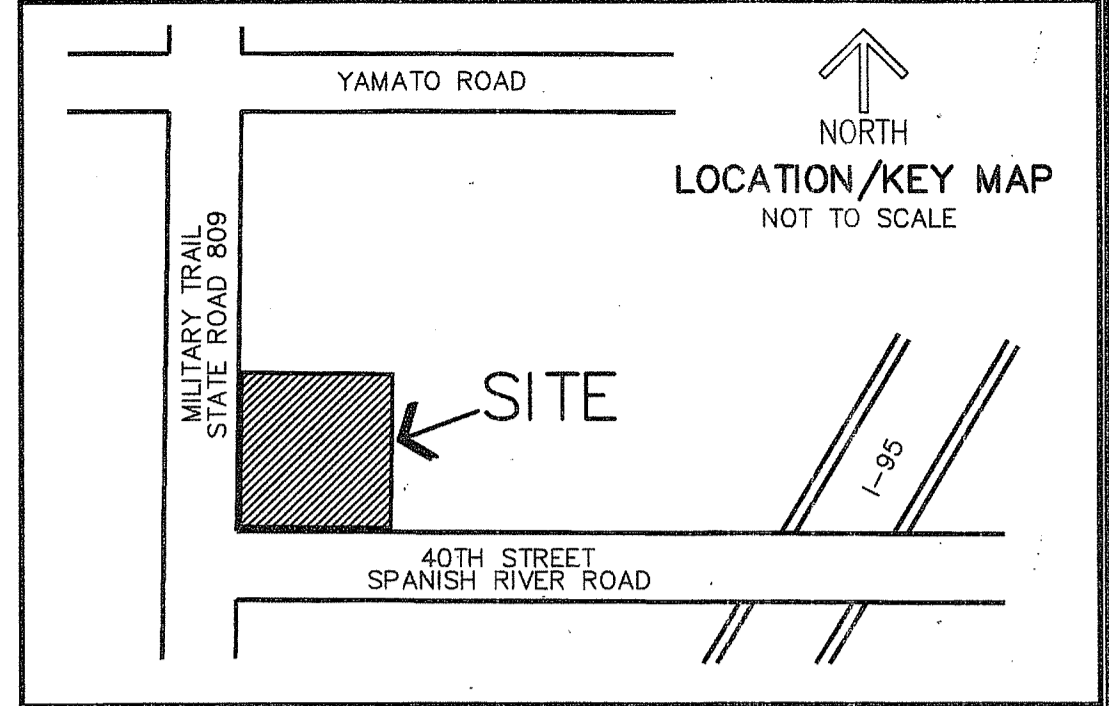
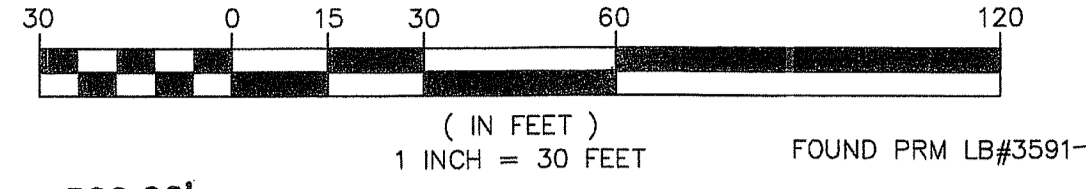


SPANISH RIVER TOWNHOMES

BEING A REPLAT OF RAVELLA TOWNHOMES, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 108, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN
SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA
GRAPHIC SCALE



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 20_____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

- SHEET INDEX**
- 1 - COVER SHEET
 - 2 - MAP SHEET
 - 3 - UTILITY EASEMENT GEOMETRY

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB 3591
AUGUST - 2015

SHEET 2 OF 3

TABULAR DATA
ZONING: R-3-C (MULTI-FAMILY RESIDENTIAL)
LAND USE DESIGNATION: RH (RESIDENTIAL HIGH)

TABULAR DATA	SQUARE FEET	ACRES
TRACT L1	21,030	0.482
TRACT L2	891	0.021
TRACT L3	360	0.008
TRACT L4	358	0.008
TRACT L5	23,453	0.539
TRACT L6	1,848	0.042
TRACT L7	455	0.010
TRACT L8	466	0.011
TRACT L9	388	0.009
TRACT F	10,585	0.243
TRACT R	57,697	1.325
RESIDENTIAL LOTS	140,945	3.236
TOTAL AREA THIS PLAT	258,476	5.934
ZONING: R-3-C	LAND USE DESIGNATION: RH	

