

THIS INSTRUMENT PREPARED BY
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VERDURA FARMS PUD

BEING A REPLAT OF A PORTION OF TRACTS 12, 13 AND 16, BLOCK 44, AND ALL OF TRACTS 11, 14 AND 15, BLOCK 44,
THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 75 AND 80
AND ALL OF TRACTS 76 AND 79 OF THE UNRECORDED PLAT OF HERITAGE FARMS,
LYING IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

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SHEET 3 OF 16

LEGEND/ABBREVIATIONS:

P.O.C.	- POINT OF COMMENCEMENT	PUD	- PLANNED UNIT DEVELOPMENT
P.O.B.	- POINT OF BEGINNING	LWDD	- LAKE WORTH DRAINAGE DISTRICT
P.B.	- PLAT BOOK	LB	- LICENSED BUSINESS
O.R.B.	- OFFICIAL RECORDS BOOK	FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
PG(S)	- PAGE(S)	PRAS	- PRIVATE RESIDENTIAL ACCESS STREET
Δ	- DELTA (CENTRAL ANGLE)	NAD	- NORTH AMERICAN DATUM
CB	- CHORD BEARING	PRM	- PERMANENT REFERENCE MONUMENT
CD	- CHORD DISTANCE	FPL	- FLORIDA POWER & LIGHT COMPANY
R	- RADIUS	■ PRM	- DENOTES SET PERMANENT REFERENCE MONUMENT 4" X 4" X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591", UNLESS OTHERWISE NOTED
L	- ARC LENGTH	● PCP	- DENOTES SET PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
C	- CENTERLINE	▲	- DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591
E	- EASTING (WHEN USED WITH COORDINATES)		
N	- NORTHING (WHEN USED WITH COORDINATES)		
DE	- DRAINAGE EASEMENT		
LME	- LAKE MAINTENANCE EASEMENT		
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		

THIS SHEET IS FOR
PLAT CONTROL TIES AND
U.S. 441 (S. STATE ROAD 7)
RIGHT-OF-WAY INFORMATION

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.

