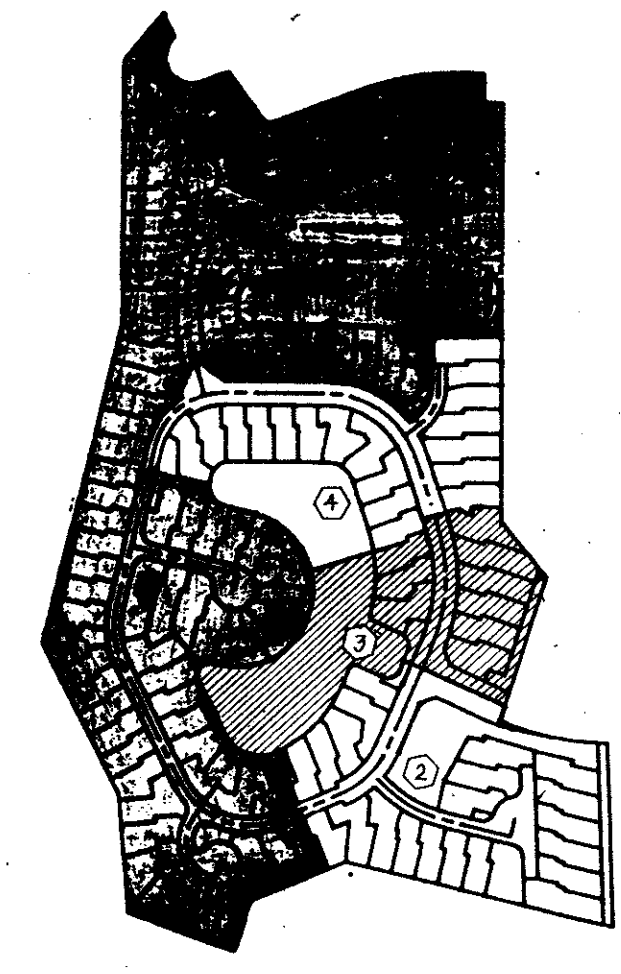
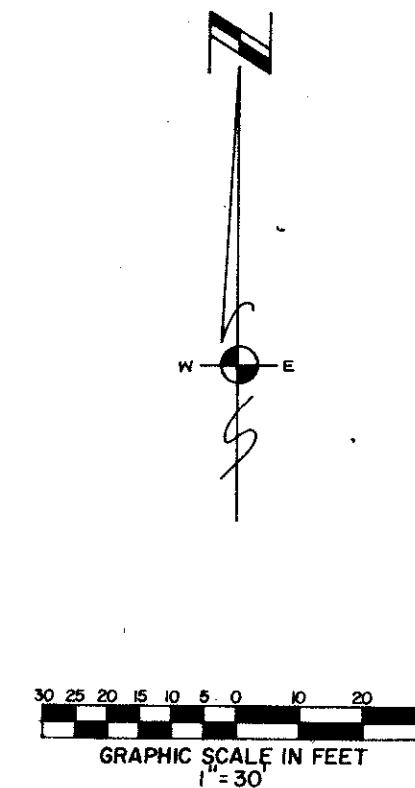


