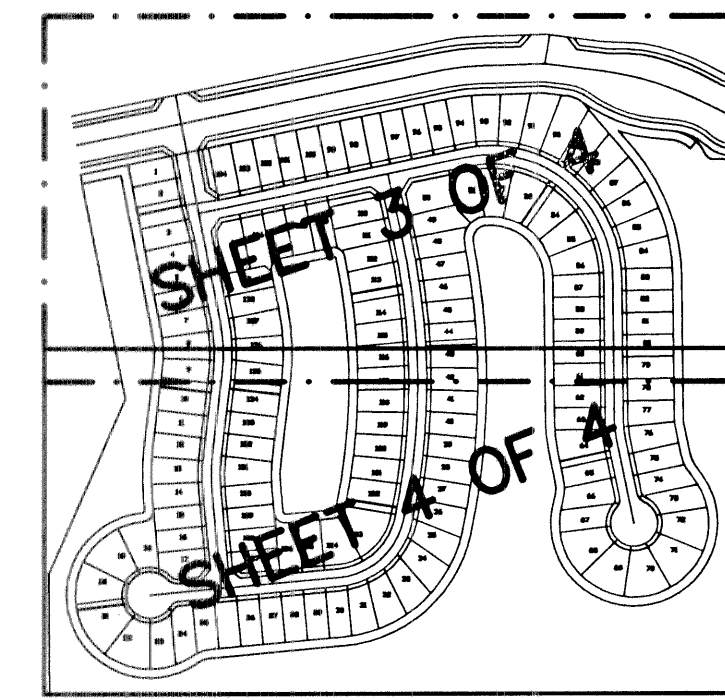


TOWNE PARK TRACT G

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD
 BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43
 *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 SECTIONS 6 AND 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



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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

