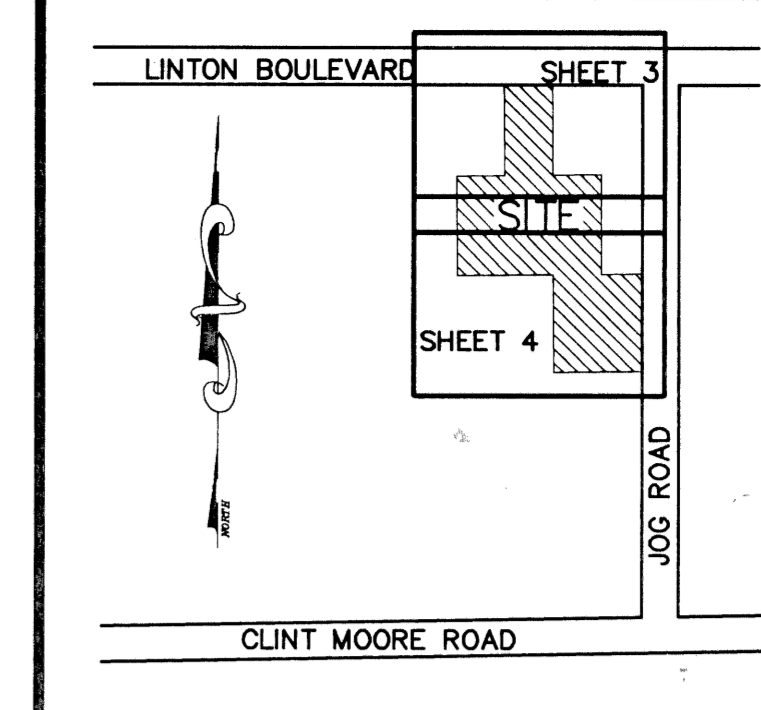


BRISTOL POINTE

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

0729-001



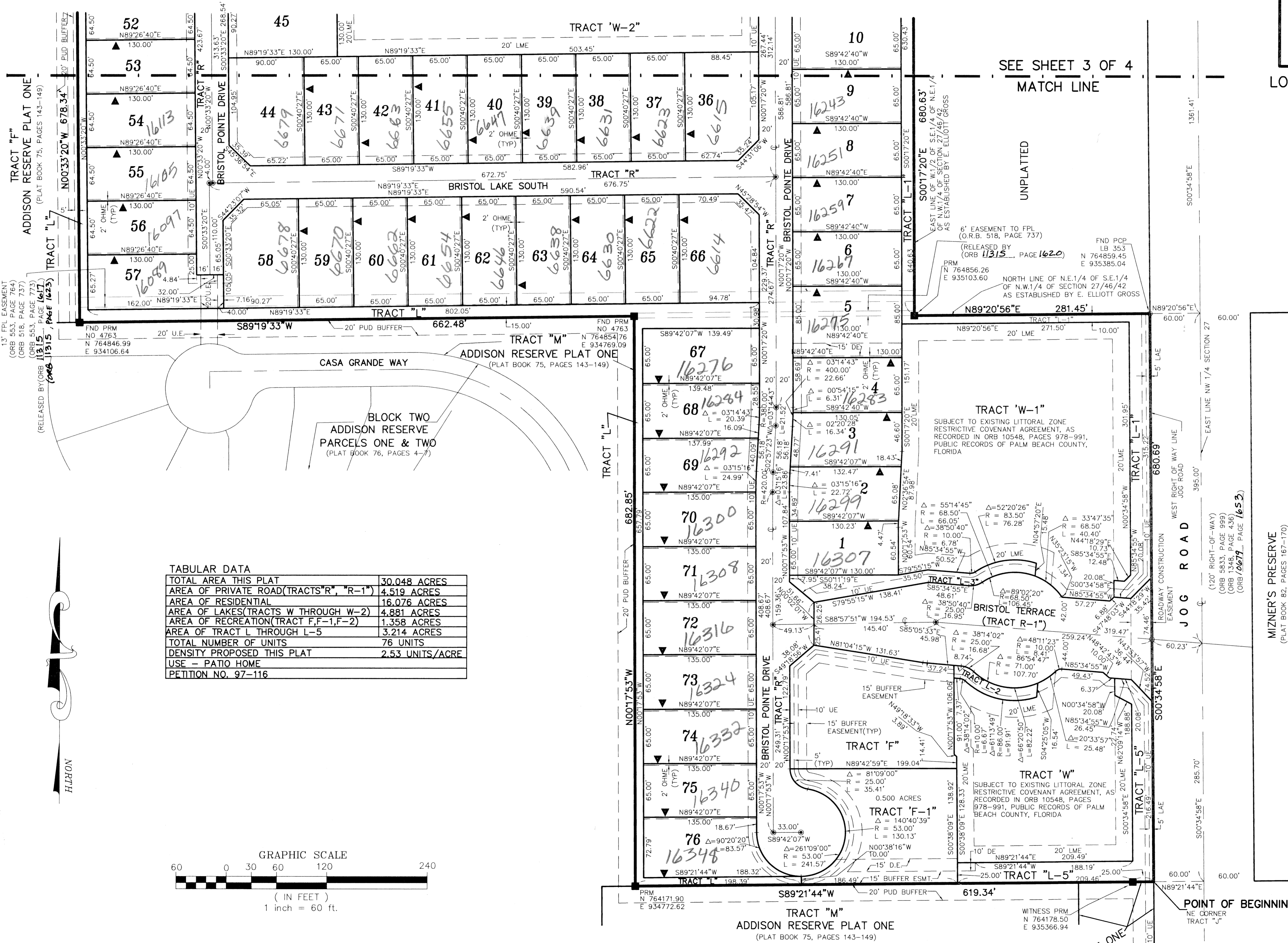
190

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 4 OF 4



TRACT "F"
ADDISON RESERVE PLAT ONE
(PLAT BOOK 75, PAGES 143-149)

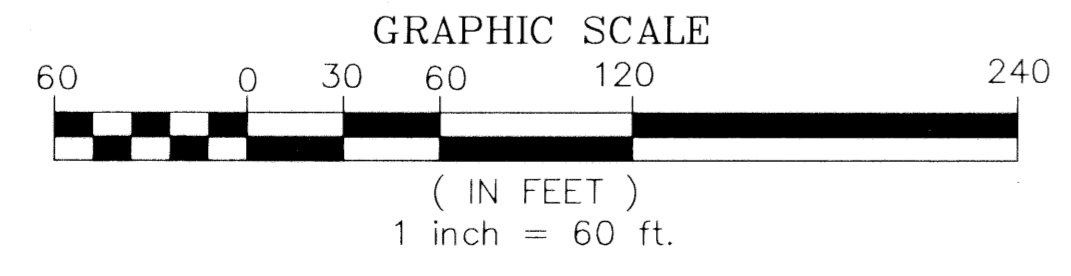
TRACT "L"
(RELEASED BY ORB 11315, PAGE 1253)

TRACT "M"
ADDISON RESERVE PLAT ONE
(PLAT BOOK 75, PAGES 143-149)

TRACT "J"
ADDISON RESERVE PLAT ONE
(PLAT BOOK 75, PAGES 143-149)

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)	1.358 ACRES
AREA OF TRACT L THROUGH L-5	3.214 ACRES
TOTAL NUMBER OF UNITS	76 UNITS
DENSITY PROPOSED THIS PLAT	2.53 UNITS/ACRE
USE - PATIO HOME	
PETITION NO. 97-116	



NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1989 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
S89°21'51"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE THIS PLAT CLOCKWISE

- 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 APPROPRIATE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - ▲ - DENOTES ZERO LOT LINE SIDE OF LOT.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO "ADDISON 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.
 - PRM - 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
 - LINE 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
 - PM - DENOTES PERMANENT CONTROL POINT
 - OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
 - N.T.S. - DENOTES NOT TO SCALE
 - FOUND - DENOTES FOUND
 - TYP - DENOTES TYPICAL
 - NO - DENOTES NUMBER
 - MEAS - DENOTES MEASURED
 - CL - DENOTES CENTERLINE
 - CONC - DENOTES CONCRETE

BRISTOL POINTE
PAGE 190
FLOOD HAZARD ZONING PUD
QUAD 51
SE 97-116
TAZ
PUD NAME Bristol Pointe