

# SABAL GROVE

BEING A PORTION OF LOT 2, TRACT 37, AS SHOWN ON THE GOVERNMENT PLAT OF THE HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

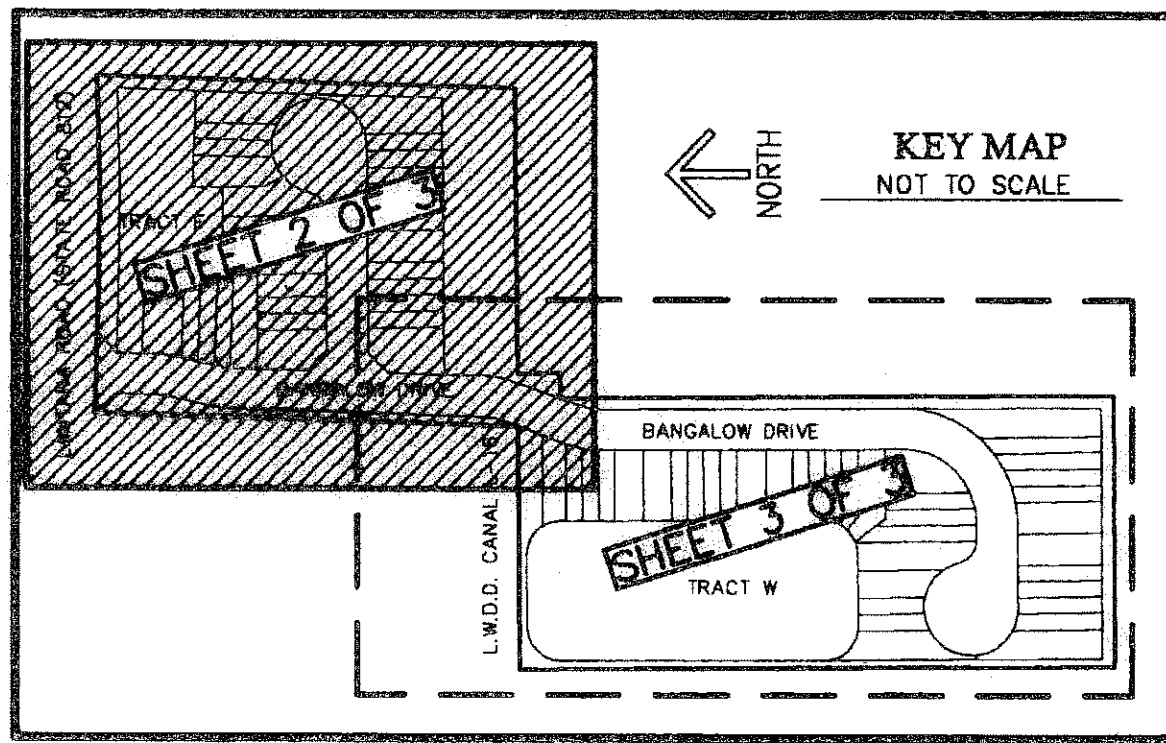
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
OCTOBER - 2006

53

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2006 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 2 OF 3**



SOUTH QUARTER CORNER OF SECTION 36,  
TOWNSHIP 44 SOUTH, RANGE 42 EAST  
FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE  
N 820648.28  
E 945481.61

KOKOMO TRAILER SUBDIVISION  
(PLAT BOOK 23, PAGE 127)

