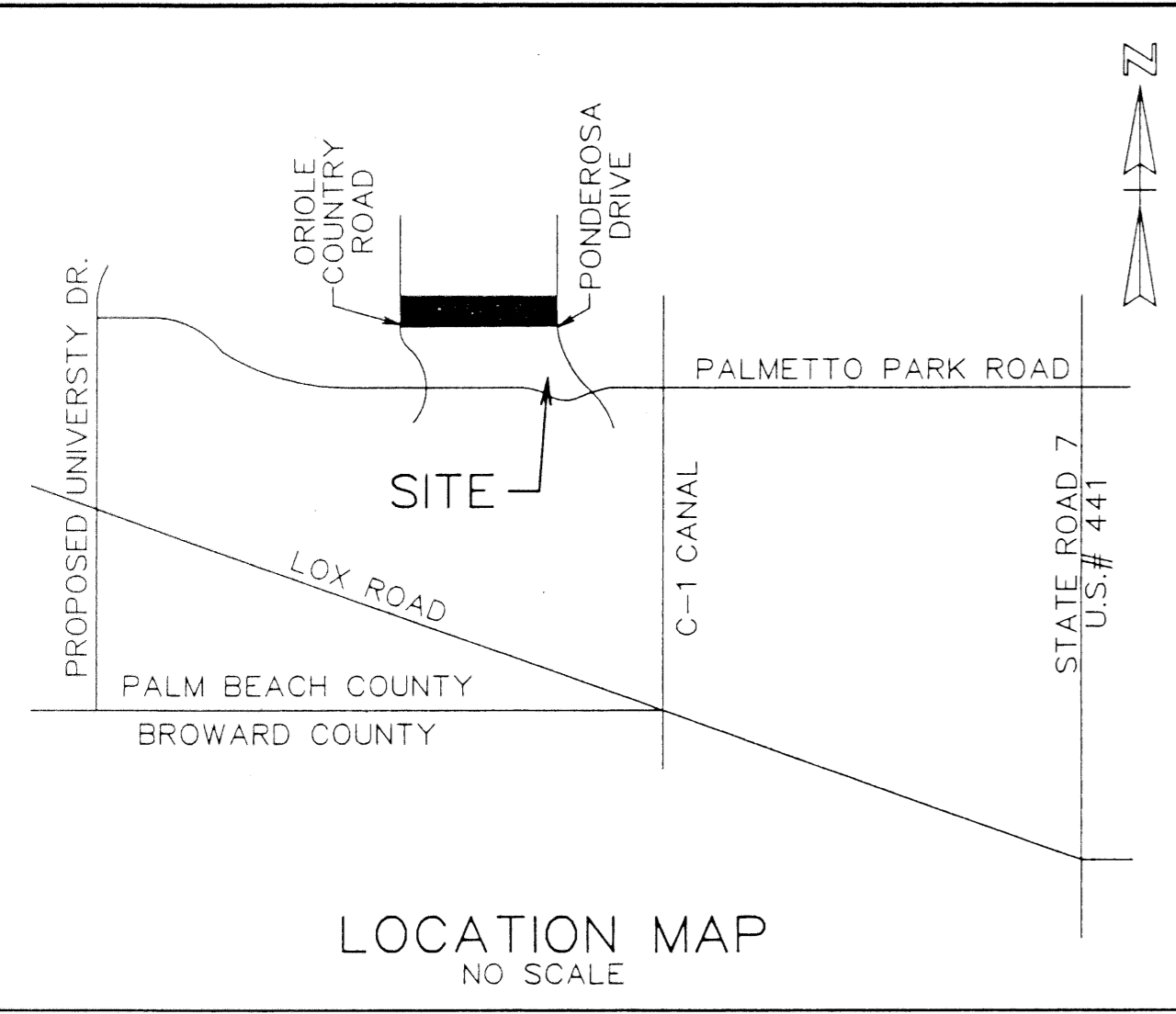


CRYSTAL COVE ESTATES

BEING A SUBDIVISION OF TRACT 37, SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, FLORIDA FRUITLANDS COMPANY'S PLAT NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

