



LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SF = SQUARE FEET
- ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.) LB # 2439
- ⊙ = PERMANENT CONTROL POINT (P.C.P.) LB # 2439
- U.E. = UTILITY EASEMENT
- (R) = RADIAL LINE
- L.A.E. = LIMITED ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B.CO. = PALM BEACH COUNTY
- (NR) = NON-RADIAL
- RS = RESIDENTIAL SINGLE FAMILY
- LR1 = RESIDENTIAL 1 UNIT PER ACRE
- RT = RESIDENTIAL TRANSITIONAL
- R2 = RESIDENTIAL 2 UNITS PER ACRE
- R/W = RIGHT-OF-WAY
- TWP = TOWNSHIP
- RNG = RANGE
- Δ = CENTRAL ANGLE
- R = RADIUS
- A = ARC LENGTH
- ⊖ = CENTERLINE

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON (GRID NORTH) THE EASTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD, BEING N 56°04'50" W.
- 2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000335 TO CONVERT TO GRID DISTANCE.
- 3) COORDINATES SHOWN HEREON ARE BASED UPON DATUM - NAD 83 1990 ADJUSTMENT, ZONE - FLORIDA EAST, LINEAR UNIT - US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- 4) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 6) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

ISLAND COVE

BEING A PORTION OF SECTION 27, TOWNSHIP 40 SOUTH,
 RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
 APRIL 2000
 SHEET 2 OF 2

ISLAND COVE
 PAGE 51
 RECORD BOOK 102B
 ZONING RT
 ZIP CODE 33458
 TWP 40
 RANG 42
 SEC 27

FOX RUN
 (PLAT BOOK 32, PAGES 76+77)
 ZONING RS, LAND USE LR1

ZONING CASE No. 9435
 ZONING DESIGNATION: RT
 LAND USE DESIGNATION: LR1
 TYPE OF USE: SINGLE FAMILY
 NUMBER OF UNITS: 11 MAX
 TYPE OF OWNERSHIP: FEE SIMPLE
 DENSITY: 1 UNIT PER ACRE
 TOTAL AREA OF PROPERTY: 11.427 ACRES
 TOTAL AREA OF LOTS: 9.711 ACRES
 RETENTION TRACT AREA: 1.321 ACRES
 PRIVATE ROAD R/W: 0.332 ACRES
 DEDICATED COUNTY ROAD R/W: 0.063 ACRES

THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M.
 DAILEY AND ASSOCIATES, INC. 112 N. U.S. HWY. ONE
 TEQUESTA, FLORIDA 33469

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO 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.

DAILEY AND ASSOCIATES, INC.
 SURVEYING & MAPPING
 112 N. U.S. HIGHWAY No. 1
 TEQUESTA, FLORIDA 33469
 PHONE: (561) 746-8424