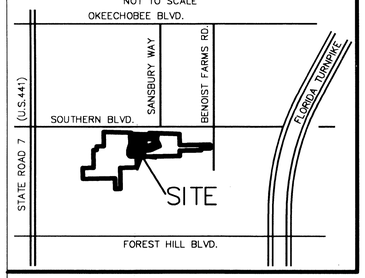
DIAMOND "C" RANCH POD E/F REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF DIAMOND "C" RANCH PUD, BEING A REPLAT OF POD E/F, DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99, PAGES 173 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 44 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

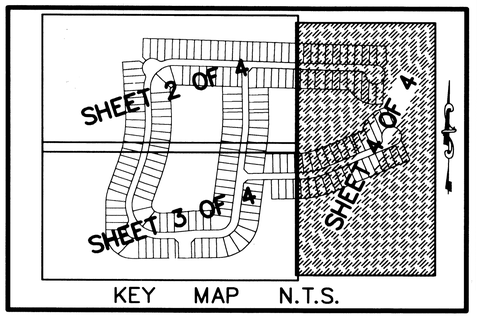
LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.



KEY MAP N.T.S.

8786-007

147

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2004 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____.

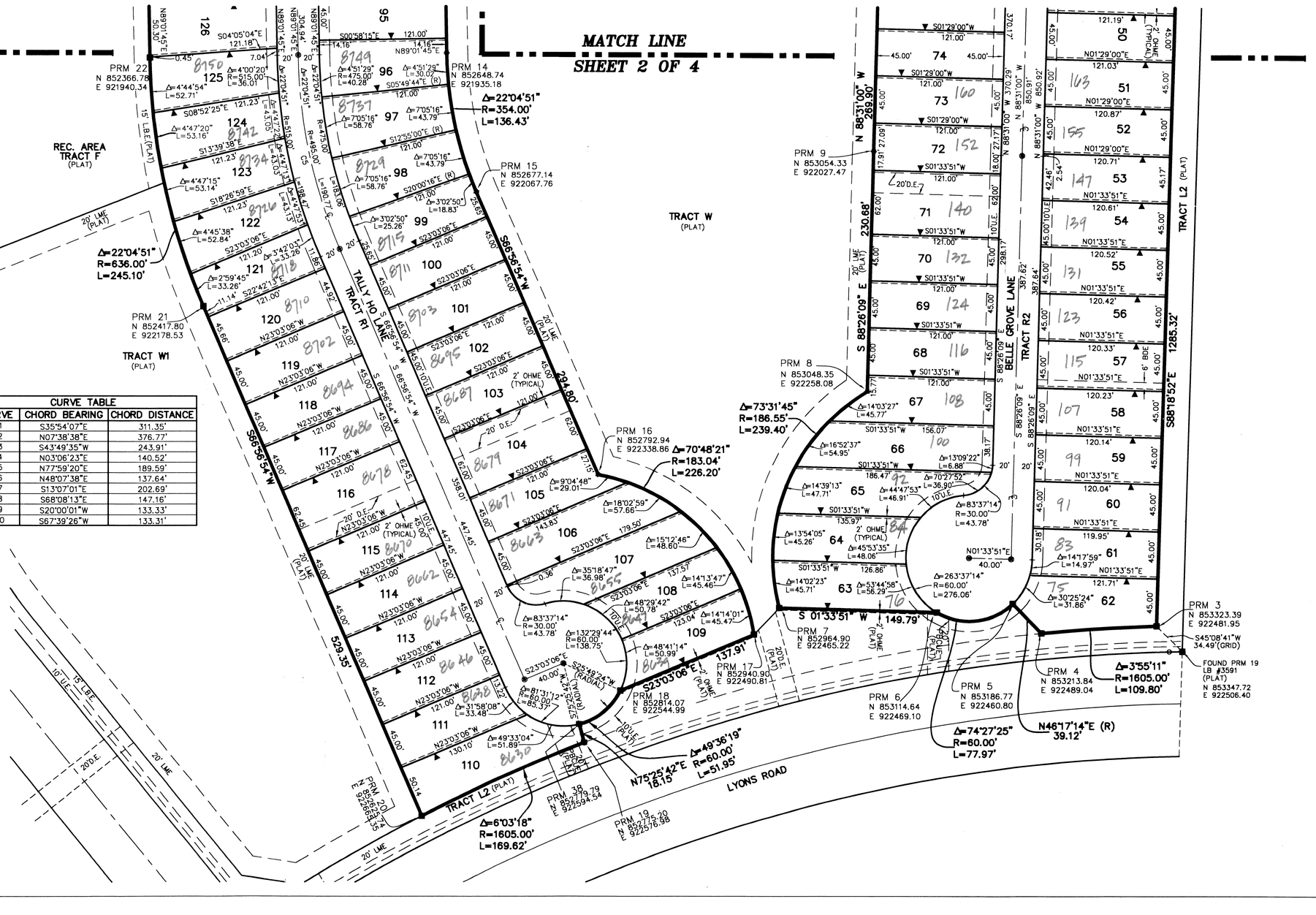
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 4 OF 4

