

PLAT OF PIPERS GLEN A-3

A PART OF PIPERS GLEN, A P.U.D.

LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF PORTIONS OF HOUSING TRACT "A2" & RECREATION TRACT "2" OF PIPERS GLEN PLAT N°1 (P.B.43 PGS.97-101) PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

OCTOBER 1988

© Copyright 1988 By Shalloway, Foy, Schofield, Rayman & Newell, Inc. This Drawing is Provided For Informational Purposes Only. Unless Signed And Sealed By A Registered Professional Engineer Representing Shalloway, Foy, Schofield, Rayman & Newell, Inc.

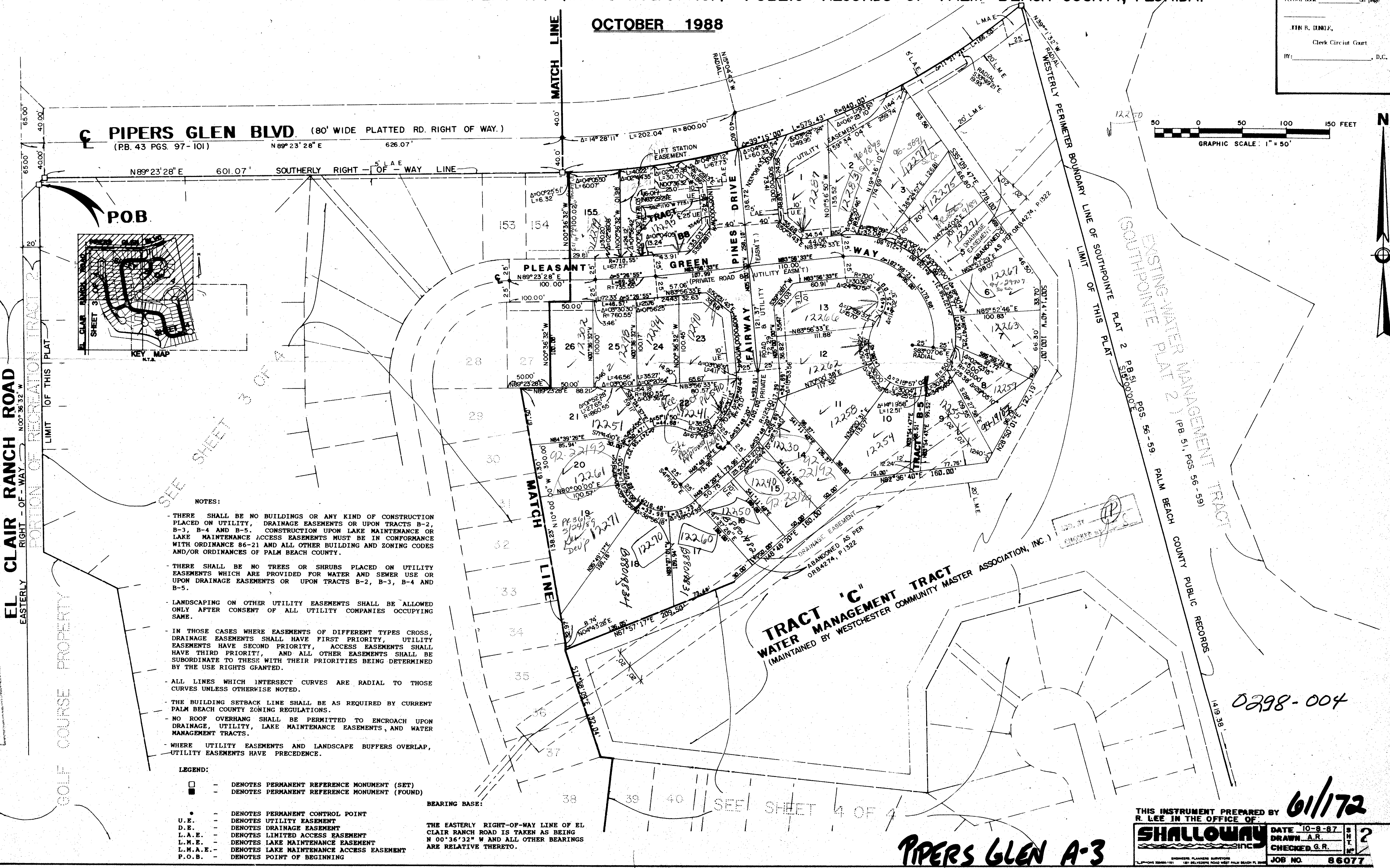
172

STATE OF FLORIDA
COUNTY OF PALM BEACH

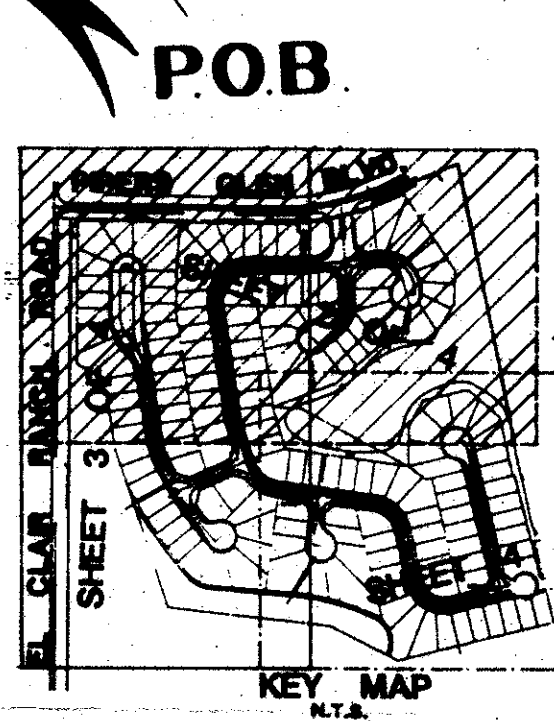
This instrument was filed for record at _____ M. this _____ day of _____, 19____ and duly recorded in official record book _____ on page _____.

JIN B. DANKF,
Clerk Circuit Court

BY: _____, D.C.



PIPERS GLEN BLVD. (80' WIDE PLATTED RD. RIGHT OF WAY.)
(P.B. 43 PGS. 97-101) N89°23'28"E 601.07' SOUTHERLY RIGHT-OF-WAY LINE



NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY, DRAINAGE EASEMENTS OR UPON TRACTS B-2, B-3, B-4 AND B-5. CONSTRUCTION UPON LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS OR UPON TRACTS B-2, B-3, B-4 AND B-5.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO ROOF OVERHANG SHALL BE PERMITTED TO ENCROACH UPON DRAINAGE, UTILITY, LAKE MAINTENANCE EASEMENTS, AND WATER MANAGEMENT TRACTS.
- WHERE UTILITY EASEMENTS AND LANDSCAPE BUFFERS OVERLAP, UTILITY EASEMENTS HAVE PRECEDENCE.

LEGEND:

- - DENOTES PERMANENT REFERENCE MONUMENT (SET)
- - DENOTES PERMANENT REFERENCE MONUMENT (FOUND)
- - DENOTES PERMANENT CONTROL POINT
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- L.M.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- P.O.B. - DENOTES POINT OF BEGINNING

BEARING BASE:
THE EASTERLY RIGHT-OF-WAY LINE OF EL CLAIR RANCH ROAD IS TAKEN AS BEING N 00°36'32" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SUBDIVISION: Pipers Glen A-3
 BOOK: 61
 PAGE: 36
 11/2 205B
 33436

0298-004

THIS INSTRUMENT PREPARED BY R. LEE IN THE OFFICE OF:
SHALLOWAY
ENGINEERS, PLANNERS, SURVEYORS
127 BELVEDERE ROAD WEST PALM BEACH, FL 33411
DATE: 10-9-87
DRAWN: A.R.
CHECKED: G.R.
JOB NO. 86077

PIPERS GLEN A-3

6/1/72