

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:35 PM  
THIS 19 DAY OF August  
2013, AND DULY RECORDED  
IN PLAT BOOK 109 ON PAGES  
32 AND 33.  
SHARON R. BOCK, CLERK  
AND COMPTROLLER  
BY: [Signature]



00046-058

**PERIMETER**  
SURVEYING & MAPPING  
Prepared by: Jeff S. Hodapp, P.S.M.  
Certificate of Authorization No. LB7264  
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Boca Raton, Florida 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

# OCEAN BREEZE TOWNHOMES REPLAT

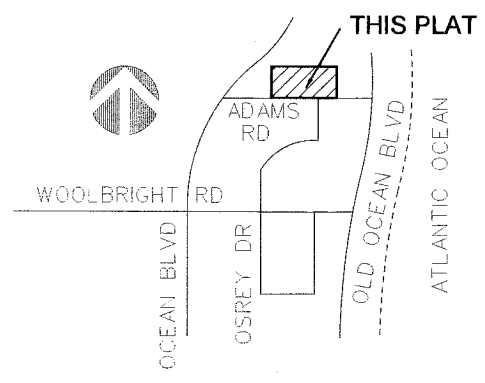
A REPLAT OF ALL OF "OCEAN BREEZE TOWNHOMES" (P.B. 109, PGS. 88&89, P.B.C.R.)  
IN SECTION 27, TWP 45 S., RGE 43 E,  
TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA  
JULY, 2013

### 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 REPLAT OF ALL OF "OCEAN BREEZE TOWNHOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGES 88 AND 89 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OCEAN BREEZE TOWNHOMES REPLAT".

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 OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE DEVELOPMENT PURPOSES.
- THE UTILITY EASEMENT, AS SHOWN HEREON IS 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.



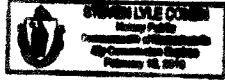
IN WITNESS WHEREOF, OCEAN BREEZE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8 DAY OF August 2013.

OCEAN BREEZE, LLC  
FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: Barbara A. Reis BY: Jeffrey P. Parker, Manager  
PRINT NAME: Barbara A. Reis  
WITNESS: Carrie Phillip  
PRINT NAME: Carrie Phillip

### ACKNOWLEDGEMENT:

STATE OF FLORIDA MASSACHUSETTS  
COUNTY OF PALM BEACH ) SS  
NANTUCKET  
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 IT WAS 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 8 DAY OF Aug. 2013  
MY COMMISSION EXPIRES: 2/15/19  
BY: Steven L. Cohen  
NOTARY PUBLIC  
STATE OF MASSACHUSETTS  
Steven L. Cohen



### TITLE CERTIFICATION

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )  
WE, KENNETH M. KALEEL, P.A., A FLORIDA PROFESSIONAL ASSOCIATION, 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 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.

KENNETH M. KALEEL, P.A.  
A FLORIDA PROFESSIONAL ASSOCIATION  
555 N. CONGRESS AVENUE, SUITE 301  
BOYNTON BEACH, FL 33426  
BY: [Signature]  
KENNETH M. KALEEL, PRESIDENT  
DATE: Aug 13, 2013

### TOWN OF OCEAN RIDGE, APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR THE RECORD THIS 12th DAY OF Aug. A.D. 2013.  
BY: [Signature] KEN SCHENCK, TOWN MANAGER  
BY: [Signature] BOB PUGH, MAYOR  
BY: [Signature] LISA A. TROPEPE, P.E., 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.  
ENGUENITY GROUP, 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.  
8-6-2013  
DATE  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111  
PERIMETER SURVEYING AND MAPPING, INC.  
CERTIFICATE OF AUTHORIZATION #LB7264

OCEAN BREEZE, LLC TOWN OF OCEAN RIDGE REVIEWING SURVEYOR SURVEYOR

