

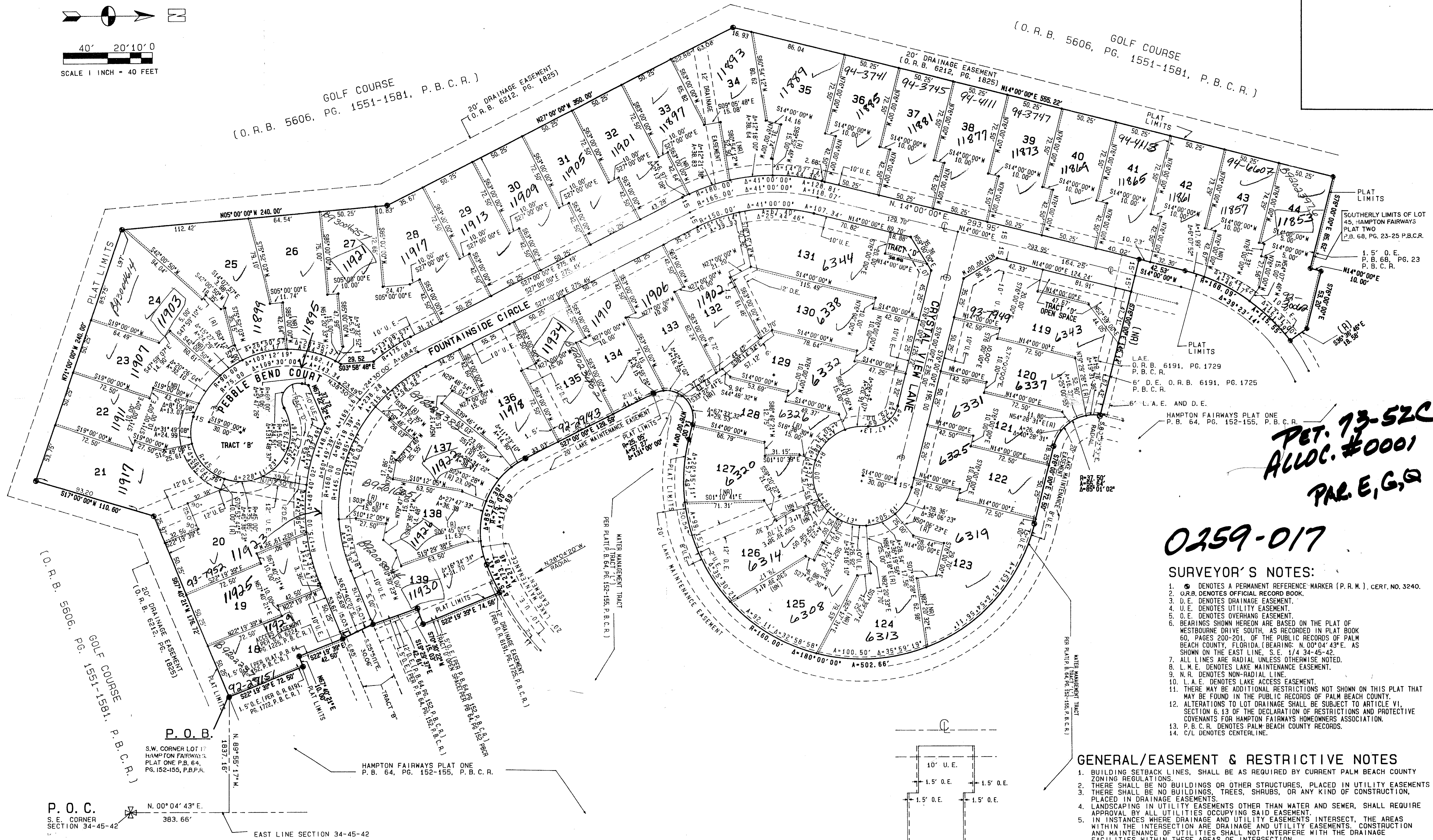
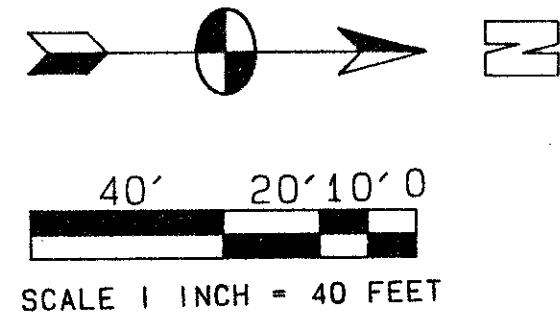
HAMPTON FAIRWAYS PLAT THREE

