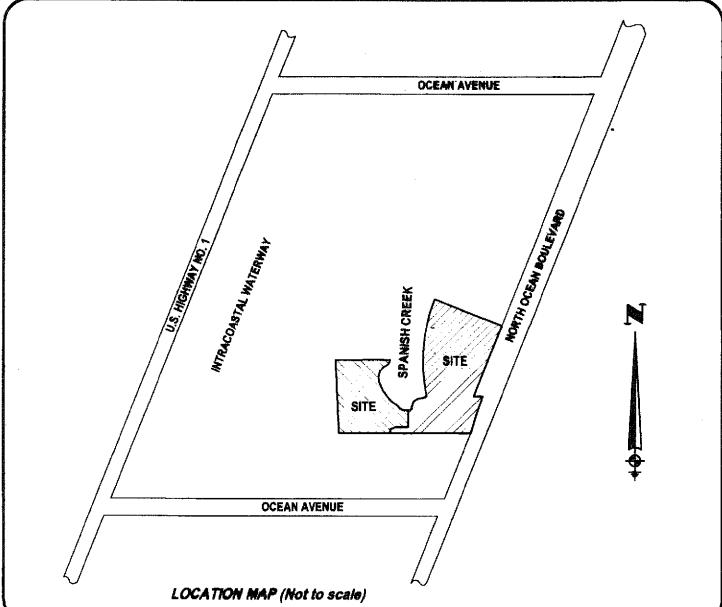
# SPANISH CREEK

A REPLAT OF THE PLAT OF SPANISH BAY AS RECORDED IN PLAT BOOK 108, PAGE 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 22, TOWNSHIP 45 SOUTH,

NOVEMBER, 2009



### SURVEYOR'S NOTES

- 1. The South line of Government Lot 5 Section 22, Township 45 South, Range 43 East bears N 89°44'35" E based on state plane coordinate datum: North America 1983 Datum, 1990 adjustment, Florida East Zone, and
- 2. No building or any kind of construction or trees or shrubs shall be placed on any easement without prior written by the Town of Ocean Ridge, Florida and its successors.
- 4. In instances where drainage and utility easements cross, drainage easements shall take precedence.
- 5. Abbreviations used on this plat are as follows:
- = (Monument) 5/8" Iron Rod & Cap, or PK Nail & Disk, Stamped "LB 4165"
- L.B. = Licensed Business
- R = Radius
- L = Length
- 6. 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

Florida chartered

The undersigned hereby certifies that Palm Beach Community Bank, a Federal savings bank 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 thereof, and agrees that its Mortgage which is recorded in Official Record Book 2589 at Page 666 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Patricia A. Sheehan senier IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by William R. Martin, as Executive Vice President of Palm Beach Community Bank and its seal to be affixed hereon by and with the full power and authority thereof this <u>26</u> day of <u>January</u>, 2010.

Palm Beach Community, Bank, a Federal Savings Bank

RANGE 43 EAST, WITHIN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

- consent of all easement beneficiaries and all applicable approvals or permits as required for such encreachments
- 3. Building setback lines shall be as required by the current Building and Zoning regulations of the Town of Ocean Ridge and/or any restrictive covenents pertaining to that reflected by this Plat.
- = (P.R.M.) Permanent Reference Monument, 4" X 4" Concrete Monument with a PK Nail & Disk, or PK Nail & Disk set in Impervious surface, Stamped "PRM LB 4165"
- C/L = Centerline
- ORB = Official Record Book
- PC = Point of Curve PT = Point of Tangent
- △ = Delta
- County, Florida.

## **MORTGAGEE'S CONSENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

By: <u>Adrii Ashipaa</u>

Print Name: William R: Martin Patricia A. Sheehan
Senior

Title: Executive Vice President

STATE OF FLORIDA COUNTY OF PALM BRACH Shares R. Book, Clark & Compt.

BEFORE ME, personally appeared William R: Martin, as Executive Vice President of Palm Beach Community Bank, who is

and severally acknowledged to and before me that he/she executed said instrument in the foregoing capacity and that the

seal affixed to the foregoing instrument is the seal thereof and that it was affixed to said instrument by due and regular

00046-056



Patricia A. Shechan Schier

Commission No.

authority, and that said instrument is the free act and deed thereof.

My commission expires:

personally known to me or has produced a \_\_\_

**ACKNOWLEDGMENT** 

felette M. Houle

TITLE CERTIFICATION 45 & 1/19/2010(1)

I, Kenneth M. Kaleel, a duly Licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property, that the title to the property is vested in Spanish Creek LLC, a Florida limited liability company, that the current taxes have been paid, that all mortgagees not satisfied or released of record nor otherwis terminated by law are shown hereon, and that there are no other encumbrances/of record.

Kenneth M. Kaleel, Attorney-at-law 555 North Congress Avenue - Suite 301 Boynton Beach, FL 33426

Menneth M. Kaleel

as identification, and who executed the foregoing instrument

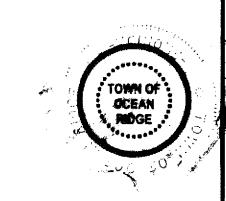
Attorney-at-law

TOWN OF OCEAN RIDGE, APPROVALS

This plat is hereby approved for record this \_\_\_\_\_\_\_, 2010. BY: Kenneth Schenck, Town Manager

BY: Asa C. Propye

Lisa A. Tropepe, P.E., Town Engineer

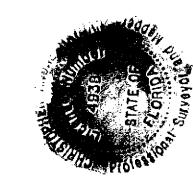


**CERTIFICATE REVIEWING SURVEYOR** 

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.

Engenuity Group, Inc. 1201 Belvedere Road West Paim Beach, Florida 33405 L.B. 6603

C. Andre Rayman, P.S.M. L.S. No. 4938 Professional Surveyor and Mapper State of Florida



## SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and bellef; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points (P.C.P's) and Monuments according to Section 177.091 (9), Florida Statutes, have been placed as required by law, and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of the Town of Ocean Ridge, Florida.

Dated: This 215t day of JANUARY , 2010.

DONALD D. DANIELS PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATION NO. 2608



SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

	DONALD D. DANHELS, INC. Consulting Surveyors & Mappers	SPANISH CREEK		
	Florida Certificate LB No. 4165 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 Tel: (561) 747-9894	REFERENCE: 180/120	_	SCALE: NONE
		OFFICE: D. OSHA		DWG. NUMBER: 05-04
		CHECKED: DDD		SHEET 1 OF 2



DEDICATION

SPANISH CREEK and described as follows:

East, a distance of 12.93 feet to the Point of Beginning.

company, its successors and or assigns.

seal this 29th day of January, 2010.

ACKNOWLEDGMENT

COUNTY OF PALM BEACH)

My commission expires:

known to me or has produced a

STATE OF FLORIDA)

WITNESS: CAROLINE K DESMUKES

Peter J. Pirri

Know all men by these presents that Spanish Creek LLC, a Florida limited liability company, owner of the land, being a portion of land lying in Section 22, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as

Beginning at a point at the Southwest corner of Lot 79, Mc Cormick Mile, according to the Plat thereof as recorded in Plat Book 24. Page 191, Public Records of Palm Beach County, Florida, said point being the beginning of a curve, concave to the East having a radius of 493.49 feet, which radius point bears North 77°50'11" East and a central angle of 33°43'02"; thence Northerly along arc of said curve, also being the Westerly line of said Lot 70 and Lot 69, of said Plat, a distance of

290.41 feet to a point in the North line of said Lot 69; thence South 68°26'47" East, along said North line, a distance of 210.00 feet; thence South 21°33'13" West, along the East right of way line of Ocean Boulevard as shown on said Plat, also

radius of 871.78 feet and a central angle of 00°39'59"; thence Southerly along the East line of said Lot 70, a distance of

along the Easterly limits of said Lots 69 and 70, a distance of 212,95 feet to a point in a curve concave to the East, having a

10.14 feet to a point in the Southeast corner of said Lot 70; thence North 89°44'35" East, a distance of 26.86 feet to a point

angle of 07°43'45"; thence Southerly along the arc of said curve and West right of way line of Ocean Boulevard, a distance

of 114.23 feet; thence South 89°44'35" West along the South line of the North 1/2 of the North 5 acres of the South 8 acres

of Government Lot 5, Section 22, Township 45 South, Range 43 East, a distance of 450.80 feet to a point on the West line of

said Government Lot 5; thence North 02°24'26" West along said West line, a distance of 242.01 feet to a point on the North

Site: thence along said West line of Spanish Creek the following eight (8) courses: thence Southerly along a curve concave

of 23.00 feet and a central angle of 17°25'08"; thence Southerly along the arc of said curve, a distance of 6.99 feet to a point of tangent; thence South 39°41'53" East, a distance of 7.00 feet to a point of curve concave to the Northeast, having a

radius of 17.00 feet and a central angle of 43°40'16"; thence Southeasterly along arc of said curve, a distance of 12.96 feet to a point of tangent; thence South 83°22'09" East, a distance of 9.75 feet to a point of curve concave to the South said

point also lying on the Mean High Water line of Spanish Creek; thence the following eight (8) courses along said mean high

water line, said curve having a radius of 27.31 feet which radius point bears South 11°23'38" West and a central angle of

East, a distance of 10.82 feet to a point of curve concave to the North, having a radius of 3.80 feet and a central angle of

a distance of 17.66 feet to a point of curve concave to the Southeast, having a radius of 18.52 feet and a central angle of

68°40'25"; thence Easterly along arc of said curve, a distance of 22.20 feet to a point of tangent; thence North 82°24'29"

East, a distance of 7.35 feet to a point of curve concave to the North having a radius of 25.41 feet and a central angle of

Tract "A" as shown hereon is hereby reserved for future development to Spanish Creek LLC, a Florida limited liability

IN WITNESS WHEREOF, I, Jeffrey C. Eder, as Managing Member of Spanish Creek LLC, do hereundo set my hand and

BEFORE ME, personally appeared Jeffrey C. Eder, as Managing Member of Spanish Creek LLC, who is personally

and acknowledged before me that he executed said instrument for the purposes therein.

WITNESS my hand and official seal this 29th day of January, 2010.

Spanish Creek LLC, a Florida

Limited Liability Company

as identification, and who executed the foregoing instrument

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

13°50'09": thence Easterly along the arc of said curve, a distance of 6.14 feet to point of tangent; thence North 68°34'20"

11°38'02"; thence Easterly along the arc of said curve, a distance of 5.55 feet to a point of tangent; thence South 66°58'20"

98°51'36"; thence Easterly along arc of said curve, a distance of 6.56 feet to a point of tangent; thence North 13°44'03" East.

line of the North 100 feet of the South 520.17 feet of said Government Lot 5; thence North 89°44'35" East, a distance of 213.03 feet to a point on the approximate West line of Spanish Creek as shown on Palm Beach County Property Appraiser's

to the Northwest having a radius of 22.89 feet which radius point bears North 87°24'16" West and a central angle of 62°08'52"; thence Southerly along arc of said curve, a distance of 24.83 feet to a point of reverse curvature of a curve concave to the Southeast having a radius of 44.00 feet and a central angle of 81°11'48"; thence Southwesterly along arc of said curve, a distance of 62.35 feet to a point of tangent; thence South 19°45'36" East, a distance of 7.32 feet to a point of curve concave to the East, having a radius of 143.00 feet and a central angle of 37°21'25"; thence Southeasterly along arc of said curve, a distance of 93.24 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius

of curve concave to the East, having a radius of 846.78 feet, which radius point bears South 68°27'15" East and a central