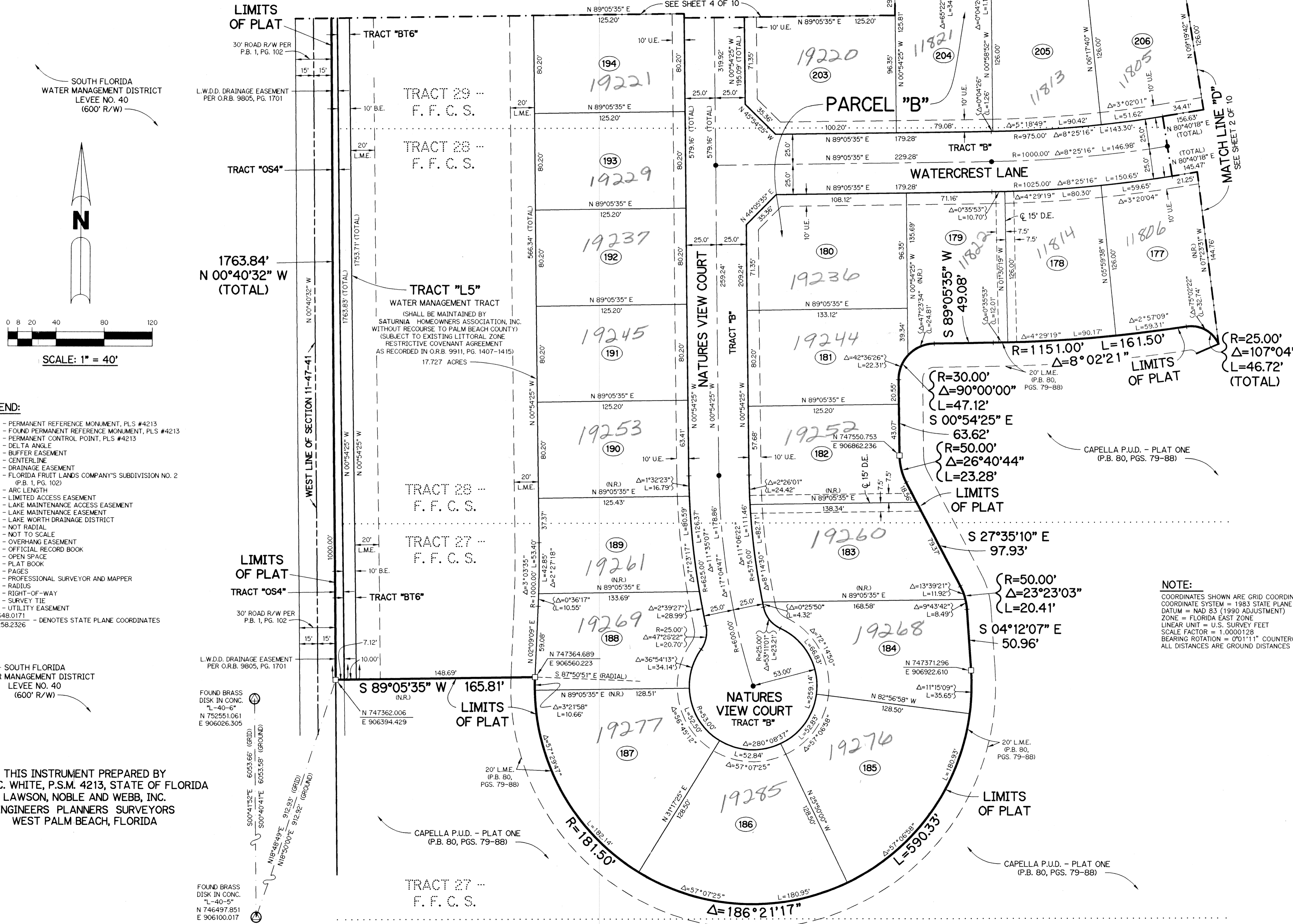


A PLANNED UNIT DEVELOPMENT

# CAPELLA P.U.D. - PLAT TWO

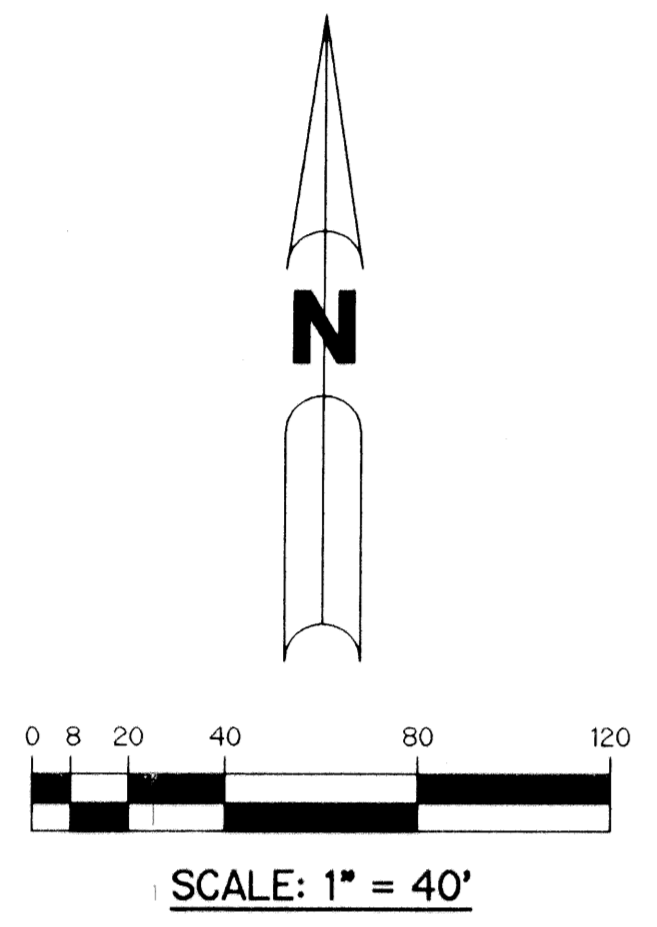
BEING A REPLAT OF A PORTION OF TRACTS 17, 18, 19, 20, 21, 22, 27 AND 28 AND ALL OF TRACTS 29, 30, 31 AND 32, ALL ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 41 EAST.

SHEET 3 OF 10 APRIL, 1997



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

L.W.D.D. DRAINAGE EASEMENT PER O.R.B. 9805, PG. 1701

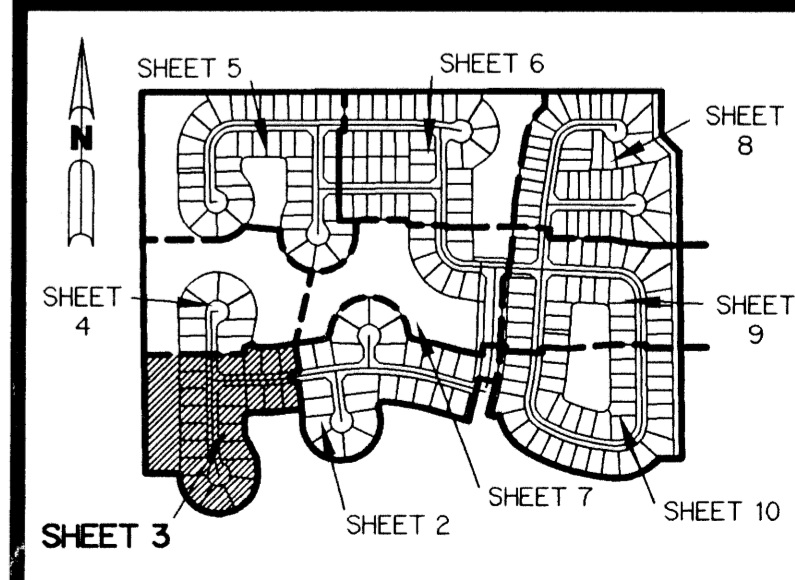


- LEGEND:**
- - PERMANENT REFERENCE MONUMENT, PLS #4213
  - - FOUND PERMANENT REFERENCE MONUMENT, PLS #4213
  - - PERMANENT CONTROL POINT, PLS #4213
  - ▲ - DELTA ANGLE
  - B.E. - BUFFER EASEMENT
  - C.L. - CENTERLINE
  - D.E. - DRAINAGE EASEMENT
  - F.F.C.S. - FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (P.B. 1, PG. 102)
  - 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
  - O.S. - OPEN SPACE
  - 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

**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°11'11" COUNTERCLOCKWISE (PLAT TO GRID)  
 ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED

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



KEY MAP N.T.S.

SUBDIVISION # 151  
 BOOK 81 PAGE 751  
 FLOOD ZONE AD FLOOD MAP #1000  
 QUAD # 68 ZONING # PD100R  
 SE 90-044 ZIP CODE 33499  
 PUD NAME CAPELLA PUD

NTAZ 1098