

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.

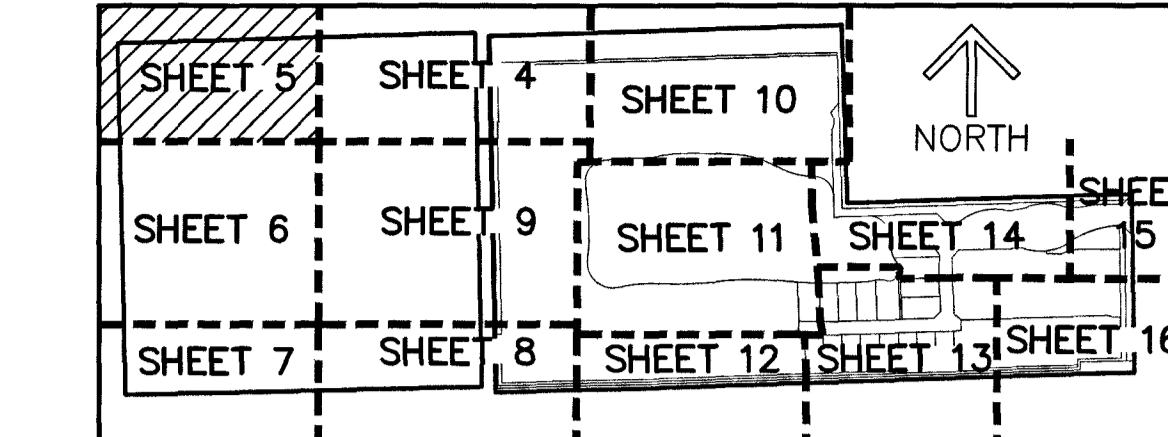
THIS INSTRUMENT PREPARED BY

DAVID P. LINDLEY

OF

CAULFIELD & WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



146

SHEET 5 OF 16

TRACT 78
HERITAGE FARMS
(UNRECORDED)

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

MATCHLINE SEE SHEET 4

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
¢ - CENTERLINE
E - EASTING (WHEN USED WITH COORDINATES)
N - NORTHING (WHEN USED WITH COORDINATES)
DE - DRAINAGE EASEMENT
LME - LAKE MAINTENANCE EASEMENT
PBCE - 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 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591", UNLESS OTHERWISE NOTED
● PCP - DENOTES SET PERMANENT CONTROL POINT
▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND METAL DISK STAMPED "PCP LB3591"
"PRM" LB 3591

TRACT 77
HERITAGE FARMS
(UNRECORDED)

S88°14'43"W 1332.10'

586.83'

PARCEL D

NORTH

GRAPHIC SCALE

(IN FEET)

30 0 15 30 60

INTENDED DISPLAY SCALE 1 INCH = 30 FEET

MATCHLINE SEE SHEET 6

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.

PARK LANE ROAD
110' ROADWAY EASEMENT
HERITAGE FARMS
(UNRECORDED)

110' INGRESS/EGRESS EASEMENT
(O.R.B. 498, PAGE 218)
(O.R.B. 553, PAGE 255)
(O.R.B. 407, PAGE 356)
(O.R.B. 534, PAGE 562)

TRACT 4
HERITAGE FARMS
(UNRECORDED)

NORTHWEST CORNER
OF TRACT 76
HERITAGE FARMS
(UNRECORDED)

N: 813036.890
E: 911835.293

PRM

55.00'

NORTH HALF OF
TRACT 65
HERITAGE FARMS
(UNRECORDED)

WEST LINE OF
THE EAST 1/2 OF
THE WEST 1/2 OF
SECTION 12 -45-41

S01°14'00"E 1304.47'

SOUTH HALF OF
TRACT 65
HERITAGE FARMS
(UNRECORDED)

EASEMENT AGREEMENT
(O.R.B. 13698, PAGE 892)

110' ROADWAY EASEMENT
WESTERLY 55' OF TRACT 76
(O.R.B. 407, PAGE 356)

55' INGRESS/EGRESS EASEMENT
(O.R.B. 498, PAGE 218)
(O.R.B. 534, PAGE 562)

TRACT 66
HERITAGE FARMS
(UNRECORDED)

WEST LINE OF
TRACTS 75 & 76
HERITAGE FARMS
(UNRECORDED)

PARK LANE ROAD
110' ROADWAY EASEMENT
HERITAGE FARMS
(UNRECORDED)