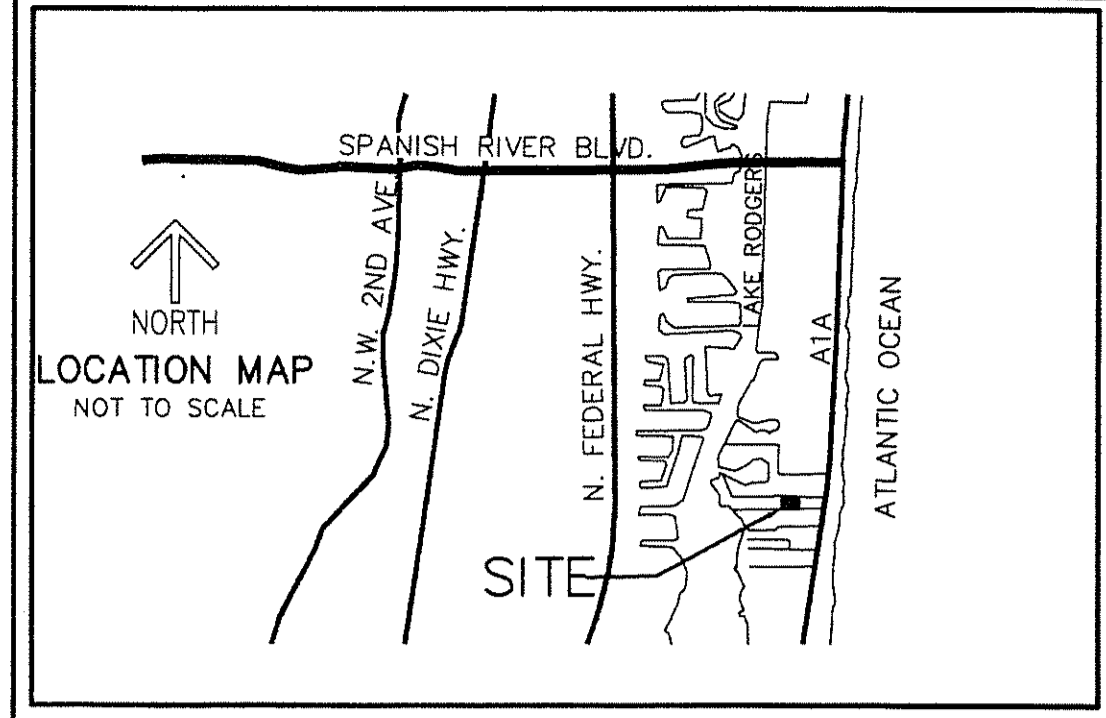


# OCEANSIDE TOWNHOMES

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 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



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

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:54 A.M.  
THIS 16 DAY OF JULY  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 122 ON  
PAGES 52 AND 53

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY:   
DEPUTY CLERK



"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.

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT OCEANSIDE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 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 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTH 74 FEET OF LOT 22 AND THE SOUTH 50 FEET OF LOT 21, REDHAMMER SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 20, PAGE 37, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 21 OF SAID REDHAMMER SUBDIVISION, AT A DISTANCE OF 267.68 FEET, MEASURED ALONG THE SAID NORTH LINE OF THE SOUTH 50.00 FEET OF LOT 21, FROM THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A1A, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE WESTERLY S88°56'22"W, ALONG THE SAME COURSE, A DISTANCE OF 235.00 FEET; THENCE S01°03'38"E, A DISTANCE OF 124.00 FEET; THENCE N88°56'22"E, A DISTANCE OF 235.00 FEET; THENCE N01°03'38"W, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING. CONTAINING 29,140 SQUARE FEET OR 0.6690 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. UTILITY EASEMENT

THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE NON-EXCLUSIVE PURPOSES FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENT. THE OCEANSIDE TOWN HOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL DRAINAGE FACILITIES ASSOCIATED WITH THIS PLAT INCLUDING THE CONTROL STRUCTURE. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

#### 2. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF OCEANSIDE TOWN HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 6 DAY OF July 2016.

OCEANSIDE TOWNHOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY:   
GARY BROWN  
MANAGER

WITNESS:   
DAVID J. O'BRIEN  
PRINT  
WITNESS:   
JOHN HEZICK  
PRINT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY BROWN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF July 2016

MY COMMISSION EXPIRES: 7/10/18   
MICHELE ANDON  
NOTARY PUBLIC

COMMISSION NUMBER: FF100282   
MICHELE ANDON  
PRINT NAME

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER HEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 289111 AND PAGE 1427 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 7 DAY OF July 2016.

BY:   
JETTE P. GADDIS  
NAME  
TITLE: PRESIDENT  
GLADDIS CAPITAL CORPORATION,  
FLORIDA CORPORATION

WITNESS:   
DAVID J. O'BRIEN  
PRINTED NAME  
WITNESS:   
JETTE GADDIS-POWELL  
PRINTED NAME

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED Jette P. Gaddis, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GLADDIS CAPITAL CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF July 2016.

MY COMMISSION EXPIRES: April 1st, 2018

COMMISSION NO # FF108993  
BY:   
BEHONA MARIA EVANS  
NOTARY PUBLIC  
PRINTED NAME:

### ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE OCEANSIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6 DAY OF July 2016.

BY:   
GARY BROWN  
NAME/TITLE: Gary Brown  
President  
WITNESS:   
DAVID J. O'BRIEN  
WITNESS:   
JOHN HEZICK

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Gary Brown, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE OCEANSIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF July 2016.

MY COMMISSION EXPIRES: 7/11/18   
MICHELE ANDON  
COMMISSION NO. FF100282  
PRINTED NAME  
NOTARY PUBLIC

OWNER:

OWNER NOTARY:

MORTGAGEE:

MORTGAGEE NOTARY:

OCEANSIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.:

TOWNHOMES HOMEOWNERS ASSOCIATION, INC. NOTARY:

CITY OF BOCA RATON:

SURVEYOR: