

0718-002

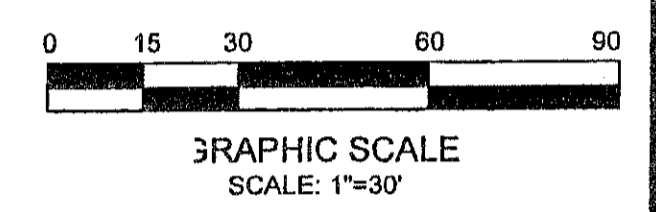
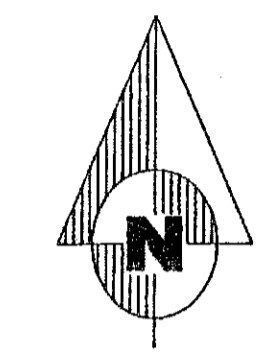
LITTLE RIVER GLEN - P.U.D. REPLAT

(PROJECT - GATEWAY GARDENS, P.U.D.)

BEING A PORTION OF TRACT "O", LOT 108, AND LOTS 141 THROUGH 148 IN LITTLE RIVER GLEN - P.U.D. (PLAT BOOK 94, PAGES 130-131); AND TRACT G, TRACT P, AND A PORTION OF SAW PALMETTO LANE TRACT "K" IN GATEWAY GARDENS P.U.D. (PLAT BOOK 84, PAGES 20 THROUGH 23) IN SECTIONS 12 AND 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MAY 2006 SHEET 3 OF 3

31

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF _____
A.D., 2006 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ THROUGH _____
SHARON R. BOCK, CLERK
CIRCUIT COURT
BY: _____ DC



