

CAPELLA P.U.D. - PLAT ONE

85

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 7 OF 10 FEBRUARY, 1997

FOUND BRASS DISK IN CONC.
L-40-6"
N 752551.061
E 906026.305

FOUND BRASS DISK IN CONC.
L-40-5"
N 746497.851
E 906100.017

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LEVEE NO. 40 (600' R/W)

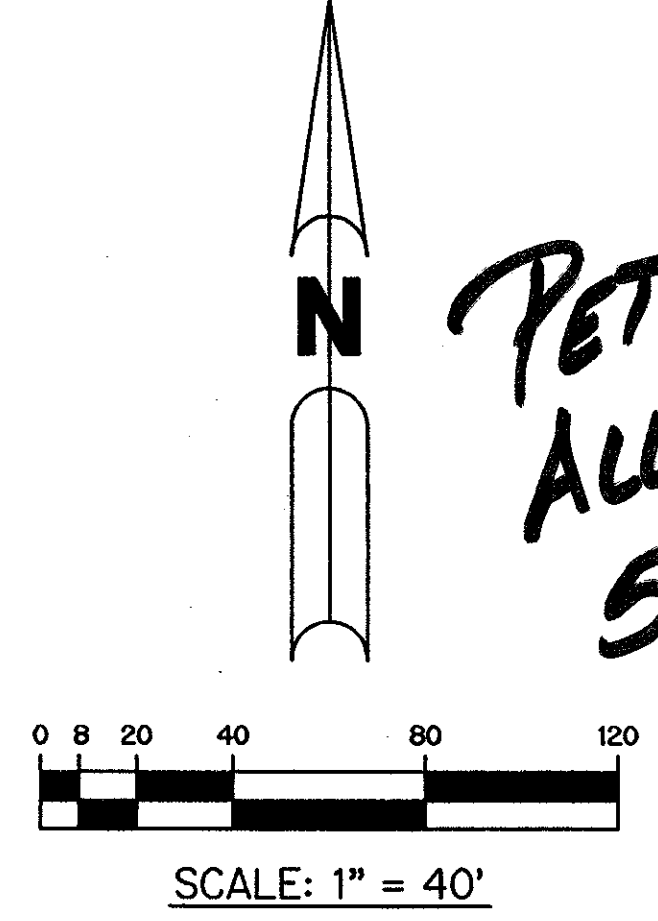
L.W.D.D. E-1-S CANAL

FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 2
P.B. 1, PAGE 102

TRACT "L5"
WATER MANAGEMENT TRACT
(SHALL BE MAINTAINED BY SATURNIA HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY)
18.60 ACRES
SUBJECT TO LITTORAL PLANTING RESTRICTIONS PER O.R.B. 9823, PAGE 71

TRACT "OS5"
L.W.D.D. D.E. PER O.R.B. 9805, PG. 1701

PARCEL "C"
BAYFIELD DRIVE

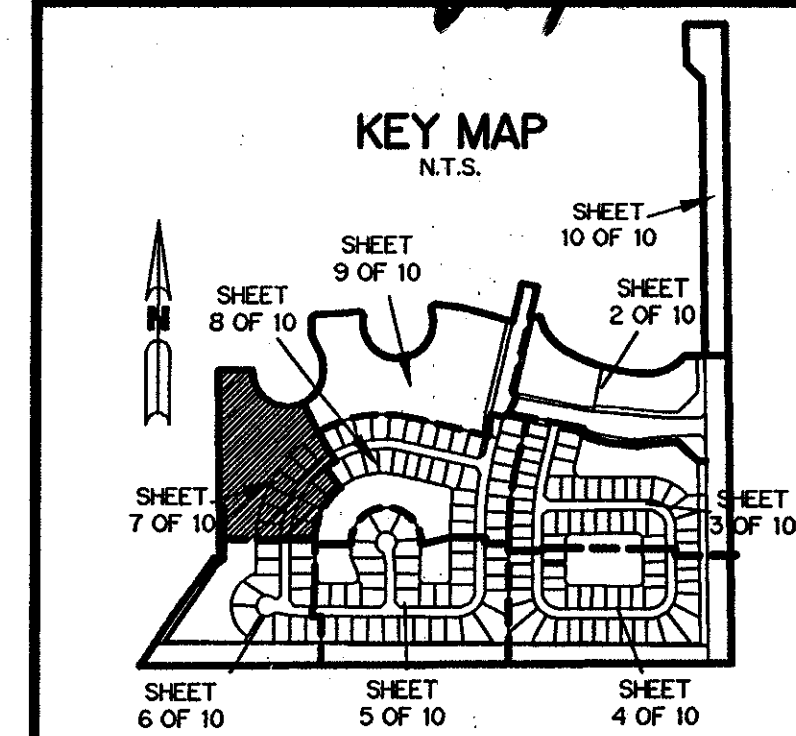


LEGEND:

- - PERMANENT REFERENCE MONUMENT, PSM #4213
- - PERMANENT CONTROL POINT, PSM #4213
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- C - 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
- P.G.S. - 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)

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



A070 SHEET 7 OF 10

SUBDIVISION * CAPELLA
BOOK 85
PAGE 85
FLOOD MAP # 107A
ZONING PD/IDR
QUAD # 68
ZIP CODE 33496
PUD NAME CAPELLA PUD

0700-007

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

80/85