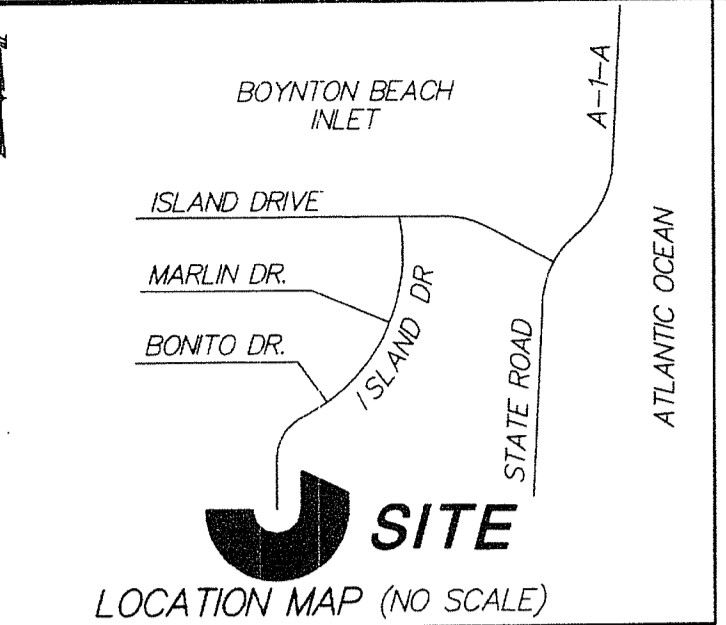


112

ISLAND DRIVE SOUTH ESTATES

BEING A REPLAT OF LOTS 92, 93 AND 94, ADDITION NO. 1 McCORMICK MILE AS RECORDED IN PLAT BOOK 25, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2016
SHEET 1 OF 2



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 15:30 PM
THIS 24 DAY OF October
2016 AND DULY RECORDED IN PLAT BOOK NO. 192 ON PAGE 12-13
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *Sharon R. Bock*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EVERLAST REALTY LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND JOHN LAURING, JAMES LAURING, MARK LAURING AND MARYANNE SEIBOLD AS CO-TRUSTEES OF THE SUNSHINE ESTATE TRUST u/a/d SEPTEMBER 2, 2008, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 92, 93 AND 94, ADDITION NO. 1 McCORMICK MILE, AS RECORDED IN PLAT BOOK 25, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ISLAND DRIVE SOUTH ESTATES", PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 92, 93 AND 94, ADDITION NO. 1 McCORMICK MILE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 40,983 SQUARE FEET OR 0.94 ACRE MORE OR LESS.

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

LOTS 1, 2 AND 3 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE TOWN OF OCEAN RIDGE.

THE WATER UTILITY EASEMENT AS SHOWN HEREON IS HEREBY RESERVED TO THE TOWN OF OCEAN RIDGE FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER SERVICES.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS DEDICATED TO THE TOWN OF OCEAN RIDGE FOR THE PURPOSES OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF DRAINAGE LINES AND STRUCTURES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 19th DAY OF SEPTEMBER, 2016.

EVERLAST REALTY LLC,
A MASSACHUSETTS LIMITED LIABILITY COMPANY
WITNESS: *James D. Kobernak* BY: *John P. Lauring*
PRINT NAME: James D. Kobernak JOHN P. LAURING
MANAGER
WITNESS: *Robbie Smith*
PRINT NAME: Robbie Smith

ACKNOWLEDGEMENT:

STATE OF MASSACHUSETTS
COUNTY OF WORCESTER

BEFORE ME PERSONALLY APPEARED JOHN P. LAURING WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF EVERLAST REALTY LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 2016.

MY COMMISSION EXPIRES: 6/1/18
G. DeCoti
NOTARY PUBLIC
NAME: George DeCoti's
COMMISSION NO.: 789998

IN WITNESS WHEREOF, WE, JOHN LAURING, JAMES LAURING, MARK LAURING AND MARYANNE SEIBOLD, AS CO-TRUSTEES OF THE SUNSHINE ESTATE TRUST u/a/d SEPTEMBER 2, 2008 DO HEREBY SET OUR HANDS AND SEALS THIS 19th DAY OF September, 2016.

