OCEANSIDE TOWNHOMES

GRAPHIC SCALE

(IN FEET)

1 INCH = 20 FEET

BEING A REPLAT OF A PORTION OF LOTS 21 AND 22 REDLHAMMER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 47 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

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 JULY - 2016

			JACENT OWNER: CHT & RACQUET	CLUB OF BOCA RA		MER SUBDIVISIO DOK 20, PAGE 37)	N	POINT	OF BEGINNING SET PRM LB#3591	S88*56'22"W 267.68'	NORTH LINE OF THE SOL 50' OF LOT 21 AND THE
	SET PRM LB#				S88'56'22"W	235.00'	26.33'	26.33'	34.33'		WEST RIGHT-OF-WAY LIN OF STATE ROAD A-1-A
	34.	33'	26.33'	26.33'	30.51'	30.51'	26.55				MAY)
유모	UE 4,25 0.05	977 AC	2 3,265 SF 0.0750 AC	S01.03.38 E 3,265 SF 0.0750 AC 124.00	S01'03'38"E 3,783 SF 0.0868 AC	S01°03'38"E 3,783 SF 0.0868 AC 124.00	6 5 5 5 5 SIDEWALK 23 5 SIDEWALK 1	7 SF AC 7 SF AC 3,265 O.0750 5.00' -	0.0977 AC	PAGE 105 AND 106) ON EASEMENT 124.00'	ADJACENT OWNERS: BLUE WATER TOWNHOUSES HOMEOWNERS ASSOCIATION, INC. TAN TIMBIE; MARIA L & MARK TIMBIE
		= = =						-14. 5.	34.33'	-12.5	
12.5	7	.33'	26.33'	26.33'	30.51'	30.51' E 235.00'	26.33'	26.33	SET PRM LB#359	1	

ADJACENT OWNER: LARAMAR OCEANA PARTNERS LLC

SHEET INDEX 1 - COVER SHEET 2 - MAP SHEET

> 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

SHEET 2 OF 2

TABULAR DATA	SQUARE FEET	ACRES
RESIDENTIAL LOTS	29,140	0.6690
TOTAL AREA THIS PLAT	29,140	0.6690
ZONING: R-4 (PUD) L	AND USE DESIGN.	ATION: RH

PROPERTY LINE	BUILDING SET	R-4 (PUD) PROPOSED
BUILDING HEIGHT	50' MAX	39' MAX
FRONT	*32'	38' 5"
REAR	*32'	18'
SIDE	*32'	0'

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 BOCA RATON

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 THE NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 21. REDLHAMMER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 37 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ASSUMED BEARING S88*56'22"W.

5. ■ PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591. 6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

7. "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.

8. NO. - DENOTES NUMBER 9. Q- DENOTES CENTERLINE

10. ORB - DENOTES OFFICIAL RECORDS BOOK

11. SF - DENOTES SQUARE FEET

12. AC - DENOTES ACRES

13. UE - DENOTES UTILITY EASEMENT
14. LOTS 1 THROUGH 8 HAVE PEDESTRIAN BEACH ACCESS THROUGH THE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 14436, PAGE 876 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.