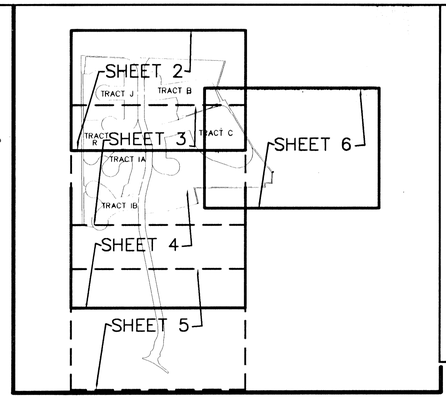
TOWNE PARK PLAT THREE

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

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



KEY MAP N.T.S.

145

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 2 OF 6

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CURVE TABLE		
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'

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)
N88°14'11"W(GRID BEARING)
NORTH LINE THIS PLAT

00°24'17" = BEARING ROTATION (PLAT TO GRID) COUNTERCLOCKWISE

TOWNE PARK PLAT ONE
(PLAT BOOK 90 , PAGES 114-118)

BEARING BASIS SOUTH LINE TOWN PARK PLAT ONE N87°49'54"W

N.W. CORNER SECTION 6-45-42 FND PALM BEACH COUNTY BRASS DISK PALM BEACH COUNTY POSITION N=819958.589 E=915747.298

N87°32'32"W(GRID) 141.49'

PRM 15

L.W.D.D. L-16 CANAL (100' RIGHT-OF-WAY) (ORB 2597, PG 73) (ORB 5896, PG 497)

S51°15'23"E (RADIAL)

N87°49'54"W 2923.01' (SECTION LINE)

2790.68'

1390.68' 1425.68'

30' LME

PRM 14

L.W.D.D. L-16 CANAL (100' RIGHT-OF-WAY) (ORB 2597, PG 73) (ORB 5896, PG 497)

S87°54'37"E 99.84'

N87°54'37"W 86.48'

PRM 13

NORTH 1/4 CORNER SECTION 6-45-42 FND PALM BEACH COUNTY DISK PBC POSITION

65.77'

PRM 12

S17°05'15"W 51.76'

S.R. 7 (U.S. 441)
F.D.O.T. RIGHT-OF-WAY MAP SECTION 93210-2525 DATED 10/8/97

RGE 41 E. / RGE 42 E.

5559.81'(MEASURED (GROUND DISTANCE) SECTION 93210-2525 N00°48'19"W(GRID)

WEST RIGHT-OF-WAY LINE E-1 CANAL PER ROAD PLAT BOOK 7, PAGES 21-38

45' L.W.D.D. E-1 CANAL (ORB 2597, PG. 73)

1400.00'

2233.25'

917.42'

3384.08'

PRM 16

N00°24'03"W 130.00'

38.00'

10'LBE

20' LME

TRACT L 1232.21' 755.12' 1400.00'

N87°49'54"W

2' OHME

20.00'

146.48'

N02°10'06"E

10'UE

Δ = 53°49'27" R = 53.00' L = 49.79'

RADIAL S62°18'41"W 12.00'

134.88'

S02°10'06"W

28.98'

100.16'

129.14'

N87°49'54"W

S59°05'12"W 119.54'

562.73'

20' LME

Δ = 87°25'51" R = 25.00' L = 38.15'

S00°24'03"E 253.20'

S89°59'51"W 279.77'

Δ = 27°31'38" R = 100.00' L = 48.04'

Δ = 235°03'15" R = 165.00' L = 678.91'

Δ = 27°31'38" R = 100.00' L = 48.04'

N89°59'51"E 281.65'

TRACT W
(13.902 ACRES)
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 12434, PAGES 1645–1686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Δ = 109°12'49" R = 168.00' L = 320.23'

30' PALM BEACH FARMS COMPANY R/W ABANDONED BY O.R.B. 12811 PAGE 1059

S89°35'57"W 391.16'

RADIAL S56°35'49"E

RADIAL S52°17'00"W

Δ = 90°24'03" R = 25.00' L = 39.44'

N90°00'00"W 127.91'

TRACT REC

Δ = 123°24'11" R = 168.00' L = 361.84'

Δ = 232°37'00" R = 168.00' L = 682.07'

Δ = 90°24'03" R = 295.00' L = 465.45'

TRACT J
MUST BE REPLATTED PRIOR TO DEVELOPMENT

N90°00'00"W 261.40'

TRACT L

Δ = 87°25'51" R = 295.00' L = 450.16'

1400.00'

N87°49'54"W

20'LBE

20.00'

48.44'

51.17'

