

OCEANSIDE TOWNHOMES

BEING A REPLAT OF A PORTION OF LOTS 21 AND 22 REDHAMMER 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

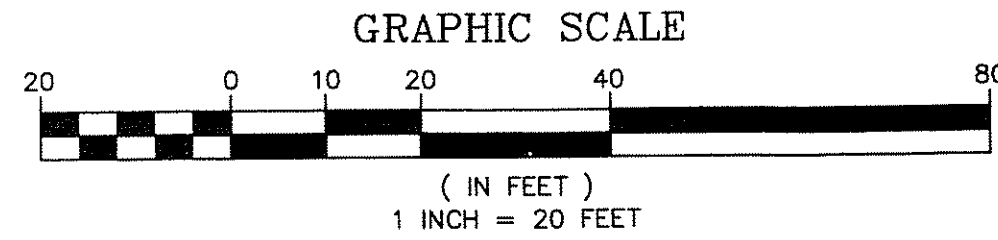
SHEET INDEX
1 - COVER SHEET
2 - MAP SHEET

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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 2 OF 2

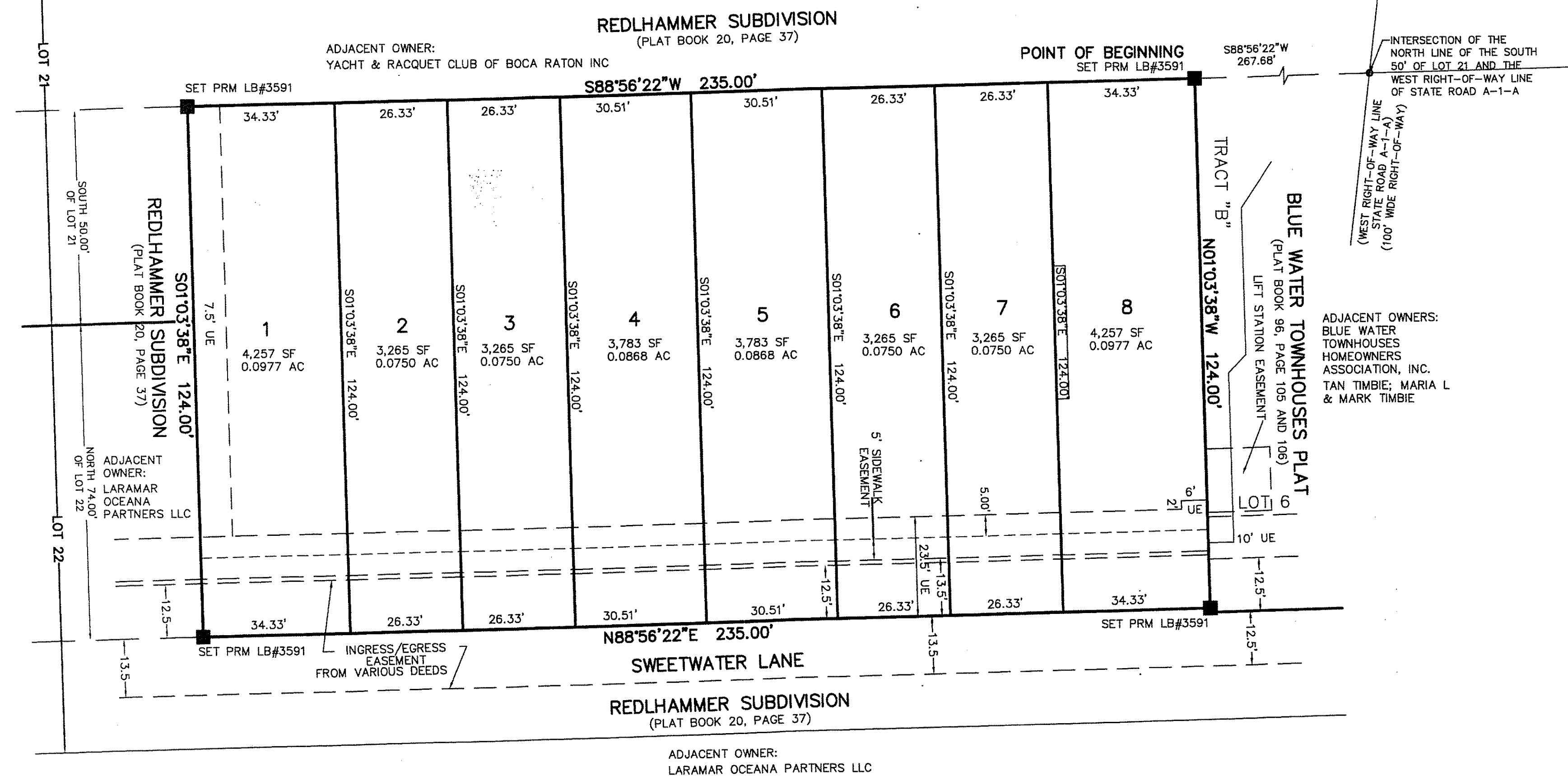


THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB 3591
JULY - 2016

TABULAR DATA	SQUARE FEET	ACRES
RESIDENTIAL LOTS	29,140	0.6690
TOTAL AREA THIS PLAT	29,140	0.6690
ZONING: R-4 (PUD)	LAND USE DESIGNATION: RH	

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

*SETBACK BASED ON 39' BUILDING HEIGHT



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 THE NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 21, REDHAMMER 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.
- 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
- UE - DENOTES UTILITY EASEMENT
- 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.