

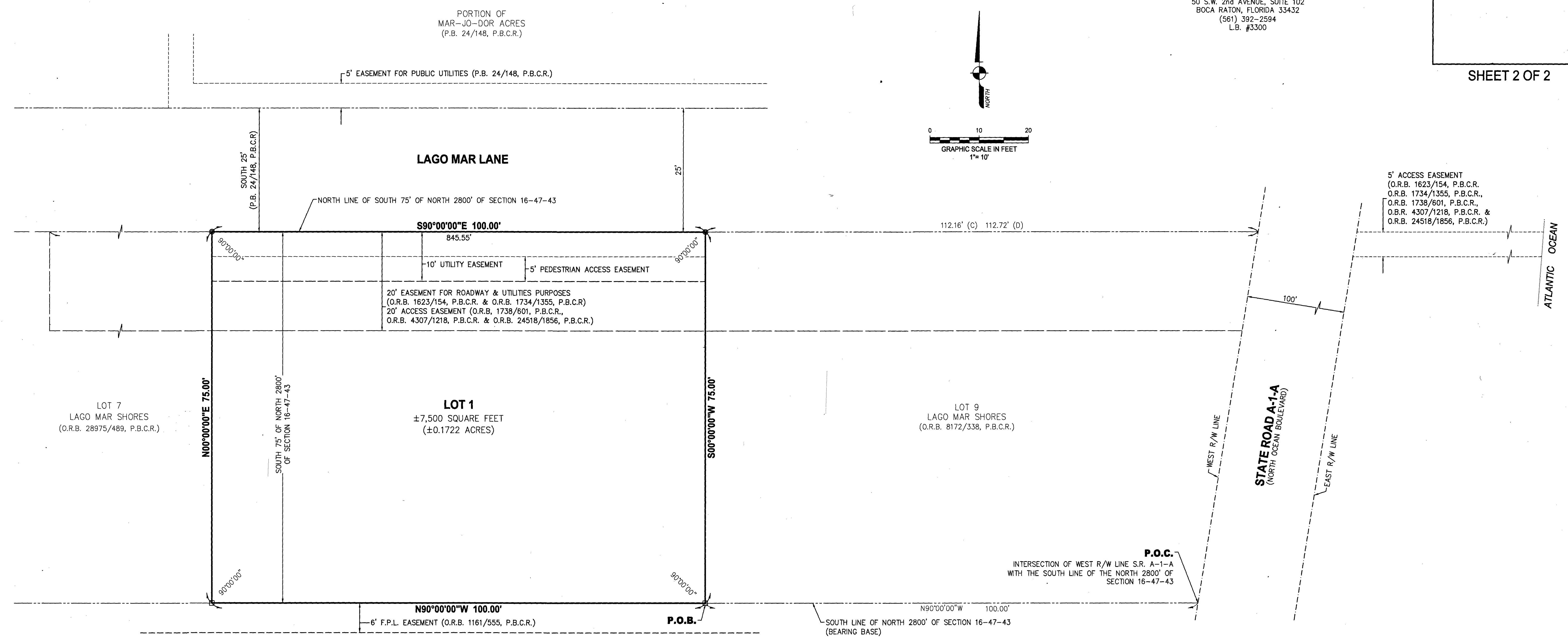
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# OSTER PLAT

BEING A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:  
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L.B. #3300

SHEET 2 OF 2



**NOTICE:**  
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, FLORIDA.

**NOTICE:**  
NOTICE: THIS PLAT WAS APPROVED BY VIRTUE OF A VARIANCE, RESOLUTION NUMBER 2024-003 (PZVA-2023-00011/VA-22-01R1A).

TABULAR DATA		
LOT	SQUARE FEET	ACRES
LOT 1	7,500	0.1722
TOTAL	7,500	0.1722

- SURVEYOR'S 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 ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTH 2800' OF SECTION 16-47-43 HAVING A BEARING OF N90°00'00"W.
  - LAGO MAR SHORES, AS MENTIONED IN THE LAND DESCRIPTION HEREON IS AN UNRECORDED SUBDIVISION.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
  - ☐ - INDICATES SET PERMANENT REFERENCE MONUMENT, 4"x4"x24" CONCRETE MONUMENT WITH A DISC STAMPED "PRM LB 3300"  
⊙ - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM LB 3300," UNLESS OTHERWISE STATED.
  - ABBREVIATION LEGEND: (C) = CALCULATED; C.M. = CONCRETE MONUMENT; (D) = PER DEED; D.B. = DEED BOOK; F.S. = FLORIDA STATUTES; L.B. = LICENSED BUSINESS; M.S. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL SURVEYOR & MAPPER; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R/W = RIGHT-OF-WAY.