LEGEND

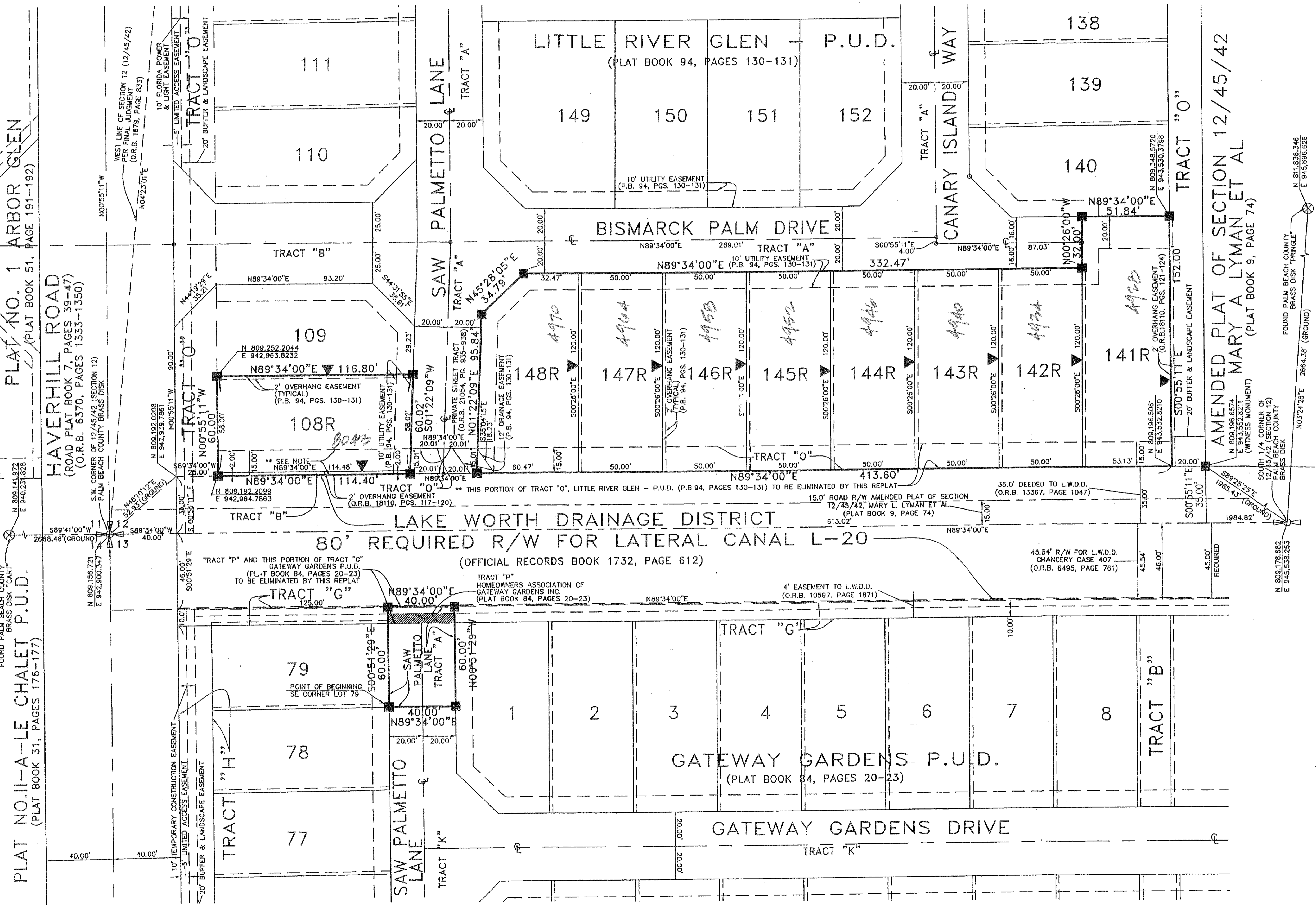
O.R.B.	DENOTES OFFICIAL RECORD BOOK
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING
P.B.	DENOTES PLAT BOOK
PG(S)	DENOTES PAGE(S)
P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
P.C.P.	DENOTES PERMANENT CONTROL POINT
SEC.	DENOTES SECTION
TWP.	DENOTES TOWNSHIP
RGE.	DENOTES RANGE
P.U.D.	DENOTES PLANNED UNIT DEVELOPMENT
R/W	DENOTES RIGHT OF WAY
L.W.D.D.	DENOTES LAKE WORTH DRAINAGE DISTRICT
⊕	DENOTES CENTERLINE

SURVEYOR'S NOTES:

- BEARINGS, AS SHOWN HEREON, ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS MONUMENTED BY PALM BEACH COUNTY SURVEY DEPARTMENT BEING AN ASSUMED BEARING OF NORTH 89°34'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:
 - P.R.M. PLS #2297 (FOUND)
- PERMANENT CONTROL POINTS ARE SHOWN THUS:
 - P.C.P. LB 3762
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- 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.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 6295 LAKE WORTH ROAD, SUITE 13 LAKE WORTH, FLORIDA 33463

EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. 3752
6295 LAKE WORTH ROAD • SUITE 13
LAKE WORTH • FLORIDA • 33463
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FOR DIVISION LITTLE RIVER GLEN - REPLAT
BOOK PAGE
FILED DATE TOWNSHIP
COUNTY RANGE
BY DATE
FOR NAME

FOUND PALM BEACH COUNTY BRASS DISK "CART"
N 809,141.872 E 942,231.626
FOUND PALM BEACH COUNTY BRASS DISK
N 809,156.721 E 942,900.347
FOUND PALM BEACH COUNTY BRASS DISK "PRINGLE"
N 811,836.346 E 943,686.626

PLAT NO. II-A-LE CHALET P.U.D. (PLAT BOOK 31, PAGES 176-177)
HAYERHILL ROAD (ROAD PLAT BOOK 7, PAGES 39-47) (O.R.B. 6370, PAGES 1333-1350)
PLAT NO. 1 ARBOR GLEN (PLAT BOOK 51, PAGE 191-192)

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