

0931003

THIS INSTRUMENT PREPARED BY

DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A

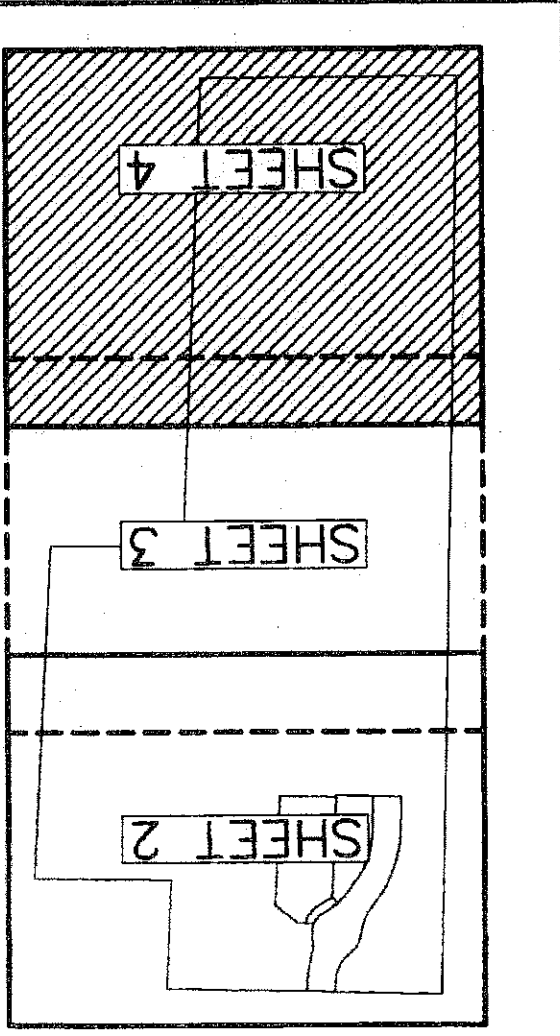
BOCA RATON, FLORIDA 33433 - (561)392-1991

FEBRUARY - 2008

NICOLA, PUD
A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF THE AMENDED PLAT OF THE MARY A. LYMAN ET AL.
SUBDIVISION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MATCH LINE SHEET 3 OF 4

ISOLA BELLA ISLES - PHASE I



SHEET 4 OF 4

STATE OF FLORIDA
COUNTY OF PALM BEACH
RECORD AT _____ M.
THIS DAY OF _____
AD. 200. AND DULY RECORDED
IN PLAT BOOK _____ AND
PAGES _____ AND _____
CLERK AND COMPTROLLER
SHARON R. BOCK
BY: _____
DEPUTY CLERK

TRACT 14
MARY A. LYMAN SUBDIVISION
(PLAT BOOK 9, PAGE 74)

2635.87'

1317.93'

TRACT 15
MARY A. LYMAN SUBDIVISION
(PLAT BOOK 9, PAGE 74)

WEST LINE OF THE E. 1/2,
OF THE N.W. 1/4, OF THE N.W. 1/4
AMENDED PLAT OF MARY A. LYMAN
SECTION 12-45-42
(PLAT BOOK 9, PAGE 74)

TRACT 15
MARY A. LYMAN SUBDIVISION
(PLAT BOOK 9, PAGE 74)

SET P.M.
N 811883.04
E 943582.92

5' L.W.D. EASEMENT
(O.R.B. 20466, PAGE 739)

30' ROAD RIGHT-OF-WAY LINE
589'36.43' W
724.74'

SOUTH LINE OF TRACTS 10-13
AMENDED PLAT OF MARY A. LYMAN
(PLAT BOOK 9, PAGE 74)
NORTH LINE OF TRACTS 1-41
BILMORE TERRACE
(PLAT BOOK 24, PAGE 145)
L.W.D. CANAL R/W
(DEED BOOK 925, PAGE 235)
L.W.D. CANAL R/W
(O.R.B. 1326, PAGE 1482)

N 811867.94
E 944307.66

S0219'29" W

1336.39'

WEST LINE OF TRACT 11

TRACT 11
MARY A. LYMAN SUBDIVISION
(PLAT BOOK 9, PAGE 74)

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONJOIN, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 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 EASEMENTS (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. BEARINGS ARE RELATIVE TO A GRID BEARING OF 589°23'3" ALONG THE NORTH LINE OF SECTION 12-45-42.
3. P.M. - INDICATES 4' X 4' X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
4. U.E. - INDICATES UTILITY EASEMENT.
5. D.E. - INDICATES DRAINAGE EASEMENT.
6. (R) - INDICATES RADIAL LINE.
7. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
8. 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 PALM BEACH COUNTY.
9. LME - DENOTES LAKE MAINTENANCE EASEMENT.
10. P.L. - DENOTES PERMANENT CONTROL POINT.
11. F.P.L. - DENOTES FLORIDA POWER & LIGHT CO.
12. L.M.S. - DENOTES LAKE WORTH DRAINAGE DISTRICT.
13. N.D. - DENOTES NUMBER.
14. Q - DENOTES CENTERLINE.
15. L.M.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT.
16. G.D. - DENOTES CHORD BEARING.
17. C.D. - DENOTES CHORD DISTANCE.
18. L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
19. R/W - DENOTES RIGHT-OF-WAY.
20. O.R.B. - DENOTES OFFICIAL RECORDS BOOK.

NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1980 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
TRANSVERSE MERCATOR PROJECTION
COORDINATE SYSTEM 1983 STATE PLANE
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000341
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID. NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.M.S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A
2 CENTIMETER GEODETIC CONTROL SURVEY.

