

# DIAMOND "C" RANCH POD D REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF DIAMOND "C" RANCH PUD, BEING A REPLAT OF POD D, DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 22, PAGES 173 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

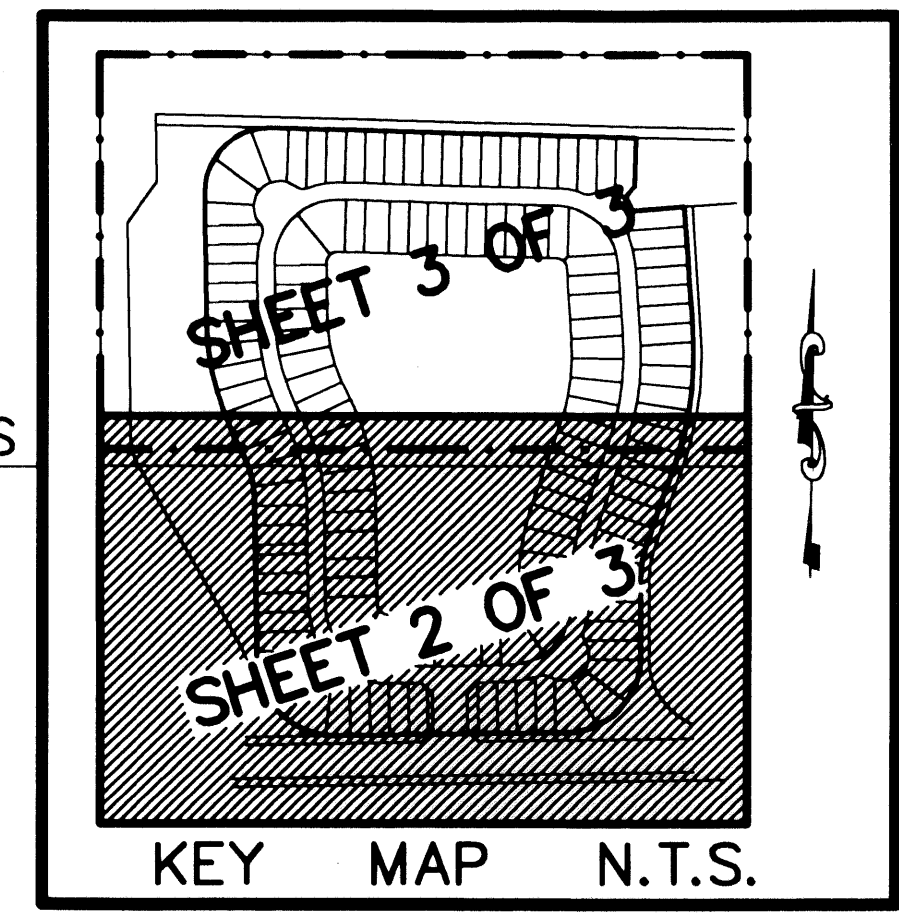
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

OF  
CAULFIELD and WHEELER, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JUNE - 2002

## NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00002175  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
ADJUSTMENT, FLORIDA EAST ZONE.

S88°33'01"E (PLAT BEARING) 00°04'41" = BEARING ROTATION  
S88°37'42"E (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)  
NORTH LINE THIS PLAT



