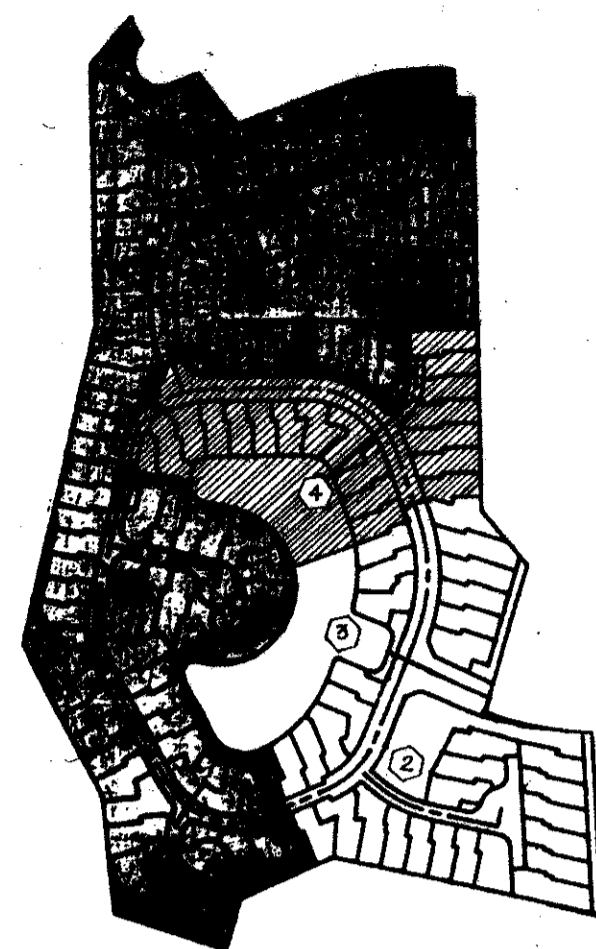


HAMPTON FAIRWAYS PLAT ONE

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



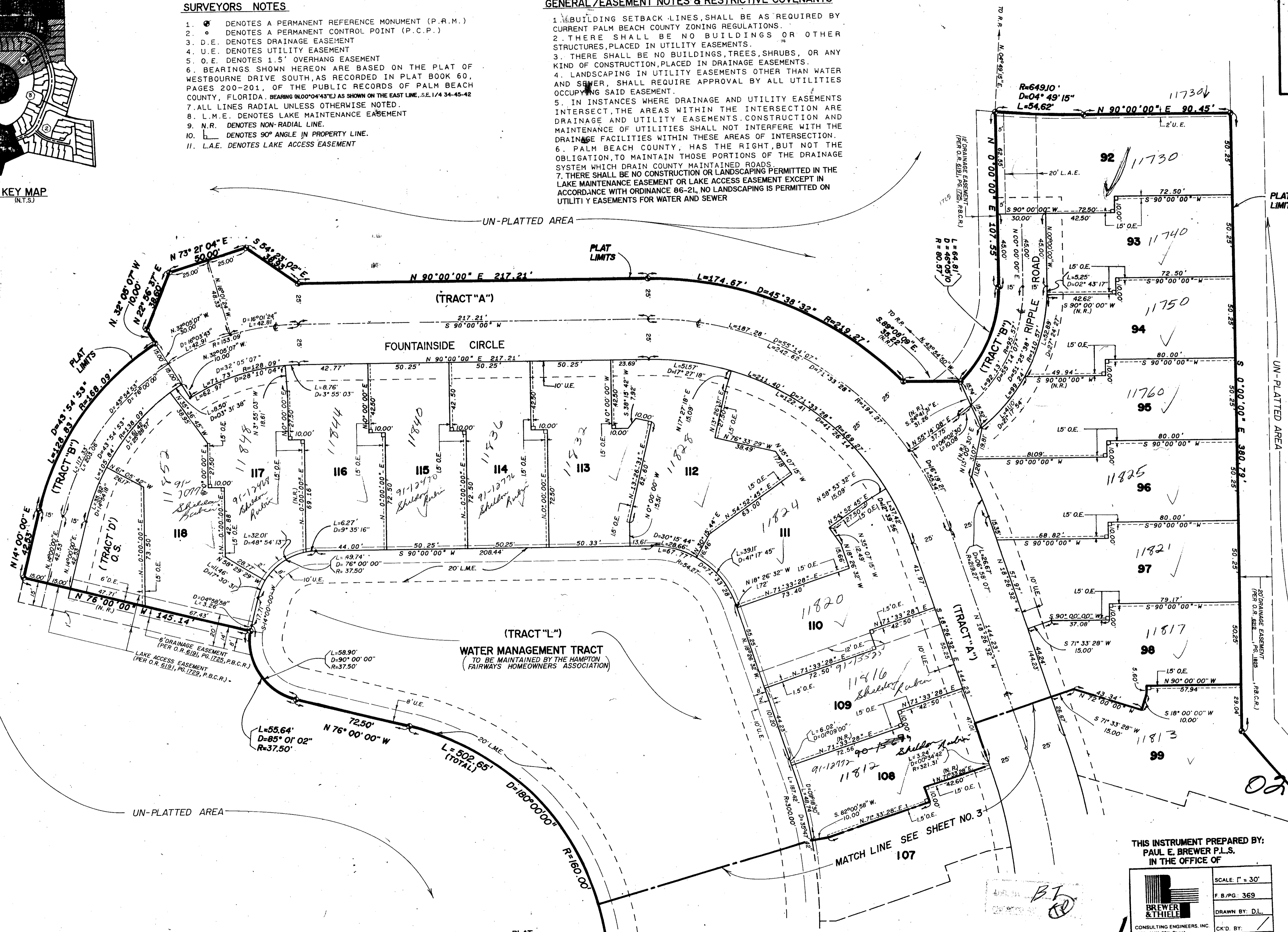
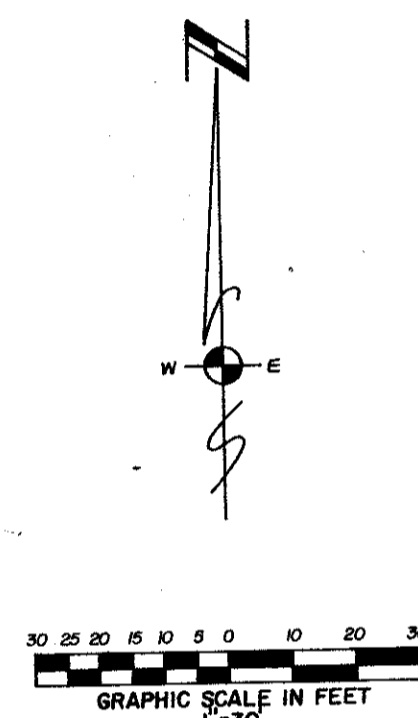
KEY MAP
(INT.S.)

