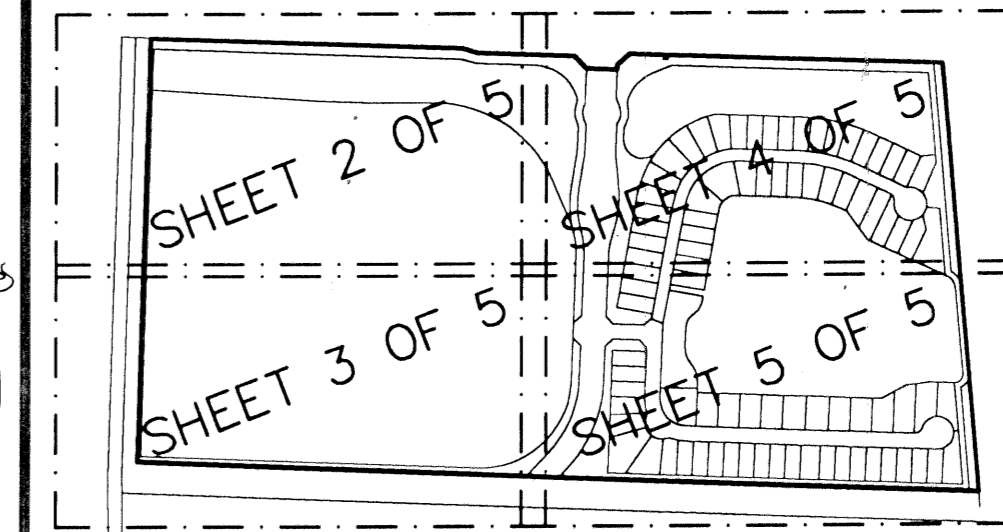


# TOWNE PARK PLAT ONE

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD  
 BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, TRACT 42,  
 "PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH  
 COUNTY, FLORIDA, LYING IN HIATUS TRACT 42, TOWNSHIP 44 1/2 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  
 JANUARY - 2000

118



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF  
 A.D. 2000 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

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

SHEET 5 OF 5

**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 LOT 3, TRACT 42, PALM BEACH FARMS PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGE 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N87°49'54"W.
- 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
- OHME - DENOTES OVER-HANG/ MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- C - DENOTES CENTERLINE
- CD - DENOTES CHORD DISTANCE
- CB - DENOTES CHORD BEARING
- POB - DENOTES POINT OF BEGINNING.
- D.B. - DENOTES DEED BOOK
- PC - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- L.W.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

