

DIAMOND "C" RANCH POD A REPLAT

0786-009

72

A PLANNED UNIT DEVELOPMENT BEING A PART OF DIAMOND "C" RANCH PUD, BEING A REPLAT OF POD A, DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 22, PAGES 173 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

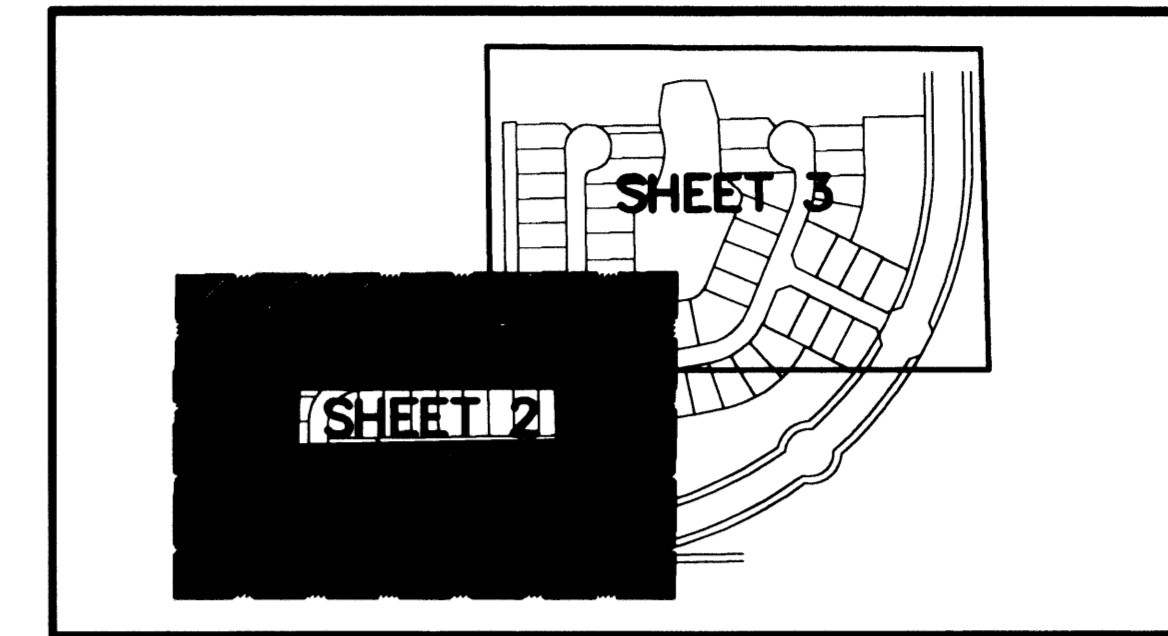
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JUNE - 2002

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2003 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

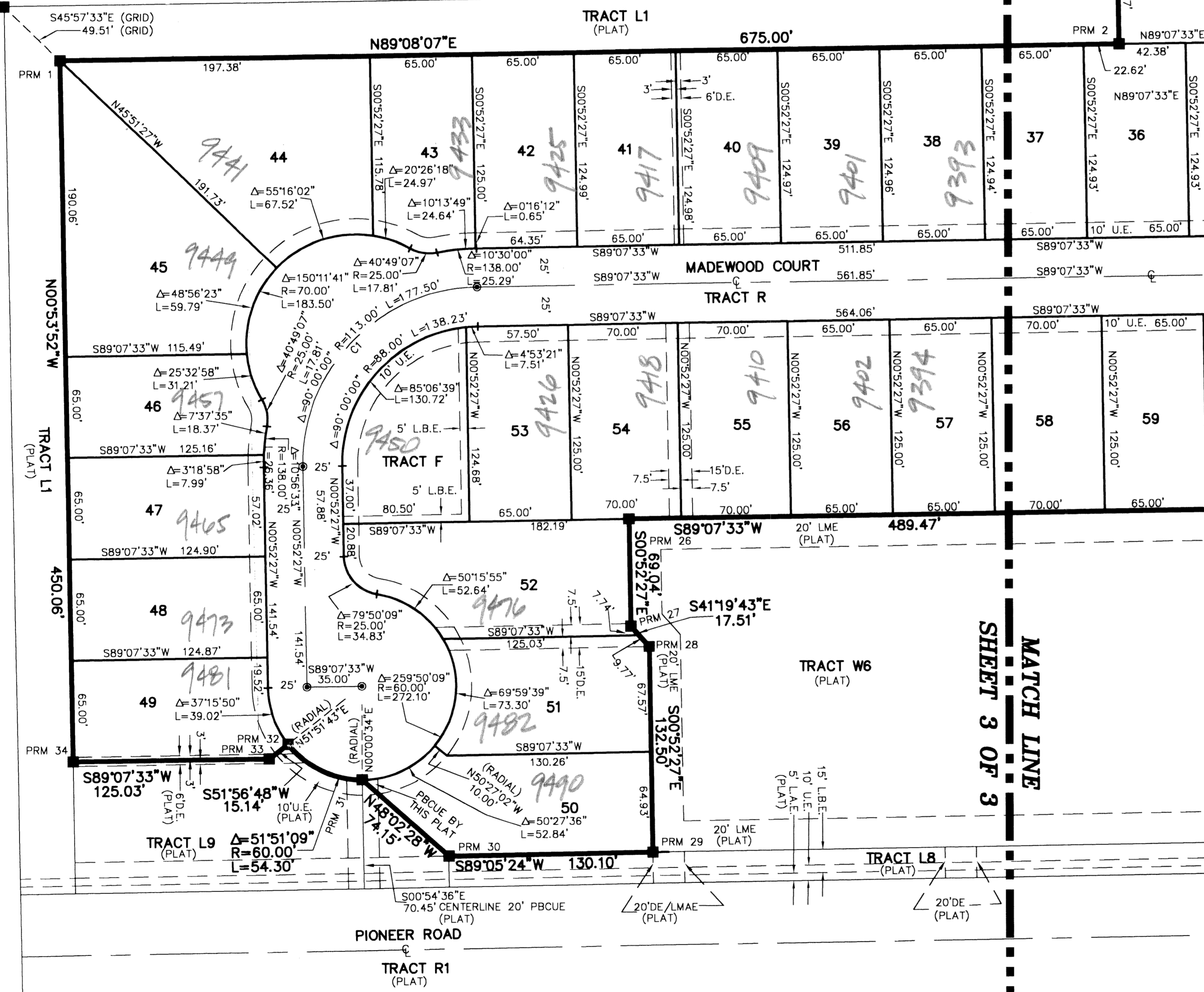
By: _____
DEPUTY CLERK

SHEET 2 OF 3



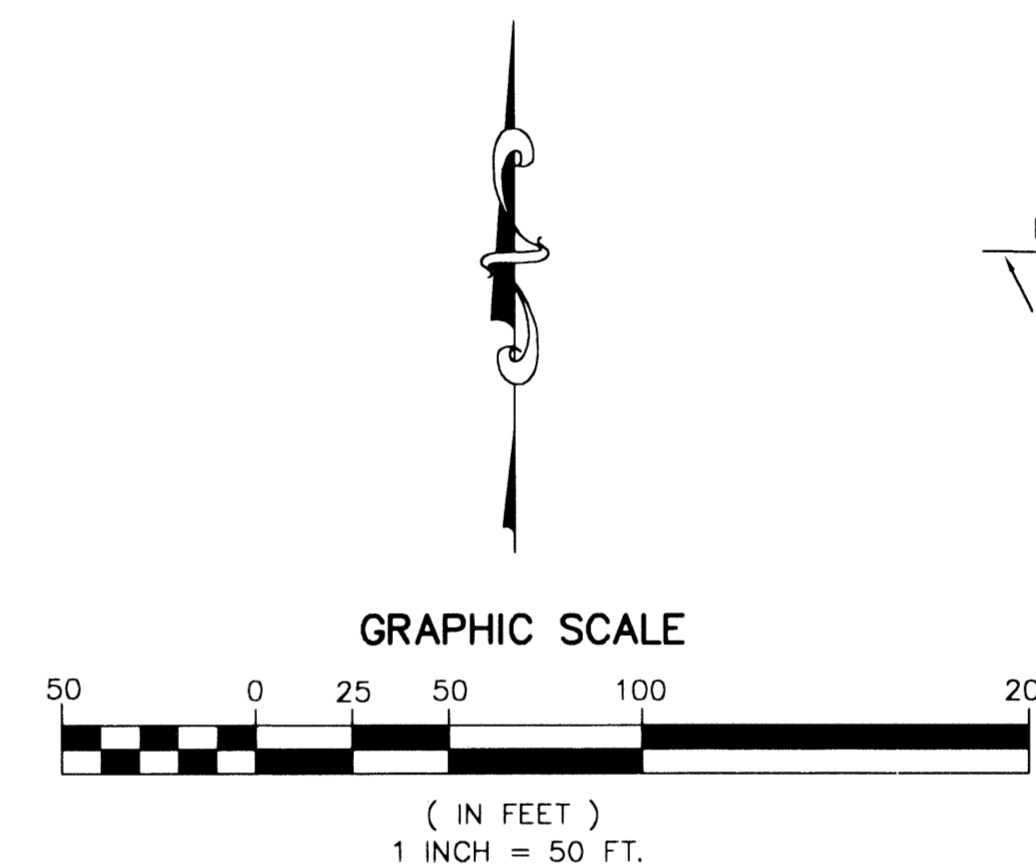
KEY MAP
NOT TO SCALE

FOUND PRM 1
LB #3591
(PLAT)
N 851141.23
E 917907.62



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 = 1.00002175
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
N00°54'11"W (PLAT BEARING) 00°04'41" = BEARING ROTATION
N00°58'52" (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)
WEST LINE THIS PLAT



CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N44°07'33"E	159.81'
C2	N50°39'51"E	156.75'
C3	N10°42'10"E	100.56'

COORDINATE TABLE

P.R.M.#	NORTHING	EASTING
1	851106.81	917943.51
2	851117.91	918618.43
3	851637.92	918609.56
4	851639.98	918733.41
5	851619.90	918753.39
6	851632.92	918818.34
7	851419.47	918913.34
8	851152.05	918917.79
9	851178.76	919054.47
10	851214.95	919098.50
11	851437.97	919189.64
12	851465.53	919183.75
13	851509.69	919137.43
14	851652.11	919131.40
15	851654.32	919257.70
16	851630.98	919278.93
17	851634.20	919355.86
18	851636.76	919505.50
19	851504.06	919507.77
20	851330.96	919471.84
21	851254.50	919620.62
22	850987.67	919483.49
23	851052.87	919356.63
24	850887.51	919136.12
25	850820.87	918795.08
26	850812.74	918305.67
27	850743.71	918306.82
28	850730.57	918318.40
29	850598.09	918320.60
30	850645.35	918135.31
31	850645.35	918135.31
32	850668.30	918088.19
33	850658.88	918076.19
34	850656.80	917951.17
35	851635.61	918979.76

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N00°53'57"W ALONG THE WEST LINE OF THIS PLAT AS SHOWN ON DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 22, PAGES 173 - 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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
- ⊙ - DENOTES PERMANENT CONTROL POINT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- ⊕ - DENOTES CENTERLINE
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- C1 - DENOTES CURVE NUMBER ON CURVE TABLE
- POB - DENOTES POINT OF BEGINNING.
- D.B. - DENOTES DEED BOOK
- PG - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- TWP - DENOTES TOWNSHIP
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- ORB - DENOTES OFFICIAL RECORDS BOOK
- S.F.W.M.D. - DENOTES SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- (PLAT) - DENOTES DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 22, PAGES 173 - 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT

SUBDIVISION DIAMOND "C" RANCH POD A REPLAT
BOOK 100 PAGE 72 FLOOD MAP # 1004
QUAD # 47 ZONING PUD
SE ZIP CODE 33441
TAZ 1009
PUD NAME DIAMOND "C" RANCH