

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 1:17 P.M.
This 1st day of March 2003
and duly recorded in Plat Book No. 99
on page 68-69
DOROTHY H. WILKIN, Clerk of Circuit Court
by _____



TOWN COMMONS - PLAT ONE

A LARGE SCALE MULTIPLE USE DEVELOPMENT BEING A REPLAT OF A PORTION OF TRACTS 14 THROUGH 18 AND TRACTS 36 THROUGH 41, BLOCK 42, AND A PORTION OF THE 30 FOOT PLATTED RIGHT-OF-WAY ADJOINING THE SOUTH LINE OF SAID TRACTS 14 THROUGH 18, PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY FLORIDA, SAID LANDS LYING AND BEING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 MARCH, 2003

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, A GUATEMALAN LIMITED PARTNERSHIP AND HYPO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS TOWN COMMONS - PLAT ONE, BEING A REPLAT OF A PORTION OF TRACTS 14 THROUGH 18, TRACTS 36 THROUGH 41, BLOCK 42 AND A PORTION OF THE 30 FOOT PLATTED RIGHT-OF-WAY ADJOINING THE SOUTH LINE OF SAID TRACTS 14 THROUGH 18, BLOCK 42, 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GREENBRIAR 1 OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 55 THROUGH 57, INCLUSIVE, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°28'07" WEST, ALONG THE SOUTH LINE OF SAID PLAT OF GREENBRIAR 1 OF SHERBROOKE, AND ITS WESTERLY PROLONGATION, A DISTANCE OF 2093.11 FEET THENCE SOUTH 00°33'53" EAST, A DISTANCE OF 725.61 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°33'53" EAST, A DISTANCE OF 530.50 FEET; THENCE SOUTH 01°49'30" EAST, A DISTANCE OF 250.06 FEET; THENCE SOUTH 00°33'53" EAST, A DISTANCE OF 289.00 FEET THENCE SOUTH 45°33'53" EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 89°28'07" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 86°47'19" EAST, A DISTANCE OF 250.54 FEET; THENCE NORTH 89°28'07" EAST, A DISTANCE OF 325.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1370.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°37'51", A DISTANCE OF 851.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 53°48'16" EAST, A DISTANCE OF 151.50 FEET; THENCE NORTH 36°11'44" WEST, A DISTANCE OF 981.21 FEET; THENCE SOUTH 89°28'07" WEST, A DISTANCE OF 1282.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "D" AND "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE PUBLIC STREET PURPOSES.
- TRACTS "L-1" AND "L-2", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 14878 PAGE 1666 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY, THERE SHALL BE THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, INDUSTRIA COMERCIO e INVERSIONES CAVIZTAN, S.A., A GUATEMALAN LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 2nd DAY OF March, 2003.

INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED
BY: INDUSTRIA COMERCIO e INVERSIONES CAVIZTAN, S.A.
GENERAL PARTNER
LICENSED TO DO BUSINESS IN STATE OF FLORIDA

BY: _____
LAURIE L. GILDAN, VICE PRESIDENT

WITNESS: Deborah L. Villanueva

PRINT NAME: Deborah L. Villanueva

WITNESS: _____

PRINT NAME: Karen A. Larson

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, HALVORSEN HOLDINGS, INC., A FLORIDA CORPORATION, THIS 1st DAY OF March, 2003.

HYPO, LLC
BY: HALVORSEN HOLDINGS, INC.,
A FLORIDA CORPORATION
MANAGING MEMBER

BY: _____
JEFFREY T. HALVORSEN, PRESIDENT

WITNESS: _____

PRINT NAME: Thomas W. Vincent

WITNESS: Cheryl Burden

PRINT NAME: Cheryl Burden

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LAURIE L. GILDAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF INDUSTRIA COMERCIO e INVERSIONES CAVIZTAN, S.A., GENERAL PARTNER OF INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF March, 2003.

NOTARY PUBLIC: _____
MONIKA NOWEN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 0020044
MY COMMISSION EXPIRES: 6/22/06

PRINT NAME: MONIKA NOWEN
MY COMMISSION EXPIRES: 6/22/06 COMMISSION NUMBER: DD120044

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY T. HALVORSEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HALVORSEN HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF March, 2003.

NOTARY PUBLIC: _____
CHERYL BURDEN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 0020044
MY COMMISSION EXPIRES: 4/22/06

PRINT NAME: Cheryl Burden
MY COMMISSION EXPIRES: 4/22/06 COMMISSION NUMBER: DD110475

MORTGAGEE'S CONSENT
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9288, AT PAGE 544 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND WITH THE AUTHORITY OF ITS PARTNERS THIS 2nd DAY OF March, 2003.

