

SMITH DAIRY WEST P.U.D.-PLAT No. 10
 BEING A REPLAT OF PART OF BLOCKS 38 AND 39 OF PALM BEACH FARMS
 COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES
 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 IN PART OF SECTION 4, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA
 SHEET 2 OF 5
 OCTOBER 1998

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

SMITH FARM MASTER ASSOCIATION, INC. HEREBY
ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS
STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE
OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11 DAY OF
May, 1999.

SMITH FARM MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS:

BY:

T.R. Beer
T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO
ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT
OF SMITH FARM MASTER ASSOCIATION, INC., A CORPORATION,
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED
SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT
THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE
SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID
INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID
INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF
May, 1999.

MY COMMISSION EXPIRES:
10/5/2002
C.C. 766787

Ashley Rosenblum
NOTARY PUBLIC

SURVEYOR'S NOTES

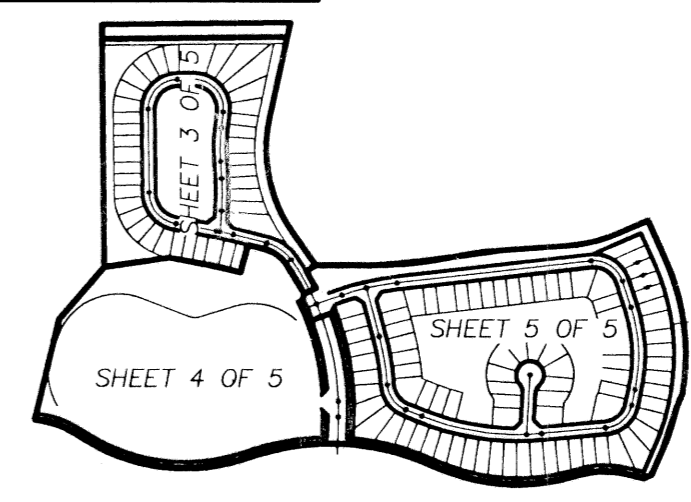
- PLAT POSITION AND ORIENTATION
 A. COORDINATES SHOWN ARE GRID
 B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 C. ZONE = FLORIDA EAST
 D. LINEAR UNIT = U.S. SURVEY FOOT
 E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 F. ALL DISTANCES ARE GROUND
 G. SCALE FACTOR = 1.0000326
 H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: L.B. 4318
- PERMANENT CONTROL POINTS ARE SHOWN THUS: P.C.P. L.B. 4318
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF
NORTH 76° 23' 31" WEST ALONG THE NORTH LINE OF SMITH DAIRY WEST
P.U.D. - PLAT NO 9, AS RECORDED IN PLAT BOOK 82, PAGES 181-183
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH
COUNTY ZONING REGULATIONS.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS
SHALL BE PLACED ON ANY EASEMENT ACCESS TRACT OR STREET WITHOUT PRIOR WRITTEN APPROVAL OF
ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR
PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THERE SHALL BE NO ABOVE GROUND IMPROVEMENTS WHERE
UTILITY EASEMENTS OVERLAP LAKE MAINTENANCE EASEMENTS
- THE RIGHT, TITLE, INTEREST, CLAIM, AND DEMAND OF ABSOLUTE, INC.,
WEST PENINSULAR TITLE COMPANY, MINERAL LAND, INC. AND JOAN E.
ODELL 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.

LAND USE:


OAK BLUFF WAY TRACT 1	1.29 AC.
COPPERFIELD CIRCLE	3.58 AC.
OAK BLUFF WAY TRACT 2	2.30 AC.
PRESTWICK COURT	0.35 AC.
TRACT 1	0.91 AC.
TRACT B-1	0.67 AC.
TRACT B-2	4.17 AC.
TRACT B-3	0.41 AC.
TRACT B-4	0.04 AC.
TRACT B-5	0.17 AC.
TRACT B-6	0.23 AC.
TRACT OS-1	0.05 AC.
TRACT A	12.80 AC.
WATER MANAGEMENT TRACT NO. 13	4.70 AC.
WATER MANAGEMENT TRACT NO. 14	4.42 AC.
LOTS	21.84 AC.
TOTAL	57.84 AC.

PETITION NUMBER PPD 94-77
PODS M,N AND O
TYPE OF USE: ZERO LOT LINE
NUMBER OF LOTS = 146
DENSITY = 2.5 DU/AC.

SHEET INDEX



Smith Dairy West Plat #10
 PAGE 178
 BLOCK MAP 170A
 ZONING PUD
 ZONING CODE 33467
 PUD NAME Smith Dairy West

SCALE:		NICK MILLER, INC. Surveying & Mapping Consultants
DATE: OCT. 1998		
SMITH DAIRY WEST P.U.D.- PLAT No.10		
2560 RCA Blvd. Suite 105 Palm Beach Gardens, Florida 33410 (561) 627-5200 D.B.P.R. Business License No. 4318	DRAWING NUMBER 94014FT	