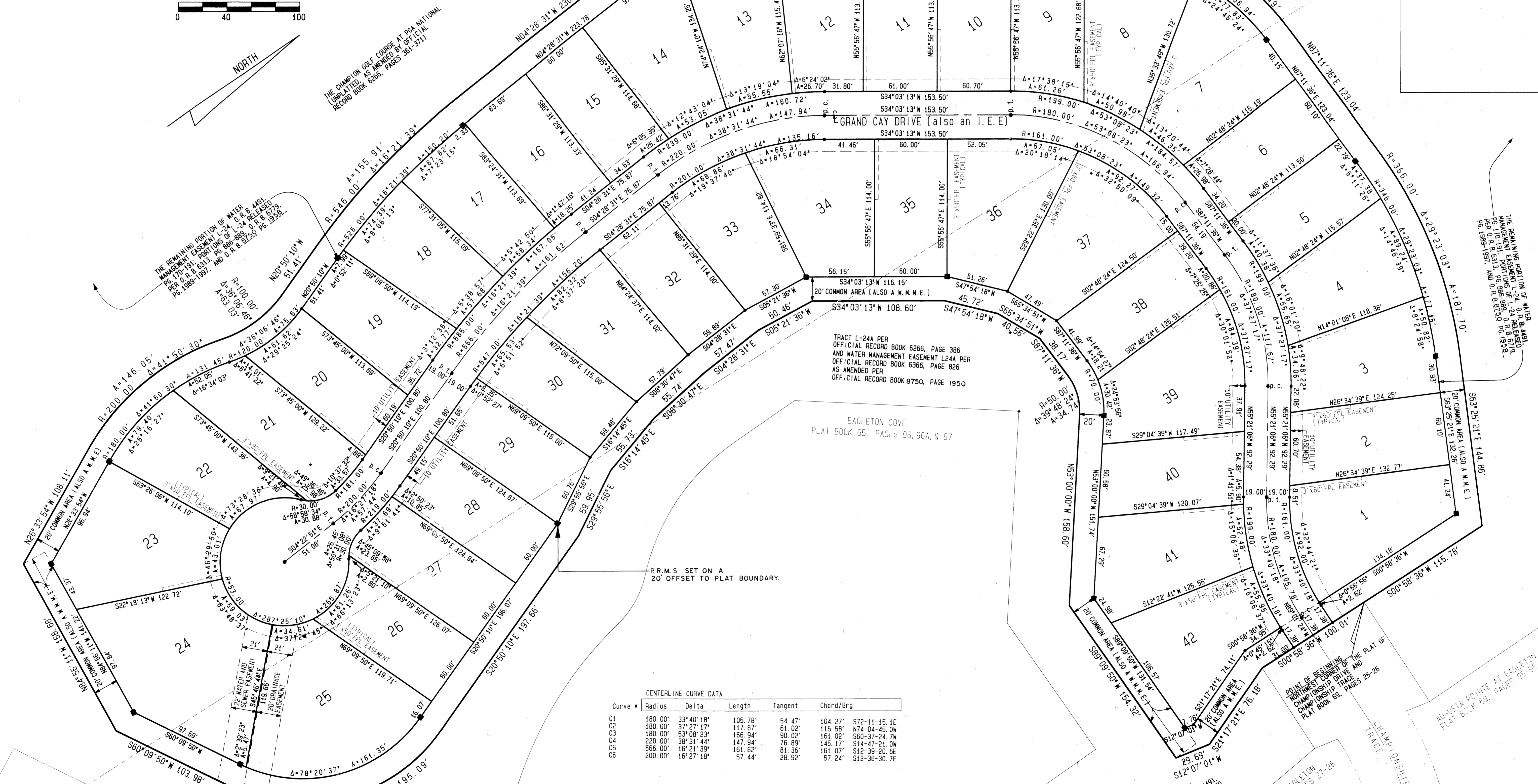
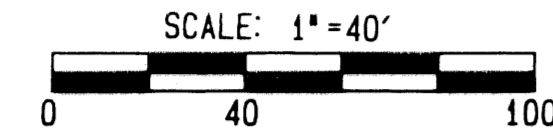


A PLANNED UNIT DEVELOPMENT IN PGA NATIONAL PLANNED COMMUNITY DISTRICT
PGA RESORT COMMUNITY PLAT OF
GRAND CAY
LYING IN SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

MARCH 1995

SHEET 2 OF 2



CENTERLINE CURVE DATA

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	180.00'	33° 40' 18"	105.78'	54.47'	104.27' S72-11-15.1E
C2	180.00'	37° 27' 17"	117.67'	61.02'	115.58' N74-04-45.0W
C3	180.00'	53° 08' 23"	166.94'	90.02'	161.02' S60-37-24.7W
C4	220.00'	38° 31' 44"	147.94'	76.89'	145.17' S14-47-21.0E
C5	566.00'	16° 21' 39"	161.62'	81.36'	161.07' S12-39-20.6E
C6	200.00'	16° 27' 18"	57.44'	28.92'	57.24' S12-36-30.7E

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT
MAY BE FOUND IN THE PUBLIC RECORDS OF
PALM BEACH COUNTY.

THIS INSTRUMENT PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3426
FOR: TIMOTHY J. MESSLER, INC.
3950 RICA BOULEVARD
SUITE 5005
PALM BEACH GARDENS, FL.

TIMOTHY J. MESSLER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RICA BOULEVARD, SUITE 5005, PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407)627-2226 TELEFAX 624-1559

PLAT OF GRAND CAY

SUBDIVISION: Grand Cay
BOOK: 75 PAGE: 32
FLOOD ZONE: FLOOD MAP #
QUAD: ZONING
SE: ZIP CODE
PUD NAME: ePalm Bch Gardens

THE REMAINING PORTION OF WATER
MANAGEMENT EASEMENT L-24, O.G.B. 491,
PER O.G.B. 513, PG. 886-889, O.G.B. 527,
PG. 1989-1997, AND O.G.B. 8152, PG. 3538.

THE REMAINING PORTION OF WATER
MANAGEMENT EASEMENT L-24, O.G.B. 491,
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EAGLETON COVE
PLAT BOOK 65, PAGES 96, 96A, & 97

EAGLETON COVE
PLAT BOOK 65, PAGES 96, 96A, & 97

CHAMPIONSHIP TRACE
PLAT BOOK 69, PAGES 25-26

AUGUSTA POINT AT EAGLETON
PLAT BOOK 69, PAGES 95-96