

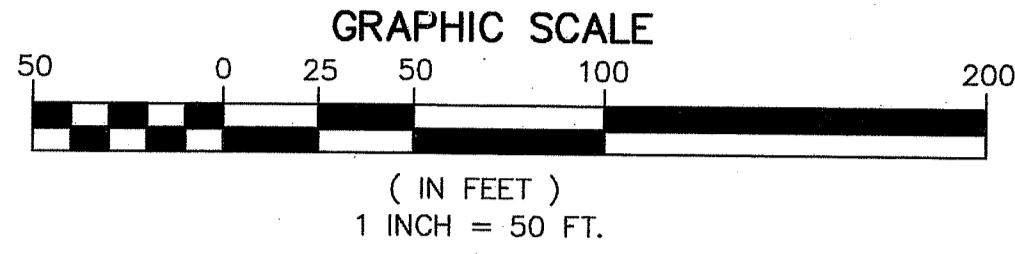
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD AND WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JANUARY - 2012

# VISTA LAGO

ABELL PROPERTY, P.U.D. A PLANNED UNIT DEVELOPMENT, BEING A PORTION OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

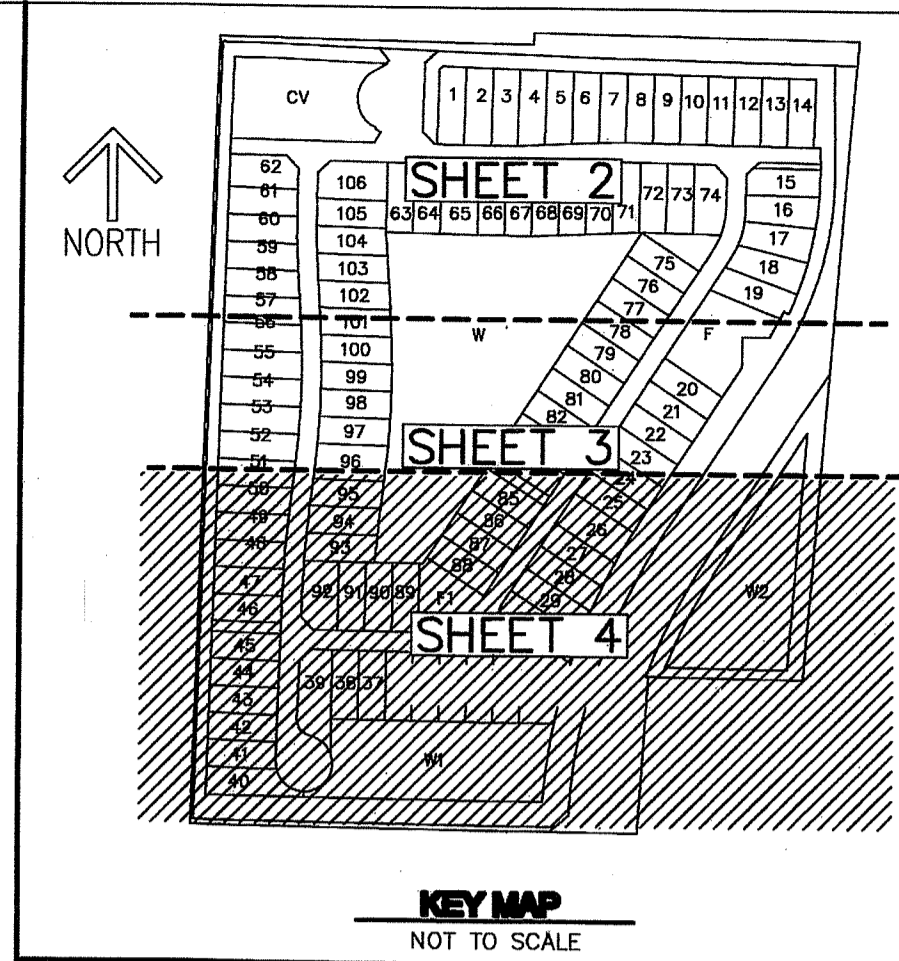
CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N89°08'58"E	51.47'
C2	N89°08'58"E	51.47'
C3	S17°05'08"W	91.47'
C4	S61°53'42"W	158.56'
C5	N04°36'07"E	162.70'
C6	N01°41'15"E	324.97'
C7	N01°13'37"W	101.69'
C8	S27°31'02"W	136.91'
C9	S17°16'31"W	597.88'
C10	S10°45'25"W	267.21'
C11	S00°50'50"W	20.00'



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 = 1.0000341 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.



