

MOUNTS, P.U.D.

A PORTION OF TRACT 43, BLOCK 6, AND PORTION OF TRACTS 7, 8, 9 AND 10, BLOCK 12 AND A PORTION OF THE ROAD RESERVATION BETWEEN BLOCKS 6 AND 12 PALM BEACH FARMS COMPANY PLAT NO. 3, (P.B. 2, PG. 46)

BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
Certificate of Authorization Number LB 7019

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MATCH LINE - SEE SHEET 4 OF 4

(50' RIGHT-OF-WAY
P.B. 2, PG. 46, P.B.C.R.)

WEST 50' TRACT 8, BLOCK 12
PALM BEACH FARMS COMPANY PLAT NO. 3
(P.B. 2, PG. 46, P.B.C.R.) (922.23' P.R.M. TO P.R.M.)

TRACT 1, BLOCK 11
(50' RIGHT-OF-WAY, P.B. 2, PG. 46, P.B.C.R.)

E 2 CANAL
(D.B. 646, PG. 303; D.B. 836, PG. 11; O.R.B. 1732,
PG. 612; & O.R.B. 1486, PG. 482, P.B.C.R.)

E 2 W CANAL
INGRESS/EGRESS EASEMENT PER O.R.B. 4372, PG. 1514,
O.R.B. 1523, PG. 180 & O.R.B. 1523, PG. 182, P.B.C.R.
VACATED PER O.R.B. 20458, PG. 1544, O.R.B. 20458, PG. 1548,
& O.R.B. 20458, PG. 1537, P.B.C.R.

TRACT B-2
(1000.00' P.R.M. TO P.R.M.)
N000'12"W

TRACT A-1
91,525 SQ.FT.

TRACT R-2
13,727 SQ.FT.

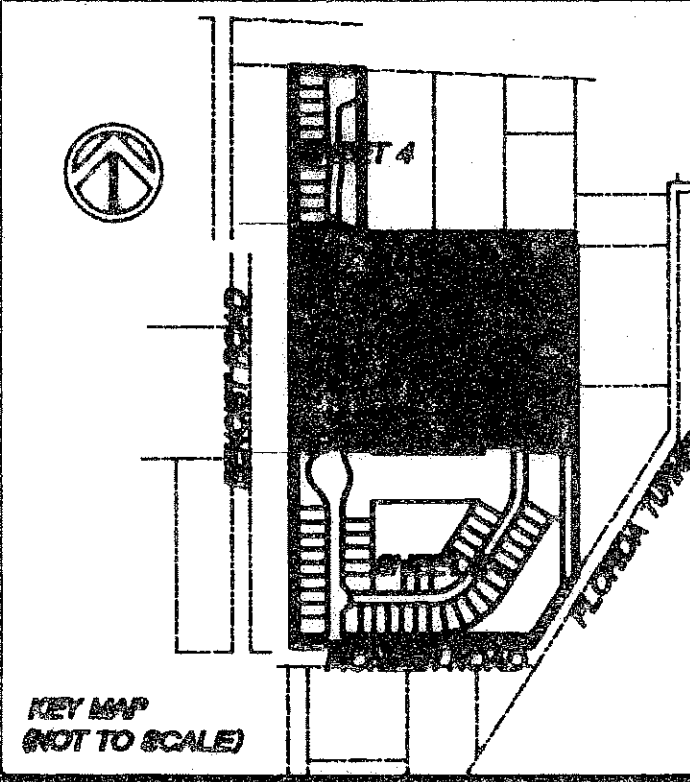
TRACT L-3
120,690 SQ.FT.

TRACT A-2
68,704 SQ.FT.

TRACT P-1
239,345 SQ.FT.

SUBJECT TO CONSERVATION EASEMENT
AS RECORDED IN O.R.B. 20520, PG. 1830, P.B.C.R.

MATCH LINE - SEE SHEET 2 OF 4



PLAT NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND RELATIVE TO THE NORTH LINE OF PIONEER ROAD BEARING SOUTH 89°58'48" WEST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. OF 1929) AS ESTABLISHED FROM PALM BEACH COUNTY ENGINEERING BENCHMARK DESCRIBED AS FOLLOWS: NAIL & TIN TAB IN TOP OF CURB @ NORTH WEST CORNER BENOIST FARMS ROAD & SOUTHERN BOULEVARD, ELEVATION = 21.36
3. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
4. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, THE SCALE FACTOR USED IS 1.000025. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. ROTATION = 00°58'47" PLAT TO GRID (COUNTER CLOCKWISE ROTATION).
5. NO BUILDINGS OR 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 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
7. 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, FLORIDA.
8. ALL LINE INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