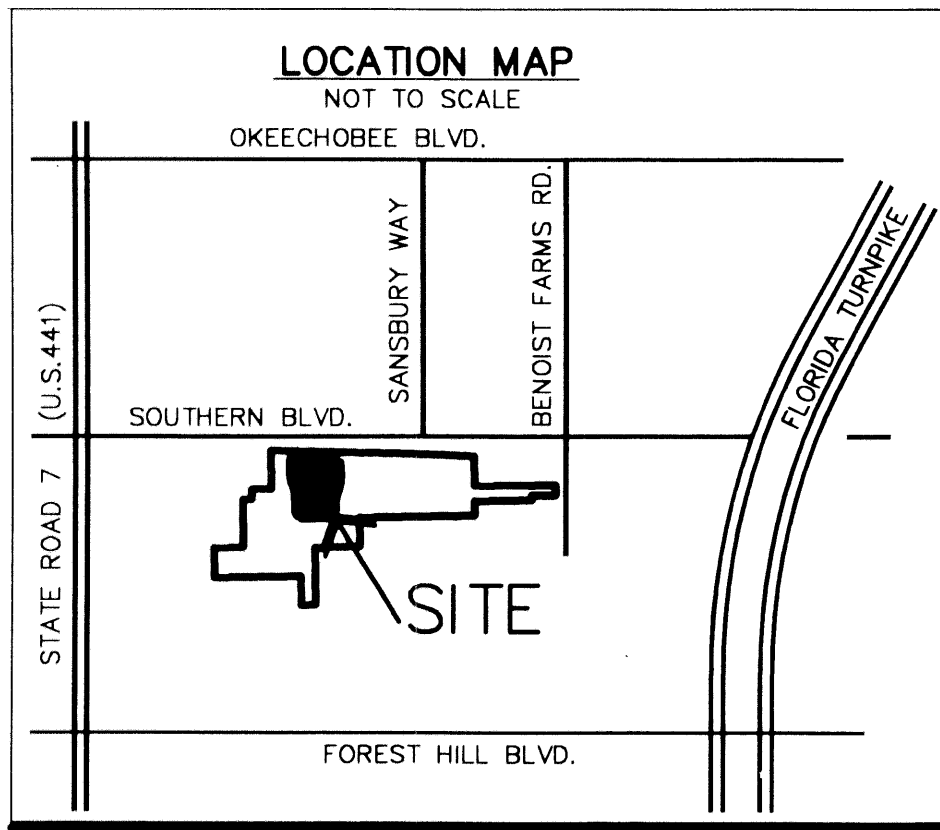
# 100

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ AND  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

