

FOXHALL PHASE I

PLAT OF
P. U. D.

BEING A REPLAT OF THE SOUTH ONE-HALF OF TRACTS 17 AND 18 AND ALL OF TRACTS 31 AND 32, OF THE SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 20, PAGE 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PLAT OF THE SUBDIVISION OF SECTION 11
PLAT BOOK 20, PAGE 53

TRACT 35

WEST LINE OF TRACT 31

JULY 1987



SHEET 3 OF 3

25' BUFFER

1/4 SECTION LINE

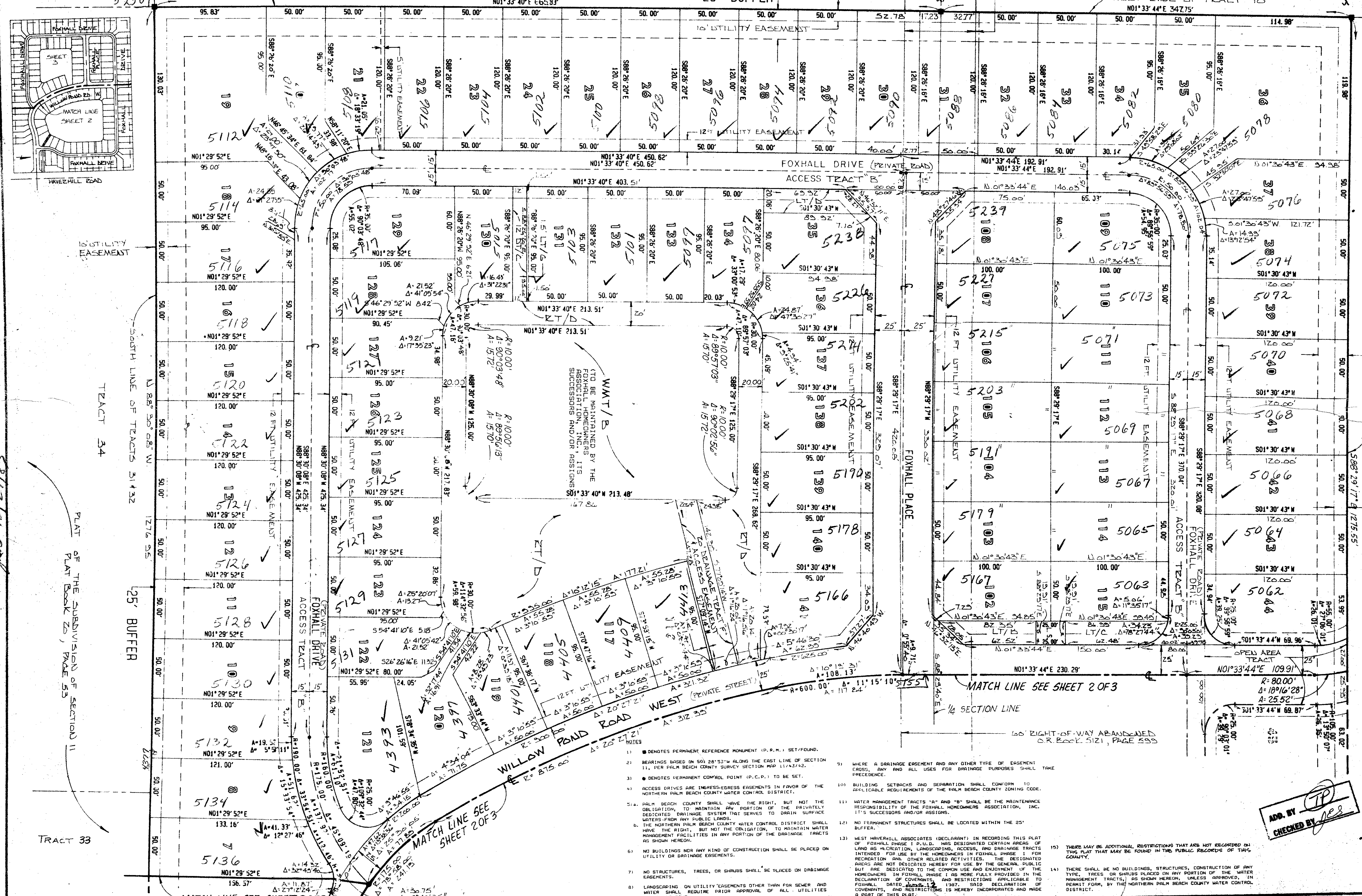
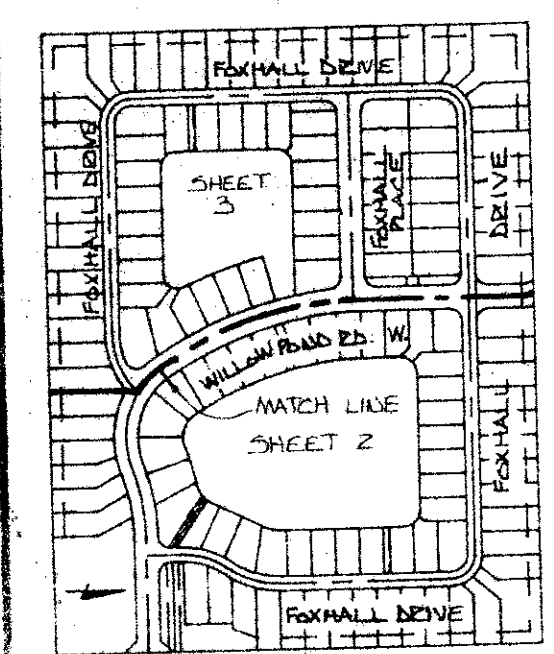
ROADWAY