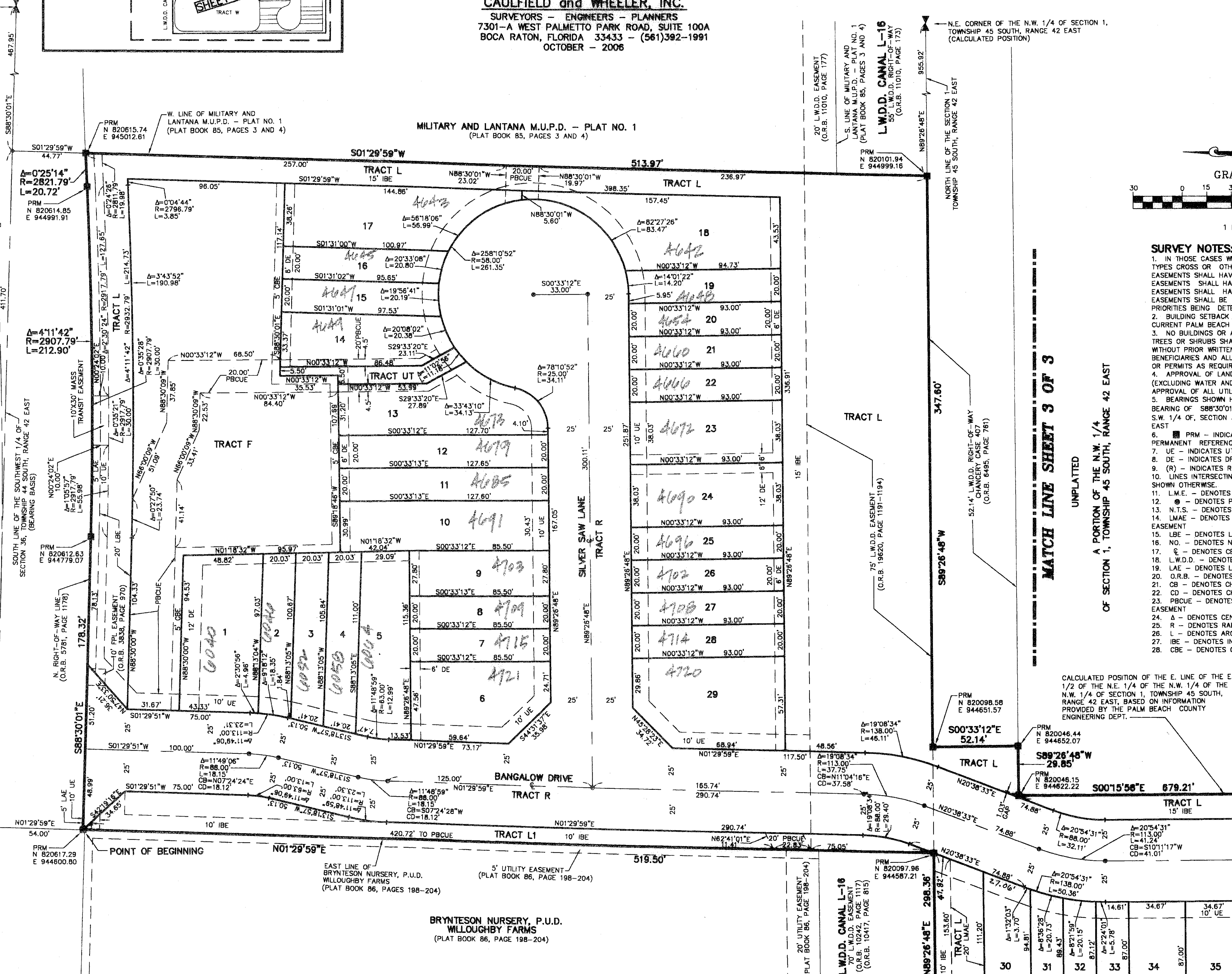
LANTANA ROAD (STATE ROAD 812)  
RIGHT-OF-WAY WIDTH VARIES  
(O.R.B. 5781, PAGE 1178)

SOUTH LINE OF THE SOUTHWEST 1/4 OF  
SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
(BEARING BASIS)

