

# MALLARDS LANDING P.U.D.

BEING A REPLAT OF PARCEL A, INDIAN WOODS P.U.D. ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 49, PAGE 1, AND A PORTION OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
JANUARY, 2003

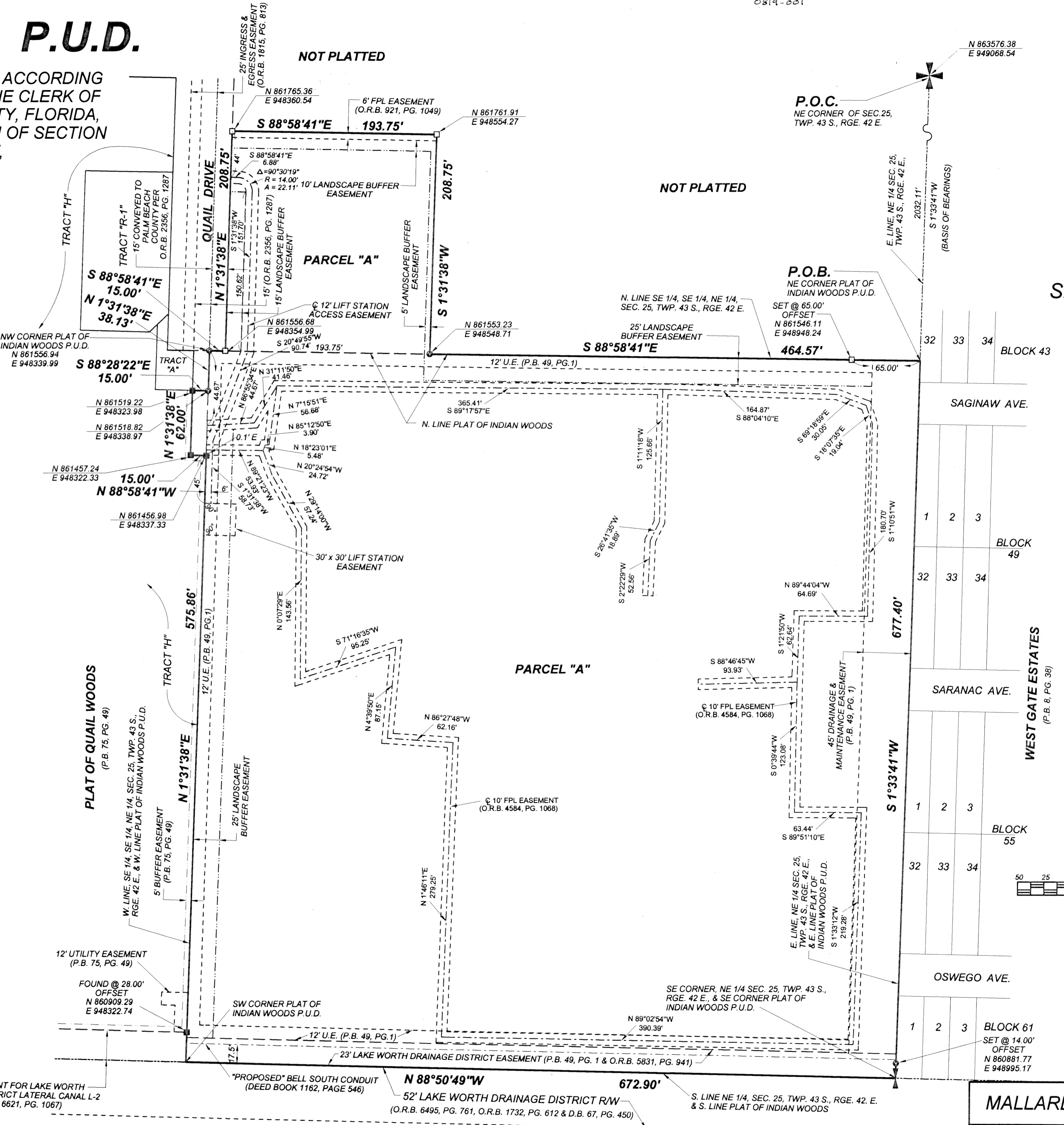
**BEARING ROTATION EQUATION:**  
 $S 01^{\circ}33'41''W$  (PLAT BEARING)  
 $S 01^{\circ}33'35''W$  (GRID BEARING)  
 $00^{\circ}00'06'' =$  COUNTER  
 CLOCKWISE BEARING ROTATION  
 (PLAT TO GRID)

