

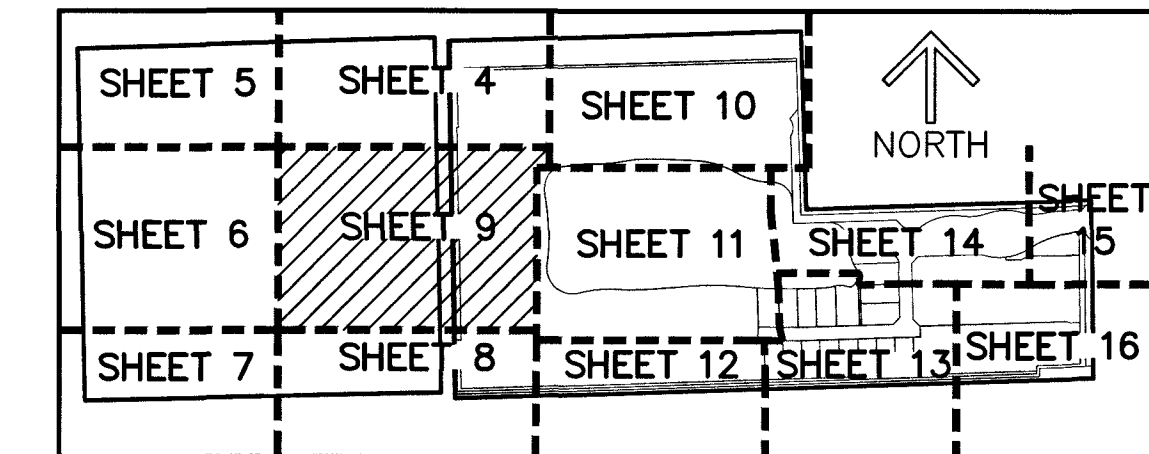
MATCHLINE SEE SHEET 4

# 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

MATCHLINE SEE SHEET 4



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SHEET 9 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"
E - EASTING (WHEN USED WITH COORDINATES)	▲ - DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591
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	

25' LWDD EXCLUSIVE EASEMENT  
(O.R.B. 35965, PAGE 914)

9.26' LWDD EXCLUSIVE EASEMENT  
(O.R.B. 35965, PAGE 914)

PARCEL D

PARCEL C

EAST LINE OF  
NORTHWEST 1/4 OF  
SECTION 12-45-41  
NORTH-SOUTH  
QUARTER LINE OF  
SECTION 12-45-41  
(BASIS OF BEARINGS)

1315.74' N01°03'36"W  
(89 R/W)

LWDD CANAL S-8  
(89 R/W)

1324.05' S01°03'36"E

1324.04' N01°03'36"W

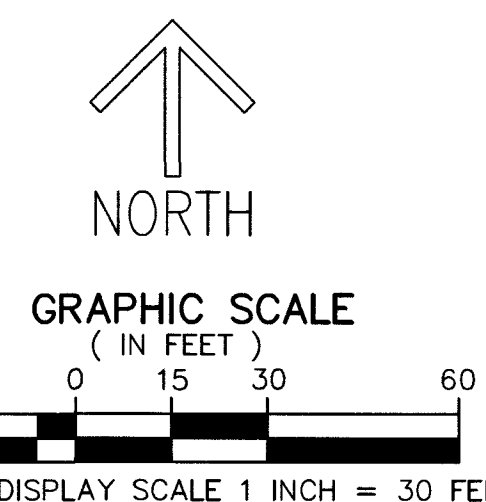
TRACT L8

TRACT L5

EAST LINE OF 25.74' LWDD FEE R/W  
(O.R.B. 5495, PG. 761)

WEST LINE OF 25' LWDD R/W  
(O.R.B. 1585, PAGE 505)

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.



MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 11