

A PLANNED UNIT DEVELOPMENT

CAPELLA P.U.D. - PLAT TWO

BEING A REPLAT OF A PORTION OF TRACTS 17, 18, 19, 20, 21, 22, 27 AND 28 AND ALL OF TRACTS 29, 30, 31 AND 32, ALL ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

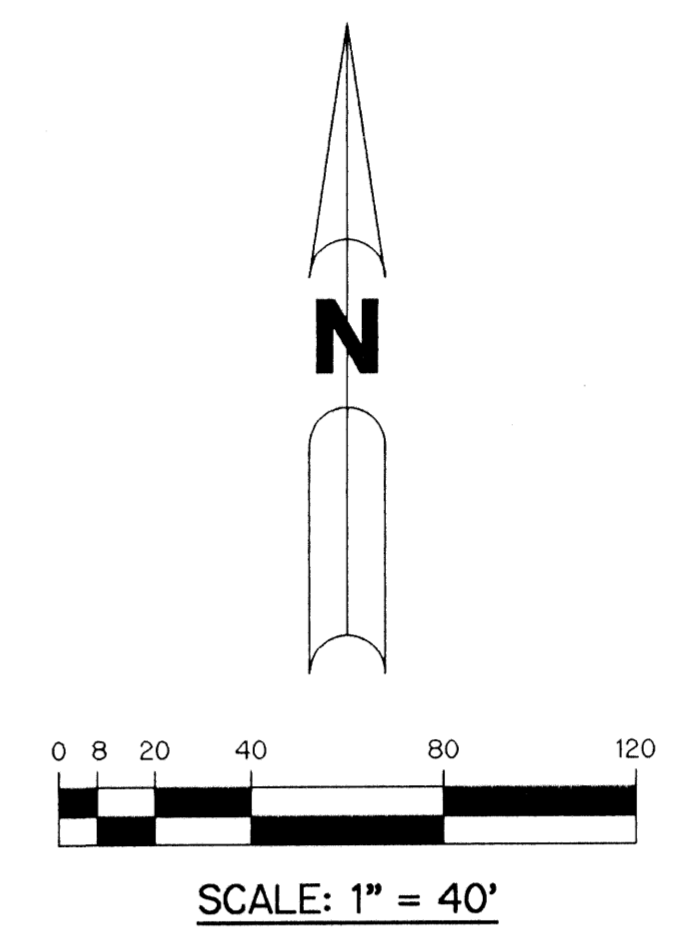
SHEET 2 OF 10 APRIL, 1997

LEGEND:

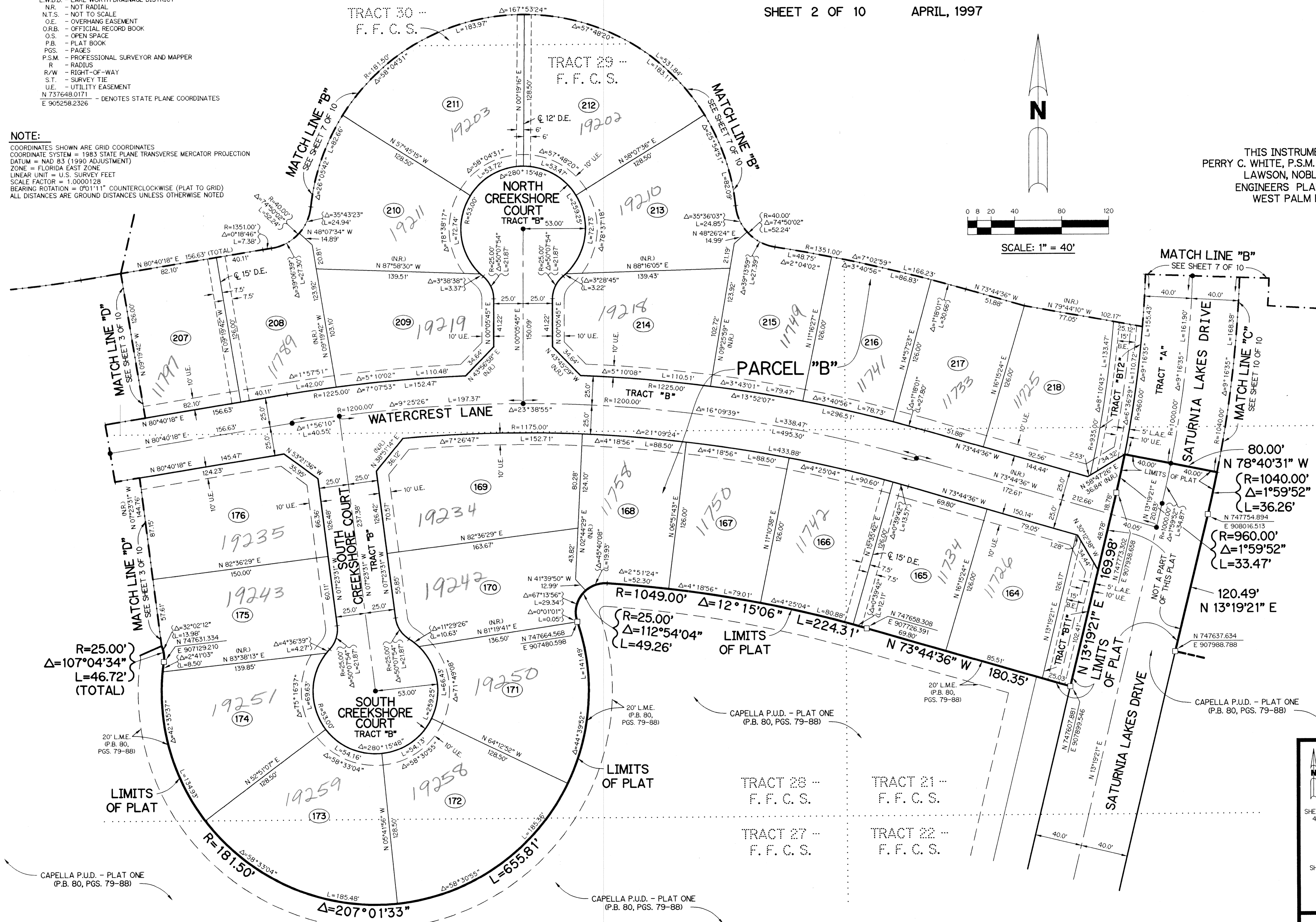
- - PERMANENT REFERENCE MONUMENT, PLS #4213
- - FOUND PERMANENT REFERENCE MONUMENT, PLS #4213
- - PERMANENT CONTROL POINT, PLS #4213
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- C. - CENTERLINE
- D.E. - DRAINAGE EASEMENT
- F.F.C.S. - FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (P.B. 1, PG. 102)
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- L.W.D. - LAKE WORTH DRAINAGE DISTRICT
- NR - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.E. - OVERHANG EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- O.S. - OPEN SPACE
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- N 737648.0171 E 905258.2326 - DENOTES STATE PLANE COORDINATES

