

# BRISTOL POINTE

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY

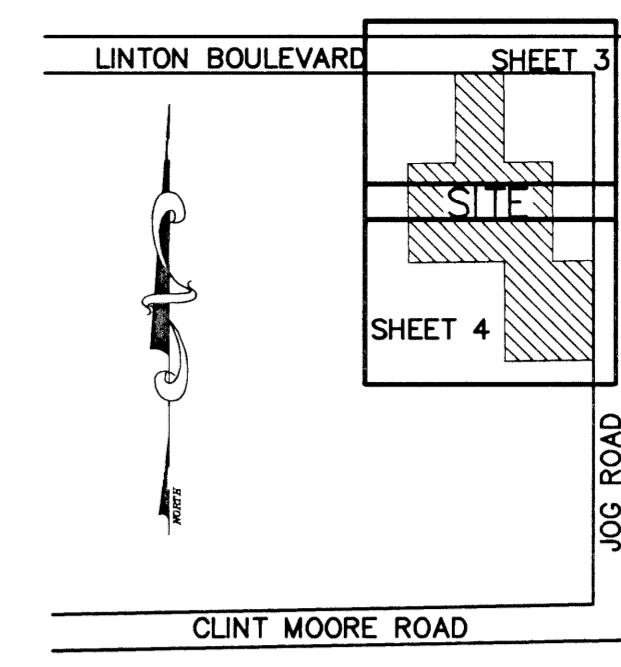
DAVID P. LINDLEY

OF

**CAULFIELD and WHEELER, INC.**

SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
MAY - 1998

FND PBC MONUMENT "DAKOTA"  
N 766311.9565  
E 935369.5898



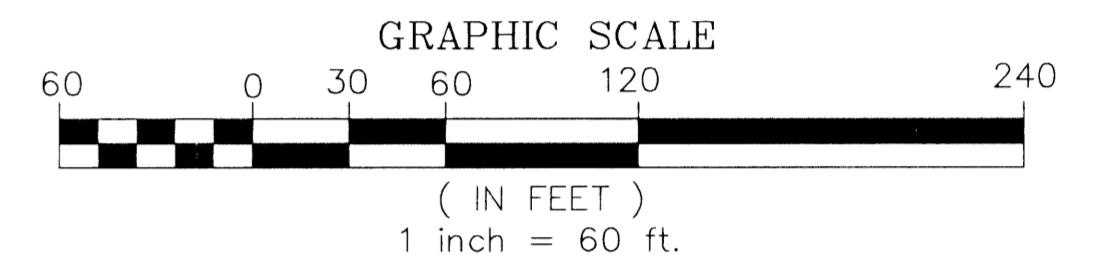
189

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 1998 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 3 OF 4

LOCATION/KEY MAP N.T.S.



