

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  
AUGUST - 2000

# TOWNE PARK PLAT THREE

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD

BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43,

"PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

## 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.

N87°49'54"W (PLAT BEARING)      00°24'17" = BEARING ROTATION  
N88°14'11"W (GRID BEARING)      (PLAT TO GRID)  
NORTH LINE THIS PLAT                      COUNTERCLOCKWISE

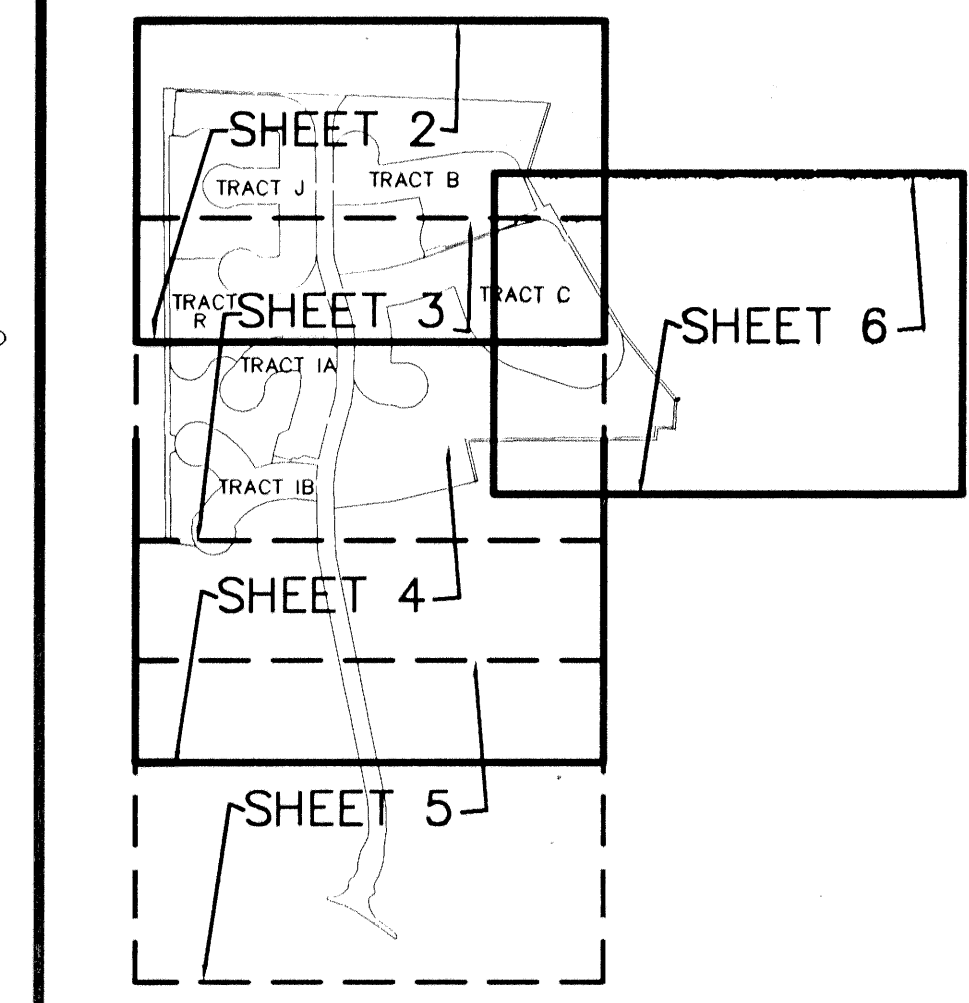
# 148

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 \_\_\_\_\_

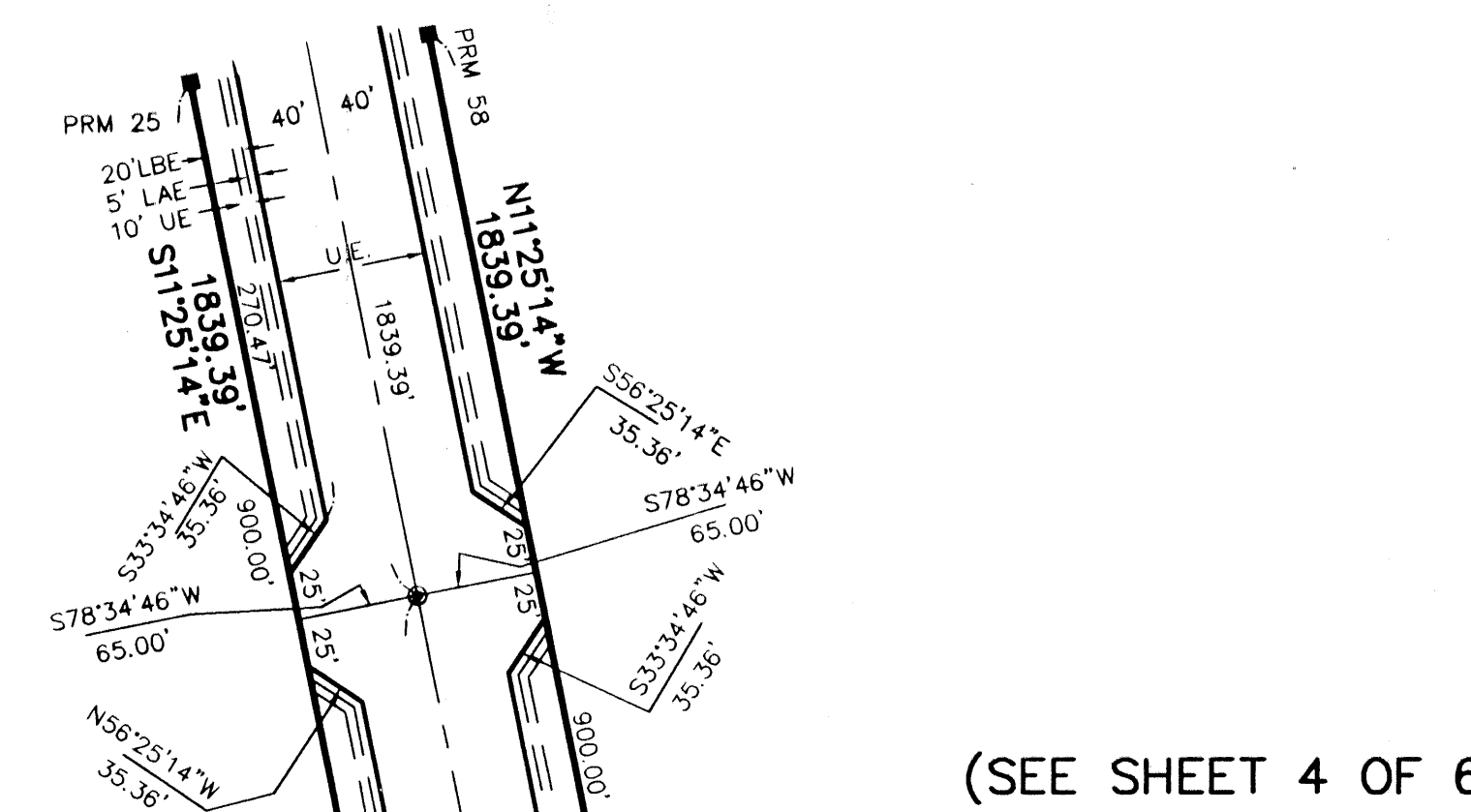
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 5 OF 6



KEY MAP N.T.S.



