

# A PART OF FOUNTAINS SOUTH, A PLANNED UNIT DEVELOPMENT (P. U. D.) ENCLAVE AT THE FOUNTAINS PLAT NO. 3

A REPLAT OF A PORTION OF TRACTS 49 AND 53 THRU 59, BLOCK 31, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

FOUNTAINS SOUTH GOLF COURSE  
(P. B. 67, PG. 16-22)

CURVE TABLE

Curve #	Radius	Delta	Arc length
C1	150.00'	62°52'20"	164.60'
C2	165.00'	6°34'37"	18.94'
C3	165.00'	10°10'50"	52.36'
C4	165.00'	6°59'00"	20.12'
C5	25.00'	62°24'40"	35.96'
C6	25.00'	43°01'06"	1.75'
C7	60.00'	54°51'20"	57.44'
C8	60.00'	24°43'16"	25.09'
C9	25.00'	60°37'44"	26.45'
C10	25.00'	16°51'24"	7.36'
C11	59.00'	51°01'55"	52.55'
C12	91.00'	26°46'33"	42.53'
C13	91.00'	35°46'53"	56.03'
C14	25.00'	12°01'16"	5.25'
C15	25.00'	44°16'55"	19.32'
C16	60.00'	31°45'39"	33.26'
C17	60.00'	52°29'46"	54.97'
C18	25.00'	65°19'33"	20.50'
C19	25.00'	21°06'13"	4.21'
C20	165.00'	6°55'07"	19.92'
C21	170.00'	13°24'14"	34.77'
C22	170.00'	15°49'38"	46.96'
C23	170.00'	15°56'20"	47.29'
C24	170.00'	16°32'27"	49.00'
C25	170.00'	16°27'12"	48.02'
C26	170.00'	16°29'27"	48.93'
C27	170.00'	14°09'40"	42.02'
C28	170.00'	0°11'04"	0.55'
C29	145.00'	5°34'20"	14.70'
C30	145.00'	27°45'12"	44.93'
C31	145.00'	20°37'19"	52.19'
C32	145.00'	16°24'27"	40.68'
C33	145.00'	11°58'42"	30.31'
C34	127.25'	11°22'33"	25.27'
C35	127.25'	11°22'33"	25.27'
C36	100.00'	34°08'11"	59.50'
C37	100.00'	13°43'44"	23.96'
C38	440.00'	6°10'03"	48.39'
C39	440.00'	1°26'00"	11.26'
C40	130.00'	55°47'54"	126.60'
C41	130.00'	19°54'58"	45.19'
C42	125.00'	12°34'12"	27.42'

