

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.

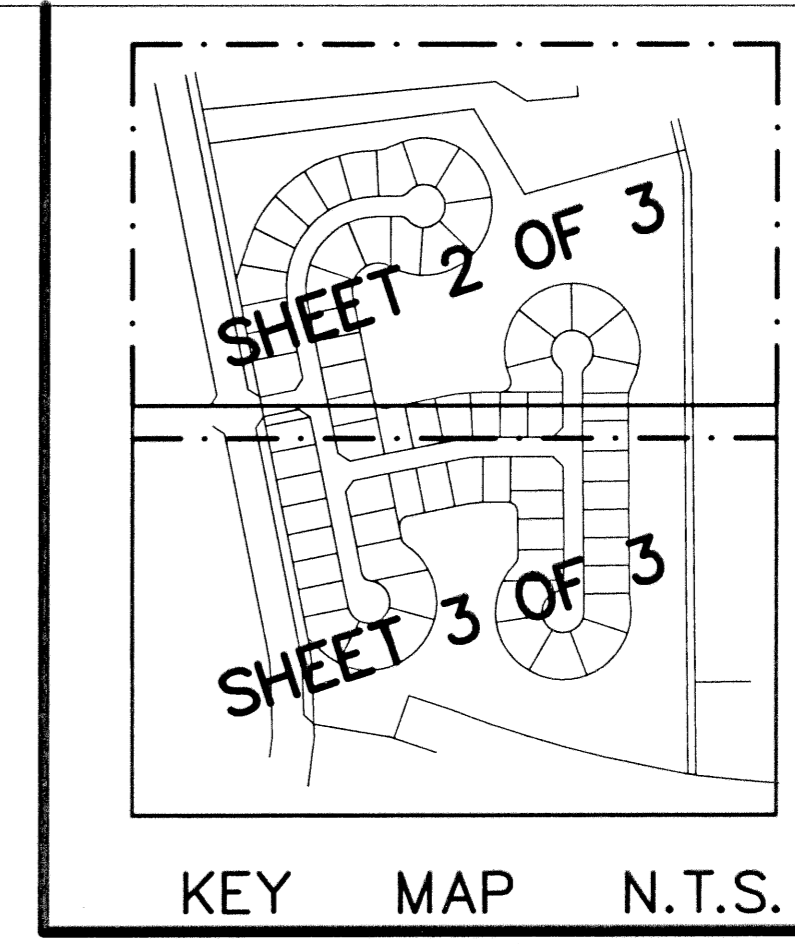
# TOWNE PARK TRACT E

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

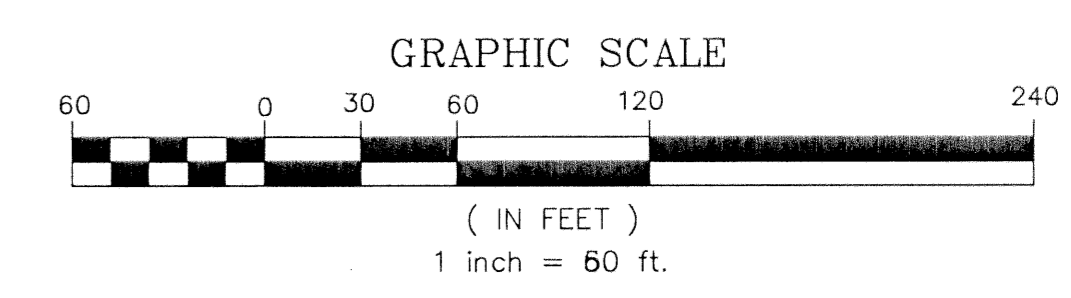
**CAULFIELD and WHEELER, INC.**

SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
SEPTEMBER - 2001



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 \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
DOROTHY H. MILKEN  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK  
**SHEET 3 OF 3**



**MATCH LINE**  
**SHEET 2 OF 3**

"LEXINGTON 1 OF SHERBROOKE"  
(PLAT BOOK 32, PAGES 195-198)

WESTERLY LINE  
"LEXINGTON 1 OF SHERBROOKE"  
(BEARING BASIS)

POINT OF BEGINNING  
SOUTHWEST CORNER  
"LEXINGTON 1 OF SHERBROOKE"  
(PLAT BOOK 32, PAGES 195-198)  
PRM 1

**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

**BLOCK 36**  
**PALM BEACH FARMS COMPANY PLAT NO. 3**  
(PLAT BOOK 2, PAGES 45-54)

- 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 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 S1308°05'E.
  - 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.
  - LINE 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 SUPPLEMENTED 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
  - P.C. - 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
  - LM.AE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
  - NO. - DENOTES NUMBER
  - MEAS - DENOTES MEASURED
  - C - DENOTES CENTERLINE
  - P.I. - DENOTES POINT OF INTERSECTION
  - P.C. - DENOTES POINT OF CURVATURE
  - POB - DENOTES POINT OF BEGINNING
  - D.B. - DENOTES DEED BOOK
  - PC - DENOTES PAGE
  - P.B. - DENOTES PLAT BOOK
  - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - LAE - 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 3) - DENOTES "TOWNE PARK TRACT D", AS RECORDED IN PLAT BOOK 29, PAGES 1302 THROUGH 1322 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**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	918415.89
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

SUBDIVISION TOWNE PARK TRACT E  
BOOK 96  
PAGE 158  
FLOOD ZONE B  
ZONING MAP # 170A  
QUAD # 49  
ZONING PUD  
SE 741  
ZIP CODE 334467  
PUD NAME TOWNE PARK

FOUND  
PRM 57  
LB #3991  
(PLAT 3)  
N 814628.95  
E 917569.29  
  
 $\Delta=9^{\circ}47'59''$   
 $R=515.00'$   
 $L=88.08'$   
  
FOUND  
PRM 56  
LB #3591  
(PLAT 3)  
N 814541.62  
E 917579.90

SOUTHEAST CORNER OF TRACT "L-10"  
"TOWNE PARK PLAT THREE"  
(PLAT BOOK 91, PAGES 144-149)

EASTERLY LINE  
"TOWNE PARK PLAT THREE"  
(PLAT BOOK 91, PAGES 144-149)