

EAST RIDGE P.U.D.

A PLAT OF A PORTION OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT 27 AND ALL OF LOTS 28 AND 29 OF SAM BROWN JR.'S HYPOLUXO SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

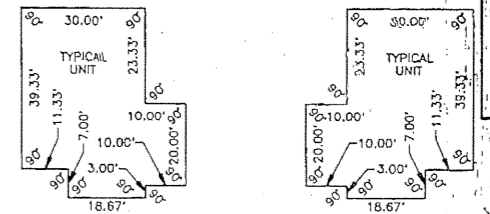
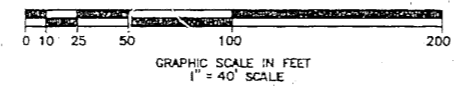
JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

MARCH 1997
SHEET 3 OF 3

- LEGEND:
- C CENTERLINE
 - C10 CURVE NUMBER
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA OR CENTRAL ANGLE
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - PRM PERMANENT REFERENCE MONUMENT NUMBER LB-50
 - ECM EXISTING CONCRETE MONUMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - AE ACCESS EASEMENT
 - LE LANDSCAPE EASEMENT
 - O.R.B. OFFICIAL RECORD BOOK
 - P.G. PAGE
 - L.A.E. LIMITED ACCESS EASEMENT

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	13.20'	09°08'53"	83.00'	6.62'	S85°48'31"E	13.19'
C2	4.89'	20°00'21"	14.00'	2.47'	N84°44'45"E	4.86'
C3	103.87'	110°12'30"	54.00'	77.42'	N46°07'11"W	88.58'
C4	4.89'	20°00'21"	14.00'	2.47'	N01°01'06"W	4.86'
C5	13.20'	09°08'53"	83.00'	6.62'	N06°27'50"W	13.19'
C6	29.00'	66°33'03"	25.00'	16.42'	N35°11'58"W	27.45'
C7	246.01'	281°54'14"	50.00'	111.13'	N72°27'35"E	63.00'
C8	15.41'	35°19'06"	25.00'	7.98'	N15°45'09"E	15.17'
C9	64.88'	89°23'34"	42.00'	40.88'	N46°07'11"W	58.58'
C10	43.34'	45°08'58"	55.00'	22.87'	N24°27'39"W	42.23'



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NORTHEAST 20th AVENUE

AMENDED PLAT OF BOYNTON RIDGE - PLAT BOOK 24, PAGE 28

AMENDED PLAT OF BOYNTON RIDGE - PLAT BOOK 24, PAGE 28

LOT 9

NOTES:

ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. PRM'S SET BEAR A BRASS DISC WITH THE NUMBER LB-50.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N01°53'21"W ALONG THE WEST SECTION LINE OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN AND THE CITY OF BOYNTON BEACH CODE OF ORDINANCES.

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.

NO PLANTINGS OVER 30" SHALL BE ALLOWED ON CORNER LOTS WITHIN THE SAFE SIGHT DISTANCE BASED ON THE CROWN ELEVATION OF THE STREET.

LOT 26 SAM BROWN JR.'S HYPOLUXO SUBDIVISION PLAT BOOK 1, PAGE 81

TYPICAL UNIT FOR UNIT NO. 8 - 11
SCALE: 1" = 20'

TYPICAL UNIT FOR UNIT NO. 17 - 19
SCALE: 1" = 20'

TYPICAL UNIT FOR UNIT NO. 16
SCALE: 1" = 20'

TYPICAL UNIT AND TYPICAL ACCESS EASEMENT FOR UNIT NO. 27 - 33
SCALE: 1" = 20'

TYPICAL UNIT AND TYPICAL ACCESS EASEMENT FOR UNIT NO. 1 - 7, 12 - 15 AND 20 - 26
SCALE: 1" = 20'

ACCESS EASEMENT DETAIL "A"
SCALE: 1" = 40'

ACCESS EASEMENT DETAIL "B"
SCALE: 1" = 40'