State of Florida  
County of Palm Beach

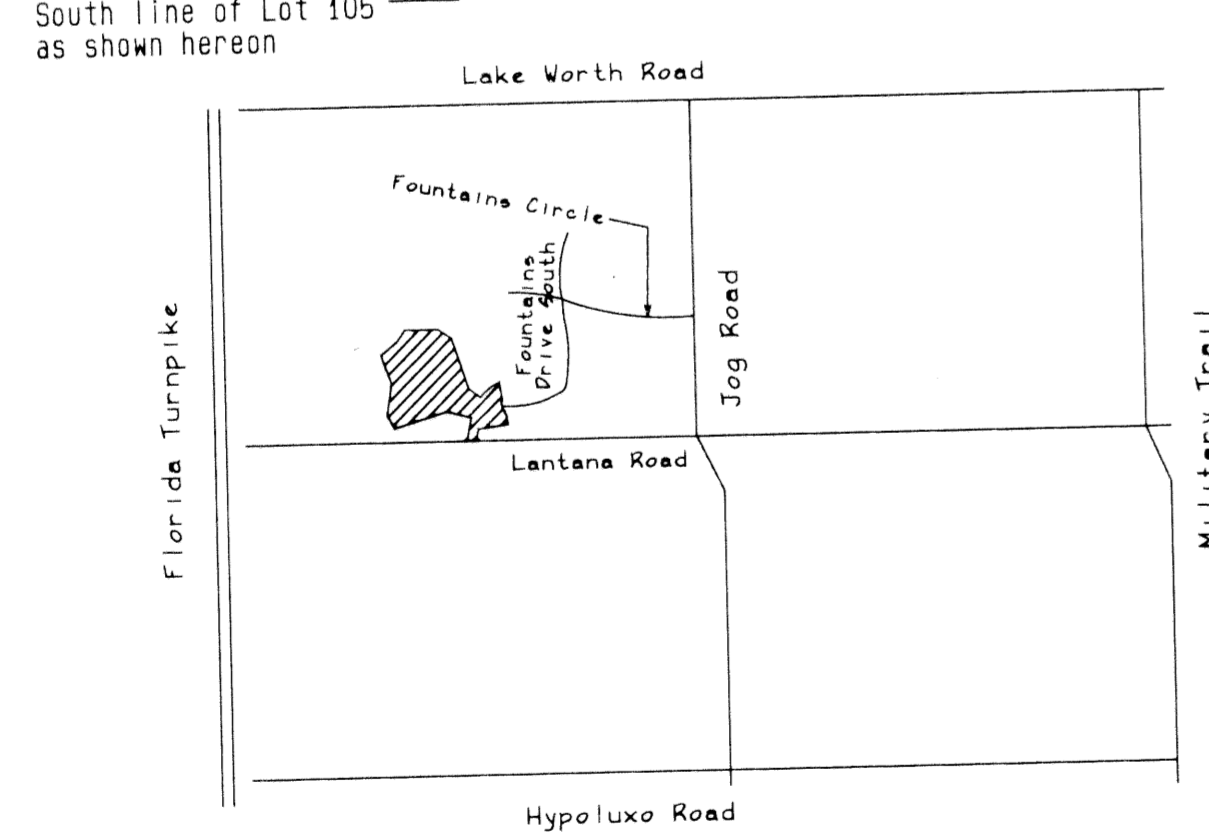
This plat was filed for record at  
M. this day of  
2001 and duly recorded in Plat Book  
on Pages

Dorothy H. Wilkens,  
Clerk of the Court

By: \_\_\_\_\_ D. C.

### NOTES:

- ⊙ P.R.M. Indicates Permanent Reference Monument (4"x4" concrete monument #4717)
  - P.C.P. indicates Permanent Control Point
- Bearings as shown hereon are based upon the South line of the Southwest quarter of Section 34, Township 44 South, Range 42 East, Palm Beach County Florida, having an assumed bearing of North 87°23'13" West and all other bearings are relative thereto.
- B.M. elev. where indicated refers to benchmark elevation.
- Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 and are based on Palm Beach County Benchmark "Patriot"; elevation = +19.175'
- Gross area 619,685 square feet 14.226 acres  
Net area 619,685 square feet 14.226 acres
- 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.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all beneficiaries and all applicable County approvals or permits as required for encroachments.
- 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 this county.
- All bearings intersecting curves shown hereon non-radial unless noted as radial.
- State Plane Coordinates shown hereon are grid datum, NAD 83, 1990 adjustment, Florida East Zone, Coordinate System 1983 State Plane, Transverse Mercator Projection  
Linear Unit = US Survey foot  
All distances are ground  
Scale Factor = 1.000029796  
Ground Distance X Scale Factor = Grid Distance (Counter Clockwise)  
N 82°00'00" E (plat bearing) - 01°00'22" Bearing Rotation  
N 80°59'38" E (grid bearing) (Plat to Grid)



- LEGEND:
- R/W - Right-of-Way
  - ID - Identification
  - LB - Licensed Business
  - S.F. - Square Footage
  - CL - Centerline
  - ORB - Official Records Book
  - Q/A - of Acre
  - Sub - Subdivision
  - PA - Plat Book
  - No. - Number
  - R.O. - Roof Overhang Easement
  - ME - Maintenance Easement
  - U.E. - Utility Easement
  - LM - Lake Maintenance Easement
  - D.E. - Drainage Easement
  - R - Radius
  - A - Arc length
  - central angle
  - POC - Point of Commencement
  - o - Permanent Control Point

Southwest corner  
Section 34-44-42  
Found Palm Beach  
County Brass Disc

SCALE: 1" = 60'  
GRAPHIC SCALE



Prepared By:  
**DENI ASSOCIATES**  
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PHONE (954)-720-1042

Enclave at Fountains  
SUBMITTER  
92 B  
FLOOD MAP  
ZONING RS/SE  
ZIP CODE  
33463  
3319  
PUD NAME  
Enclave at Fountains