

COCONUT PALMS

A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST
AND ALSO BEING A REPLAT OF LOTS 125 AND 126 OF TROPIC ISLE 2ND SECTION AS
RECORDED IN PLAT BOOK 24, PAGE 246 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

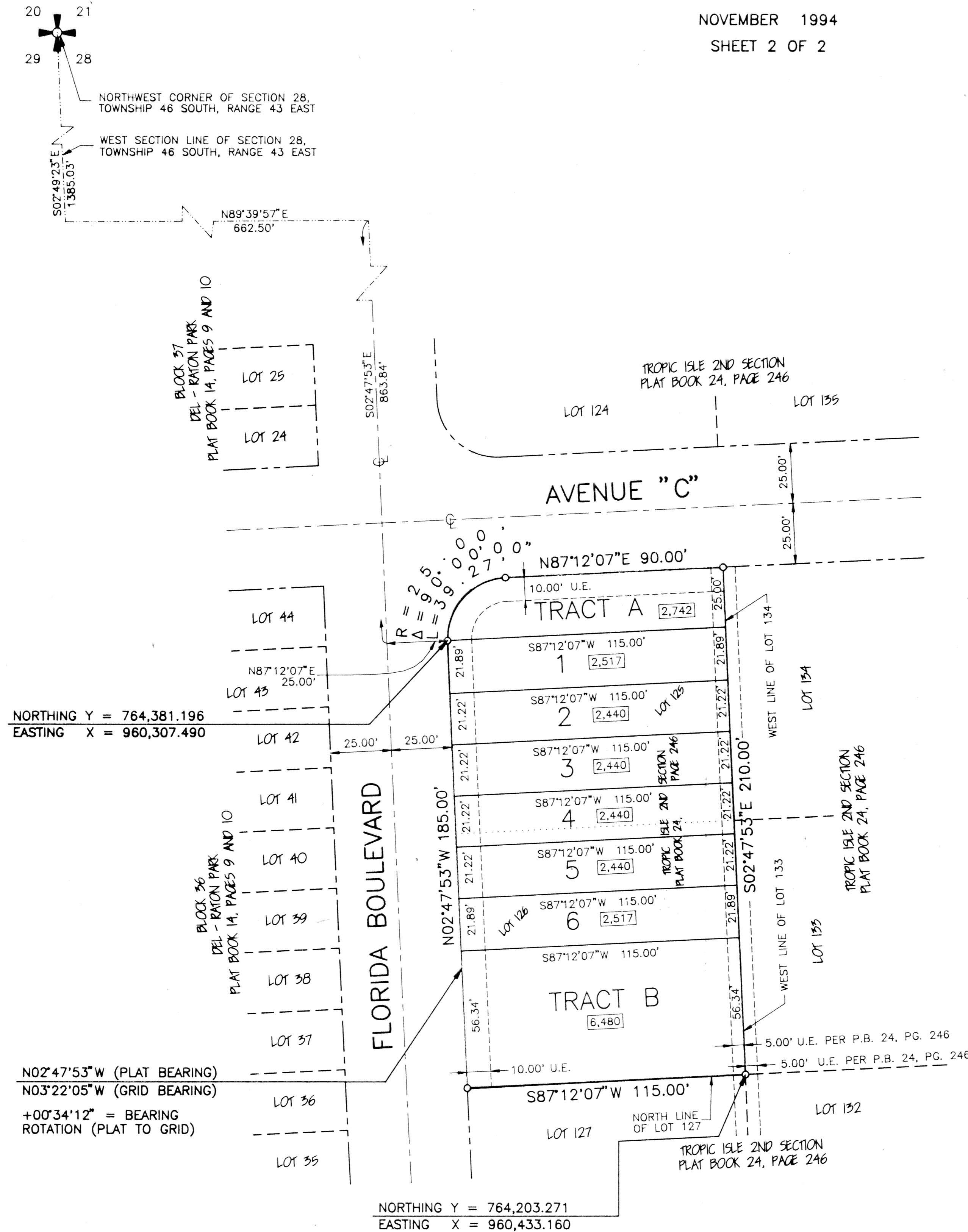
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

NOVEMBER 1994

SHEET 2 OF 2



NOTES :

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.87°12'07"W. ALONG THE SOUTH LINE OF LOT 126 OF TROPIC ISLE 2ND SECTION.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT THE CITY OF DELRAY BEACH ZONING REQUIREMENTS.

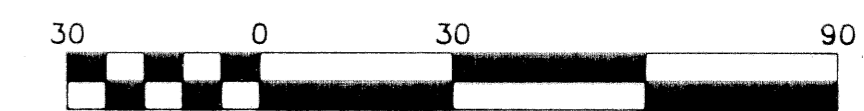
THE CITY OF DELRAY BEACH IS HEREBY GRANTED RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

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.

LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- U.E. UTILITY EASEMENT
- LN LOT NUMBER
- PRM PERMANENT REFERENCE MONUMENT
- [2,440] INDICATES AREA OF LOT IN SQUARE FEET

THIS INSTRUMENT WAS PREPARED BY :
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GRAPHIC SCALE IN FEET
SCALE = 1" = 30 FT

SUBDIVISION - Coconut Palms
 BOOK 75
 FLOOD ZONE -
 QUAD -
 SE -
 PUD NAME C / Delray Bch.
 PAGE 2
 FLOOD MAP -
 ZONING -
 ZIP CODE -

12/19/94
 12/19/94