### NOTES COORDINATES, BEARINGS AND DISTANCES

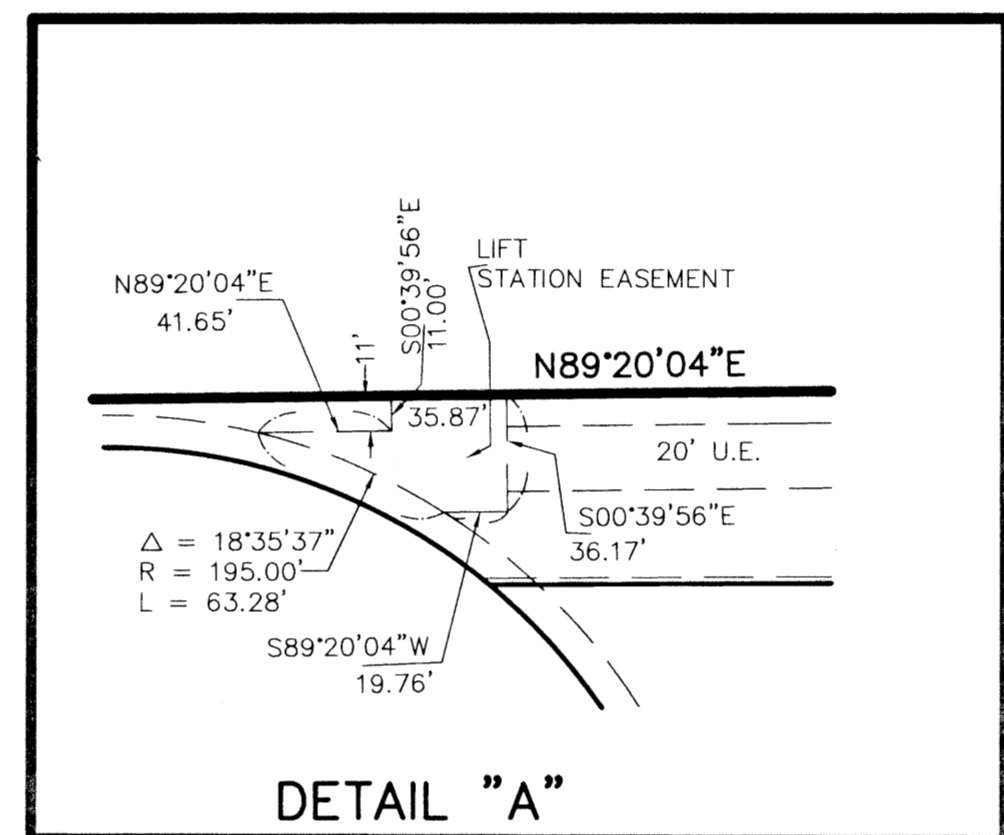
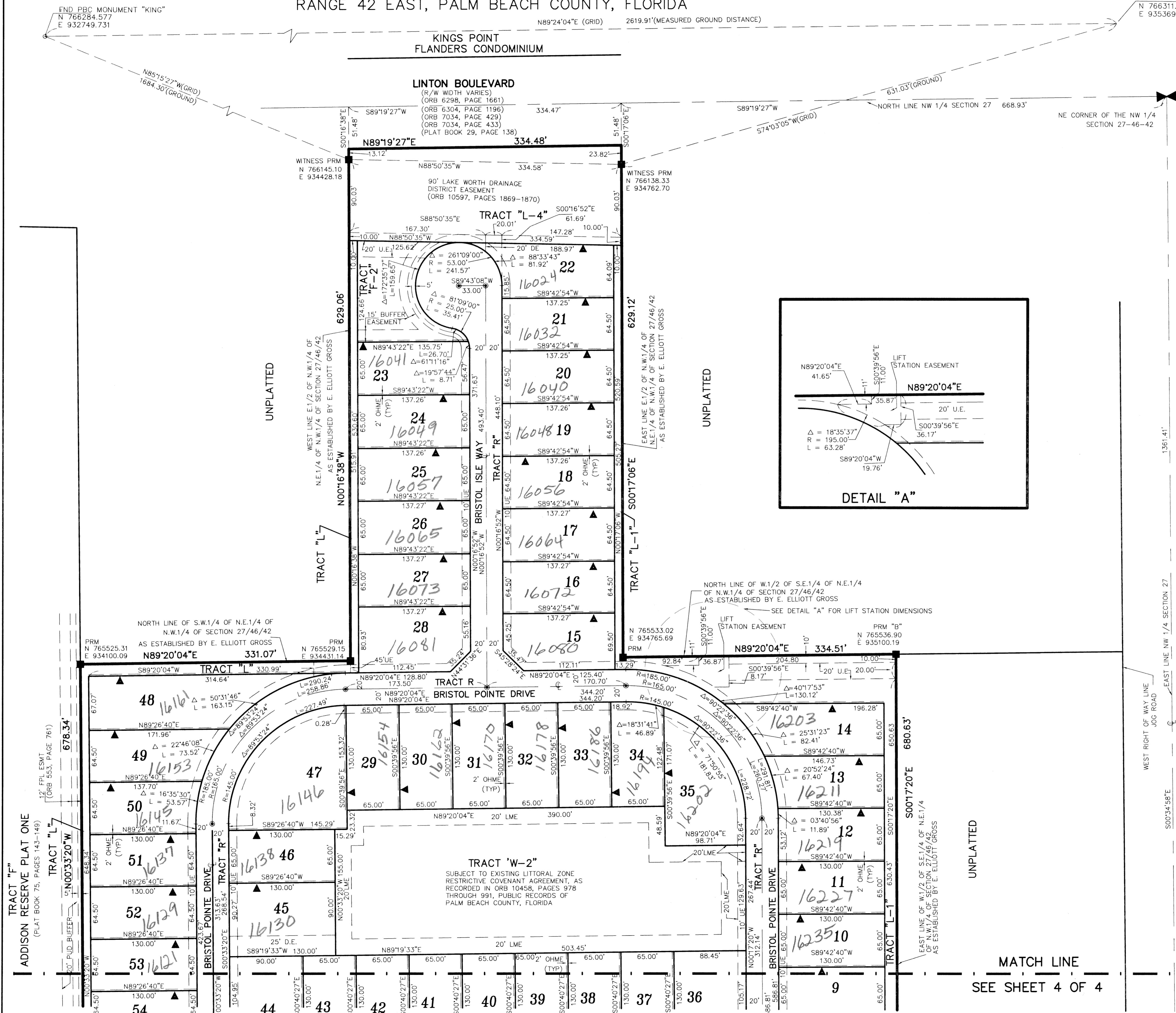
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000242  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
S89°21'44"W(PLAT BEARING) 00°00'07" = BEARING ROTATION (PLAT TO GRID) CLOCKWISE  
S89°21'51"W(GRID BEARING) SOUTH LINE THIS PLAT

### SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ▲ - DENOTES ZERO LOT LINE SIDE OF LOT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO "ADDITION RESERVE PLAT ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 143 - 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BASED UPON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEARING S 89°19'27" W.
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- ORB - DENOTES OFFICIAL RECORDS BOOK.
- ALL INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED 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 PALM BEACH COUNTY.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- - DENOTES PERMANENT CONTROL POINT
- OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FUND
- TYP - DENOTES TYPICAL
- NO. - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- CL - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE

### TABULAR DATA

TOTAL AREA THIS PLAT	30.048 ACRES
AREA OF PRIVATE ROAD(TRACTS "R", "R-1")	4.519 ACRES
AREA OF RESIDENTIAL	16.076 ACRES
AREA OF LAKES(TRACTS W THROUGH W-2)	4.881 ACRES
AREA OF RECREATION(TRACT F,F-1,F-2)	1.297 ACRES
AREA OF TRACT L THROUGH L-5	3.275 ACRES
TOTAL NUMBER OF UNITS	76 UNITS
DENSITY PROPOSED THIS PLAT	2.53 UNITS/ACRE
USE - PATIO HOME	
PETITION NO. 97-116	



JOG ROAD  
(120' RIGHT-OF-WAY)  
(ORB 5833, PAGE 999)  
(ORB 3448, PAGE 436)  
(ORB 10479, PAGE 1653)

ADDITION RESERVE PLAT ONE  
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STANDARD # B  
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SE 97-116  
TAZ  
CTD NAME Bristol Pointe

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