

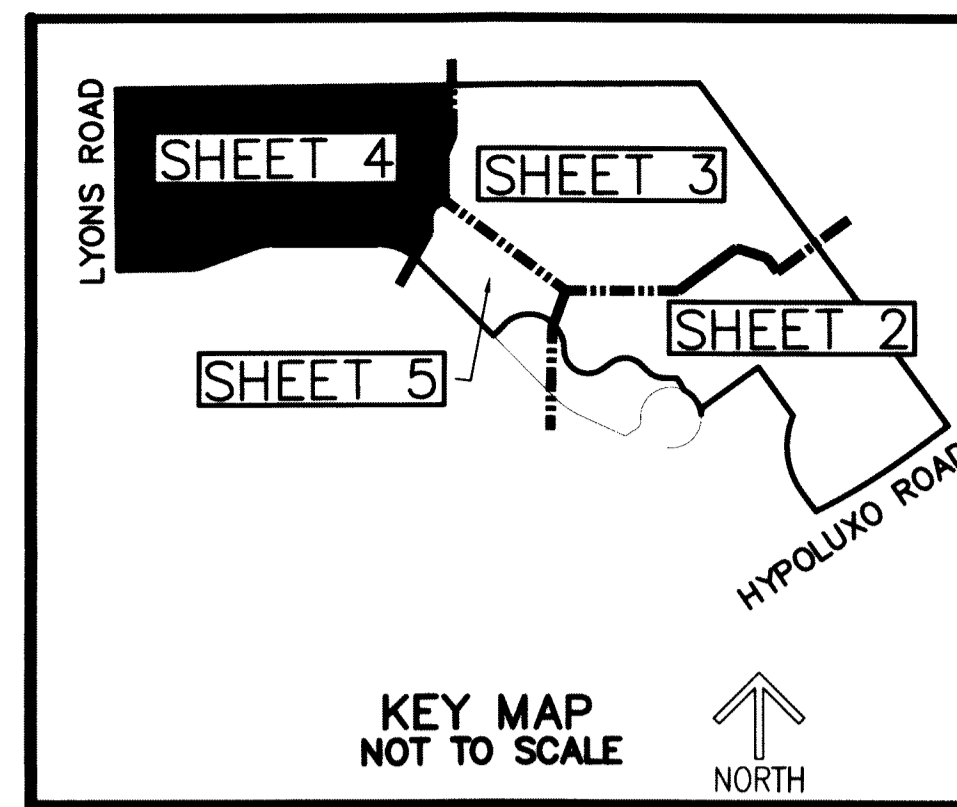
# TOWN COMMONS PUD REPLAT

BEING A REPLAT OF PARCEL A AND TRACT W, TOWN COMMONS PUD/MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 6 THROUGH 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