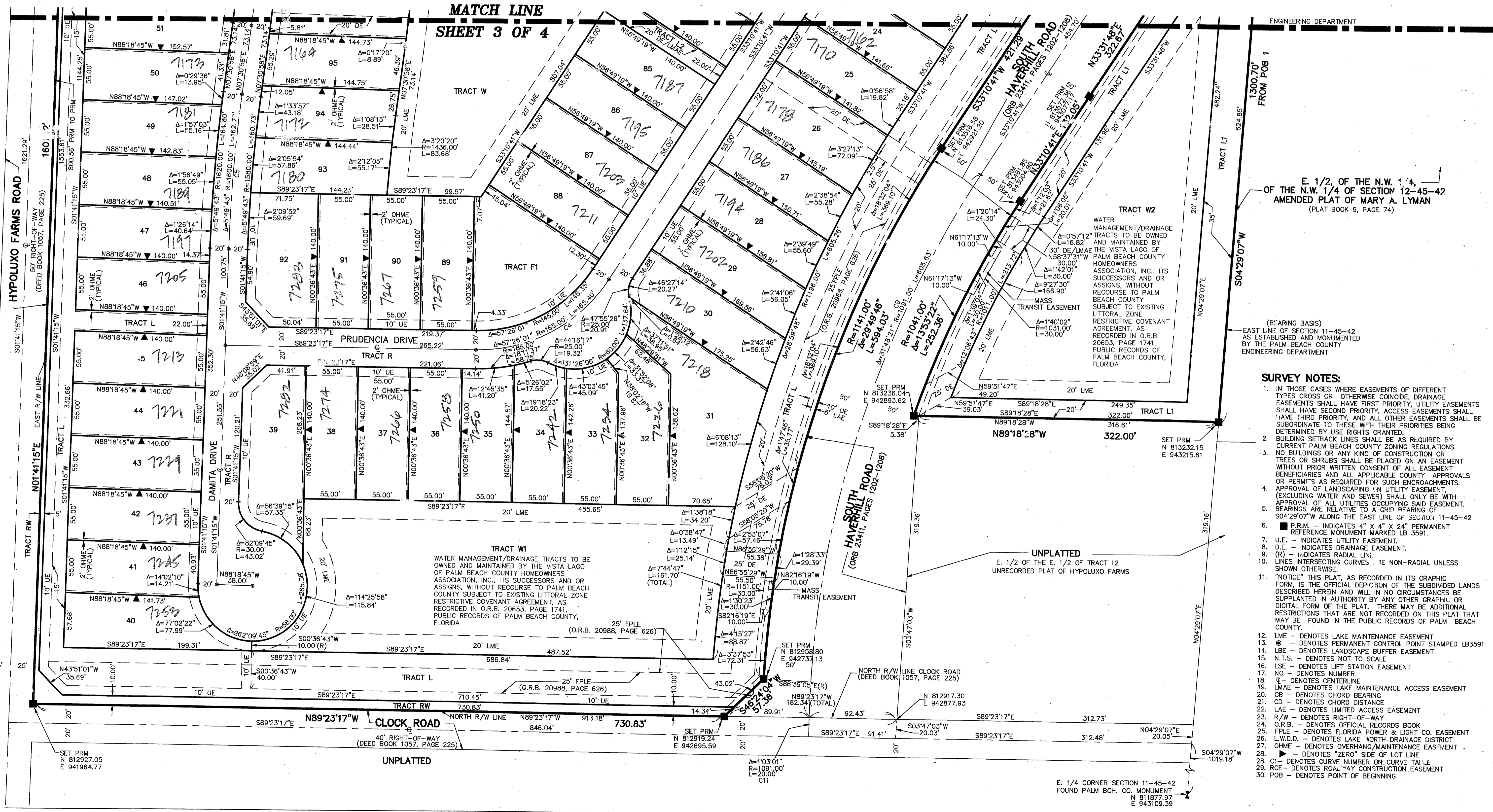
# 108

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2011 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND \_\_\_\_\_

SHARON R. BOCK CLERK AND COMPTROLLER

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

SHEET 4 OF 4



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

(BEARING BASIS) EAST LINE OF SECTION 11-45-42 AS ESTABLISHED AND MONUMENTED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT

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.
- 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 (IN UTILITY EASEMENT, EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. BEARINGS ARE RELATIVE TO A GRID BEARING OF S04°29'07"W ALONG THE EAST LINE OF SECTION 11-45-42.
- 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.
- INDICATES INTERSECTING CURVES - R=NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- DNES - DENOTES LAKE MAINTENANCE EASEMENT
- PC - DENOTES PERMANENT CONTROL POINT STAMPED LB3591
- DL - DENOTES LANDSCAPE BUFFER EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- LSE - DENOTES LIFT STATION EASEMENT
- NO - DENOTES NUMBER
- CL - DENOTES CENTERLINE
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- LAE - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- F.P.L.E. - DENOTES FLORIDA POWER & LIGHT CO. EASEMENT
- L.W.D.D. - DENOTES LAKE NORTH DRAINAGE DISTRICT
- OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
- ZERO - DENOTES "ZERO" SIDE OF LOT LINE
- C1 - DENOTES CURVE NUMBER ON CURVE TABLE
- RCE - DENOTES ROADWAY CONSTRUCTION EASEMENT
- POB - DENOTES POINT OF BEGINNING

E. 1/4 CORNER SECTION 11-45-42 FOUND PALM BCH. CO. MONUMENT N 811877.37 E 943109.39