60' RIGHT-OF-WAY ABANDONED
PER P.B. BOOK 5121, PAGE 533

TRACT 19

WEST LINE OF TRACT 18

14



SCALE 1"=40'

PLAT OF THE SUBDIVISION OF SECTION 11
PLAT BOOK 20, PAGE 53

NORTH LINE OF TRACT 16
25' BUFFER
TRACT 14
10' UTILITY EASEMENT

LEGEND
RECREATION TRACT - RT
LANDSCAPE TRACT - LT
WATER MGMT TRACT - WM
ACCESS TRACT - AT
DRAINAGE TRACT - DT
LIFT STATION EASEMENT - LSE

Pet. 86-109

0522.00

THIS INSTRUMENT WAS PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3426
FOR: TIMOTHY J. MESSLER, INC.
600 SANDTREE DRIVE
SUITE 301
PALM BEACH GARDENS, FL 33410

58
FLOOD MAP # 14513
ZONING RS
ZIP CODE 33411
TAX 174
JUL 10/27/87

1. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET/FOUND.
2. BEARINGS BASED IN 501' 28" 53" W ALONG THE EAST LINE OF SECTION 11, PER PALM BEACH COUNTY SURVEY SECTION MAP 1174742.
3. DENOTES PERMANENT CONTROL POINT (P.C.P.) TO BE SET.
4. ACCESS DRIVES ARE UNREVERSED EASEMENTS IN FAVOR OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
5. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE PRIVATELY DEDICATED DRAINAGE SYSTEM THAT SERVES TO DRAIN SURFACE WATERS FROM ANY PUBLIC LANDS.
6. THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN WATER MANAGEMENT FACILITIES IN ANY PORTION OF THE DRAINAGE TRACTS AS SHOWN HEREON.
7. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
8. NO STRUCTURES, TREES, OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
9. WHERE A DRAINAGE EASEMENT AND ANY OTHER TYPE OF EASEMENT CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
10. BUILDING SETBACKS AND SEPARATION SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE PALM BEACH COUNTY ZONING CODE.
11. WATER MANAGEMENT TRACTS "A" AND "B" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE FOXHALL HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS.
12. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN THE 25' BUFFER.
13. WEST HAVENHILL ASSOCIATES (DECLARANT) IN RECORDING THIS PLAT OF FOXHALL PHASE I P.U.D. HAS DESIGNATED CERTAIN AREAS OF LAND AS RECREATION, LANDSCAPING, ACCESS, AND DRAINAGE TRACTS INTERFERED FOR USE BY THE HOMEOWNER IN FOXHALL PHASE I FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DESIGNATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN FOXHALL PHASE I AS NOW FULLY PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO FOXHALL PHASE I DATED JULY 1, 1987. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.
14. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY TYPE, TREES OR SHRUBS PLACED ON ANY PORTION OF THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, UNLESS APPROVED, IN WRITING, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
15. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Timothy J. Messler, Inc.
CONSULTING ENGINEERS
600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33410

FOXHALL #1 58/14

DESIGN	5		
DRAWN	4		
CHECKED	3		
DATE	1		
NO	DATE	REVISION	APP'D BY