

WATERWAYS AT OCEAN RIDGE

OCEAN RIDGE, FLORIDA

LYING WITHIN GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA; AND BEING A REPLAT OF A PORTION OF BOYNTONS SUBDIVISION
AS RECORDED IN PLAT BOOK 1, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

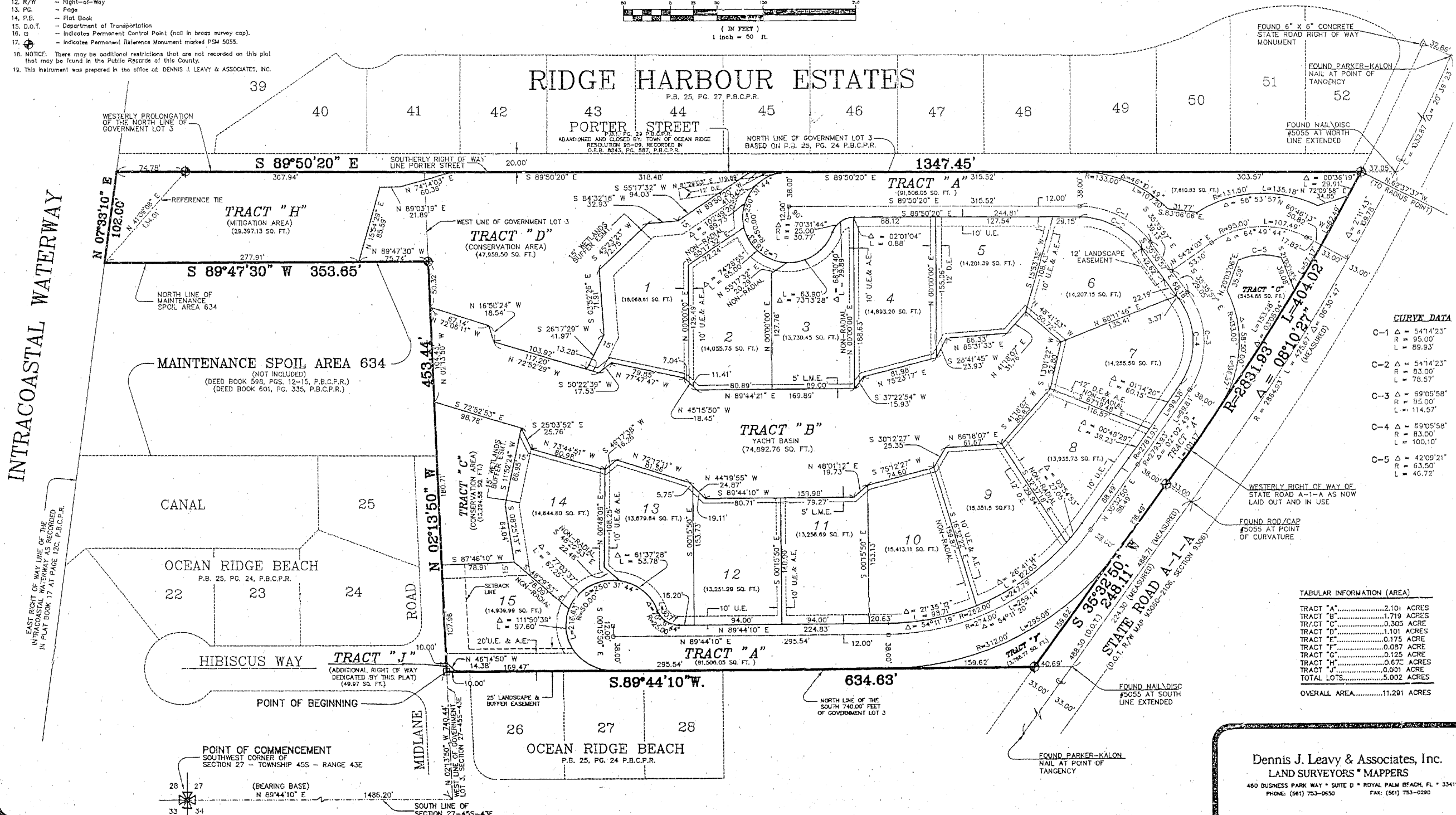
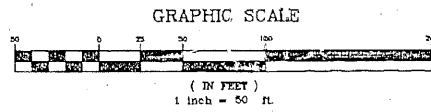
FEBRUARY 1998, SHEET 2 OF 2

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____ 19____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
DOROTHY WILKEN
CLERK CIRCUIT COURT.
BY: _____
DEPUTY CLERK.

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 those with their priorities being determined by use rights granted.
 - Building setback lines shall be as required by current Town of Ocean Ridge Zoning Regulations, as varied by the Board of Adjustment on October 14, 1997: Lots 1-14: front 25.00 feet, water 15.00 feet, side 10.00 feet, rear 25.00 feet, rear 25.00 feet, side 10.00 feet.
 - No building or any kind of construction shall be placed on an easement, without prior written consent of all easement beneficiaries and all applicable town approvals or permits as required for such encroachments.
 - Approval of landscaping on utility easement shall be only with approval of all utilities occupying same.
 - Bearings shown hereon are based on the south line of section 27-45S-43E as shown on Florida Department of Transportation Right of Way Map for State Road A-1-A, Section 9308, dated August 1947, said line being monumented and depicting the bearing of N.89°44'10"E.
 - P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manholes.
 - U.E. - Utility Easement
 - A.E. - Access Easement
 - D.E. - Drainage Easement
 - L.M.E. - Lake Maintenance Easement
 - P.B.C.P.R. - Palm Beach County Public Records
 - R/W - Right-of-Way
 - P.G. - Page
 - P.B. - Plat Book
 - D.O.T. - Department of Transportation
 - o - Indicates Permanent Control Point (nail in brass survey cap).
 - o - Indicates Permanent Reference Monument marked PSM 5055.
18. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
19. This instrument was prepared in the office of DENNIS J. LEAVY & ASSOCIATES, INC.



CURVE DATA

C-1	Δ = 54°14'23"
	R = 95.00'
	L = 89.93'
C-2	Δ = 54°14'23"
	R = 83.00'
	L = 78.57'
C-3	Δ = 69°05'58"
	R = 95.00'
	L = 114.57'
C-4	Δ = 69°05'58"
	R = 83.00'
	L = 100.10'
C-5	Δ = 42°09'21"
	R = 63.50'
	L = 46.72'

TABULAR INFORMATION (AREA)

TRACT "A"	2.101 ACRES
TRACT "B"	1.719 ACRES
TRACT "C"	0.305 ACRES
TRACT "D"	1.101 ACRES
TRACT "E"	0.175 ACRES
TRACT "F"	0.087 ACRES
TRACT "G"	0.125 ACRES
TRACT "H"	0.672 ACRES
TRACT "I"	0.091 ACRES
TRACT "J"	0.001 ACRES
TOTAL LOTS	5.002 ACRES
OVERALL AREA	11.201 ACRES

Dennis J. Leavy & Associates, Inc.
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