

NOTES  
COORDINATES, BEARINGS AND DISTANCES

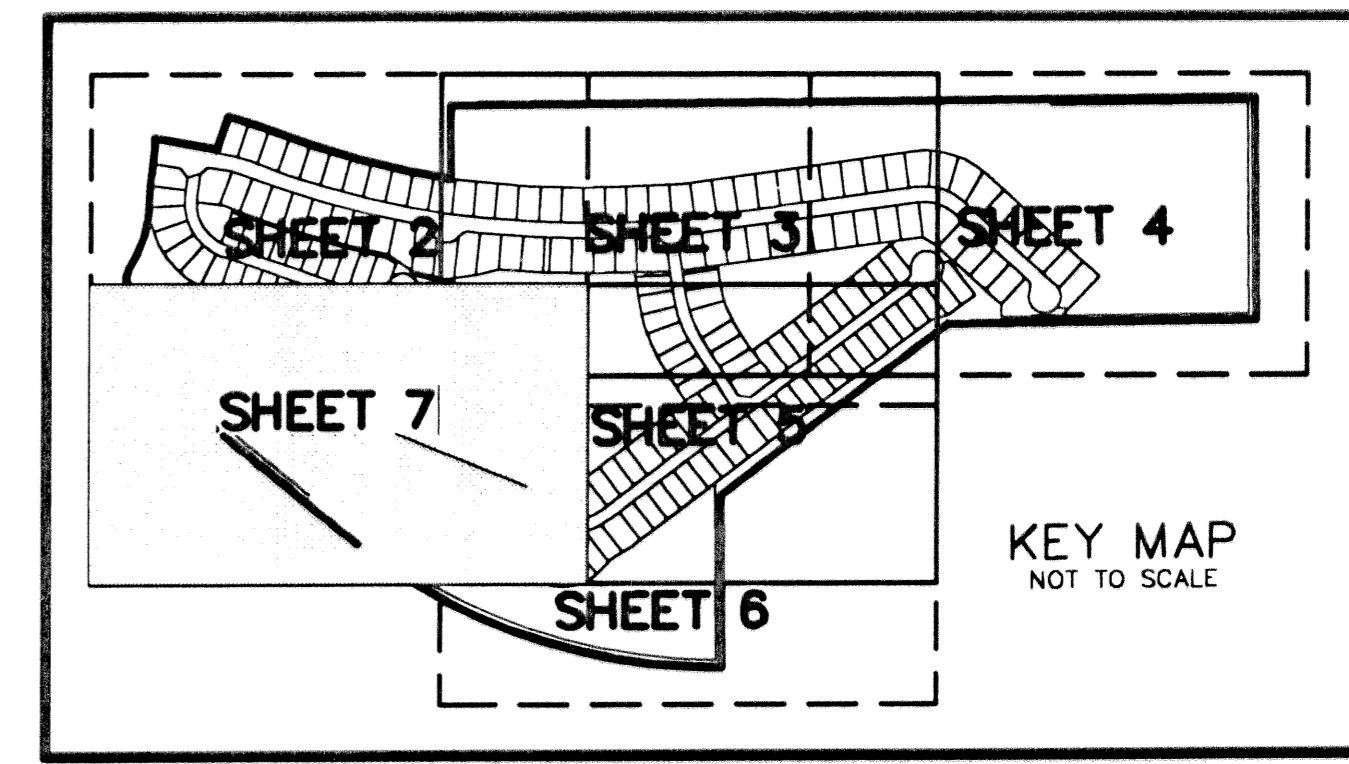
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000195  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN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

