

HYPOLUXO/HAVERHILL P.U.D. - PLAT ONE

PLANNED UNIT DEVELOPMENT
A PARCEL OF LAND LYING IN
SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 9 AUGUST, 2001

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:57 A.M.
The 5th day of November 2002
and duly recorded in Plat Book No. 94
on page 31-39
ROBERT H. WALKER, Clerk of Circuit Court
by Charles D. Robbins C.C.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTBROOKE COMPANIES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS HYPOLUXO/HAVERHILL P.U.D., PLAT ONE, AND LYING IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 2, THENCE NORTH 00°20'41" WEST, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 157.89 FEET; THENCE SOUTH 89°39'19" WEST, A DISTANCE OF 60.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 45°19'28" WEST, A DISTANCE OF 57.23 FEET; THENCE NORTH 89°00'24" WEST, ALONG A LINE PARALLEL WITH AND 115.50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 449.19 FEET; THENCE SOUTH 89°43'58" WEST, A DISTANCE OF 250.00 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HYPOLUXO ROAD AS CONVEYED IN OFFICIAL RECORDS BOOK 6307, PAGE 1803 AND OFFICIAL RECORDS BOOK 6324, PAGE 1902 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH 89°00'24" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 330.82 FEET TO A POINT ON THE WEST LINE OF THE SOUTH ONE-HALF OF THE WEST ONE-QUARTER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE NORTH 00°23'01" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1217.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE WEST ONE-QUARTER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE SOUTH 89°22'42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 332.12 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE SOUTH 89°47'11" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 969.64 FEET; THENCE SOUTH 00°20'41" EAST, ALONG A LINE PARALLEL WITH AND 40.00 FEET WEST OF THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 848.80 FEET; THENCE SOUTH 12°03'42" WEST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 00°20'41" EAST, ALONG A LINE PARALLEL WITH AND 51.00 FEET WEST OF THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 280.10 FEET; THENCE NORTH 89°39'22" EAST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 00°20'41" EAST, ALONG A LINE PARALLEL WITH AND 40.00 FEET WEST OF THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 296.23 FEET; THENCE SOUTH 00°23'01" WEST, A DISTANCE OF 430.10 FEET; THENCE SOUTH 00°20'41" EAST, ALONG A LINE PARALLEL WITH AND 49.50 FEET WEST OF THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 225.00 FEET; THENCE SOUTH 12°03'46" WEST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 00°20'41" EAST, ALONG A LINE PARALLEL WITH AND 60.50 FEET WEST OF THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 279.98 FEET TO THE POINT OF BEGINNING. CONTAINING 63.87 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LAND SHOWN HEREON FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "OS1" THROUGH "OS9" AS SHOWN HEREON, ARE HEREBY RESERVED FOR COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "BT1" AND "BT2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT "BT2" IS SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS SET FORTH IN OFFICIAL RECORD BOOK 13107, PAGE 1258 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "L1", (THE WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 12822, PAGE 299, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

11. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WESTBROOKE COMPANIES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT, THIS 19 DAY OF December, 2001.

WESTBROOKE COMPANIES, INC.
A FLORIDA CORPORATION

BY: Harold L. Eisenacher
HAROLD L. EISENACHER,
EXECUTIVE VICE-PRESIDENT

WITNESS: Mark A. Bidwell

PRINT NAME: MARK A. BIDWELL

WITNESS: David F. Webber

PRINT NAME: DAVID F. WEBBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED HAROLD L. EISENACHER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE-PRESIDENT OF WESTBROOKE COMPANIES, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF December, 2001.

NOTARY PUBLIC: Elizabeth R. Boudette

PRINT NAME: Elizabeth R. Boudette

MY COMMISSION EXPIRES: 8/25/02
COMMISSION NO. CC 770446

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF DADE

COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, 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 AND SHOWN HEREON, DATED THIS 19 DAY OF December, 2001.

COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC.

BY: Harold L. Eisenacher
HAROLD L. EISENACHER, PRESIDENT

WITNESS: Mark A. Bidwell

PRINT NAME: MARK A. BIDWELL

WITNESS: David F. Webber

PRINT NAME: DAVID F. WEBBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED HAROLD L. EISENACHER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF COCOPLUM PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 19 DAY OF December, 2001.

NOTARY PUBLIC: Elizabeth R. Boudette

PRINT NAME: Elizabeth R. Boudette

MY COMMISSION EXPIRES: 8/25/02
COMMISSION NO. CC 770446

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10588, AT PAGE 1114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF October, 2001.

