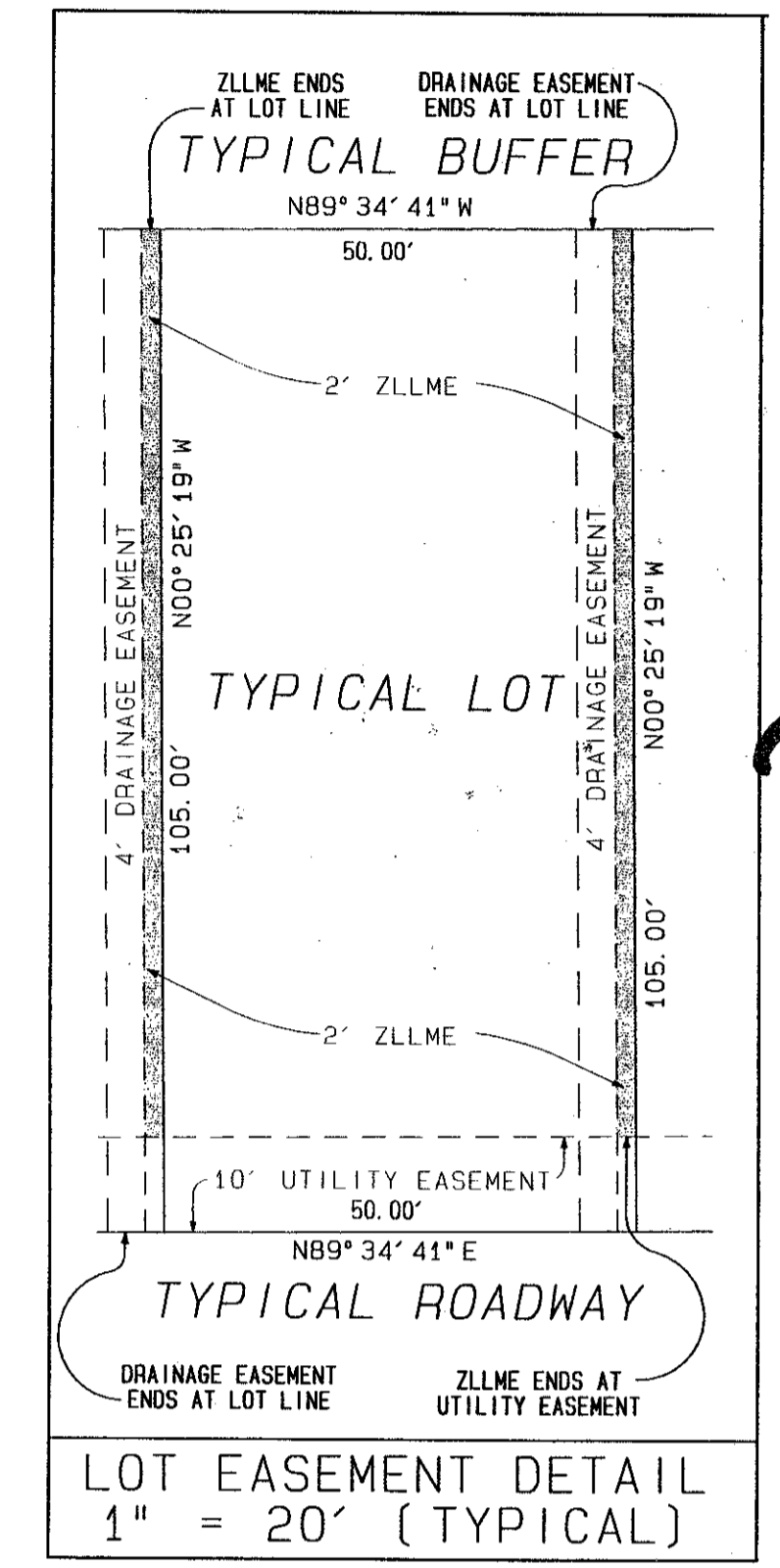
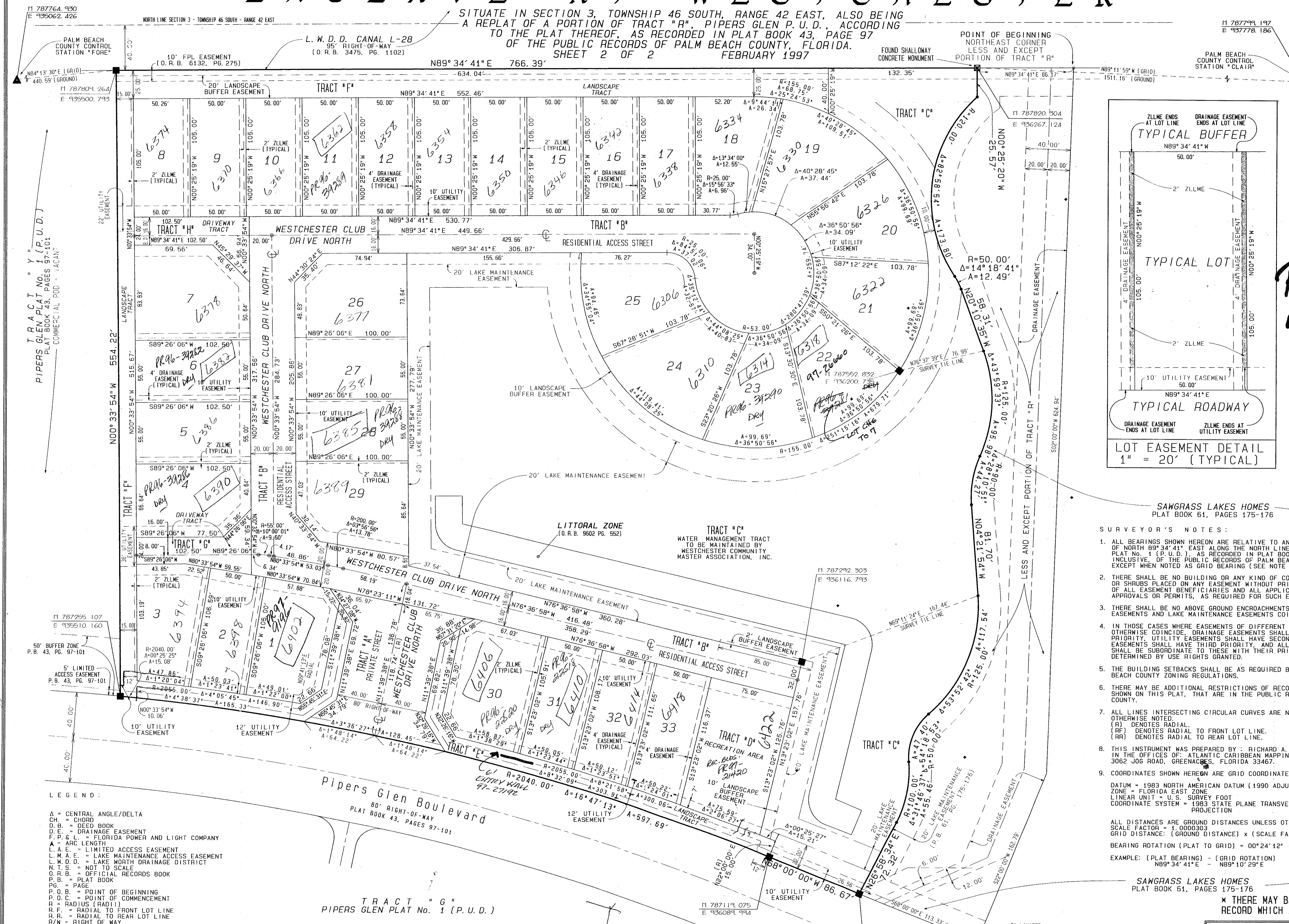


