

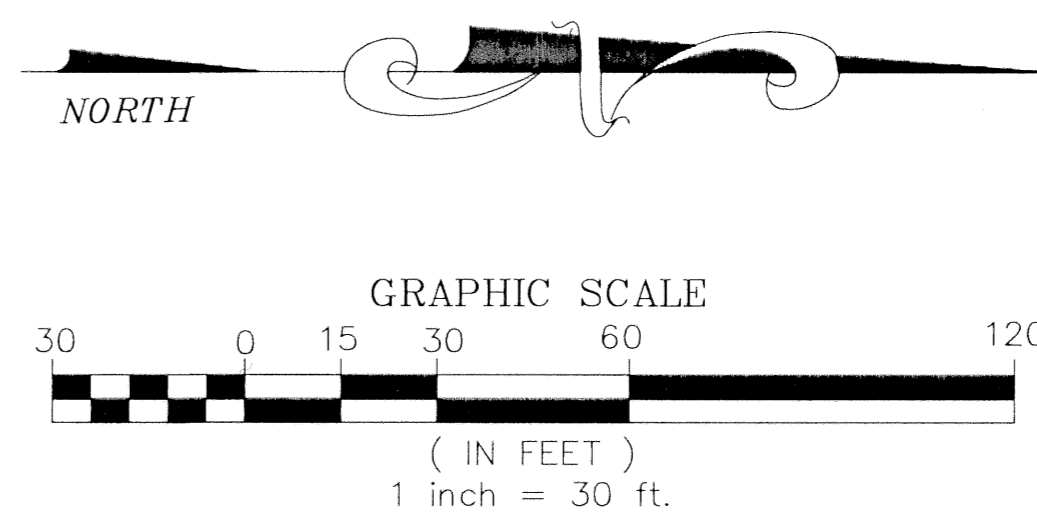
INDIAN SPRING PLAT NO. 9

0239-022

99

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 35, TOWNSHIP 45 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JULY - 1998



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2000 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2

TABULAR DATA

TOTAL AREA THIS PLAT	2.732 ACRES
AREA OF PRIVATE ROAD (TRACT "R")	0.493 ACRES
AREA OF RESIDENTIAL	1.554 ACRES
AREA OF RECREATION (TRACTS F AND L-1)	0.360 ACRES
AREA OF TRACT L	0.325 ACRES
TOTAL NUMBER OF UNITS	11 UNITS
DENSITY THIS PLAT	4.03 UNITS/ACRE
USE - PATIO HOME	
PETITION NO. PDD73-52 F	