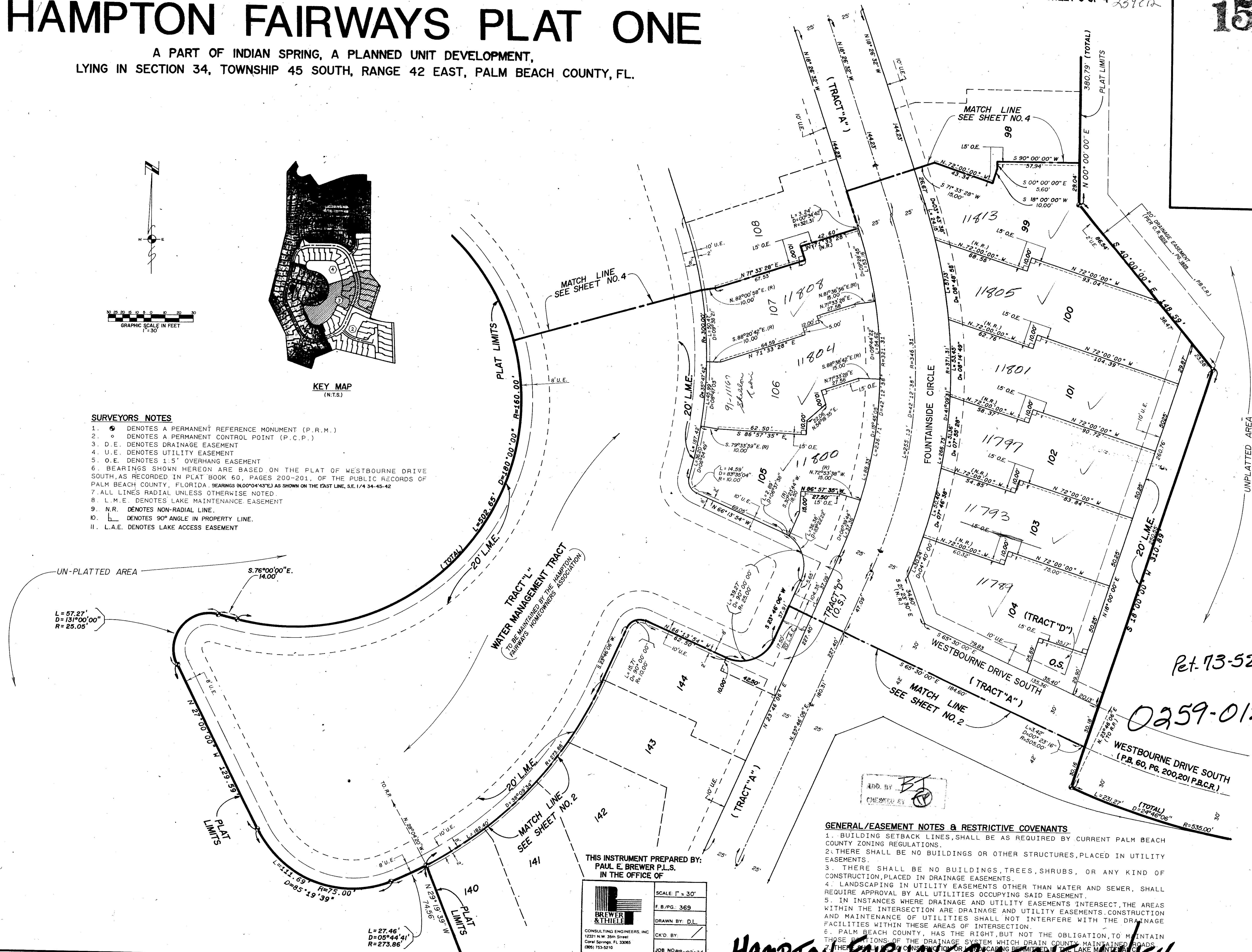
HAMPTON FAIRWAYS PLAT ONE

A PART OF INDIAN SPRING, A PLANNED UNIT DEVELOPMENT,
LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FL.



SURVEYORS NOTES

1. \odot DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.)
2. \circ DENOTES A PERMANENT CONTROL POINT (P.C.P.)
3. D.E. DENOTES DRAINAGE EASEMENT
4. U.E. DENOTES UTILITY EASEMENT
5. O.E. DENOTES 1.5' OVERHANG EASEMENT
6. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WESTBOURNE DRIVE SOUTH, AS RECORDED IN PLAT BOOK 60, PAGES 200-201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARINGS (N.00°04'43"E) AS SHOWN ON THE EAST LINE, S.E. 1/4 34-45-42
7. ALL LINES RADIAL UNLESS OTHERWISE NOTED.
8. L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
9. N.R. DENOTES NON-RADIAL LINE.
10. \perp DENOTES 90° ANGLE IN PROPERTY LINE.
11. L.A.E. DENOTES LAKE ACCESS EASEMENT



HAMPTON FAIRWAYS PLAT ONE
 64
 73-52
 INDIAN SPRING
 TAZ 453

THIS INSTRUMENT PREPARED BY:
PAUL E. BREWER P.L.S.
IN THE OFFICE OF

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12271 N.W. 25th Street
Coral Springs, FL 33065
(904) 753-5210

SCALE 1" = 30'
F.B./PG. 369
DRAWN BY: DL
CK'D BY:
JOB NO. 89-02-24

- GENERAL/EASEMENT NOTES & RESTRICTIVE COVENANTS**
1. BUILDING SETBACK LINES, SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 2. THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES, PLACED IN UTILITY EASEMENTS.
 3. THERE SHALL BE NO BUILDINGS, TREES, SHRUBS, OR ANY KIND OF CONSTRUCTION, PLACED IN DRAINAGE EASEMENTS.
 4. LANDSCAPING IN UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL REQUIRE APPROVAL BY ALL UTILITIES OCCUPYING SAID EASEMENT.
 5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
 6. PALM BEACH COUNTY, HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
 7. THE EASEMENTS FOR CONSTRUCTION OR LANDSCAPING WITHIN THE LAKE MAINTENANCE EASEMENTS SHALL BE AS SHOWN ON THIS PLAT AND SHALL BE IN ACCORDANCE WITH THE EASEMENT AGREEMENT WITH THE PALM BEACH COUNTY WATER AND SEWER DEPARTMENT.

Ret-13-52
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HAMPTON FAIRWAYS PLAT ONE 64/154