

GRANDE VISTA LAKES

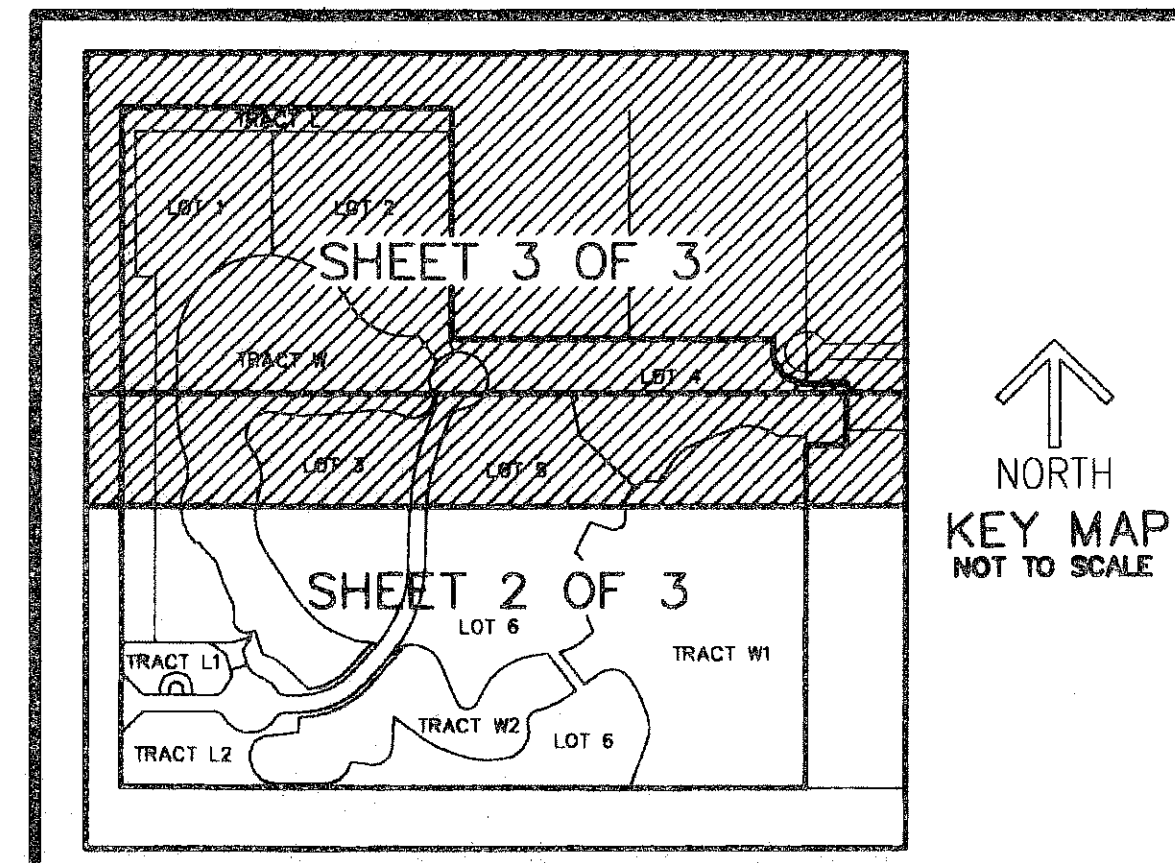
BEING A REPLAT OF A PORTION OF BLOCK 71, "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MARCH - 2005
SHEET 3 OF 3

