

TERRACINA

JOHNSON PROPERTY, P.U.D.

A Re-Plat of a portion of Blocks 5 and 6 including the platted rights-of-way contained therein, "PALM BEACH FARMS COMPANY PLAT NO. 3," as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, lying in Sections 33 and 34, Township 43 South, Range 42 East, Palm Beach County, Florida.

0837-001

104

State of Florida
County of Palm Beach } ss

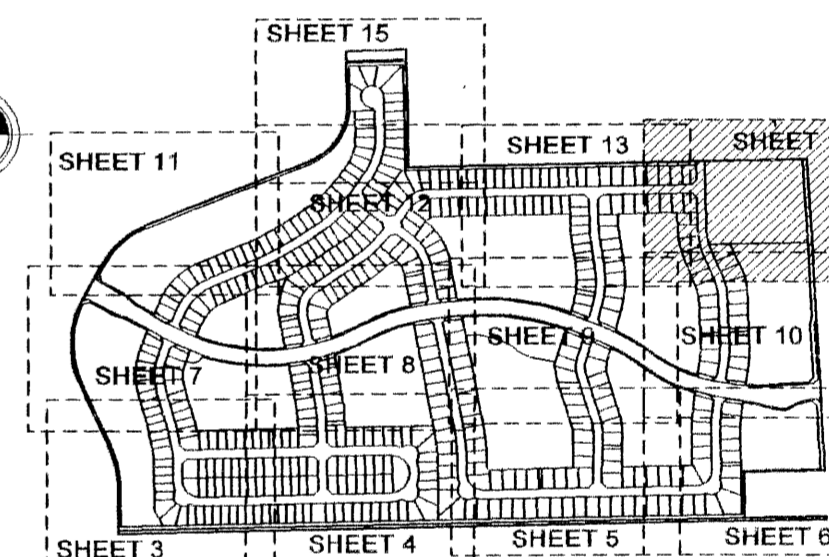
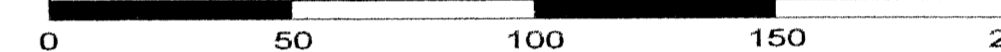
This Plat was Filed for Record
at this day
of 200
and Duly Recorded in Plat Book
on Pages

and
By: Dorothy H. Wilken, Clerk
D.C.

Sheet 14 of 15 Sheets



SCALE: 1"=40'
GRAPHIC SCALE:

