

LITTLE RIVER GLEN - P.U.D.

A REPLAT OF A PORTION OF THE AMENDED PLAT OF SEC. 12 TWP. 45S. R. 42E MARY A LYMAN ET AL PLAT BOOK 9, PAGE 74 IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA MARCH 2002 SHEET 2 OF 2 SHEETS

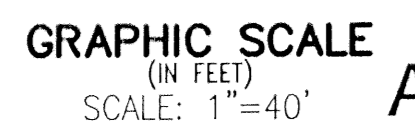
PLAT NO. 2 ARBOR GLEN
(PLAT BOOK 55, PAGE 191-192)

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF _____
THIS _____ A.D., 2002 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND _____

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT

BY: _____ DC

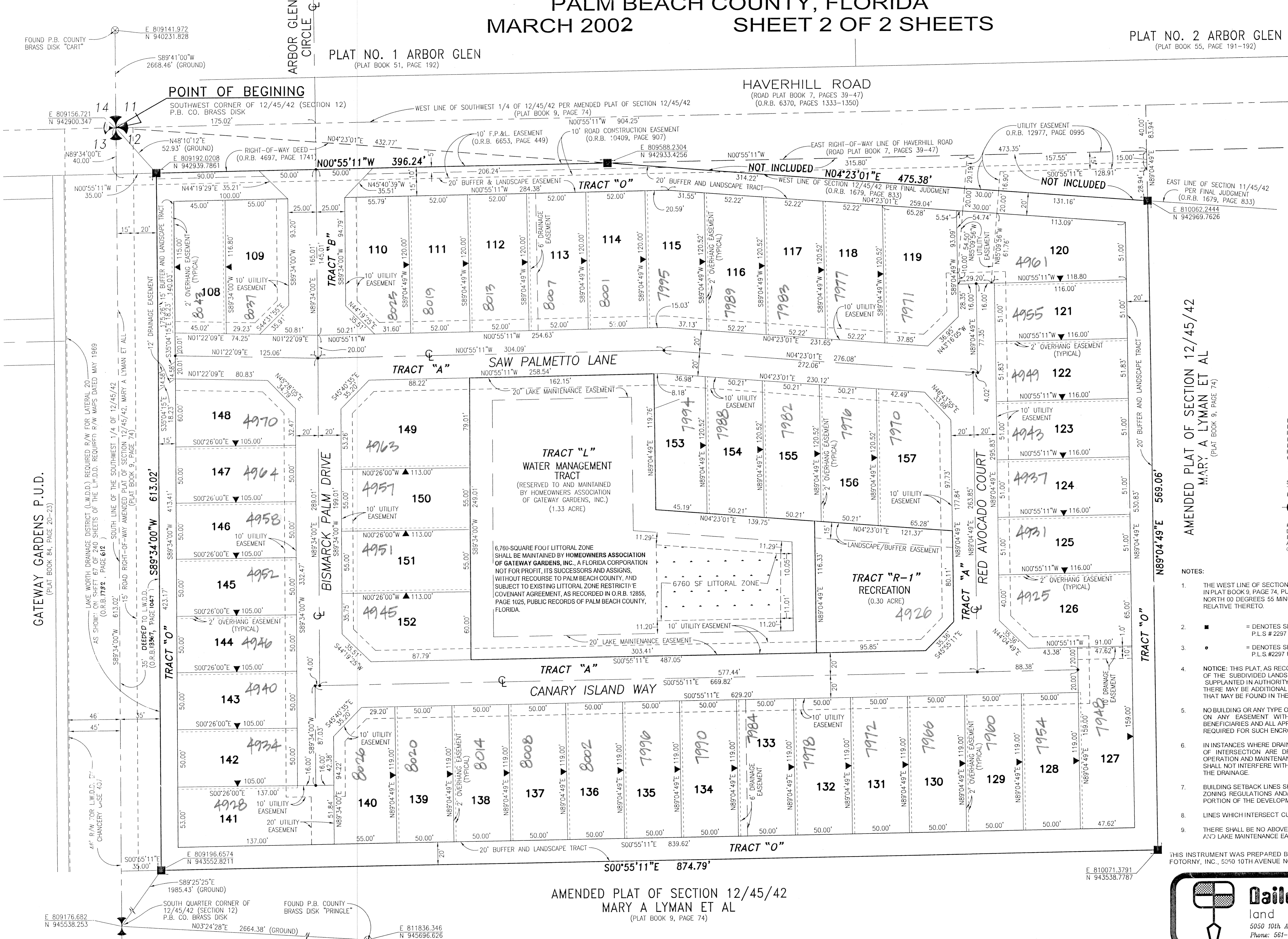


FOUND P.B. COUNTY
BRASS DISK "CART"
E 809141.972
N 940231.828
S89°41'00"W
2668.46' (GROUND)

