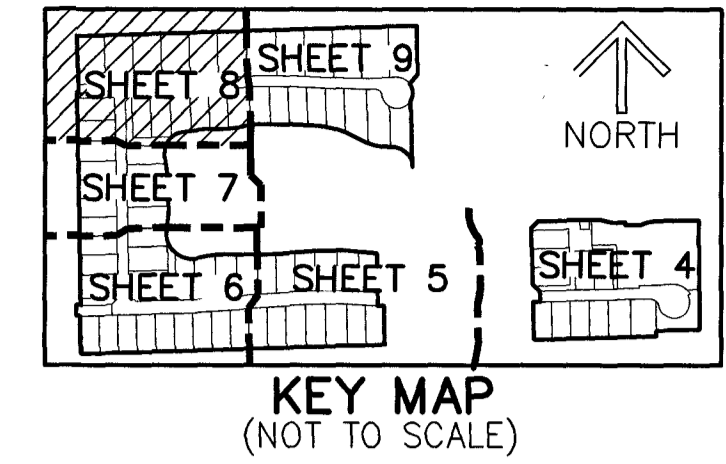


10

# VERDURA FARMS, PUD PLAT 2

BEING A REPLAT OF ALL OF PARCELS A, B AND C, VERDURA FARMS PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGES 142 THROUGH 157 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991



**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
SCALE FACTOR = 1.000016951  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

NORTH QUARTER CORNER OF  
SECTION 12-45-41  
FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE  
(R.B. PUBLISHED COORDINATES)  
N: 814362.340  
E: 913143.025

**TRACT 78**  
**HERITAGE FARMS**  
(UNRECORDED)  
NORTH-SOUTH  
QUARTER LINE OF  
SECTION 12-45-41  
(BASIS OF BEARINGS)

PUBLISHED COORDINATES (P)  
N: 813077.682  
E: 913166.793

PUBLISHED COORDINATES (P)  
N: 813084.862  
E: 913217.780

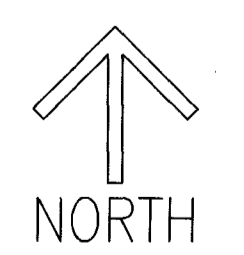
- LEGEND/ABBREVIATIONS:**
- P.B. - PLAT BOOK
  - O.R.B. - OFFICIAL RECORDS BOOK
  - PG(S). - PAGE(S)
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - R - RADIUS
  - L - ARC LENGTH
  - CL - CENTERLINE
  - E - EASTING (WHEN USED WITH COORDINATES)
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - DE - DRAINAGE EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LOP - LIMITS OF PLAT
  - PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
  - R/W - RIGHT-OF-WAY
  - UE - UTILITY EASEMENT
  - 12-45-41 - SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST
  - PUD - PLANNED UNIT DEVELOPMENT
  - PC - POINT OF CURVATURE
  - PT - POINT OF TANGENCY
  - PNT - POINT OF NON-TANGENCY
  - PRC - POINT OF REVERSE CURVATURE
  - LWDD - LAKE WORTH DRAINAGE DISTRICT
  - LB - LICENSED BUSINESS
  - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - PRAS - PRIVATE RESIDENTIAL ACCESS STREET
  - NAD - NORTH AMERICAN DATUM
  - PRM - PERMANENT REFERENCE MONUMENT
  - FPL - FLORIDA POWER & LIGHT COMPANY
  - PRM - DENOTES SET PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591", UNLESS OTHERWISE NOTED
  - PCP - DENOTES SET PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
  - ▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591
  - (P) - VERDURA FARMS PUD (PLAT BOOK 140, PAGES 142-157)

**VERDURA FARMS, PUD**  
P.B. 140, PGS. 142-157

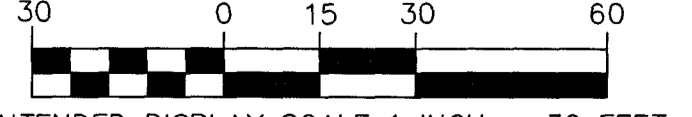
**PARCEL D (P)**

25' LWDD EXCLUSIVE EASEMENT  
(O.R.B. 35965, PAGE 914)

EAST LINE OF  
NORTHWEST 1/4 OF  
SECTION 12-45-41  
NORTH-SOUTH  
QUARTER LINE OF  
SECTION 12-45-41  
(BASIS OF BEARINGS)



**GRAPHIC SCALE**  
(IN FEET)



INTENDED DISPLAY SCALE 1 INCH = 30 FEET

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

SHEET 8 Of 9

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

