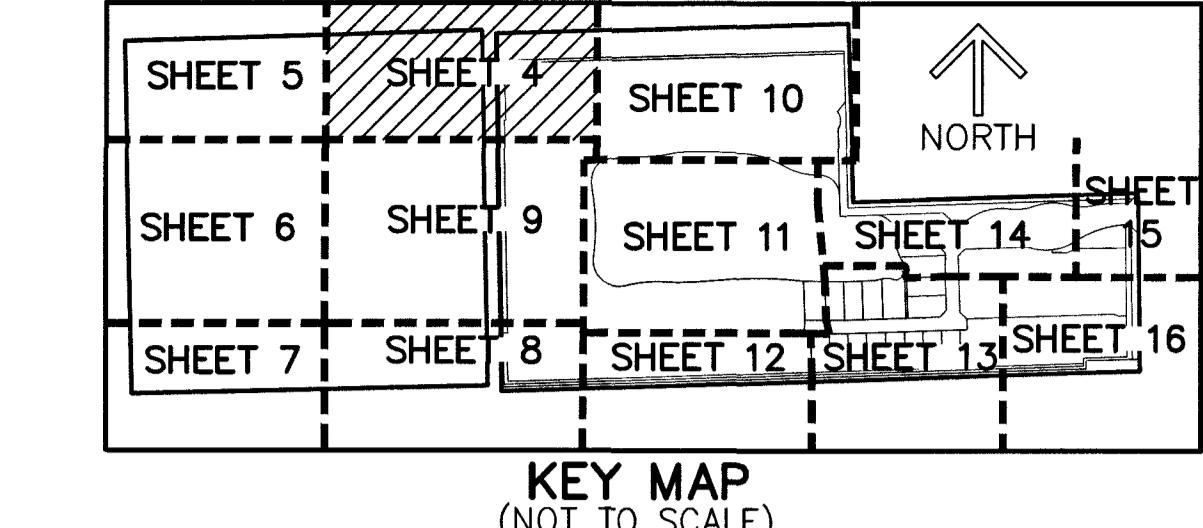


## VERDURA FARMS PUD

BEING A REPLAT OF A PORTION OF TRACTS 12, 13 AND 16, BLOCK 44, AND ALL OF TRACTS 11, 14 AND 15, BLOCK 44, 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.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991



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SHEET 4 OF 16

MATCHLINE SEE SHEET 10

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.

## LEGEND/ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.B. - PLAT BOOK  
O.R.B. - OFFICIAL RECORDS BOOK  
PG(S) - PAGE(S)  
△ - DELTA (CENTRAL ANGLE)  
CB - CHORD BEARING  
CD - CHORD DISTANCE  
R - RADIUS  
L - ARC LENGTH  
C - CENTERLINE  
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

PUD - PLANNED UNIT DEVELOPMENT  
LWDD - LAKE WORTH DRAINAGE DISTRICT  
LB - LICENSED BUSINESS  
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION  
PRAS - PRIVATE RESIDENTIAL ACCESS STREET  
NAD - NORTH AMERICAN DATUM  
PRM - PERMANENT REFERENCE MONUMENT  
FPL - FLORIDA POWER & LIGHT COMPANY  
■ PRM - DENOTES SET PERMANENT REFERENCE MONUMENT  
MONUMENT 4" x 4" x 24" CONCRETE  
MONUMENT WITH ALUMINUM DISK STAMPED  
"C&W PRM LB3591", UNLESS OTHERWISE  
NOTED  
● PCP - DENOTES SET PERMANENT CONTROL POINT  
NAIL AND METAL DISK STAMPED "PCP LB3591"  
▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED  
"PRM" LB 3591

TRACT 78  
HERITAGE FARMS  
(UNRECORDED)

NORTH-SOUTH  
QUARTER LINE OF  
SECTION 12-45-41  
(BASIS OF BEARINGS)

SD103°36' E  
5376.44' (GRID)  
1284.86' (GROUND)

1299.25' (GRID)

10' OFFSET WEST ONLINE

P.O.B.  
NORTHEAST CORNER  
OF TRACT 79  
HERITAGE FARMS  
(UNRECORDED)  
N: 813077.682  
E: 913166.793  
WITNESS PRM

N88°15'00"E 1332.10'

395.22'

25.00'

270.05'

CONSERVATION EASEMENT  
(O.R.B. 26476, PAGE 247)

PARCEL D

NORTH  
GRAPHIC SCALE  
(IN FEET)  
30 0 15 30 60

INTENDED DISPLAY SCALE 1 INCH = 30 FEET

MATCHLINE SEE SHEET 9

