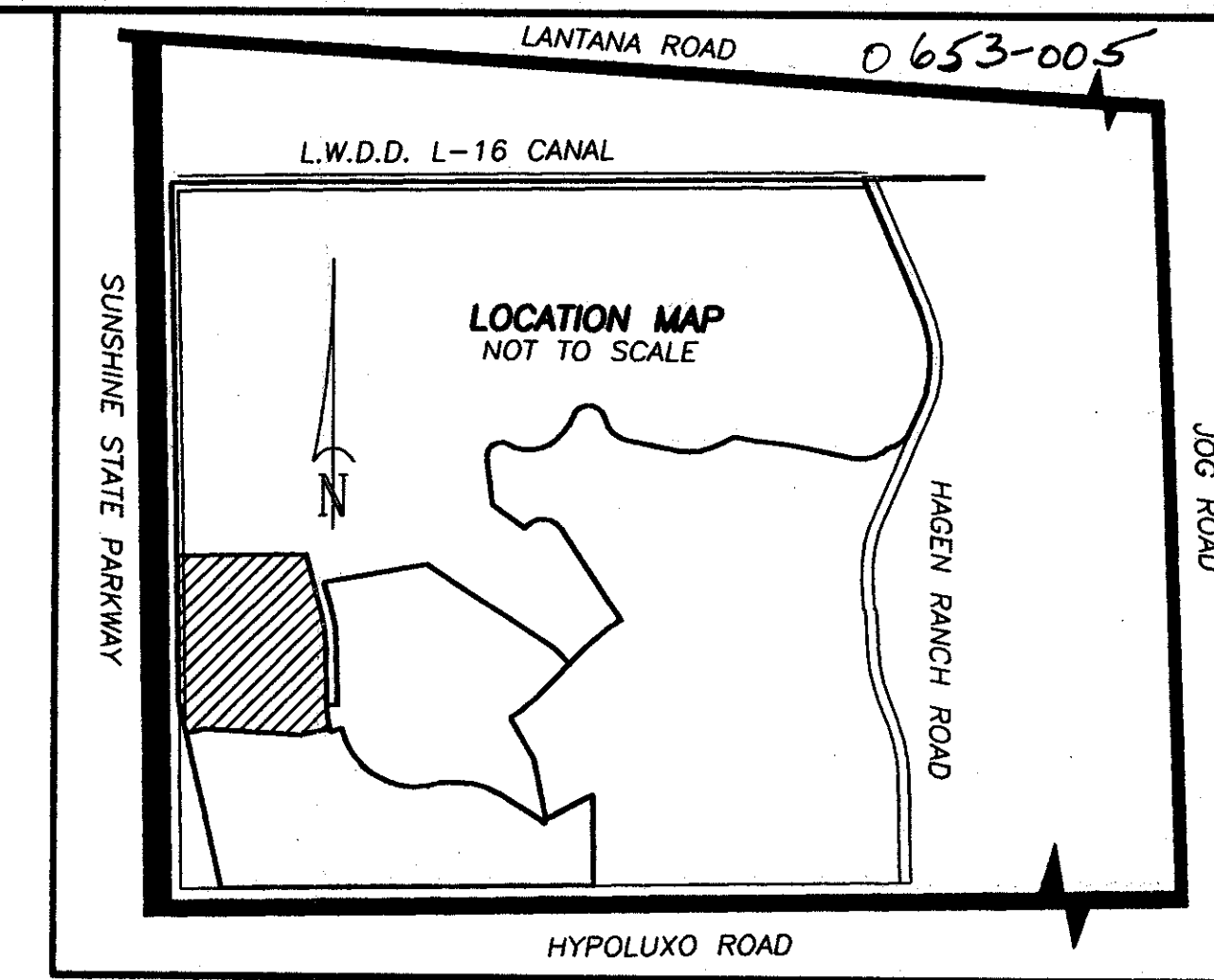


SMITH DAIRY WEST P.U.D.-PLAT No. 3 TRACT "A" REPLAT
BEING A REPLAT OF TRACT "A" OF SMITH DAIRY WEST P.U.D. - PLAT No.3
AS RECORDED IN PLAT BOOK 77, PAGES 126 THROUGH 134 OF
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTIONS 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 5
JULY 1996



