

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD & WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991

# TROTTING CENTER PROPERTY, P.U.D.

BEING A REPLAT OF A PORTION OF LOTS 17 THROUGH 20, INCLUSIVE, BLOCK 44 AND ALL OF LOTS 21, 22 AND 23, BLOCK 44 AND A PORTION OF THAT 25 FOOT RIGHT-WAY LYING WEST OF BLOCK 44, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH ALL OF TRACTS 74, 81, 82 AND A PORTION OF TRACTS 73, 75 AND 80 OF THE UNRECORDED PLAT OF HERITAGE FARMS, TOGETHER WITH A PORTION OF THE 25-FOOT WIDE LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1585, PAGE 505, LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA,

LEGEND/ABBREVIATIONS:

- |                                                 |                                                                                                                     |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| ESMT. - EASEMENT                                | PC - POINT OF CURVATURE                                                                                             |
| P.O.C. - POINT OF COMMENCEMENT                  | PT - POINT OF TANGENCY                                                                                              |
| P.O.B. - POINT OF BEGINNING                     | PNT - POINT OF NON-TANGENCY                                                                                         |
| P.B. - PLAT BOOK                                | PRC - POINT OF REVERSE CURVATURE                                                                                    |
| O.R.B. - OFFICIAL RECORD BOOK                   | PUD - PLANNED UNIT DEVELOPMENT                                                                                      |
| PG(S) - PAGE(S)                                 | L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT                                                                             |
| R.P.B. - ROAD PLAT BOOK                         | LB - LICENSED BUSINESS                                                                                              |
| Δ - DELTA (CENTRAL ANGLE)                       | F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION                                                                     |
| CB - CHORD BEARING                              | (R) - RADIAL LINE                                                                                                   |
| CD - CHORD DISTANCE                             | SO FT - SQUARE FEET                                                                                                 |
| R - RADIUS                                      | NAD - NORTH AMERICAN DATUM                                                                                          |
| L - ARC LENGTH                                  | PRM - PERMANENT REFERENCE MONUMENT                                                                                  |
| C - CENTERLINE                                  | R/W - RIGHT-OF-WAY                                                                                                  |
| E - EASTING (WHEN USED WITH COORDINATES)        | FPL - FLORIDA POWER & LIGHT                                                                                         |
| N - NORTHING (WHEN USED WITH COORDINATES)       | ■ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED |
| D.E. - DRAINAGE EASEMENT                        | ● PCP - DENOTES SET PERMANENT CONTROL POINT MONUMENT WITH METAL DISK STAMPED "PCP LB3591"                           |
| L.A.E. - LIMITED ACCESS EASEMENT                | △ - DENOTES HORIZONTAL CONTROL POINT                                                                                |
| L.M.E. - LAKE MAINTENANCE EASEMENT              | ▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591                                    |
| L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT     |                                                                                                                     |
| L.S.E. - LIFT STATION EASEMENT                  |                                                                                                                     |
| M.O.H. - MAINTENANCE AND OVERHANG EASEMENT      |                                                                                                                     |
| P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT |                                                                                                                     |
| R/W - RIGHT-OF-WAY                              |                                                                                                                     |
| (S) - SURVEY MEASUREMENT                        |                                                                                                                     |
| U.E. - UTILITY EASEMENT                         |                                                                                                                     |

PLAT CONTROL TIES AND  
 U.S. 441 (S. STATE ROAD 7)  
 RIGHT-OF-WAY INFORMATION

NOTES

COORDINATES, BEARINGS AND DISTANCES  
 COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = U.S. SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.000016951  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