NOTE:

COORDINATES SHOWN ARE GRID COORDINATES
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST ZONE
 LINEAR UNIT = U.S. SURVEY FEET
 SCALE FACTOR = 1.0000128
 BEARING ROTATION = 0°01'11" COUNTERCLOCKWISE (PLAT TO GRID)
 ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED



THIS INSTRUMENT PREPARED BY
 PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
 LAWSON, NOBLE AND WEBB, INC.
 ENGINEERS PLANNERS SURVEYORS
 WEST PALM BEACH, FLORIDA



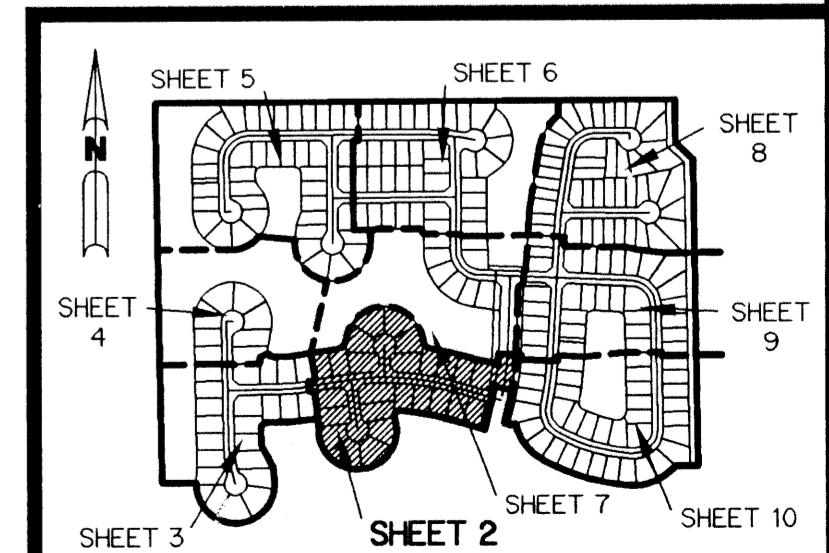
TRACT 20 - F.F.C.S.
 TRACT 21 - F.F.C.S.

80.00'
 N 78°40'31" W
 R=1040.00'
 Δ=1°59'52"
 L=36.26'

R=960.00'
 Δ=1°59'52"
 L=33.47'

120.49'
 N 13°19'21" E

CAPELLA P.U.D. - PLAT ONE
 (P.B. 80, PGS. 79-88)



KEY MAP

SUBDIVISION # CAPELLA PUD
 BOOK 81 PAGE 150
 FLOOD ZONE A0
 ZONING PD-100R
 QUAD # 68
 ZIP CODE 33498
 PUD NAME CAPELLA PUD