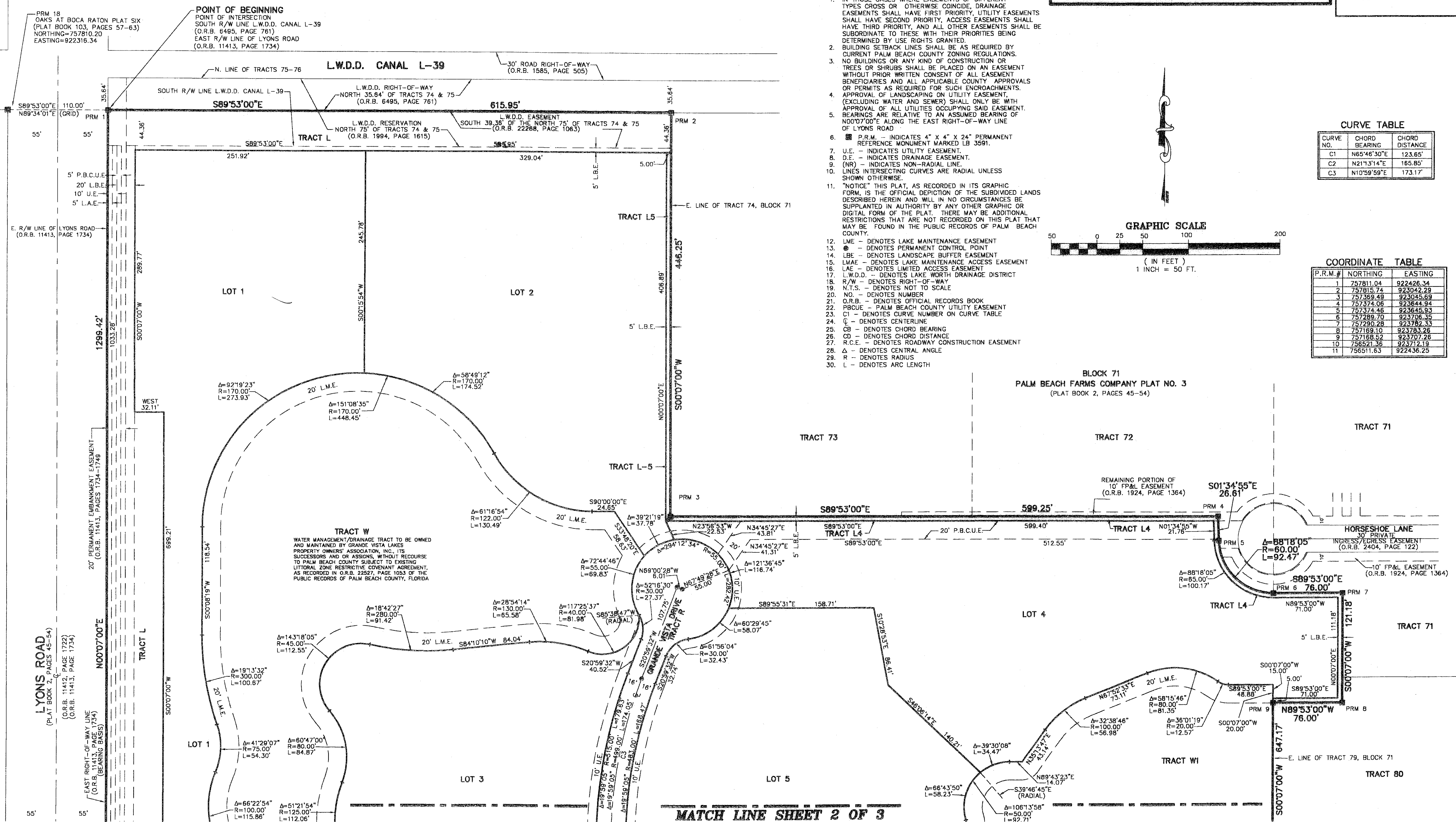
NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1980 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000224
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1980
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.

N00°07'00"E (PLAT BEARING) 00°33'13" = BEARING ROTATION
N00°26'13"W (GRID BEARING) (PLAT TO GRID) COUNTERCLOCKWISE
WEST LINE THIS PLAT