(SEE SHEET 4 OF 6)

MATCHLINE

BLOCK 36  
PALM BEACH FARMS COMPANY PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

BLOCK 36  
PALM BEACH FARMS COMPANY PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

BLOCK 43  
PALM BEACH FARMS COMPANY PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

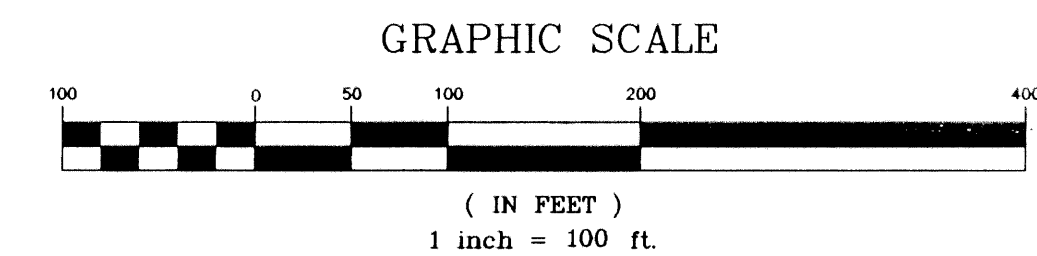
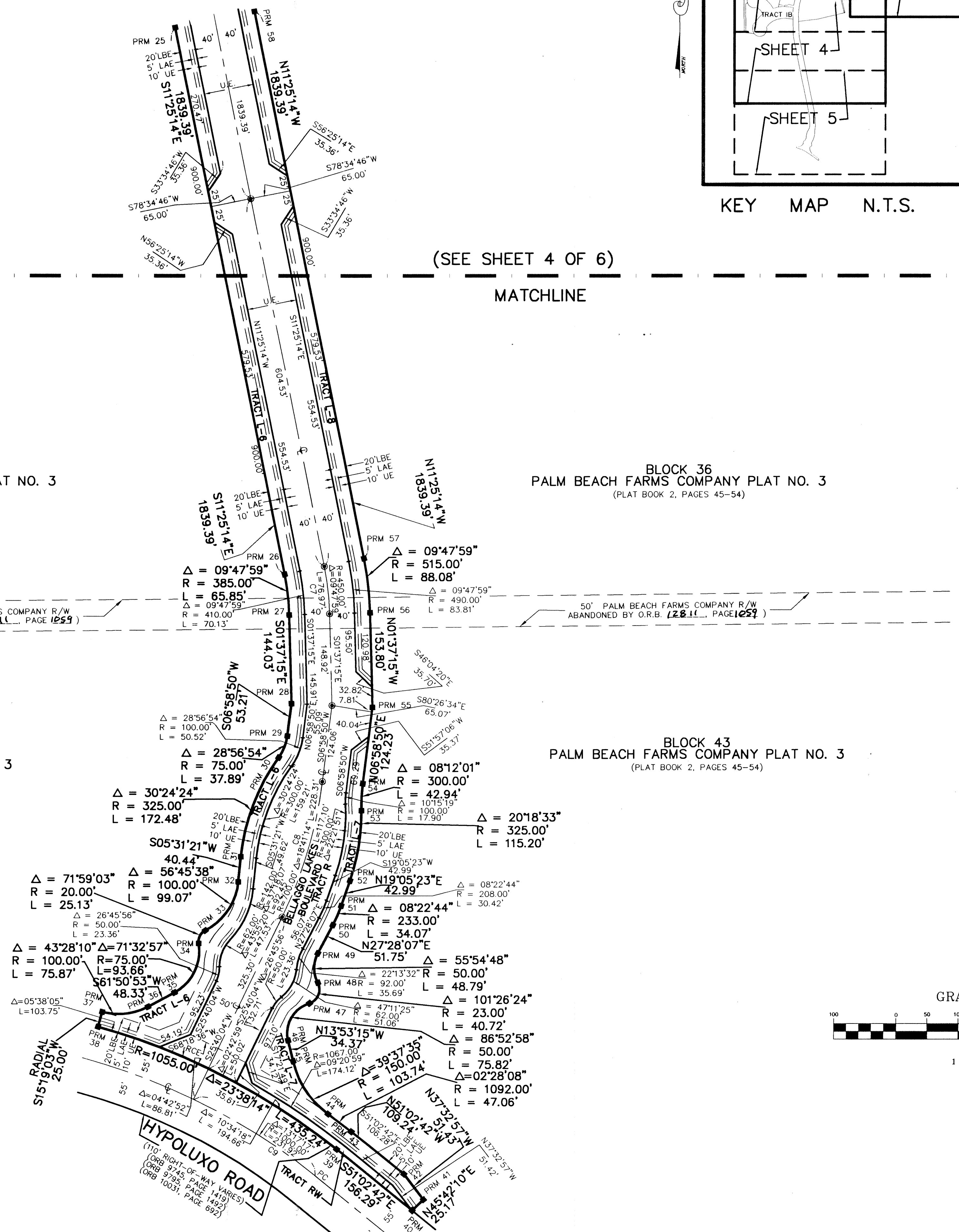
BLOCK 43  
PALM BEACH FARMS COMPANY PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

REPLAT OF PORTIONS OF  
LEXINGTON 1 OF SHERBROOKE  
(PLAT BOOK 68, PAGES 176-179)

POINT OF COMMENCEMENT  
SOUTHWEST CORNER  
LEXINGTON 1 OF SHERBROOKE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	S19°00'17"W	265.80'
C2	S08°29'51"E	84.51'
C3	S07°54'40"E	120.77'
C4	S08°02'02"W	126.40'
C5	S09°36'44"W	79.32'
C6	S06°24'39"E	78.59'
C7	S06°31'14"E	76.87'
C8	S16°19'27"W	227.30'
C9	S57°41'21"E	231.40'

P.R.M.#	NORTHING	EASTING	P.R.M.#	NORTHING	EASTING	P.R.M.#	NORTHING	EASTING
1	816978.78	918241.08	31	814145.37	917376.31	61	816771.84	917175.67
2	817276.65	918169.35	32	814105.09	917372.71	62	816819.70	917576.72
3	817300.33	919568.89	33	814025.82	917320.24	63	816827.38	917619.22
4	817383.09	919570.91	34	814004.67	917309.98			
5	817379.79	919705.87	35	813925.63	917271.99			
6	817607.73	919711.45	36	813902.53	917229.54			
7	818093.05	919325.86	37	813893.73	917156.00			
8	818827.10	918887.42	38	813869.57	917149.56			
9	819061.29	918753.04	39	813675.18	917535.54			
10	819036.40	918709.67	40	813577.77	917657.78			
11	819253.24	918585.24	41	813595.48	917675.67			
12	819816.10	918753.92	42	813636.03	917644.04			
13	819818.65	918667.48	43	813704.11	917558.60			
14	819861.45	917277.43	44	813732.64	917521.18			
15	819904.54	915878.06	45	813816.83	917464.17			
16	818504.65	915897.74	46	813850.14	917455.68			
17	817104.76	915917.43	47	813910.20	917489.17			
18	816520.72	915925.64	48	813943.24	917502.44			
19	816490.73	916145.89	49	813990.12	917501.71			
20	816642.63	916444.70	50	814036.20	917525.25			
21	816833.69	916880.24	51	814067.57	917538.49			
22	816818.91	917044.12	52	814108.29	917552.26			
23	816492.01	917054.43	53	814221.62	917569.26			
24	816402.70	917065.10	54	814264.49	917571.11			
25	815483.23	917257.61	55	814387.91	917585.34			
26	814602.31	917442.05	56	814541.62	917579.90			
27	814537.02	917449.98	57	814628.95	917569.29			
28	814393.08	917455.07	58	815509.87	917384.86			
29	814340.22	917448.98	59	816429.34	917192.35			
30	814305.23	917435.51	60	816496.11	917184.37			



SR. 7 (U.S. 441)  
SECTION 93210-2525, DATED 10/8/97  
WEST RIGHT-OF-WAY LINE E-1 CANAL  
PEP ROAD PLAT BOOK 7, PAGES 21-38

LOCAL ROAD E-1 CANAL  
(O.R.B. 2525, PAGE 75)

REVISION  
DATE  
BY  
DESCRIPTION  
170A  
ZLP CODE 58407  
743 Towne Park PUD.