

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. WILKEN CLERK CIRCUIT COURT BY: \_\_\_\_\_ DEPUTY CLERK

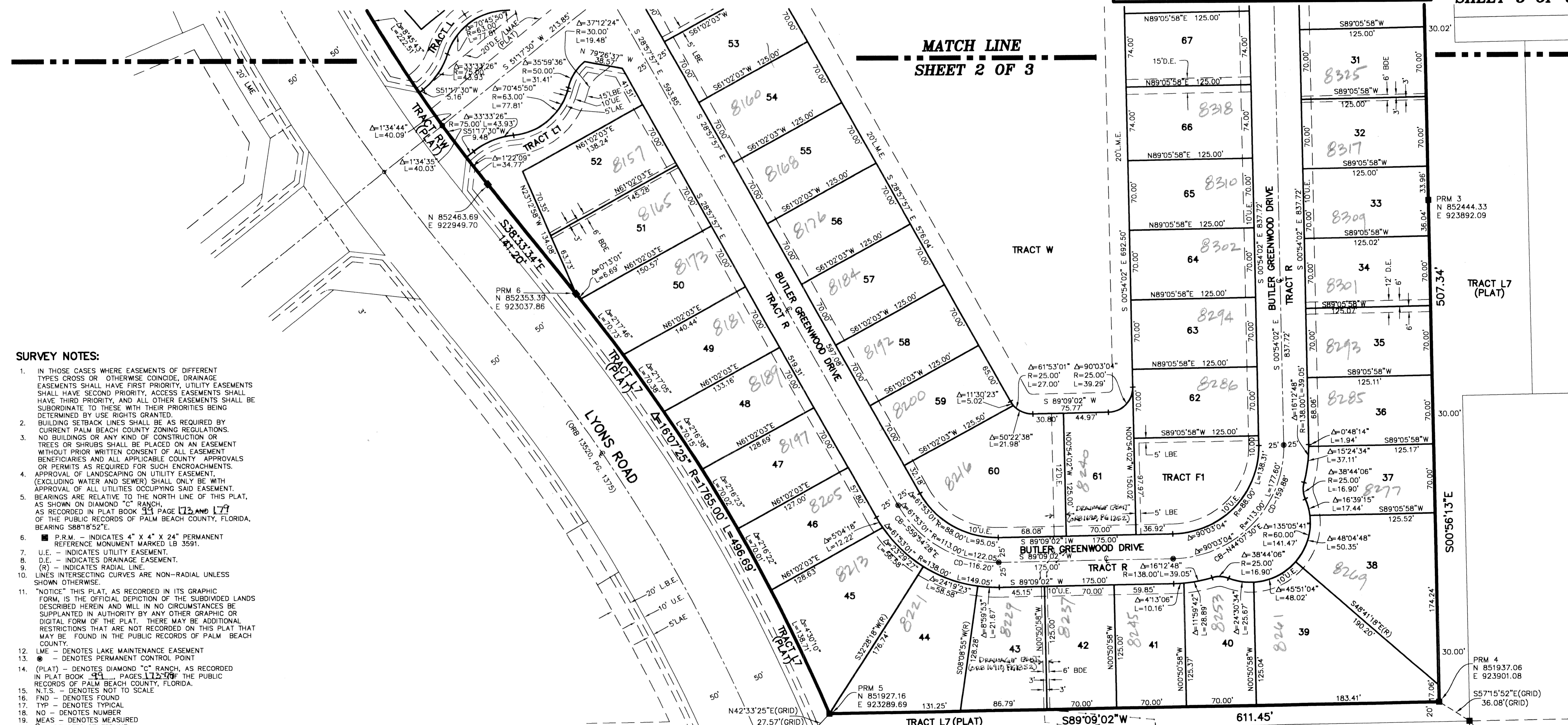
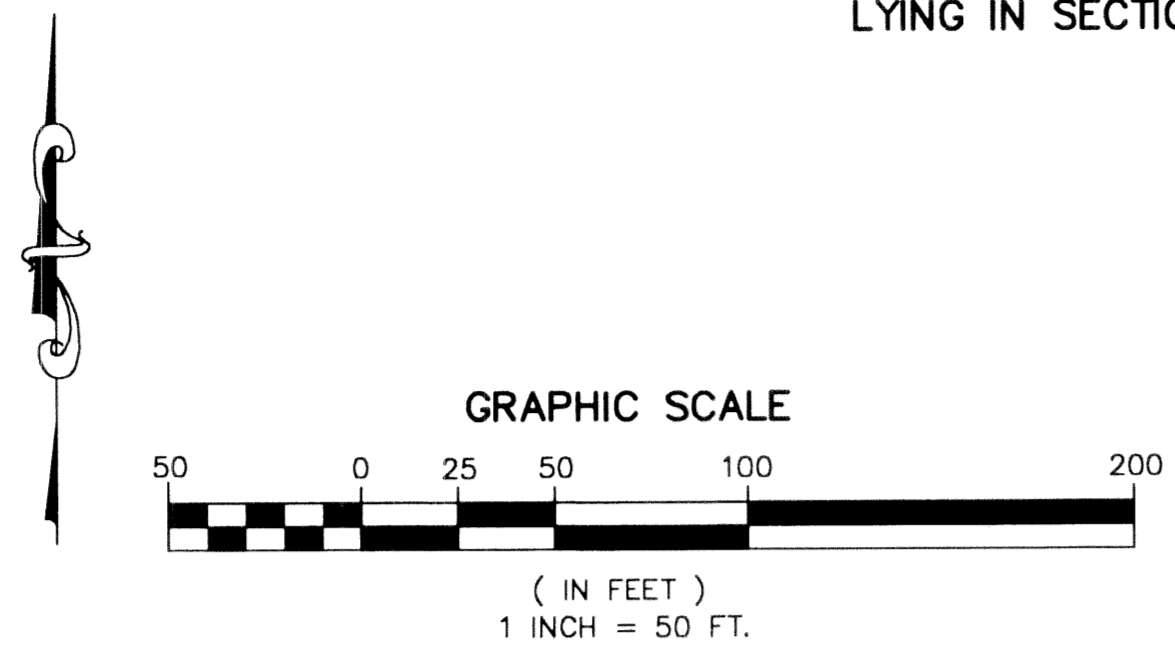
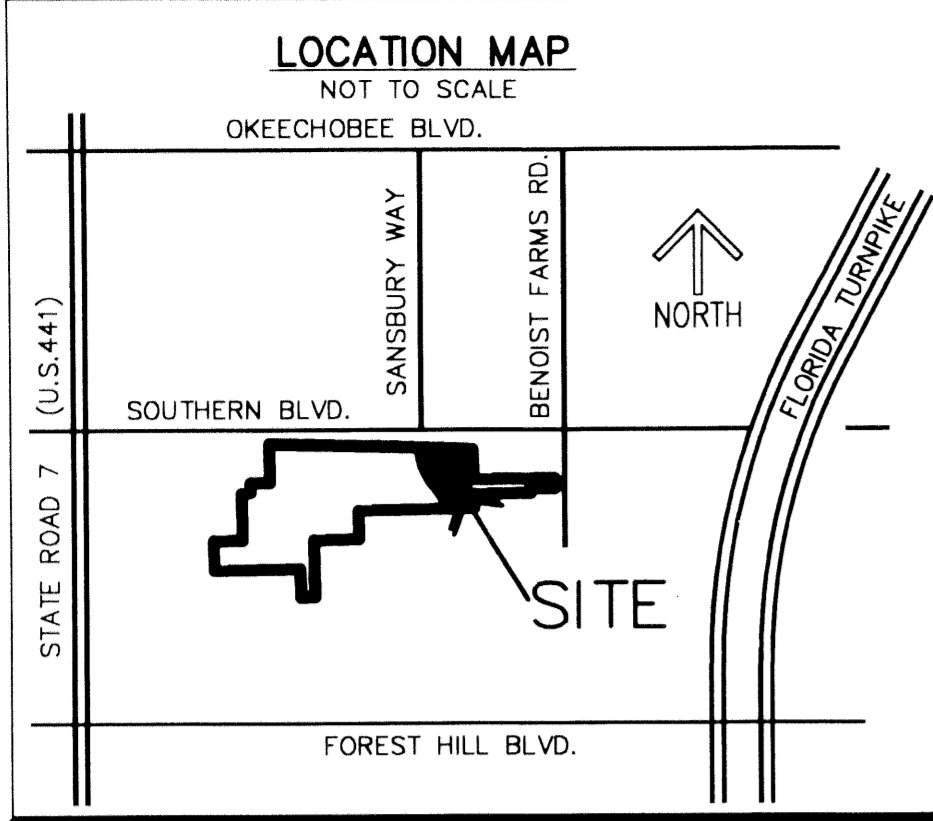
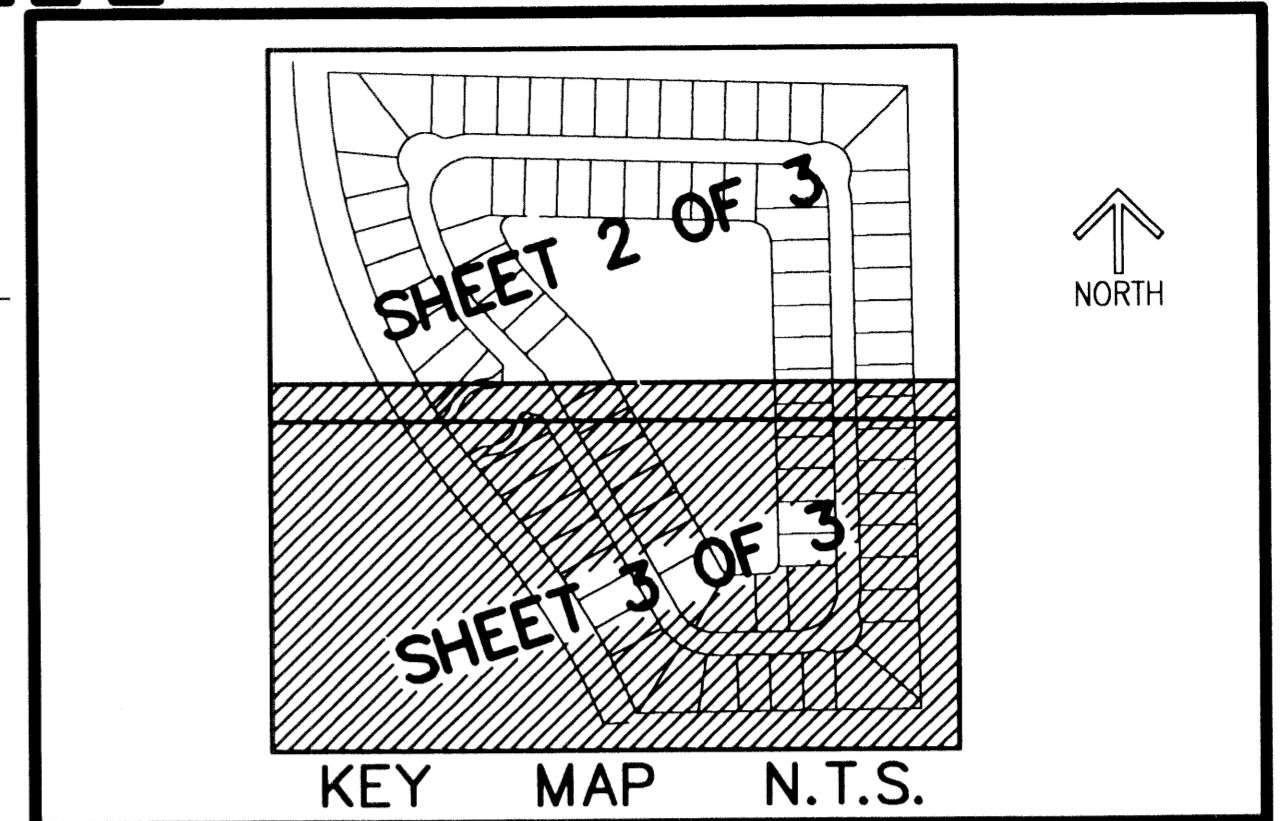
# DIAMOND "C" RANCH POD G REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF DIAMOND "C" RANCH PUD, BEING A REPLAT OF POD G, DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99, PAGES 172 THROUGH 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 44 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 OCTOBER - 2002

## 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 = 1.00002175 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. S88°18'52"E (PLAT BEARING) 0°0'4'41" = BEARING ROTATION S88°23'33"E (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID) NORTH LINE THIS PLAT



### 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 NORTH LINE OF THIS PLAT, AS SHOWN ON DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99 PAGE 172 AND 179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S88°18'52"E.
- PRM. INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- LINE INTERSECTING CURVES ARE NON-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
- (PLAT) - DENOTES DIAMOND "C" RANCH, AS RECORDED IN PLAT BOOK 99, PAGES 172-179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- N.T.S. - DENOTES NOT TO SCALE
- FND - 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.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
- OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- BDE - DENOTES BUFFER DRAINAGE EASEMENT

SUBDIVISION DIAMOND C RANCH POD G REPLAT PAGE 145 FLOOD MAP # 100A ZONING PUD QUAD # 47 ZIP CODE 33411 TAZ 793 PUD NAME DIAMOND C RANCH

PRM 3 N 852444.33 E 923892.09

TRACT L7 (PLAT)

507.34' 500°56'13"E

PRM 4 N 851937.06 E 923901.08

FOUND PRM 36 LB #3591 (PLAT) N 851917.55 E 923931.43