

53/57

73

# WEITZER SUBDIVISION P.U.D. PLAT NO. THREE (MOON LAKE P.U.D.)

A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO.3,  
PLAT BOOK 2, PAGES 45-54, IN THE S. 1/2 OF SECTION 6 & THE N. 1/2 OF SECTION 7,  
TWP. 47S. - RGE. 42E., PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 6 MARCH, 1986

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at \_\_\_\_\_  
M. this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
and duly recorded in Plat Book No. \_\_\_\_\_  
on Page \_\_\_\_\_  
John B. Dunkle, Clerk Circuit Court  
By \_\_\_\_\_ D.C.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY,  
DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT  
WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY;  
THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO  
WEITZER MOON LAKE, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID;  
AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE  
SHOWN HEREON; AND THAT WE FIND THAT THE ALL MORTGAGES ARE SHOWN  
AND ARE TRUE AND CORRECT.

LAWYERS TITLE INSURANCE CORPORATION  
DATE 9 May 86 BY: Thom Flynn  
Thom Flynn THOM FLYNN, SENIOR TITLE EXAMINER

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13  
DAY OF May, 1986.  
By: Karen T. Marcus  
KAREN T. MARCUS, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

By: Kathryn S. Miller  
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13  
DAY OF May, 1986.  
By: Herbert F. Kahlert  
HERBERT F. KAHLERT,  
COUNTY ENGINEER

### P.U.D. TABULATION

TOTAL AREA	66.966 ACRES
TOTAL NUMBER OF UNITS	480 UNITS
DENSITY	7.35 D.U./AC.
TRACT 'G' (GREEN AREA)	30.0 AC.
WATER MANAGEMENT TRACT 'X'	8.2 AC.
PARK SITE (RECREATION AREA)	2.0 AC.
BUILDING COVERAGE	16.5 AC.
TOTAL ROAD AREA	10.374 AC.

### NOTES:

1. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS WITHOUT PERMISSION OF UTILITY USING EASEMENT.
2. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
3. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF ALL OTHER UTILITIES OCCUPYING SAME.
4. U.E. --- DENOTES UTILITY EASEMENT.  
L.A.E. --- DENOTES LIMITED ACCESS EASEMENT.  
D.E. --- DENOTES DRAINAGE EASEMENT.
5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:  $\blacklozenge$   
PERMANENT CONTROL POINTS ARE SHOWN THIS:  $\blacktriangle$
6. BEARINGS, AS SHOWN HEREON, ARE BASED ON WEITZER SUBDIVISION P.U.D. PLAT NO. ONE AS RECORDED IN PLAT BOOK 48, PAGES 101, 102, AND 103, PALM BEACH COUNTY, FLORIDA.

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

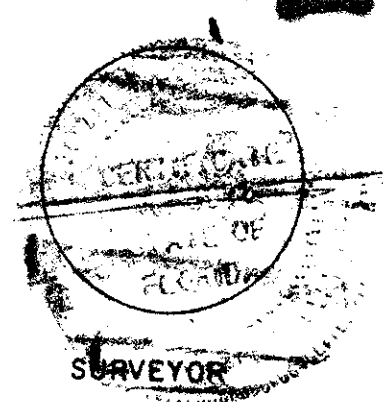
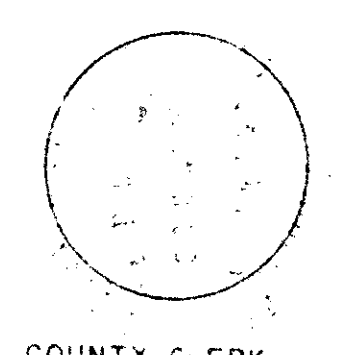
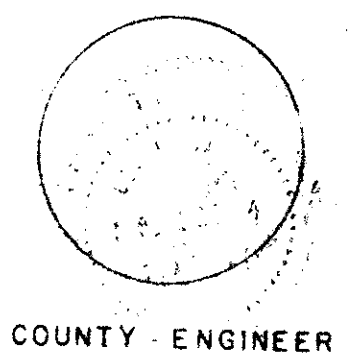
DATE: 3-13-1986 BY: Richard P. Breitenbach  
RICHARD P. BREITENBACH, P.L.S.  
FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF MICHAEL B. SCHORAH & ASSOCIATES, INC.

53  
73

# WEITZER SUBDIVISION P.U.D. PLAT # 3

0349-003



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

TEL (305) 968-0080  
1850 FOREST HILL BLVD., SUITE 205  
WEST PALM BEACH, FLORIDA 33406

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER