

ATRIA LANTANA

A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 45 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

TABULAR DATA

TOTAL AREA THIS PLAT	4.0807 ACRES
TRACT B (WATER MANAGEMENT)	0.8512 ACRES
PARCEL "A"	3.2295 ACRES
PETITION NO. 90-34A	

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
NOVEMBER - 1997

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, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE EAST LINE OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 43 EAST BEARING, S 00° 16' 35" E (ASSUMED) PER PLAT BOOK 50, PAGES 162 AND 163 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT.
- 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.
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- POB - DENOTES POINT OF BEGINNING.
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- CL - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- FPL - DENOTES FLORIDA POWER AND LIGHT COMPANY
- L - DENOTES ARC LENGTH
- R - DENOTES RADIUS
- Δ - DENOTES CENTRAL ANGLE
- SBT - DENOTES SOUTHERN BELL TELEPHONE

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 = 1.000042365718
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

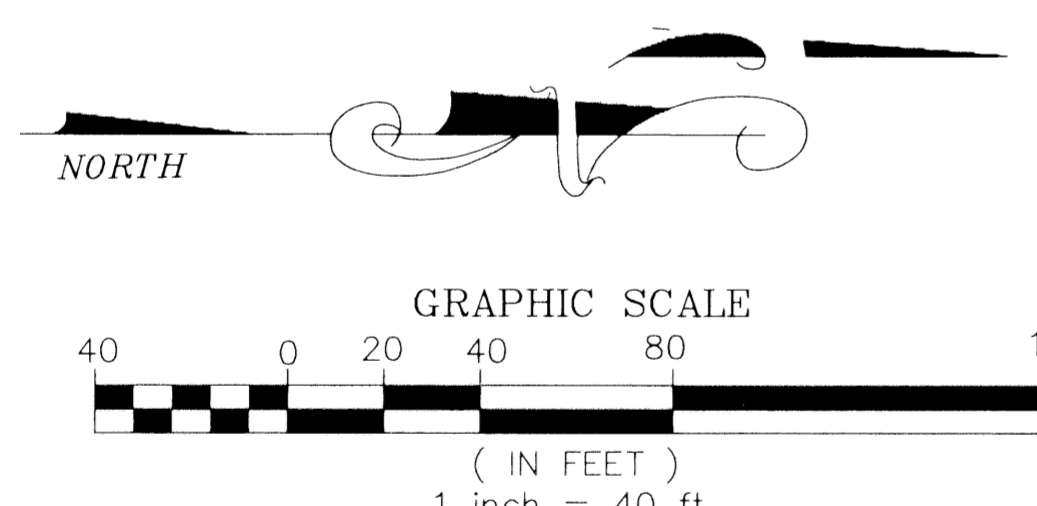
(COUNTER CLOCKWISE)
S00°16'35"E (PLAT BEARING) 00°00'29" = BEARING ROTATION
S00°17°04"E (GRID BEARING) (PLAT TO GRID)

— EAST LINE PLAT

THE GEODETIC CONTROL POINTS SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY ROBIN B. PETZOLD, P.S.M. OF MOCK ROOS AND ASSOCIATES PROJECT NO. 97142.00 WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983/90

THE FOLLOWING STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY

STATION	NORTHING	EASTING
RIDGEWOOD	820139.54195	948627.29684
E1/4 CORNER 6/45/43	817365.61111	953680.63820
LEASA	814706.67032	956002.21297