N. RIGHT-OF-WAY LINE  
(O.R.B. 5781, PAGE 1178)

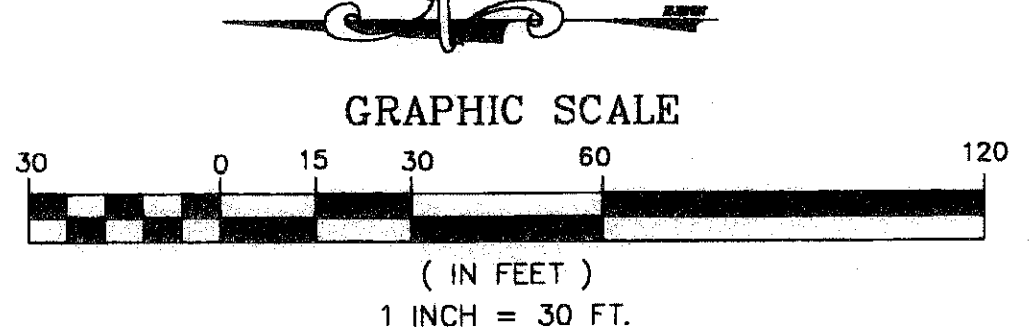
POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF SECTION 36,  
TOWNSHIP 44 SOUTH, RANGE 42 EAST  
FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE  
N 820718.86  
E 942785.48

SUBDIVISION \_\_\_\_\_  
BOOK 110 \_\_\_\_\_  
PAGE 175 \_\_\_\_\_  
FLOOD ZONE \_\_\_\_\_  
MORNING \_\_\_\_\_  
SE \_\_\_\_\_  
T&G \_\_\_\_\_  
BY \_\_\_\_\_



N.E. CORNER OF THE N.W. 1/4 OF SECTION 1,  
TOWNSHIP 45 SOUTH, RANGE 42 EAST  
(CALCULATED POSITION)

20' L.W.D.D. EASEMENT  
(O.R.B. 11010, PAGE 177)  
S. LINE OF MILITARY AND  
LANTANA M.U.P.D. - PLAT NO. 1  
(PLAT BOOK 85, PAGES 3 AND 4)  
L.W.D.D. CANAL L-16  
55' L.W.D.D. RIGHT-OF-WAY  
(O.R.B. 11010, PAGE 172)



- 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 SHOWN HEREON ARE RELATIVE TO A BEARING OF S88°30'01"E ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST
  - PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
  - UE - INDICATES UTILITY EASEMENT.
  - DE - INDICATES DRAINAGE EASEMENT.
  - (R) - INDICATES RADIAL LINE.
  - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
  - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
  - PC - DENOTES PERMANENT CONTROL POINT
  - N.T.S. - DENOTES NOT TO SCALE
  - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
  - NO. - DENOTES NUMBER
  - C - DENOTES CENTERLINE
  - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - LAE - DENOTES LIMITED ACCESS EASEMENT
  - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
  - CB - DENOTES CHORD BEARING
  - CD - DENOTES CHORD DISTANCE
  - PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
  - A - DENOTES CENTRAL ANGLE
  - R - DENOTES RADIUS
  - L - DENOTES ARC LENGTH
  - IBC - DENOTES INCOMPATIBILITY BUFFER EASEMENT
  - CBE - DENOTES COMPATIBILITY BUFFER EASEMENT

**MATCH LINE SHEET 3 OF 3**

UNPLATTED

A PORTION OF THE N.W. 1/4  
OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST

CALCULATED POSITION OF THE E. LINE OF THE E.  
1/2 OF THE N.E. 1/4 OF THE N.W. 1/4 OF THE  
N.W. 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH,  
RANGE 42 EAST, BASED ON INFORMATION  
PROVIDED BY THE PALM BEACH COUNTY  
ENGINEERING DEPT.

BRYNTESON NURSERY, P.U.D.  
WILLOUGHBY FARMS  
(PLAT BOOK 86, PAGE 198-204)

L.W.D.D. CANAL L-16  
70' L.W.D.D. EASEMENT  
(O.R.B. 10471, PAGE 815)

20' UTILITY EASEMENT  
(PLAT BOOK 86, PAGE 198-204)

PRM N 820097.96  
E 944587.21

PRM N 820098.58  
E 944651.57

PRM N 820046.44  
E 944652.07

PRM N 820046.15  
E 944822.22

PRM N 820046.15  
E 944822.22

PRM N 820046.15  
E 944822.22

PRM N 820046.15  
E 944822.22

PRM N 820046.15  
E 944822.22

PRM N 820046.15  
E 944822.22

PRM N 820046.15  
E 944822.22