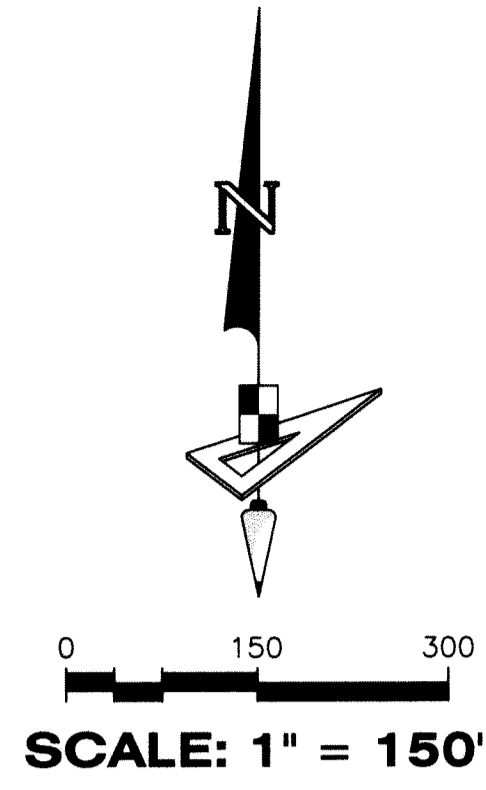


# SKY COVE - PHASE 1 B

A SUBDIVISION IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "M", SKY COVE - PHASE 1 A, PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



## KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

**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 BEARINGS IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - 90).

**BASIS OF BEARINGS**  
NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E. S.89°48'53"E., 5270.23' (MEASURED)  
S.89°48'52"E., 5270.39' (COUNTY)

**POINT OF COMMENCEMENT**  
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE  
N: 884626.7147  
E: 886137.1629  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107597

**NORTHEAST CORNER**  
SECTION 6-43-41  
FOUND BRASS DISK IN CONCRETE "P.B.C."  
N: 884609.6818 E: 891407.3638  
NAD83 (2007 ADJUSTMENT)  
CERTIFIED CORNER RECORD #107591

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SOUTHEASTERLY RW LINE OF TOWN CENTER PARKWAY SOUTH AND NORTHWESTERLY LINE OF OPEN SPACE TRACT #1 (P.B. 126, PG(S). 114-115)

W.M.T. #2 SKY COVE-PHASE 1 A (P.B. 128, PG(S). 129-137)

NE CORNER OF W.M.T. #2 SKY COVE-PHASE 1 A (P.B. 128, PG(S). 129-137)

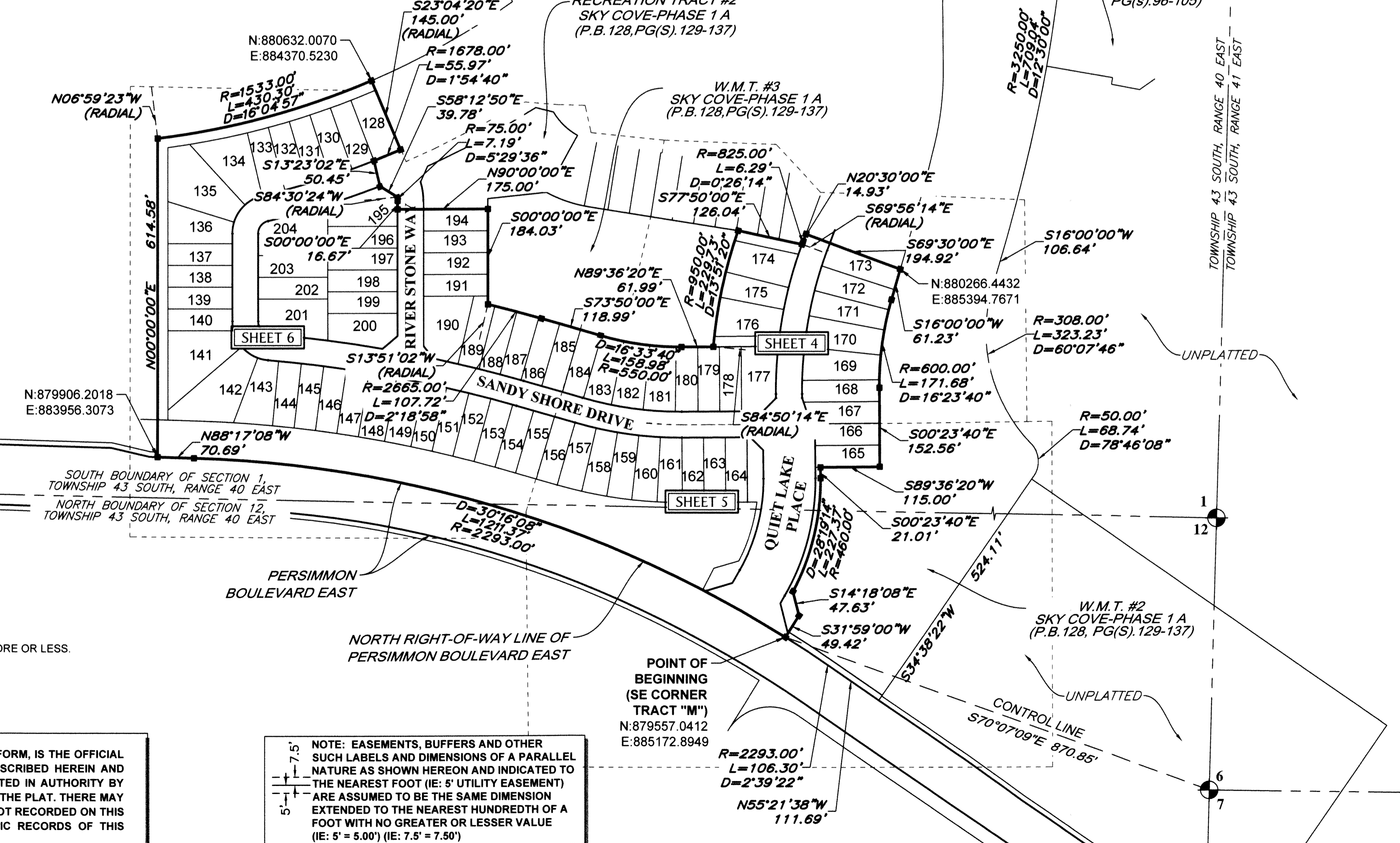
EAST LINE OF W.M.T. #2 SKY COVE-PHASE 1 A (P.B. 128, PG(S). 129-137)

SKY COVE PHASE 1 A (P.B. 128, PG(S). 129-137)

W.M.T. #2 SKY COVE-PHASE 1 A (P.B. 128, PG(S). 129-137)

RECREATION TRACT #2 SKY COVE-PHASE 1 A (P.B. 128, PG(S). 129-137)

W.M.T. #3 SKY COVE-PHASE 1 A (P.B. 128, PG(S). 129-137)



**LEGEND**

- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- PG./PG(S) ----- PAGE(S)
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- R.P.E. ----- RURAL PARKWAY EASEMENT
- P.B.C. ----- PALM BEACH COUNTY
- NAD ----- NORTH AMERICAN DATUM
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- 1-43-41 ----- SECTION-TOWNSHIP-RANGE
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- R/W ----- RIGHT-OF-WAY

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID  
DATUM = NAD83 2007 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
PROJECTION = TRANSVERSE MERCATOR  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 1.0000  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
PLAT BEARING = GRID BEARING  
NO ROTATION  
ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

**NOTES:**  
1. THIS PARCEL CONTAINS 17.923 ACRES, MORE OR LESS.

**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.

**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')