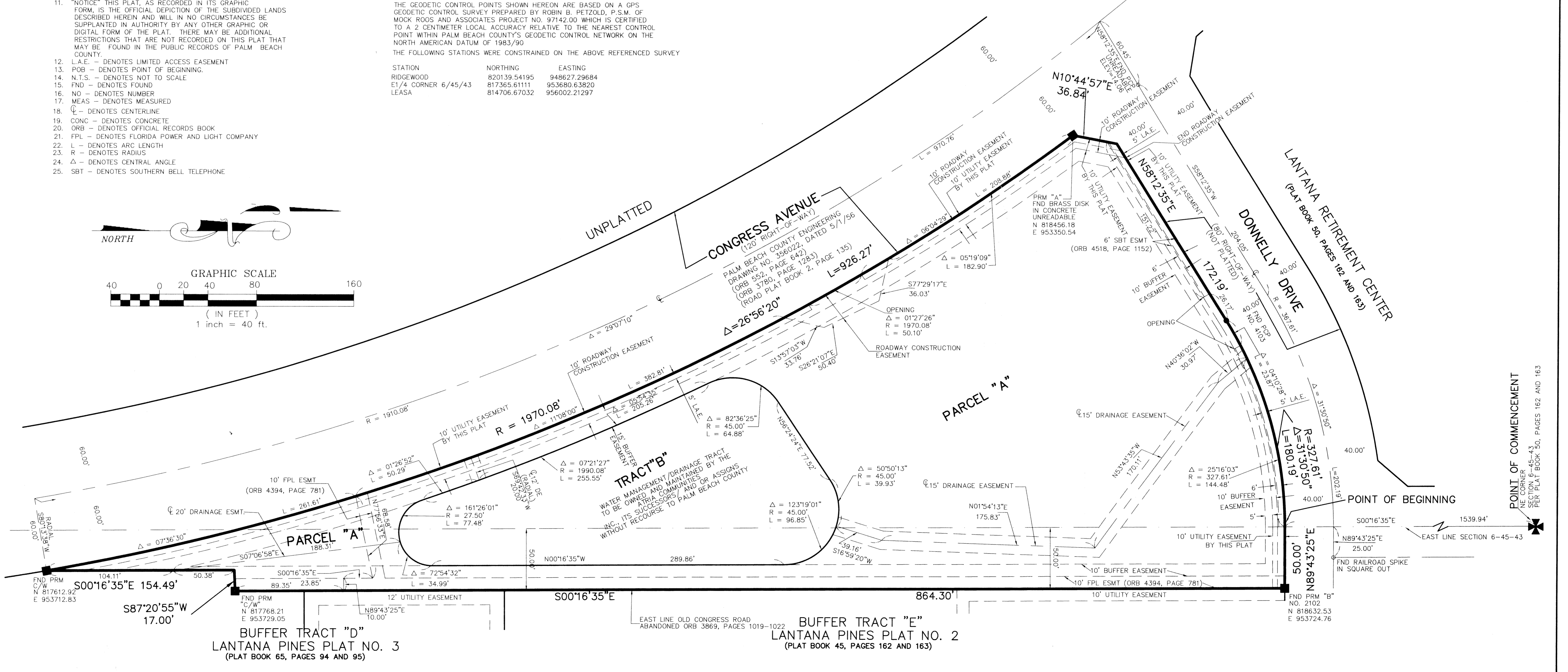
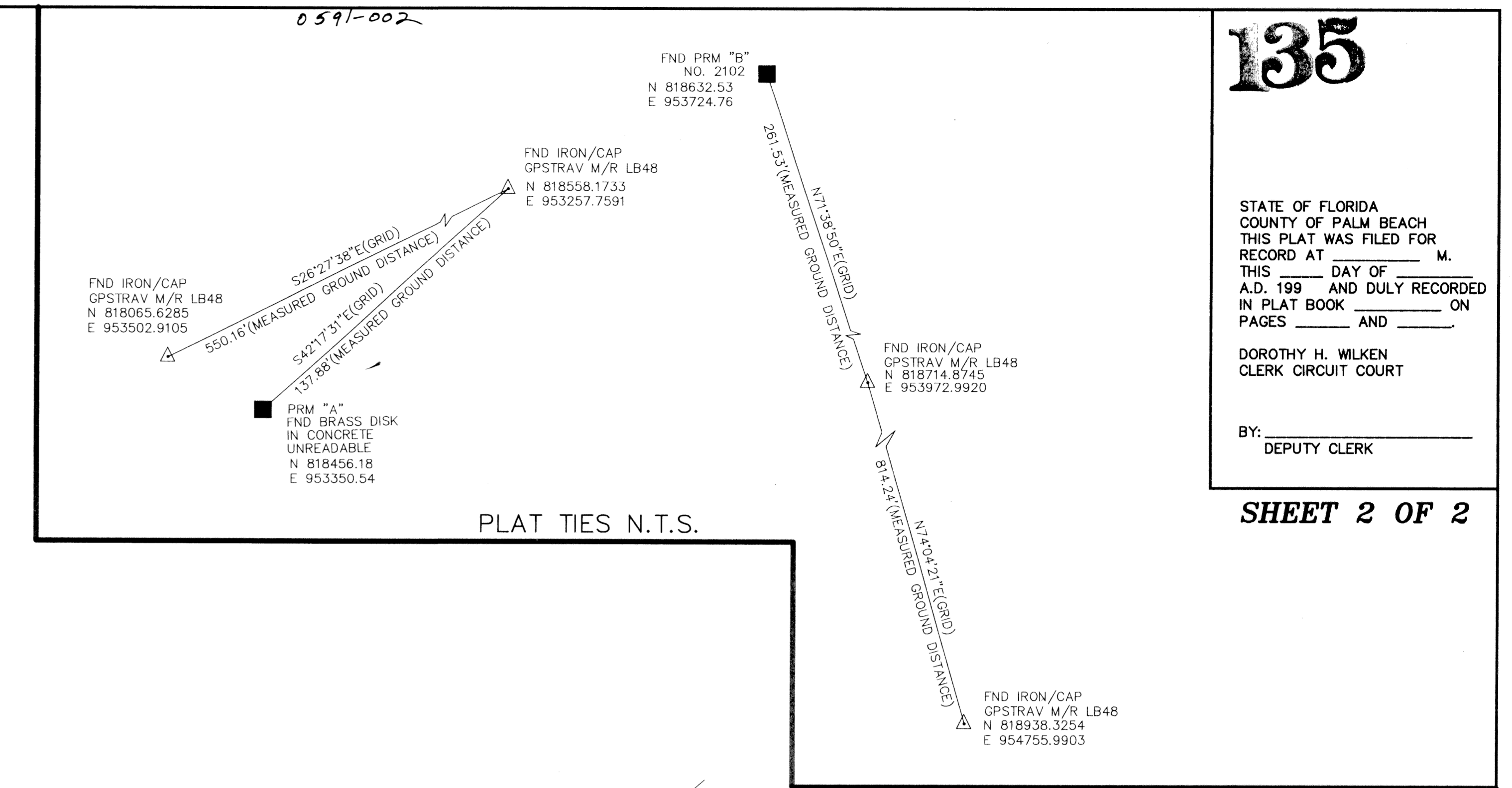


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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 199 _____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2



SUBDIVISION Atria Lantana
PAGE 135
FLOOD MAP # 1758
FLOOD ZONE B
ZONING CG
QUAD # 19
SEAZ 408
TAX 408
FUD NAME Atria Lantana

POINT OF COMMENCEMENT
NE CORNER OF SECTION 5,
RANGE 43 EAST, TOWNSHIP 45 SOUTH,
PER PLAT BOOK 50, PAGES 162 AND 163

POINT OF BEGINNING

BUFFER TRACT "D"
LANTANA PINES PLAT NO. 3
(PLAT BOOK 65, PAGES 94 AND 95)

BUFFER TRACT "E"
LANTANA PINES PLAT NO. 2
(PLAT BOOK 45, PAGES 162 AND 163)