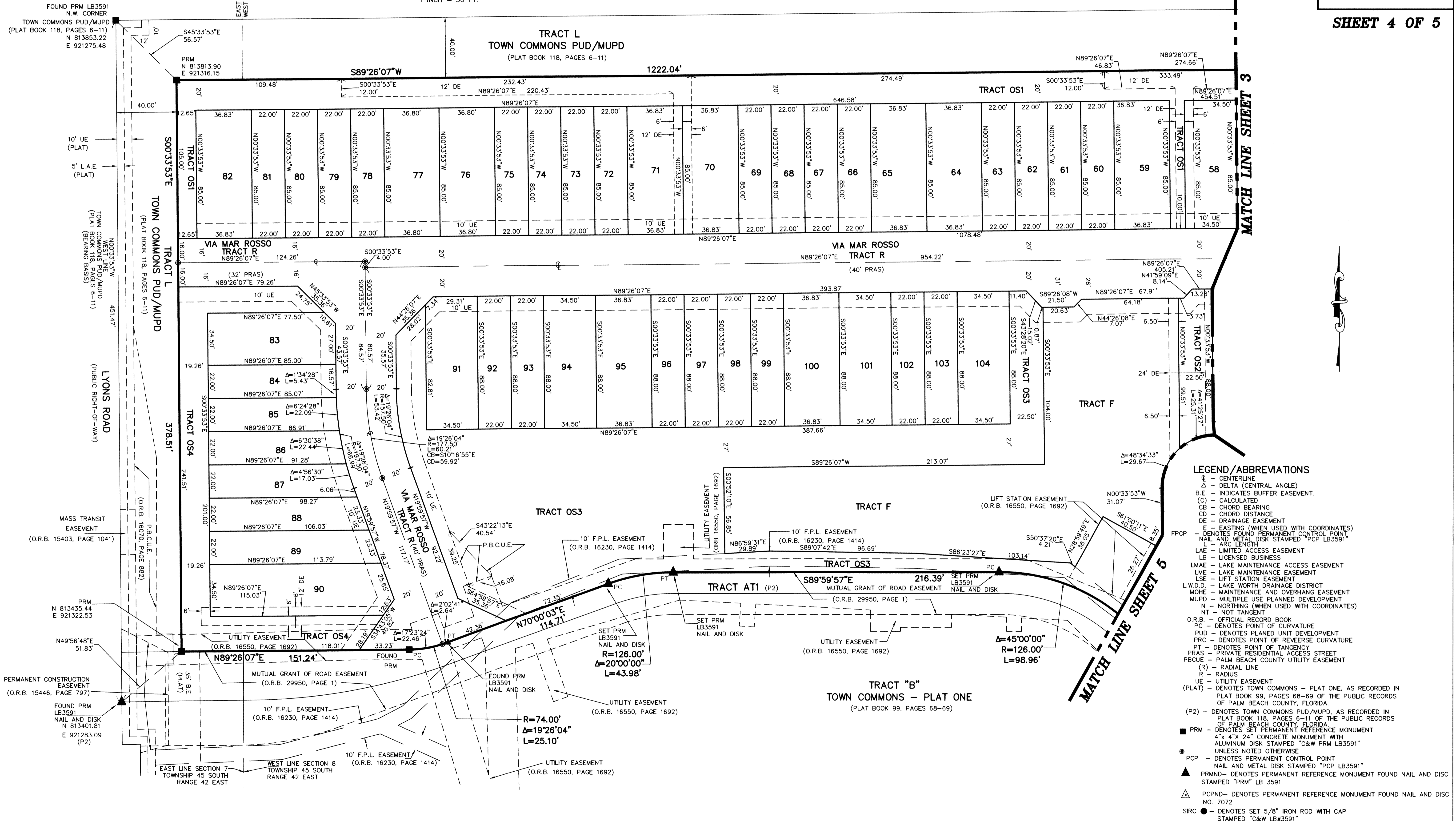
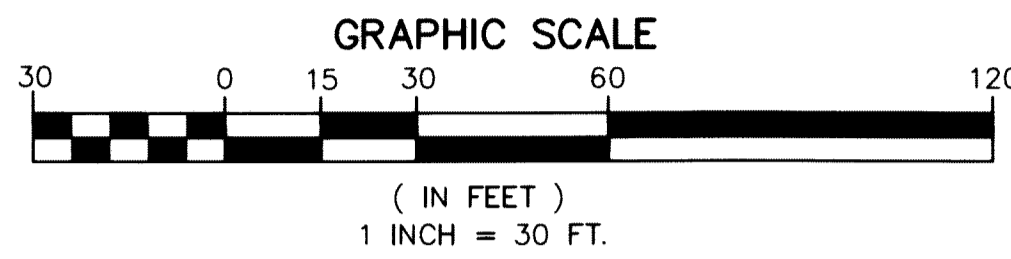
THIS INSTRUMENT PREPARED BY  
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OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

### 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, UNLESS STATED OTHERWISE  
SCALE FACTOR = 1.0000221  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
N00°33'53"W (PLAT BEARING) 00°24'06" = BEARING ROTATION  
N00°57'59"W (GRID BEARING) (PLAT TO GRID)  
BEARING BASIS LINE COUNTERCLOCKWISE



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**SHEET 4 OF 5**



- ### LEGEND / ABBREVIATIONS
- C - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - B.E. - INDICATES BUFFER EASEMENT.
  - (C) - CALCULATED
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - D.E. - DRAINAGE EASEMENT
  - E - EASTING (WHEN USED WITH COORDINATES)
  - FP - DENOTES FOUND PERMANENT CONTROL POINT
  - NAIL AND METAL DISK STAMPED "PCP LB3591"
  - ARC LENGTH
  - LAF - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LSE - LIFT STATION EASEMENT
  - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
  - MOHE - MAINTENANCE AND OVERHANG EASEMENT
  - MUPD - MULTIPLE USE PLANNED DEVELOPMENT
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - NT - NOT TANGENT
  - O.R.B. - OFFICIAL RECORD BOOK
  - PC - DENOTES POINT OF CURVATURE
  - PUD - DENOTES PLANNED UNIT DEVELOPMENT
  - PRC - DENOTES POINT OF REVERSE CURVATURE
  - PT - DENOTES POINT OF TANGENCY
  - PRAS - PRIVATE RESIDENTIAL ACCESS STREET
  - PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
  - (R) - RADIAL LINE
  - R - RADIUS
  - U.E. - UTILITY EASEMENT
  - (PLAT) - DENOTES TOWN COMMONS - PLAT ONE, AS RECORDED IN PLAT BOOK 99, PAGES 68-69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - (P2) - DENOTES TOWN COMMONS PUD/MUPD, AS RECORDED IN PLAT BOOK 118, PAGES 6-11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - PRM - DENOTES SET PERMANENT REFERENCE MONUMENT  
4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE
  - PCP - DENOTES PERMANENT CONTROL POINT  
NAIL AND METAL DISK STAMPED "PCP LB3591"
  - PRMND - DENOTES PERMANENT REFERENCE MONUMENT FOUND NAIL AND DISK STAMPED "PRM" LB 3591
  - PCPND - DENOTES PERMANENT REFERENCE MONUMENT FOUND NAIL AND DISK NO. 7072
  - SIRC - DENOTES SET 5/8" IRON ROD WITH CAP STAMPED "C&W LB3591"