SHEET 3 OF 4 SHEETS

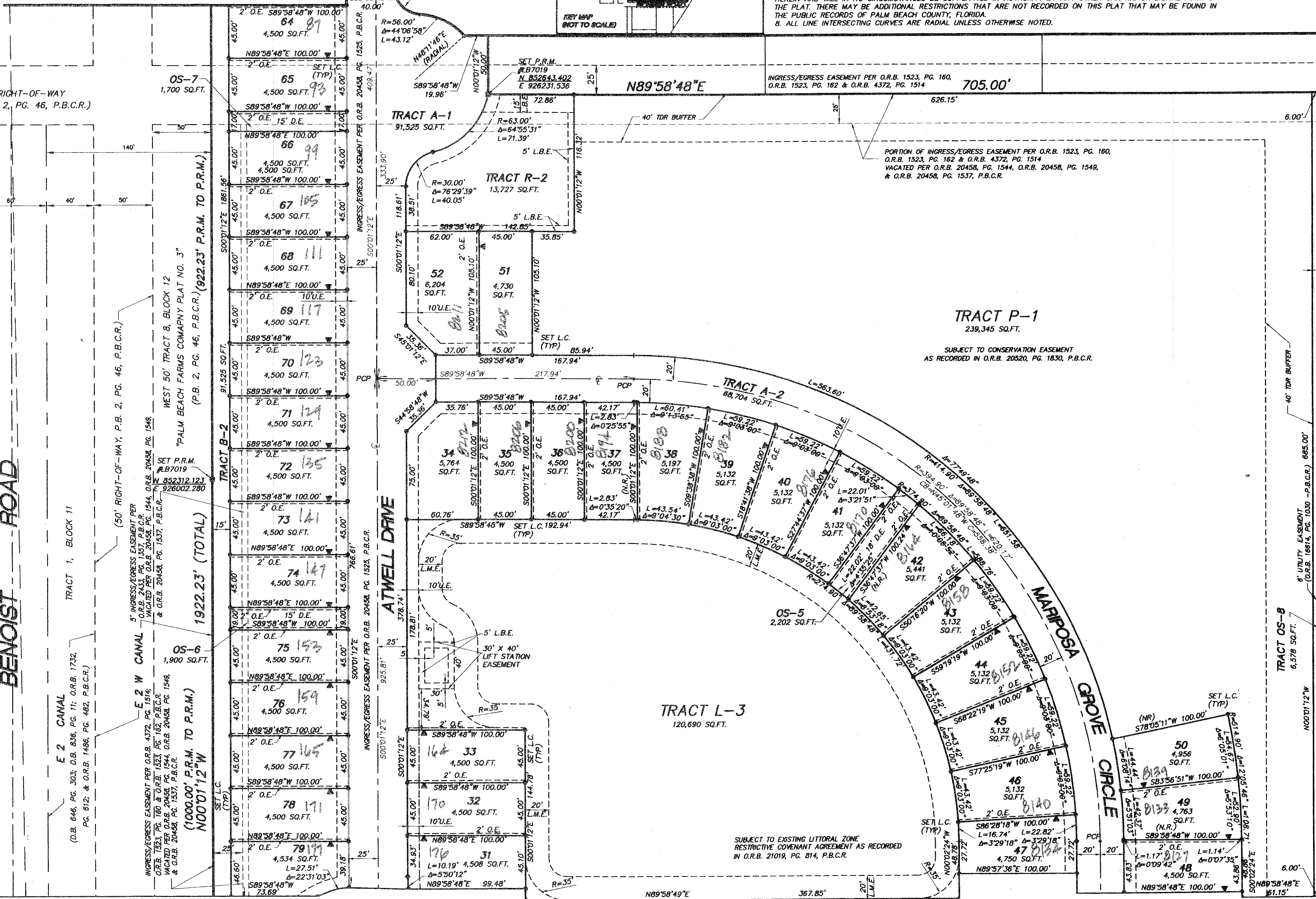
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF 200, AND DULY RECORDED IN PLAT BOOK ON PAGES THROUGH

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: DEPUTY CLERK

GRAPHIC SCALE
1" = 40'

BENOIST ROAD



- LEGEND:**
- D.B. = DEED BOOK
 - A = CENTRAL ANGLE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BEARING
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - O.E. = OVERHANG EASEMENT
 - L.E. = LANDSCAPE BUFFER EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - Z.L. = ZERO LOT LINE
 - N 5000' = STATE PLANE COORDINATES
 - (NR) = NON RADIAL
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - O.R.B. = OFFICIAL RECORDS BOOK
 - CL = CENTERLINE
 - SET PERMANENT REFERENCE MONUMENT WITH 1 1/4" ALUMINUM DISC (LB7019)
 - PERMANENT CONTROL POINT
 - PCP = PERMANENT CONTROL POINT
 - NO. = NUMBER
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - = BREAK IN LINE SCALE
 - Sq. Ft. = SQUARE FEET
 - L = ARC LENGTH
 - P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 - O.L.C. = LOT CORNER
 - (TYP) = TYPICAL
 - TDR = TRANSFER DEVELOPMENT RIGHTS

SUBDIVISION Mounts, P.U.D.
BOOK 104
PAGE 167
FLA. STAT. § 100.04
ZONING PUD
CEAD# 47
SE 732
TAX 732
SDB NAME

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
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SHARON R. BOCK
CLERK AND COMPTROLLER
BY: DEPUTY CLERK