

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 MARCH - 2012

CIMARRON COVE RE-PLAT NO. 1

BEING A REPLAT OF CIMARRON COVE, LESS AND EXCEPT TRACT Z,
 AS RECORDED IN PLAT BOOK 111, PAGES 102 THROUGH 106, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

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NORTH
KEY MAP
NOT TO SCALE

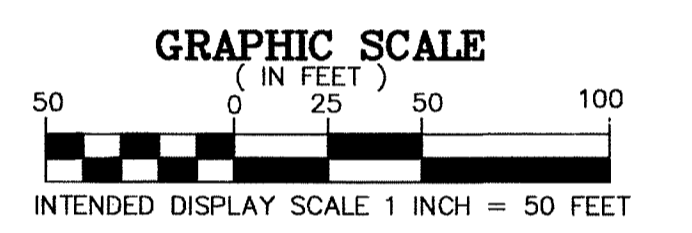
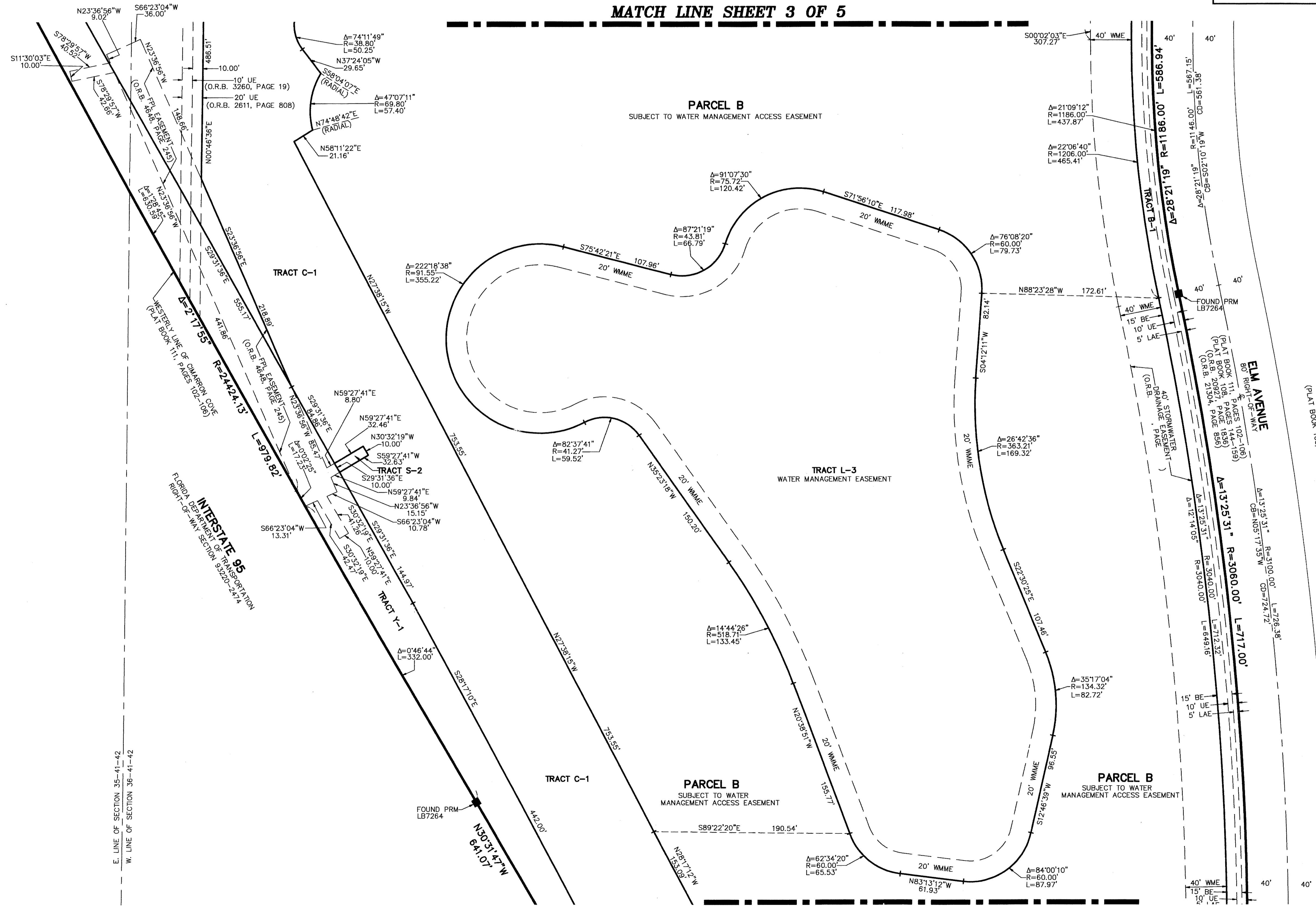
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2012 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____

SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

MATCH LINE SHEET 3 OF 5

SHEET 4 OF 5



- LEGEND ABBREVIATIONS
- PRM - PERMANENT REFERENCE MONUMENT
 - 4"X4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED PRM LB 7264
 - ⊙ - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - BE - BUFFER EASEMENT
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - FPL - FLORIDA POWER & LIGHT CO.
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - O.R.B. - OFFICIAL RECORD BOOK
 - PAE - PEDESTRIAN ACCESS EASEMENT
 - R - RADIUS
 - SUA - SEACOAST UTILITY AUTHORITY
 - UE - UTILITY EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - WMME - WATER MANAGEMENT MAINTENANCE EASEMENT

- SURVEY NOTES:
1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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 BEING DETERMINED BY USE RIGHTS GRANTED.
 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF N 88°34'50"W ALONG THE SOUTH LINE OF CIMARRON COVE, AS RECORDED IN PLAT BOOK 111, PAGES 102 THROUGH 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
 6. "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 PALM BEACH COUNTY.

MATCH LINE SHEET 5 OF 5