

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

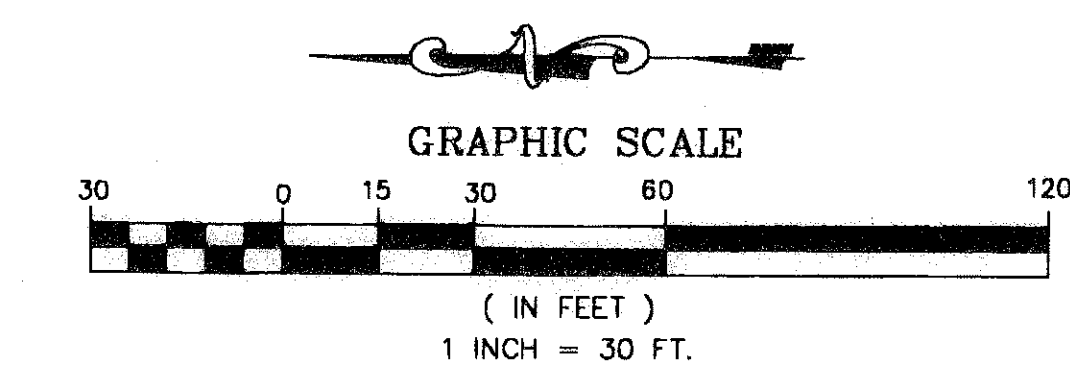
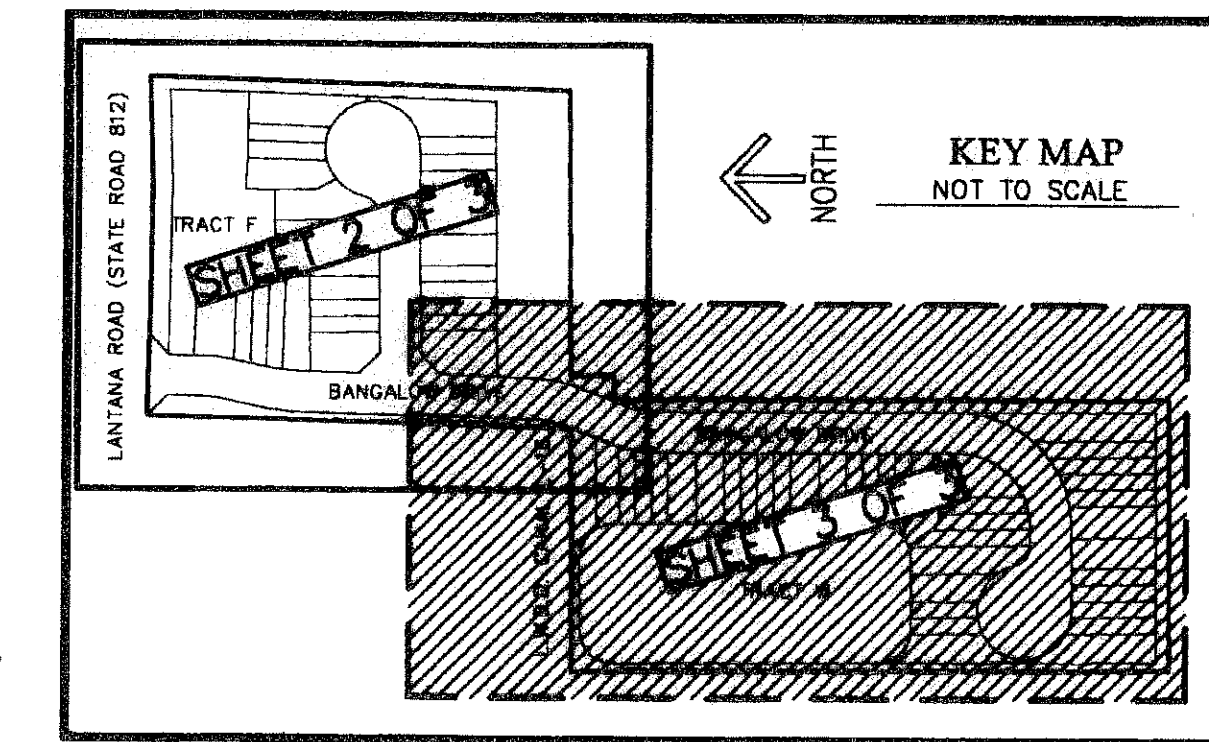
54

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 _____

SHARON R. BOCK
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 3 OF 3



SURVEY NOTES:

