

NOTES  
COORDINATES, BEARINGS AND DISTANCES

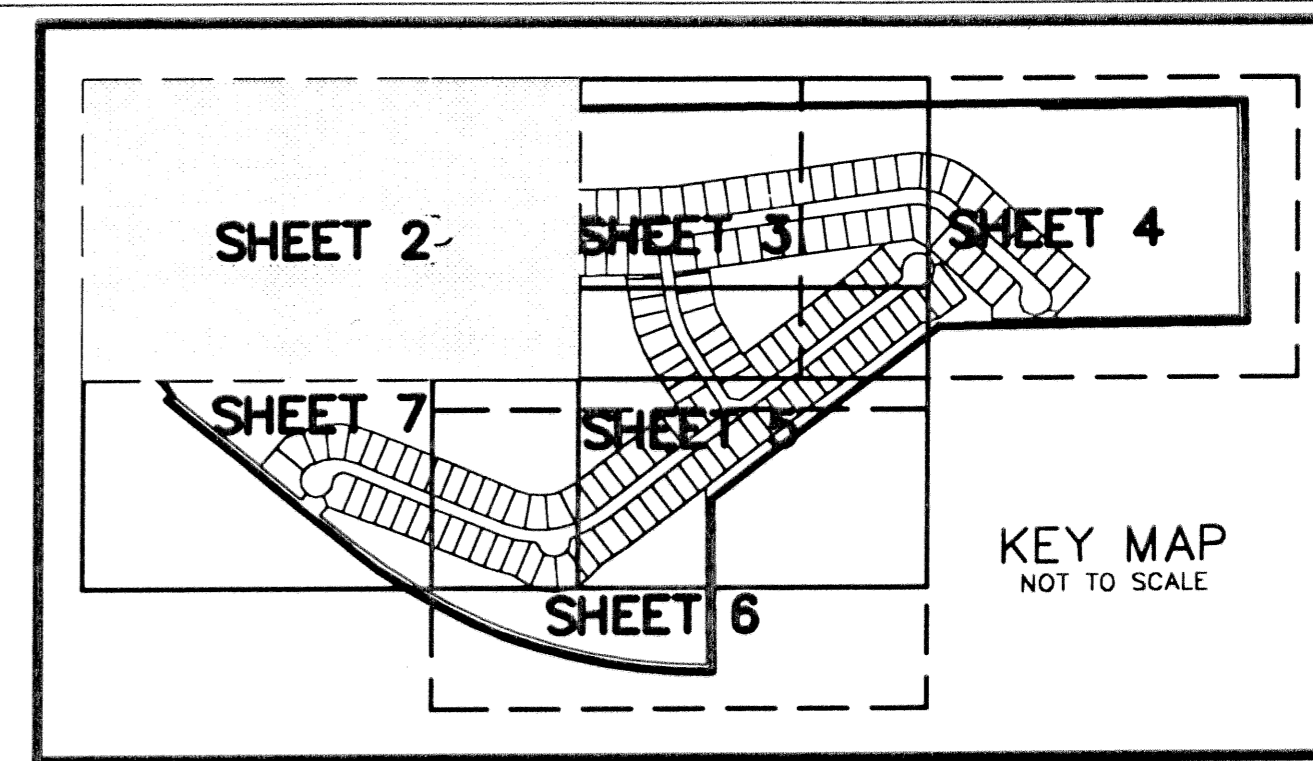
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000195  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN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

N89°26'07"E(PLAT BEARING) 00°24'17" = BEARING ROTATION  
N89°01'50"E(GRID BEARING) (PLAT TO GRID) COUNTERCLOCKWISE  
NORTH LINE THIS PLAT