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

0259-017

SHEET 2 OF 2

87



PET. 73-52C
ALLO. #0001
PAR E, G, Q

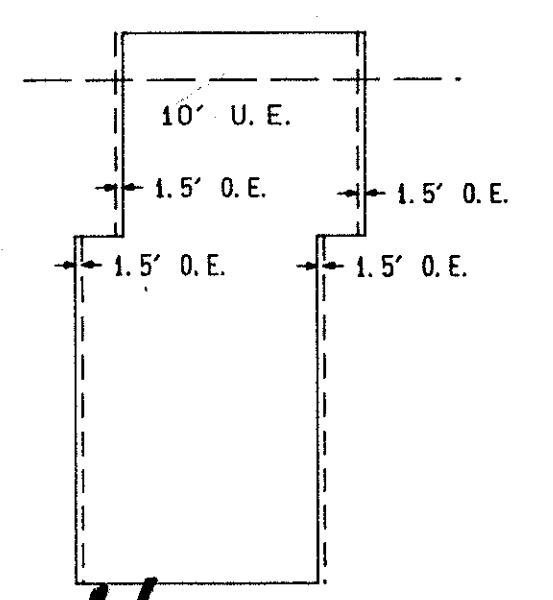
0259-017

SURVEYOR'S NOTES:

1. DENOTES A PERMANENT REFERENCE MARKER (P.R.M.), CERT. NO. 3240.
2. O.R.B. DENOTES OFFICIAL RECORD BOOK.
3. D.E. DENOTES DRAINAGE EASEMENT.
4. U.E. DENOTES UTILITY EASEMENT.
5. O.E. DENOTES OVERHANG EASEMENT.
6. BEARINGS SHOWN HEREOF 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. (BEARING: N. 00° 04' 43" E. AS SHOWN ON THE EAST LINE, S.E. 1/4 34-45-42).
7. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
8. L.M.E. DENOTES LAKE MAINTENANCE EASEMENT.
9. N.R. DENOTES NON-RADIAL LINE.
10. L.A.E. DENOTES LAKE ACCESS EASEMENT.
11. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
12. ALTERATIONS TO LOT DRAINAGE SHALL BE SUBJECT TO ARTICLE VI, SECTION 6.13 OF THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION.
13. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS.
14. C/L DENOTES CENTERLINE.

GENERAL/EASEMENT & RESTRICTIVE NOTES

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. THERE SHALL BE NO CONSTRUCTION OR LANDSCAPING PERMITTED IN THE LAKE MAINTENANCE EASEMENTS OR LAKE ACCESS EASEMENTS EXCEPT WHEN IN ACCORDANCE WITH ORDINANCE 85-21. NO LANDSCAPING IS PERMITTED OF THE UTILITY EASEMENTS FOR WATER AND SEWER.



Subdivision: Hampton Fairways Plat
Book 70 Page 57
Flood Zone: B
Zoning: RS
SE
ZIP CODE: 33407
PUP NAME: Indian Springs
34/45/42

TAZ = 453

THIS INSTRUMENT PREPARED BY:
DENNIS J. LEAVY
FOR PAUL BREMER AND ASSOCIATES
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CORAL SPRINGS, FLORIDA 33065

HAMPTON FAIRWAYS PLAT 3 70/87