STATE OF FLORIDA COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A FLORIDA PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO SECTION 163.356 F.S., OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF BLOCK C, GRAND CIRCLE "N" AND STANFORD DRIVE EAST, ALL BEING IN BOYNTON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 51, PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, SHOWN HEREON AS "OCEAN BREEZE WEST", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PORTION OF BLOCK C OF THE PLAT OF BOYNTON HILLS, BOYNTON BEACH, PALM BEACH COUNTY. FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS

COMMENCE AT THE NORTHEAST CORNER OF LOT 147 OF SAID BLOCK C; THENCE SOUTH (ASSUMED), ALONG THE EAST LINE OF SAID LOT 147, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, ALONG THE EAST LINE OF SAID BLOCK C, 228.36 FEET TO THE SOUTHEAST CORNER OF LOT 134 OF SAID BLOCK C; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 134, A DISTANCE OF 100 FEET TO THE EAST LINE OF LOTS 135 AND 136 OF SAID BLOCK C; THENCE SOUTH, ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF, 189.19 FEET TO THE CENTERLINE OF GRAND CIRCLE "N", BEING A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 591.65 FEET, (A LINE RADIAL TO SAID CURVE BEARS N.41°04'57"E.); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 5.02 FEET THROUGH A CENTRAL ANGLE OF 0°29'11" TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 129 OF SAID BLOCK C, (A LINE RADIAL TO SAID CURVE AT THE SAID POINT OF INTERSECTION BEARS N.40°35'46"E.); THENCE SOUTH, ALONG THE SAID NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 129, A DISTANCE OF 57.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 129; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 129 AND THE SOUTH LINE OF LOT 128, A DISTANCE OF 150.00 FEET TO THE WEST LINE OF SAID LOT 128; THENCE NORTH, ALONG SAID WEST LINE, 15.00 FEET TO THE SOUTH LINE OF LOTS 127 AND 126 OF SAID BLOCK C; THENCE WEST, ALONG THE SAID SOUTH LINE OF LOTS 127 AND 126, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID LOT 126; THENCE NORTH, ALONG SAID WEST LINE, 45.00 FEET TO THE SOUTH LINE OF LOTS 124 AND 123 OF SAID BLOCK C; THENCE WEST, ALONG SAID SOUTH LINE, 100.00 FEET TO THE WEST LINE OF SAID LOT 123; THENCE NORTH, ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, 193.23 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 141 OF SAID BLOCK C: THENCE N.76°46'35"F ALONG SAID WESTERLY PROLONGATION, 157.99 FEET TO THE WEST LINE OF SAID LOT 141; THENCE NORTH, ALONG SAID WEST LINE, 101.25 FEET TO THE NORTH LINE OF SAID LOT 141; THENCE N.83°17'55"E., ALONG THE NORTH LINE OF SAID LOTS 141 AND 142 OF SAID BLOCK C, A DISTANCE OF 75.51 FEET TO A LINE 25 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 150 OF SAID BLOCK C; THENCE NORTH, ALONG SAID PARALLEL LINE, 92.44 FEET TO THE NORTH LINE OF LOTS 150, 149, 148 AND 147 OF SAID BLOCK C; THENCE EAST, ALONG SAID NORTH LINE, 205.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 31.42 FEET TO THE POINT OF BEGINNING AFOREDESCRIBED.

TOGETHER WITH:

LOTS 130, 131, 132 AND 133, BLOCK C, BOYNTON HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY HALF OF THE VACATED PORTION OF N.W. 7TH COURT, LYING ADJACENT TO AND SOUTHERLY OF LOT 130, BLOCK C. BOYNTON HILLS, AS RECORDED IN SAID IN PLAT BOOK 4, PAGE 51.

TOGETHER WITH:

LOTS 100 AND 101, BLOCK C, BOYNTON HILLS. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE SOUTHERLY HALF OF THE VACATED PORTION OF N.W. 7TH COURT, LYING ADJACENT TO AND NORTHERLY OF LOT 100, BLOCK C BOYNTON HILLS, AS RECORDED IN SAID PLAT BOOK 4, PAGE 51, LESS THAT PORTION OF LOT 100 AND THAT PORTION OF GRAND CIRCLE "N" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 100, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF BLOCK C; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 100, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK C; THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK C, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT!

THAT PORTION OF LOTS 145, 144 AND 197 OF SAID BLOCKS AS CONVEYED TO PALM BEACH COUNTY BY WARRANTY DEED AS RECORDED IN OFFICIAL EECORDS FOOK 23758, PAGE 1956, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

OCEAN BREEZE WEST

BEING A REPLAT OF A PORTION OF BLOCK C, GRAND CIRCLE "N" AND STANFORD DRIVE EAST, ALL BE IN BOYNTON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 51, (P.B.C.P.R.), BEING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

THE OVERALL PARCEL BEING FORTHER DESCRIBED AS FOLLOWS!

