

SABAL GROVE PLAT TWO

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

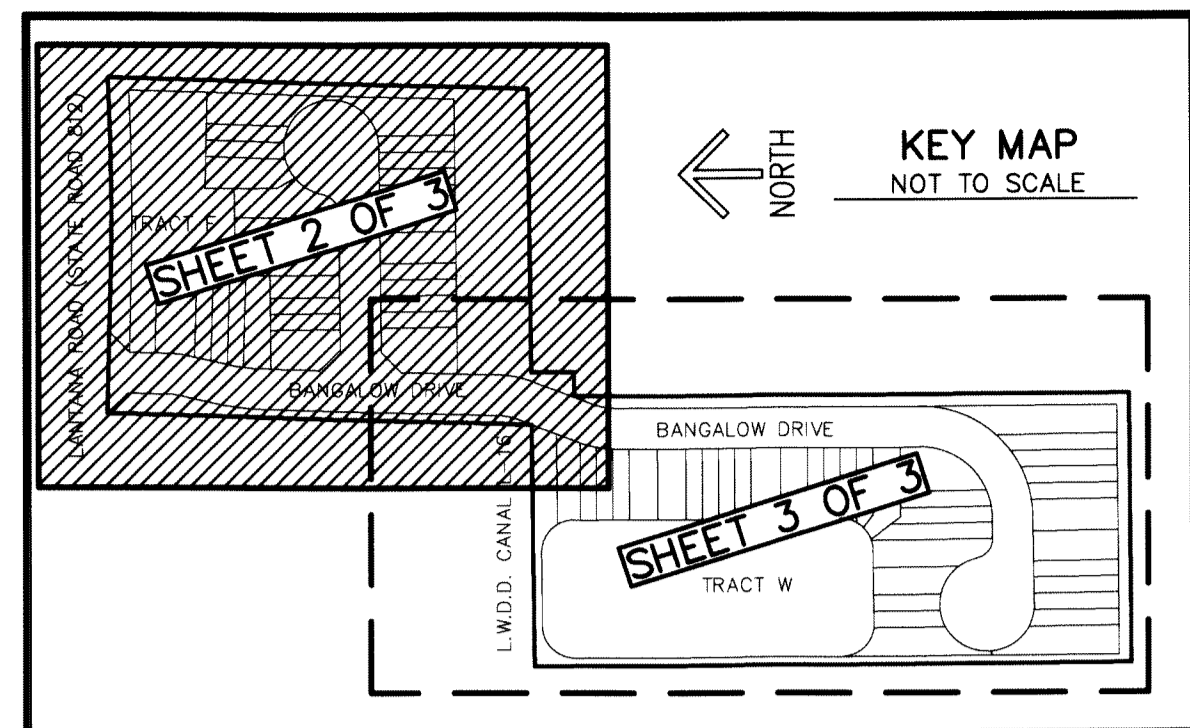
102

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
SHARON R. BOCK
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 3

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 WEST GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

