

PLAT NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND RELATIVE TO THE NORTH LINE OF PIONEER ROAD BEARING SOUTH 89°58'48" WEST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. OF 1929) AS ESTABLISHED FROM PALM BEACH COUNTY ENGINEERING BENCHMARK DESCRIBED AS FOLLOWS: NAIL & TIN TAB IN TOP OF CURB @ NORTH WEST CORNER BENOIST FARMS ROAD & SOUTHERN BOULEVARD, ELEVATION = 21.36
3. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
4. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, THE SCALE FACTOR USED IS 1.000025. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE. ROTATION = 00°58'47" PLAT TO GRID (COUNTER CLOCKWISE ROTATION).
5. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
6. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
7. 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, FLORIDA.
8. ALL LINE INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

MOUNTS, P.U.D.

A PORTION OF TRACT 43, BLOCK 6, AND PORTION OF TRACTS 7, 8, 9 AND 10, BLOCK 12 AND A PORTION OF THE ROAD RESERVATION BETWEEN BLOCKS 6 AND 12
PALM BEACH FARMS COMPANY PLAT NO. 3, (P.B. 2, PG. 46)
 BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

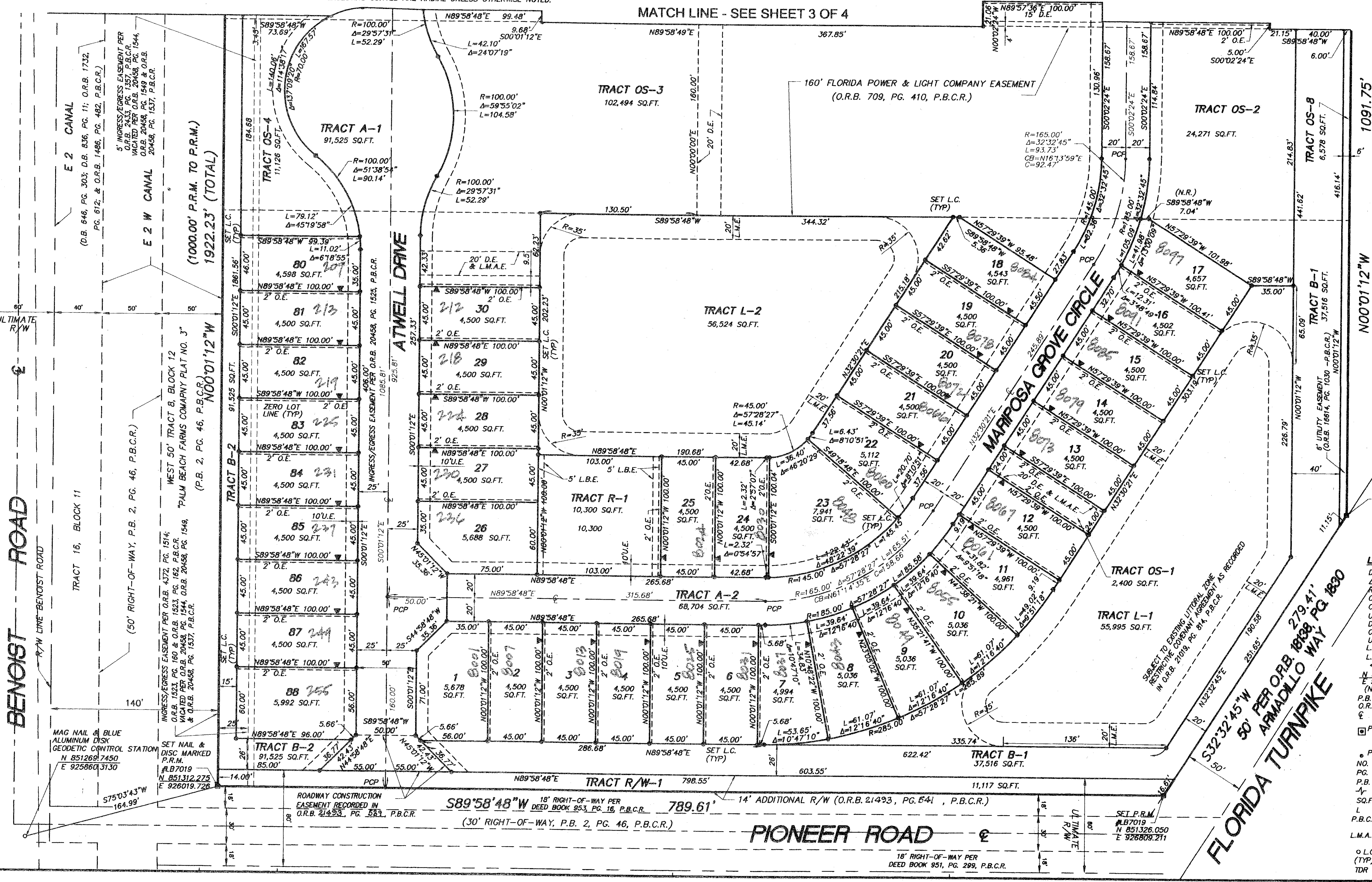
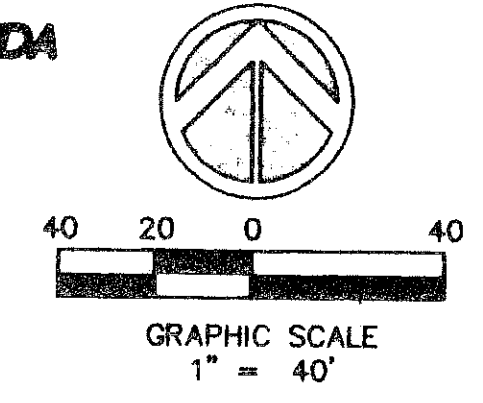
STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS
 THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____, 200____, AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THROUGH _____

SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
 Certificate of Authorization Number LB 7019

1600 West Oakland Park Boulevard Phone (954)777-3123
 Ft. Lauderdale, FL 33311 Fax (954)777-3114
 E-Mail: suntech@suntecheng.com



- LEGEND:**
- D.B. = DEED BOOK
 - Δ = CENTRAL ANGLE
 - R = RADIUS
 - C = CHORD DISTANCE
 - CB = CHORD BEARING
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - O.E. = OVERHANG EASEMENT
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - ▲ = ZERO LOT LINE
 - N 5000 = STATE PLANE COORDINATES
 - (NR) = NOT RADIAL
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - O.R.B. = OFFICIAL RECORDS BOOK
 - ☐ = CENTERLINE
 - PRM = SET PERMANENT REFERENCE MONUMENT (4"X4"X24" CONCRETE MONUMENT WITH 1 1/4" ALUMINUM DISK #B7019)
 - = PERMANENT CONTROL POINT
 - NO. = NUMBER
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - /- = BREAK IN LINE SCALE
 - SQ.FT. = SQUARE FEET
 - L = ARC LENGTH
 - P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 - o.L.C. = LOT CORNER
 - (TYP) = TYPICAL
 - TDR = TRANSFER DEVELOPMENT RIGHTS

STATIONARY Mounts, P.U.D.
 SCALE 1/8" = 100'
 RECORDING BOOK 109
 QUAD 47
 TAX 799
 TOWN NAME

MAG NAIL & BLUE ALUMINUM DISK GEODETIC CONTROL STATION N 851269.7450 E 925860.3130

SET NAIL & DISC MARKED P.R.M. #B7019 N 851312.275 E 926019.728

ROADWAY CONSTRUCTION EASEMENT RECORDED IN O.R.B. 21493, PG. 583, P.B.C.R.

S89°58'48"W 18' RIGHT-OF-WAY PER DEED BOOK 953, PG. 16, P.B.C.R. 789.61'
 (30' RIGHT-OF-WAY, P.B. 2, PG. 46, P.B.C.R.)

PIONEER ROAD

18' RIGHT-OF-WAY PER DEED BOOK 951, PG. 299, P.B.C.R.

SUBJECT TO EXISTING UTILITIES AND RESTRICTIONS, CONVEYMENT FOREVER AS RECORDED IN O.R.B. 2018, PG. 84, P.B.C.R.

S32°32'45"W 50' PER O.R.B. 1838 PG. 1830
 ARMADILLO WAY
 SET P.R.M. #B7019 N 851326.050 E 928809.271

1091.75'
 PORTION OF TRACT 10, BLOCK 12
 "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PG. 46, P.B.C.R.)

SET P.R.M. #B7019 N 851564.117 E 926955.478