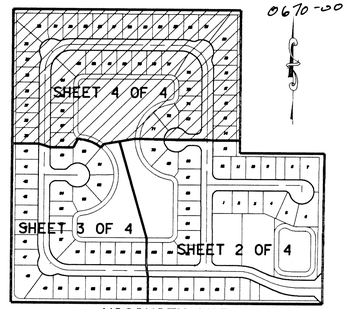
JOG ESTATES - P.U.D.

A PORTION OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST
BEING A REPLAT OF TRACTS 45,46,47 AND A PORTION OF TRACTS 34,35,36 AND 48, BLOCK 56
OF THE PALM BEACH FARMS COMPANY PLAT No.3, AS RECORDED IN PLAT BOOK 2, PAGE 45,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SHEET 4 OF 4 FEBRUARY, 1998

40 20 0 40 80 120
GRAPHIC SCALE
1" = 40'



VICINITY MAP
NOT TO SCALE

0670-001

27

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This plat was filed for recorded at _____ ____M. this _____day of _____, 19____, and duly recorded in Plat Book No. _____ on Page _____.
Dorothy H. Wilken, Clerk of the Circuit Court By _____D.C.

10 | 13 | TARA ESTATES P.U.D. (P.B.33, PGS.88 & 89 P.B.C.R.) | 14 | 22

N 795,623.651
E 933,572.228

30' RIGHT-OF-WAY (O.R.B. 1585, PG. 505, P.B.C.R.)

N 795,632.347
E 934,562.059

PLAT LIMITS

55' L.W.D.D. EASEMENT (O.R.B.5946,PAGE 1006 P.B.C.R.)

S89°57'51"E 989.84'

19.36'

TRACT " W-1 " (19,163 SQ.FT.)

S89° 57'51"E 989.85'

10' L.W.D.D. EASEMENT (O.R.B. 10394, PAGE 1247)

TRACT "D-4" 2204 ø

TRACT "D-3" 2064 ø

TRACT "D-2" 2303 ø

10'U.E.

15' U.E.

20' D.E.

20' L.M.E.

S89° 57'51"W 481.52'

JOG PALM DRIVE
TRACT " A"
(261,878 SQ.FT.)

7.00' N44° 59'41"W

7.00' N44° 59'49"E

N89° 57'51"W 377.13'

TRACT 35

TRACT 36

TRACT 34

TRACT 37
PALM BEACH FARMS COMPANY
PLAT No. 3
(P.B. 2, PG 45 P.B.C.R.)

TRACT 33
PALM BEACH FARMS COMPANY
PLAT No. 3
(P.B. 2, PG 45 P.B.C.R.)

N00°01'32"W 1285.12' (TOTAL)

S00°02'31"E 624.82' (TOTAL)

TRACT " B-3" (39,077 SQ.FT.)

TRACT " B-2" (14,480 SQ.FT.)

15'LANDSCAPE BUFFER

LAKE
WATER MANAGEMENT
TRACT " L-2"
(246,357 SQ.FT.)
SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN (O.R.B. 10169, PG. 1701-1707) PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

EAST LINE TRACT 36 = WEST LINE TRACT 35

ASTON LANE
TRACT " A"
(261,878 SQ.FT.)

MATCH LINE
SEE SHEET 3 OF 4

MATCH LINE
SEE SHEET 2 OF 4

SURVEYOR'S NOTES:

1. ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT No.5709 (P.R.M.)
2. O DENOTES SET PERMANENT CONTROL POINTS No.5709 (P.C.P.)
3. 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 SUB-ORDINATE TO THOSE WITH THEIR PRIORITES BEING DETERMINED BY USE RIGHTS GRANTED.
4. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE EAST ONE-HALF OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 00°24'17" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
6. 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.
7. P.U.D. DENOTES PLANNED UNIT DEVELOPMENT.
   D.E. DENOTES DRAINAGE EASEMENT.
   U.E. DENOTES UTILITY EASEMENT.
   P.O.B. DENOTES POINT OF BEGINNING.
   P.O.C. DENOTES POINT OF COMMENCEMENT.
   P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER.
   O.R.B. DENOTES OFFICIAL RECORDS BOOK.
   L.M.E. DENOTES LAKE MAINTENANCE EASEMENT.
   P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS.
   L.M.A.E. DENOTES LAKE MAINTENANCE ACCESS EASEMENT.
   S.D.E. DENOTES SWALE DRAINAGE EASEMENT.
   D.T. DENOTES DRAINAGE TRACT.
   (N.R.) DENOTES NON-RADIAL.
   PBCO DENOTES PALM BEACH COUNTY
   CM DENOTES CONCRETE MONUMENT
   △ DENOTES G.P.S. MONUMENT
   CB DENOTES CHORD BEARING
8. ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED.
9. NOTICE; This plat, as recorded in its graphic form, is the official depiction of the subdivided lands desribed herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

CONSUL-TECH ENGINEERING, INC.
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
FOURTH FLOOR
50 EAST SAMPLE ROAD
POMPANO BEACH, FLORIDA 33064

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Erin
23-MAR-1998 14:56

11/16/97

SUBDIVISION Jog Estates
BOOK 84 PAGE 27
FLOOD ZONE X FLOOD MAP # 0654
QUAD # 35 ZONING PUD
SE 94-93 ZIP CODE 33437
TAZ 967
PUD NAME Jog Estates