43/101

101

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT ____ M.
THIS DAY OF ____, A.D. 1981
AND DULY RECORDED IN PLAT BOOK ____
ON PAGES ____ AND ____

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: ____ D.C.

UNPLATTED ACREAGE

N.02°11'29"W. 80.03'

N.45°33'54"W. 35.36'

N.43°27'22"E. 35.95'

N.00°33'54"W. 1947.16' — WEST LINE - EAST 60' - N.W. 1/4 SEC. 3

N.02°31'22"W. 519.94'

N.00°33'54"W. 2052.21' — E. LINE- N.W. 1/4- SEC. 3-46-42

JOG ROAD

N 00°33'54"W 718.26'

N 44°26'06"W 35.36'

N.46°32'38"W. 34.75'

N.02°31'22"W. 521.06'

5' LIMITED ACCESS EASEMENT

50' BUFFER ZONE

VARIES

120'

80'

40'

180.00'

999.01'

60.0'

60'

TRACT "Z" (WATER TOWER)

260.00'

50.00'

281.82'

S 89°29'26"W

180.00'

N 00°33'54"W

L-29 CANAL

N. R/W LINE L.W.D.D. L-29 CANAL

330.00'

TRACT "M" (MAINTENANCE AREA)

98.97'

N 36°34'23"W

S 89°29'26"W 250.00'

150.00'

N 00°33'54"W

40'

47.5'

RECREATION TRACT "3"

33.51 AC.

622.89'

N 81°00'00"W

N 06°00'00"W 660.00'

N 55°00'00"E 440.00'

N 22°00'00"E 400.00'

TRACT "G" (GOLF CLUB)

17.00 AC.

Pl# 816
2/6/85
Clubhouse Bldg
Cart storage Bldg
Maint Bldg
Westchester Golf & CC

5' LIMITED ACCESS EASEMENT

R = 1960.00'

R = 2000.00'

R = 2040.00'

A = 771.91'

A = 787.67'

A = 803.42'

A = 597.69'

CA = 22°33'54"

CA = 22°33'54"

CA = 22°33'54"

CA = 16°47'13"

GLEN

169.12'

N 89°26'06"W

BOULEVARD

171.29'

A = 205.73'

CA = 05°46'41"

50' BUFFER ZONE

TRACT "Y" (COMMERCIAL COMMUNITY CENTER)

5.14 AC.

S 00°33'54"E 554.22'

419.50'

N.89°47'01"E. 80.05'

L-28 CANAL

S. R/W LINE L.W.D.D. L-28 CANAL

40'

55'

852.56'

S. LINE - N. 40' - SEC. 3-46-42

N. LINE - S. 40' - SEC. 3-46-42

N.89°34'41"E. 2681.21'

L.W.D.D. LATERAL CANAL L-28

N. R/W LINE L.W.D.D. L-28 CANAL

135.15'

95'

TRACT "R" (COMMUNITY RECREATION CENTER)

12.43 AC.

DRAINAGE ESMT.

LIMITED ACCESS EASEMENT

280.00'

200.00'

640.31'

PIPERS

S 22°00'00"W 162.79'

DRAINAGE EASEMENT

S 02°00'00"W 624.94'

20'

20'

86'

6'

6'

98'

6'

6'

N 68°00'00"W 180.00'

400.31'

S 22°00'00"W 120.00'

5' LIMITED ACCESS EASEMENT

260.31'

40'

40'

DRAINAGE EASEMENT

270'

20'

20'

88'

55'

C/L DRAINAGE ESMT. RADIAL

170.42'

S 60°00'00"E 810.00'

RECREATION TRACT "3"

33.51 AC.

CA = 22°36'32"
R = 2040.00'

CA = 22°36'32"
R = 2000.00'

A = 804.98'

A = 789.20'

CA = 22°36'32"
R = 1960.00'

A = 773.42'

HOUSING TRACT "B"

46.55 AC.

HOUSING TRACT "C"

31.00 AC.

L.W.D.D. LATERAL CANAL L-29

S.89°29'26"W. 2763.19'

S. LINE-N.E. 1/4- SEC. 3-46-42

2683.22'

1269.19'

N. LINE - S. 40' - N. 1/2 SEC. 3-46-42

710.00'

N. 1/2

N 52°00'00"W 708.00'

N 90°00'00"W 578.00'

MATCH LINE "C"

SEE SHEET 4 OF 5

N

0' 100' 200'

GRAPHIC SCALE

PIPER'S GLEN
PLAT NO. 1
(P.U.D.)

0298-001

Pipers Glen #1
43/101

43/101

BENCH MARK
land surveying and mapping, inc.
2300 PALM BEACH LAKES BLVD., SUITE 830, WEST PALM BEACH, FLORIDA 33409 TELEPHONE 712-0555

CONRAD W. SCHEFFER CONSULTING ENGINEERS, INC.
PALM BEACH COUNTY, FLORIDA

JOB NO.	DATE	DWG. NO.
SCALE	SIZE	FB. - P.	SHEET 3 OF 5

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409.