

WINDWARD PALM BEACH PLAT THREE (A P.U.D.)

BEING A PLAT OF A PORTION OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, AND ALSO BEING A REPLAT OF A PORTION OF THE PLAT OF WINDWARD PALM BEACH, AS RECORDED IN PLAT BOOK 61, PAGES 75-79 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
NOVEMBER, 1988

SHEET 2 OF 2

UNPLATTED

WINDWARD PALM BEACH (A P.U.D.)
P.B. 61 PGS. 75-79

WEST QUARTER CORNER
SECTION 13-45-42

WEST LINE SECTION 13, TWP. 45 S., RGE. 42 E.
N 0° 51' 28" W 35.00'
N 0° 51' 28" W
S 0° 27' 04" E 50.00'

WEST ONE QUARTER CORNER, SECTION 13/45/42

P.O.B. No. 2

N 89° 38' 05" E EAST - WEST ONE - QUARTER SECTION LINE, SECTION 13/45/42
659.60'
L.W.D.D. CANAL L-21 RIGHT - OF - WAY (PER O.R.B. 3370, PGS. 1661 & 1662)
N 89° 38' 05" E 587.21'
P.O.C.

P.O.C.

N 77° 23' 41" W RADIAL

N 89° 38' 05" E 107.83'

S 0° 27' 04" E 50.00'

S 0° 27' 04" E

S 0° 27' 04" E

S 0° 27' 04" E

S 0° 27' 04" E

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S 0° 27' 04" E

WATER MANAGEMENT TRACT L-1
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2A
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2B
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2C
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2D
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2E
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2F
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2G
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2H
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2I
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2J
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2K
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2L
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2M
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2N
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2O
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2P
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2Q
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2R
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2S
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2T
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2U
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2V
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2W
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2X
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2Y
P.B. 61, PGS. 75-79

WATER MANAGEMENT TRACT L-2Z
P.B. 61, PGS. 75-79

TRACT "A-1"

TRACT "A-2"

TRACT "R-1"

TRACT "R-2"

LEeward PALM BEACH (A.P.U.D.)
P.B. 61 PGS. 75-79

WINDWARD PALM BEACH (A.P.U.D.)
P.B. 61 PGS. 75-79

RECREATION TRACT
P.B. 61 PGS. 75-79

WEST LINE OF SECTION 13-45-42
S 0° 27' 04" E 508.59'

N 45° 05' 27" E 27.31'

N 89° 32' 56" E 60.00'

N 00° 27' 04" W 27.31'

TRACT W-2

DETAIL "A"

N 89° 32' 56" E 1.00'

S 89° 22' 01" E 27.31'

S 89° 22' 01" E 78.25'

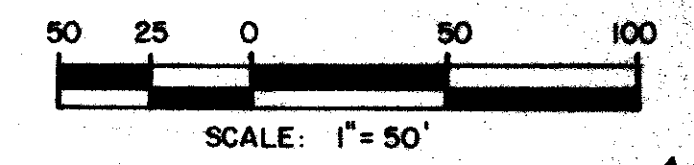
S 89° 22' 01" E 25.00'

S 89° 22' 01" E 25.00'

S 89° 22' 01" E 38.25'

S 89° 22' 01" E 25.00'

DIVISION * WINDWARD PALM BEACH
BOOK 62 PLAT III, PAGE 159
FLOOD ZONE B
ZONING RS
CITY 13/45/42
PUD NAME WINDWARD PALM BEACH
AZ 429



Ret. 78-225

- NOTES:
- NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
 - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13/45S./42E. BEING SOUTH 00°27'04" EAST AND ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
 - - DENOTES PERMANENT CONTROL POINT (P.C.P.) - STAMPED P.L.S. NO. 3864.
 - - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3864.
 - - DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) - STAMPED P.L.S. NO. 3596.
 - L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
 - U.E. - DENOTES UTILITY EASEMENT.
 - D.E. - DENOTES DRAINAGE EASEMENT.
 - (O.A.) - DENOTES OVERALL DISTANCE.
 - (R) - DENOTES RADIAL LINE.
 - (NR) - DENOTES NON-RADIAL LINE.
 - THE UNDERLYING BOUNDARY SURVEY MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR THE LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 22HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

0340-003

62/159

METRIC ENGINEERING INC.
ENGINEERS - PLANNERS - SURVEYORS
MIAMI - WEST PALM BEACH

WINDWARD PALM BEACH PLAT THREE
SHEET 2 OF 2