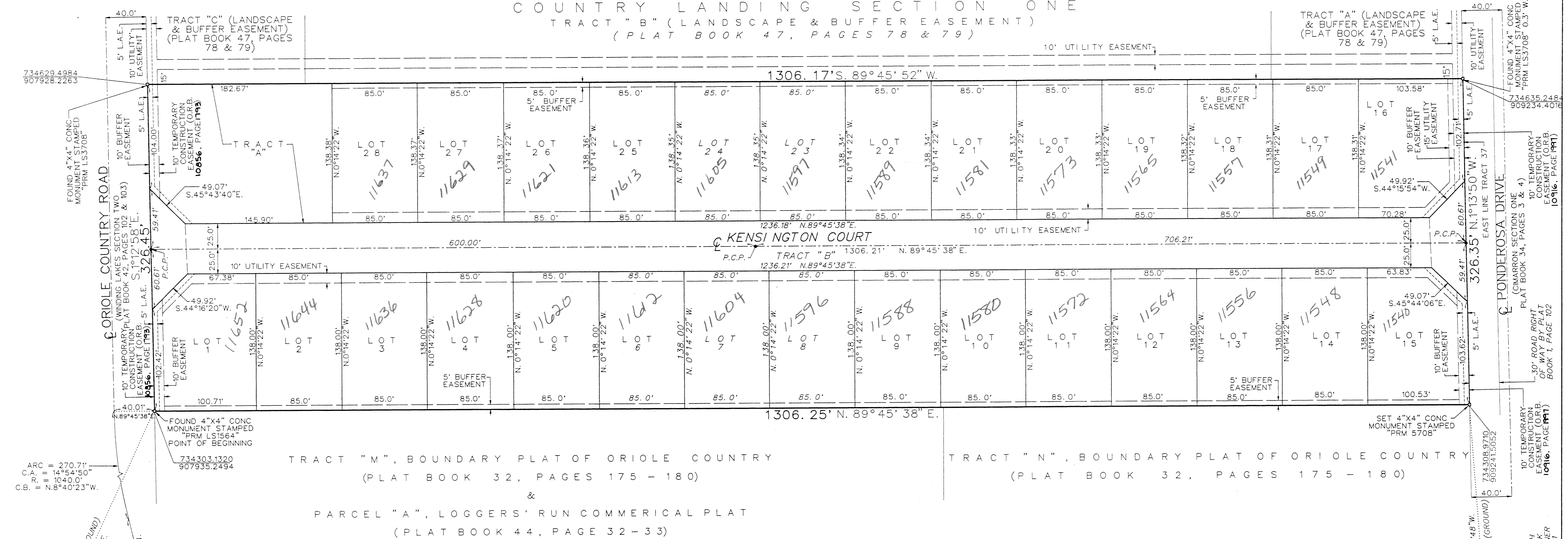
SHEET 2 OF 2

1" = 50'



COUNTRY LANDING SECTION ONE

TRACT "B" (LANDSCAPE & BUFFER EASEMENT)
(PLAT BOOK 47, PAGES 78 & 79)



- LEGEND:
- ⊙ = CENTERLINE
 - CONC = CONCRETE
 - L. A. E. = LIMITED ACCESS EASEMENT
 - C. A. = CENTRAL ANGLE
 - R. = RADIUS
 - C. B. = CHORD BEARING
 - SECTION 23/47/41 = SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST
 - P. C. P. = PERMANENT CONTROL POINT

SITE DATA:

PETITION NUMBER	7/CO2 97-14
EXISTING ZONING	RS/COZ
LAND USE DESIGNATION	MR-5
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
HOUSING CLASSIFICATION	DETACH HOUSING
TOTAL SITE AREA	9.6 ACRES
DWELLING UNITS	28 DU
DENSITY	3.0 DU/AC
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'

PARKING DATA		
REQUIRED SPACES (2 SPACES PER UNIT)	56	
PROPOSED SPACES	56	

SETBACKS	REQUIRED	PROPOSED
FRONT	25'	25'
SIDE	7.5'	7.5'
REAR	15'	15'
CORNER	15'	15'

AREA CALCULATIONS	AREA	% OF TOTAL
EASEMENTS		
BUFFERS	0.41 ACRES	4%
ROAD RIGHT OF WAY	1.53 ACRES	16%
LOT AREA	7.66 ACRES	80%
TOTAL	9.60 ACRES	100%

O'BRIEN, SUITER & O'BRIEN, INC.
 LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION #LB353
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: JOHN N. SUITER
 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483
 (561) 276-4501 732-3279 FAX 276-2390

DATE: OCT. 1997
 FIELD BOOK: BR71
 PAGE NO.: 52

SCALE: 1" = 50'
 ORDER NO.: 97-221db"PL"

SUBDIVISION: Crystal Cove Estates
 BOOK: 84
 PAGE: 166
 FLOOD MAP: 100B
 ZONING: RS
 QUAD: 67
 SE: 47-14
 TAZ: 777
 PUB NAME: Boca Lane

