

CAPELLA P.U.D. - PLAT ONE

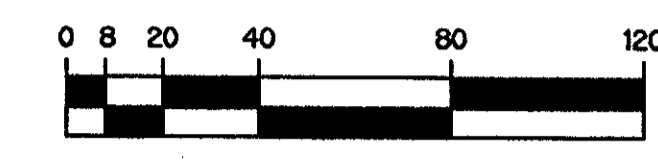
A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF TRACTS 17 THRU 28, INCLUSIVE, 33, 34, 47 AND 48 ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AN ABANDONED 30 FOOT ROAD RIGHT OF WAY, ALL LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST. TOGETHER WITH A PORTION OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

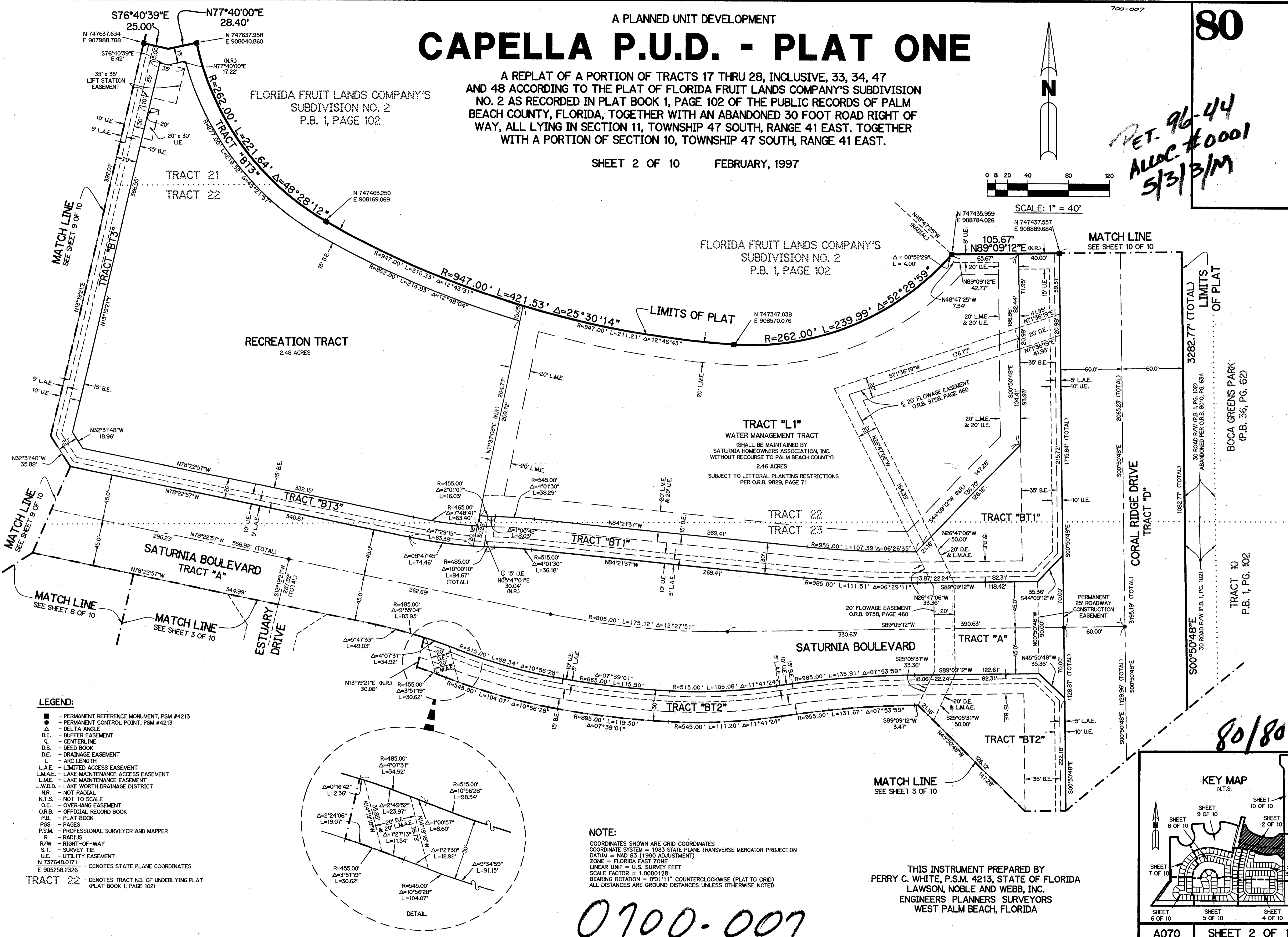
SHEET 2 OF 10 FEBRUARY, 1997

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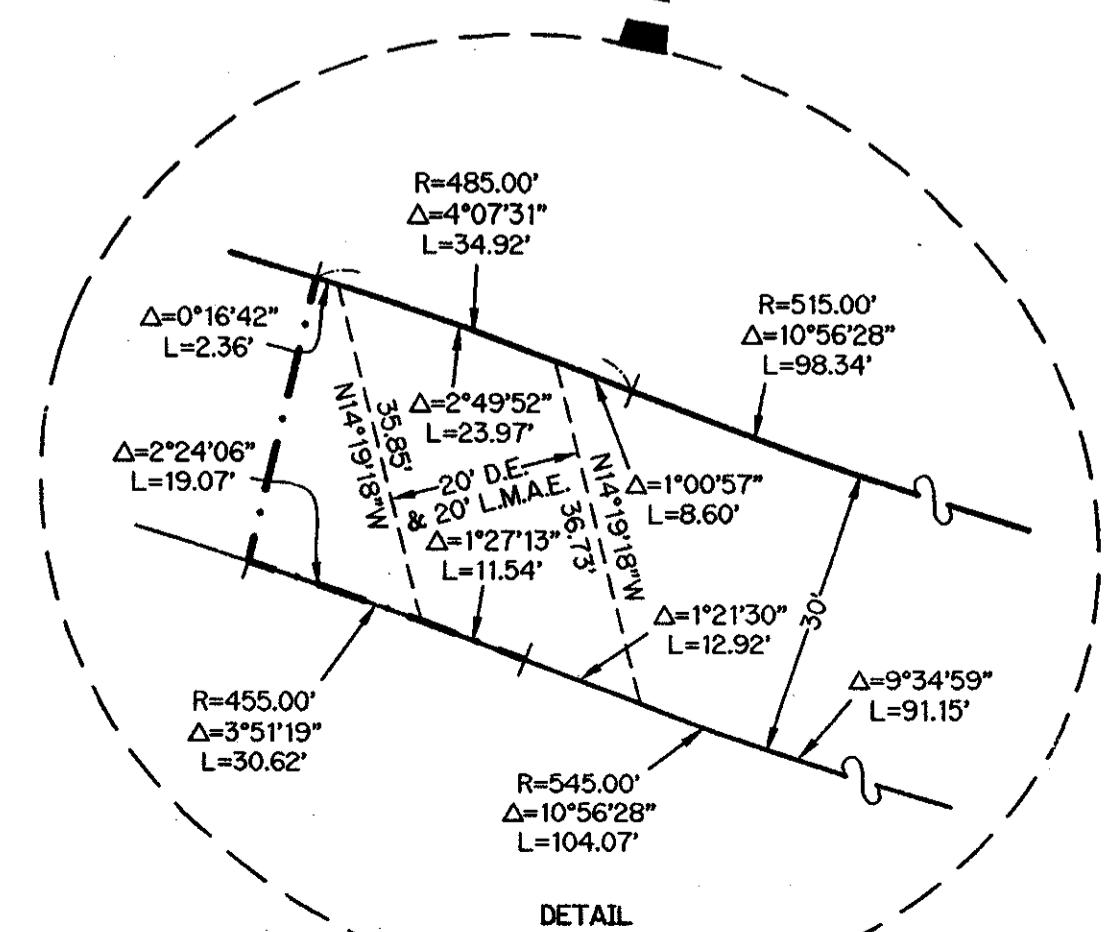
*RET. 96-44
ALOC. #0001
5/31/3/M*



SCALE: 1" = 40'

