GRAND HAVEN AT LINTON BOULEVARD

BEING A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF PORTIONS OF SECTIONS 20 AND 29, OF THE PLAT OF "THE PALM BEACH FARMS CO. PLAT NO. 1" AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

DECEMBER 2003

SHEET 3 OF II

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THIS INSTRUMENT WAS PREPARED BY
JOHN H. MANUCY, JR. P.S.M. 5158 STATE OF FLORIDA
FORD, ARMENTEROS & MANUCY, INC. (LB 6557)
1695 W. INDIANTOWN ROAD, SUITE 14
JUPITER, FLORIDA 33458
561-743-2210

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at _____M., this ____ day of _____, _____, and duly recorded in Plat Book No. _____ on Pages _____ through _____.

DOROTHY H. WILKEN
Clerk Circuit Court

By _____ D.C.

MATCH LINE 'A'

GLENEAGLES PLAT SEVEN
PLAT BOOK 52, PAGES 61 - 64

WATER MANAGEMENT TRACT
TRACT "L-1"
SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 16734, PAGE 408, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

GLENCREST AVENUE

TRACT "A"

TRACT "I"

TRACT "E"

20' LAKE MAINTENANCE EASEMENT

30' PLATTED ROAD ABANDONED RESOLUTION NO. R-2003-0404 PER O.R.B. 15059, PG. 0137

30' ROAD PER P.B. 2, PGS. 26 - 28, 30' LWDD CANAL PER O.R.B. 1585, PAGE 505

EAST LINE OF SECTION 20-46-42
EAST LINE OF TRACTS 65 & 96
S01°52'06"E 2619.32'(TOTAL)

L.W.D.D. E-2E CANAL

LWDD E-2 CANAL RIGHT-OF-WAY

L.W.D.D. E-2E CANAL EASEMENT PER O.R.B. 13510, PAGE 343

30' CANAL RESERVATION PER O.R.B. 1615, PAGE 1573

20' UTILITY EASEMENT PER O.R.B. 6521, PAGE 1885

10' P.B.C.U.E. PER THIS PLAT

55' E-2-E CANAL EASEMENT PER O.R.B. 12847, PAGE 1474

10' UTILITY EASEMENT PER O.R.B. 5886, PAGE 352

S89°23'58"W 10.00'

FLORIDA TURNPIKE
(300' RIGHT-OF-WAY)

TRACT "I"
780.08' (P.R.M.)

50' PARCEL RETAINED BY FLORIDA TURNPIKE
A PORTION OF TRACT 94 OF THE PALM BEACH FARMS CO. PLAT NO. 3
PLAT BOOK 2, PAGE 27

N01°23'48"W 1780.08'(TOTAL) 973.28' (P.R.M.)

S01°23'48"E 1086.87'(TOTAL)

150' 50' 25'

NORTH

49	50 15623	51 15631	52 15639	53 15647	54 15655	55 15663	56 15671	57 15679	58 15687	59 15695	60 15703
26	25 15628	24 15636	23 15644	22 15652	21 15660	20 15668	19 15676	18 15684	17 15692	16 15700	15 15708

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GLENEAGLES PLAT SIX
PLAT BOOK 53, PAGES 20 - 23

MATCH LINE 'B'

LEGEND

■	-DENOTES PERMANENT REFERENCE MONUMENT, LB 6557
O.E.	-DENOTES OVERHANG EASEMENT
P.B.	-DENOTES PLAT BOOK
O.R.B.	-DENOTES OFFICIAL RECORD BOOK
PGS.	-DENOTES PAGES
U.E.	-DENOTES UTILITY EASEMENT
P.S.M.	-DENOTES PROFESSIONAL SURVEYOR & MAPPER
(R.L.)	-DENOTES RADIAL LINE
◉	-DENOTES PERMANENT CONTROL POINT
L.A.E.	-DENOTES LIMITED ACCESS EASEMENT
D.E.	-DENOTES DRAINAGE EASEMENT
L.B.E.	-DENOTES LANDSCAPE BUFFER EASEMENT
C.B.	-DENOTES CHORD BEARING
C.D.	-DENOTES CHORD DISTANCE
L.M.A.E.	-DENOTES LAKE MAINTENANCE ACCESS EASEMENT
P.O.B.	-DENOTES POINT OF BEGINNING
Δ	-DENOTES DELTA OR CENTRAL ANGLE
R	-DENOTES RADIUS DISTANCE
L	-DENOTES LENGTH OF CURVE ARC
℄	-DENOTES CENTERLINE
N	-DENOTES NORTH
S	-DENOTES SOUTH
E	-DENOTES EAST
W	-DENOTES WEST
P.B.C.U.E.	-DENOTES PALM BEACH COUNTY UTILITY EASEMENT
L.W.D.D.	-DENOTES LAKE WORTH DRAINAGE DISTRICT

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ATLANTIC AVENUE
FLORIDA'S TURNPIKE
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SUBJECT SITE
LINTON BOULEVARD
POLO CLUB WEST PUD
APPROX. 0.5 MILES TO GRAND HAVEN
ADDISON RESERVE
JOG ROAD
CLINT MOORE ROAD
LOCATION MAP
NOT TO SCALE

SUBDIVISION GRAND HAVEN AT LINTON BOULEVARD
PLAT BOOK 143
PAGE 104
SHEET 3 OF 11 SHEETS
ZONED PUD
ZONING CASE #
DRC 408
PUD BASE