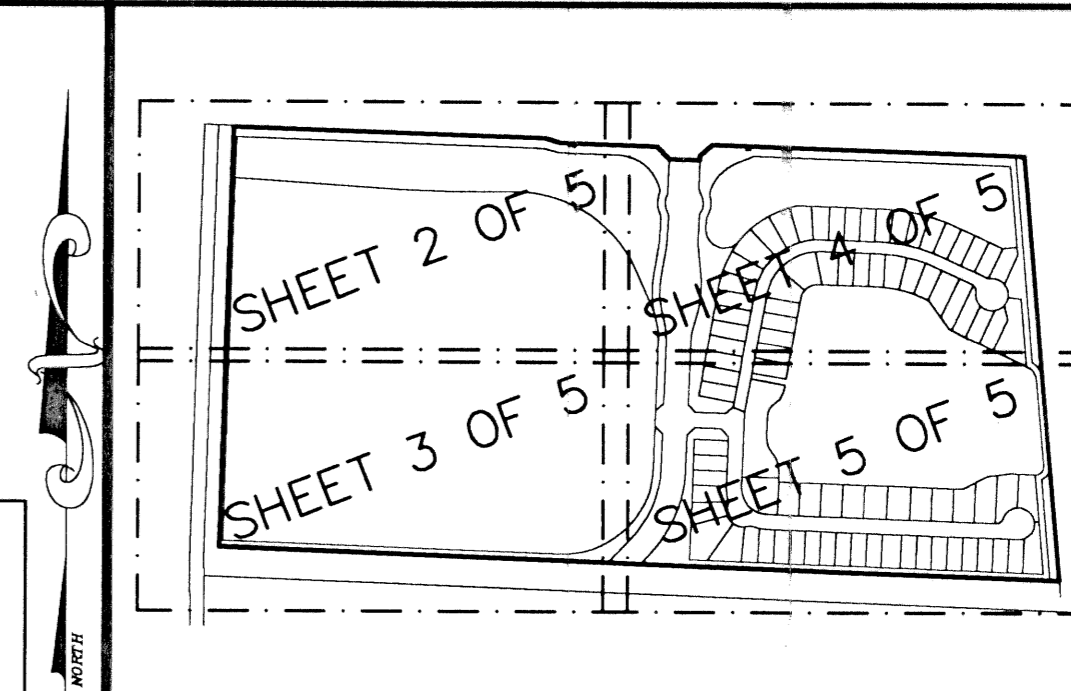


TOWNE PARK PLAT ONE

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD
 BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, TRACT 42,
 "PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA, LYING IN HIATUS TRACT 42, TOWNSHIP 44 1/2 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
 JANUARY - 2000



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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2000 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

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 OR UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.

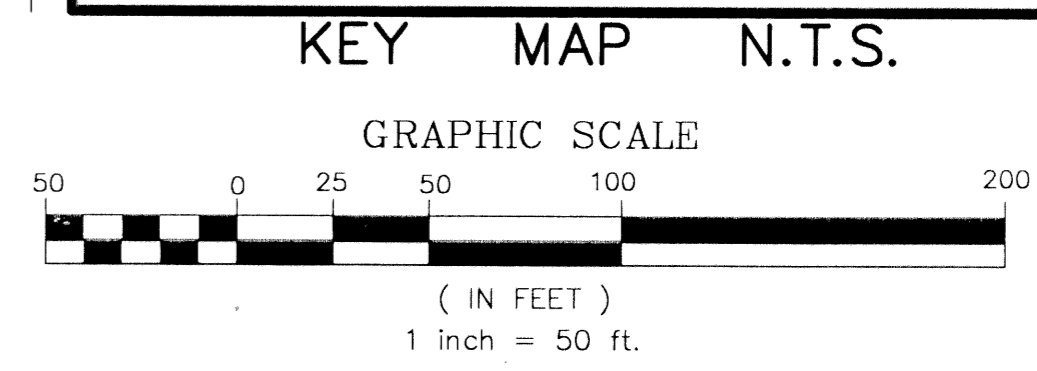
- BEARINGS ARE RELATIVE TO ASSUMED DATUM, BASED UPON THE SOUTH LINE OF LOT 3, TRACT 42, PALM BEACH FARMS PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGE 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N87°49'54"W.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- 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.
- LME - DENOTES LAKE MAINTENANCE EASEMENT.
- PM - DENOTES PERMANENT CONTROL POINT.
- OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT.
- N.T.S. - DENOTES NOT TO SCALE.
- FND - DENOTES FOUND.
- TYP - DENOTES TYPICAL.
- NO - DENOTES NUMBER.
- MEAS - DENOTES MEASURED.
- C - DENOTES CENTERLINE.
- CD - DENOTES CHORD DISTANCE.
- CB - DENOTES CHORD BEARING.
- PGB - DENOTES POINT OF BEGINNING.
- D.B. - DENOTES DEED BOOK.
- PG. - DENOTES PAGE.
- P.B. - DENOTES PLAT BOOK.
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT.
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT.
- R/W - DENOTES RIGHT-OF-WAY.
- ORB - DENOTES OFFICIAL RECORDS BOOK.
- TWP - DENOTES TOWNSHIP.

**NOTES
 COORDINATES, BEARINGS AND DISTANCES**

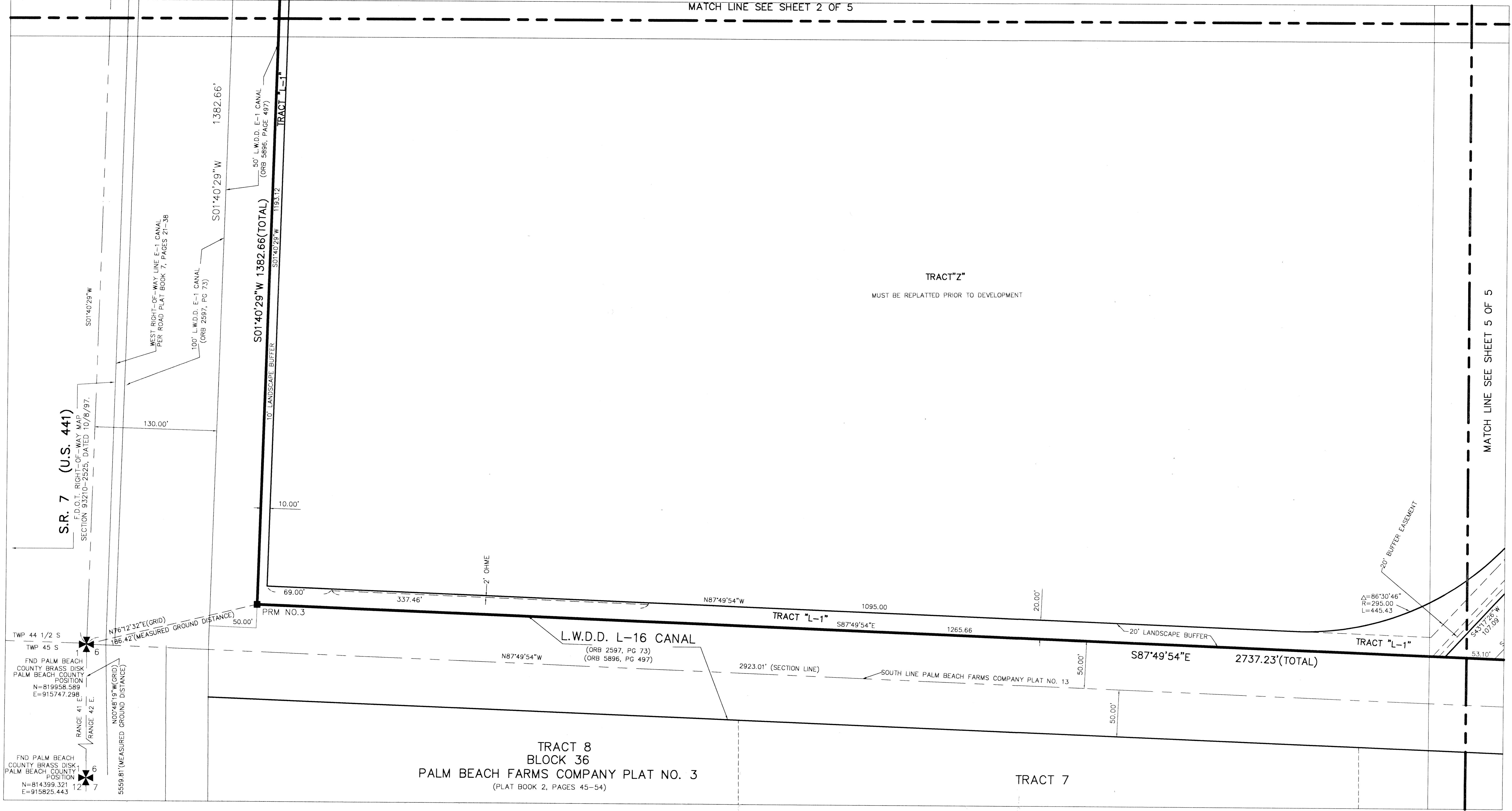
COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000195
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
 ADJUSTMENT, FLORIDA EAST ZONE.

S87°49'54"E (PLAT BEARING) 00°24'17" = BEARING ROTATION
 \S88°14'11"E (GRID BEARING) (PLAT TO GRID)
 SOUTH LINE THIS PLAT COUNTERCLOCKWISE

PRM	NORTHING	EASTING
1	819918.792	918664.322
2	819960.816	917299.569
3	820003.039	915928.331
4	821385.390	915958.975
5	821356.923	916974.206
6	821343.526	917023.851
7	821334.723	917337.794
8	821293.615	917376.659
9	821292.616	917376.631
10	821289.813	917476.593
11	821302.808	917476.958
12	821341.673	917518.065
13	821313.163	918534.821
14	820299.559	918628.958



SHEET 3 OF 5



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 PUD NAME