# ENCLAVE AT WESTCHESTER

0298-022

113



STATE OF FLORIDA COUNTY OF PALM BEACH SS

THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF AD, 1997 AND DULY RECORDED IN PLAT BOOK ON PAGES AND

DOROTHY H. WILKEN, CLERK CIRCUIT COURT

BY: DC

*Handwritten:* Pet. 80-2725

*Handwritten:* AUOC. #0008

*Handwritten:* 5/3/21/K

*Handwritten:* Pod J

*Handwritten:* PIPERS GLEN

- SAWGRASS LAKES HOMES PLAT BOOK 61, PAGES 175-176
- SURVEYOR'S NOTES:
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89°34'41" EAST ALONG THE NORTH LINE OF PIPERS GLEN PLAT No. 1 (P. U. D.), AS RECORDED IN PLAT BOOK 43, PAGES 97-101, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPT WHEN NOTED AS GRID BEARING (SEE NOTE # 9).
  - THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
  - THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
  - 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.
  - THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
  - ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED. (R) DENOTES RADIAL TO FRONT LOT LINE. (RR) DENOTES RADIAL TO REAR LOT LINE.
  - THIS INSTRUMENT WAS PREPARED BY: RICHARD A. PEDRAZA, IN THE OFFICES OF: ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
  - COORDINATES SHOWN HEREON ARE GRID COORDINATES. DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

*Handwritten:* SUPERVISION ENCLAVE AT WESTCHESTER

*Handwritten:* BOOK 113

*Handwritten:* PAGE 113

*Handwritten:* FLOOD ZONE 8

*Handwritten:* ZONING RT/SE

*Handwritten:* ROAD 30

*Handwritten:* SE 80-212

*Handwritten:* ZIP CODE 33477

*Handwritten:* PUD NAME

- LEGEND:
- Δ = CENTRAL ANGLE/DELTA
  - CH = CHORD
  - D.B. = DEED BOOK
  - D.P.E. = DRAINAGE EASEMENT
  - F.P. & L. = FLORIDA POWER AND LIGHT COMPANY
  - A = ARC LENGTH
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
  - L.W.D. = LAKE WORTH DRAINAGE DISTRICT
  - N.T.S. = NOT TO SCALE
  - O.P. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - P.P. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R = RADIUS (RADIAL)
  - R.F. = RADIAL TO FRONT LOT LINE
  - R.R. = RADIAL TO REAR LOT LINE
  - R/W = RIGHT OF WAY
  - U.E. = UTILITY EASEMENT
  - W.C. = WITNESS CORNER
  - ZLLME = ZERO LOT LINE MAINTENANCE EASEMENT
  - PCP = PERMANENT CONTROL POINT (PCP)
  - PRM = PERMANENT REFERENCE MONUMENT (PRM)
  - SET PRM #4380
  - CL = CENTERLINE

SAWGRASS LAKES HOMES PLAT BOOK 61, PAGES 175-176

\* THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT \*

0298-022

PLAT: ENCLAVE AT WESTCHESTER PRJ #: 96-012 CAD: 012PLATB

ATLANTIC - CARIBBEAN MAPPING, INC.

3062 JOG ROAD - GREENACRES, FLORIDA 33467

(561) 964-7884 - FAX (561) 964-1969

PROFESSIONAL SURVEYORS AND MAPPERS