

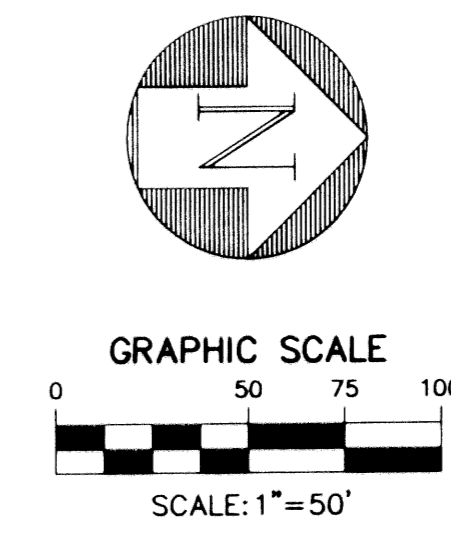
COLONY PARK P.U.D.

0757-001

161

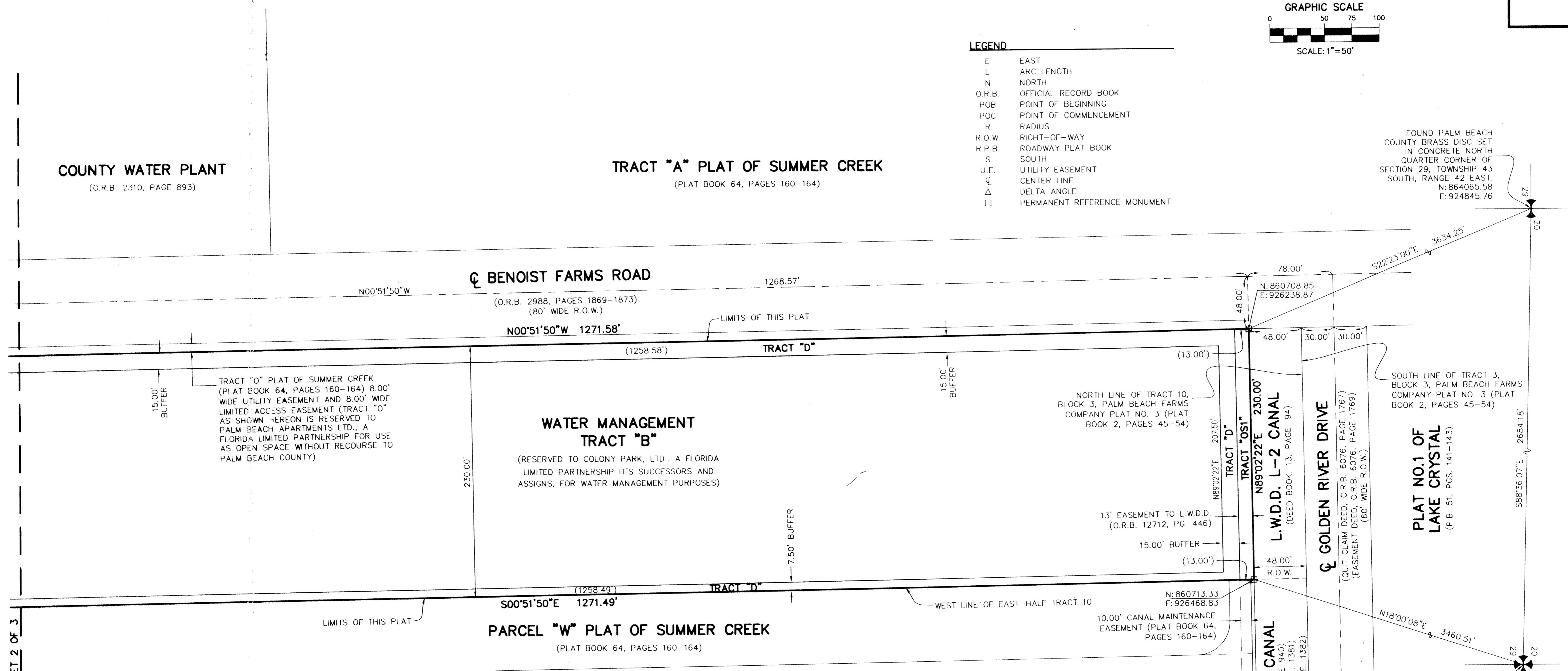
Being a replat of portions of Tracts 10, 11, and 18 of Block 3 of the Plat of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45, through 54, inclusive, of the Public records of Palm Beach County, Florida. Lying in Sections 29 and 32, Township 43 South, Range 42 East, Palm Beach County, Florida.

SHEET 3 OF 3
JULY 2001



LEGEND

E	EAST
L	ARC LENGTH
N	NORTH
O.R.B.	OFFICIAL RECORD BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
R.O.W.	RIGHT-OF-WAY
R.P.B.	ROADWAY PLAT BOOK
S	SOUTH
U.E.	UTILITY EASEMENT
⊙	CENTER LINE
Δ	DELTA ANGLE
□	PERMANENT REFERENCE MONUMENT



COUNTY WATER PLANT
(O.R.B. 2310, PAGE 893)

TRACT "A" PLAT OF SUMMER CREEK
(PLAT BOOK 64, PAGES 160-164)

⊙ BENOIST FARMS ROAD
(O.R.B. 2988, PAGES 1869-1873)
(80' WIDE R.O.W.)

TRACT "O" PLAT OF SUMMER CREEK
(PLAT BOOK 64, PAGES 160-164) 8.00' WIDE UTILITY EASEMENT AND 8.00' WIDE LIMITED ACCESS EASEMENT (TRACT "O" AS SHOWN HEREON IS RESERVED TO PALM BEACH APARTMENTS LTD., A FLORIDA LIMITED PARTNERSHIP FOR USE AS OPEN SPACE WITHOUT RECOURSE TO PALM BEACH COUNTY)

WATER MANAGEMENT TRACT "B"
(RESERVED TO COLONY PARK, LTD., A FLORIDA LIMITED PARTNERSHIP ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES)

PARCEL "W" PLAT OF SUMMER CREEK
(PLAT BOOK 64, PAGES 160-164)

FOUND PALM BEACH COUNTY BRASS DISC SET IN CONCRETE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST.
N: 864065.58
E: 924845.76

SOUTH LINE OF TRACT 3, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54)

PLAT NO. 1 OF LAKE CRYSTAL
(P.B. 51, PGS. 141-143)

FOUND PALM BEACH COUNTY BRASS DISC SET IN CONCRETE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST.
N: 864007.41
E: 927529.38

SITE DATA

PETITION #	PPD 99-76(A)
SECTION 28	TOWNSHIP 43 RANGE 42
TOTAL AREA	= 16.28 ACS.
WATER MANAGEMENT AREA	= 5.85 ACS.
REC. AREA PROVIDED	= 1.16 ACS.
RESIDENTIAL DEVELOPMENT TRACT AREA	= 7.20 ACS.
BUFFER TRACTS	= 2.00 ACS.
OPEN SPACE	= 0.07 ACS.

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PAGE 161
FLORIDA MAP # 1504
ZONING # 96
TAX 1065
PUD NAME Colony Park P.U.D.

MATCH LINE SEE SHEET 2 OF 3

COLONY PARK P.U.D.

DATE	02/14/2001
SCALE	1" = 50'
CAD FILE	95513PLAT.dwg
SDSK PROJECT	95513
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

SHEET	3/3
JOB NO.	95513.00