

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT V & O ISLAND PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, AS THE OCEAN RIDGE YACHT CLUB ANNEX, BEING A REPLAT OF A PORTION OF THE PLAT, BRINY BREEZES ADDITION NO. 2, AS RECORDED IN PLAT BOOK 14, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 4, AND LOTS 9 THROUGH 12, BRINY BREEZES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, TOGETHER WITH, A PORTION OF THE 15.00 FOOT WIDE ALLEY LYING ADJACENT TO AND EAST OF LOTS 1, 2, 3 AND 4, AND WEST OF THE WEST LINE OF LOT 9, AND PORTION OF LOT 34, BRINY BREEZES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND THAT PORTION OF THE ABANDONED ROAD WAY FOR CHICKASAW STREET, BOUNDED ON THE NORTH BY THE NORTH LINE OF THE SUBDIVISION BRINY BREEZES ADDITION NO. 2, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 1, AND 9 THROUGH 12, LESS THE EAST 3.50 FEET, BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, (THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE EAST RIGHT OF WAY OF MARINE WAY), BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF A LINE LYING 3.5 FEET, WEST OF AND PARALLEL, TO THE EAST LINE OF LOT 12, ALL LYING IN THE PLAT OF BRINY BREEZES ADDITION NO. 2, RECORDED IN PLAT BOOK 14, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EAST 3.50 FEET OF SAID LOT 12, SAID LANDS LYING IN THE CITY OF OCEAN RIDGE.

ALL LYING IN THE COUNTY OF PALM BEACH.

CONTAINING 30,666 SQUARE FEET, (0.704 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

STREET TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN RIDGE YACHT CLUB HOME OWNERS ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, AND EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA.

UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.

DOCKS AND PEDESTRIAN ACCESS EASEMENT:

THE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN RIDGE YACHT CLUB HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR DOCKS AND PEDESTRIAN ACCESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY.

LINEAR PARK PARCEL (LANDSCAPE BUFFER EASEMENTS):

THE LINEAR PARK PARCEL, AS SHOWN HEREON IS HEREBY RESERVED FOR THE TOWN OF OCEAN RIDGE, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR A PEDESTRIAN ACCESS EASEMENT, AND FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OCEAN RIDGE YACHT CLUB HOMEOWNERS ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED PRESENTS OF ITS MANAGER, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF May 2005.

V & O ISLAND PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES: Judith E. Logsdon, Dwight E. Logsdon, Judith W. Bulkin, Ernie Varvarikos (MANAGER)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, ERNIE VARVARIKOS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE DULY AUTHORIZED MANAGER, OF THE V & O ISLAND PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF May 2005.

MY COMMISSION EXPIRES: March 9, 2007
BY: Judith W. Bulkin
NOTARY PUBLIC
STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 16107, PAGE 470, MODIFIED IN OFFICIAL RECORD BOOK 17671, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREWITH WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF May 2005.

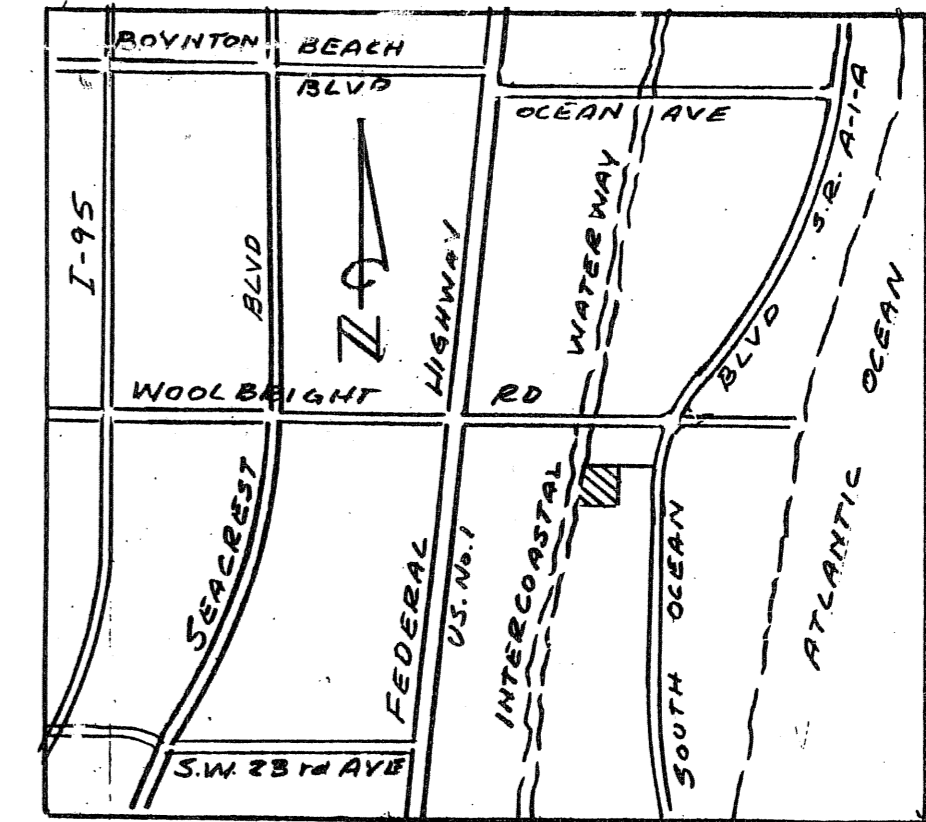
FIDELITY FEDERAL BANK & TRUST
A FLORIDA CORPORATION

WITNESSES: Gregory E. Young, Joseph C. Bova, Linda A. Calhoun
BY: Joseph C. Bova
NAME: Joseph C. Bova
TITLE: Executive Vice President

OCEAN RIDGE YACHT CLUB ANNEX

BEING A REPLAT OF A PORTION OF THE PLAT, BRINY BREEZES ADDITION NO. 2, AS RECORDED IN PLAT BOOK 14, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 34, TOWNSHIP 45 SOUTH, RANGE 43 EAST TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA

MAY 2005
SHEET 1 OF 2



COUNTY CLERKS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT PM THIS 13th DAY OF June 2005, AND DULY RECORDED IN PLAT BOOK 105 ON PAGE 53-54

CLERK OF CIRCUIT COURT
BY: Maria J. Johnson
CLERK/COMPTROLLER,
SHARON BOCK

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, Joseph C. Bova, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Executive Vice President OF THE FIDELITY FEDERAL BANK & TRUST, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF May 2005.

MY COMMISSION EXPIRES: 2/12/2006
BY: Gregory E. Young
NOTARY PUBLIC
STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OCEAN RIDGE YACHT CLUB HOME OWNERS ASSOCIATION (HOA), HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF May 2005.

OCEAN RIDGE YACHT CLUB
HOME OWNERS ASSOCIATION
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESSES: Judith E. Logsdon, Dwight E. Logsdon, Judith W. Bulkin
BY: Norman Levine, President

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, NORMAN LEVINE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE OCEAN RIDGE YACHT CLUB HOME OWNERS ASSOCIATION (HOA), A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF May 2005.

MY COMMISSION EXPIRES: March 9, 2007
BY: Judith W. Bulkin
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, EDWARDS AND ANGELL, LLP, AS DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE V & O ISLAND PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

EDWARDS & ANGELL, LLP
ONE NORTH CLEMATIS STREET, SUITE 400
WEST PALM BEACH, FLORIDA

EDWARDS & ANGELL, LLP
BY: G. E. YOUNG, P.A., A FLORIDA CORPORATION AND ITS PARTNER
BY: Gregory E. Young
GREGORY E. YOUNG, PRESIDENT

TOWN OF OCEAN RIDGE, APPROVALS:

THIS PLAT IS HERE BY APPROVED FOR RECORD THIS 20 DAY OF May A.D. 2005.

BY: D. Bill Mathis, Town Manager
BY: Kenneth M. Kaleel, Mayor
BY: 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.

SFRN, INC.
1201 BELVEDERE ROAD
WEST PALM BEACH, FLORIDA 33405
L.B. NUMBER: 6603

BY: C. Andre Rayman, P.S.M. L.S. NO. 4938
PROFESSIONAL SURVEYOR AND MAPPER,
STATE OF FLORIDA

SURVEYORS CERTIFICATION:

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 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.

DATE: 5/23/05
BY: Joseph M. Tucker
JOSEPH M. TUCKER, P.L.S.
LICENSE NO. 3285
STATE OF FLORIDA

SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY TOWN OF OCEAN RIDGE ZONING REGULATIONS.

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 THIS COUNTY.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 89° 37' 08" WEST, ALONG THE NORTH LINE OF CHICKASAW STREET, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO.

PREPARING SURVEYOR'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH M. TUCKER
RICHARD L. SHEPARD & ASSOCIATES, INC.
219 S.E. 23rd AVENUE
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435
PHONE NO. 1-561-737-6546

LB 210: Joe Tucker
LAND SURVEYORS
RICHARD L. SHEPARD and Associates
Phone: Boca (561) 381-4388, Boynton (561) 737-6546, FAX (561) 734-7546
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