MATCH LINE
SHEET 3 OF 4

MATCH LINE
SHEET 2 OF 4



SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. 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.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS ARE RELATIVE TO THE NORTH LINE OF THIS PLAT, AS SHOWN ON DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99, PAGES 173–179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S88°31'01"E.
6. ■ P.R.M. – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
7. U.E. – INDICATES UTILITY EASEMENT.
8. D.E. – INDICATES DRAINAGE EASEMENT.
9. (R) – INDICATES RADIAL LINE.
10. LINES INTERSECTING CURVES ARE NON–RADIAL UNLESS SHOWN OTHERWISE.
11. "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.
12. LME – DENOTES LAKE MAINTENANCE EASEMENT
13. ◉ – DENOTES PERMANENT CONTROL POINT
14. (PLAT) – DENOTES DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99, PAGES 173–179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
15. N.T.S. – DENOTES NOT TO SCALE
16. FND – DENOTES FOUND
17. TYP – DENOTES TYPICAL
18. NO – DENOTES NUMBER
19. MEAS – DENOTES MEASURED
20. ℄ – DENOTES CENTERLINE
21. CD – DENOTES CHORD DISTANCE
22. CB – DENOTES CHORD BEARING
23. POB – DENOTES POINT OF BEGINNING.
24. D.B. – DENOTES DEED BOOK
25. PG. – DENOTES PAGE
26. P.B. – DENOTES PLAT BOOK
27. L.W.D.D. – DENOTES LAKE WORTH DRAINAGE DISTRICT
28. L.A.E. – DENOTES LIMITED ACCESS EASEMENT
29. R/W – DENOTES RIGHT–OF–WAY
30. ORB – DENOTES OFFICIAL RECORDS BOOK
31. TWP – DENOTES TOWNSHIP
32. OHME – DENOTES OVERHANG/MAINTENANCE EASEMENT
33. ▶ – DENOTES "ZERO" SIDE OF LOT LINE
34. LBE– DENOTES LANDSCAPE BUFFER EASEMENT
35. LMAE– DENOTES LAKE MAINTENANCE ACCESS EASEMENT
36. PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
37. BDE– DENOTES BUFFER DRAINAGE EASEMENT

CURVE TABLE		
CURVE	CHORD BEARING	CHORD DISTANCE
C1	S35°54'07"E	311.35'
C2	N07°38'38"E	376.77'
C3	S43°49'35"W	243.91'
C4	N03°06'23"E	140.52'
C5	N77°59'20"E	189.59'
C6	N48°07'38"E	137.64'
C7	S13°07'01"E	202.69'
C8	S68°08'13"E	147.16'
C9	S20°00'01"W	133.33'
C10	S67°39'26"W	133.31'

SUBDIVISION DIAMOND C RANCH POD E/F REPLAT
BOOK 101 PAGE 147
FLOOD ZONE AH FLOOD MAP # 1004
QUAD # 47 ZONING PUD
SE ZIP CODE 33411
TAZ 733,1009
PUD NAME DIAMOND 'C' RANCH