TOWNE PARK PLAT ONE THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC. A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD SURVEYORS - ENGINEERS - PLANNERS BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, TRACT 42, 7301-A WEST PALMETTO PARK ROAD, SUITE 100A "PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH BOCA RATON, FLORIDA 33433 - (561)392-1991 STATE OF FLORIDA JANUARY - 2000 COUNTY, FLORIDA, LYING IN HIATUS TRACT 42, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR NOTES RECORD AT \_\_\_\_\_ M. 5. BEARINGS ARE RELATIVE TO ASSUMED DATUM, BASED UPON THE SOUTH LINE OF LOT 3, TRACT 42, PALM BEACH FARMS PLAT 12. LME - DENOTES LAKE MAINTENANCE EASEMENT THIS \_\_\_\_ DAY OF \_\_\_ COORDINATES, BEARINGS AND DISTANCES COORDINATE TABLE SURVEY NOTES: A.D. 200 AND DULY RECORDED 13. • - DENOTES PERMANENT CONTROL POINT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGE 98 AND 98 14. OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT -1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_ AND \_\_\_\_ PRM NORTHING EASTING 1 819918.792 918664.322 15. N.T.S. — DENOTES NOT TO SCALE TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE COORDINATES SHOWN ARE GRID BEARING N87'49'54"W. EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS 16. FND - DENOTES FOUND DATUM = NAD 83 1990 ADJUSTMENT 819960.816 917299.569 SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL 17. TYP - DENOTES TYPICAL ZONE = FLORIDA EAST 820003.039 915928.331 DOROTHY H. WILKEN P.R.M. - INDICATES 4" X 4" X 24" PERMANENT HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE 18. NO - DENOTES NUMBER 4 821385.390 915958.975 LINEAR UNIT = US SURVEY FEET CLERK CIRCUIT COURT MAP N.T.S. SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING REFERENCE MONUMENT MARKED LB 3591. 19. MEAS - DENOTES MEASURED 821356.923 916974.206 COORDINATE SYSTEM 1983 STATE PLANE DETERMINED BY USE RIGHTS GRANTED. U.E. - INDICATES UTILITY EASEMENT. 20. C - DENOTES CENTERLINE 821343.526 917023.851 TRANSVERSE MERCATOR PROJECTION ČD – DENOTES CHORD DISTANCE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY 8. D.E. - INDICATES DRAINAGE EASEMENT. 821334.723 917337.794 CURRENT PALM BEACH COUNTY ZONING REGULATIONS. 22. CB - DENOTES CHORD BEARING ALL DISTANCES ARE GROUND 9. (R) - INDICATES RADIAL LINE. GRAPHIC SCALE 821293.615 917376.659 10. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS 23. POB — DENOTES POINT OF BEGINNING. 24. D.B. — DENOTES DEED BOOK NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR SCALE FACTOR = 1.0000195821292.616 917376.631 TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT DEPUTY CLERK GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE SHOWN OTHERWISE. 10 821289.813 917476.593 WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT 25. PG. – DENOTES PAGE 11. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 1 821302.808 917476.958 BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS 26. P.B. - DENOTES PLAT BOOK 12 821341.673 917518.065 27. L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT ADJUSTMENT, FLORIDA EAST ZONE. OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE 13 821313.163 918534.821 28. L.A.E. - DENOTES LIMITED ACCESS EASEMENT SHEET 2 OF 5 4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR (IN FEET) 14 820299.559 918628.958 S87'49'54"E(PLAT BEARING)  $00^{\circ}24'17" = BEARING ROTATION$ (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH 29. R/W - DENOTES RIGHT-OF-WAY DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL 1 inch = 50 ft.\ S88"14'11"E(GRID BEARING) (PLAT TO GRID) APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 30. ORB - DENOTES OFFICIAL RECORDS BOOK COUNTERCLOCKWISE SOUTH LINE THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH 31. TWP - DENOTES TOWNSHIP LANTANA ROAD RIGHT-OF-WAY WIDTH VARIES -(DEED BOOK 692, PAGE 419, TWP 44 S DEED BOOK 759, PAGE 220, SOUTH LINE SECTION 31-44-42 DEED BOOK 1036, PAGE 574, DEED BOOK 818, PAGE 461, NW COR. HIATUS TRACT 42 TWP 44 1/2 S FND PALM BEACH COUNTY BRASS DISK ORB 5302, PAGE 1389. PALM BEACH COUNTY ORB 4451, PAGE 1447. POSITION ORB 4364, PAGE 1837, ORB 12436, PAGE 1379)
ORB 12436, PAGE 1318 PRM NO.4 N87'59'21"W 1015.61 N87°59'21"W 314.06'(TOTAL \_\_\_\_\_20' LANDSCAPE BUFFER ESMT\_\_ N87'59'21"W 20' LME N87'59'21"W WATER MANAGEMENT/DRAINAGE TRACT TO BE OWNED AND MAINTAINED BY 130.00' THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 11956, PAGE 1046, PUBLIC RECORDS OF PALM BEACH COUNTY, 542.99 20'LAKE MAINTENANCE EASEMENT 20' LME N89\*59'21"W 203.99 =04'00'00" L<sub>R=2370.00</sub> L = 165.46 $\triangle$ =66°23'22" R=430.00 L=498.25 180.01 MATCH TRACT"Z" MUST BE REPLATTED PRIOR TO DEVELOPMENT MATCH LINE SEE SHEET 3 OF 5