

BEDNER/OAKS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 41 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 - 2004

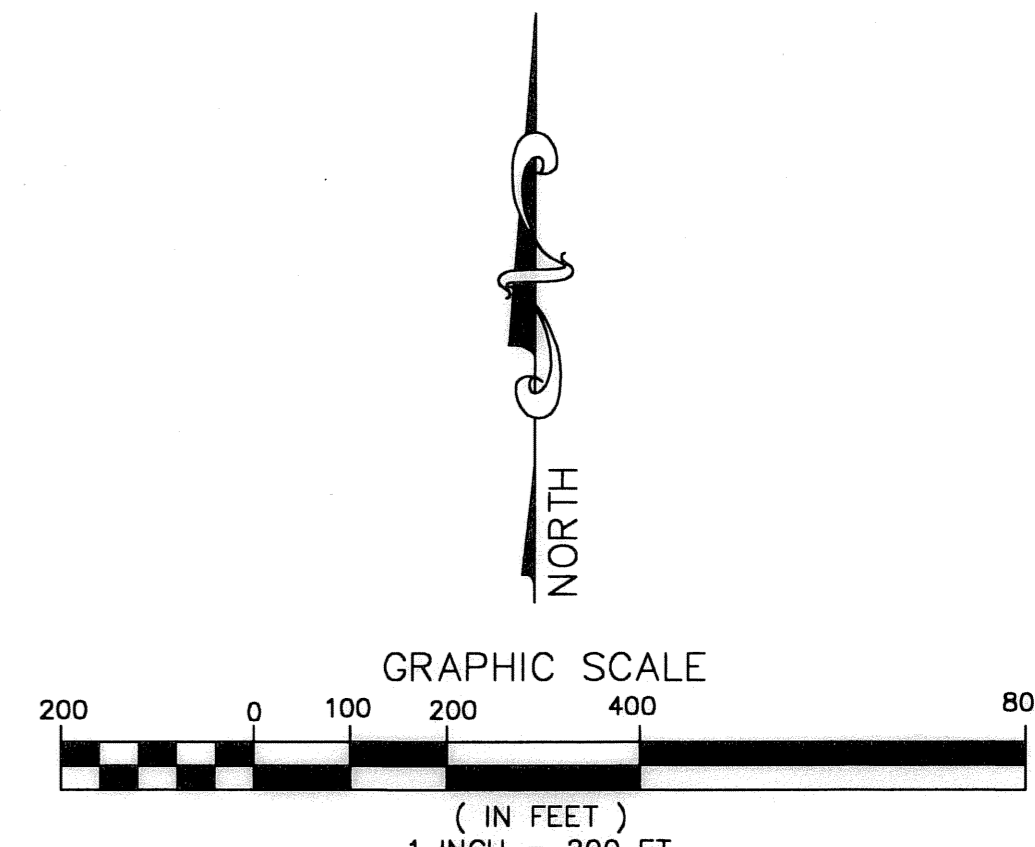
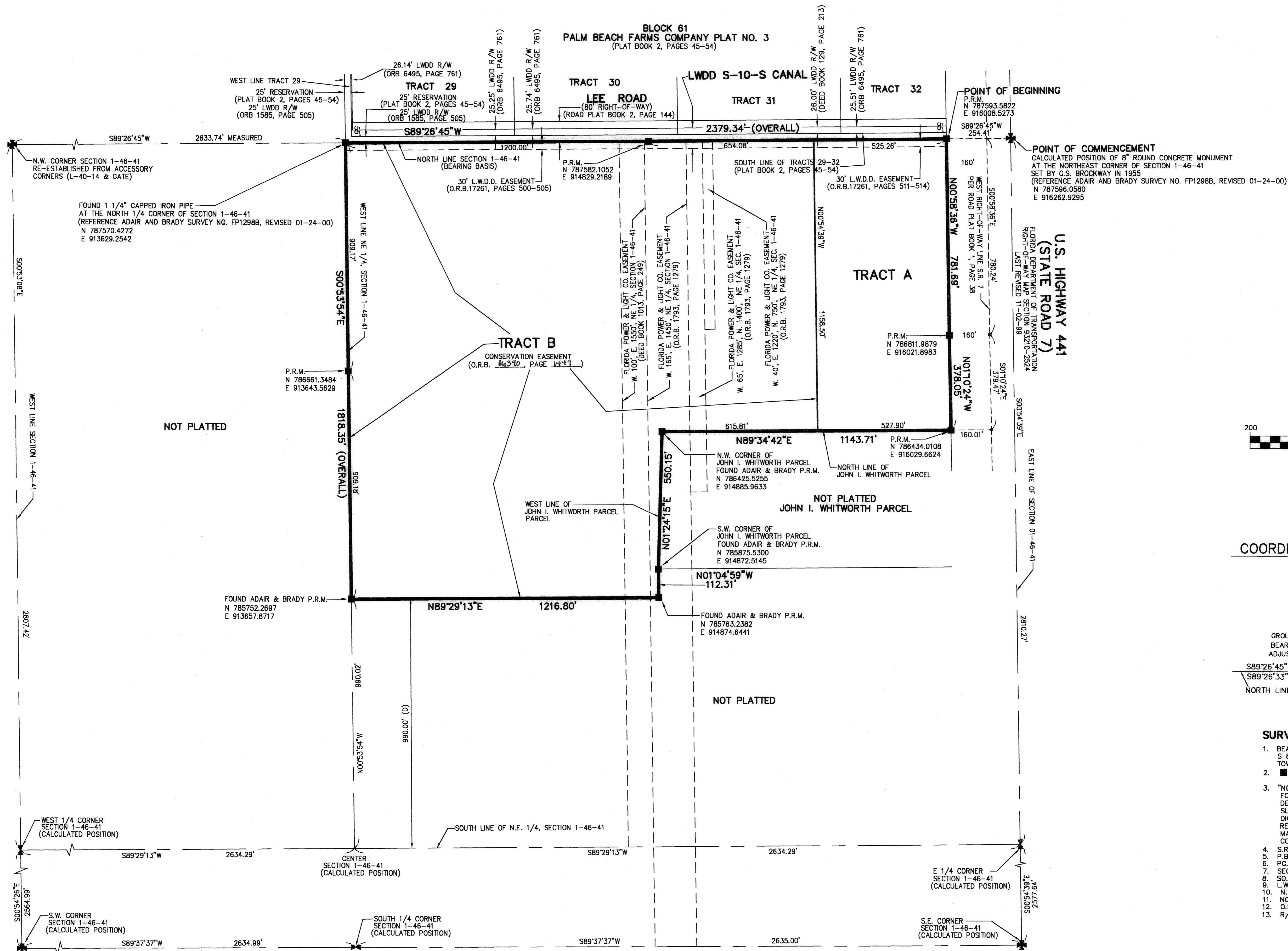
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2004 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2



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 = 1.0000180
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
 ADJUSTMENT, FLORIDA EAST ZONE.

S89°26'45"W (PLAT BEARING) 00°00'12" = BEARING ROTATION
 S89°26'33"W (GRID BEARING) (PLAT TO GRID) COUNTERCLOCKWISE
 NORTH LINE OF THIS PLAT

- ### SURVEY NOTES:
- BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF S 89°26'45" W ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 42 EAST
 - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591
 - "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.
 - S.R. - STATE ROAD
 - P.B. - PLAT BOOK
 - P.G. - PAGE
 - SEC - SECTION
 - SQ.FT. - SQUARE FEET
 - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - N.T.S. - DENOTES NOT TO SCALE
 - NO. - DENOTES NUMBER
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - R/W - DENOTES RIGHT-OF-WAY

SUBDIVISION **Bedner/Oaks**
 BOOK **102**
 FLOOD ZONE **B**
 QUAD # **66**
 SE
 TAZ **752**
 PUD NAME