

41-74

A PLANNED UNIT DEVELOPMENT IN COUNTRY CLUB TRAIL
PLAT NO. 5, CEDAR POINT
SHEET 2 OF 7

74

COUNTY APPROVALS

COUNTY ENGINEER
This plat is hereby approved for record this 10th day of December AD. 19 80
By: Herbert F. Kahlert
HERBERT F. KAHLERT Engineer
Palm Beach County, Florida

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 10th day of December AD. 19 80.
By: Dennis Koehler
DENNIS KOEHLER Chairman
Board of County Commissioners

ATTEST: John B. Dunkle CLERK
BOARD OF COUNTY COMMISSIONERS
By: Kathryn S. Miller
Deputy Clerk

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, NORMAN DEAN KOHL, JR. a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in BRIGHTSIDE LIMITED, a Florida limited partnership; that the current taxes have been paid; and that I find that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct.

Date: OCT. 30, 1980

By: Norman Dean Kohl, Jr.

P. U. D. DATA

Total Area - 34.653 ± Acres
Total Units - 299 Units
Density - 8.63 Units / Acres

NOTES

Permanent Reference Monuments (P.R.M.'s) are designated thus: —●—

Permanent Control Points (P.C.P.'s) are designated thus: —○—

Bearings cited herein are to the meridian of PLAT NO. 1 - CEDAR POINT
P. B. 30, P. 178 & 179

Building setback lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or other structures placed on utility easements.

There shall be no buildings or any kind of construction or trees or shrubs placed on drainage easements.

In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

D. E. denotes drainage easement.

U. E. denotes utility easement.

SURVEYOR'S CERTIFICATION

I hereby 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 (D.P.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the direction of the surveyor, 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 the County of Palm Beach.

Date: NOVEMBER 13th, 1980 By: Robert E. Owen
Florida Cert. No. 3748 P.I.S.

0226-301

41/74

Field Book No.	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	PLAT NO. 5 of CEDAR POINT	Job No.	80-1020
Design			Scale	NO SCALE
Drawn W. C. LEEK			Date	JUNE 1980
Checked			Sheet	2
			File No.	BF-2314