WITNESS: *James D. Kobernak* BY: *John Lauring*
PRINT NAME: James D. Kobernak JOHN LAURING
AS CO-TRUSTEE
WITNESS: *Robbie Smith*
PRINT NAME: Robbie Smith

WITNESS: *James D. Kobernak* BY: *James Lauring*
PRINT NAME: James D. Kobernak JAMES LAURING
AS CO-TRUSTEE
WITNESS: *Robbie Smith*
PRINT NAME: Robbie Smith

WITNESS: *James D. Kobernak* BY: *Mark Lauring*
PRINT NAME: James D. Kobernak MARK LAURING
AS CO-TRUSTEE
WITNESS: *Robbie Smith*
PRINT NAME: Robbie Smith

WITNESS: *James D. Kobernak* BY: *Maryanne Seibold*
PRINT NAME: James D. Kobernak MARYANNE SEIBOLD
AS CO-TRUSTEE
WITNESS: *Robbie Smith*
PRINT NAME: Robbie Smith

ACKNOWLEDGEMENT:

STATE OF MASSACHUSETTS
COUNTY OF WORCESTER

BEFORE ME PERSONALLY APPEARED JOHN LAURING, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEE OF THE SUNSHINE ESTATE TRUST u/a/d SEPTEMBER 2, 2008, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CO-TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 2016.

MY COMMISSION EXPIRES: 6/1/18
G. DeCoti
NOTARY PUBLIC
NAME: George DeCoti's
COMMISSION NO.: 789998

ACKNOWLEDGEMENT:

STATE OF MASSACHUSETTS
COUNTY OF WORCESTER

BEFORE ME PERSONALLY APPEARED JAMES LAURING, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEE OF THE SUNSHINE ESTATE TRUST u/a/d SEPTEMBER 2, 2008, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CO-TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 2016.

MY COMMISSION EXPIRES: 6/1/18
G. DeCoti
NOTARY PUBLIC
NAME: George DeCoti's
COMMISSION NO.: 789998

ACKNOWLEDGEMENT:

STATE OF MASSACHUSETTS
COUNTY OF WORCESTER

BEFORE ME PERSONALLY APPEARED MARK LAURING, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEE OF THE SUNSHINE ESTATE TRUST u/a/d SEPTEMBER 2, 2008, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CO-TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 2016.

MY COMMISSION EXPIRES: 6/1/18
G. DeCoti
NOTARY PUBLIC
NAME: George DeCoti's
COMMISSION NO.: 789998

ACKNOWLEDGEMENT:

STATE OF MASSACHUSETTS
COUNTY OF WORCESTER

BEFORE ME PERSONALLY APPEARED MARYANNE SEIBOLD, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEE OF THE SUNSHINE ESTATE TRUST u/a/d SEPTEMBER 2, 2008, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH CO-TRUSTEE OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 2016.

MY COMMISSION EXPIRES: 6/1/18
G. DeCoti
NOTARY PUBLIC
NAME: George DeCoti's
COMMISSION NO.: 789998

TOWN APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF October, 2016.

BY: *Geoffrey A. Pugh*
GEOFFREY A. PUGH, MAYOR

BY: *James Titcomb*
JAMES TITCOMB, TOWN MANAGER

BY: *Lisa A. Tropepe*
LISA A. TROPEPE, P.E., TOWN ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES A. BALLERANO, JR. 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 IN EVERLAST REALTY LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND RAYMOND J. LAURING AND CLAIRE E. LAURING AS CO-TRUSTEES OF THE SUNSHINE ESTATE TRUST u/a/d SEPTEMBER 2, 2008; 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: 9/21/16, 2016

James A. Ballerano, Jr.
JAMES A. BALLERANO, JR.
ATTORNEY STATE OF 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 (PRM'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE 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 THE TOWN OF OCEAN RIDGE.

DATE 9/14/16

Paul D. Engle
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. LS 5708
O'BRIEN, SUITER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. LB 353

REVIEWING SURVEYOR'S STATEMENT:

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

ENGENJITY GROUP, INC.
1280 NORTH CONGRESS AVENUE, SUITE 101
WEST PALM BEACH, FLORIDA 33409
L.B. 6603

BY: *Gary M. Raymond*
GARY M. RAYMOND, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 26333

DATED: Oct. 10, 2016

