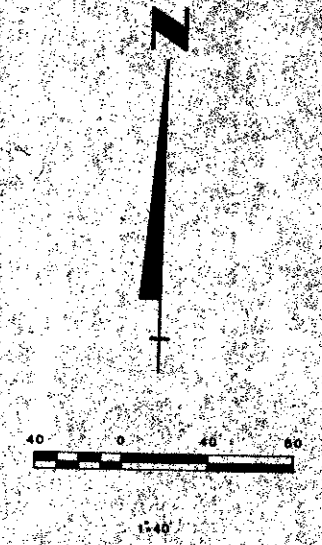


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# PLAT OF PINE NEEDLE PARK

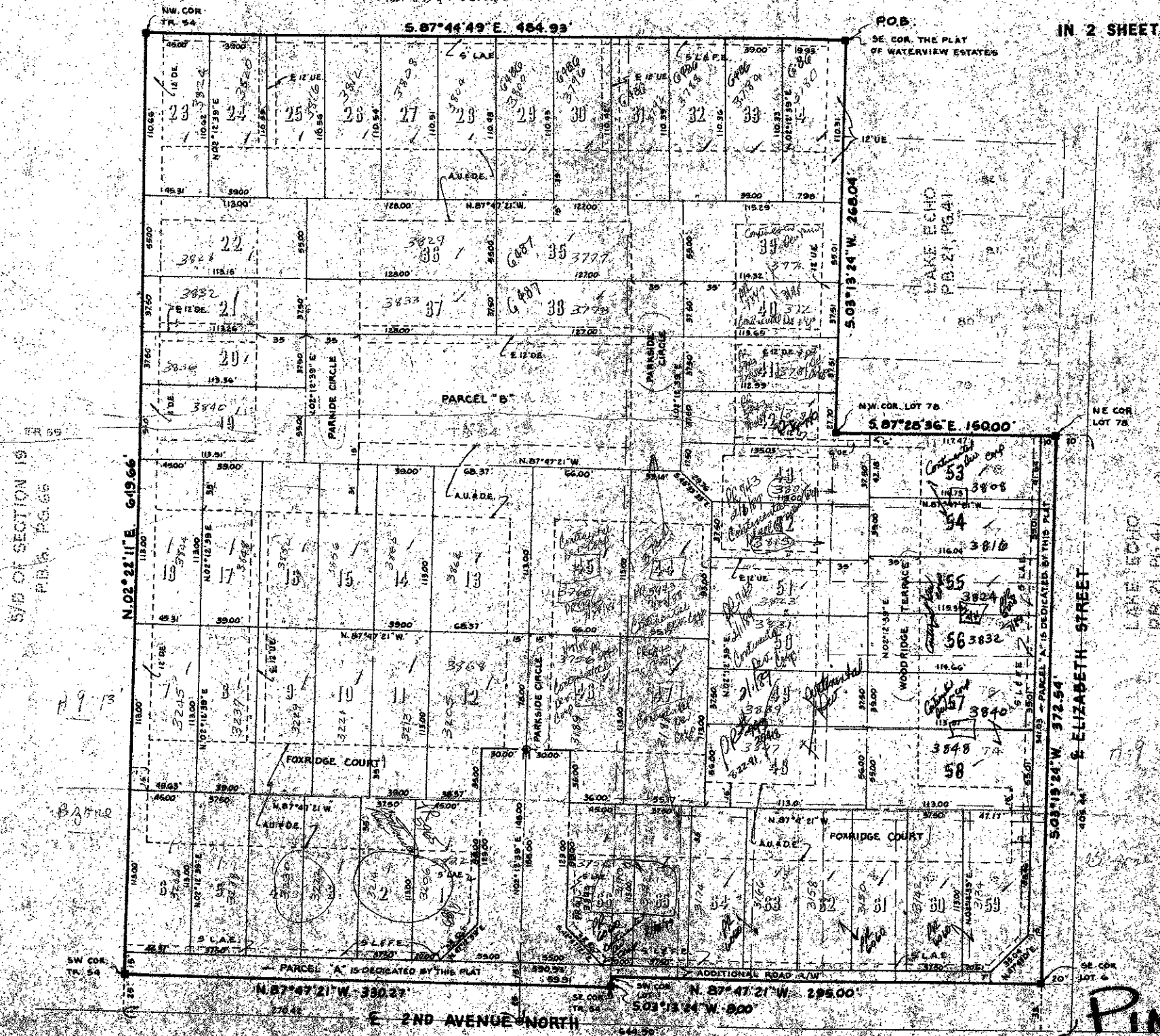
IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA  
A REPLAT OF A PORTION OF LAKE ECHO, PLAT BOOK 21,  
PAGE 41 AND TRACT 54 TOGETHER WITH A PORTION OF TRACT 53, THE  
SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH,  
RANGE 43 EAST, PLAT BOOK 6, PAGE 66.

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WATERVIEW ESTATES  
P.B. 36, PGS. 158-162

IN 2 SHEETS SHEET NO. 2



- NOTES:
- THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACES, OR UTILITY EASEMENTS
  - THERE SHALL NOT BE ANY TYPE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
  - BEARING REFERENCE: PLAT OF WATERVIEW ESTATES, PLAT BOOK 36, PAGES 158 THROUGH 162.
  - IMPROVEMENTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLAIMATION OF RESTRICTIVE COVENANTS.
  - BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- |                    |          |                    |
|--------------------|----------|--------------------|
| TOTAL AREA OF LOTS | =        | 7.404 ACRES        |
| PARCEL A           | =        | 0.252 ACRE         |
| PARCEL B           | =        | 0.541 ACRE         |
| ENTRANCE ROAD      | =        | 0.218 ACRE         |
| <b>TOTAL AREA</b>  | <b>=</b> | <b>8.815 ACRES</b> |
- TOTAL DWELLING UNITS (SINGLE FAMILY) = 66
  - DENSITY = 7.84 UNITS PER ACRE
  - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3010
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - A.U. & D.E. = ACCESS, UTILITY AND DRAINAGE EASEMENT
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.B.F.E. = LANDSCAPE AND FENCE EASEMENT

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## PINE NEEDLE PARK

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SECTION 19	19/44
BOOK 21	41
PLAT BOOK 21	41
TRACT 53	53
TRACT 54	54
PLAT BOOK 6	66
PLAT BOOK 36	158-162

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