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 20 _ 21 NOVEMBER 1994 SHEET 2 OF 2 29 NORTHWEST CORNER OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST WEST SECTION LINE OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST N89'39'57"E 662.50' TROPIC ISLE 2ND SECTION PLAT BOOK 24, PAGE 246 AVENUE N87°12'07"E 90.00' LOT 44 11 2 1 S87°12'07"W 115.00' 2,517 N87"12'07"E 25.00' LOT 43 S87~12'07"W 115.00' 2,440 NORTHING Y = 764,381.196EASTING X = 960,307.490LOT 42 25.00' 25.00' S87"12'07"W 115.00' 2,440 S87'12'07"W 115.00' ঽ 2,440 S87*12'07"W 115.00' \(\frac{1}{2}\) \(\frac{2}{2}\) S8772'07"W 115.00' S87°12'07"W 115.00' TRACT 0 6,480 - 5.00' U.E. PER P.B. 24, PG. 246 5.00' U.E. PER P.B. 24, PG. 246 10.00' U.E. NO2'47'53"W (PLAT BEARING) _____ S87'12'07"W 115.00' NO3"22'05"W (GRID BEARING) LOT 36 LOT 132 $+00^{\circ}34^{\prime}12^{\circ}$ = BEARING NORTH LINE ROTATION (PLAT TO GRID) OF LOT 127 _ _ _ _ _ _ LOT 127 TROPIC ISLE 2ND SECTION PLAT BOOK 24, PACE 246 LOT 35 NORTHING Y = 764,203.271

EASTING X = 960,433.160

BOCA RATON, FLORIDA

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 :

CENTERLINE

R RADIUS
L ARC LENGTH

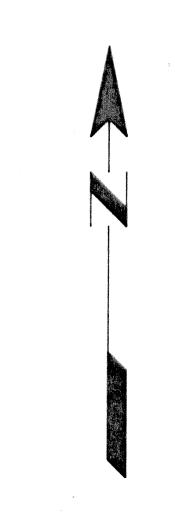
△ DELTA OR CENTRAL ANGLE
N NORTH
E EAST
S SOUTH
W WEST
U.E. UTILITY EASEMENT

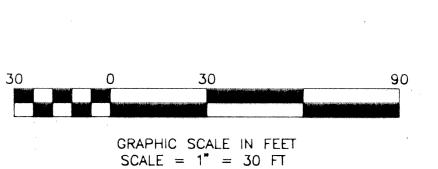
LOT NUMBER

2,440 INDICATES AREA OF LOT IN SQUARE FEET

PERMANENT REFERENCE MONUMENT

THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, JR.
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
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