**ABBREVIATIONS & SYMBOLS**

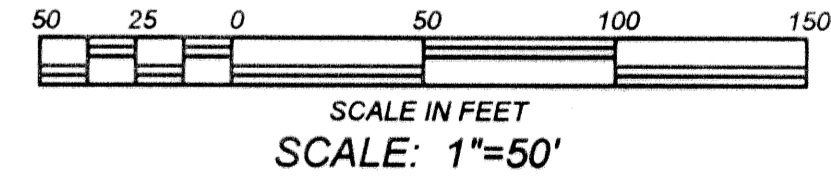
- |     |   |   |
|-----|---|---|
| 1.  | = | Denotes Set Permanent Reference Monuments (P.R.M.'s). 4" x 4" Concrete Monument with Disk Stamped "P.R.M. LS 3357." |
| 2.  | = | Centerline.   |
| 3.  | = | Right of Way  |
| 4.  | = | Plat Book.  |
| 5.  | = | Pages.  |
| 6.  | = | Section.  |
| 7.  | = | Township.   |
| 8.  | = | Range.  |
| 9.  | = | Utility Easement.   |
| 10. | = | Drainage Easement.  |
| 11. | = | Deed Book.  |
| 12. | = | Arc Length.   |
| 13. | = | Central Angle.  |
| 14. | = | Radius.   |
| 15. | = | Chord Bearing.  |
| 16. | = | Official Record Book.   |
| 17. | = | Road Plat Book.   |
| 18. | = | Limited Access Easement.  |
| 19. | = | Point of Commencement.  |
| 20. | = | Point of Beginning.   |
| 21. | = | Palm Beach County.  |
| 22. | = | Found.  |
| 23. | = | Easement  |
| 24. | = | Northing  |
| 25. | = | Easting   |
| 26. | = | Set Nail & Disk Stamped "P.R.M. LS 3357"  |
| 27. | = | Set 5/8" Iron Rod & Cap Stamped "Wallace LB 4569"   |
| 28. | = | Found 4" x 4" Concrete Monument Stamped "P.R.M. #2424"  |

**NOTES**

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot.
- Coordinate system 1983 State Plane Transverse Mercator Projection
- All distances are ground.
- Scale factor = 1.000039515
- Ground distance x scale factor = grid distance
- Bearings shown hereon are based on the East line of the NE 1/4 of Section 25, Township 43 S., Range 42 E., which is assumed to bear S. 01° 33' 41" W. and all other bearings are relative thereto.
- No building or any kind of construction, 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.
- 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- This instrument prepared by: Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551



SHEET 3 OF 3



SUBDIVISION Mallards Landing  
 BOOK 48 PAGE 193  
 FLOOD ZONE B  
 QUAD # 31  
 SE 202-002  
 TAZ # 111  
 PUD NAME

**MALLARDS LANDING P.U.D.**

WALLACE SURVEYING CORP. LICENSED BUSINESS #4669 <small>901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 (561) 940-4551</small>		
FIELD: D.W.	JOB No.: 88-1552 "K"	F.B.: WP71 PG.: 2
OFFICE: R.C.	DATE: MAY, 2002	DWG No.: 88-1552-3
C'KD:	REF: 88-1552P.ZAK	SHEET 3 OF 3

PLAT No. 5 OF GOLFVIEW HEIGHTS  
(P.B. 24, PG. 8)