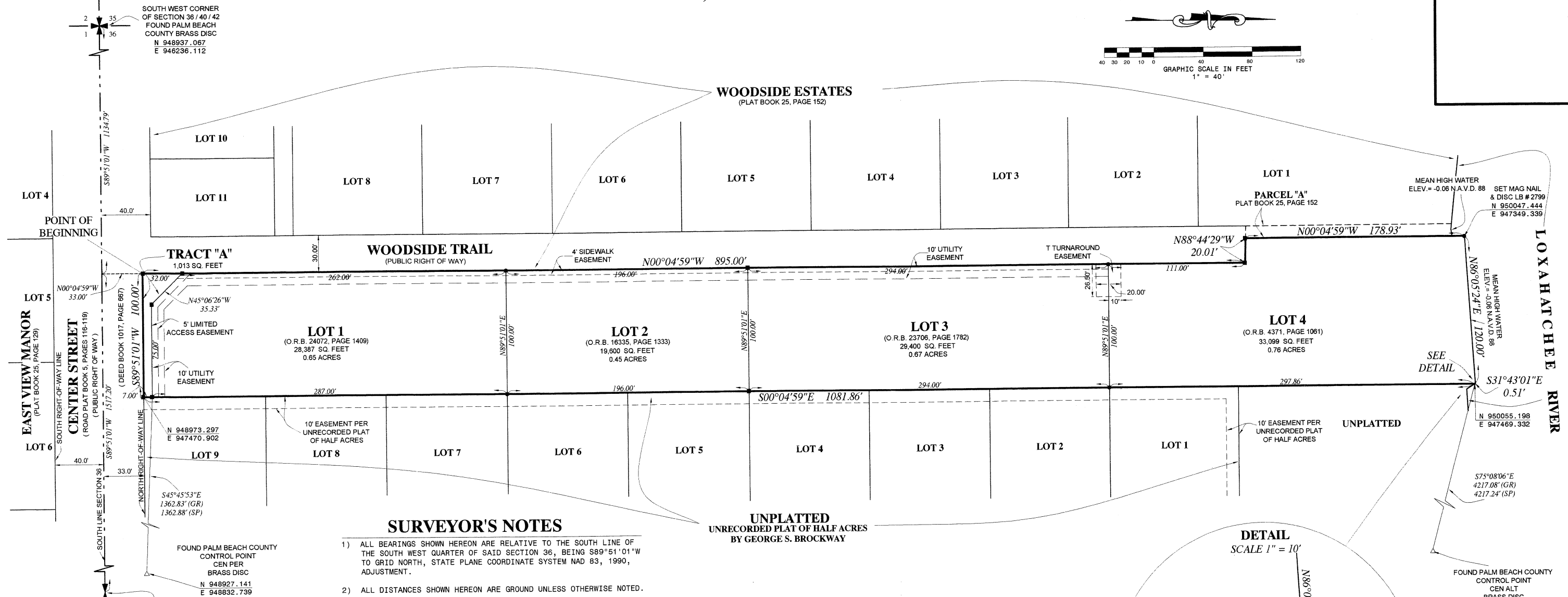


MOODY / CARVER PROPERTY

LYING IN GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 40 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
MAY, 2012

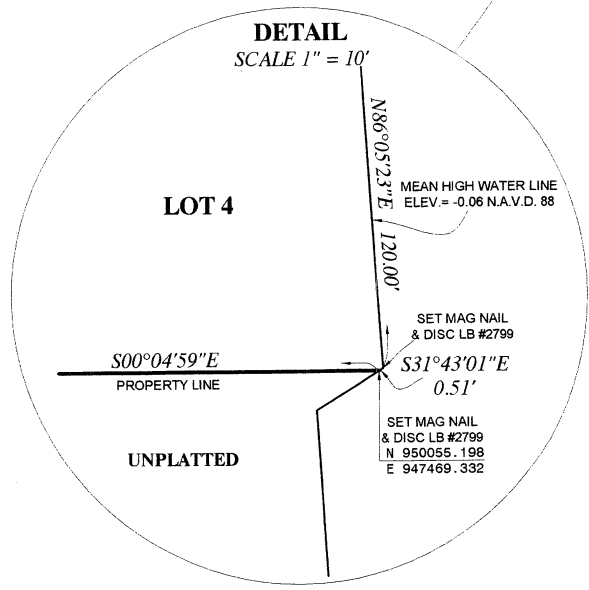


SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE SOUTH WEST QUARTER OF SAID SECTION 36, BEING S89°51'01"W TO GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, 1990, ADJUSTMENT.
- 2) ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 3) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF PALM BEACH COUNTY AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THE PROPERTY REFLECTED BY THIS PLAT.
- 4) 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 PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- 6) ALL LINES ARE NOT RADIAL TO CURVE UNLESS OTHERWISE NOTED.
- 7) STATE PLANE COORDINATE INFORMATION:
 - A. COORDINATES SHOWN ARE GRID
 - B. DATUM = NAD 83, 1990 ADJUSTMENT
 - C. ZONE = FLORIDA EAST
 - D. LINEAR UNIT = U.S. SURVEY FOOT
 - E. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT
 - F. ALL DISTANCES ARE GROUND
 - G. SCALE FACTOR = 1.00038398
 - H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 8) 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.
- 9) THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC., 112 N. US HIGHWAY 1, TEQUESTA, FLORIDA 33469.

TABULAR DATA

NAME OF APPLICATION	MOODY-CARVER
CONTROL/PETITION NUMBER	2010-00272
APPLICATION NUMBER	1000-882
PROJECT NUMBER	11-04-2010/ZR-2010-020
LAST ZC APPROVAL DATE/RESOLUTION NUMBER	11-04-2010/ZR-2010-021
LAST BCC APPROVAL DATE/RESOLUTION NUMBER	01-27-2011/R-2011-087
TIER	URBAN/SUBURBAN
FUTURE LAND USE DESIGNATION	LR-2
EXISTING ZONING DISTRICT	RT
PROPOSED ZONING DISTRICT	RT
OVERLAY	N/A
SECTION 36, TOWNSHIP 40, SOUTH RANGE 42 EAST	
PROPERTY CONTROL NUMBERS	00-42-40-36-00-004-0010 00-42-40-36-00-004-0220 00-42-40-36-00-004-0160 00-42-40-36-00-004-0170
EXISTING USE(S)	VACANT/SINGLE FAMILY
PROPOSED USE(S)	SINGLE FAMILY
TOTAL GROSS SITE AREA	2.56 ACRES 111,499 SF
R/W DEDICATION	0.02 ACRES 1,013 SF
NET SITE AREA	2.54 ACRES 110,486 SF
EXISTING DENSITY	0.79 (2 SINGLE FAMILY UNITS)
PROPOSED DENSITY	1.58 (4 SINGLE FAMILY UNITS)
CONCURRENCY APPROVAL	4 SINGLE FAMILY UNITS
MAX BUILDING HEIGHTS	35'
NUMBER OF STORIES	2
TAZ	19



- ### LEGEND
- SET PERMANENT REFERENCE MONUMENT (P.R.M.) LB # 2799
 - FOUND 5/8" IRON ROD/CAP LS 3335
 - LS LAND SURVEYOR
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - SQ. SQUARE
 - O.R.B. OFFICIAL RECORDS BOOK
 - (SP) STATE PLANE DISTANCE
 - (GR) GROUND DISTANCE

SHEET 2 OF 2

DAILEY AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 2799