

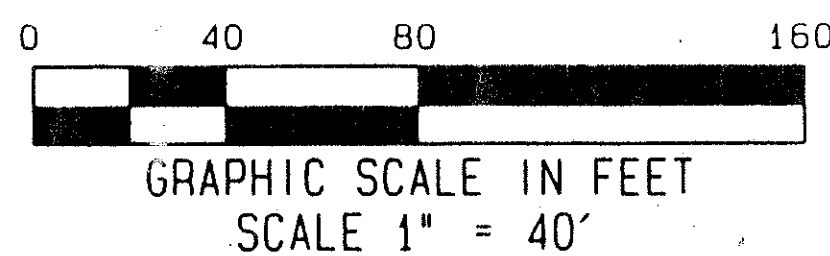
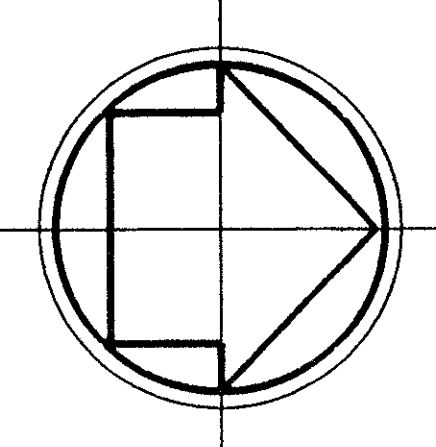
SANTA CRUZ

A P. U. D.
SITUATE IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
MARCH 1995

SHEET 3 OF 3

0646-001
A PART OF COUNTRY CLUB TRAILS, P. U. D.
PLAT OF
ISLAND REACH
APARTMENTS
PLAT BOOK 66, PAGES 16-17

96



STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
THIS _____ AD 1995 AND
DULY RECORDED IN PLAT BOOK
ON PAGES _____ AND

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: _____ DC

LEGEND:

- PG. PAGE OFFICIAL RECORDS BOOK
- ORB. RADIUS
- A. ARC LENGTH
- Δ. CENTRAL ANGLE (DELTA)
- C. CENTER LINE
- (NR). NON-RADIAL
- PB. PLAT BOOK
- SQ. FT. SQUARE FEET
- AC. ACRES

SURVEY NOTES:

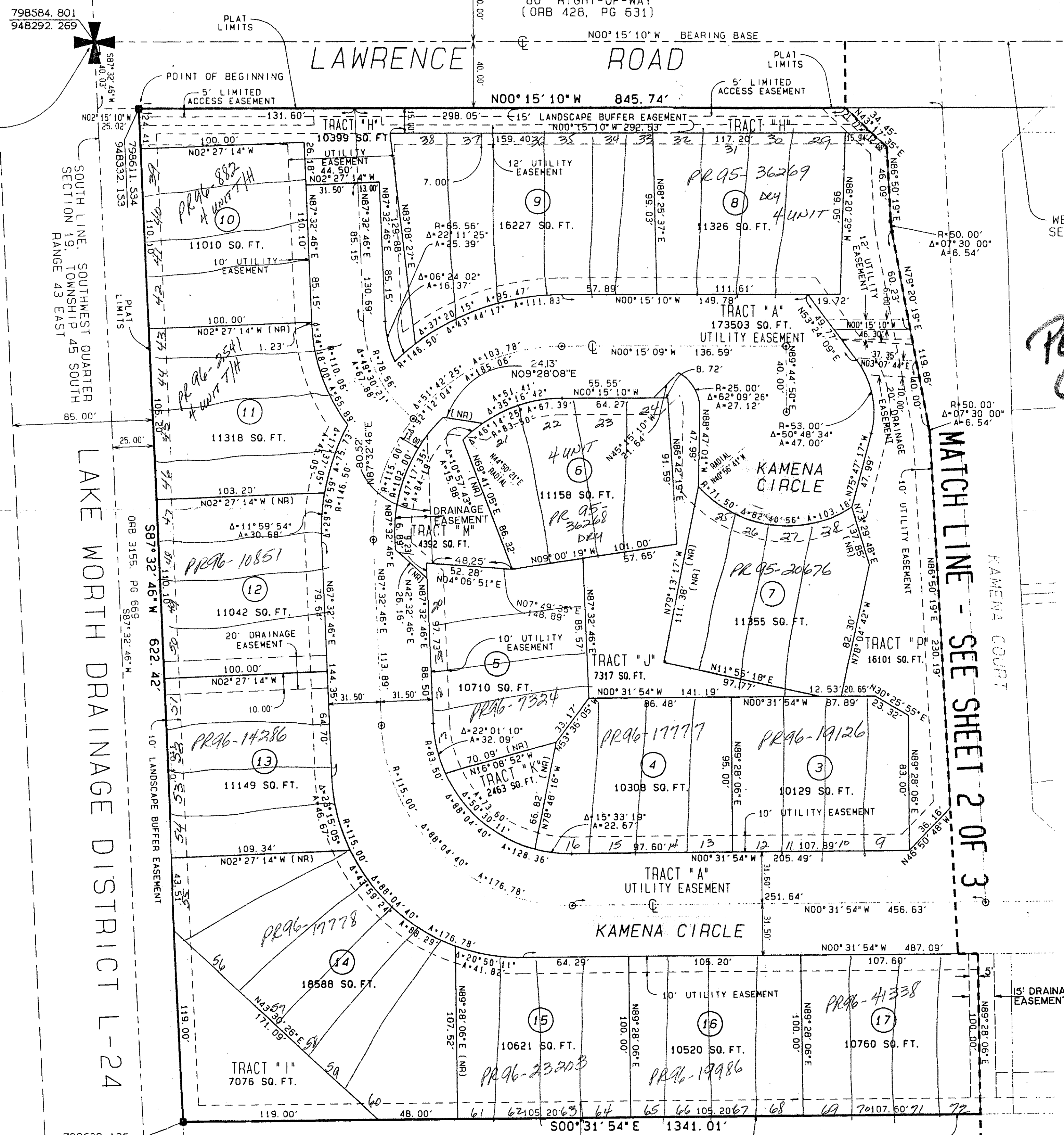
1. ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) • 2816, UNLESS OTHERWISE NOTED.
2. ⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) • 2816.
3. COORDINATES SHOWN ARE GRID, DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND, SCALE FACTOR = 1.0000388, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. BEARING BASE IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, WHICH HAS A GRID AND PLAT BEARING OF NORTH 00°15'10" WEST.
4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS OR RECORDED PROPERTY OWNERS DOCUMENTS, WHICHEVER IS MORE RESTRICTIVE.
5. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR ALL SUCH ENCROACHMENTS.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. ⊙ DENOTES BLOCK NUMBERS
9. THE BLOCKS ARE SUBJECT TO RESUBDIVISION INTO TOWNHOUSE LOTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND REQUIRED IMPROVEMENTS "REGULATION" OF PALM BEACH COUNTY, FLORIDA.
10. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
11. THIS INSTRUMENT WAS PREPARED BY FREDERICK E. CONROD III IN THE OFFICE OF CRAIG A. SMITH AND ASSOCIATES, LOCATED AT 1000 WEST MCNAB ROAD, POMPANO BEACH, FLORIDA 33069.