WASHINGTON MUTUAL, F.A.
A FEDERAL ASSOCIATION

BY: Terri L. Stalls
TERRI L. STALLS, Vice President

WITNESS: Terri L. Stalls

PRINT NAME: Terri L. Stalls

WITNESS: Robert C. Webb

PRINT NAME: ROBERT C. WEBB

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED Terri L. Stalls WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. OF WASHINGTON MUTUAL, F.A. A FEDERAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 26th DAY OF December, 2001.

NOTARY PUBLIC: Terri L. Stalls

PRINT NAME: Terri L. Stalls

MY COMMISSION EXPIRES: 9/18/02
Commission No. CC 767493

SITE PLAN DATA HYPOLUXO/HAVERHILL P.U.D.

ZONING PETITION NO. _____ PDD 2000-115
TOTAL AREA _____ 63.87 ACRES
TOTAL DWELLING UNITS _____ 151 SINGLE FAMILY
ZERO LOT LINE _____
DENSITY _____ 2.37 D.U./ACRE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES D. ROBBINS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WESTBROOKE COMPANIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: January 3, 2002
BY: Charles D. Robbins
CHARLES D. ROBBINS, ESQUIRE

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 19 DAY OF December, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: George F. Webb
GEORGE F. WEBB, P.E. EDWIN A. SACK, P.E.
COUNTY ENGINEER EDWIN A. SACK, P.E.
DATE: 2/26/02 George F. Webb, P.E.

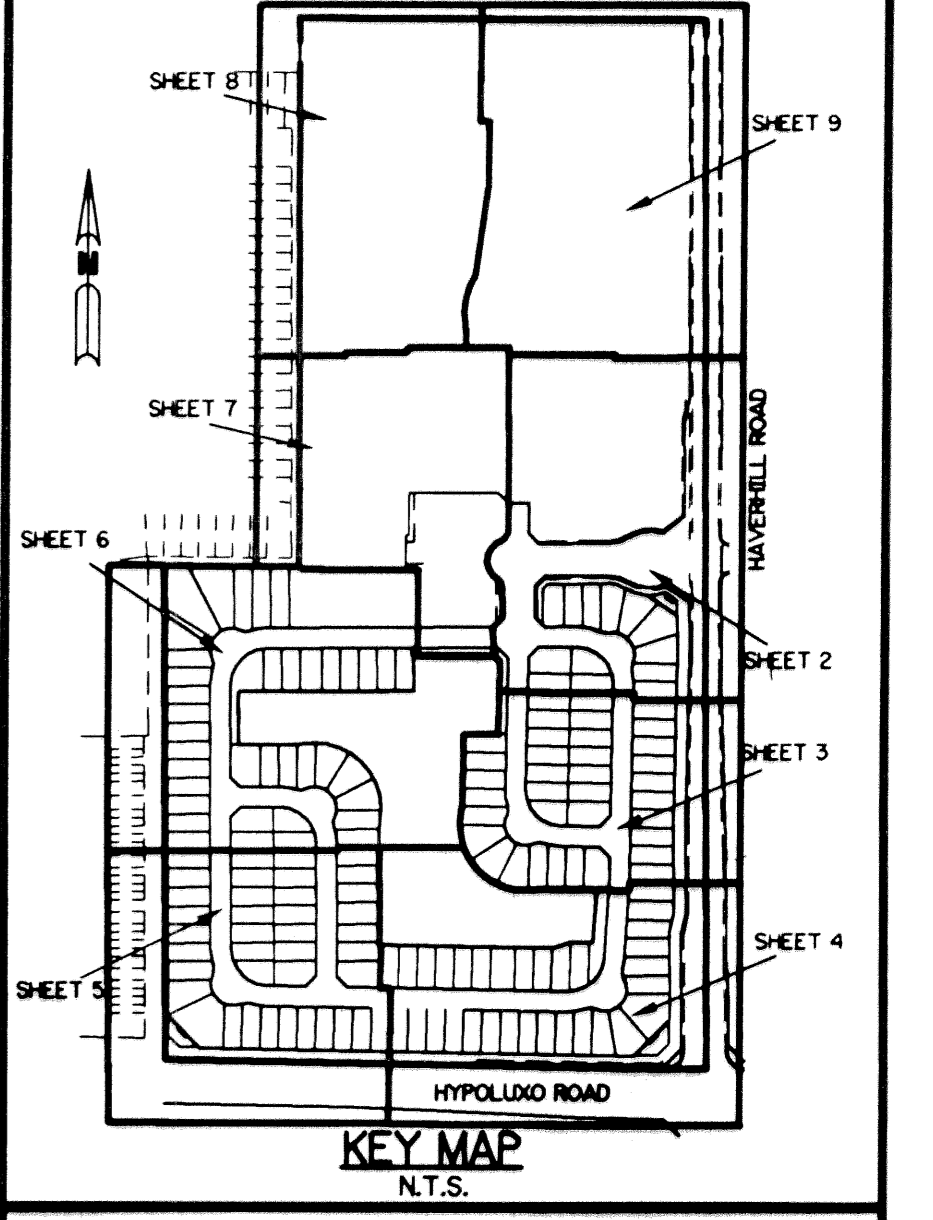
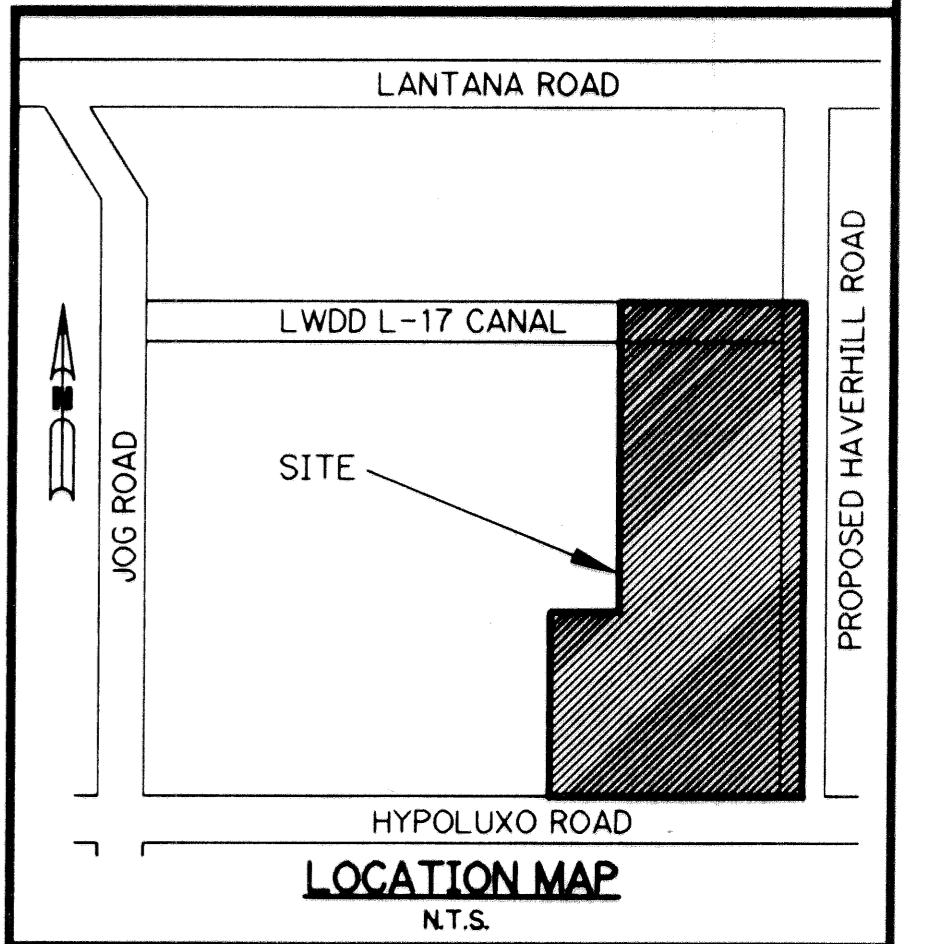
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

