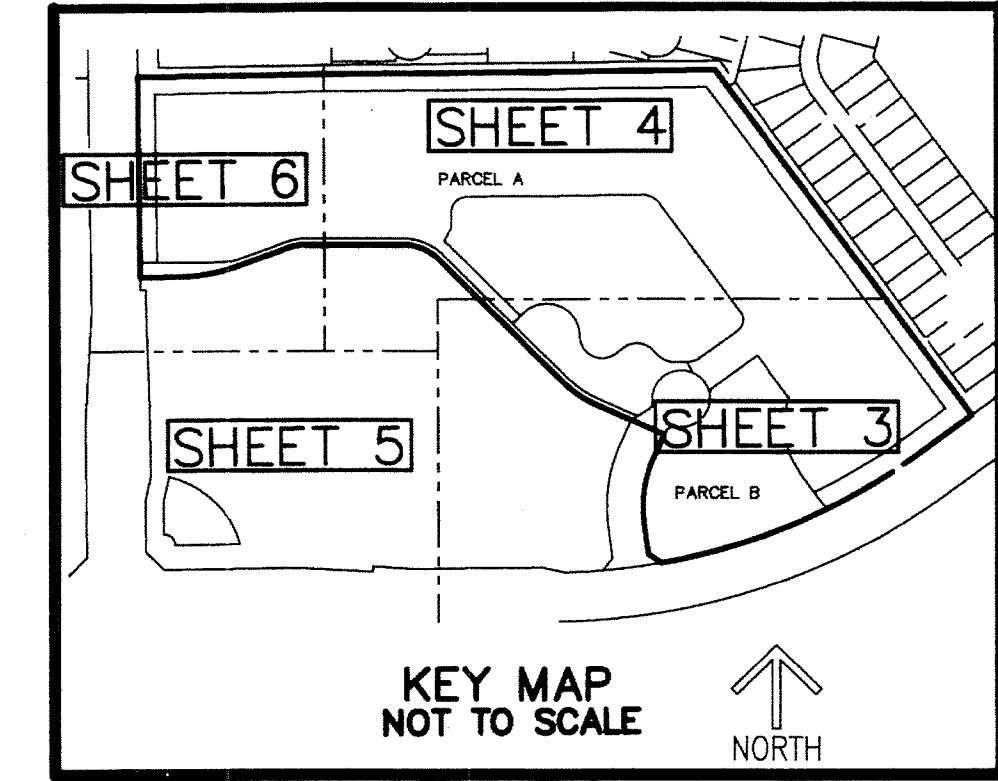


TOWN COMMONS PUD/MUPD

BEING A REPLAT OF TRACTS "C", "L-1" AND A PORTION OF TRACTS "A" AND "B", TOWN COMMONS-PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 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
JUNE - 2013



7

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 6

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 = 1.0000221
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.'S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2
CENTIMETER GEODETIC CONTROL SURVEY.

N89°26'07"E (PLAT BEARING) 00°24'06" = BEARING ROTATION
N89°02'01"E (GRID BEARING) (PLAT TO GRID)
NORTH LINE THIS PLAT COUNTERCLOCKWISE

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. 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 A RECORD BEARING OF N89°26'07"E ALONG THE NORTH LINE OF THIS PLAT RELATIVE TO THE NORTH LINE OF TOWN COMMONS-PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
6. ■ P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
● FOUND PRM 4"x4" CONCRETE MONUMENT WITH DISC LAWSON, NOBLE & WEBB, INC.
7. U.E. - INDICATES UTILITY EASEMENT.
8. D.E. - INDICATES DRAINAGE EASEMENT.
9. (N) - 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, NAIL AND DISC STAMPED "PCP" LB 3591
14. LBE - DENOTES LANDSCAPE BUFFER EASEMENT
15. N.T.S. - DENOTES NOT TO SCALE
16. BOE - DENOTES BUFFER DRAINAGE EASEMENT
17. LSE - DENOTES LIFT STATION EASEMENT
18. NO - DENOTES NUMBER
19. MEAS - DENOTES MEASURED
20. □ - DENOTES CENTERLINE
21. LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
22. CB - DENOTES CHORD BEARING
23. C - DENOTES CHORD DISTANCE
24. D.B. - DENOTES DEED BOOK
25. PG. - DENOTES PAGE
26. P.B. - DENOTES PLAT BOOK
27. TWP - DENOTES TOWNSHIP
28. L.A.E. - DENOTES LIMITED ACCESS EASEMENT
29. R/W - DENOTES RIGHT-OF-WAY
30. O.R.B. - DENOTES OFFICIAL RECORDS BOOK
31. S.F.W.M.D. - DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT
32. L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
33. P.B.C.U.E. - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
34. (PLAT) - DENOTES TOWN COMMONS - PLAT ONE, AS RECORDED IN PLAT BOOK 99, PAGES 68-69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
35. ▲ PRMND- DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND DISC STAMPED "PRM" LB 3591
36. △ PCPND- DENOTES PERMANENT REFERENCE MONUMENT FND NAIL AND DISC NO. 7072

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 3-25-14

DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SURVEYOR

