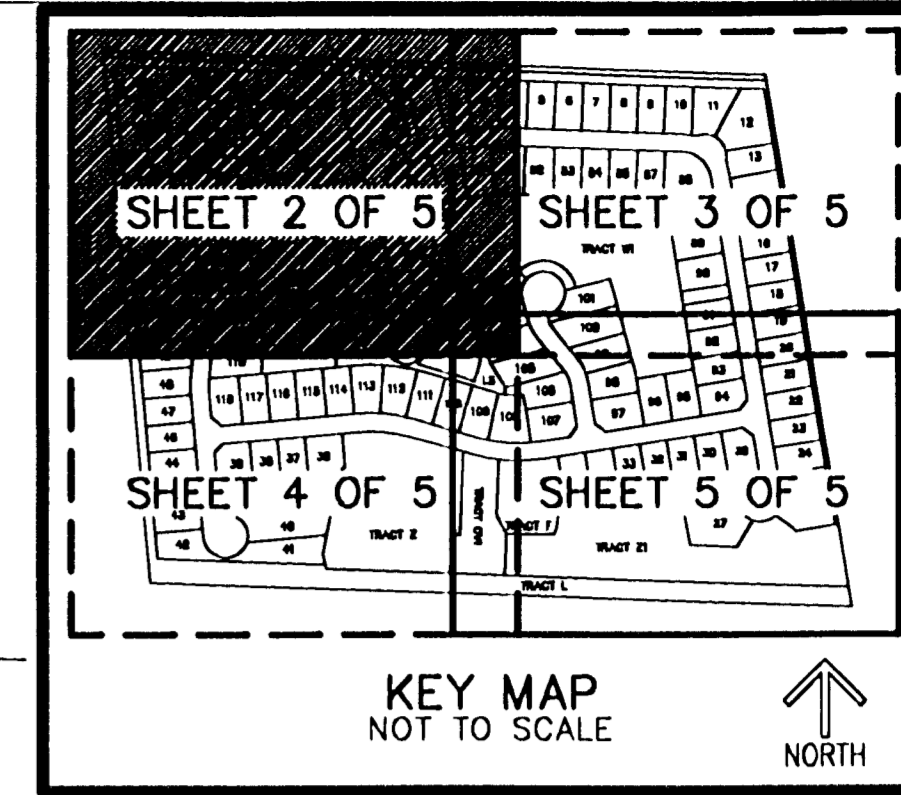


THIS SURVEY PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JUNE - 2003

OSPREY PLAT

A PLANNED UNIT DEVELOPMENT A PART OF LANTANA ROAD PUD
BEING A REPLAT OF A PORTION OF LOTS 1 AND 2, HIATUS TRACT 42, PALM BEACH FARMS COMPANY PLAT NO. 13
AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

BLOCK 34
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)



2

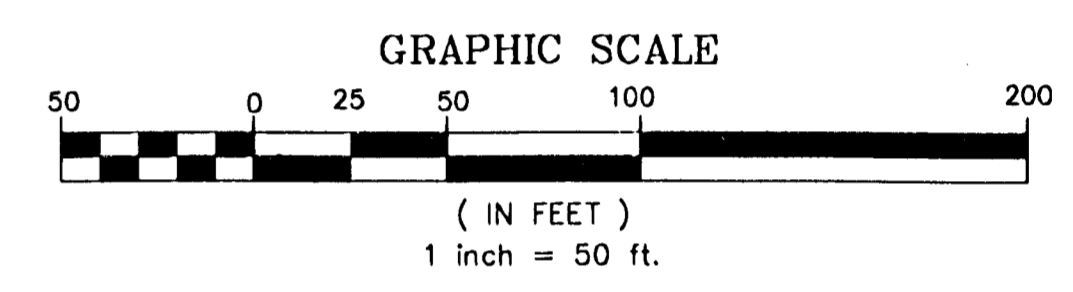
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2004 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

SHEET 2 OF 5



CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	S08°21'20"E	36.74'
C2	S10°48'12"E	30.85'
C3	S05°30'03"E	155.45'
C4	S00°24'04"W	27.72'
C5	N83°39'11"E	219.15'
C6	S48°29'25"E	143.62'
C7	N86°25'29"W	174.85'
C8	N84°21'30"W	148.38'



NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000201
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
N04°54'05"W (PLAT BEARING) 00°24'17" = BEARING ROTATION (PLAT TO GRID)
N05°18'22"W (GRID BEARING) COUNTERCLOCKWISE
WEST LINE THIS PLAT

- SURVEY NOTES:**
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - APPROVAL OF LANDSCAPING OR UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 - *NOTICE* THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF N87°54'34"W ALONG THE SOUTH LINE OF THIS PLAT
 - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE
 - (R) - INDICATES RADIAL LINE.
 - C1 - DENOTES CURVE NUMBER ON CURVE TABLE
 - UE - INDICATES UTILITY EASEMENT.
 - DE - INDICATES DRAINAGE EASEMENT.
 - LAE - DENOTES LANDSCAPE BUFFER EASEMENT
 - LME - DENOTES LAKE MAINTENANCE EASEMENT
 - LMMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
 - TWP - DENOTES TOWNSHIP
 - LAE - DENOTES LIMITED ACCESS EASEMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - C - DENOTES CENTERLINE
 - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
 - Φ - DENOTES PERMANENT CONTROL POINT
 - FN - DENOTES FOUND
 - NO - DENOTES NUMBER
 - MEAS - DENOTES MEASURED
 - LSE - DENOTES LIFT STATION EASEMENT
 - PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
 - BDE - DENOTES BUFFER DRAINAGE EASEMENT
 - P.T.S.B.A.A.E. - DENOTES PALM BEACH TRAIN STOP, BOARDING AND ALIGHTING AREA EASEMENT
 - AE - DENOTES ACCESS EASEMENT

SUBDIVISION OSPREY PLAT
PAGE 02
BOOK 03
FLOOD MAP # 170A
ZONING PUD
QUAD # 04B
SE
TAX 1026
PUB NAME LANTANA ROAD

MATCH LINE
SHEET 4 OF 5