

TOWNE PARK TRACT D

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD
BEING A REPLAT OF A PORTION OF BLOCK 36

"PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 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 - 2001

137

POINT OF BEGINNING
S.E. CORNER OF TRACT "L-13"
"TOWNE PARK PLAT THREE"
(PLAT BOOK 91, PAGES 144-149)
FOUND PRM 1
LB #3591

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2002 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2

COORDINATE TABLE

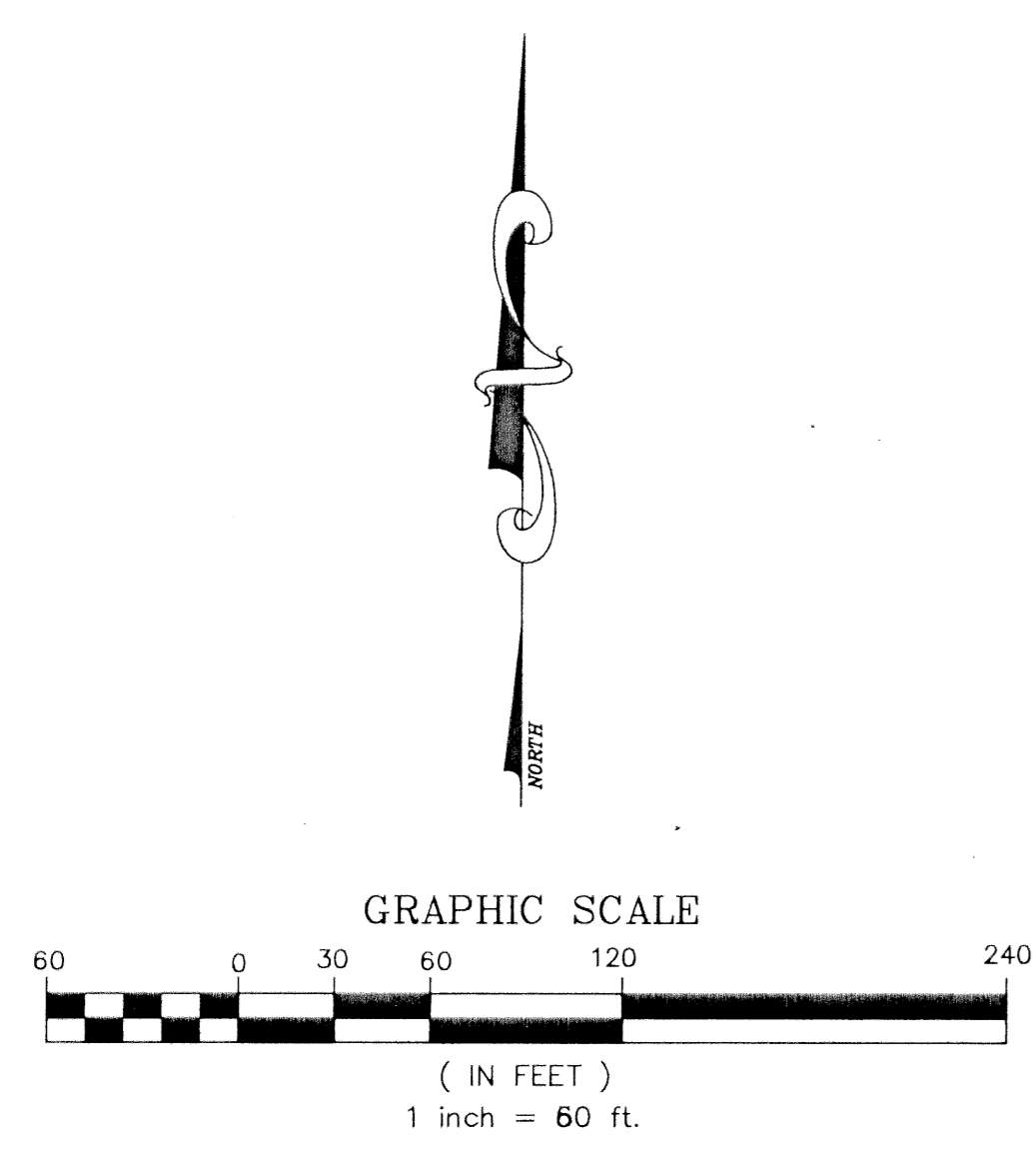
PRM	NORTHING	EASTING
1	816978.78	918241.08
2	815871.97	918507.62
3	INTENTIONALLY LEFT BLANK	
4	815880.81	917307.19
5	816429.34	917192.35
59	816496.11	917184.37
60	816771.84	917175.67
61	816819.70	917576.72
62	816827.38	917619.22
63		

CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD DISTANCE
C1	S06°24'39"E	42.79'
C2	S53°24'24"E	220.75'
C3	N80°09'37"E	59.98'

LEXINGTON 1 OF SHERBROOKE
(PLAT BOOK 32, PAGES 195-198)

WESTERLY LINE
"LEXINGTON 1 OF SHERBROOKE"



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 ON 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 WESTERLY LINE OF "LEXINGTON 1 OF SHERBROOKE", AS RECORDED IN PLAT BOOK 32, PAGES 195-198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING S13°08'08"E.
- 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
- LM/AE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- NO. - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- Q - DENOTES CENTERLINE
- P.I. - DENOTES POINT OF INTERSECTION
- P.C. - DENOTES POINT OF CURVATURE
- POB - DENOTES POINT OF BEGINNING
- D.B. - DENOTES DEED BOOK
- PG. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- LAE - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- ORB - DENOTES OFFICIAL RECORDS BOOK
- TWP - DENOTES TOWNSHIP
- (R) - DENOTES RADIAL LINE
- C1 - DENOTES CURVE NUMBER ON CURVE TABLE

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.

S13°08'08"E(PLAT BEARING) 00°24'17" = BEARING ROTATION
S13°32'25"E(GRID BEARING) (PLAT TO GRID)
EAST LINE THIS PLAT COUNTERCLOCKWISE



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

SUBDIVISION TOWNE PARK TRACT D
 BOOK 94 PAGE 137
 RECORDING DISTRICT 170A
 ZONING PUD
 PLAT # 48
 SEZ 042
 TWP 45
 R 42
 PUD NAME TOWNE PARK