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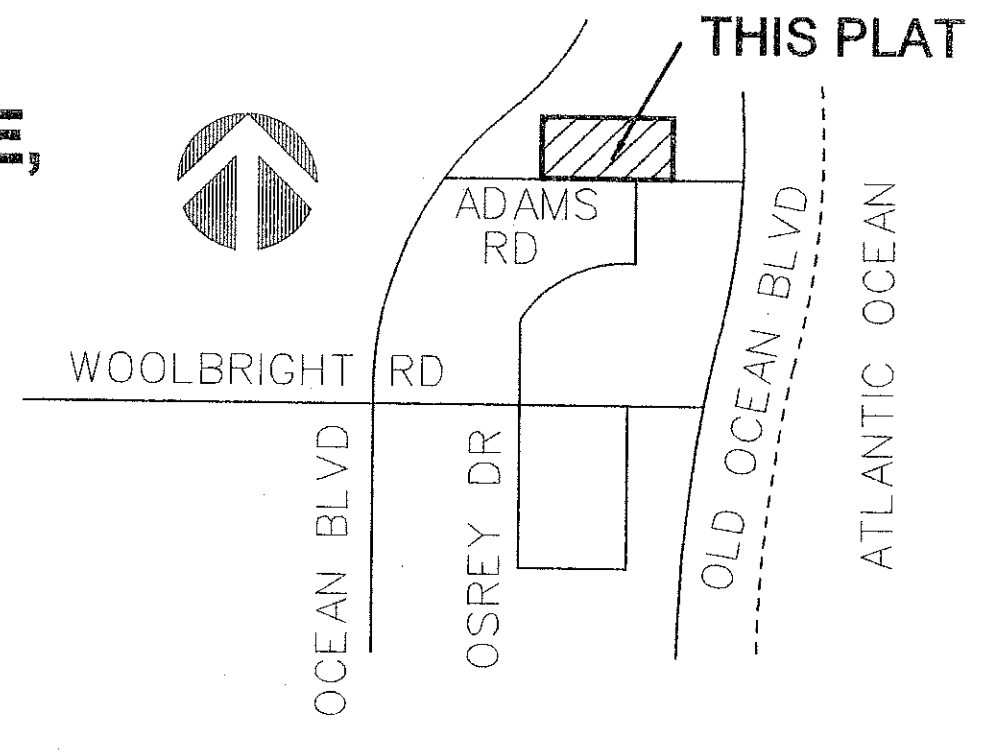
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PERIMETER SURVEYING & MAPPING
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OCEAN BREEZE TOWNHOMES

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 27, TWP 45 S., RGE 43 E,
TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA
NOVEMBER, 2006

00046-054



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:40 AM
THIS 01 DAY OF FEBRUARY
2007, AND DULY RECORDED
IN PLAT BOOK ON PAGES
00 AND 889
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: *[Signature]* DC

SHEET 1 OF 2

DESCRIPTION, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT OCEAN BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF GOVERNMENT LOT 3 IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OCEAN BREEZE TOWNHOMES", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF OCEAN BOULEVARD WITH A LINE PARALLEL TO AND 440 FEET NORTHERLY, MEASURED ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, FROM THE SOUTH LINE OF SAID GOVERNMENT LOT 3, BEING ALSO THE SOUTH LINE OF SAID SECTION 27; RUN NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 152.05 FEET; THENCE RUN WESTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING, AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE CONTINUE TO RUN WESTERLY, ALONG THE SAID LINE PARALLEL TO THE SOUTH LINE OF SECTION 27, A DISTANCE OF 245 FEET; THENCE RUN NORTHERLY ALONG A LINE PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD A DISTANCE OF 151.17 FEET; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 27, A DISTANCE OF 245 FEET; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 151.17 FEET TO THE POINT BEGINNING. LESS THE SOUTH 15.17 FEET THEREOF FOR RIGHT-OF-WAY OF ADAMS DRIVE AS DEEDED TO THE TOWN OF OCEAN RIDGE IN OFFICIAL RECORD BOOK 1005, PAGE 568.

SAID LAND SITUATE IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN BREEZE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS AN OPEN SPACE TRACT FOR OPEN SPACE, LANDSCAPE, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE AND ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN BREEZE PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND PEDESTRIAN ACCESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY.

IN WITNESS WHEREOF, OCEAN BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF December 2006.

OCEAN BREEZE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: ERNIE VANHORN, JR. JEFFREY P. PARKER, MANAGER
WITNESS: *[Signature]*
PRINT NAME: RACHEL ST. CLERE

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED, JEFFREY P. PARKER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF OCEAN BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF December 2006

MY COMMISSION EXPIRES: March 1, 2009

BY: *[Signature]*
NOTARY PUBLIC
STATE OF FLORIDA

ACCEPTANCE OF RESERVATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE OCEAN BREEZE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF December 2006

OCEAN BREEZE PROPERTY OWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]*
WITNESS: *[Signature]* JON GOLLINGER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED, JON GOLLINGER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE OCEAN BREEZE PROPERTY OWNERS' 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 IS 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 9th DAY OF December 2006

MY COMMISSION EXPIRES: _____

BY: *[Signature]*
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, EDWARDS, ANGELL, PALMER & DODGE, LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP WITH DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO OCEAN BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 192, AS AMENDED; THAT THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

EDWARDS, ANGELL, PALMER & DODGE, LLP
A DELAWARE LIMITED LIABILITY PARTNERSHIP
ONE NORTH CLEMATIS STREET, SUITE 400
WEST PALM BEACH, FLORIDA, 33401

BY: G.E. YOUNG, P.A., A FLORIDA CORPORATION AND ITS PARTNER

BY: *[Signature]* GREGORY E. YOUNG, PRESIDENT

DATE: December 7, 2006

TOWN OF OCEAN RIDGE, APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR THE RECORD THIS 31st DAY OF December A.D. 2006.

BY: *[Signature]* KEN SCHEINCK, TOWN MANAGER
BY: *[Signature]* KENNETH W. KALEEL, MAYOR

BY: *[Signature]* LISA A. TROPEPE, PVE., TOWN ENGINEER

CERTIFICATE OF REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

SFRM, INC.
1201 BELVEDERE ROAD
WEST PALM BEACH, FLORIDA 33405
L.B. NUMBER 6603

BY: *[Signature]*
C. ANDRE RAYMAN, P.S.M. L.S. NO. 4938
PROFESSIONAL SURVEYOR AND MAPPER
L.B. NUMBER 6603

SURVEYOR NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 90°00'00" WEST ALONG THE NORTH LINE OF THE RIGHT-OF-WAY OF ADAMS ROAD.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF OCEAN RIDGE ZONING REGULATIONS.
- 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 THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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, FLORIDA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN SET AND MONUMENTS ACCORDING TO 177.091 (9), F.S. WILL BE SET, AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12-4-2006

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. L55111
PERIMETER SURVEYING AND MAPPING, INC.
CERTIFICATE OF AUTHORIZATION #LB7264

OCEAN BREEZE, LLC
PROPERTY OWNERS' ASSOCIATION, INC. TOWN OF OCEAN RIDGE
REVIEWING SURVEYOR
SURVEYOR