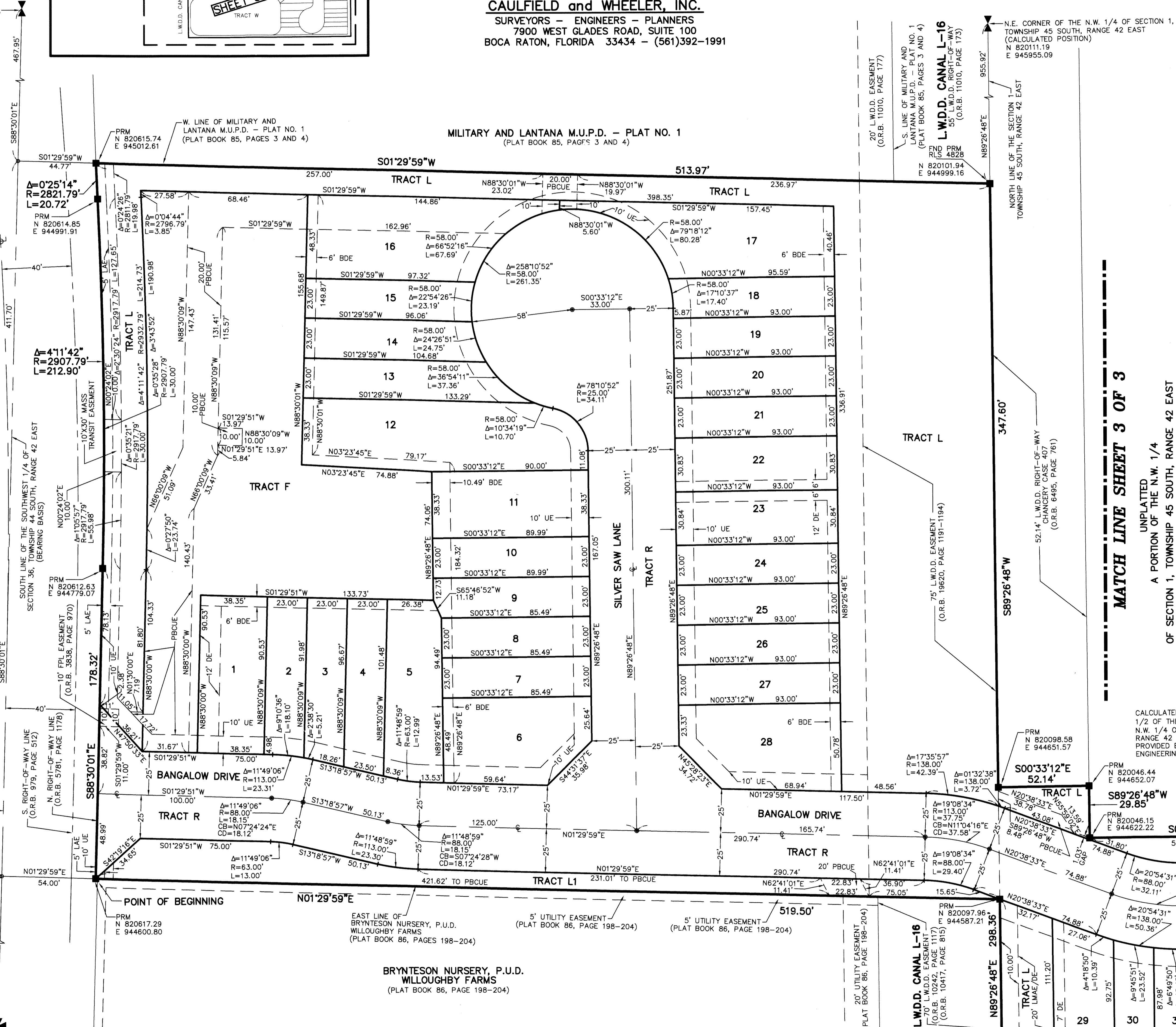


SOUTH QUARTER CORNER OF SECTION 36,
TOWNSHIP 44 SOUTH, RANGE 42 EAST
FOUND PALM BEACH COUNTY
BRASS DISK IN CONCRETE
N 820648.28
E 945481.61

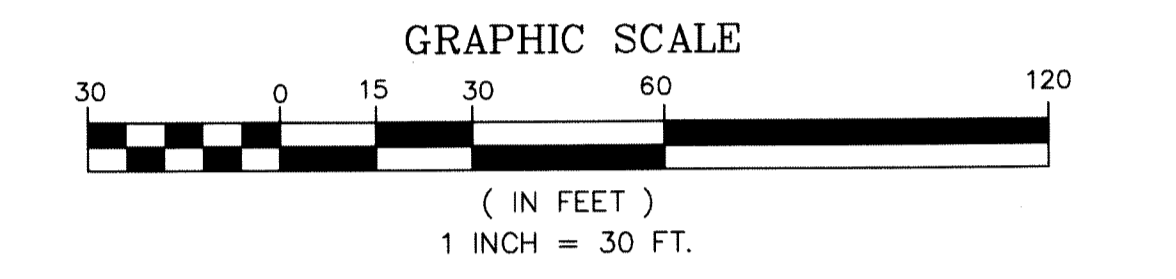
LANTANA ROAD (STATE ROAD 812)
RIGHT-OF-WAY WIDTH VARIATIONS
(O.R.B. 5721, PAGE 1584)
(O.R.B. 5781, PAGE 1178)

KOKOMO TRAILER SUBDIVISION
(PLAT BOOK 25, PAGE 127)

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



N.E. CORNER OF THE N.W. 1/4 OF SECTION 1,
TOWNSHIP 45 SOUTH, RANGE 42 EAST
(CALCULATED POSITION)
N 820101.19
E 945955.09



- 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 GRID 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.
 - UNPLATTED
 - LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - UE - INDICATES UTILITY EASEMENT.
 - DE - INDICATES DRAINAGE EASEMENT.
 - (R) - INDICATES RADIAL LINE.
 - LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
 - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
 - ⊙ - DENOTES PERMANENT CONTROL POINT
 - N.T.S. - DENOTES NOT TO SCALE
 - L.M.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
 - L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
 - N.O. - DENOTES NUMBER
 - ⊙ - DENOTES CENTERLINE
 - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - L.A.E. - DENOTES LIMITED ACCESS EASEMENT
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - CB - DENOTES CHORD BEARING
 - CD - DENOTES CHORD DISTANCE
 - P.B.C.U.E. - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
 - Δ - DENOTES CENTRAL ANGLE
 - R - DENOTES RADIUS
 - L - DENOTES ARC LENGTH
 - BDE - DENOTES BUFFER DRAINAGE EASEMENT
 - PRM - INDICATES FOUND 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.

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.

MATCH LINE SHEET 3 OF 3

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

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

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 175)

75' L.W.D.D. EASEMENT
(O.R.B. 19620, PAGE 1191-1194)

52.14' L.W.D.D. RIGHT-OF-WAY
CHANGERY CASE 407
(O.R.B. 6495, PAGE 761)

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

L.W.D.D. CANAL L-16
70' L.W.D.D. EASEMENT
(O.R.B. 10242, PAGE 1117)
(O.R.B. 10417, PAGE 815)

20' L.M.A.E./DE
(O.R.B. 11120)