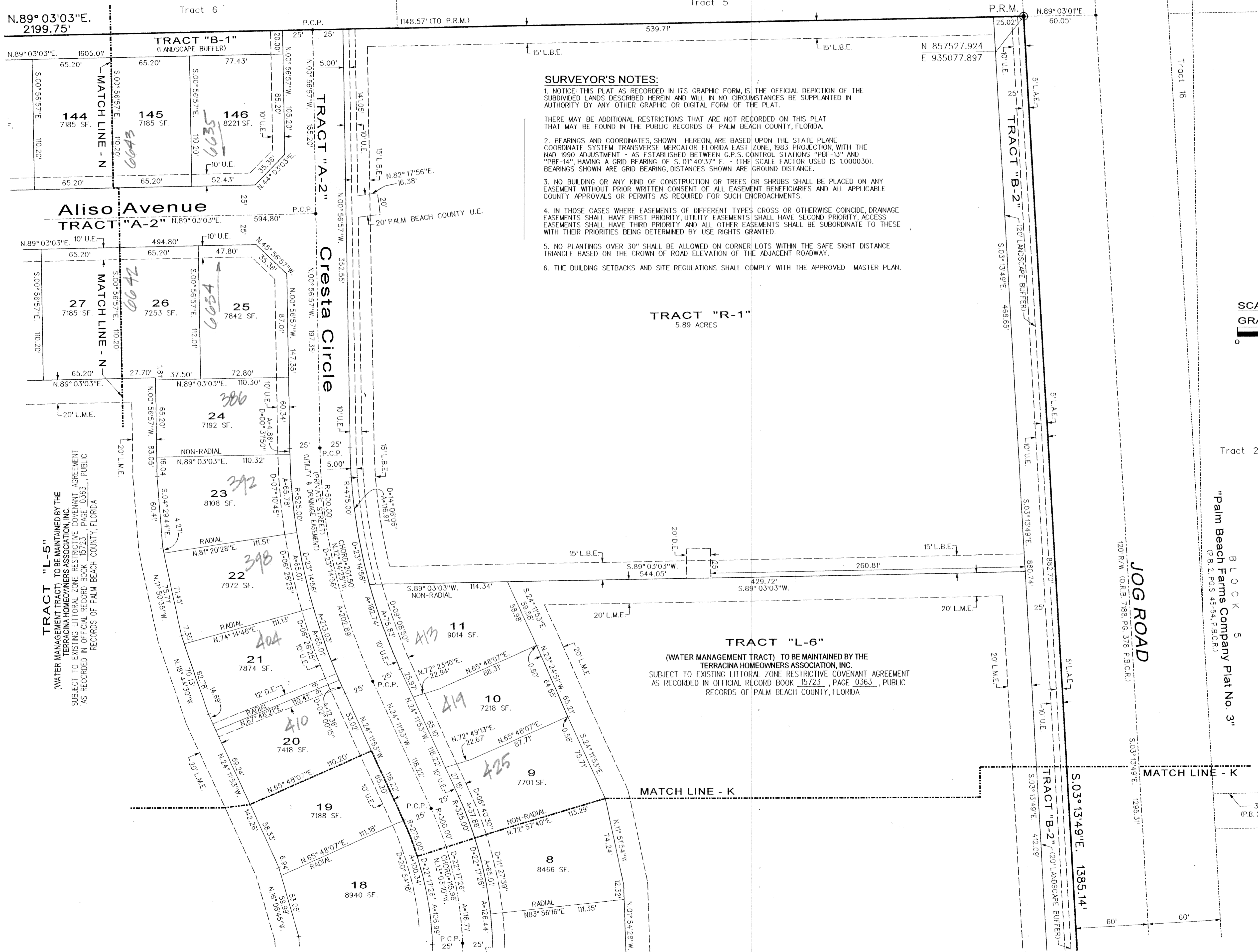


KEY MAP:
NOT TO SCALE

PLAT LEGEND:

- P.R.M. ⊙ Denotes Set Permanent Reference Monument L.B. No. 6772, Unless otherwise shown
- P.C.P. • Denotes Set Permanent Control Point L.B. No. 6772
- ⊕ Denotes Centerline
- A= Denotes Arc length
- R= Denotes Radius
- Δ= Denotes Delta (central angle)
- P.O.B. Denotes Point of Beginning
- P.O.C. Denotes Point of Commencement
- P.B.C.R. Denotes Palm Beach County Records
- O.R.B. Denotes Official Records Book
- P.B. Denotes Plat Book
- PG. Denotes Page
- U.E. Denotes Utility Easement
- D.E. Denotes Drainage Easement
- R.W. Denotes Right-of-Way
- SEC. Denotes Section
- SF. Denotes Square Feet
- L.A.E. Denotes Limited Access Easement
- L.B.E. Denotes Landscape Buffer Easement
- L.M.E. Denotes Lake Maintenance Easement
- L.M.A.E. Denotes Lake Maintenance Access Easement

BLOCK 5
"Palm Beach Farms Company Plat No. 3"
(P.B. 2, PG.S 45-54, P.B.C.R.)



SURVEYOR'S NOTES:

1. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. BEARINGS AND COORDINATES, SHOWN HEREON, ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR FLORIDA EAST ZONE, 1983 PROJECTION, WITH THE NAD 1990 ADJUSTMENT - AS ESTABLISHED BETWEEN G.P.S. CONTROL STATIONS "PBF-13" AND "PBF-14", HAVING A GRID BEARING OF S. 01° 40' 37" E. - (THE SCALE FACTOR USED IS 1.000030). BEARINGS SHOWN ARE GRID BEARING, DISTANCES SHOWN ARE GROUND DISTANCE.
4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. NO PLANTINGS OVER 30" SHALL BE ALLOWED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE TRIANGLE BASED ON THE CROWN OF ROAD ELEVATION OF THE ADJACENT ROADWAY.
7. THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN.

TRACT "L-5" TO BE MAINTAINED BY THE TERRACINA HOMEOWNERS ASSOCIATION, INC. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 15723, PAGE 0363, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "L-6" (WATER MANAGEMENT TRACT) TO BE MAINTAINED BY THE TERRACINA HOMEOWNERS ASSOCIATION, INC. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 15723, PAGE 0363, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBMITTER: TERRACINA
BLOCK 104
PLAT NO. 104
PAGE 104
DATE: 08/14/13
BY: [Signature]
TERRACINA HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 1504
WEST PALM BEACH, FL 33413
P.U.D. NAME: JOHNSON PROPERTY

This Instrument Prepared by
Thomas R. Palbucke of
HAGER PALBUCKE AND ASSOCIATES, INC.
Professional Land Surveyors - Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: thwajh@bellsouth.net