TRACT L

20'LBE 5' LAE 10' UE

Δ = 35°04'48" R = 400.00' L = 244.88'

Δ = 36°48'40" L = 270.95'

Δ = 43°37'55" L = 274.15'

TRACT L-12

410.48'

191.14'

435.03'

931.63'

386.48'

TRACT L

TRACT R

BELLAGGIO LAKES BOULEVARD

890.47'

365.08'

384.57'

384.34'

N00°24'03"W

S00°24'03"E

20'LBE 5' LAE 10' UE

S44°35'55"W 35.36'

S45°24'01"E 35.36'

N89°59'51"E 65.00'

N45°24'01"W 35.36'

S89°59'51"W 65.00'

S44°35'55"W 35.36'

25'

TRACT J
MUST BE REPLATTED PRIOR TO DEVELOPMENT

TRACT L-1

TRACT L-11

472.06'

447.06'

496.60'

446.15'

471.15'

356.15'

367.27'

20' LME

UE

40' 40'

20'LBE 5' LAE 10' UE

Δ = 16°11'36" R = 260.00' L = 73.48'

Δ = 16°11'36" R = 340.00' L = 96.09'

Δ = 16°11'36" R = 235.00' L = 66.42'

C2 R=300.00' L=16°11'36"

N16°35'59"W 381.18'

S16°35'59"E 381.18'

R = 365.00' L = 103.16'

TRACT L-12

TRACT R

N81°11'29"W 35.61'

S82°59'24"W 65.92'

S28°00'12"W 35.61'

S82°59'24"W 332.06' 20' LME

TRACT L-11

TRACT L-12

TRACT L-13

TRACT W-1
(14.117 ACRES)
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 12434, PAGES 1645–1686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Δ = 43°41'29" R = 335.00' L = 255.46'

20'LBE 5' LAE 10' UE

20' LME

Δ = 199°18'14" R = 171.00' L = 594.82'

Δ = 117°42'38" R = 25.00' L = 51.36'

N81°11'33"E 20' LME 630.72'

Δ = 08°48'19" R = 640.00' L = 98.35'

S89°59'51"W 161.21'

Δ=71°31'58" R=150.00' L=187.27'

N17°05'15"E 587.59'

TRACT L-13

20' LME

20.00'

597.26'

N18°28'11"W 108.67'

PRM 11

GOLF COURSE TRACT SHERBROOKE GOLF & COUNTRY CLUB (PLAT BOOK 69, PAGES 186-192)

N29°26'41"W 250.00'

S60°33'19"W 50.00'

PRM 9

PRM 10

N29°26'41"W 270.00'

S29°26'41"E 201.86'

S25°15'24"E 307.18'

TRACT B
MUST BE REPLATTED PRIOR TO DEVELOPMENT

30' PALM BEACH FARMS COMPANY R/W ABANDONED BY O.R.B. 12811 PAGE 1059

Δ = 08°48'19" R = 940.00' L = 144.46'

S81°11'33"W 299.37'

S89°59'51"W 195.01'

20' LME

TRACT W-2
(7.349 ACRES)
WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 12434, PAGES 1645–1686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Δ = 40°22'33" R = 200.00' L = 140.94'

Δ = 59°50'59" R = 171.00' L = 178.62'

Δ = 57°11'37" R = 171.00' L = 170.70'

10' UE

RADIAL N17°08'23"E

Δ = 107°09'18" R = 25.00' L = 46.76'

Δ = 11°58'17" R = 860.00' L = 179.69'

Δ = 02°39'22" R = 171.00' L = 7.93'

126.25'

S71°01'07"W 645.42'

TRACT L-13 771.67'

S71°01'07"W 395.19'

134.31' N71°01'07"E 20' DE

S71°01'07"W 262.19'

S18°58'53"E 25.00'

S87°43'05"W 64.62'

S27°15'24"E 153.38'

N67°44'18"E 123.42'

N67°44'18"E 178.67'

S73°28'56"W

Δ = 36°14'50" R = 53.00' L = 33.53'

Δ = 09°36'11" R = 100.00' L = 16.76'

Δ = 98°21'38" R = 171.00' L = 293.56'

Δ = 35°43'20" R = 100.00' L = 62.35'

S53°28'53"E 28.48'

TRACT C
MUST BE REPLATTED PRIOR TO DEVELOPMENT

MATCHLINE
(SEE SHEET 6 OF 6)

MATCHLINE
(SEE SHEET 3 OF 6)

Section 6 Township 45 South Range 42 East
Plat Book 91 Page 145
Filed 10/8/97
Zoned PUD
Towne Park PUD