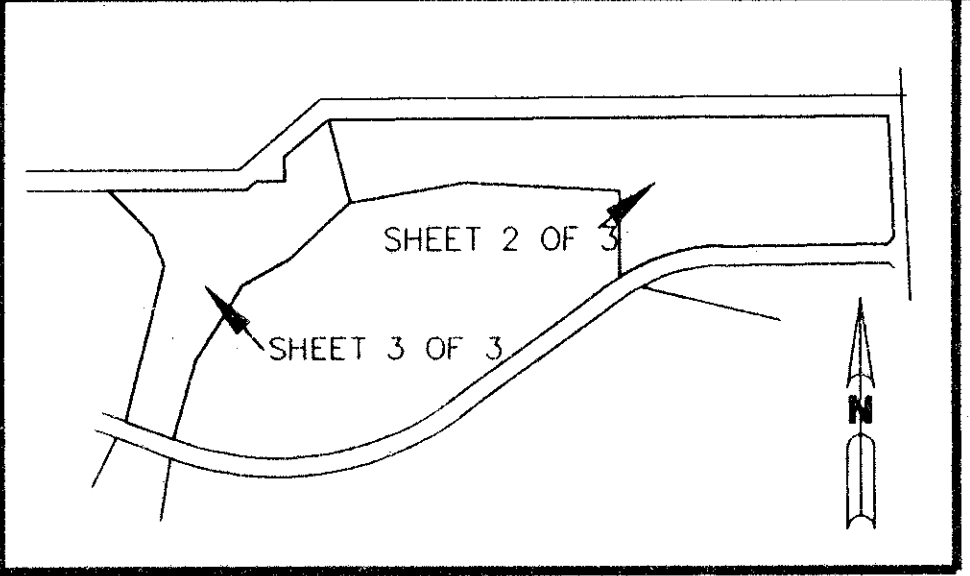


A PLANNED UNIT DEVELOPMENT

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

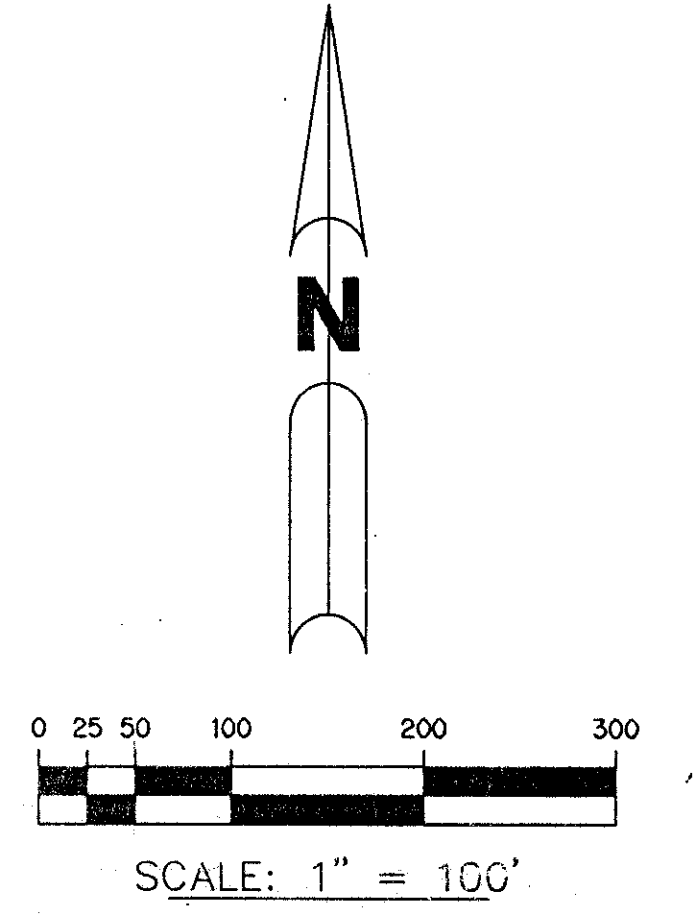
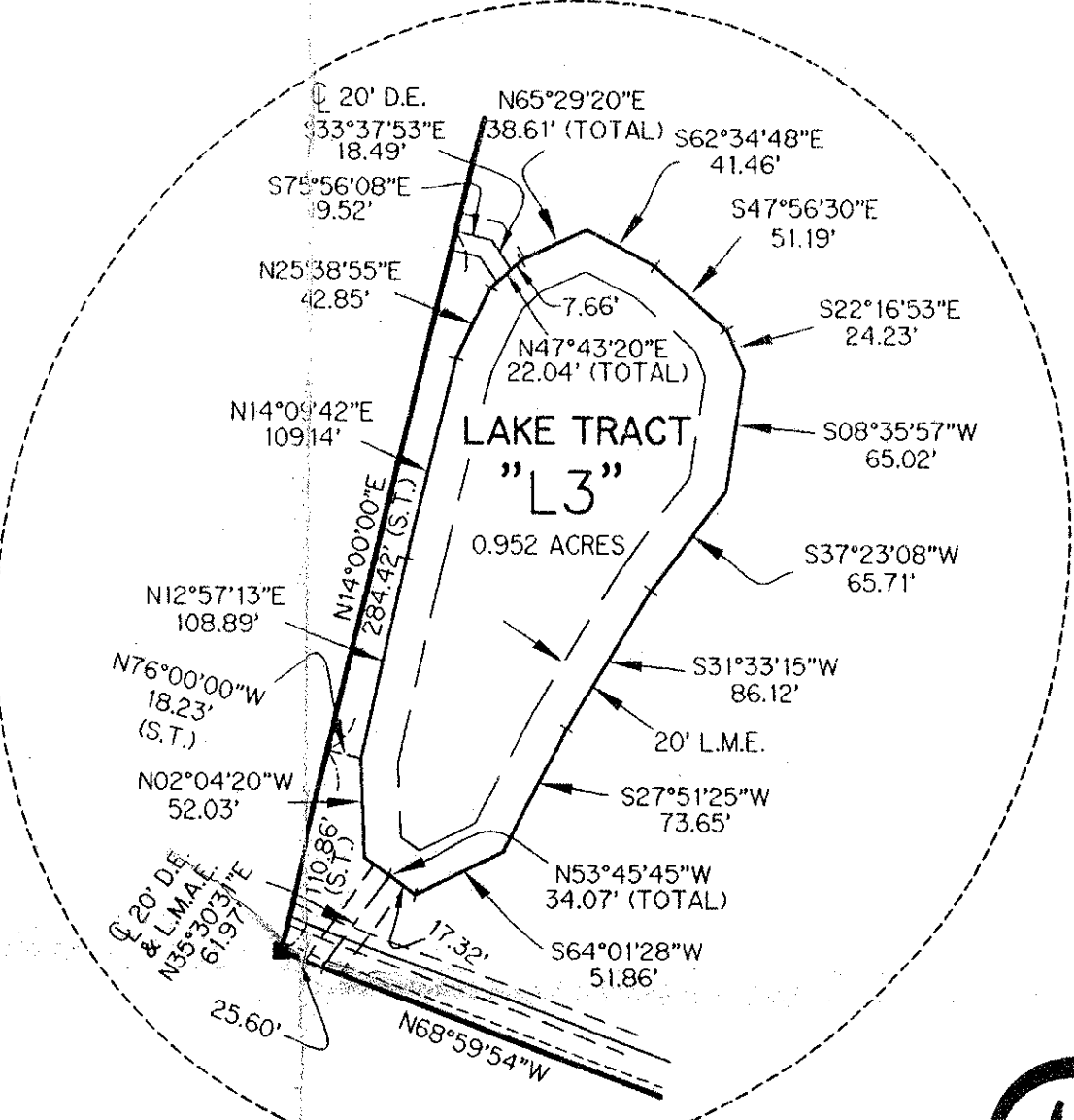
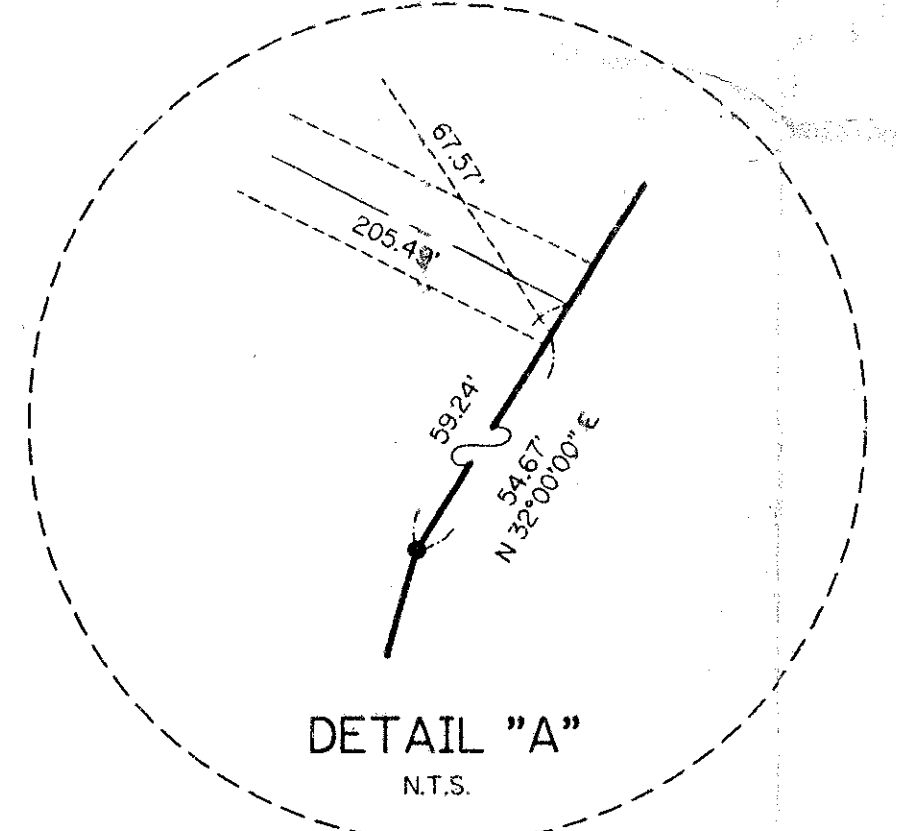
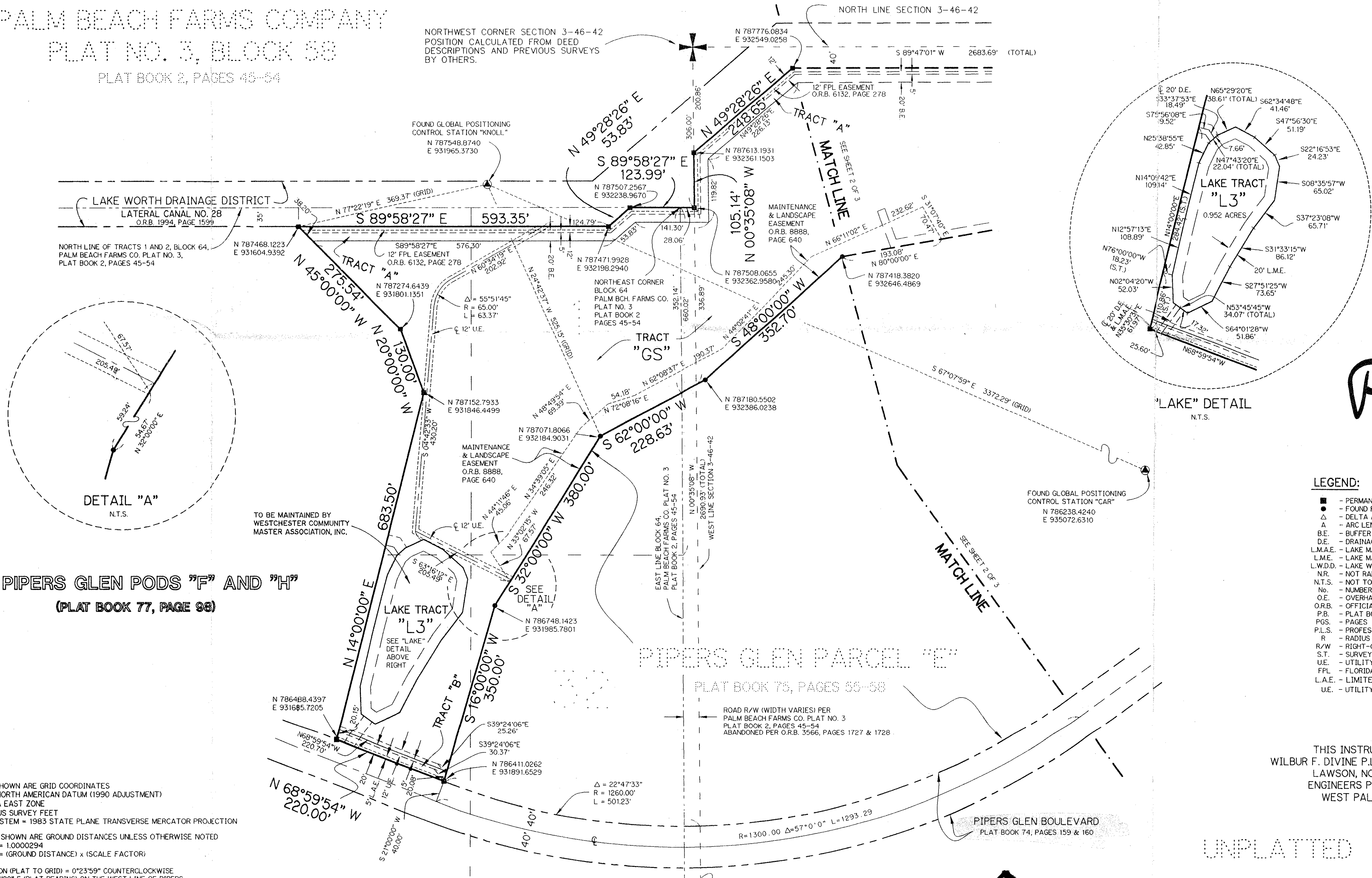
A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 1, 2, 31, 32, AND