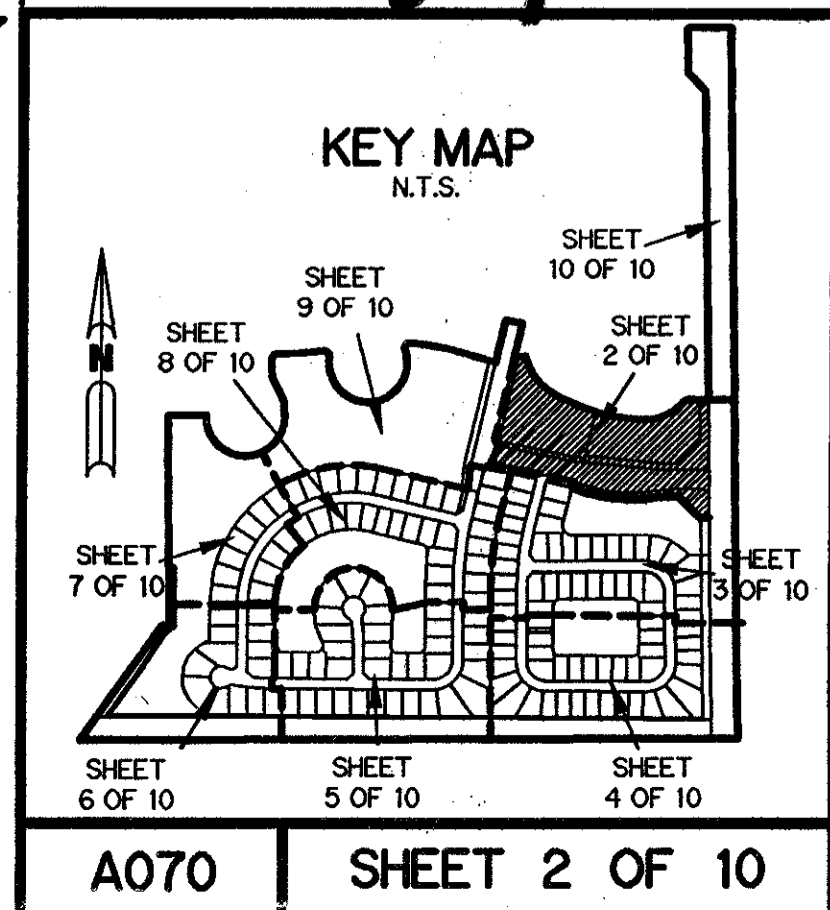


- LEGEND:**
- - PERMANENT REFERENCE MONUMENT, PSM #4213
 - ▲ - PERMANENT CONTROL POINT, PSM #4213
 - △ - DELTA ANGLE
 - B.E. - BUFFER EASEMENT
 - C - CENTERLINE
 - D.B. - DEED BOOK
 - D.E. - DRAINAGE EASEMENT
 - L - ARC LENGTH
 - L.A.E. - LIMITED ACCESS EASEMENT
 - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - N.R. - NOT RADIAL
 - N.T.S. - NOT TO SCALE
 - O.E. - OVERHANG EASEMENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.G.S. - PAGES
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - S.T. - SURVEY TIE
 - U.E. - UTILITY EASEMENT
 - N 737648.0171 - DENOTES STATE PLANE COORDINATES
 - E 905258.2326 - DENOTES TRACT NO. OF UNDERLYING PLAT (PLAT BOOK 1, PAGE 102)



NOTE:
 COORDINATES SHOWN ARE GRID COORDINATES
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FEET
 SCALE FACTOR = 1.0000128
 BEARING ROTATION = 0°11'1" COUNTERCLOCKWISE (PLAT TO GRID)
 ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

SUBDIVISION: CAPELLA
 BOOK: 80
 FLOOD ZONE: 0
 QUAD: 68
 PUD NAME: CAPELLA PLAT ONE



THIS INSTRUMENT PREPARED BY
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 LAWSON, NOBLE AND WEBB, INC.
 ENGINEERS PLANNERS SURVEYORS
 WEST PALM BEACH, FLORIDA

0700-007