TOWNE PARK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP
BY: WGE CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER

BY: _____
GEORGE ELMORE, PRESIDENT

WITNESS: _____

PRINT NAME: Cindy L. Lund

WITNESS: _____

PRINT NAME: Sharon Colwell

WITNESS: _____

PRINT NAME: Sharon Colwell

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE ELMORE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WGE CORPORATION, GENERAL PARTNER OF TOWNE PARK JOINT VENTURE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF March, 2003.

NOTARY PUBLIC: _____
SHARON COLWELL

PRINT NAME: Sharon Colwell
MY COMMISSION EXPIRES: 2-25-06 COMMISSION NUMBER: DD069153

MORTGAGEE'S CONSENT
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1203, AT PAGE 1270 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY AND WITH THE AUTHORITY OF ITS PARTNERS THIS 2nd DAY OF March, 2003.

WACHOVIA BANK, N.A.

BY: _____
JAMES S. HOWARD, SENIOR VICE PRESIDENT

WITNESS: _____
LISA COUDIN

PRINT NAME: Lisa Coudin
WITNESS: _____
NEDIE McCANDLESS

PRINT NAME: Nedie McCandless

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES S. HOWARD, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WACHOVIA BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF March, 2003.

NOTARY PUBLIC: _____
NEDIE V. McCANDLESS

PRINT NAME: Nedie V. McCandless
MY COMMISSION EXPIRES: 5/7/06 COMMISSION NUMBER: DD 97666

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAURIE L. GILDAN, AN ATTORNEY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN INDUSTRIAS AGRICOLAS TULAN LIMITADA LIMITED, A GUATEMALAN LIMITED PARTNERSHIP AND HYPO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GREENBERG TRAURIG P.A., AS AGENT FOR ATTORNEYS' TITLE INSURANCE FUND, INC.

BY: _____
LAURIE L. GILDAN, ESQ.

DATE: MAY 3, 2003

SITE PLAN DATA
ZONING PETITION NO. _____ 00-039
TOTAL AREA _____ 40.00 AC.

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC., LB-6674
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 1st DAY OF March, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: _____
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

DATE: 2-1-03

SURVEYOR'S CERTIFICATE

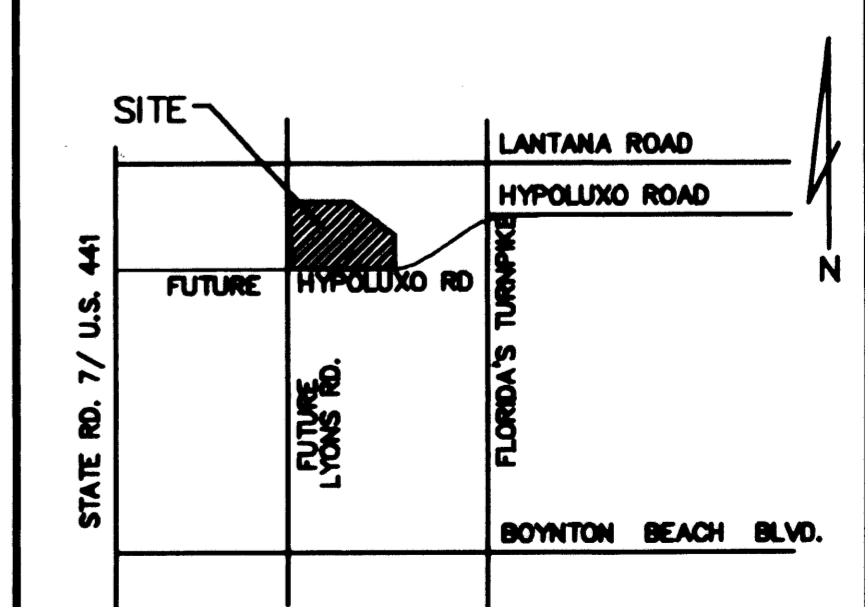
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: _____
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 3/5/03

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING FOR THE SOUTH LINE OF GREENBRIAR 1 OF SHERBROOKE, HAVING A BEARING OF SOUTH 89°28'07" WEST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1980 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000221
ROTATION = 00°24'06" CLOCKWISE (GRID BEARING TO PLAT BEARING)



LOCATION MAP
N.T.S.

SUBDIVISION TOWN COMMONS PL 1
BOOK 99 PAGE 68
FLOOD MAP # 1854
ZONING MAP # 22467
QUAD # 41
SE
TAZ 744
PUD NAME