THE ADJOINING ABANDONED ROAD RIGHT OF WAY IN BLOCK 64, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM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

SHEET 3 OF 3 OCTOBER, 1996



KEY MAP  
N.T.S.

PALM BEACH FARMS COMPANY  
PLAT NO. 3, BLOCK 64  
PLAT BOOK 2, PAGES 45-54



Pet 80-212

SUBDIVISION: Pipers Glen Golf Course  
BOOK 77 PAGE 123  
FLOOD MAP # 200A  
ZONE B FLOOD MAP # 200A  
QUAD 57 ZONING RT  
SE 70-212 ZIP CODE 33437  
PUD NAME Pipers Glen Golf Course

PIPERS GLEN PODS "F" AND "H"  
(PLAT BOOK 77, PAGE 98)

PIPERS GLEN PARCEL "E"  
PLAT BOOK 75, PAGES 55-58

**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)

- 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
  - POS. - 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
  - L.A.E. - LIMITED ACCESS EASEMENT
  - U.E. - UTILITY EASEMENT

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

UNPLATTED

0298-016

78-123 SHEET 3 OF 3

SOUTHWEST CORNER OF THE NORTHWEST  
1/4 OF SECTION 3-46-42  
POSITION CALCULATED FROM DEED  
DESCRIPTIONS AND PREVIOUS SURVEYS  
BY OTHERS.