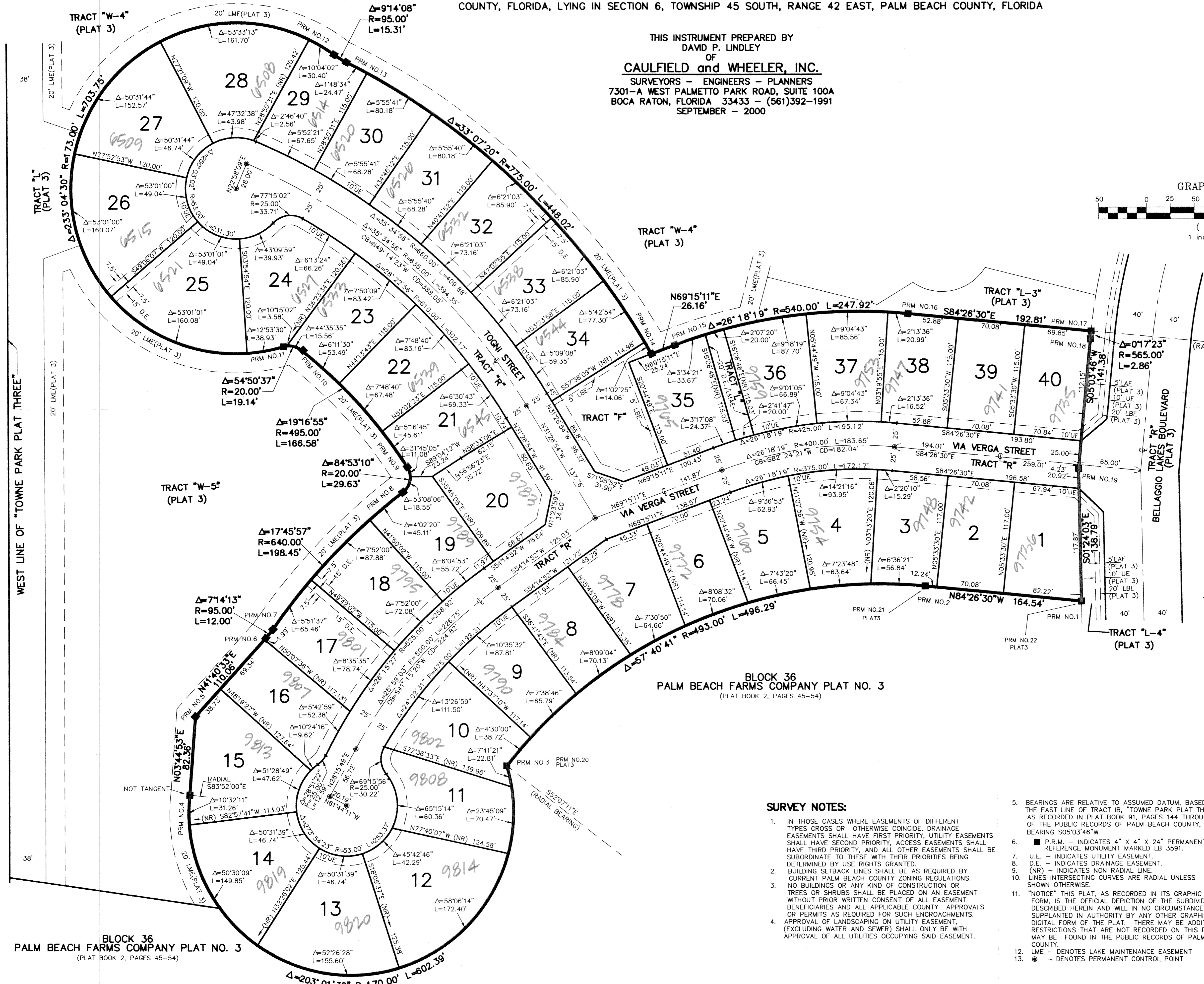
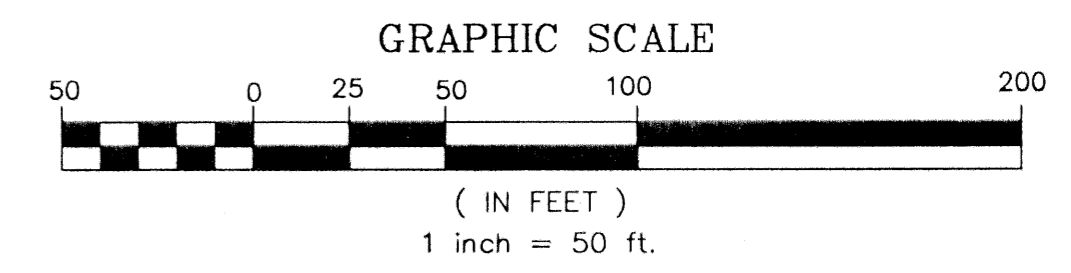


# TOWNE PARK TRACT "IB" REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD  
 BEING A REPLAT OF TRACT IB, "TOWNE PARK PLAT THREE",  
 AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH  
 COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 SEPTEMBER - 2000

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2001 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT  
 BY: \_\_\_\_\_  
 DEPUTY CLERK



**COORDINATE TABLE**

PRM	NORTHING	EASTING
1	816818.91	917044.12
2	816833.69	916880.24
3	816642.63	916444.70
4	816609.06	916113.23
5	816691.27	916118.03
6	816773.99	916190.63
7	816783.49	916197.95
8	816928.24	916332.54
9	816954.87	916336.93
10	817076.67	916224.44
11	817079.94	916206.31
12	817385.40	916256.47
13	817377.46	916269.55
14	817075.08	916591.68
15	817084.52	916616.07
16	817118.72	916859.44
17	817101.40	917051.47
18	817098.55	917051.23
19	816957.63	917039.75

**NOTES**  
 COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000195  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
 ADJUSTMENT, FLORIDA EAST ZONE.  
 S05°03'46"W(PLAT BEARING) 00°24'17" = BEARING ROTATION  
 S04°39'29"W(GRID BEARING) (PLAT TO GRID)  
 EAST LINE THIS PLAT COUNTERCLOCKWISE

**SURVEY NOTES:**

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING OR UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.

- BEARINGS ARE RELATIVE TO ASSUMED DATUM, BASED UPON THE EAST LINE OF TRACT IB, "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S05°03'46"W.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- (NR) - INDICATES NON RADIAL LINE.
- LINE INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- - DENOTES PERMANENT CONTROL POINT

- PLAT 3 - DENOTES "TOWNE PARK PLAT THREE", AS RECORDED IN PLAT BOOK 91, PAGES 144 THROUGH 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TY - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- ⊙ - DENOTES CENTERLINE
- CD - DENOTES CHORD DISTANCE
- CB - DENOTES CHORD BEARING
- POB - DENOTES POINT OF BEGINNING
- D.B. - DENOTES DEED BOOK
- PG. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- ORB - DENOTES OFFICIAL RECORDS BOOK
- TWP - DENOTES TOWNSHIP
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT

SUBDIVISION TOWNE PARK TR. IB REPL  
 BOOK 91  
 FLOOD ZONE B  
 QUAD # 40  
 SER.  
 TAZ 741  
 PUD NAME TOWNE PARK

BLOCK 36  
 PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PLAT BOOK 2, PAGES 45-54)