UNABLE TO

MONUMENT

51

52

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## TOWNE PARK TRACT H

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD BEING A REPLAT OF A PORTION OF BLOCK 36

"PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6 TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

BELLAGGIO LAKES BOULEVARD

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F.D.O.T. RIGHT-OF-WAY MAP SECTION 93210-2525, DATED 10/8/97.

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 SEPTEMBER - 2001

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_ A.D. 2002 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. WILKEN CLERK CIRCUIT COURT

DEPUTY CLERK

SHEET 2 OF 3

## SURVEY NOTES:

- 1. 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.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 3. 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. 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH
- "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT BOOK 91, PAGE 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARING SO0\*24'03"E.
- 6. B P.R.M. INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- 7. U.E. INDICATES UTILITY EASEMENT. 8. D.E. - INDICATES DRAINAGE EASEMENT 9. (RAD) - INDICATES RADIAL LINE.
- 10. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- 11. "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
- 12. LME DENOTES LAKE MAINTENANCE EASEMENT 13. ● - DENOTES PERMANENT CONTROL POINT 14. OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
- 15. N.T.S. DENOTES NOT TO SCALE 16. FND - DENOTES FOUND 17. TYP - DENOTES TYPICAL
- 19. MEAS DENOTES MEASURED 20. Q - DENOTES CENTERLINE 21. CD - DENOTES CHORD DISTANCE 22. CB - DENOTES CHORD BEARING

18. NO - DENOTES NUMBER

- 24. D.B. DENOTES DEED BOOK 25. PG. – DENOTES PAGE 26. P.B. - DENOTES PLAT BOOK
- 27. L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT 28. L.A.E. - DENOTES LIMITED ACCESS EASEMENT 29. R/W - DENOTES RIGHT-OF-WAY
- 30. ORB DENOTES OFFICIAL RECORDS BOOK 31. TWP - DENOTES TOWNSHIP 32. (PLAT 3) - DENOTES "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149, OF THE PUBLIC
- RECORDS OF PALM BEACH COUNTY, FLORIDA. 33. ► - DENOTES "ZERO" SIDE OF LOT LINE
- 35. LBE DENOTES LANDSCAPE BUFFER EASEMENT 36. (NT) - DENOTES NON-TANGENT LINE

(PLAT 3) 49 48 TRACT L-2-47 32 20 19 APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.

5. BEARINGS ARE RELATIVE TO THE WEST LINE OF 46 PRM 21 16 LB #359 37 (PLÄT 3) 45 38 30 39 29 43 23 △=57°40′41″ 40 R=493.00' L=496.29' 25 TRACT IB TOWNE PARK PLAT THREE (PLAT BOOK 91, PAGES 144-149) SEE SHEET 3 OF 3 FOR LOT DETAILS PRM 20 LB #3591 23. POB - DENOTES POINT OF BEGINNING. (PLAT 3) Δ=160°33'04' UNABLE TO MONUMENT R=170.00' TRACT W L=476.36'WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED 34. LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT IN ORB 12434, PAGES 1645-1686, PUBLIC RECORDS OF PALM BEACH PRM 19 LB #3591 COUNTY, FLORIDA (PLAT 3) TRACT W-5 TOWNE PARK PLAT THREE (PLAT BOOK 91, PAGES 144-149) 20.23 10'LBE (PLAT 3)-20.00' TRACT L-5-20' LME (PLAT 3) N00°24'03"W TRACT L (PLAT 3) N00°24'03"W 1031.16 PRM 4 S00'24'03"E (BEARING BASIS) − 45' L.W.D.D. E−1 CANAL-WEST LINE OF (ORB 2597, PG 73) POINT OF BEGINNING-"TOWNE PARK PLAT THREE" S.W. CORNER OF TRACT "TOWNE PARK PLAT THREE" WEST RIGHT-OF-WAY LINE E-1 CANAL (PLAT BOOK 91, PAGES 144-149) PER ROAD PLAT BOOK 7, PAGES 21-38 FOUND PRM 18 LB #3591 -N=816520.72 E=915925.64 (U.S. 441)

Δ=10°01'11' R=515.00' L=90.06'

S01°24'03"E 327.05'

TRACT L-4 (PLAT 3)

→LB #3591

BLOCK 36 PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54)



( IN FEET ) 1 INCH = 100 FT.

## NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EASTLINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000195GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

S00°24'03"E(PLAT BEARING) \S00°48'20"E(GRID BEARING) WEST LINE THIS PLAT

 $00^{2}4'17'' = BEARING ROTATION$ (PLAT TO GRID) COUNTERCLOCKWISE

## COORDINATE TABLE

PRM	NORTHING	EASTING
1	815432.73	917268.19
2	INTENTIONAL	LLY LEFT BLANI
3	INTENTIONAL	LLY LEFT BLAN
4	815489.64	915940.14
18	816520.72	915925.64
19	816490.38	916146.16
20	816642.63	916444.70
21	816833.69	916880.24
22	816818.91	917044.12
23	816492.01	917054.43
24	816402.70	917065.10

Anna parties