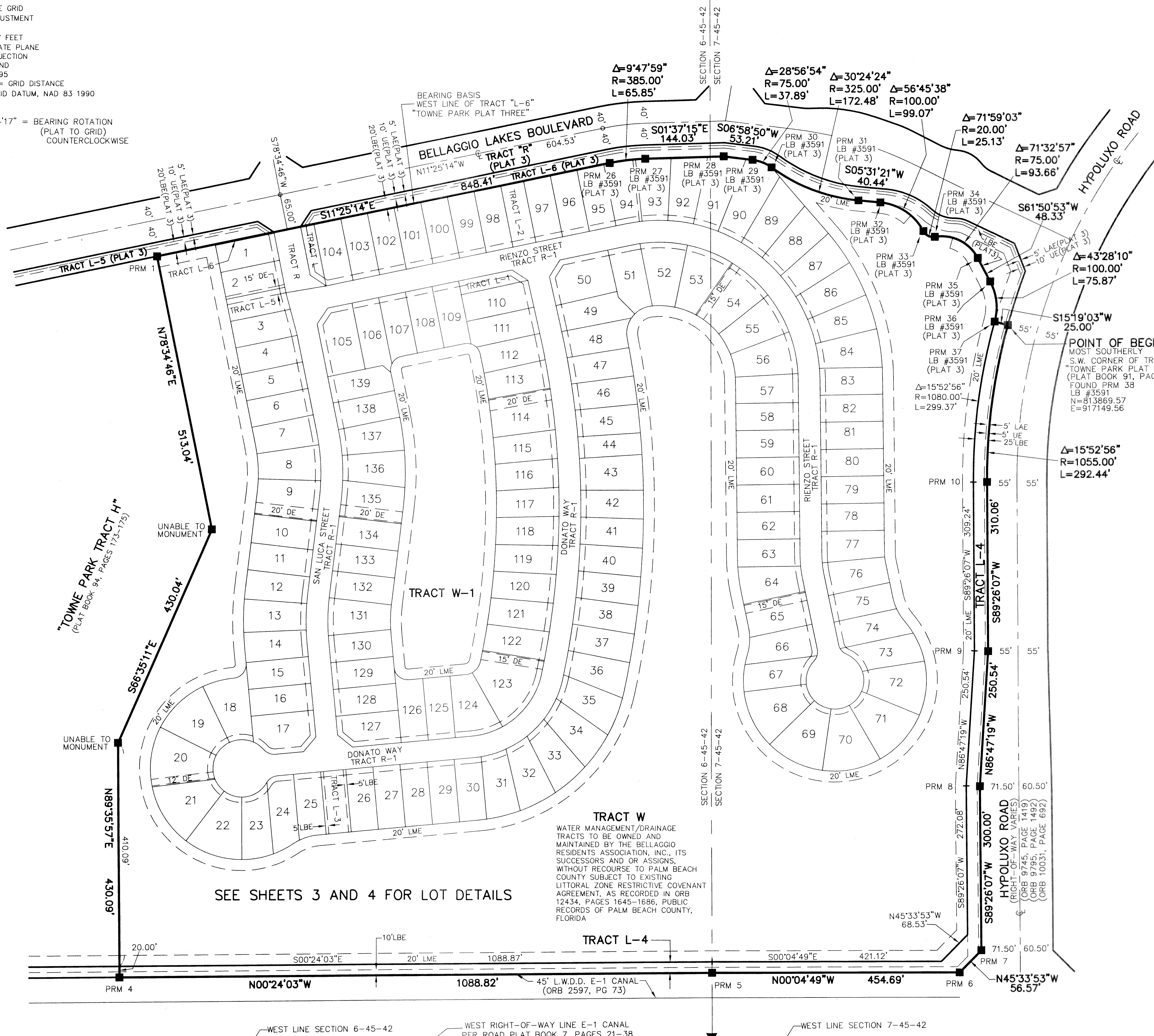
BY: _____
 DEPUTY CLERK

SHEET 2 OF 4

NOTES COORDINATES, BEARINGS AND DISTANCES

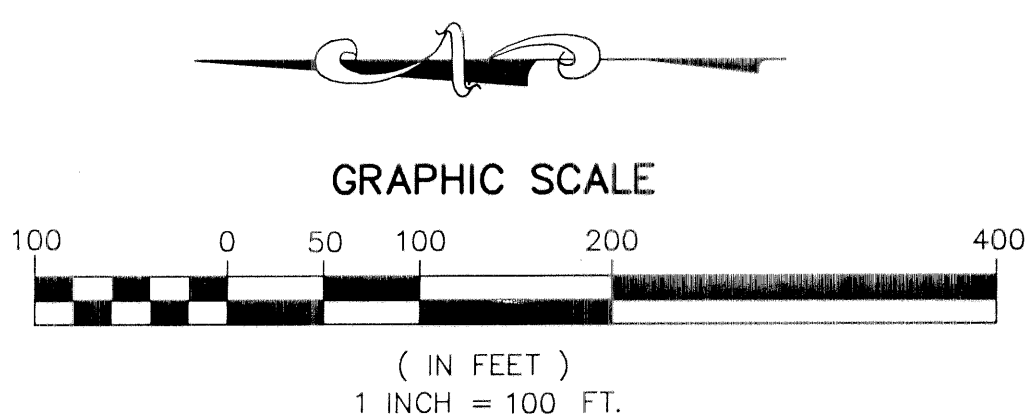
COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000195
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON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

S00°24'03"E (PLAT BEARING) 00°24'17" = BEARING ROTATION
 S00°48'20"E (GRID BEARING) (PLAT TO GRID) COUNTERCLOCKWISE
 WEST LINE THIS PLAT



KEY MAP N.T.S.

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 - 2002



- 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 ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. BEARINGS ARE RELATIVE TO THE WEST LINE OF TRACT "L-6" TOWNE PARK PLAT THREE, AS RECORDED IN PLAT BOOK 91, PAGE 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARING S11°25'14"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.
 - POINTS INTERSECTING CURVES ARE 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.
 - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
 - - DENOTES PERMANENT CONTROL POINT
 - OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
 - N.T.S. - DENOTES NOT TO SCALE
 - FND - DENOTES FUND
 - TY - DENOTES TYPICAL
 - NO - DENOTES NUMBER
 - MEAS - DENOTES MEASURED
 - - DENOTES CENTERLINE
 - CD - DENOTES CHORD DISTANCE
 - CB - DENOTES CHORD BEARING
 - POB - DENOTES POINT OF BEGINNING.
 - D.B. - DENOTES DEED BOOK
 - PG. - DENOTES PAGE
 - P.B. - 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
 - (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.
 - ▶ - DENOTES "ZERO" SIDE OF LOT LINE
 - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
 - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
 - (NT) - DENOTES NON-TANGENT LINE

COORDINATE TABLE

PRM	NORTHING	EASTING
1	815432.73	917268.19
2	INTENTIONALLY LEFT BLANK	
3	INTENTIONALLY LEFT BLANK	
4	815489.64	915940.14
5	814400.91	915965.44
6	813946.23	915959.29
7	813906.91	915999.96
8	813911.99	916299.93
9	813899.72	916550.17
10	813904.96	916860.19
26	814602.31	917442.05
27	814537.02	917449.98
28	814393.08	917455.07
29	814340.22	917448.98
30	814305.23	917435.51
31	814145.37	917376.31
32	814105.09	917372.71
33	814025.82	917320.24
34	814004.67	917309.98
35	813925.63	917271.99
36	813902.53	917229.54
37	813893.73	917156.00
38	813869.57	917149.56

SEE SHEETS 3 AND 4 FOR LOT DETAILS

TRACT W
 WATER MANAGEMENT/DRAINAGE TRACTS 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 IN ORB 12434, PAGES 1645-1686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

S.R. 7 (U.S. 441)
 F.D.O.T. RIGHT-OF-WAY MAP
 SECTION 93210-2525, DATED 10/8/97.

TOWNE PARK TR. G
 PAGE 182
 FLOOD MAP # 170A
 ZONING PUD
 QUAD # 49
 SE
 TAZ 741
 PUD NAME TOWNE PARK