

# CAPELLA P.U.D. - PLAT ONE

A PLANNED UNIT DEVELOPMENT

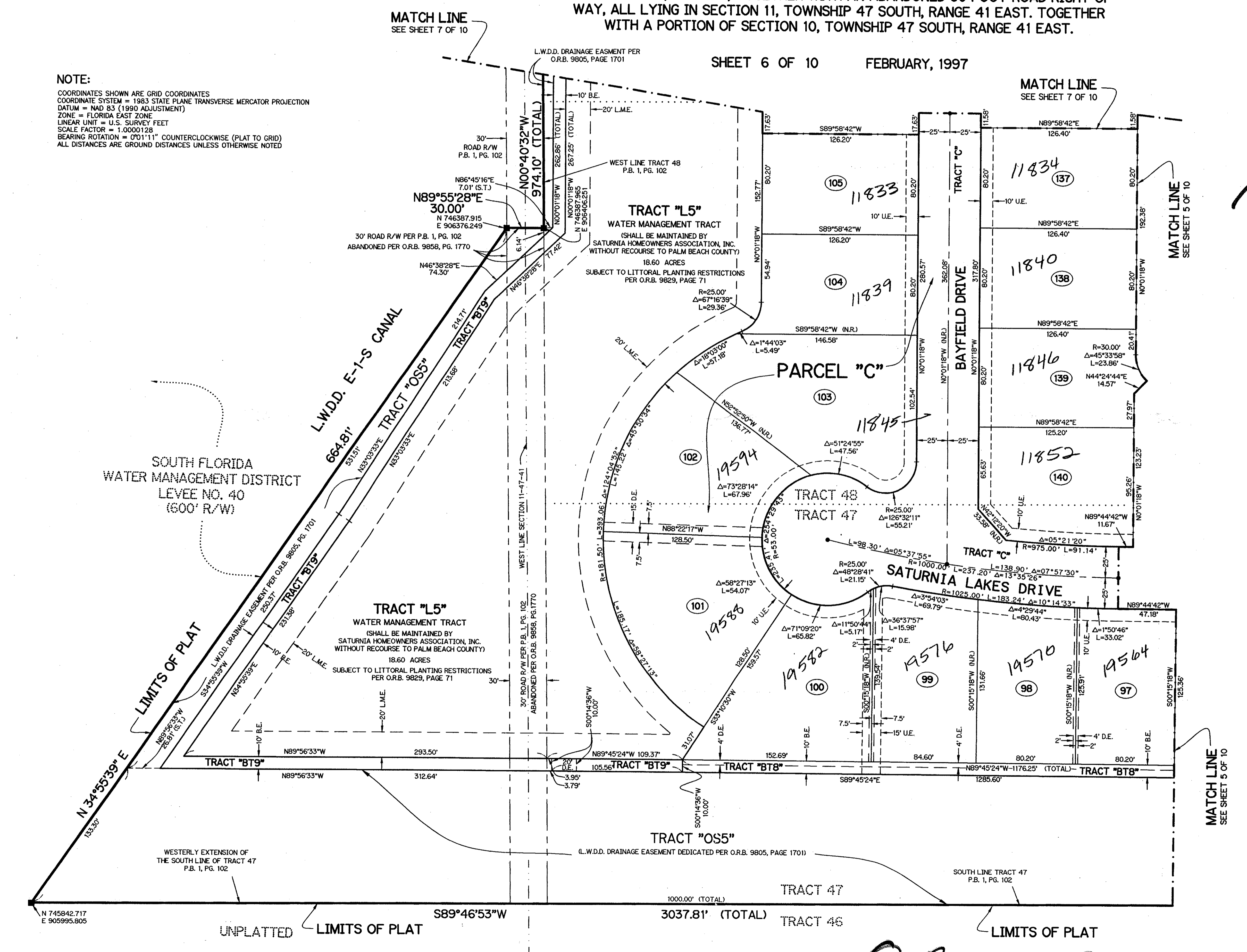
THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
WEST PALM BEACH, FLORIDA

A REPLAT OF A PORTION OF TRACTS 17 THRU 28, INCLUSIVE, 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.