SURVEYORS NOTES

1. \odot DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.)
2. \bullet DENOTES A PERMANENT CONTROL POINT (P.C.P.)
3. D.E. DENOTES DRAINAGE EASEMENT
4. U.E. DENOTES UTILITY EASEMENT
5. O.E. DENOTES 1.5' OVERHANG EASEMENT
6. BEARINGS SHOWN HEREON 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 (N00°04'43"E) AS SHOWN ON THE EAST LINE, S.E. 1/4 34-45-42
7. ALL LINES RADIAL UNLESS OTHERWISE NOTED.
8. L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
9. N.R. DENOTES NON-RADIAL LINE.
10. \sphericalangle DENOTES 90° ANGLE IN PROPERTY LINE.
11. L.A.E. DENOTES LAKE ACCESS EASEMENT

GENERAL/EASEMENT NOTES & RESTRICTIVE COVENANTS

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 EASEMENT OR LAKE ACCESS EASEMENT EXCEPT IN ACCORDANCE WITH ORDINANCE 86-21, NO LANDSCAPING IS PERMITTED ON UTILITY EASEMENTS FOR WATER AND SEWER



TAZ 453

REVISION: * HAMPTON FAIRWAYS PLAT 1
 DATE: 6/4 PAGE: 155
 DRAWN BY: B.P. 12000A
 CHECKED BY: R.S. 11/1
 DATE: 7-25-89
 BY: 73-52
 FOR: INDIAN SPRING

THIS INSTRUMENT PREPARED BY:
PAUL E. BREWER P.L.S.
 IN THE OFFICE OF

BREWER & THIELE
 CONSULTING ENGINEERS, INC.
 12321 N.W. 25th Street
 Palm Beach Gardens, FL 33065
 TEL: 561-355-3210

SCALE: 1" = 30'
 F.B./PG: 369
 DRAWN BY: D.L.
 CK'D. BY:
 JOB NO: 89-02-34

HAMPTON FAIRWAYS PLAT ONE 04/155