

CAPELLA P.U.D. - PLAT TWO

BEING A REPLAT OF A PORTION OF TRACTS 17, 18, 19, 20, 21, 22, 27 AND 28 AND ALL OF TRACTS 29, 30, 31 AND 32, ALL 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. LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 1 OF 10 APRIL, 1997



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
this Plat was filed for record at 11:46 a.m.
this 23 day of December 1997
and duly recorded in Plat Book No. 81
on page 149
DOROTHY M. WILKIN, Clerk of Circuit Court
by *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT G. L. HOMES OF BOCA RATON ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "CAPELLA P.U.D. - PLAT TWO", BEING A REPLAT OF A PORTION OF TRACTS 17, 18, 19, 20, 21, 22, 27 AND 28 AND ALL OF TRACTS 29, 30, 31 AND 32, ALL ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S" AND 32, ALL 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, LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 17; THENCE SOUTH 89°45'19" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°50'48" EAST ALONG THE WEST RIGHT OF WAY LINE OF CORAL RIDGE DRIVE ACCORDING TO "CAPELLA P.U.D. - PLAT ONE" AS RECORDED IN PLAT BOOK 1, PAGES 79 THROUGH 88, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 200.01 FEET; THENCE SOUTH 49°32'45" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 113.74 FEET; THENCE SOUTH 00°50'48" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,419.85 FEET; THENCE SOUTH 89°09'12" WEST, A DISTANCE OF 105.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 262.00 FEET, A CENTRAL ANGLE OF 52°28'59" AND WHOSE RADIUS POINT BEARS NORTH 48°47'25" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 239.99 FEET TO A POINT OF COMPOUND CURVATURE WITH A CENTRAL ANGLE OF 42°53'14"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 421.53 FEET TO A POINT OF COMPOUND CURVATURE WITH A CENTRAL ANGLE OF 48°28'12"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.64 FEET TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE, THENCE SOUTH 77°40'00" WEST, A DISTANCE OF 28.40 FEET; THENCE NORTH 76°40'39" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 13°19'21" EAST, A DISTANCE OF 120.49 FEET TO THE POINT OF INTERSECTION OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 01°59'52"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.26 FEET TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE, THENCE NORTH 78°40'31" WEST, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 01°59'52"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.47 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°19'21" WEST, A DISTANCE OF 169.98 FEET; THENCE NORTH 73°44'36" WEST, A DISTANCE OF 180.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 12°15'06"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 224.31 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 181.50 FEET AND A CENTRAL ANGLE OF 11°25'04"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 207°01'33"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 655.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 10°70'34"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,151.00 FEET AND A CENTRAL ANGLE OF 08°02'21"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 161.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°05'35" WEST, A DISTANCE OF 49.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°54'25" EAST, A DISTANCE OF 63.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 26°40'44"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.93 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 23°23'03"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°12'07" EAST, A DISTANCE OF 50.96 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 181.50 FEET AND A CENTRAL ANGLE OF 18°21'17"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 590.33 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 89°05'35" WEST, A DISTANCE OF 165.81 FEET; THE LAST 26 COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID "CAPELLA P.U.D. - PLAT ONE"; THENCE NORTH 00°40'32" WEST ALONG THE WEST LINE OF SAID TRACTS 27 THROUGH 32, INCLUSIVE, A DISTANCE OF 1,763.84 FEET; THENCE NORTH 89°45'19" EAST ALONG THE NORTH LINE OF SAID TRACTS 32 AND 17, A DISTANCE OF 2,410.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 94.660 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS "A", "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EACH OVERHANG EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOT OWNER, HIS AND/OR HER SUCCESSORS AND ASSIGNS, WHOSE DWELLING UNIT ADJUTS SAID EASEMENT FOR ROOF OVERHANG PURPOSES, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "051" THROUGH "054", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "BT1" THROUGH "BT9", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L5" THROUGH "L7", THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "L5" IS SUBJECT TO EXISTING OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORD BOOK 9911, PAGE 1407-1415, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THAT PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SATURNIA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, G.L. HOMES OF BOCA RATON ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP, BY: G.L. HOMES OF BOCA RATON III CORPORATION, GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF SEPTEMBER, 1997.

G.L. HOMES OF BOCA RATON ASSOCIATES III, LTD. A FLORIDA LIMITED PARTNERSHIP
BY: G.L. HOMES OF BOCA RATON III CORPORATION A FLORIDA CORPORATION, GENERAL PARTNER

BY: *[Signature]*
ALAN J. FANT, VICE PRESIDENT
WITNESS: *[Signature]*
Rick E. Elmer
[Signature]
Michael S. Touss

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ ^{AS IDENTIFICATION}, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF G.L. HOMES OF BOCA RATON III CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF SEPTEMBER, 1997.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 18, 2001

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF BROWARD
THE SATURNIA HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.
DATED THIS 23rd DAY OF SEPTEMBER, 1997.

SATURNIA HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: *[Signature]*
ALAN J. FANT, VICE PRESIDENT
WITNESS: *[Signature]*
Rick E. Elmer
[Signature]
Michael S. Touss

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED ALAN J. FANT, WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ ^{AS IDENTIFICATION}, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CAPELLA P.U.D. HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF September, 1997.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 18, 2001

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9121, PAGE 1284 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF SEPTEMBER, 1997.

