

TOWNE PARK TRACT "B" REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD
BEING A REPLAT OF TRACT B, "TOWNE PARK PLAT THREE",
AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, LYING IN SECTION 6, 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
SEPTEMBER - 2000

169

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

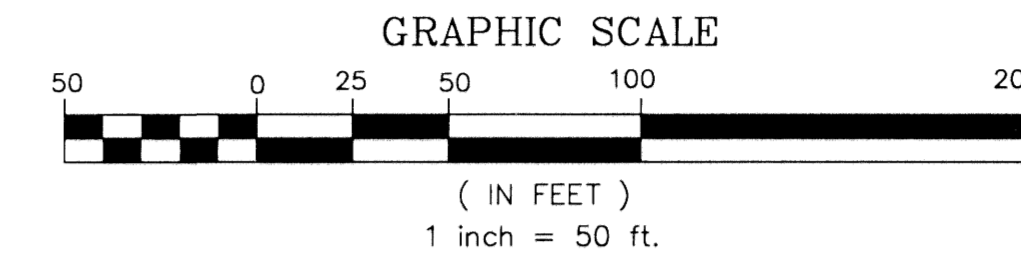
BY: _____
DEPUTY CLERK

SHEET 2 OF 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 = 1.0000195
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

N00°24'03"W (PLAT BEARING) 00°24'17" = BEARING ROTATION
N00°48'20"W (GRID BEARING) (PLAT TO GRID)
WEST LINE THIS PLAT COUNTERCLOCKWISE



SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 THE WEST LINE OF THIS PLAT THE WAS SHOWN ON "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT BOOK 91, PAGE 144 AND 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N00°24'03"W.
- 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.
- (NR) - INDICATES NON RADIAL LINE.
- POINTS INTERSECTING CURVES ARE 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.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- ☉ - DENOTES PERMANENT CONTROL POINT
- OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- F.N.D. - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- C - DENOTES CENTERLINE
- CD - DENOTES CHORD DISTANCE
- CB - DENOTES CHORD BEARING
- POB - DENOTES POINT OF BEGINNING.
- D.B. - DENOTES DEED BOOK
- PG. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- ORB - DENOTES OFFICIAL RECORDS BOOK
- TWP - DENOTES TOWNSHIP
- (PLAT 3) - DENOTES "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT BOOK 91, PAGES 144-149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
- L.M.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT

TRACT W
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

COORDINATE TABLE

| PRM | NORTHING | EASTING |
|-----|-----------|-----------|
| 1 | 819244.58 | 918561.76 |
| 2 | 818961.14 | 918660.24 |
| 3 | 818913.58 | 918566.24 |
| 4 | 818910.55 | 918501.69 |
| 5 | 818851.45 | 918360.16 |
| 6 | 818862.06 | 918355.72 |
| 7 | 818730.88 | 917982.93 |
| 8 | 818740.26 | 917980.03 |
| 9 | 818739.46 | 917947.07 |
| 10 | 818694.88 | 917820.37 |
| 11 | 818857.88 | 917805.28 |
| 12 | 818995.72 | 917912.80 |
| 13 | 819100.09 | 917880.75 |
| 14 | 819052.16 | 917485.24 |
| 15 | 819040.06 | 917341.43 |
| 16 | 819038.68 | 917146.43 |
| 17 | 819422.99 | 917141.02 |
| 18 | 819371.14 | 917474.18 |
| 19 | 819338.53 | 917501.89 |
| 20 | 819439.50 | 918124.48 |
| 21 | 819447.74 | 918222.40 |
| 22 | 819448.89 | 918363.60 |
| 23 | 819347.41 | 918526.61 |

| CURVE NO. | CHORD BEARING | CHORD DISTANCE |
|-----------|---------------|----------------|
| C1 | N85°35'42"E | 122.82' |
| C2 | N85°35'42"E | 76.76' |
| C3 | S58°07'55"E | 183.91' |
| C4 | S11°10'34"E | 95.61' |