

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 = 1.0000339
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A
2 CENTIMETER GEODETIC CONTROL SURVEY.

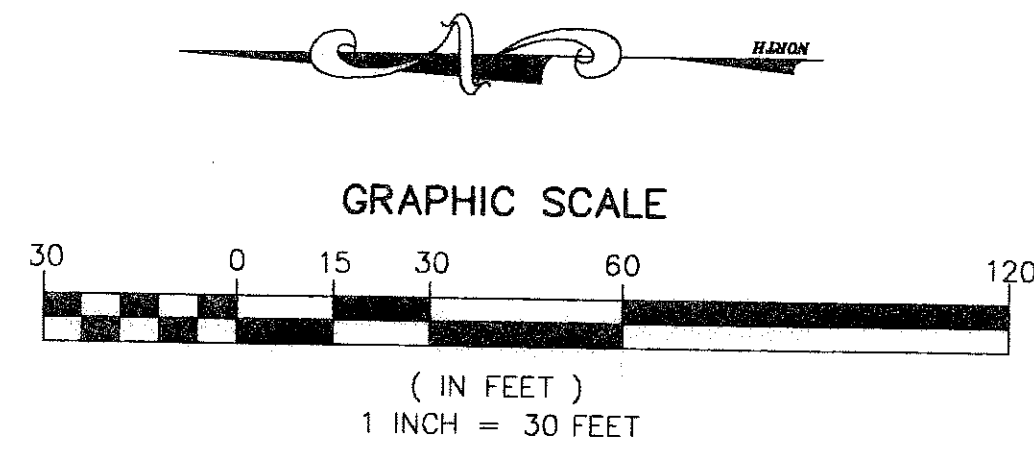
EMERALD PLACE

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 14,
TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

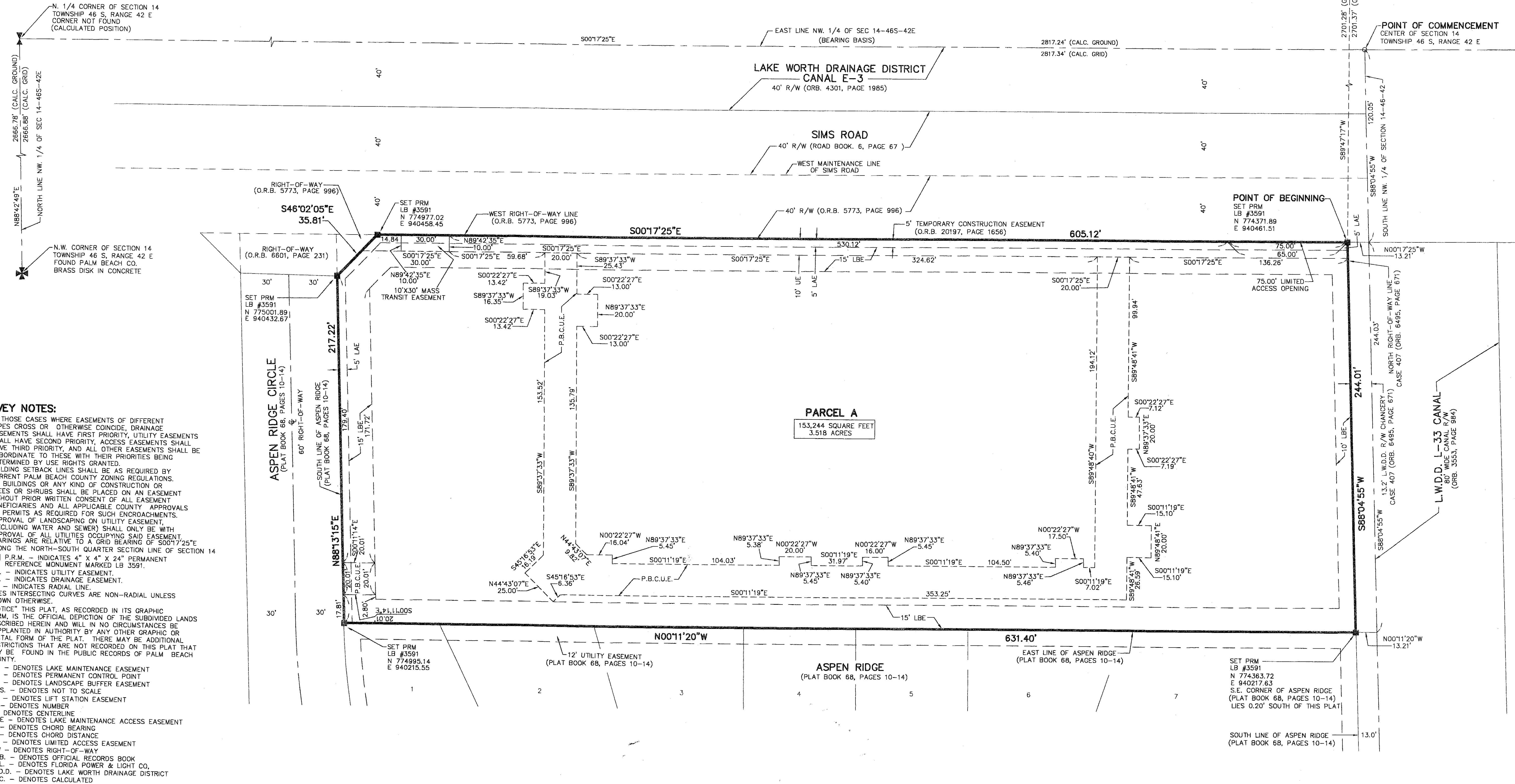
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALM E. TTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
FEBRUARY - 2006

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2006 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK



FOUND PALM BEACH CO.
HORIZONTAL CONTROL POINT
"WALTER"



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 ENROACHMENTS.
- 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 A GRID BEARING OF S00°17'25"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 14.
- 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.
- (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.
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- CP - DENOTES PERMANENT CONTROL POINT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- LSE - DENOTES LIFT STATION EASEMENT
- NO - DENOTES NUMBER
- Q - DENOTES CENTERLINE
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- LAE - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- F.P.L. - DENOTES FLORIDA POWER & LIGHT CO.
- L.W.D.C. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- CALC. - DENOTES CALCULATED

EMERALD PLACE
BOOK 106
PAGE 106
FILED
DATE