0298-016

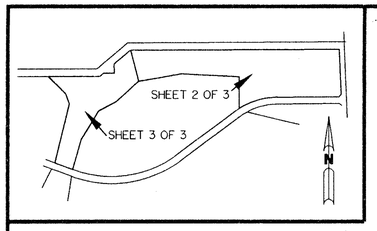
122

A PLANNED UNIT DEVELOPMENT

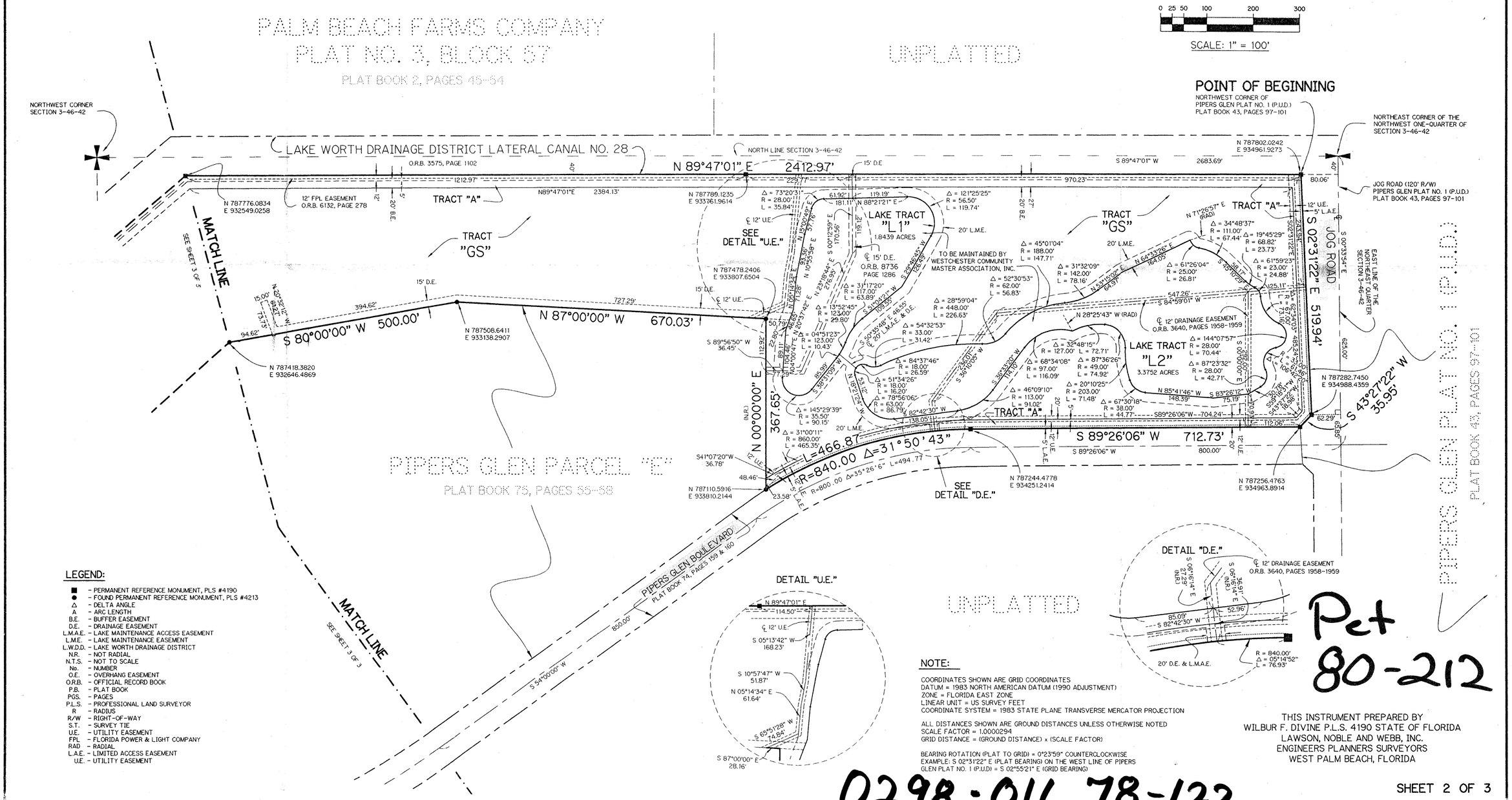
PIPERS GLEN P.U.D.
GOLF COURSE PLAT No. 1

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 1, 2, 31, 32, AND THE ADJOINING ABANDONED ROAD RIGHT OF WAY IN BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 3 OCTOBER, 1996



KEY MAP
N.T.S.



SUBDIVISION Pipers Glen Golf Course
BOOK 78 PAGE 122
FLOOD ZONE B FLOOD MAP #200A
QUAD # 51 ZONING RT
SE 80-212 ZIP CODE 33437
PUD NAME

LEGEND:

- ■ – PERMANENT REFERENCE MONUMENT, PLS #4190
- ● – FOUND PERMANENT REFERENCE MONUMENT, PLS #4213
- Δ – DELTA ANGLE
- A – ARC LENGTH
- B.E. – BUFFER EASEMENT
- D.E. – DRAINAGE EASEMENT
- L.M.A.E. – LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. – LAKE MAINTENANCE EASEMENT
- L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
- N.R. – NOT RADIAL
- N.T.S. – NOT TO SCALE
- No. – NUMBER
- O.E. – OVERHANG EASEMENT
- O.R.B. – OFFICIAL RECORD BOOK
- P.B. – PLAT BOOK
- PGS. – PAGES
- P.L.S. – PROFESSIONAL LAND SURVEYOR
- R – RADIUS
- R/W – RIGHT-OF-WAY
- S.T. – SURVEY TIE
- U.E. – UTILITY EASEMENT
- FPL – FLORIDA POWER & LIGHT COMPANY
- RAD – RADIAL
- L.A.E. – LIMITED ACCESS EASEMENT
- U.E. – UTILITY EASEMENT

NOTE:

COORDINATES SHOWN ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000294
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

BEARING ROTATION (PLAT TO GRID) = 0°23'59" COUNTERCLOCKWISE
EXAMPLE: S 02°31'22" E (PLAT BEARING) ON THE WEST LINE OF PIPERS GLEN PLAT NO. 1 (P.U.D) = S 02°55'21" E (GRID BEARING)

Pet 80-212

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE P.L.S. 4190 STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

0298-016 78-122

SHEET 2 OF 3