BEGINNING AT THE NORTHWEST CORNER OF LOT 125, BLOCK C, BOYNTON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK

4, PAGE 51, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE

N.0°00'00"E., A DISTANCE OF 193.23 FEET; THENCE N.76°46'35"E., A

N.90°00'00"E., A DISTANCE OF 202.28 FEET; THENCE S.43°49'58"E., A

DISTANCE OF 10.66 FEET; THENCE S.0°00'00"E., A DISTANCE OF 70.62

S.0°00'00"W., A DISTANCE OF 462.46 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 90°00'00"

AND A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, ALONG THE

ARC OF SAID CURVE, A DISTANCE OF 31.42 FEET; THENCE N.90°00'00"W.,
A DISTANCE OF 133.80 FEET; THENCE N.0°00'00"E., A DISTANCE OF 105.00
FEET; THENCE N.90°00'00"W., A DISTANCE OF 100.00 FEET; THENCE N.0°00'00"E.,

A DISTANCE OF 15.00 FEET; THENCE N.90°00'00"W., A DISTANCE OF 100.00 FEET; THENCE N.0°00'00"E., A DISTANCE OF 45.00 FEET; THENCE N.90°00'00"W.,

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON

LOTS 1 THROUGH 21, INCLUSIVE, ARE HEREBY PLATTED FOR PRIVATE

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF

BOYNTON BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED

IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL

DRAINAGE FACILITIES LOCATED HEREON SHALL BE THE PERPETUAL

MAINTENANCE OBLIGATION OF THE CITY OF BOYNTON BEACH, ITS

ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY

DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE,

PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION,

ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES

SHALL NOT INTERFERE WITH THE FACILITY AND SERVICES OF AN

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY

BEACH COUNTY, FOR THE PURPOSES OF CONTROL AND JURISDICTION

DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA PUBLIC BODY HAS CAUSED

HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS

THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR AND ITS SEAL TO BE FIXED

163.356 F.S.

BEFORE ME PERSONALLY APPEARED VIVIAN BROOKS WHO IS PERSONALL

THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID FLORIDA

PUBLIC BODY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR

AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF BOYNTON

CORPORATE AND POLITIC CREATED PURSUANT TO SECTION 163.356 F.S., AND

SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH

AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

INSTRUMENT AS SUCH DIRECTOR OF SAID FLORIDA PUBLIC BODY, AND THAT

BEACH COMMUNITY REDEVELOPMENT AGENCY, A FLORIDA PUBLIC BODY

WITNESS MY HAND AND OFFICIAL SEAL THIS

BOYNTON BEACH COMMUNITY REDEVELOPMENT

AGENCY, A FLORIDA PUBLIC BODY CORPORATE

AND POLITIC CREATED PURSUANT TO SECTION

NAME: THERESA LITTERBAH

O.V. awings\GENERAL CADD\Gxd\OCEAN BREEZE WEST,gxd = 12/17/2010 = 12:28 FM = Scale 1 : 360,0000

COMMISSION NO.: DD 951135

VIVIAN BROOKS

DIRECTOR

ACKNOWLEDGEMENT:

PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM

GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES;

PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING

FEET; THENCE S.23°01'32"E., A DISTANCE OF 39.22 FEET; THENCE

A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

REGULATIONS OF THE CITY OF BOYNTON BEACH.

CONTAINING 4.342 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

FOR PUBLIC STREET PURPOSES.

SUCCESSORS AND ASSIGNS.

OVER ACCESS RIGHTS.

PRINT NAME: VICE L. HIGH.

PRINT NAME: INTER PARALLER

KNOWN TO ME OR HAS PRODUCED

STATE OF FLORIDA

FLORIDA PUBLIC BODY.

-JAMHAY---, 289

MY COMMISSION EXPIRES:

COUNTY OF PALM BEACH)

WITNESS:

N.0°00'00"E., A DISTANCE OF 92.44 FEET; THENCE

DISTANCE OF 157.99 FEET; THENCE N.0°00'00"E., A DISTANCE OF 101.25 FEET; THENCE N.83°17'55"E., A DISTANCE OF 75.51 FEET; THENCE

10008-063

TITLE CERTIFICATION:

JAMES CHEROE, 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 TITLE TO THE PROPERTY IS VESTED TO BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, A FLORIDA PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO SECTION 163.356 F.S., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF

NAME: JAMES CHEROFE ATTORNEY STATE OF FLORIDA FLORIDA BAR NO. 02 91846

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5,

LAND DEVELOPMENT REGULATIONS, THIS DAY OF FIRM AND MAPPER UNDER

AND HAVE BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH

HERBERT D. KELLEY, JR. PE PSA CITY SURVEYOR AND MAPPER

OCEAN BREEZE WEST IS HEREBY APPROVED FOR RECORD THIS 1 DAY

JOSE RODŘIGUEZ

CITY CLERK

PAUL D. ENGLE SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SUITER & O'BRIEN, INC. 955 N.W. 17TH AVENUE. SUITE K-1 DELRAY BEACH FLORIDA 33445 CERTIFICATE OF AUTHORIZATION NO. 353



COUNTY OF PALM BEACH

THIS 10 DAY OF MARCH

20_1. AND DULY RECORDED IN PLAT BOOK NO.

ON PAGE

SHARON R. BOCK, CLERK AND COMPTROLLER

THIS PLAT WAS FILED FOR RECORD AT 037 MM

STATE OF FLORIDA

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK C (PLAT BOOK 4, PAGE 51), HAVING A BEARING

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.

THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE KI, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

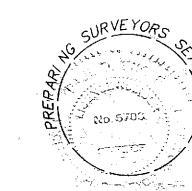
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

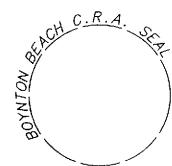
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF BOYNTON BEACH MAINTAINED WATER, SEWER OR DRAINAGE

CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF BOYNTON BEACH.

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.











STATE OF FLORIDA COUNTY OF PALM BEACH)

RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SECTION 177.081(1), FLORIDA STATUTES.

OF MARCH, 2010- 2011. HERBERT D. KELLEY, JR. PEJPSI CITY ENGINEER

MAYOR

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF PALM BEACH)

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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH.

