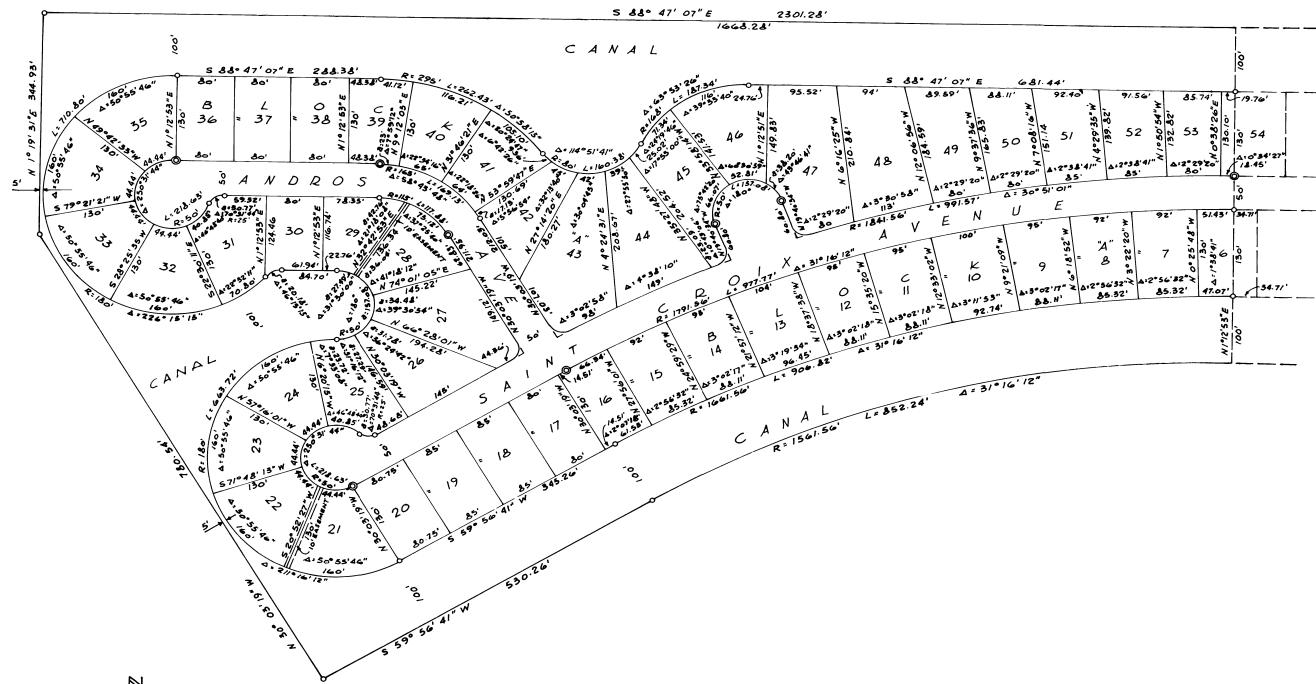


# COCOA ISLES

## 11TH (CAPE ROYAL) ADDITION PHASE TWO



SCALE: 1" = 100'

**SURVEYORS NOTES:**

1.  $\odot$  DEVOTES CONCRETE MONUMENT.
2. ALL RADII ARE 36 FEET UNLESS OTHERWISE NOTED.
3. DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE NOTED.
4. BUILDING FRONT SETBACK LINE MUST HAVE A MINIMUM LONG CHORD OF 75 FEET AND MUST BE AT LEAST 25 FEET BEHIND THE FRONT PROPERTY LINE ON ALL RESIDENTIAL LOTS.
5. A 5 FOOT UTILITY AND DRAINAGE EASEMENT IS RESERVED ALONG SIDE LOT LINES WHERE SHOWN AND A 10 FOOT UTILITY EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED.
6. THE EASEMENTS SHOWN ON THIS PLAT ARE FOR INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES.