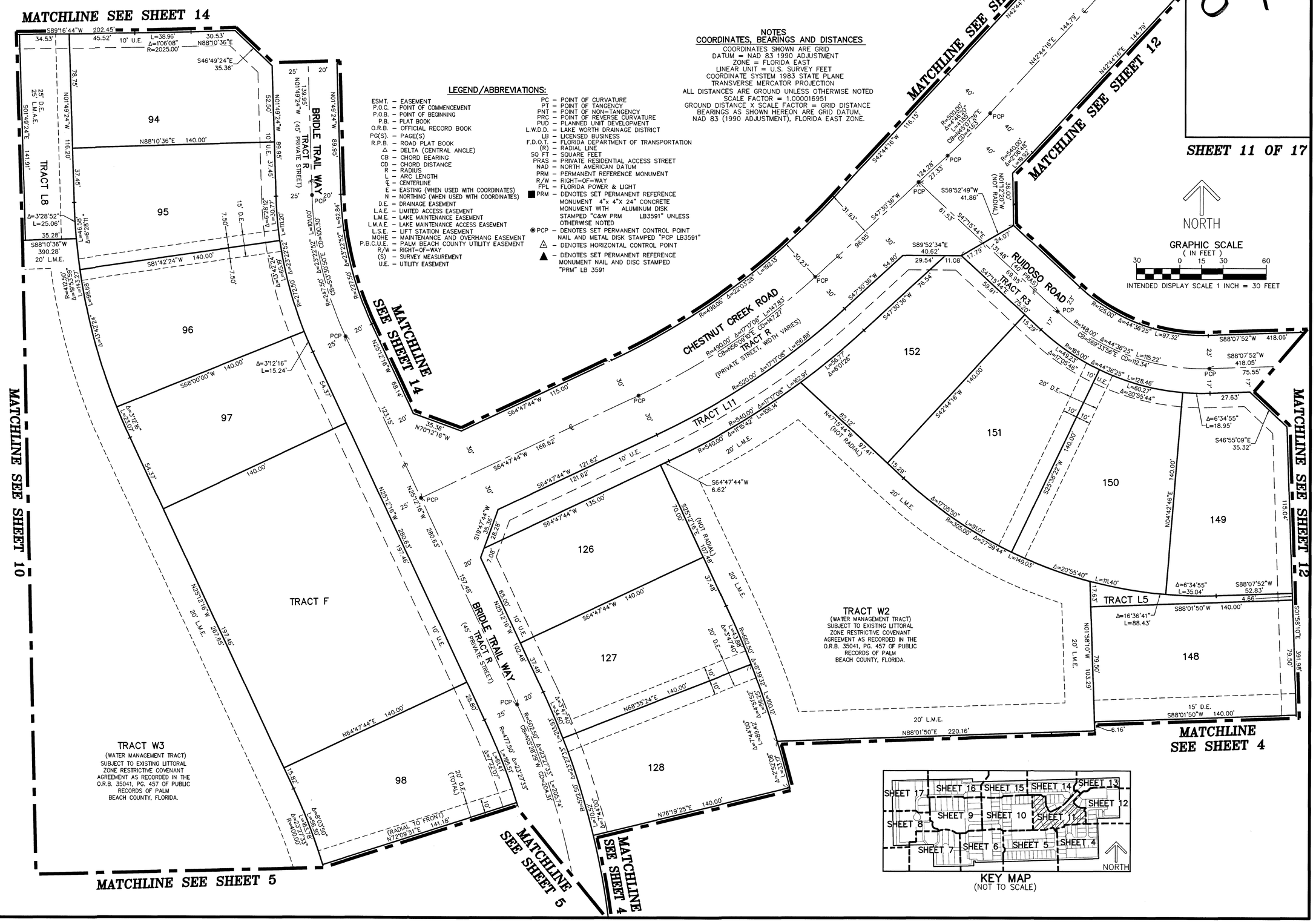
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991

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.

84

SHEET 11 OF 17



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.

LEGEND/ABBREVIATIONS:

ESMT. – EASEMENT
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG(S). – PAGE(S)
R.P.B. – ROAD PLAT BOOK
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
R – RADIUS
L – ARC LENGTH
℄ – CENTERLINE
E – EASTING (WHEN USED WITH COORDINATES)
N – NORTHING (WHEN USED WITH COORDINATES)
D.E. – DRAINAGE EASEMENT
L.A.E. – LIMITED ACCESS EASEMENT
L.M.E. – LAKE MAINTENANCE EASEMENT
L.M.A.E. – LAKE MAINTENANCE ACCESS EASEMENT
L.S.E. – LIFT STATION EASEMENT
MOHE – 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

PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PNT – POINT OF NON–TANGENCY
PRC – POINT OF REVERSE CURVATURE
PUD – PLANNED UNIT DEVELOPMENT
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
LB – LICENSED BUSINESS
F.D.O.T. – FLORIDA DEPARTMENT OF TRANSPORTATION
(R) – RADIAL LINE
SQ FT – SQUARE FEET
PRAS – PRIVATE RESIDENTIAL ACCESS STREET
NAD – NORTH AMERICAN DATUM
PRM – PERMANENT REFERENCE MONUMENT
R/W – RIGHT–OF–WAY
FPL – FLORIDA POWER & LIGHT
■ PRM – DENOTES SET PERMANENT REFERENCE MONUMENT 4"x 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED
● PCP – DENOTES SET PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
△ – DENOTES HORIZONTAL CONTROL POINT
▲ – DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591