

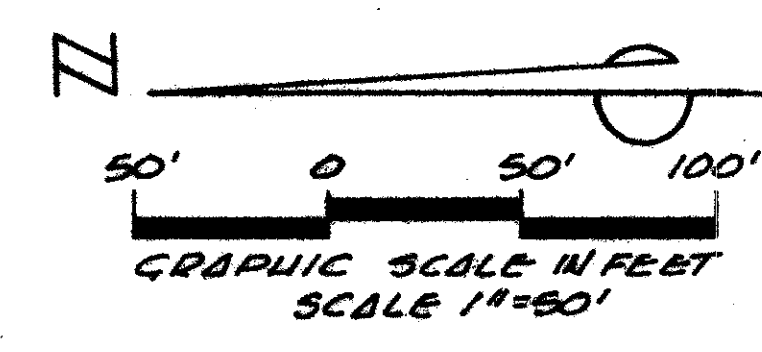
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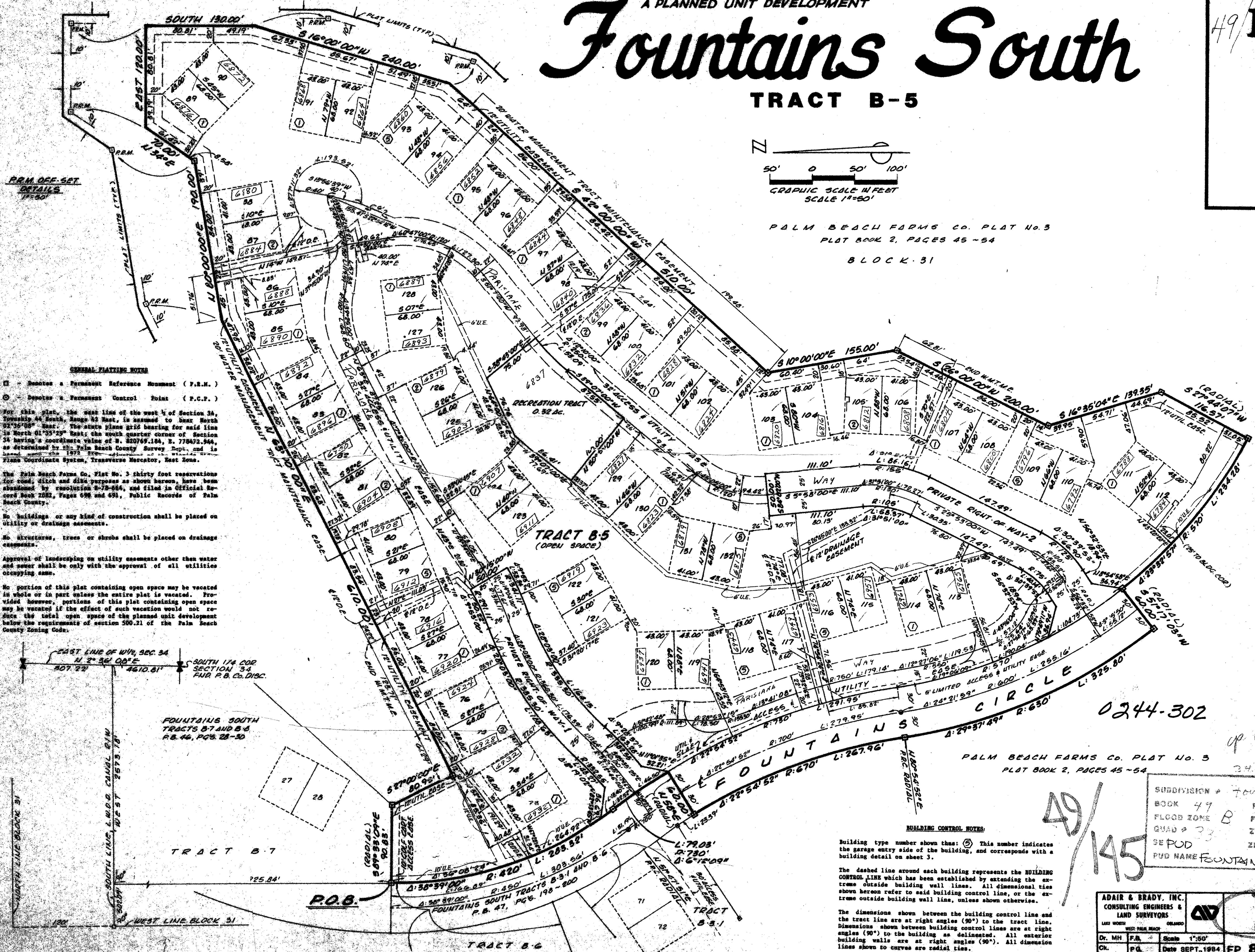
Fountains South

TRACT B-5

A PLANNED UNIT DEVELOPMENT



PALM BEACH FARMS CO. PLAT No. 3
PLOT BOOK 2, PAGES 45-54
BLOCK 31



GENERAL PLATTING NOTES

□ Denotes a Permanent Reference Monument (P.R.M.)
 ○ Denotes a Permanent Control Point (P.C.P.)

For this plat, the west line of the west 1/4 of Section 34, Township 44 South, Range 82 East, is assumed to bear North 92°36'00" East. The state plane grid bearing for said line is North 91°35'29" East; the south quarter corner of Section 34 having a coordinate value of N. 820769.184, E. 770473.944, as determined by the Palm Beach County Survey Dept. and is based upon the 1871 18" adjustments of the Florida State Plane Coordinate System, Transverse Mercator, East Zone.

The Palm Beach Farms Co. Plat No. 3 thirty foot reservations for road, ditch and dike purposes as shown hereon, have been abandoned by resolution 8-78-684, and filed in Official Record Book 2282, Pages 636 and 637, Public Records of Palm Beach County.

No buildings or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on drainage easements.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

No portion of this plat containing open space may be vacated in whole or in part unless the entire plat is vacated. Provided however, portions of this plat containing open space may be vacated if the effect of such vacation would not reduce the total open space of the planned unit development below the requirements of section 500.21 of the Palm Beach County Zoning Code.

BUILDING CONTROL NOTES

Building type number shown thus: (C) This number indicates the garage entry side of the building, and corresponds with a building detail on sheet 3.

The dashed line around each building represents the BUILDING CONTROL LINE which has been established by extending the extreme outside building wall lines. All dimensional ties shown hereon refer to said building control line, or the extreme outside building wall line, unless shown otherwise.

The dimensions shown between the building control line and the tract line are at right angles (90°) to the tract line. Dimensions shown between building control lines are at right angles (90°) to the building as delineated. All exterior building walls are at right angles (90°). All dimension lines shown to curves are radial ties.

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SUBDIVISION Fountains South
 BOOK 49 PAGE 145
 FLOOD ZONE B FLOOD MAP #170A
 QUAD # 23 ZONING RS
 SE PUD ZIP CODE 33409
 PUD NAME FOUNTAINS SOUTH

ADAIR & BRADY, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 WEST PALM BEACH, FLORIDA

FOUNTAINS SOUTH
 TRACT B-5
 RECORD PLAT

Dr. M.H. F.B. Scale 1"=50'
 Ck. P.D. Date SEPT. 1984 FP 823 SHEET
 Ap. Job No. 8582 W 2 OF 3

DRAWING NUMBER

DRAWING NUMBER

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