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
SECTION 19, TOWNSHIP 45 SOUTH,
RANGE 43 EAST
FOUND PALM BEACH COUNTY
BRASS DISC SET IN CONCRETE

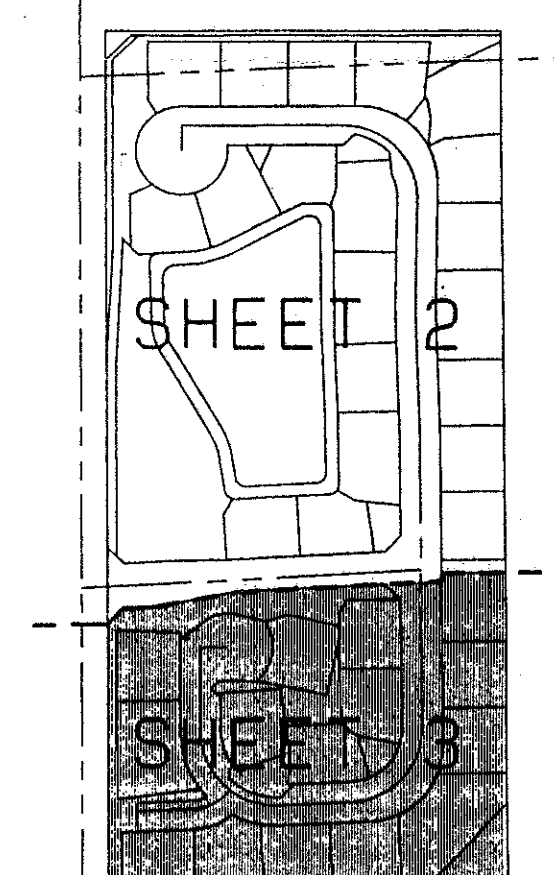
THE PALM BEACH FARMS CO. PLAT NO. 8
(PB 5, PG 73)

TRACT D-3
PLAT OF BENT TREE
(PB 38, PG 51-54)

TRACT W-1
PLAT OF BENT TREE
(PB 38, PG 51-54)



PET. 94-69
CURRENT
5/2/14



KEY MAP
(NOT TO SCALE)

PET. 94-69
OVERALL
DREXEL PUD

7/6/96

SUBDIVISION * SANTA CRUZ
BOOK 76 PAGE 96
FLOOD MAP # 1908
ZONING CS PUD
BE 9469 ZIP CODE 33436
PUD NAME SANTA CRUZ

SANTA CRUZ PUD.
PLAT I
PLAT BOOK 41 PAGES 44-45

0646-001

CRAIG A. SMITH & ASSOCIATES
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1000 WEST MC NAB ROAD
POMPANO BEACH, FLORIDA, 33069
(305) 782-8222
FAX (305) 782-8222

94-1649 RECORD PLAT
1649PL3 SANTA CRUZ