**NOTES**  
 COORDINATES, BEARINGS AND DISTANCES

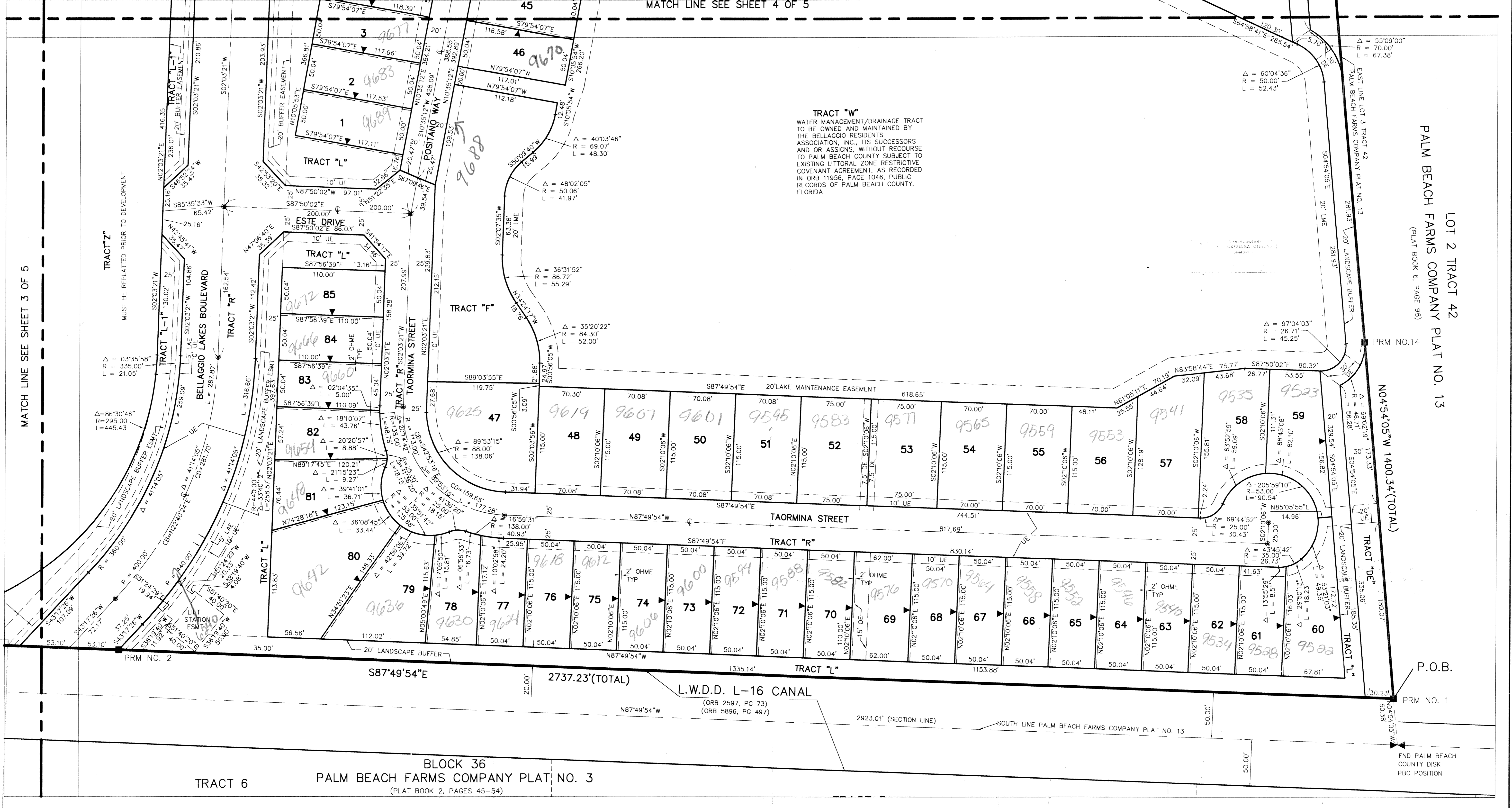
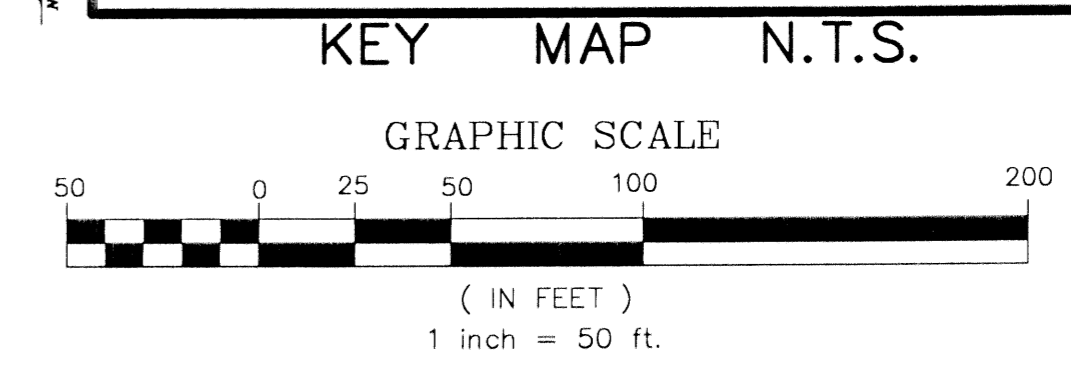
COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000195  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS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

PRM	NORTHING	EASTING
1	819918.792	918664.322
2	819960.816	917299.569
3	820003.039	915928.331
4	821385.390	915958.975
5	821356.923	916974.206
6	821343.526	917023.851
7	821334.723	917337.794
8	821293.615	917376.659
9	821292.616	917376.631
10	821289.813	917476.593
11	821302.808	917476.958
12	821341.673	917518.065
13	821313.163	918534.821
14	820299.559	918628.958

COORDINATE TABLE

S87°49'54"E (PLAT BEARING) 00°24'17" = BEARING ROTATION (PLAT TO GRID) COUNTERCLOCKWISE

S88°14'11"E (GRID BEARING) SOUTH LINE THIS PLAT



PLAT 118  
 TOWNE PARK PUD  
 48  
 ZIP CODE: 33467  
 PUD NAME

P.O.B.  
 PRM NO. 1  
 FND PALM BEACH COUNTY DISK PBC POSITION

BLOCK 36  
 PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PLAT BOOK 2, PAGES 45-54)