

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

132

SHEET 2  
SHEET 3  
SHEET 4  
SHEET 5

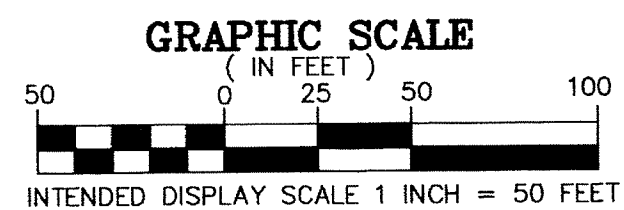
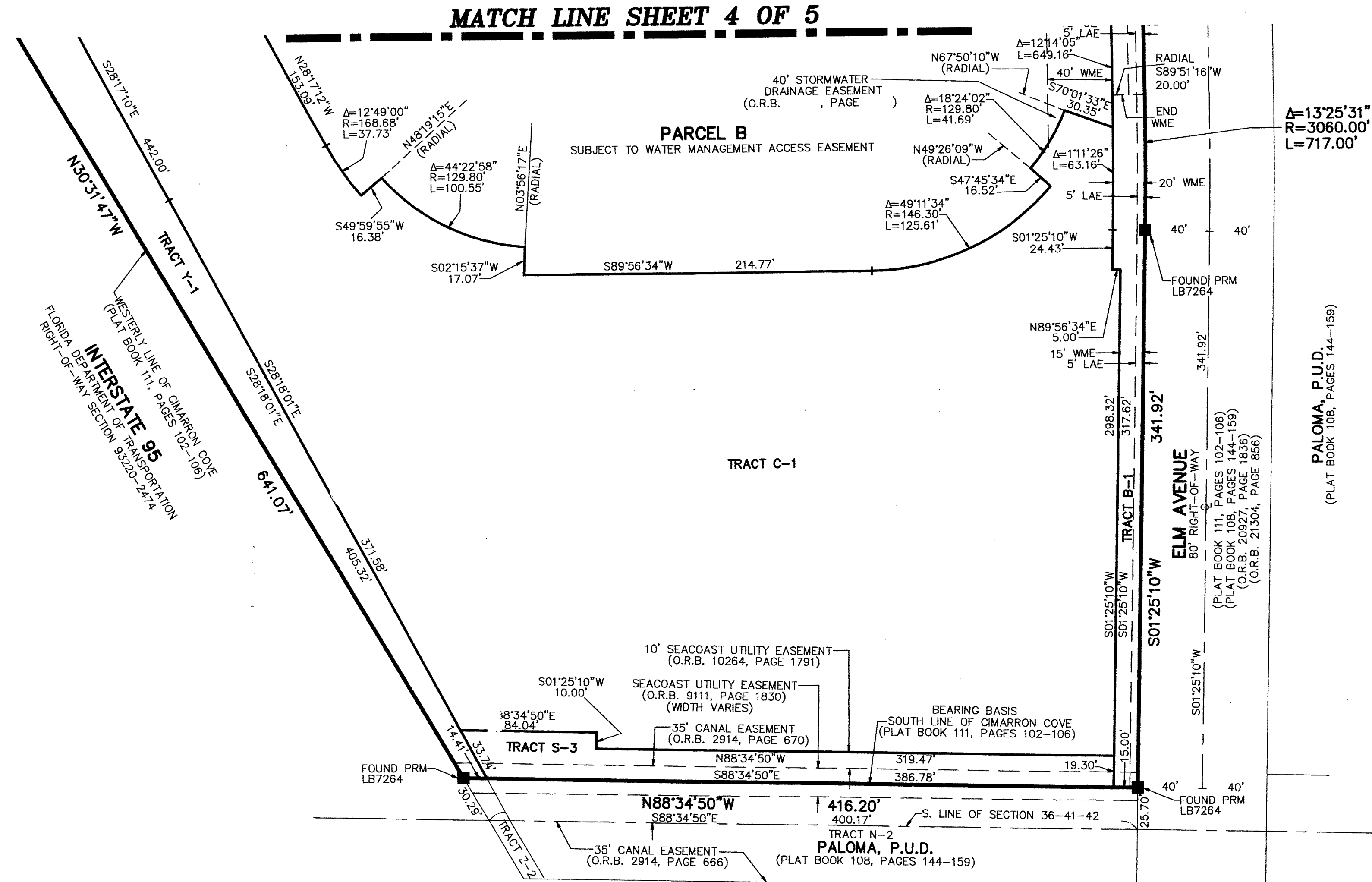
↑ NORTH  
KEY MAP  
NOT TO SCALE

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

**SHEET 5 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 N88°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.

PALOMA, P.U.D.  
(PLAT BOOK 108, PAGES 144-159)

ELM AVENUE  
30' RIGHT-OF-WAY  
(PLAT BOOK 111, PAGES 102-106)  
(PLAT BOOK 108, PAGES 144-159)  
(O.R.B. 20927, PAGE 836)  
(O.R.B. 21304, PAGE 856)

TRACT C-1

10' SEACOAST UTILITY EASEMENT  
(O.R.B. 10264, PAGE 1781)

SEACOAST UTILITY EASEMENT  
(O.R.B. 9111, PAGE 1830)  
(WIDTH VARIES)

35' CANAL EASEMENT  
(O.R.B. 2914, PAGE 670)

BEARING BASIS  
SOUTH LINE OF CIMARRON COVE  
(PLAT BOOK 111, PAGES 102-106)

N88°34'50"W  
S88°34'50"E

416.20'  
409.17'

S. LINE OF SECTION 36-41-42  
TRACT N-2  
PALOMA, P.U.D.  
(PLAT BOOK 108, PAGES 144-159)

35' CANAL EASEMENT  
(O.R.B. 2914, PAGE 666)

WESTERN LINE OF CIMARRON COVE  
(PLAT BOOK 111, PAGES 102-106)  
FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY SECTION 892200-2424

INTERSTATE 95

TRACT Y-1  
TRACT S-3  
TRACT Z-2