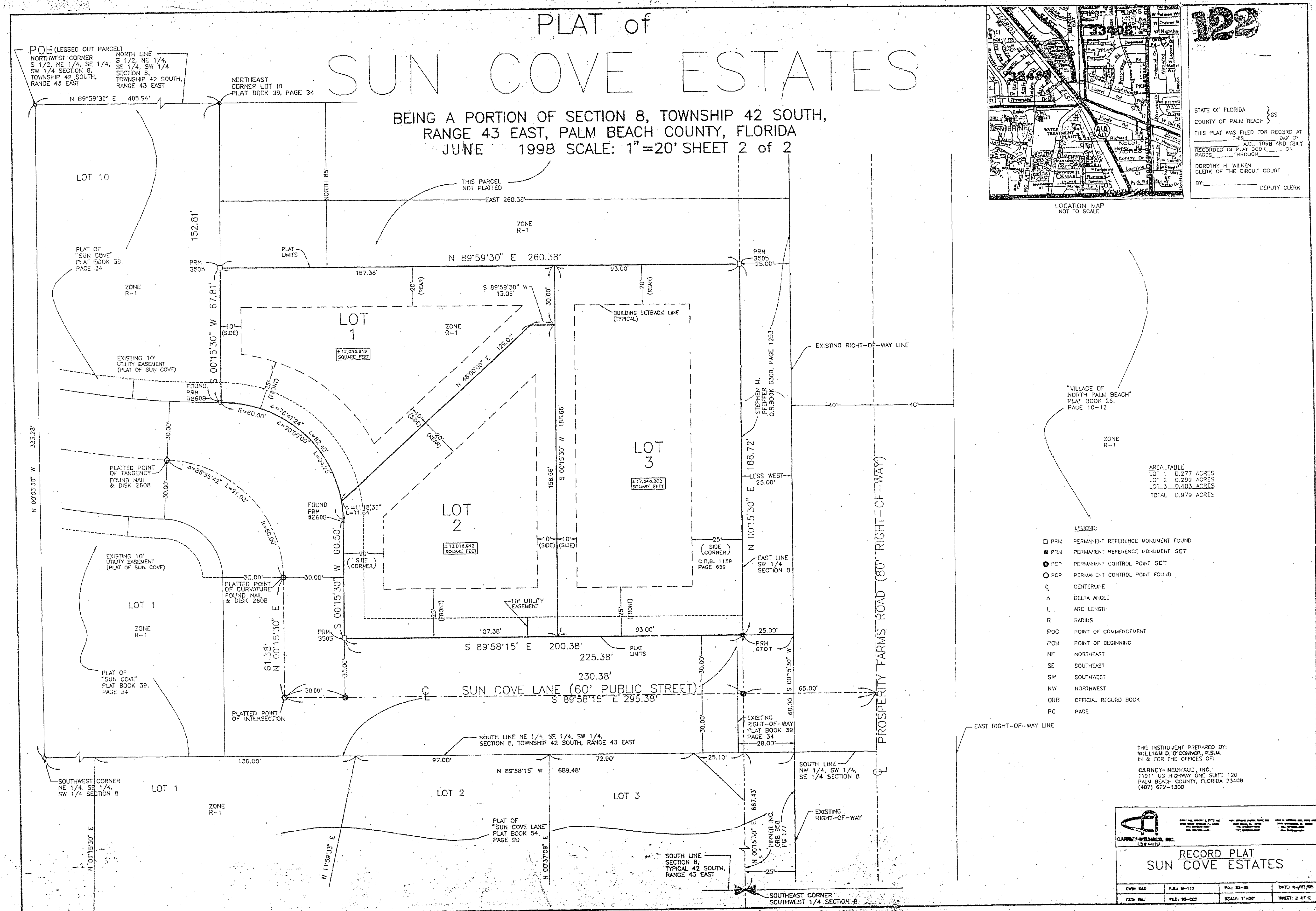
PLAT of
SUN COVE ESTATES
BEING A PORTION OF SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
JUNE 1998 SCALE: 1"=20' SHEET 2 of 2
POB (LESSED OUT PARCEL)
NORTHWEST CORNER
S 1/2, NE 1/4, SE 1/4,
SW 1/4 SECTION 8,
TOWNSHIP 42 SOUTH,
RANGE 43 EAST
NORTH LINE
S 1/2, NE 1/4,
SE 1/4, SW 1/4
SECTION 8,
TOWNSHIP 42 SOUTH,
RANGE 43 EAST
N 89°59'30" E 405.94'
NORTHEAST
CORNER LOT 10
PLAT BOOK 39, PAGE 34
NORTH 85'
THIS PARCEL
NOT PLATTED
EAST 260.38'
ZONE
R-1
LOT 10
152.81'
PLAT OF
"SUN COVE"
PLAT BOOK 39,
PAGE 34
PLAT
LIMITS
PRM
3505
N 89°59'30" E 260.38'
167.38'
93.00'
PRM
3505
25.00'
20' (REAR)
S 89°59'30" W
13.06'
30.00'
BUILDING SETBACK LINE
(TYPICAL)
S 00°15'30" W 67.81'
10' (SIDE)
LOT
1
±12,098.919
SQUARE FEET
N 48°00'00" E 129.02'
EXISTING 10'
UTILITY EASEMENT
(PLAT OF SUN COVE)
FOUND
PRM
#2608
25' (FRONT)
R=60.00'
Δ=78°41'24"
Δ=90°00'00"
L=82.40'
L=94.25'
10' (SIDE)
20' (REAR)
333.28'
N 00°03'30" W
30.00'
PLATTED POINT
OF TANGENCY
FOUND NAIL
& DISK 2608
Δ=86°55'42" L=91.03'
R=60.00'
FOUND
PRM
#2608
Δ=11°18'36"
L=11.84'
LOT
2
±13,018.942
SQUARE FEET
S 00°15'30" W 188.66'
158.66'
LOT
3
±17,548.202
SQUARE FEET
STEPHEN M.
