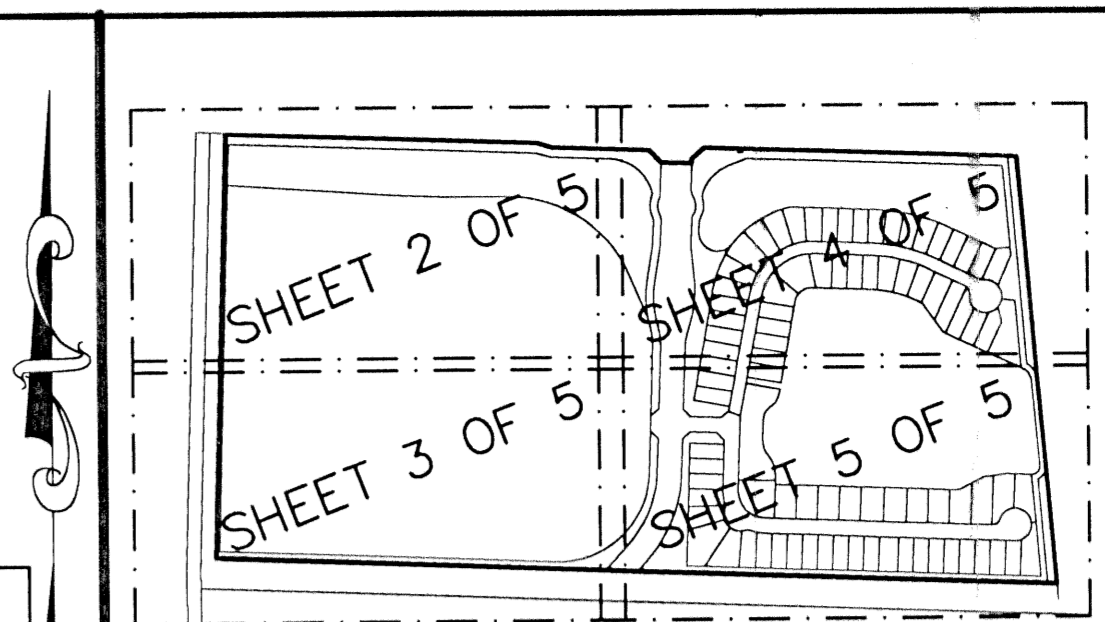


# TOWNE PARK PLAT ONE

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD  
BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, TRACT 42,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

"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



**117**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2001 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

DOROTHY H. MILKEN  
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.

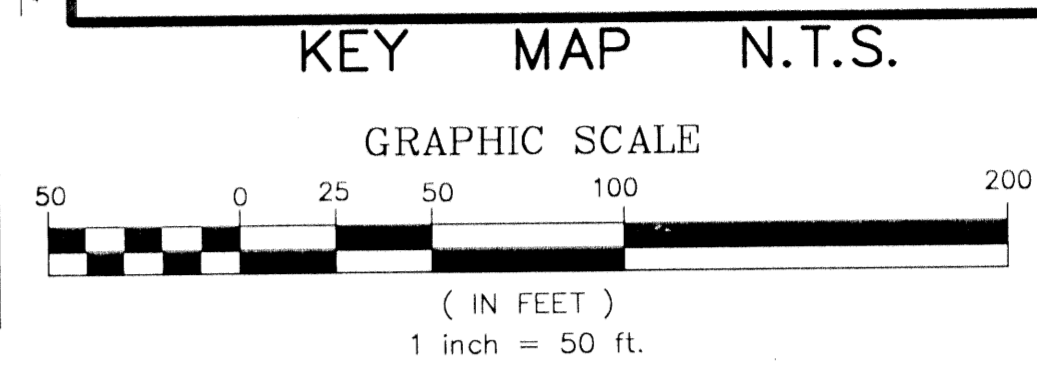
- BEARINGS ARE RELATIVE TO ASSUMED DATUM, BASED UPON THE SOUTH LINE OF LOT 3, TRACT 42, PALM BEACH FARMS PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGE 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N87°49'54"W.
- PR.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED 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
- OHME - DENOTES OVERHANG MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- CD - DENOTES CENTERLINE
- CB - DENOTES CHORD DISTANCE
- POB - 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

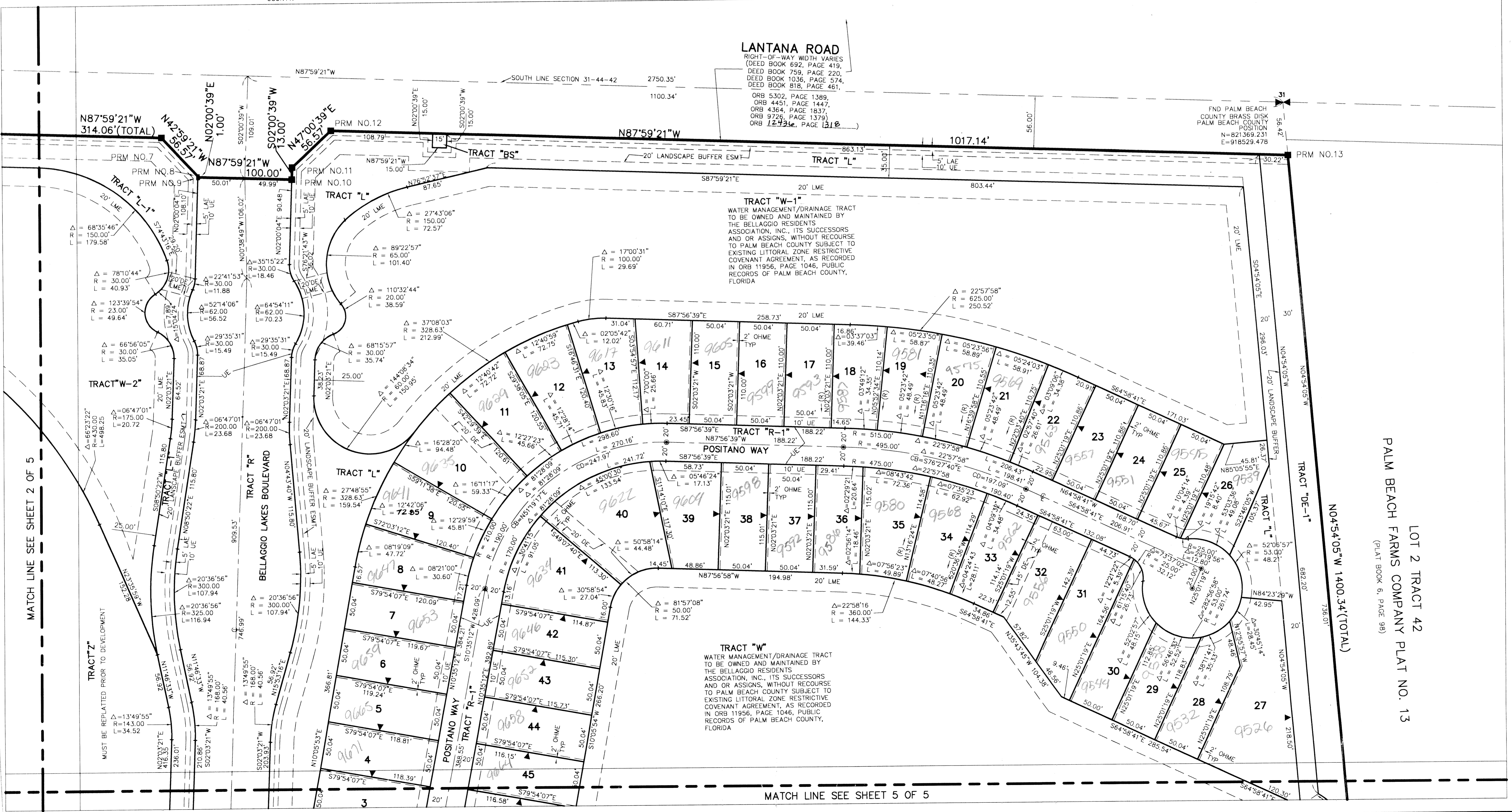
### COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT		COORDINATE TABLE	
ZONE = FLORIDA EAST		PRM NORTHING	EASTING
LINEAR UNIT = US SURVEY FEET <td>1</td> <td>819978.792</td>		1	819978.792
COORDINATE SYSTEM 1983 STATE PLANE <td>2</td> <td>819960.816</td>		2	819960.816
TRANSVERSE MERCATOR PROJECTION <td>3</td> <td>820003.039</td>		3	820003.039
ALL DISTANCES ARE GROUND <td>4</td> <td>821385.390</td>		4	821385.390
SCALE FACTOR = 1.0000195 <td>5</td> <td>821356.923</td>		5	821356.923
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE <td>6</td> <td>821343.526</td>		6	821343.526
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 <td>7</td> <td>821334.723</td>		7	821334.723
ADJUSTMENT, FLORIDA EAST ZONE. <td>8</td> <td>821293.615</td>		8	821293.615
<td>9</td> <td>821292.616</td>		9	821292.616
<td>10</td> <td>821289.813</td>		10	821289.813
<td>11</td> <td>821302.808</td>		11	821302.808
<td>12</td> <td>821341.673</td>		12	821341.673
<td>13</td> <td>821313.163</td>		13	821313.163
<td>14</td> <td>820299.559</td>		14	820299.559

87°49'54"E (PLAT BEARING) 00°24'17" = BEARING ROTATION  
S88°14'11"E (GRID BEARING) (PLAT TO GRID)  
SOUTH LINE THIS PLAT COUNTERCLOCKWISE



**SHEET 4 OF 5**



00 PAGES 117  
170A PUD  
46  
33467

LOT 2 TRACT 42  
PALM BEACH FARMS COMPANY PLAT NO. 13  
(PLAT BOOK 6, PAGE 98)

MATCH LINE SEE SHEET 5 OF 5

MATCH LINE SEE SHEET 2 OF 5