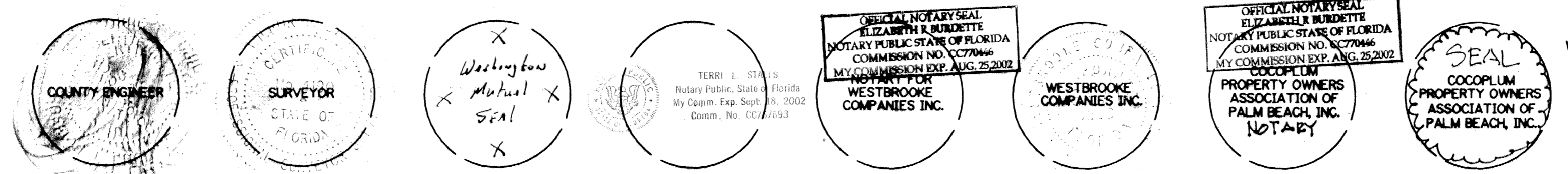
BY: Wilbur F. Divine
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA
DATE: 1/9/02

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE SYSTEM OF NAD83 (1990 ADJUSTMENT). THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2-45-42 BEING S89°00'24"E (GRID).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- 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.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000034481
S 89°00'24" E (PLAT BEARING)
S 89°00'24" E (GRID BEARING) (PLAT = GRID)



SUBDIVISION Hypoluxo/Haverhill PUD
BOOK 94 PAGE 31
ELOOD MARK 17515
ZONING PUD
ZIP CODE 33463
TAX 434
PUD NAME Hypoluxo/Haverhill



THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB-6674
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA