

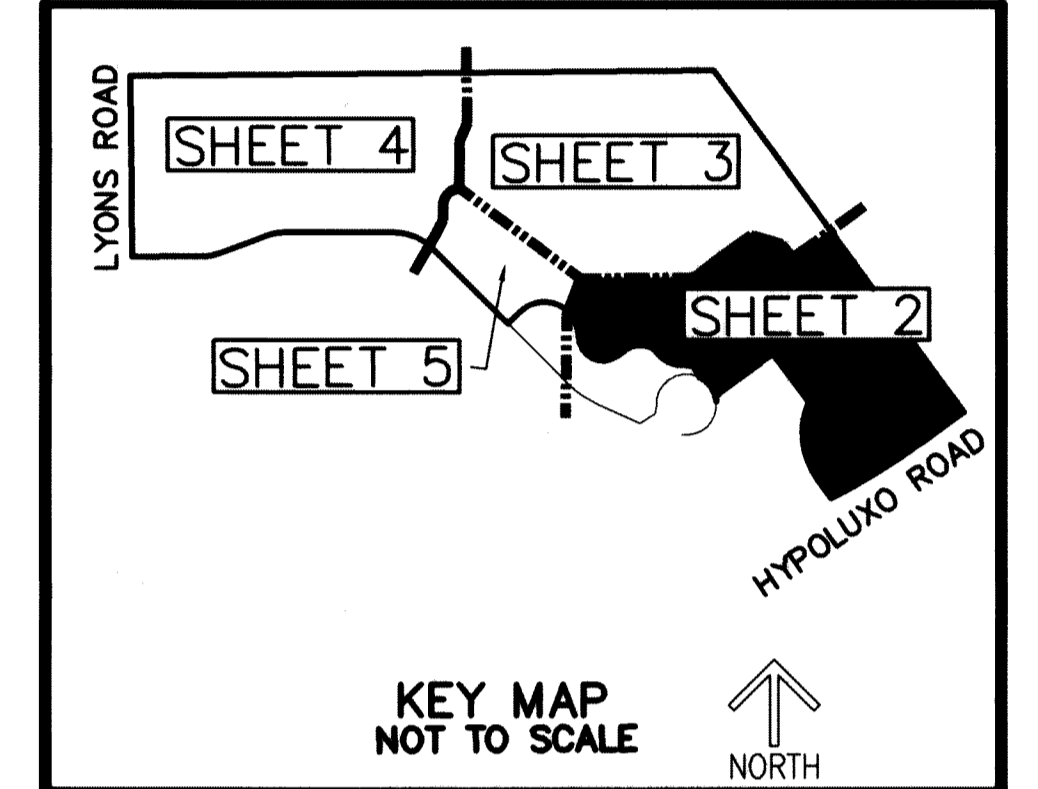
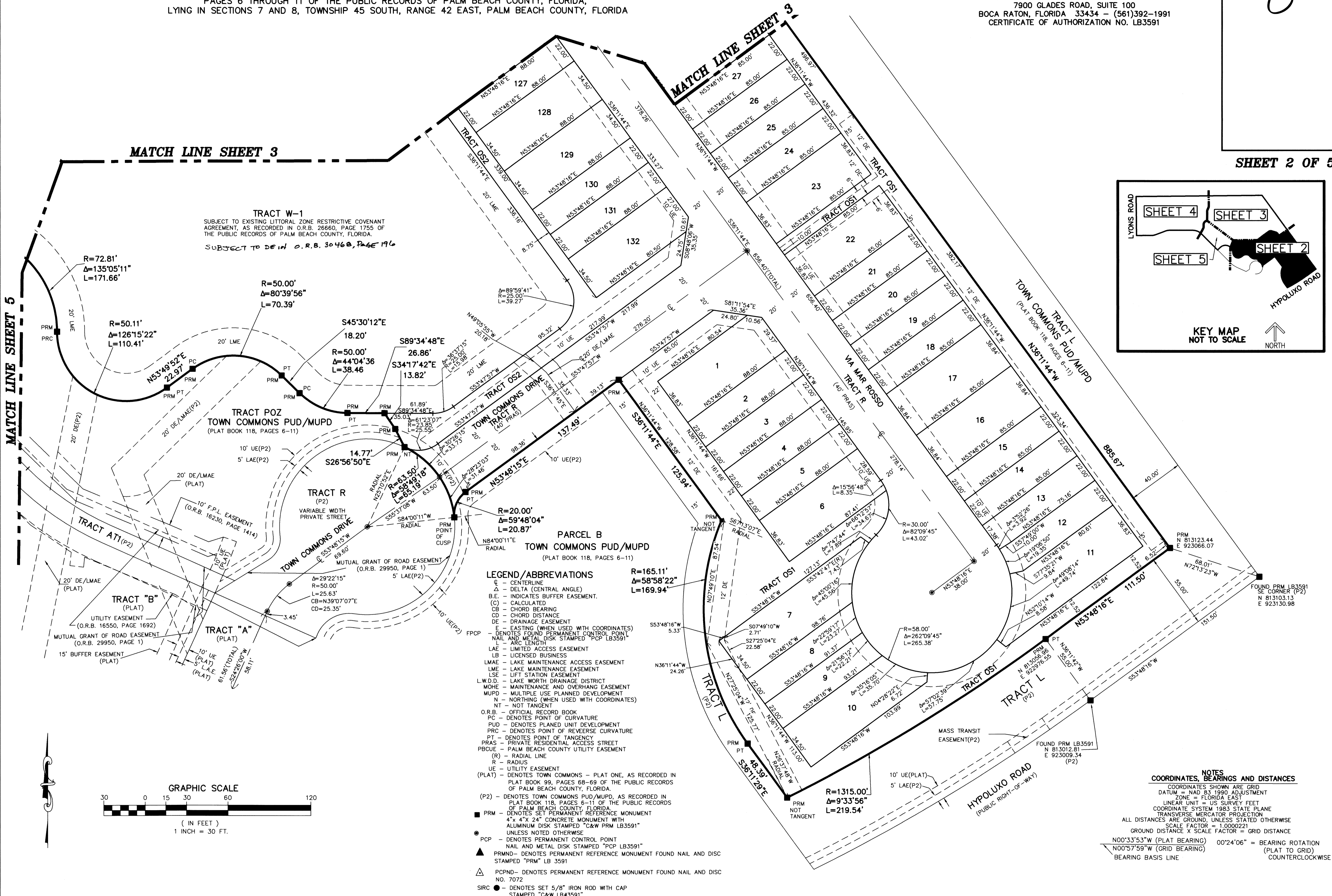
TOWN COMMONS PUD REPLAT

BEING A REPLAT OF PARCEL A AND TRACT W, TOWN COMMONS PUD/MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 6 THROUGH 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
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OF
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CERTIFICATE OF AUTHORIZATION NO. LB3591

8

SHEET 2 OF 5



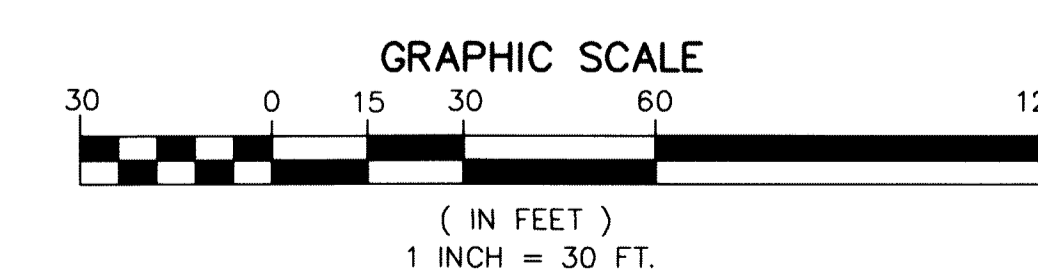
TRACT W-1
SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 26660, PAGE 1755 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SUBJECT TO DEED O.R.B. 30460, PAGE 196

TRACT POZ
TOWN COMMONS PUD/MUPD
(PLAT BOOK 118, PAGES 6-11)

TRACT R
(P2)
VARIABLE WIDTH PRIVATE STREET

PARCEL B
TOWN COMMONS PUD/MUPD
(PLAT BOOK 118, PAGES 6-11)

- LEGEND / ABBREVIATIONS**
- Δ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - B.E. - INDICATES BUFFER EASEMENT.
 - (C) - CALCULATED
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - DE - EASTING (WHEN USED WITH COORDINATES)
 - FPCP - DENOTES FOUND PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LSE - LIFT STATION EASEMENT
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - MOHE - MAINTENANCE AND OVERHANG EASEMENT
 - MUPD - MULTIPLE USE PLANNED DEVELOPMENT
 - N - NORTHING (WHEN USED WITH COORDINATES)
 - NT - NOT TANGENT
 - O.R.B. - OFFICIAL RECORD BOOK
 - PC - DENOTES POINT OF CURVATURE
 - PUD - DENOTES PLANNED UNIT DEVELOPMENT
 - PRC - DENOTES POINT OF REVERSE CURVATURE
 - PT - DENOTES POINT OF TANGENCY
 - PRAS - PRIVATE RESIDENTIAL ACCESS STREET
 - PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
 - (R) - RADIAL LINE
 - R - RADIUS
 - UE - UTILITY EASEMENT
 - (PLAT) - DENOTES TOWN COMMONS - PLAT ONE, AS RECORDED IN PLAT BOOK 99, PAGES 68-69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - (P2) - DENOTES TOWN COMMONS PUD/MUPD, AS RECORDED IN PLAT BOOK 118, PAGES 6-11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - - DENOTES SET PERMANENT REFERENCE MONUMENT 4"x 4"x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE
 - - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
 - ▲ - DENOTES PERMANENT REFERENCE MONUMENT FOUND NAIL AND DISK STAMPED "PRM" LB 3591
 - △ - DENOTES PERMANENT REFERENCE MONUMENT FOUND NAIL AND DISK NO. 7072
 - SIRC - DENOTES SET 5/8" IRON ROD WITH CAP STAMPED "C&W LB3591"



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, UNLESS STATED OTHERWISE
SCALE FACTOR = 1.0000221
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N00°33'53"W (PLAT BEARING) 00°24'06" = BEARING ROTATION
N00°57'59"W (GRID BEARING) (PLAT TO GRID)
BEARING BASIS LINE COUNTERCLOCKWISE