0786-006

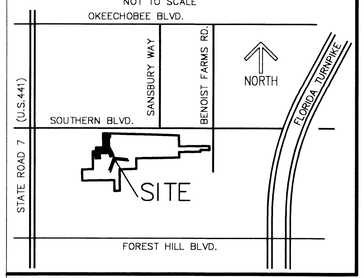
DIAMOND "C" RANCH POD C REPLAT

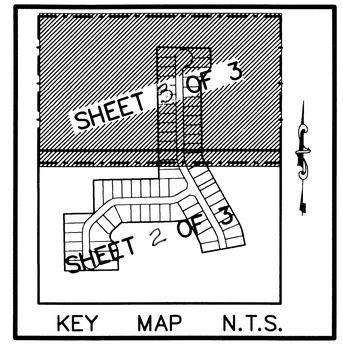
A PLANNED UNIT DEVELOPMENT BEING A PART OF DIAMOND "C" RANCH PUD, BEING A REPLAT OF POD C, DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99, PAGES 173 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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

AUGUST – 2002

LOCATION MAP
NOT TO SCALE





KEY MAP N.T.S.

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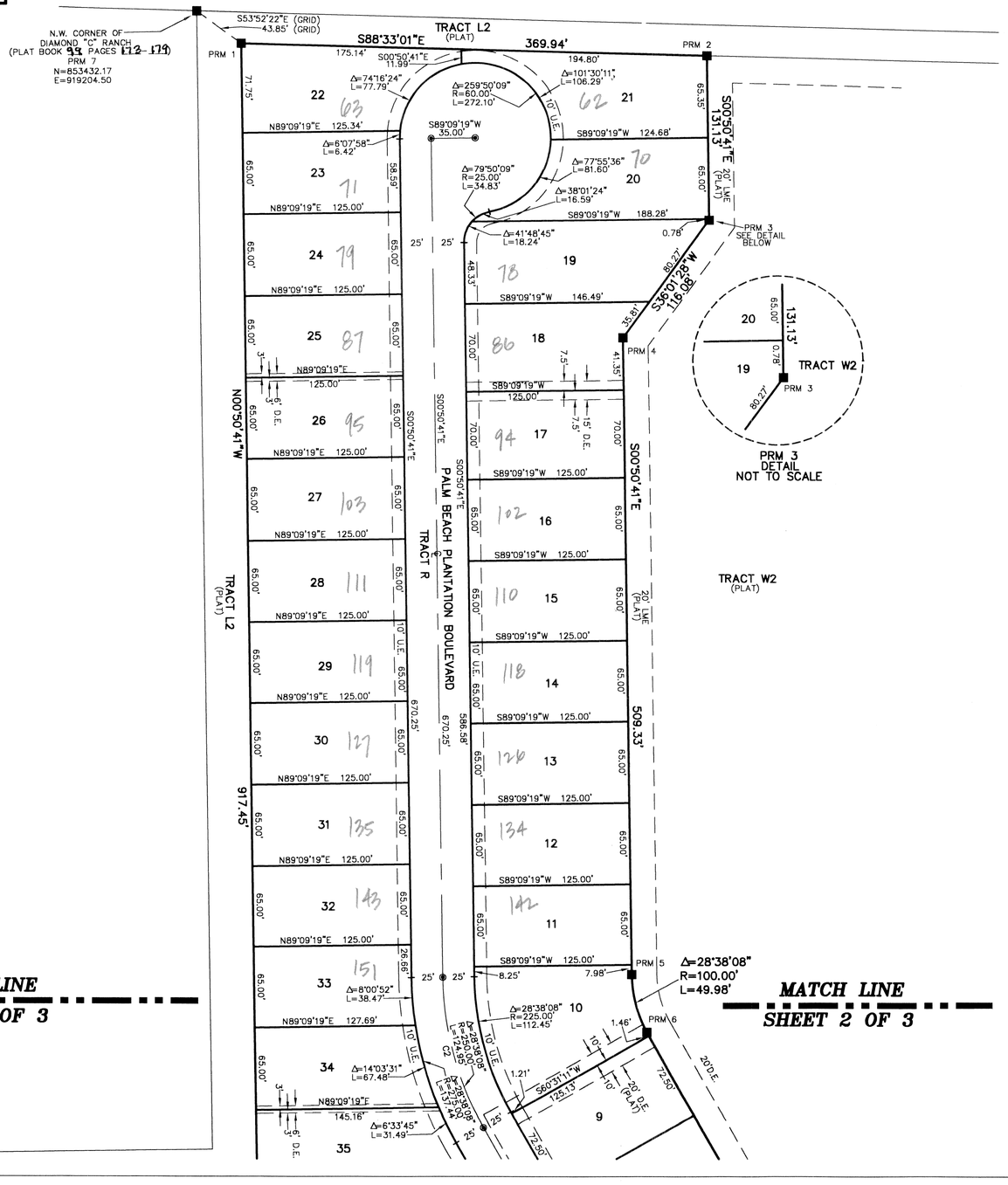
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____ A.D. 2004 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 3 OF 3



MATCH LINE
SHEET 2 OF 3

MATCH LINE
SHEET 2 OF 3

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 = 1.00002175
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

S88°33'01"E (PLAT BEARING)
S88°37'42"E (GRID BEARING)
NORTH LINE THIS PLAT

00°04'41" = BEARING ROTATION COUNTER CLOCKWISE(PLAT TO GRID)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N20°05'17"W	81.60'
C2	N15°09'45"W	123.65'
C3	S73°34'22"W	60.60'
C4	S68°01'22"W	81.37'
C5	S23°00'30"W	91.60'

COORDINATE TABLE

P.R.M.#	NORTHING	EASTING
1	853406.31	919239.92
2	853397.46	919609.77
3	853266.34	919611.88
4	853172.36	919543.74
5	852663.09	919551.94
6	852614.10	919565.66
7	852187.68	919807.49
8	852111.08	919835.63
9	852028.04	919851.43
10	851971.78	919555.73
11	852035.63	919543.57
12	852092.75	919516.29
13	852205.79	919452.18
14	852190.10	919333.83
15	852184.48	918996.13
16	852126.96	918934.77
17	852051.89	918937.18
18	851976.43	918973.57
19	851854.43	918975.66
20	851847.98	918605.98
21	852244.27	918599.22
22	852247.76	918807.90
23	852481.44	918803.92
24	852488.97	919254.70

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 THROUGH 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 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
15. N.T.S. – DENOTES NOT TO SCALE
16. A.E. – DENOTES ACCESS EASEMENT
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. LBE– DENOTES LANDSCAPE BUFFER EASEMENT
33. LMAE– DENOTES LAKE MAINTENANCE ACCESS EASEMENT

SECTION DIAMOND C RANCH POD C REPLAT
PLAT BOOK 142
PAGE 142
ACRES 102
ZONING PUD
LOTS 47
DENSITY 2.3958 AH
FILE 7339 DIAMOND C RANCH