

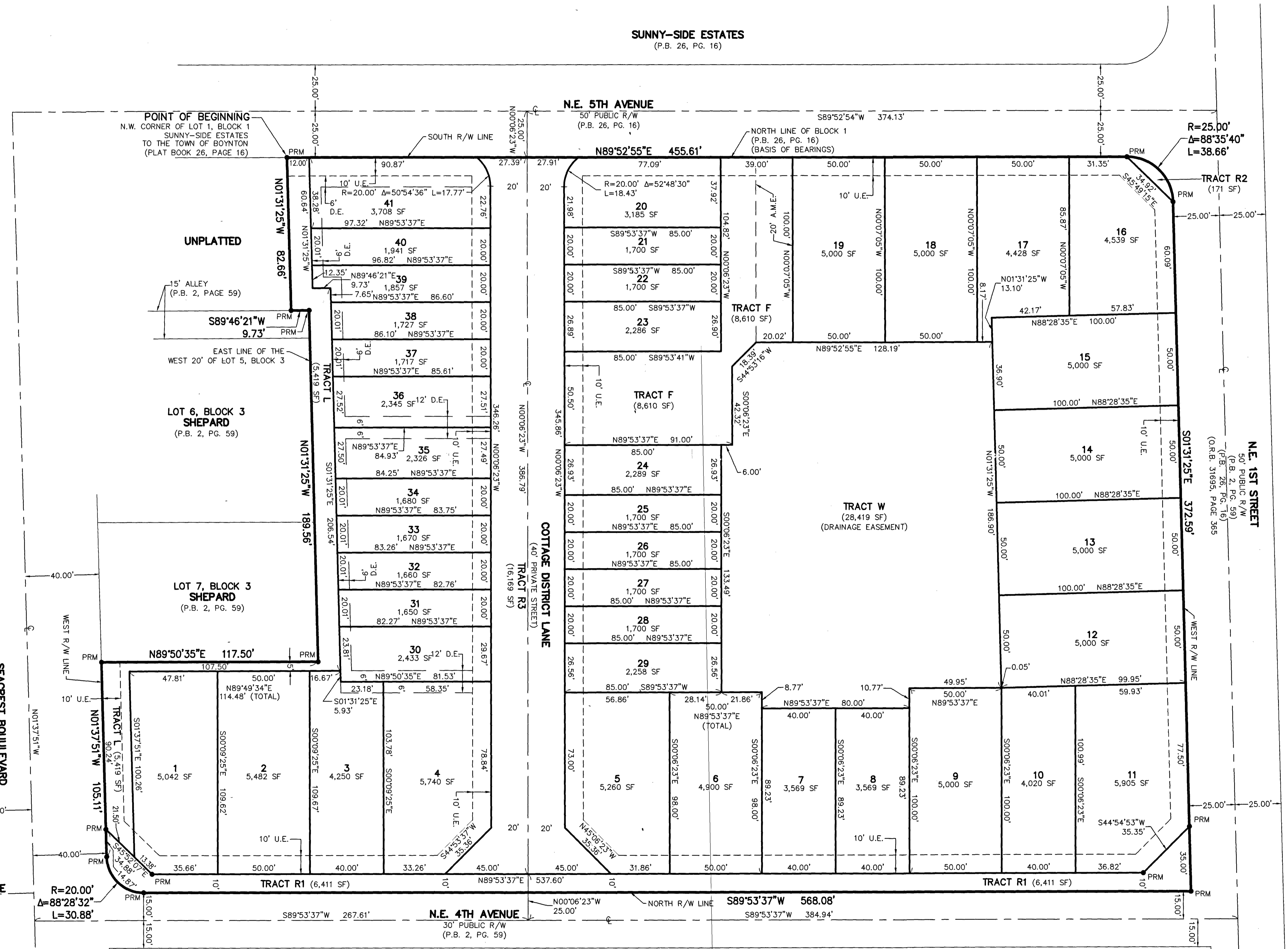
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB 3591  
AUGUST-2024

# COTTAGE DISTRICT IPUD

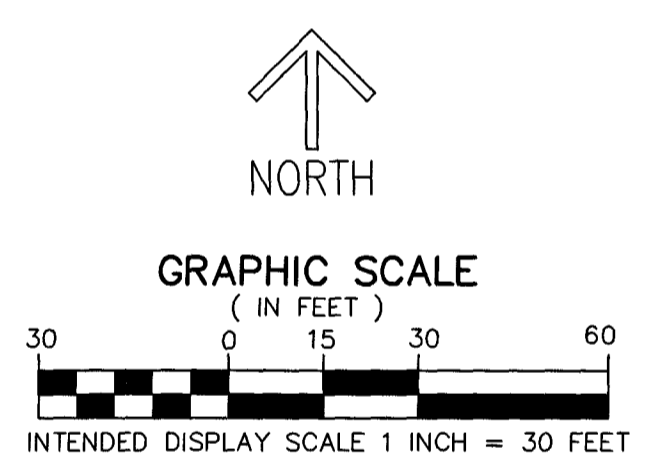
A REPLAT OF A PORTION OF BLOCK 1, SUNNY-SIDE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 16, A PORTION OF BLOCK 3, SHEPARD ADDITION TO BOYNTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 59 AND A PORTION OF THAT ABANDONED 15 FOOT WIDE ALLEY RUNNING EAST/WEST FROM SEACREST BOULEVARD TO NE 1ST STREET, ABANDONED BY ORDINANCE NO. 18-028 AND RECORDED IN OFFICIAL RECORDS BOOK 30320, PAGE 662, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

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SHEET 2 OF 2



TABULAR DATA	SQUARE FEET	ACRES
LOTS	136,637	3.1367
PRIVATE STREET (TRACT R3)	16,169	0.3712
PUBLIC R/W (TRACTS R1 & R2)	6,582	0.1511
TRACT F	8,610	0.1977
TRACT L	5,419	0.1244
TRACT W	28,419	0.6524
<b>TOTAL AREA THIS PLAT</b>	<b>201,836</b>	<b>4.6335</b>



- LEGEND/ABBREVIATIONS:**
- CL - CENTERLINE
  - A.M.E. - ACCESS MAINTENANCE EASEMENT
  - CBBE - CITY OF BOYNTON BEACH UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - LB - LICENSED BUSINESS
  - N/D - NAIL AND DISC
  - ORB - OFFICIAL RECORDS BOOK
  - PLS - PROFESSIONAL LAND SURVEYOR & MAPPER
  - PG(S) - PAGE(S)
  - R/W - RIGHT-OF-WAY
  - SF - SQUARE FEET
  - U.E. - UTILITY EASEMENT
  - R - RADIUS
  - Δ - DELTA (CENTRAL ANGLE)
  - L - ARC LENGTH
  - ⊙ - DENOTES NAIL AND METAL DISK STAMPED "C&W PRM LB 3591"
  - - PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591" UNLESS OTHERWISE NOTED

C.W.COPPS ADDITION TO BOYNTON  
(P.B. 7, PG. 56)