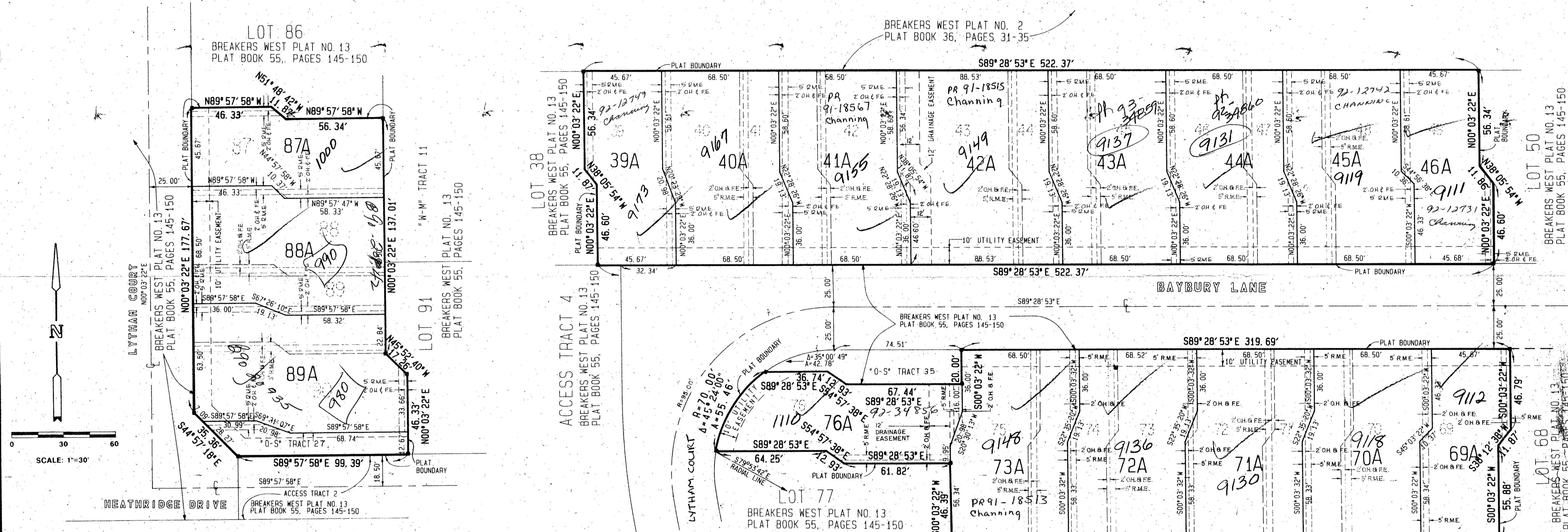


PLAT OF  
**THE COLONY II**  
A PART OF A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF LOTS 39 THROUGH 49, 69 THROUGH 76, 87 THROUGH 90, AND O.S. TRACT 27  
BREAKERS WEST PLAT NO. 13, RECORDED IN PLAT BOOK 55, PAGES 145 THROUGH  
150, PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTIONS 30 AND 31,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MARCH 1990

SHEET 2 OF 2



NOTES:

- 1) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 2) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) NO. 3426 SET, UNLESS NOTED OTHERWISE.
- 3) BEARINGS SHOWN ARE REFERENCED TO A BEARING OF N89°28'53"W ALONG THE NORTH R/W OF BAYBURY LANE, AS SHOWN ON THE PLAT OF BREAKERS WEST PLAT NO. 13, PLAT BOOK 55, PAGES 145-150, PALM BEACH COUNTY PUBLIC RECORDS, AND ARE CONSISTENT WITH THE BEARINGS OF SAID PLAT.
- 4) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE NO. 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- 5) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- 6) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 7) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- 8) ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
- 9) O.H. & F.E. DENOTES OVERHANG AND FOUNDATION EASEMENT.
- 10) R.M.E. DENOTES RECIPROCAL MAINTENANCE EASEMENT.
- 11) C DENOTES CENTERLINE.
- 12) ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

ADD. BY *BT*  
CHECKED BY

0217-016  
Plt. 73-219

THIS INSTRUMENT WAS PREPARED BY:  
MARK D. BROOKS  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 3426  
FOR: TIMOTHY J. MESSLER, INC.  
600 SANDTREE DRIVE  
SUITE 301  
PALM BEACH GARDENS, FLA. 33403

SUBDIVISION \* THE COLONY  
PAGE 200  
BOOK 66 FLOOD MAP #150A  
FLOOD ZONE B ZONING RS  
ORD. # 46 ZIP CODE 33411  
CS 73-219  
PUD NAME 303/45/42 S.W.S.

TAZ 817

DESIGN	5			
DRAWN	3			
CHECKED	2			
D.C.	1			
NO.	DATE	REVISION	APP. BY	

**Timothy J. Messler, Inc.**  
CONSULTING ENGINEERS  
600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

PB 66/200

**THE COLONY II**  
AT BREAKERS WEST