

20090166070

LOTS 14, 15 AND 16, BLOCK 5, BOYNTON PARK REPLAT

BEING A REPLAT OF ALL OF LOTS 14, 15 AND 16, BLOCK 5, BOYNTON BEACH PARK,
PLAT BOOK 12, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST
TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA
JULY 2008 SHEET 1 OF 2 SHEETS

122

00046-055

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD
AT 11:14 AM THIS 18 DAY
OF MAY 2009 AND DULY RECORDED IN
PLAT BOOK 112 ON PAGES 122
THRU 123

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: CSJ DC



DEDICATION:

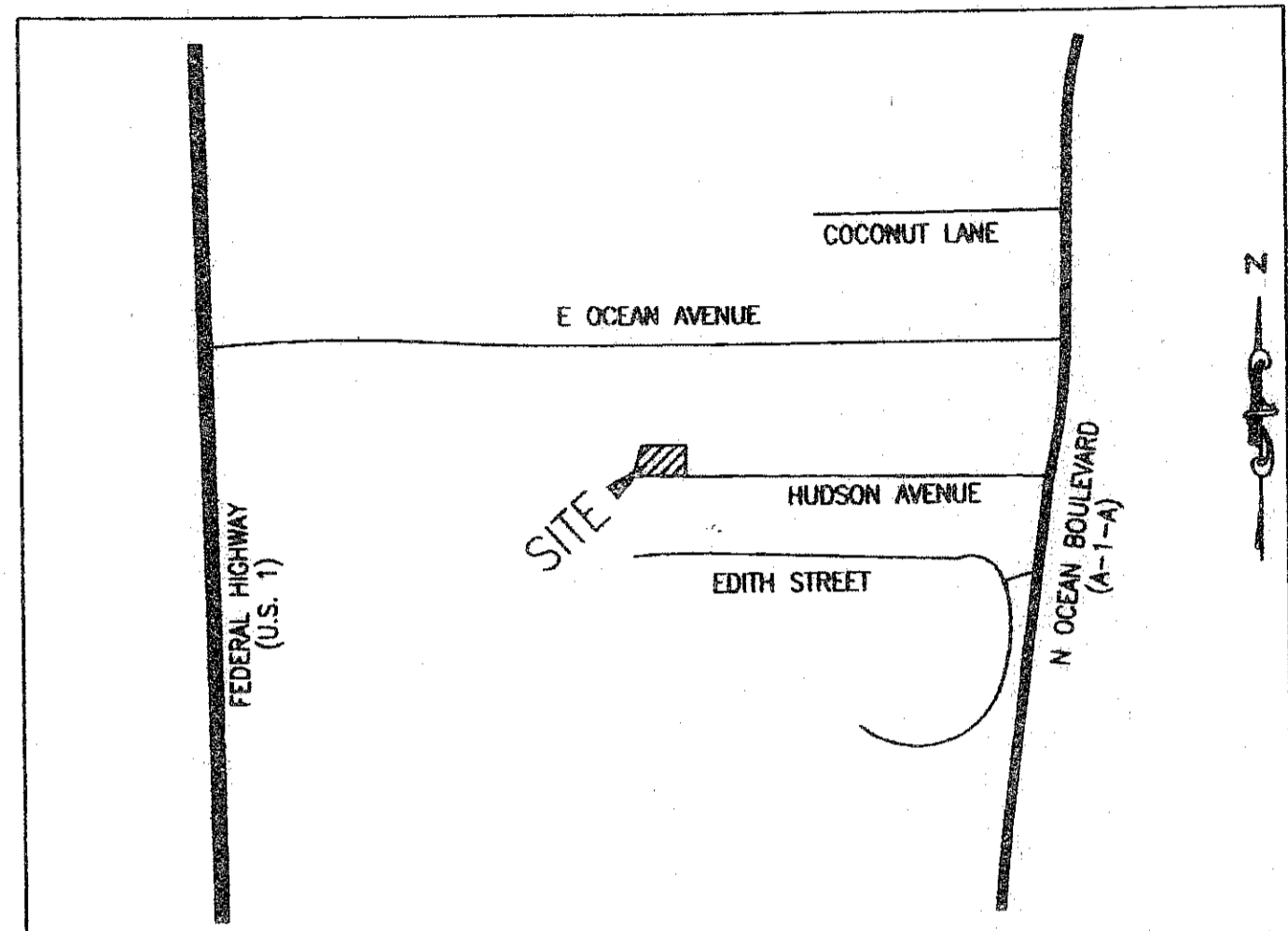
STATE OF FLORIDA
COUNTY OF PALM BEACH / SS
KNOW ALL MEN BY THESE PRESENTS THAT HUDSON AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
OWNER OF THE LAND SHOWN HEREON AS LOTS 14, 15 AND 16, BLOCK 5 BOYNTON BEACH PARK REPLAT
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 14, 15 AND 16, BLOCK 5, BOYNTON BEACH PARK, 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 12, PAGE 42, THEREOF, SUBJECT TO THE EASEMENT FOR THE INTRACOASTAL WATERWAY (ALSO
KNOWN AS FLORIDA EAST COAST CANAL) EXISTING OVER THAT PORTION DESCRIBED AS PARCEL NO. 13, AS
SHOWN ON PLAT OF THE INTRACOASTAL WATERWAY IN PLAT BOOK 17, PAGE 12A, PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.