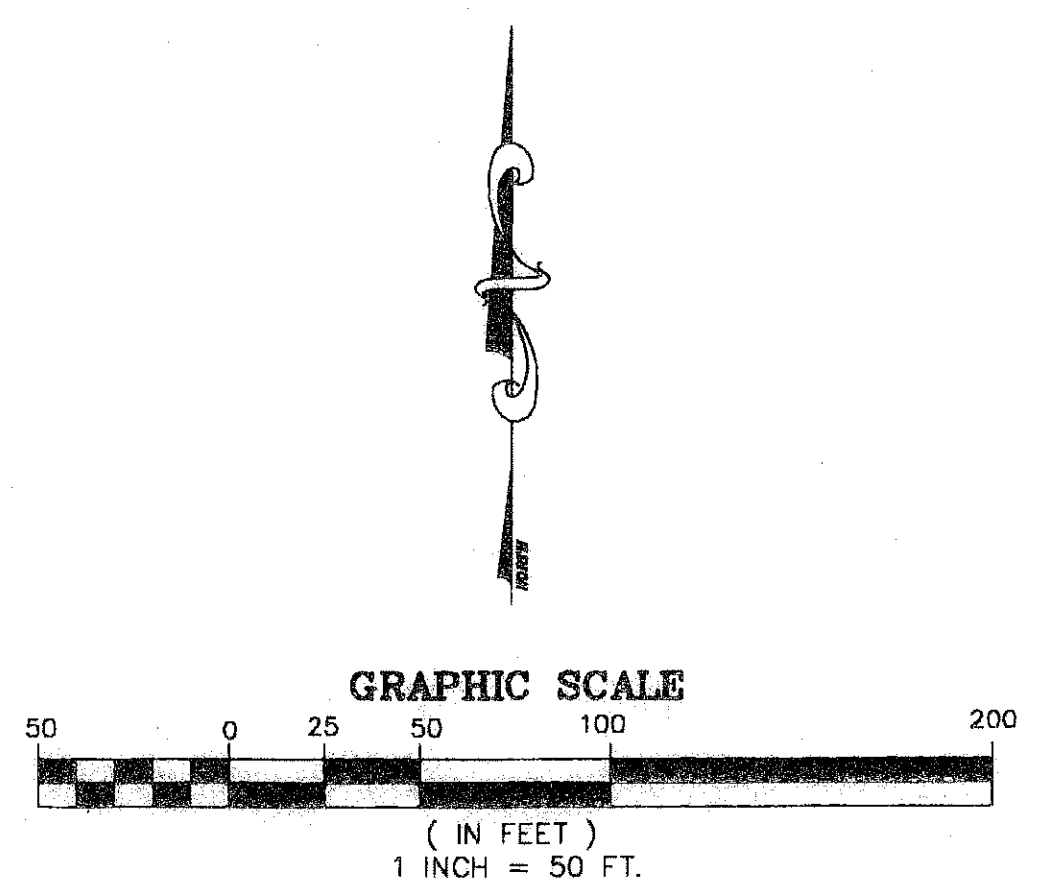


163
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2005 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
BY: SHARON R. BOCK
CLERK AND COMPTROLLER
DEPUTY CLERK



SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. 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.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N00°07'00"E ALONG THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD.
6. P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
7. U.E. - INDICATES UTILITY EASEMENT.
8. D.E. - INDICATES DRAINAGE EASEMENT.
9. (NR) - INDICATES NON-RADIAL LINE.
10. LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
11. "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.
12. L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
13. P.M. - DENOTES PERMANENT CONTROL POINT
14. L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
15. L.M.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
16. L.A.E. - DENOTES LIMITED ACCESS EASEMENT
17. L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
18. R/W - DENOTES RIGHT-OF-WAY
19. N.T.S. - DENOTES NOT TO SCALE
20. NO. - DENOTES NUMBER
21. O.R.B. - DENOTES OFFICIAL RECORDS BOOK
22. P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
23. C1 - DENOTES CURVE NUMBER ON CURVE TABLE
24. CL - DENOTES CENTERLINE
25. CB - DENOTES CHORD BEARING
26. CD - DENOTES CHORD DISTANCE
27. R.C.E. - DENOTES ROADWAY CONSTRUCTION EASEMENT
28. Δ - DENOTES CENTRAL ANGLE
29. R - DENOTES RADIUS
30. L - DENOTES ARC LENGTH



CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	N65°46'30"E	123.65'
C2	N21°13'14"E	165.85'
C3	N10°59'59"E	173.17'

COORDINATE TABLE

P.R.M.#	NORTHING	EASTING
1	757811.04	922426.34
2	757815.74	923042.29
3	757369.49	923045.69
4	757374.06	923644.94
5	757374.46	923645.93
6	757288.70	923706.35
7	757280.28	923782.33
8	757189.10	923783.26
9	757158.52	923707.26
10	756521.36	923712.19
11	756511.63	922436.25

MATCH LINE SHEET 2 OF 3