REQUIRED PERIMETER BUILDING SETBACKS

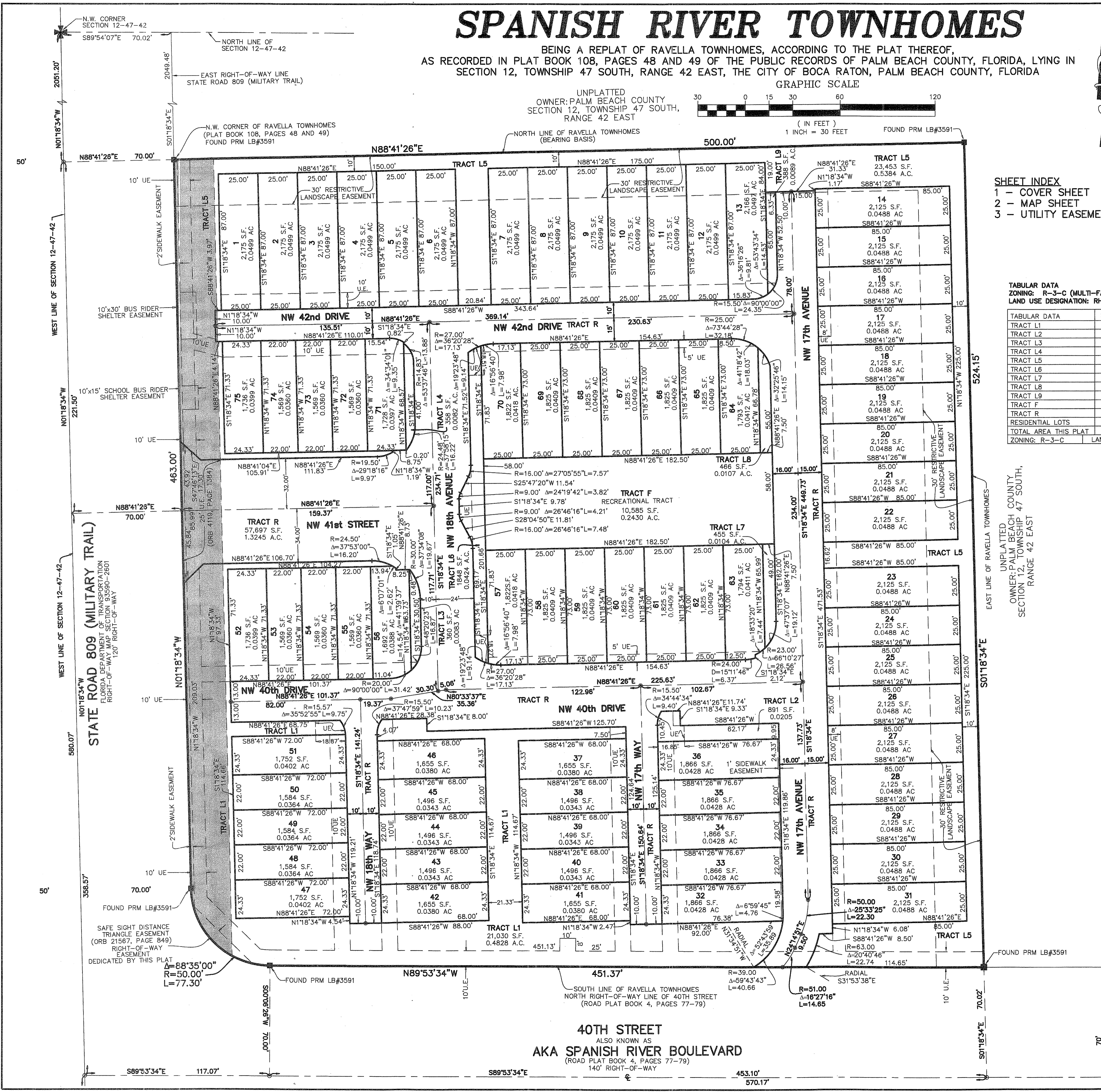
PROPERTY LINE	R-3-C REQUIRED	PROPOSED
BUILDING HEIGHT	50' MAX	35' MAX
NORTH - PRESERVE	20'	30'
SOUTH - SPANISH RIVER BLVD. R.O.W.	30'	30'
EAST - PRESERVE	20'	30'
WEST - MILITARY TRAIL R.O.W.	30'	30'
*SETBACK BASED ON 35' BUILDING HEIGHT		

BUILDING LOT SETBACKS
(SETBACKS BASED ON A 35' BUILDING HEIGHT)

DESCRIPTION	R-3-C REQUIRED	R-3-C PUD PROPOSED
FRONT SETBACK		
FRONT STRUCTURE	30'	2'
FRONT BALCONY		3'
SIDE SETBACK		
SIDE STRUCTURE	20'	0'
SIDE BALCONY		0'
STREET SIDE SETBACK		
STREET STRUCTURE	20'	2'
STREET BALCONY		2'
REAR SETBACK		
REAR STRUCTURE	30'	8'
REAR BALCONY		3'

- SURVEY NOTES:**
- 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.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
 - 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.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF N88°41'26"E ALONG THE NORTH LINE OF RAVELLA TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
 - LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
 - "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.
 - NO. - DENOTES NUMBER
 - ☉ - DENOTES CENTERLINE
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - SF - DENOTES SQUARE FEET
 - AC - DENOTES ACRES
 - ⊙ - DENOTES NAIL AND DISK, LB#3591
 - UE - DENOTES UTILITY EASEMENT
 - Δ - DELTA (CENTRAL ANGLE)
 - L - ARC LENGTH
 - R - RADIUS
 - AKA - ALSO KNOWN AS

SHADED AREA DENOTES LIMITS OF UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4119, PAGE 1384. THIS AREA LIES IN AN OPEN SPACE TRACT AND HAS LIMITATIONS ON TREE AND VEGETATIVE PLANTINGS. PLEASE SEE SITE PLAN AND LANDSCAPE PLANS FOR FURTHER DETAILS.



40TH STREET
ALSO KNOWN AS
AKA SPANISH RIVER BOULEVARD
(ROAD PLAT BOOK 4, PAGES 77-79)
140' RIGHT-OF-WAY