THERE ARE NO DEDICATIONS TO THE PUBLIC

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY,
SEYHAN AKBASLI, ITS GENERAL PARTNER, THIS 25 DAY OF MARCH 2009

SEYHAN AKBASLI	ALBANY M. FERNANDES, MANAGING MEMBER
BY: <u>Rita Akbasli</u>	BY: <u>Albany M. Fernandes</u>
RITA AKBASLI, as Personal Representative	WITNESS
WITNESS	<u>James B. Hayes</u>
JAMES B HAYES	JUDY PICO
PRINT NAME	PRINT NAME
<u>Linda Reyer</u>	<u>Ronnie Alban</u>
WITNESS	WITNESS
Linda Reyer	Ronnie Alban
PRINT NAME	PRINT NAME
	<u>Jennifer Davison</u>
	<u>JRM</u>
	<u>Lissette Rodriguez</u>



SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST
LOCATION MAP
(NOT TO SCALE)

CERTIFICATION OF REVIEW BY CITY'S SURVEYOR:

ON BEHALF OF THE TOWN OF OCEAN RIDGE THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR AND
MAPPER HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES

BY: Gary A. Rager
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS4828, STATE OF FLORIDA

APPROVAL TOWN OF OCEAN RIDGE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LOTS 14, 15 AND 16, BLOCK 5 BOYNTON BEACH PARK REPLAT
HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE TOWN OF OCEAN RIDGE, FLORIDA THIS 11 DAY OF
MAY 2009

BY: Ernest W. Kalleel
MAYOR

BY: Karen E. Hancsak
KAREN E. HANCSAK
TOWN CLERK

BY: Lisa A. Tropea
LISA A. TROPEA, P.E.
TOWN ENGINEER

SURVEYORS NOTES:

- DISTANCES SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL PLANE AND ARE IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF EAST OCEAN AVENUE AS SHOWN ON THE PLAT OF MARINA VILLAGE AT BOYNTON BEACH, PLAT BOOK 102, PAGE 14 PUBLIC RECORDS OF PALM BEACH COUNTY, STATE OF FLORIDA. BEARING REFERENCE N80°00'00"W.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

SURVEYORS 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) AND
MONUMENTS ACCORDING TO SEC. 177.001(8), F.S., HAVE BEEN PLACED 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: 3/13/09

Ernest W. Kalleel
ERNEST W. DUNCAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5182
BASELINE ENGINEERING AND SURVEYING, INC.
LICENSED BUSINESS No. 6439
1400 NW 1st COURT
BOCA RATON, FL 33432

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM IS THE OFFICIAL DEPICTION OF THE 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.

THIS INSTRUMENT WAS PREPARED BY ERNEST W. DUNCAN,
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA
CERTIFICATE NO. L.S. 5182
BASELINE ENGINEERING AND SURVEYING, INC. L.B. 6439
1400 N.W. 1st COURT
BOCA RATON, FL 33432
(561) 417-0700

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES B. HAYES, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I
HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE TO THE
PROPERTY IS VESTED IN HUDSON AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT
TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF
RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY
THIS PLAT.

DATE: MARCH 25, 2009

JAMES B. HAYES, PA.
BY: James B. Hayes
JAMES B. HAYES, ESQ.
FLORIDA BAR NO. 284852

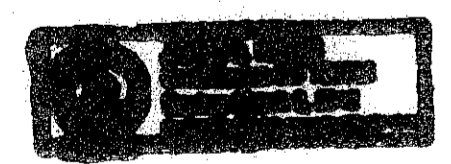
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

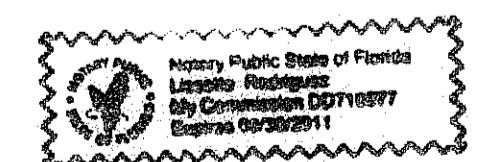
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF MARCH 2009 BY RITA AKBASLI, as Personal Representative for
SEYHAN AKBASLI THE GENERAL PARTNER OF HUDSON AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED HIS
DRIVERS LICENSE AS IDENTIFICATION
*AND ALBANY M. FERNANDES, Managing Member

WITNESS: MY HAND AND SEAL THIS 25 DAY OF MARCH A.D. 2009
*AND, May 6, 2009
MY COMMISSION EXPIRES: 3/3/2012 COMMISSION NO.: DD755002

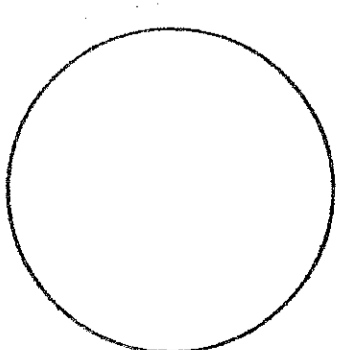
James B. Hayes
NOTARY PUBLIC - STATE OF FLORIDA
JAMES B. HAYES
PRINT NAME



AND
Lissette Rodriguez
NOTARY PUBLIC - STATE OF FLORIDA
Lissette Rodriguez
PRINT NAME



MORTGAGEE'S
CONSENT



SURVEYOR