# 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

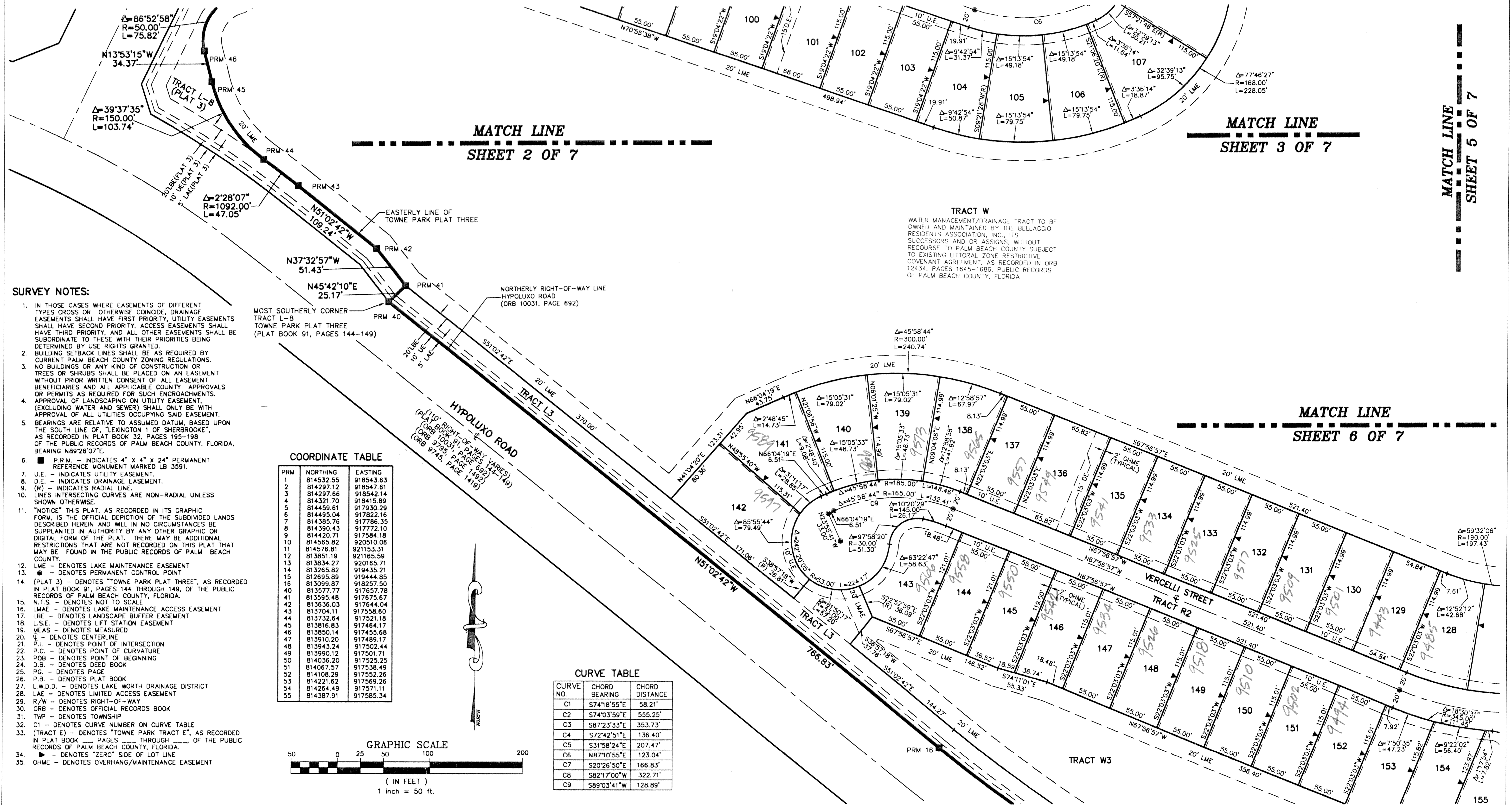
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
SEPTEMBER - 2002



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

SHEET 7 OF 7



- 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 ASSUMED DATUM, BASED UPON THE SOUTH LINE OF "LEXINGTON 1 OF SHERBROOKE", AS RECORDED IN PLAT BOOK 32, PAGES 195-198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N89°26'07"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.
  - LINE 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.
  - LME - DENOTES LAKE MAINTENANCE EASEMENT
  - (P) - DENOTES PERMANENT CONTROL POINT
  - (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.
  - N.T.S. - DENOTES NOT TO SCALE
  - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
  - L.S.E. - DENOTES LIFT STATION EASEMENT
  - M.E.A. - DENOTES MEASURED
  - (C) - DENOTES CENTERLINE
  - P.I. - DENOTES POINT OF INTERSECTION
  - P.C. - DENOTES POINT OF CURVATURE
  - P.O.B. - DENOTES POINT OF BEGINNING
  - D.B. - DENOTES DEED BOOK
  - P.C. - DENOTES PAGE
  - P.B. - DENOTES PLAT BOOK
  - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - LAE - DENOTES LIMITED ACCESS EASEMENT
  - R/W - DENOTES RIGHT-OF-WAY
  - ORB - DENOTES OFFICIAL RECORDS BOOK
  - TWP - DENOTES TOWNSHIP
  - C1 - DENOTES CURVE NUMBER ON CURVE TABLE (TRACT E) - DENOTES "TOWNE PARK TRACT E", AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - - DENOTES "ZERO" SIDE OF LOT LINE
  - OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT

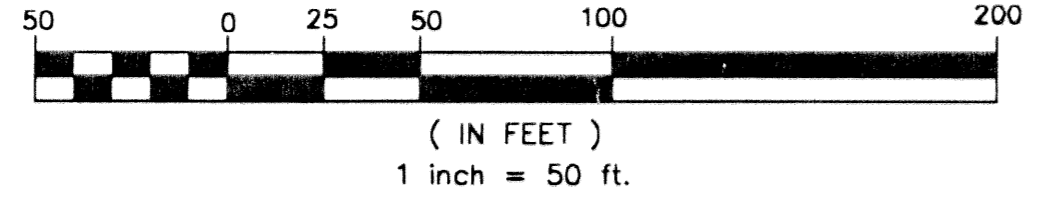
COORDINATE TABLE

PRM	NORTHING	EASTING
1	814532.55	918543.63
2	814297.12	918547.61
3	814297.66	918542.14
4	814321.70	918415.89
5	814459.81	917930.29
6	814495.04	917822.16
7	814385.76	917786.35
8	814390.43	917772.10
9	814420.71	917584.18
10	814565.82	920510.06
11	814576.81	921153.31
12	813851.19	921165.59
13	813834.27	920165.71
14	813265.82	919435.21
15	812695.89	919444.85
16	813099.87	918257.50
17	813577.77	917657.78
18	813595.48	917675.67
19	813943.24	917644.04
20	813704.11	917558.60
21	813732.64	917521.18
22	813816.83	917464.17
23	813850.14	917455.68
24	813910.20	917489.17
25	813943.24	917502.44
26	813990.12	917501.71
27	814036.20	917525.25
28	814067.57	917538.49
29	814108.29	917552.26
30	814221.62	917569.26
31	814264.49	917571.11
32	814387.91	917585.34

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	S74°18'55"E	58.21'
C2	S74°03'59"E	55.25'
C3	S87°23'33"E	353.73'
C4	S72°42'51"E	136.40'
C5	S31°58'24"E	207.47'
C6	N87°10'55"E	123.04'
C7	S20°26'50"E	166.83'
C8	S82°17'00"W	322.71'
C9	S89°03'41"W	128.89'

GRAPHIC SCALE



SUBDIVISION TOWNE PARK TRACT F  
BOOK 101  
PAGE 101  
FLOOD HAZARD ZONING PUD  
QUAD # 04A  
SE  
TAZ 0741  
PUD NAME

MATCH LINE  
SHEET 5 OF 7

MATCH LINE  
SHEET 2 OF 7

MATCH LINE  
SHEET 3 OF 7

MATCH LINE  
SHEET 6 OF 7