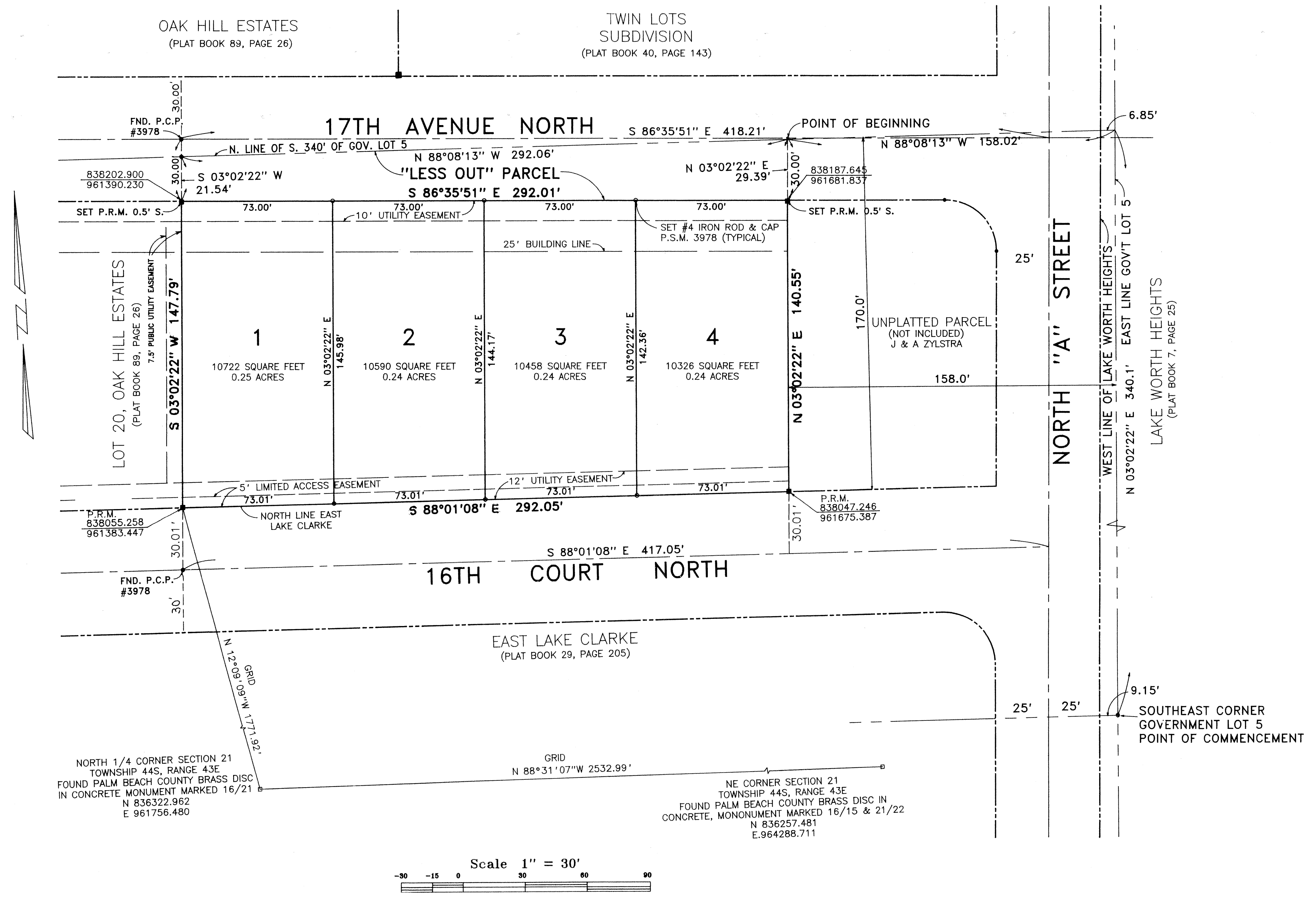


# OAK HILL ESTATES EAST

PART OF GOVERNMENT LOT 5, SECTION 16, T.44 S.- R.43 E.  
 PALM BEACH COUNTY  
 CITY OF LAKE WORTH, FLORIDA  
 MARCH 2003 SHEET 2 OF 2

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at \_\_\_\_\_  
 M. this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 and duly recorded in Plat Book No. \_\_\_\_\_  
 on Page \_\_\_\_\_  
 Dorothy H. Wilken, Clerk of the Circuit Court  
 By \_\_\_\_\_ D.C.



- SURVEYORS NOTES:**
1. THE CENTERLINE OF 17TH AVENUE NORTH IS ASSUMED TO BEAR S 86°35'51" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  2. THERE SHALL BE NO TREES, SHRUBS, BUILDINGS OR CONSTRUCTION OF ANY KIND PLACED UPON THE EASEMENTS.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES, SET BACKS AND REQUIREMENTS OF THE CITY OF LAKE WORTH.
  4. PERMANENT REFERENCE MONUMENT (P.R.M.) SHOWN THUSLY ■
  5. PERMANENT CONTROL POINT (P.C.P.) SHOWN THUSLY ●
  6. PROPERTY LIES IN FLOOD ZONES B & C - PANEL NO. 120213 0001 C DATED: SEPTEMBER 13, 1982
  7. FENCES MAY NOT EXCEED 6 FEET IN HEIGHT
  8. NO GARAGES SHALL FACE UPON OR EXIT ONTO 16TH COURT NORTH
  9. LIMITED ACCESS EASEMENT MEANS - THAT NO DRIVEWAYS OR ACCESS MAY CROSS SAID EASEMENT.
  10. F.F.E. DENOTES FINISHED FLOOR ELEVATION.
  11. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. (N.G.V.D. 1929)
  12. FRONT YARD IS DEFINED AS THE PORTION OF A LOT ADJACENT AND ABUTTING TO THE 17TH AVENUE NORTH RIGHT-OF-WAY.
  13. REAR YARD IS DEFINED AS THE PORTION OF A LOT ADJACENT AND ABUTTING TO THE 16TH COURT NORTH RIGHT-OF-WAY.
  14. OWNER OF EACH LOT IS RESPONSIBLE FOR THE MAINTENANCE OF THE 16TH COURT NORTH RIGHT-OF-WAY ADJACENT AND ABUTTING TO THE REAR OF THEIR RESPECTIVE LOT, INCLUSIVE OF ALL EASEMENTS.

**COORDINATE NOTE:**  
 STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990  
 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE,  
 TRANSVERSE MERCATOR PROJECTION  
 LINEAR UNIT = US SURVEY FEET  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR - 1.0000477  
 DISTANCE X SCALE FACTOR = GRID DISTANCE

N 88°01'08" W (PLAT BEARING) 00°24'33" BEARING ROTATION  
 N 88°25'41" W (GRID BEARING) (COUNTERCLOCKWISE) (PLAT TO GRID)

NORTH LINE OF 16TH COURT NORTH  
 AS SHOWN HEREON

RICHARD P. BREITENBACH, P.L.S.  
 LAND SURVEYING SERVICES  
 PHONE (561) 967-0085  
 2540 PALMARITA ROAD WEST PALM BEACH, FL 33406

**OAK HILL ESTATES EAST**