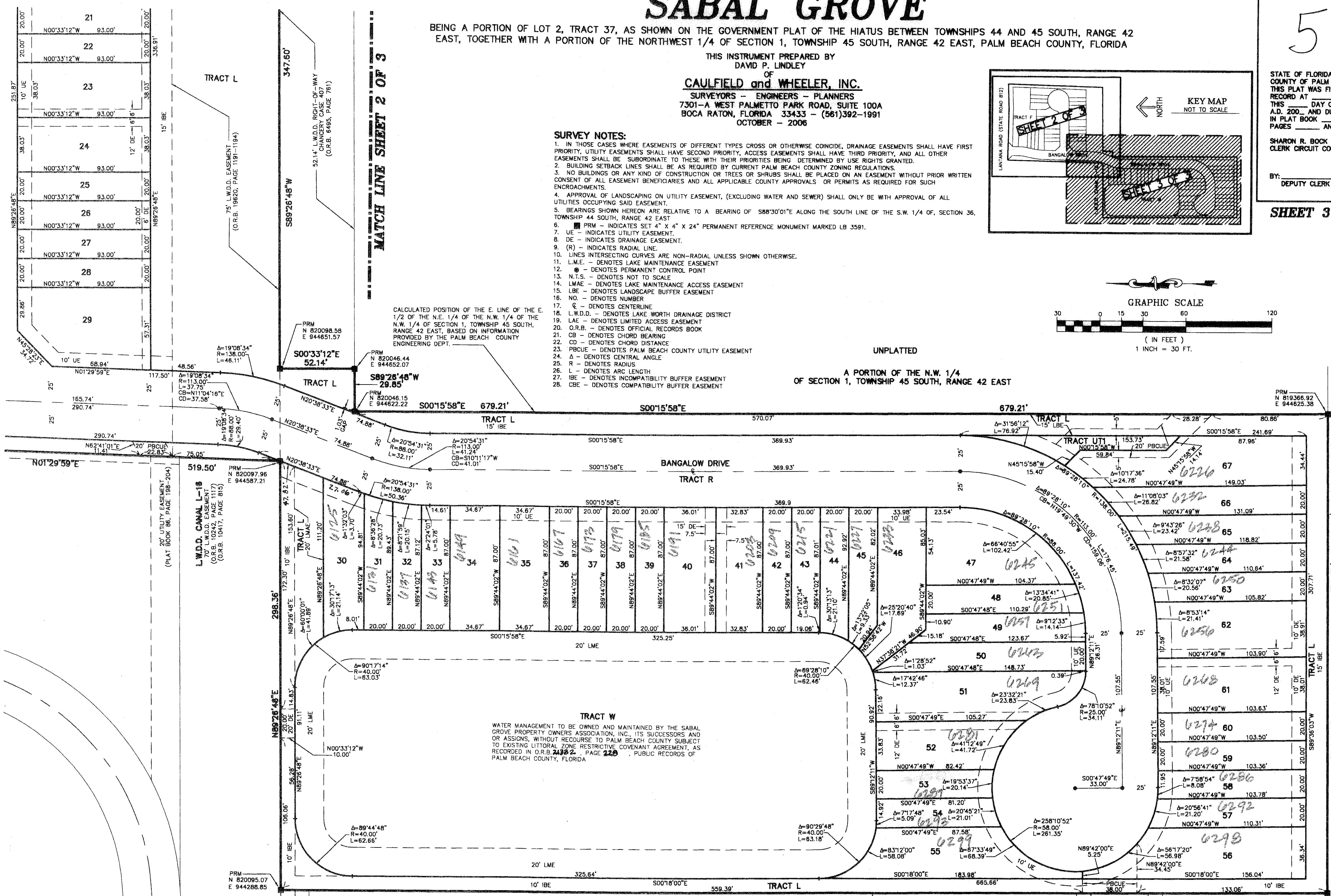
1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. 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.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. 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.
6. ■ PRM - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
7. UE - INDICATES UTILITY EASEMENT.
8. DE - INDICATES DRAINAGE EASEMENT.
9. (R) - INDICATES RADIAL LINE.
10. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
11. L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
12. ● - DENOTES PERMANENT CONTROL POINT
13. N.T.S. - DENOTES NOT TO SCALE
14. L.M.A.E. - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
15. L.B.E. - DENOTES LANDSCAPE BUFFER EASEMENT
16. NO. - DENOTES NUMBER
17. C - DENOTES CENTERLINE
18. L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
19. L.A.E. - DENOTES LIMITED ACCESS EASEMENT
20. O.R.B. - DENOTES OFFICIAL RECORDS BOOK
21. CB - DENOTES CHORD BEARING
22. CD - DENOTES CHORD DISTANCE
23. PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
24. Δ - DENOTES CENTRAL ANGLE
25. R - DENOTES RADIUS
26. L - DENOTES ARC LENGTH
27. IBE - DENOTES INCOMPATIBILITY BUFFER EASEMENT
28. CBE - DENOTES COMPATIBILITY BUFFER EASEMENT

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.

TRACT W
WATER MANAGEMENT TO BE OWNED AND MAINTAINED BY THE SABAL GROVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 24322, PAGE 228. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SUBDIVISION **SABAL GROVE**
BLOCK **NO**
PLAT **BOOK 86**
PAGE **198-204**
QUAD **4 22**
TWP **45S**
RANGE **42E**
ZIP CODE **33408**
FURNISH

NORTH LINE OF CONCEPT HOMES OF LANTANA PLAT NO. 6 (PLAT BOOK 45, PAGES 158-159)

NORTH LINE OF CONCEPT HOMES OF LANTANA PLAT NO. 6 (PLAT BOOK 45, PAGES 158-159)

PRM N 819364.61 E 944292.67

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

EAST LINE OF BRYNTESON NURSERY, P.U.D. WILLOUGHBY FARMS (PLAT BOOK 86, PAGES 198-204)

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

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

40' UTILITY/ACCESS EASEMENT (PLAT BOOK 86, PAGE 198-204)

10' INGRESS/EGRESS EASEMENT (O.R.B. 2425, PAGE 1226)

PRV N 820095.07 E 944288.85

L.W.D.D. CANAL L-18
70' L.W.D.D. EASEMENT (O.R.B. 1047, PAGE 817) (O.R.B. 1047, PAGE 812)

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