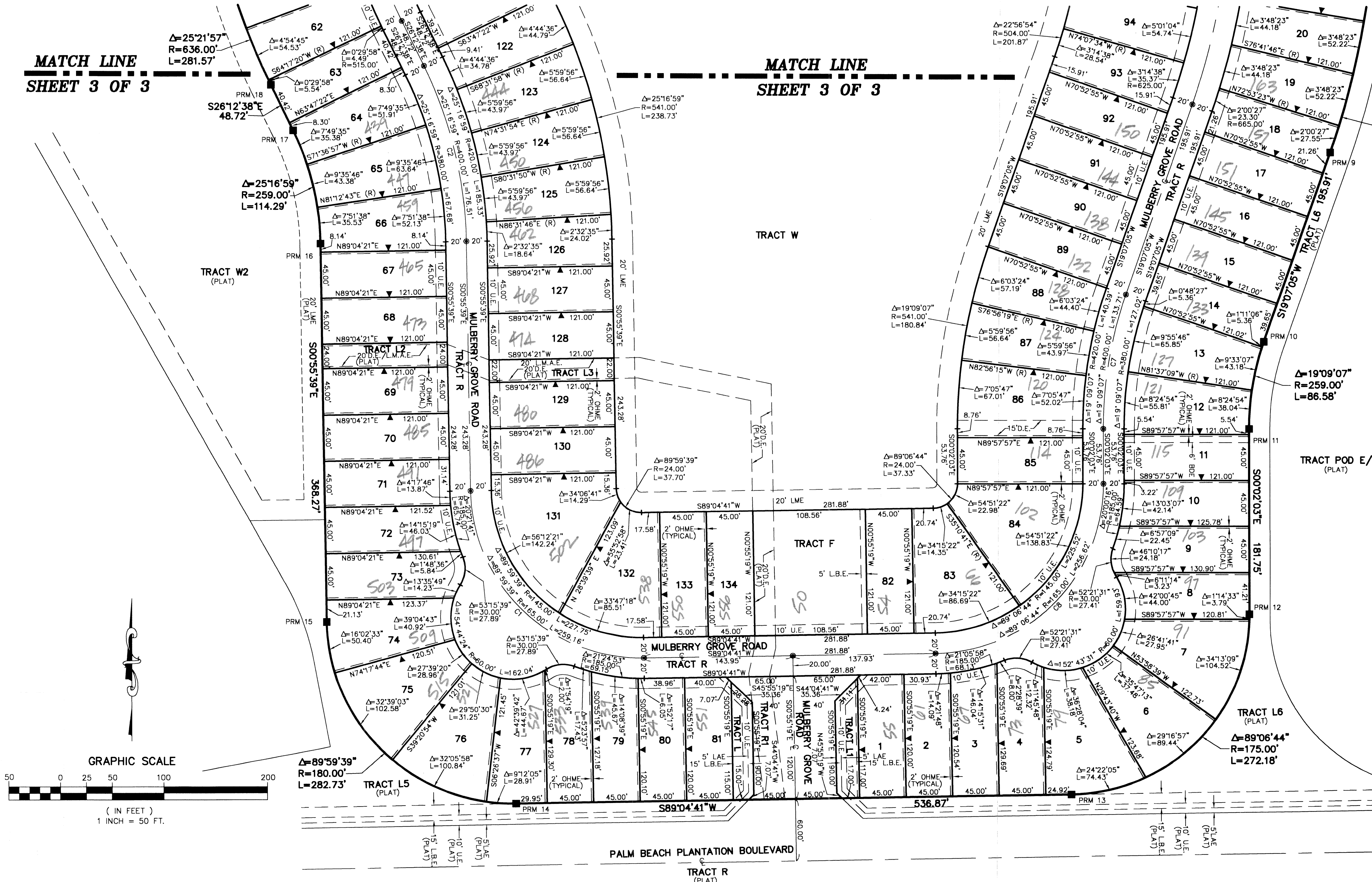
SHEET 2 OF 3



MATCH LINE  
SHEET 3 OF 3

MATCH LINE  
SHEET 3 OF 3

MATCH LINE  
SHEET 3 OF 3



CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N45°55'29"W	233.33'
C2	N13°34'09"W	175.08'
C3	N13°31'39"W	217.36'
C4	N45°19'09"E	238.04'
C5	S46°10'25"E	222.28'
C6	S07°38'38"W	256.62'
C7	S09°32'31"W	133.08'
C8	S44°31'19"W	231.53'

- SURVEY NOTES:**
- 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 AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. BEARINGS ARE RELATIVE TO THE NORTH LINE OF THIS PLAT, AS SHOWN ON DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 22, PAGE 173 AND 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S88°31'01"E.
  - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
  - U.E. - INDICATES UTILITY EASEMENT.
  - D.E. - INDICATES DRAINAGE EASEMENT.
  - (R) - INDICATES RADIAL LINE.
  - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
  - "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND 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.
  - LME - DENOTES LAKE MAINTENANCE EASEMENT
  - CP - DENOTES PERMANENT CONTROL POINT
  - (PLAT) - DENOTES DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 22, PAGES 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - N.T.S. - DENOTES NOT TO SCALE
  - FND - DENOTES FOUND
  - TYP - DENOTES TYPICAL
  - NO - DENOTES NUMBER
  - MEAS - DENOTES MEASURED
  - CD - DENOTES CENTERLINE
  - CH - DENOTES CHORD DISTANCE
  - CB - DENOTES CHORD BEARING
  - POB - DENOTES POINT OF BEGINNING.
  - D.B. - DENOTES DEED BOOK
  - PG. - DENOTES PAGE
  - PLAT - DENOTES PLAT BOOK
  - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - L.A.E. - DENOTES LIMITED ACCESS EASEMENT
  - R/W - DENOTES RIGHT-OF-WAY
  - ORB - DENOTES OFFICIAL RECORDS BOOK
  - TWP - DENOTES TOWNSHIP
  - OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
  - ZR - DENOTES "ZERO" SIDE OF LOT LINE
  - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
  - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - BDE - DENOTES BUFFER DRAINAGE EASEMENT

SUBDIVISION DIAMOND "C" RANCH POD D REPLAT  
BOOK 100 PAGE 100  
FLOOD ZONE AH  
ZONING PUD  
QUAD # 47  
SE  
TAZ 1009  
PUD NAME

