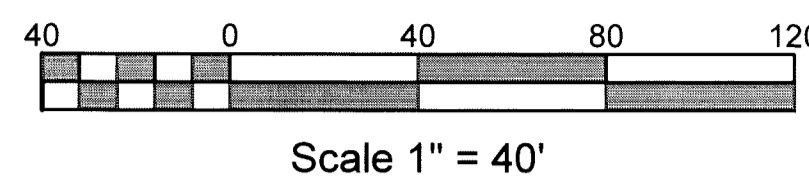


MANGO COVE

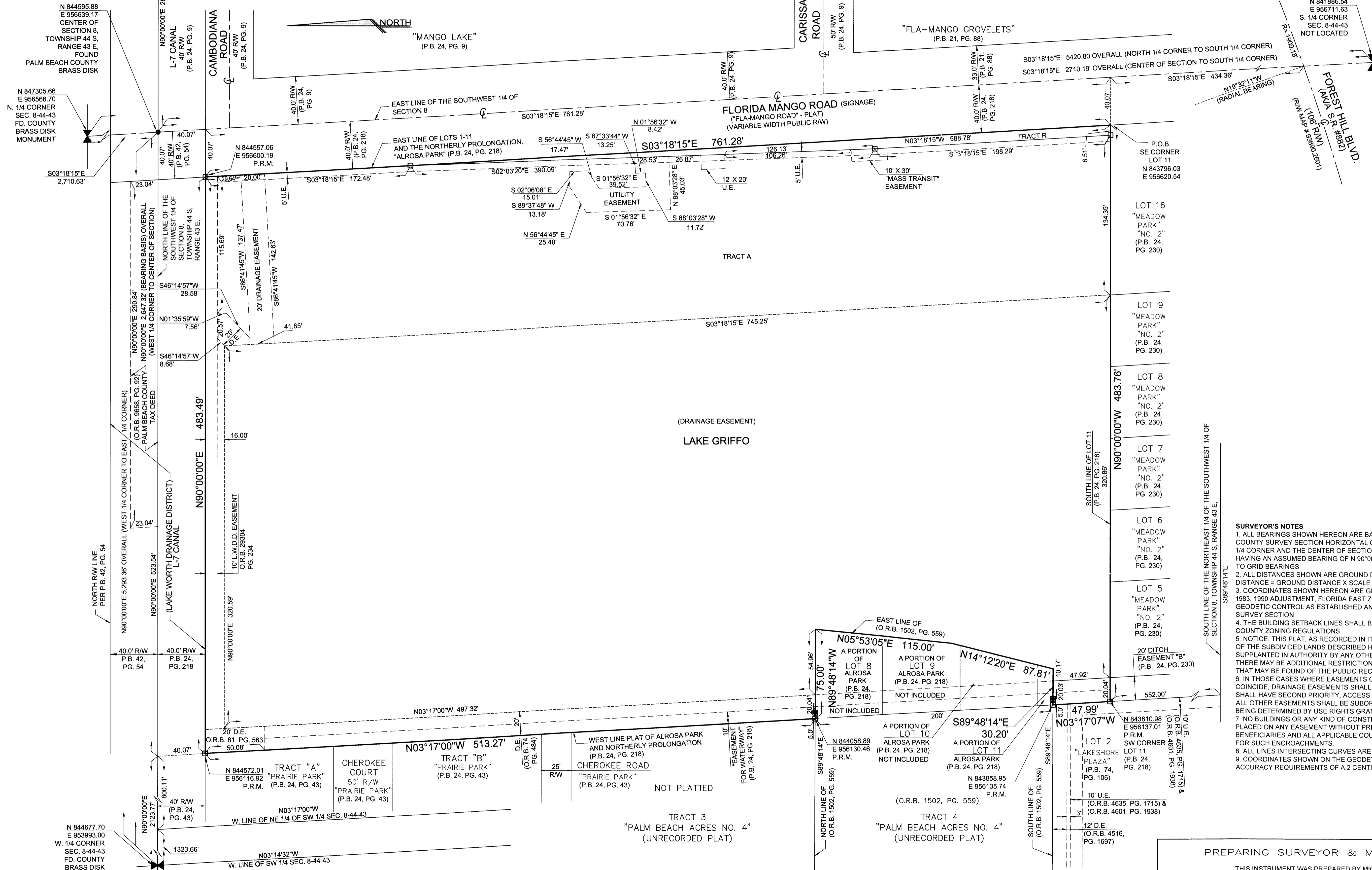
BEING A REPLAT OF LOTS 1 - 11, ALROSA PARK, RECORDED IN PLAT BOOK 24, PAGE 218,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE
SOUTH 50 FEET OF THE NORTH 90 FEET OF THE NE 1/4 OF THE SW 1/4 OF
SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 2



NORTH

"MANGO LAKE"
(P.B. 24, PG. 9)



SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL MONUMENTS LOCATED AT THE WEST 1/4 CORNER AND THE CENTER OF SECTION 8. SAID LINE BEING MONUMENTED AND HAVING AN ASSUMED BEARING OF N90°00'00"E. ROTATE BEARINGS 01°46'16" CLOCKWISE TO GRID BEARINGS.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN. GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR. SCALE FACTOR = 1.000044691
3. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
4. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
5. 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 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
6. 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.
7. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
8. ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
9. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034
IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: 1" = 40'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2069 - FAX: (561) 582-0151 www.millersurveying.com e-mail: millersurveying@aol.com	REFERENCES: L-1899 - E
DRAWN BY: PICARD		PREV. JOB NO'S
FIELD WK: M.M./B.M.		JOB NO. Y170055
DATE: 03/15/2017		L - 1970 - E

LEGEND:

= SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT STAMPED "M.L.S., L.B.#6838"	(D) = DEED	O.R.B. = OFFICIAL RECORD BOOK	R/W = RIGHT OF WAY
= SET WITNESS MONUMENT MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT STAMPED "M.L.S., L.B.#6838"	D.B. = DEED BOOK	P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT
	D.E. = DRAINAGE EASEMENT	P.G. = PAGE	SEC. 8-44-43 = SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST
	EASE = EASEMENT	P.C.N. = PROPERTY CONTROL NUMBER	△ = CENTRAL ANGLE
	FD. = FOUND	P.O.B. = POINT OF BEGINNING	⊙ = CENTERLINE
	L. = ARC LENGTH	P.R.M. = PERMANENT REFERENCE MONUMENT	
	L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	R. = RADIUS	
	(M) = MEASURED		