NOTES
COORDINATES, BEARINGS AND DISTANCES

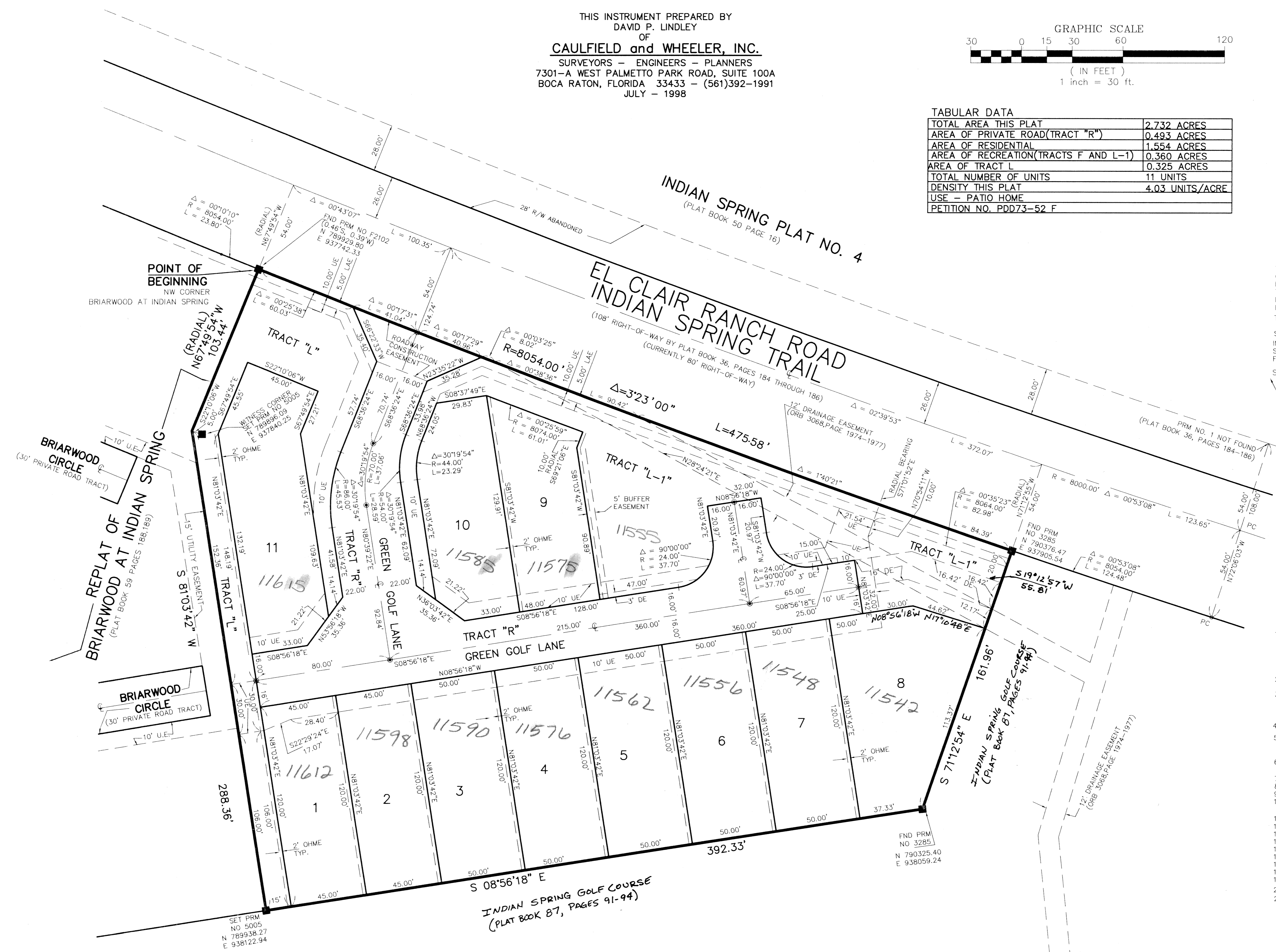
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000322
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE GEODETIC CONTROL POINTS SHOWN HEREON ARE BASED ON A GPS
GEODETIC CONTROL SURVEY PREPARED BY ROBIN B. PETZOLD, P.S.M. OF
LIDBERG LAND SURVEYORS WHICH IS CERTIFIED
TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL
POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE
NORTH AMERICAN DATUM OF 1983/90
THE FOLLOWING STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY

STATION
INDIAN
SPILLWAY
FLIP (WAS FOUND TO BE IN ERROR 0.2' IN AN EAST WEST DIRECTION
S71°12'54"E (PLAT BEARING) 00°24'20" = BEARING ROTATION
S71°37'14"E (GRID BEARING) (PLAT TO GRID)
NORTH LINE THIS PLAT COUNTER CLOCKWISE

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- Δ - DENOTES CENTRAL ANGLE
- BEARINGS SHOWN HEREON ARE RELATIVE TO "BRIARWOOD AT INDIAN SPRING", PLAT BOOK 59, PAGES 188 AND 189, BASED UPON THE NORTH LINE BEARING S81°03'42"W.
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- ORB - DENOTES OFFICIAL RECORDS BOOK.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- CONC - DENOTES CONCRETE
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- - DENOTES PERMANENT CONTROL POINT
- OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- ⊙ - DENOTES CENTERLINE
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- LAE - DENOTES LIMITED ACCESS EASEMENT
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- Δ - DENOTES CENTRAL ANGLE



Indian Spring #9
PAGE 99
FLOOD MAP# 205B
COUNTY ZONING PUD
QUAD # 35
SE 73-52
TAZ 454
PUD NAME Indian Spring