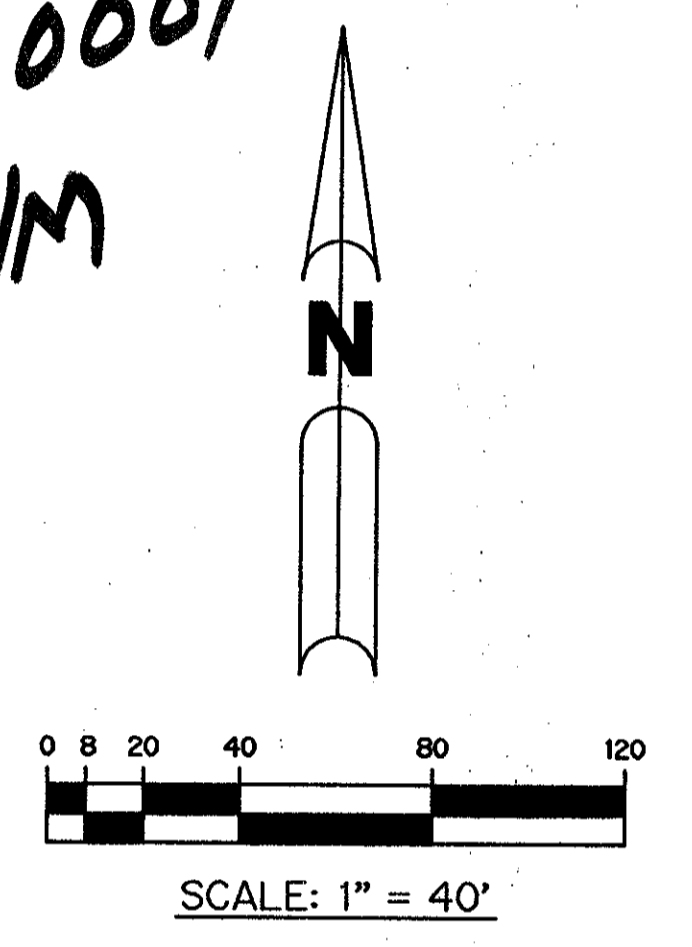
SHEET 6 OF 10      FEBRUARY, 1997

**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

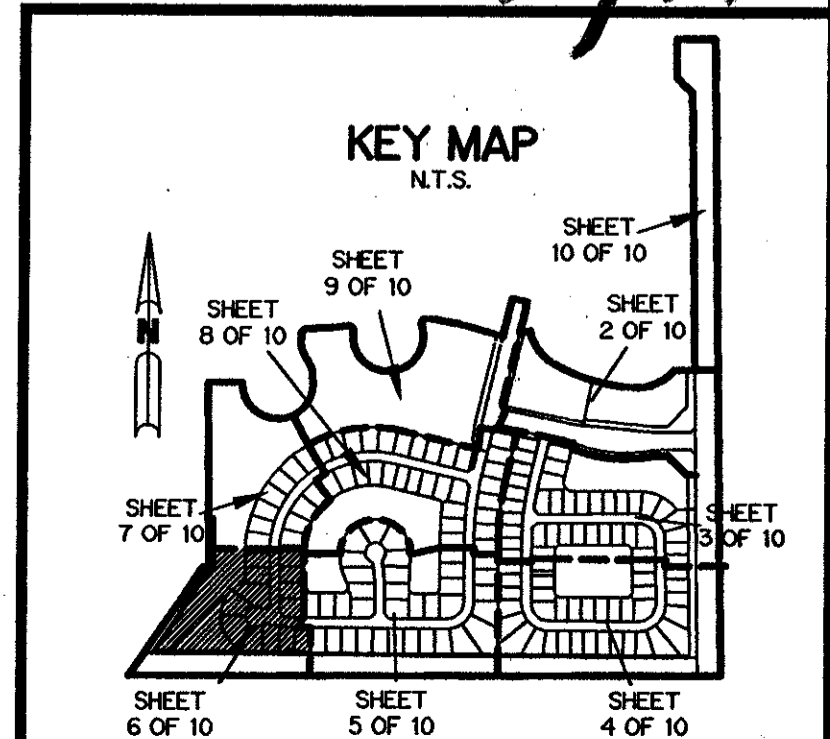
SUBDIVISION # CAPELLA  
BOOK 88 PAGE 84  
FLOOD ZONE 6  
QUAD # 48  
ZONING PD00HDBR  
ZIP CODE 33411  
PUD NAME CAPELLA PLAT 1



PET. 96.44  
ALLOC. #0001  
5/3/3/M



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT, PSM #4213
  - - PERMANENT CONTROL POINT, PSM #4213
  - Δ - DELTA ANGLE
  - BE - BUFFER EASEMENT
  - CE - CENTERLINE
  - DB - DEED BOOK
  - DE - 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 - RADIIUS
  - R/W - RIGHT-OF-WAY
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - N 737648.0171 - DENOTES STATE PLANE COORDINATES
  - E 905258.2326 - DENOTES TRACT NO. OF UNDERLYING PLAT (PLAT BOOK 1, PAGE 102)



0700-007