PLAT NO. 1 ARBOR GLEN
(PLAT BOOK 51, PAGE 192)

HAVERHILL ROAD
(ROAD PLAT BOOK 7, PAGES 39-47)
(O.R.B. 6370, PAGES 1333-1350)

POINT OF BEGINNING
SOUTHWEST CORNER OF 12/45/42 (SECTION 12)
P.B. CO. BRASS DISK
175.02'



TABULAR DATA

TRACT "A"	1.875 Ac
TRACT "B"	0.195 Ac
TRACT "L"	1.325 Ac
TRACT "R-1"	0.300 Ac
TRACT "O"	1.246 Ac
LOTS	7.094 Ac
TOTAL	12.035 Ac

- LEGEND:**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.B. PLAT BOOK
 - ▣ PAGE(S)
 - ▤ P.R.M. PERMANENT REFERENCE MONUMENT
 - ▥ P.C.P. PERMANENT CONTROL POINT
 - ▧ O.R.B. OFFICIAL RECORD BOOK
 - CENTERLINE
 - DENOTES SET P.R.M. P.L.S. # 2297 UNLESS OTHERWISE NOTED
 - ⊕ SEC. TWP. RANGE
 - ⊙ TOWNSHIP
 - ⊠ RANGE
 - ⊡ PALM BEACH COUNTY SURVEY
 - ⊢ DEPARTMENT BRASS
 - ⊣ DISK IN CONCRETE
 - ⊤ PERMANENT CONTROL POINT (P.C.P.)
 - ⊥ CENTRAL ANGLE (DELTA)
 - ⊦ RADIUS
 - ⊧ LENGTH OF ARC
 - ⊨ CENTERLINE

- NOTES:**
- THE WEST LINE OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS IT APPEARS IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARS NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. # 2297 UNLESS OTHERWISE NOTED
 - = DENOTES SET PERMANENT CONTROL POINT (P.C.P.) P.L.S. # 2297 UNLESS OTHERWISE NOTED
 - 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 SUPPLANTED 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 THIS COUNTY.
 - NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE.
 - 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.
 - LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite B - Lake Worth, FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8963

LITTLE RIVER GLEN
PAGE 131
FLOODZONE B
QUAD # 94
ZONING RS
SE 85.149
TAZ 490
PUD NAME

AMENDED PLAT OF SECTION 12/45/42
MARY A LYMAN ET AL
(PLAT BOOK 9, PAGE 74)

FOUND P.B. COUNTY
BRASS DISK "PRINGLE"
E 809196.6574
N 943552.8211
S89°25'25"E
1985.43' (GROUND)
SOUTH QUARTER CORNER OF
12/45/42 (SECTION 12)
P.B. CO. BRASS DISK
E 809176.682
N 945538.253
N03°24'28"E 2664.38' (GROUND)

FOUND P.B. COUNTY
BRASS DISK "CART"
E 809141.972
N 940231.828
S89°41'00"W
2668.46' (GROUND)

E 810071.3791
N 943538.7787

S00°55'11"E 874.79'

GATEWAY GARDENS P.U.D.
(PLAT BOOK 84, PAGE 20-23)

LAKE WORTH DRAINAGE DISTRICT (L.W.D.D.) REQUIRED R/W FOR LATERAL 20
AS SHOWN ON SHEET 67 OF 240 SHEETS OF THE L.W.D.D. REQUIRER R/W MAPS DATED MAY 1969
(O.R.B. 1192, PAGE 612)

SOUTH LINE OF THE SOUTHWEST 1/4 OF 12/45/42
15' ROAD RIGHT-OF-WAY AMENDED PLAT OF SECTION 12/45/42, MARY A LYMAN ET AL
(PLAT BOOK 9, PAGE 74)

DEEDED TO L.W.D.D.
(O.R.B. 11967, PAGE 1047)

35' DRAINAGE EASEMENT
(O.R.B. 11967, PAGE 1047)

12' DRAINAGE EASEMENT
(O.R.B. 11967, PAGE 1047)

15' BUFFER AND LANDSCAPE TRACT
(O.R.B. 11967, PAGE 1047)

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