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SURVEYOR'S NOTES

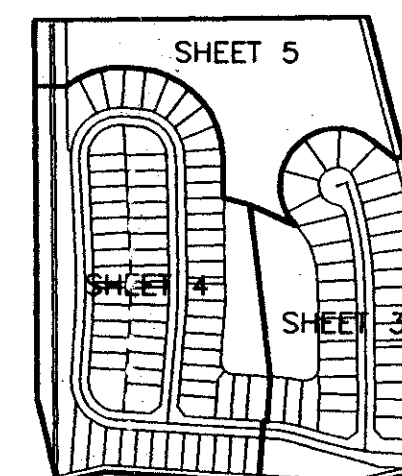
1. PLAT POSITION AND ORIENTATION
 - A. COORDINATES SHOWN ARE GRID
 - B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 - C. ZONE = FLORIDA EAST
 - D. LINEAR UNIT = U. S. SURVEY FOOT
 - E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - F. ALL DISTANCES ARE GROUND
 - G. SCALE FACTOR = 1.0000326
 - H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ P. L. S. 4828
3. PERMANENT CONTROL POINTS ARE SHOWN THUS: ● P. C. P. 4828
4. BEARINGS, AS SHOWN HEREON, ARE RELATIVE TO A GRID NAD 83, 1990 ADJUSTMENT BEARING OF SOUTH 01° 00' 50" EAST ALONG THE WEST LINE OF TRACTS 16, 17, 48, 49, 80 AND 81, BLOCK 38 PLAM BEACH FARMS COMPANY PLAT No. 3 (PER PLAT BOOK 2, PAGES 45 THROUGH 54) AS RELATED TO HYPOLUXO ROAD AS SHOWN ON HYPOLUXO ROAD RIGHT OF WAY MAP, PROJECT No. 87098, DATED NOVEMBER, 1987
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
6. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. THE RIGHT, TITLE, INTREST, CLAIM AND DEMAND OF ABSOLUTE, INC., WEST PENINSULAR TITLE COMPANY, MINERAL LAND, INC., AND JOAN E. O'DELL AS TRUSTEE TO PLATTED ROAD RIGHTS OF WAY OF PALM BEACH FARMS COMPANY PLAT No. 3 WITHIN THE BOUNDARY OF THE PLAT SHOWN HEREON, WERE RELEASED TO CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE, THROUGH QUIT CLAIM DEEDS FILED AT OFFICIAL RECORD BOOK (O.R.B.) 8374, PAGE 1558, O.R.B. 8374, PAGE 1600, O.R.B. 8374, PAGE 1612, O.R.B. 8374, PAGE 1624.
10. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

LAND USE (ZONING PETITION No. PDD 94-77)
(POD "D" PER SMITH DAIRY WEST P.U.D. MASTER PLAN)

TRACT 1	0.62 Ac.
TRACT 2	1.22 Ac.
COLUMBIA AVENUE	3.42 Ac.
WAVERLY LANE	1.02 Ac.
WATER MANAGEMENT TRACT No. 4	7.99 Ac.
TRACT B-1	0.70 Ac.
TRACT B-2	0.48 Ac.
TRACT B-3	0.30 Ac.
TRACT OS-1	0.04 Ac.
TRACT OS-2	0.04 Ac.
TRACT OS-3	0.09 Ac.
TRACT OS-4	1.34 Ac.
LOTS	13.95 Ac.
TOTAL	31.21 Ac.

NUMBER OF UNITS = 105
 TYPE USE = ZERO LOT LINE

SHEET INDEX



0653-005

79/105

SUBDIVISION # Smith Dairy West
 BOOK 774 PAGE 132
 FLOOD ZONE
 ZONING PD-10
 BE 1997
 ZIP CODE 33411
 PUD NAME Smith Dairy West

SCALE:	NICK MILLER, INC. Surveying Planning & Development Consultants	DRAWN BY:
DATE: JULY 1996		CHK:
SMITH DAIRY WEST P.U.D. - PLAT No.3 TRACT "A" REPLAT		
2560 RCA Blvd. Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318		DRAWING NUMBER 94014AW