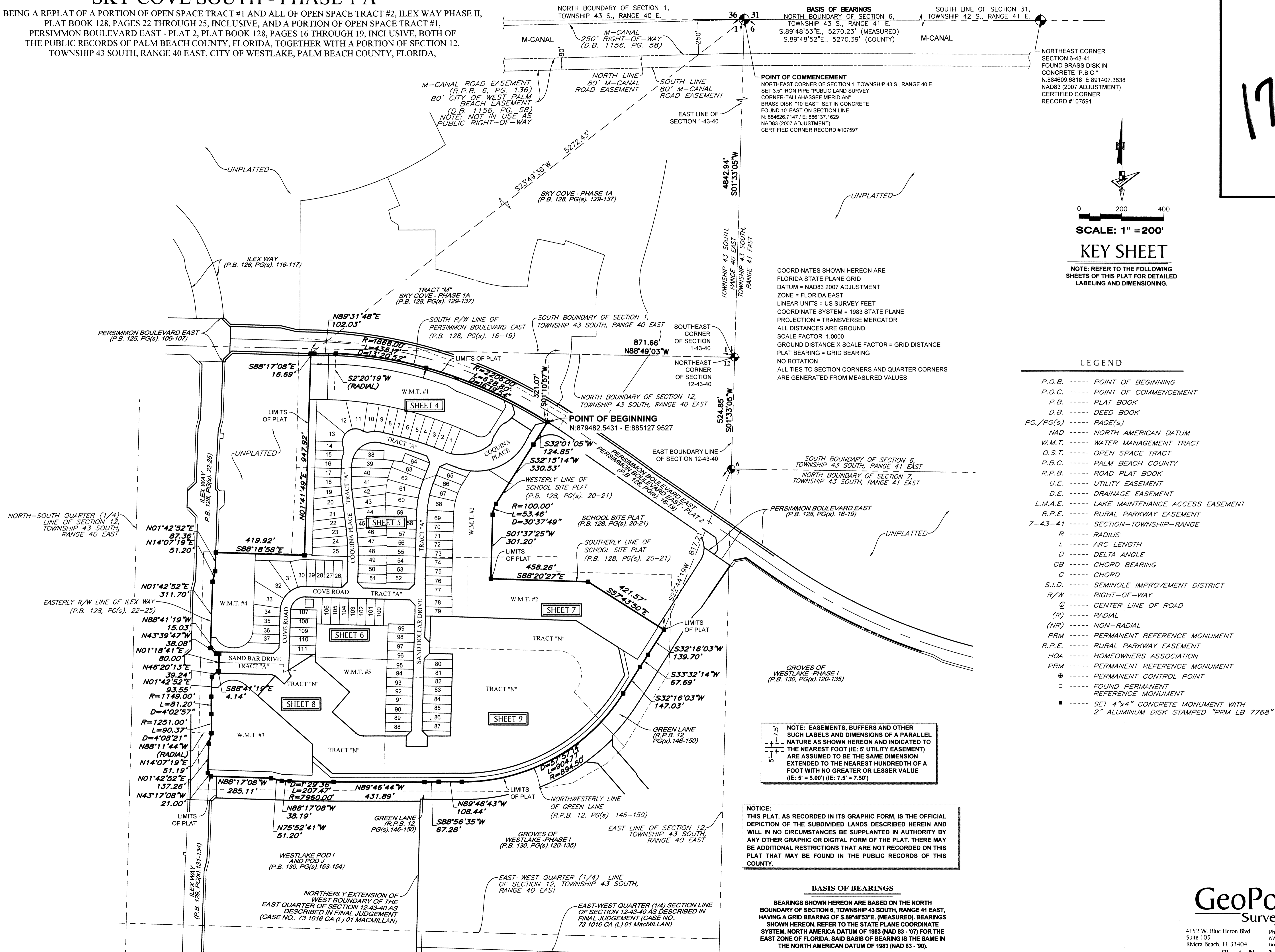


# SKY COVE SOUTH - PHASE 1 A

BEING A REPLAT OF A PORTION OF OPEN SPACE TRACT #1 AND ALL OF OPEN SPACE TRACT #2, ILEX WAY PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, AND A PORTION OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA,

172



0 200 400  
**SCALE: 1" = 200'**  
**KEY SHEET**  
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
  - P.C.C. ----- POINT OF COMMENCEMENT
  - P.B. ----- PLAT BOOK
  - D.B. ----- DEED BOOK
  - PG./PG.(s) ----- PAGE(S)
  - NAD ----- NORTH AMERICAN DATUM
  - W.M.T. ----- WATER MANAGEMENT TRACT
  - O.S.T. ----- OPEN SPACE TRACT
  - P.B.C. ----- PALM BEACH COUNTY
  - R.P.B. ----- ROAD PLAT BOOK
  - U.E. ----- UTILITY EASEMENT
  - D.E. ----- DRAINAGE EASEMENT
  - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
  - R.P.E. ----- RURAL PARKWAY EASEMENT
  - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
  - R ----- RADIUS
  - L ----- ARC LENGTH
  - D ----- DELTA ANGLE
  - CB ----- CHORD BEARING
  - C ----- CHORD
  - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
  - R/W ----- RIGHT-OF-WAY
  - CL ----- CENTER LINE OF ROAD
  - (R) ----- RADIAL
  - (NR) ----- NON-RADIAL
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - R.P.E. ----- RURAL PARKWAY EASEMENT
  - HOA ----- HOMEOWNERS ASSOCIATION
  - PRM ----- PERMANENT REFERENCE MONUMENT
  - ----- PERMANENT CONTROL POINT
  - ◻ ----- FOUND PERMANENT REFERENCE MONUMENT
  - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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.

**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).