

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT M. THIS DAY OF A.D. 2002 AND DULY RECORDED IN PLAT BOOK AND PAGES AND DOROTHY H. WILKEN CLERK CIRCUIT COURT BY: DEPUTY CLERK

TOWNE PARK TRACT E

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD BEING A REPLAT OF A PORTION OF BLOCK 36 "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 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 - 2001

NOTES

COORDINATES, BEARINGS AND DISTANCES

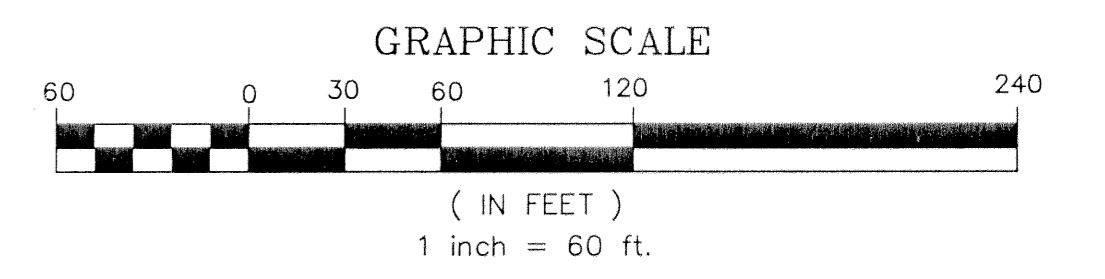
COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000195 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. 500°33'53"E (PLAT BEARING) 00°24'17" = BEARING ROTATION (PLAT TO GRID) COUNTERCLOCKWISE 500°58'10"E (GRID BEARING) EAST LINE THIS PLAT

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N39°10'15"E	309.06'
C2	N84°17'16"E	59.68'

COORDINATE TABLE

PRM	NORTHING	EASTING
1	814532.55	918543.63
2	814297.12	918547.61
3	814297.66	918542.14
4	814321.70	918415.69
5	814459.61	917930.29
6	814495.04	917822.16
7	814385.76	917786.35
8	814390.43	917772.10
9	814420.71	917584.18
10	815880.81	917307.19
11	INTENTIONALLY LEFT BLANK	
12	INTENTIONALLY LEFT BLANK	
13	815871.97	918507.62
14	815812.39	918521.97
56	814541.62	917579.90
57	814628.95	917569.29



- ### 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 OR UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 - BEARINGS ARE RELATIVE TO ASSUMED DATUM, BASED UPON THE WESTERLY LINE OF "LEXINGTON 1 OF SHERBROOKE", AS RECORDED IN PLAT BOOK 32, PAGES 195-198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S130°08'E.
 - PRM - 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.
 - LINES 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.
 - LME - DENOTES LAKE MAINTENANCE EASEMENT
 - - DENOTES PERMANENT CONTROL POINT
 - (PLAT 3) - DENOTES "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - N.T.S. - DENOTES NOT TO SCALE
 - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
 - NO. - DENOTES NUMBER
 - MEAS - DENOTES MEASURED
 - CL - DENOTES CENTERLINE
 - P.I. - DENOTES POINT OF INTERSECTION
 - P.C. - DENOTES POINT OF CURVATURE
 - P.O.B. - DENOTES POINT OF BEGINNING
 - D.B. - DENOTES DEED BOOK
 - P.C. - DENOTES PAGE
 - P.B. - DENOTES PLAT BOOK
 - L.W.D.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
 - (R) - DENOTES RADIAL LINE
 - C1 - DENOTES CURVE NUMBER ON CURVE TABLE (TRACT D) - DENOTES "TOWNE PARK TRACT D", AS RECORDED IN PLAT BOOK 2, PAGES 130 THROUGH 137, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



SUBDIVISION TOWNE PARK TRACT E BOOK 90 FLOOD MAP # 170A PLANNED UNIT DEVELOPMENT ZONING PUD QUAD # 44 ZIF CODE 35-40-7 SE TAZ 741 PUD NAME TOWNE PARK

MATCH LINE SHEET 3 OF 3

MATCH LINE SHEET 3 OF 3