A PLANNED UNIT DEVELOPMENT

CAPELLA P.U.D. - PLAT ONE

A REPLAT OF A PORTION OF TRACTS 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 47 AND 48 ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AN ABANDONED 30 FOOT ROAD RIGHT OF WAY, ALL LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST. TOGETHER WITH A PORTION OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 4 OF 10 FEBRUARY, 1997

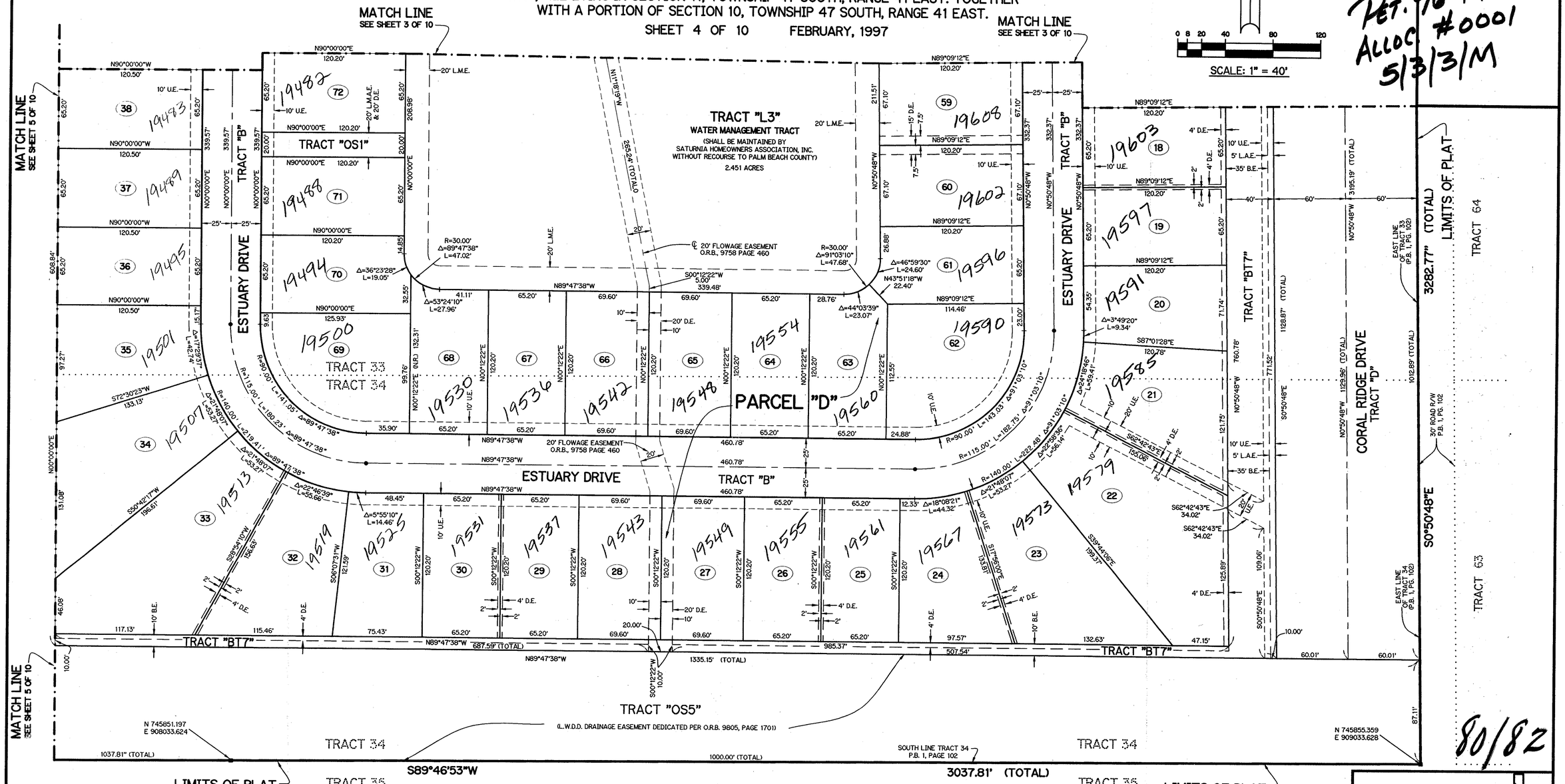
THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

700-007

82

PET. 96-44
ALLOC #0001
5/3/3/M

SCALE: 1" = 40'



80/82

SUBDIVISION # Capella
BOOK 80 PAGE 82
FLOOD ZONE B FLOOD MAP # 1108
QUAD # 68 ZONING PUD/TDR
SE ZIP CODE 33498
PUD NAME Capella P.U.D.

LEGEND:

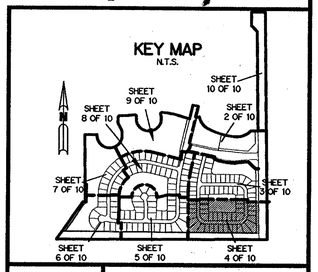
- ■ - PERMANENT REFERENCE MONUMENT, PSM #4213
- ● - PERMANENT CONTROL POINT, PSM #4213
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- ℄ - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.E. - OVERHANG EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT
- N 737648.0171 / E 905258.2326 - DENOTES STATE PLANE COORDINATES
- TRACT 22 - DENOTES TRACT NO. OF UNDERLYING PLAT (PLAT BOOK 1, PAGE 102)

0700-007

NOTE:

COORDINATES SHOWN ARE GRID COORDINATES
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
SCALE FACTOR = 1.0000128
BEARING ROTATION = 0°01'11" COUNTERCLOCKWISE (PLAT TO GRID)
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

KEY MAP
N.T.S.



A070 | SHEET 4 OF 10