NATIONS BANK, NA
A NATIONAL BANKING ASSOCIATION
BY: *[Signature]*
CARMEN deESSAYE, VICE PRESIDENT
WITNESS: *[Signature]*
George T. Webb
[Signature]
Dated 9/23/97

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED CARMEN deESSAYE WHO IS PERSONALLY KNOWN TO ME ~~OR HAS PRODUCED~~ ^{AS IDENTIFICATION}, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONS BANK, NA (), AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF September, 1997.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: November 29, 1999

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO G.L. HOMES OF BOCA RATON ASSOCIATES III, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
BY: *[Signature]*
MARIE JOHNSON
DATE: 10/1/97

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4213
STATE OF FLORIDA
DATE: 10-09-97

COUNTY ENGINEER

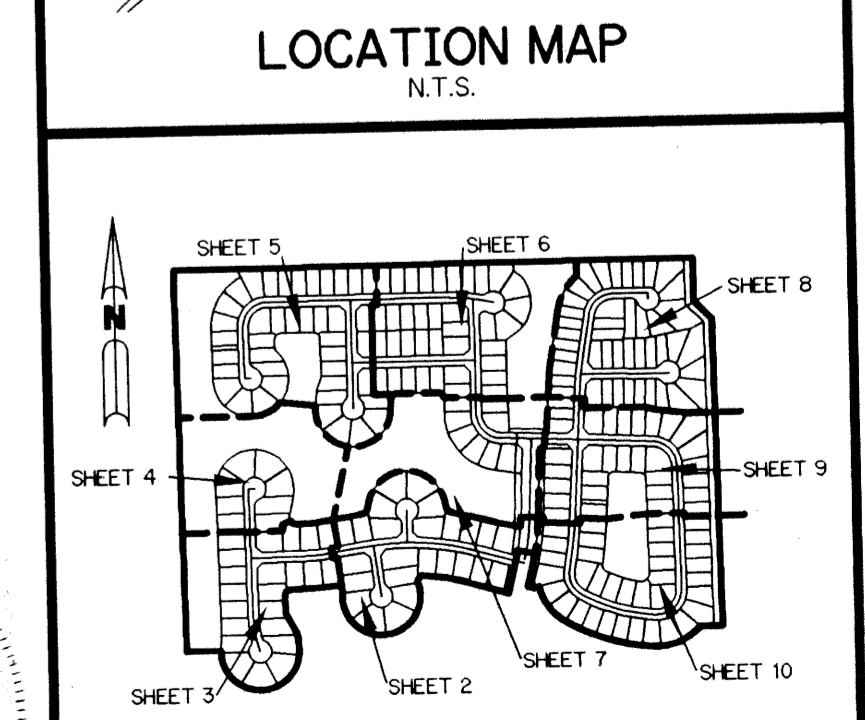
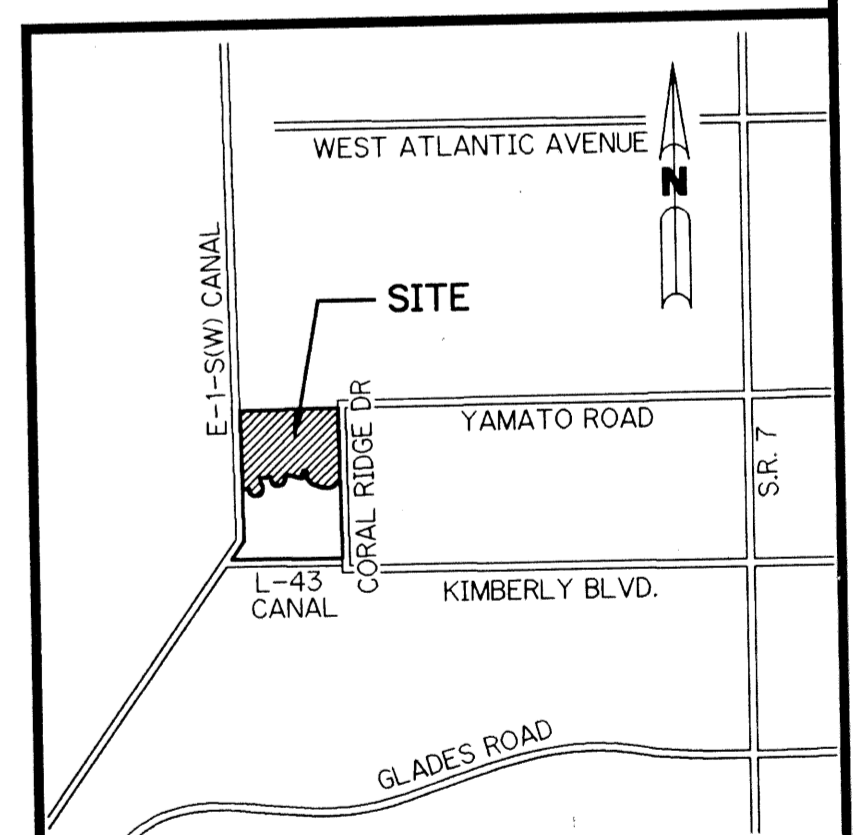
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-26, AS AMENDED, IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 23rd DAY OF Dec 1997.
BY: *[Signature]*
GEORGE F. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83 (1990 ADJUSTMENT). THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST BEARS SOUTH 00°50'48" EAST.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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.
- 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

SITE PLAN DATA

ZONING PETITION NO.	96-44
TOTAL AREA	94.52 ACRES
TOTAL DWELLING UNITS	251 D.U.
DENSITY	2.66 DU./AC.



A070 SHEET 1 OF 10

SUBDIVISION: CAPELLA P.U.D.
BOOK: 81
PAGE: 149
FLOOD ZONE: A0
FLOOD MAP: 1000
QUAD: 68
ZONING: RDS ITR
ZIP CODE: 33498
PUD NAME: CAPELLA P.U.D.

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