PFEIFFER
O.R.BOOK 6300, PAGE 1253
EXISTING RIGHT-OF-WAY LINE
40'
40'
N 00°15'30" E 188.72'
LESS WEST
25.00'
10' (SIDE)
10' (SIDE)
25' (SIDE CORNER)
C.R.B. 1159
PAGE 659
EAST LINE
SW 1/4
SECTION 8
S 00°15'30" W 60.50'
20' (SIDE CORNER)
EXISTING 10'
UTILITY EASEMENT
(PLAT OF SUN COVE)
30.00'
30.00'
PLATTED POINT
OF CURVATURE
FOUND NAIL
& DISK 2608
LOT 1
ZONE
R-1
25' (FRONT)
10' UTILITY
EASEMENT
25' (FRONT)
107.38'
93.00'
25.00'
PRM
3505
S 89°58'15" E 200.38'
225.38'
PLAT
LIMITS
PRM
6707
61.38'
N 00°15'30" E
PLAT OF
"SUN COVE"
PLAT BOOK 39,
PAGE 34
230.38'
SUN COVE LANE (60' PUBLIC STREET)
S 89°58'15" E 295.38'
30.00'
65.00'
S 00°15'30" W
60.00'
PLATTED POINT
OF INTERSECTION
EXISTING
RIGHT-OF-WAY
PLAT BOOK 39
PAGE 34
28.00'
PROSPERITY FARMS ROAD (80' RIGHT-OF-WAY)
SOUTH LINE NE 1/4, SE 1/4, SW 1/4,
SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST
130.00'
97.00'
72.90'
25.10'
N 89°58'15" W 689.48'
SOUTHWEST CORNER
NE 1/4, SE 1/4,
SW 1/4 SECTION 8
LOT 1
ZONE
R-1
LOT 2
LOT 3
SOUTH LINE
NW 1/4, SW 1/4,
SE 1/4 SECTION 8
667.43'
N 01°15'30" E
N 11°59'33" E
PLAT OF
"SUN COVE LANE"
PLAT BOOK 54,
PAGE 90
N 00°37'09" E
SOUTH LINE
SECTION 8,
TYPICAL 42 SOUTH,
RANGE 43 EAST
N 00°15'30" E
PINNER INC.
ORB 958
PG 177
EXISTING
RIGHT-OF-WAY
25'
SOUTHEAST CORNER
SOUTHWEST 1/4 SECTION 8
EAST RIGHT-OF-WAY LINE
LOCATION MAP
NOT TO SCALE
122
STATE OF FLORIDA
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT
______, THIS______ DAY OF
______, A.D., 1998 AND DULY
RECORDED IN PLAT BOOK____, ON
PAGES______ THROUGH______
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY:______________ DEPUTY CLERK
"VILLAGE OF
NORTH PALM BEACH"
PLAT BOOK 26,
PAGE 10-12
ZONE
R-1
AREA TABLE
LOT 1 0.277 ACRES
LOT 2 0.299 ACRES
LOT 3 0.403 ACRES
TOTAL 0.979 ACRES
LEGEND:
□ PRM PERMANENT REFERENCE MONUMENT FOUND
■ PRM PERMANENT REFERENCE MONUMENT SET
● PCP PERMANENT CONTROL POINT SET
○ PCP PERMANENT CONTROL POINT FOUND
℄ CENTERLINE
Δ DELTA ANGLE
L ARC LENGTH
R RADIUS
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
NE NORTHEAST
SE SOUTHEAST
SW SOUTHWEST
NW NORTHWEST
ORB OFFICIAL RECORD BOOK
PG PAGE
THIS INSTRUMENT PREPARED BY:
WILLIAM D. O'CONNOR, P.S.M.
IN & FOR THE OFFICES OF:
CARNEY-NEUHAUS, INC.
11911 US HIGHWAY ONE SUITE 120
PALM BEACH COUNTY, FLORIDA 33408
(407) 622-1300
RECORD PLAT
SUN COVE ESTATES
DWN: KAD
F.B.: M-117
SCALE: 1"=20'
SHEET: 2 OF 2