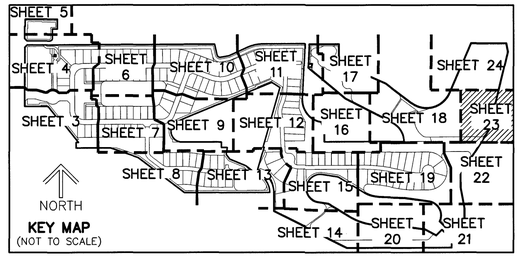
PL CFN # 20260303397 BK: 141 PG: 198

GATEWAY SPRINGS PUD

BEING A REPLAT OF A PORTION OF CYPRESS CREEK GOLF COURSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

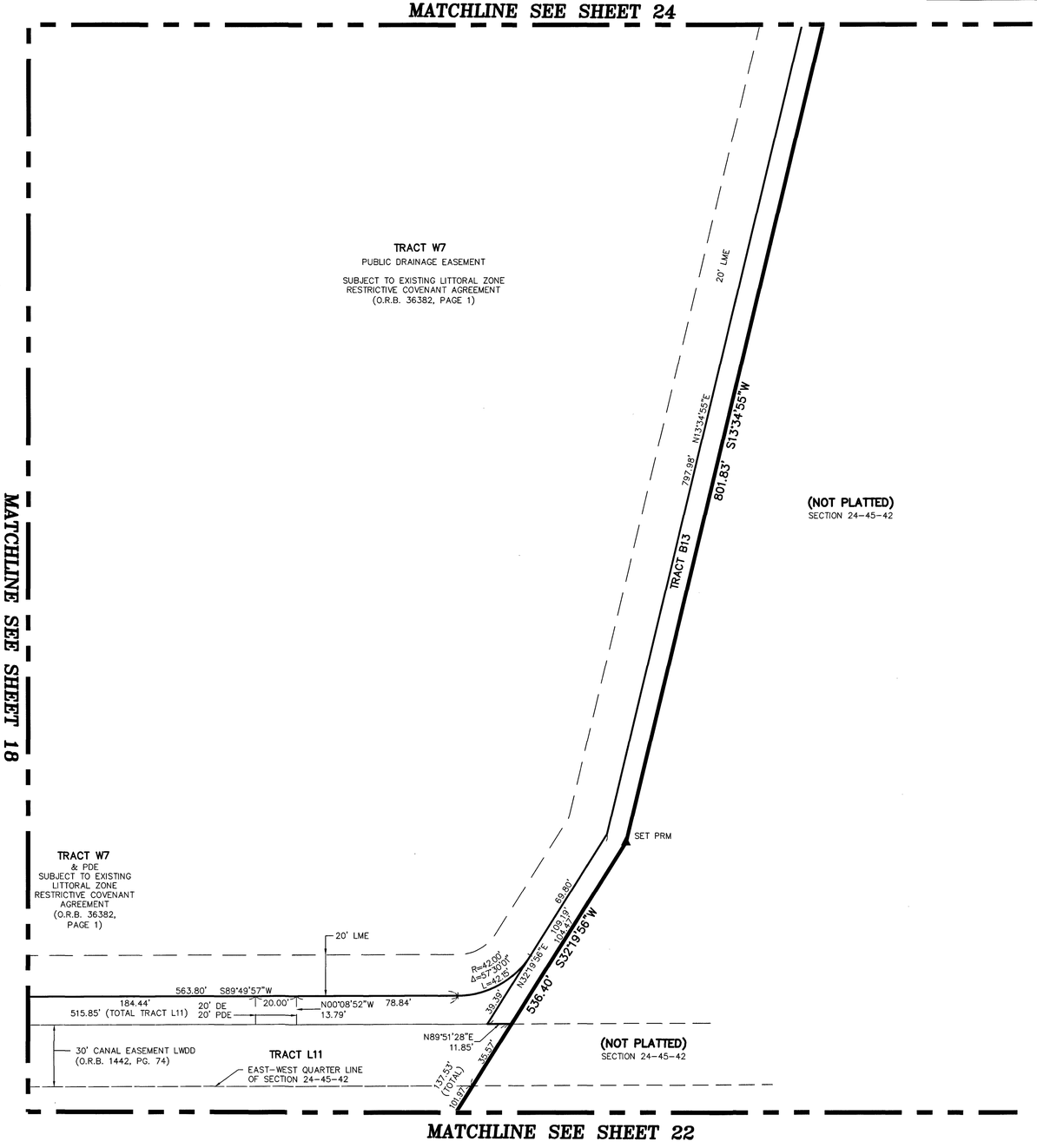
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



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SHEET 23 OF 25

MATCHLINE SEE SHEET 24



NORTH

GRAPHIC SCALE
(IN FEET)
30 0 15 30 60
INTENDED DISPLAY SCALE 1 INCH = 30 FEET

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 = 1.000035478 ("TARTAN")
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

CB – CHORD BEARING
CD – CHORD DISTANCE
℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
D.B. – DEED BOOK
DE – DRAINAGE EASEMENT
E – EASTING (WHEN USED WITH COORDINATES)
FPL – FLORIDA POWER & LIGHT COMPANY
L – ARC LENGTH
LB – LICENSED BUSINESS
LMAE – LAKE MAINTENANCE ACCESS EASEMENT
LME – LAKE MAINTENANCE EASEMENT
LWDD – LAKE WORTH DRAINAGE DISTRICT
(NR) – NON-RADIAL LINE
N – NORTHING (WHEN USED WITH COORDINATES)
O.R.B. – OFFICIAL RECORDS BOOK
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
P.B. – PLAT BOOK
PBC – PALM BEACH COUNTY
PDE – PUBLIC DRAINAGE EASEMENT
PG(S). – PAGE(S)
(PRAS) – PRIVATE RESIDENTIAL ACCESS STREET
PRM – PERMANENT REFERENCE MONUMENT
PC – POINT OF CURVATURE
PT – POINT OF TANGENCY
PNT – POINT OF NON-TANGENCY
REF. PT. – REFERENCE POINT
R – RADIUS
(R) – RADIAL LINE
R/W – RIGHT-OF-WAY
TPAAE – TREE PRESERVATION AREA ACCESS EASEMENT
UE – UTILITY EASEMENT
◉PCP – DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
■PRM – DENOTES PERMANENT REFERENCE MONUMENT SET 4"x 4"X 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
▲ – DENOTES SET PERMANENT REFERENCE MONUMENT NAIL AND DISC STAMPED "PRM" LB 3591
△ – PALM BEACH COUNTY HORIZONTAL CONTROL
24-45-42 – SECTION 24, TOWNSHIP 45 SOUTH, RANGE 42 EAST