# TOWNE PARK TRACT F

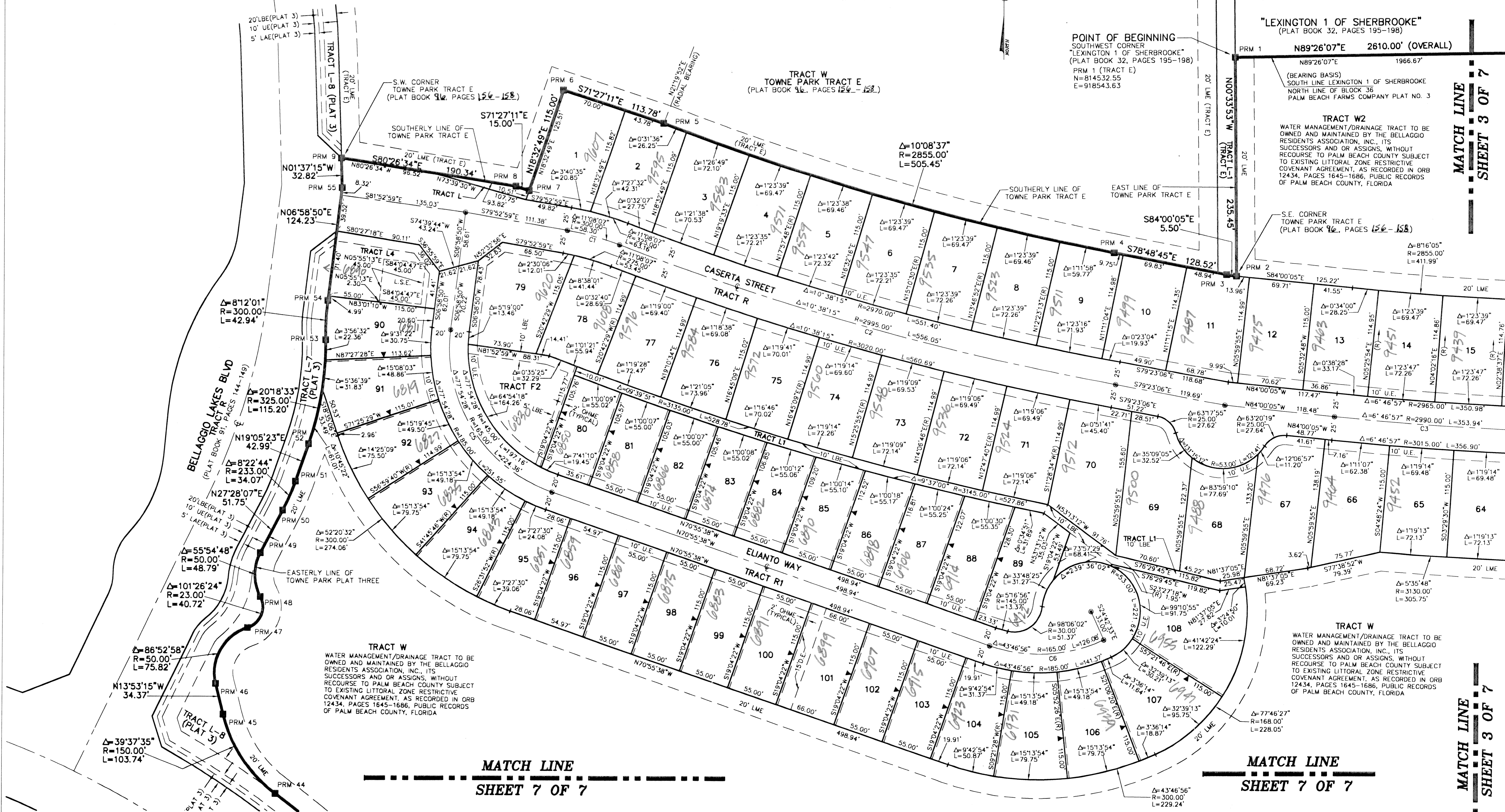
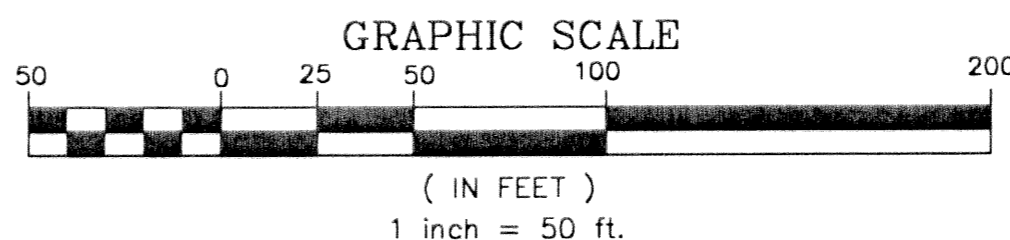
A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD  
BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43, "PALM BEACH FARMS COMPANY PLAT NO. 3,  
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTIONS 6 AND 7 TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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  
SEPTEMBER - 2002



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 \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

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



POINT OF BEGINNING  
SOUTHWEST CORNER  
"LEXINGTON 1 OF SHERBROOKE"  
(PLAT BOOK 32, PAGES 195-198)  
PRM 1 (TRACT E)  
N=814532.55  
E=918543.63

"LEXINGTON 1 OF SHERBROOKE"  
(PLAT BOOK 32, PAGES 195-198)

PRM 1 N89°26'07"E 2610.00' (OVERALL)  
N89°26'07"E 1966.67'  
(BEARING BASIS)  
SOUTH LINE LEXINGTON 1 OF SHERBROOKE  
NORTH LINE OF BLOCK 36  
PALM BEACH FARMS COMPANY PLAT NO. 3

TRACT W2  
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 IN ORB  
12434, PAGES 1645-1686, PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA

S.E. CORNER  
TOWNE PARK TRACT E  
(PLAT BOOK 96, PAGES 156-158)

MATCH LINE  
SHEET 3 OF 7

MATCH LINE  
SHEET 7 OF 7

TRACT W  
WATER MANAGEMENT/DRAINAGE TRACT TO BE  
OWNED AND MAINTAINED BY THE BELLAGGIO  
RESIDENTS ASSOCIATION, INC., ITS  
SUCCESSORS AND OR ASSIGNS, WITHOUT  
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MATCH LINE  
SHEET 7 OF 7

MATCH LINE  
SHEET 7 OF 7

SUBDIVISION TOWNE PARK TRACT F  
BOOK 96 PAGE 96  
RECORD ZONE B RECORDED MAP # 170A  
QUAD # 049 ZONING PUD  
SE TAZ # 0741 ZIP CODE 33407  
PUD NAME