

VILLAGES AT EAST OCEAN AVENUE PLAT 1

BEING A REPLAT OF ALL OF BLOCK 2 AND ALL OF BLOCK 5, LESS LOT 7 THEREOF,
OF THE PLAT OF BOYNTON, RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA;

TOGETHER WITH:

THE THE 20' ALLEY LYING IN SAID BLOCK 2, ABANDONED AS PARCEL NO.1;
THAT PORTION OF N.E. 1st AVENUE (POINCIANA STREET) ABANDONED AS PARCEL NO.2;
THE 20' ALLEY LYING IN BLOCK 5, ABANDONED AS PARCEL NO.3, AS RECORDED IN
OFFICIAL RECORD BOOK 30298, PAGE 1088;
AND THE NORTH ONE-HALF (1/2) OF THE ABANDONED 20' ALLEY LYING IN BLOCK 5,
RECORDED IN OFFICIAL RECORD BOOK 35571, PAGE 1093

SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT BB NORTH, LLC, A DELAWARE LIMITED LIABILITY
COMPANY, OWNERS OF THE LAND SHOWN HEREON AS:
VILLAGES AT EAST OCEAN AVENUE PLAT 1

BEING A REPLAT OF ALL OF BLOCK 2 AND ALL OF BLOCK 5, LESS LOT 7 THEREOF,
OF THE PLAT OF BOYNTON, RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA;
TOGETHER WITH:
THE THE 20' ALLEY LYING IN SAID BLOCK 2, ABANDONED AS PARCEL NO.1;
THAT PORTION OF N.E. 1st AVENUE (POINCIANA STREET) ABANDONED AS PARCEL NO.2;
THE 20' ALLEY LYING IN BLOCK 5, ABANDONED AS PARCEL NO.3, AS RECORDED IN
OFFICIAL RECORD BOOK 30298, PAGE 1088;
AND THE NORTH ONE-HALF (1/2) OF THE ABANDONED 20' ALLEY LYING IN BLOCK 5,
RECORDED IN OFFICIAL RECORD BOOK 35571, PAGE 1093,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 2, BLOCK 2, OF THE PLAT OF BOYNTON,
RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF BOYNTON BEACH
BOULEVARD AND THE WEST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD,
AS SHOWN ON SAID PLAT OF BOYNTON;
THENCE ALONG SAID WEST RAILROAD RIGHT-OF-WAY, S07°48'36"W FOR 591.85 FEET
TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 5, OF SAID PLAT OF BOYNTON;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5, S89°45'13"W FOR 166.42 FEET TO
THE SOUTHEAST CORNER OF LOT 7, OF SAID BLOCK 5;
THENCE ALONG THE EAST LINE OF SAID LOT 7, AND THE NORTHERLY EXTENSION THEREOF,
N01°22'57"W FOR 136.68 FEET TO THE CENTERLINE OF THE ABANDONED 20' ALLEY LYING
NORTH OF SAID LOT 7;
THENCE ALONG SAID CENTERLINE, S89°45'13"W FOR 50.00 FEET TO THE WEST LINE OF
SAID BLOCK 5;
THENCE ALONG SAID WEST LINE OF BLOCK 5, AND ALONG THE WEST LINE OF SAID
BLOCK 2, N01°22'57"W FOR 429.02 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, BEING A ROAD
RIGHT-OF-WAY PARCEL RECORDED IN OFFICIAL RECORD BOOK 1324, PAGE 13, OF
SAID PUBLIC RECORDS;
THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 91°07'51" FOR 31.81 FEET TO A POINT OF TANGENCY
ON THE NORTH LINE OF SAID BLOCK 2;
THENCE ALONG SAID NORTH LINE OF BLOCK 2, N89°44'54"E FOR 290.59 FEET
TO THE POINT OF BEGINNING.

CONTAINING 147,608 SQUARE FEET (3.389 ACRES), MORE OR LESS.

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

1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR BB NORTH, LLC, A DELAWARE
LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH
THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IS THE PERPETUAL
MAINTENANCE OBLIGATION OF SAID COMPANY, WITHOUT RECOURSE TO THE CITY OF BOYNTON
BEACH, FLORIDA.

2. LINE OF SIGHT EASEMENT (L.S.E.):

THE LINE OF SIGHT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR
UNOBSTRUCTED SIGHT LINES.
THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE
PERPETUAL MAINTENANCE OBLIGATION OF UNDERLYING OWNERS OF TRACT A AND TRACT B,
AS APPLICABLE, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
THE CITY OF BOYNTON BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN
ANY PORTION OF THE LINE OF SIGHT EASEMENT ENCOMPASSED BY THIS PLAT WHICH ARE
ASSOCIATED WITH SAFE TRAFFIC CIRCULATION.
NO CONSTRUCTION NOR LANDSCAPING OVER A HEIGHT OF 2.5 FEET SHALL BE PERMITTED
WITHIN SAID EASEMENT.

3. GENERAL UTILITY EASEMENTS (G.U.E.):

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN
HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO
THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND
REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO,
POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER
PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES,
GAS LINES, AND RELATED APPURTENANCES.
THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE
CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION
COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE
FOR THE DAMAGES.

4. PUBLIC ACCESS EASEMENTS:

THE PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BB NORTH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN
ACCESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY,
ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
THE CITY OF BOYNTON BEACH, FLORIDA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION,
TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THE PUBLIC ACCESS EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 19 DAY OF March, 2025.

BB NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BB NORTH HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY, ITS MEMBER

BY: ECI BB MANAGEMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: EDGEWATER CAPITAL MANAGEMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY, ITS MEMBER

BY: MANUEL MATO, MANAGER

WITNESS: Emelís Sánchez
(PRINT NAME)

WITNESS: Arturo S. Hevin
(PRINT NAME)

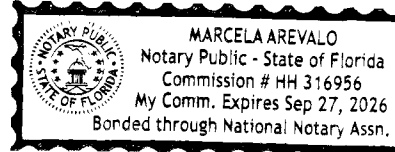
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 19 DAY OF March, 2025.
BY MANUEL MATO, AS MANAGER OF EDGEWATER CAPITAL MANAGEMENT, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, AS MEMBER OF ECI BB MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY
COMPANY, AS MANAGER OF BB NORTH HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
AS MEMBER OF BB NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID
LIMITED LIABILITY COMPANIES, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/27/2026 (SEAL)

Marcela Arrevalo (SIGNATURE)
Marcela Arrevalo (PRINT NAME)
NOTARY PUBLIC

**MORTGAGEE'S JOINDER AND CONSENT**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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 33540, AT PAGE 208 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND
WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF March, 2025.

SYNOVUS BANK
BY: Ricardo A. Ortiz
RICARDO A. ORTIZ, SENIOR VICE PRESIDENT

WITNESS: Arturo S. Hevin
(PRINT NAME)

WITNESS: Emelís Sánchez
(PRINT NAME)

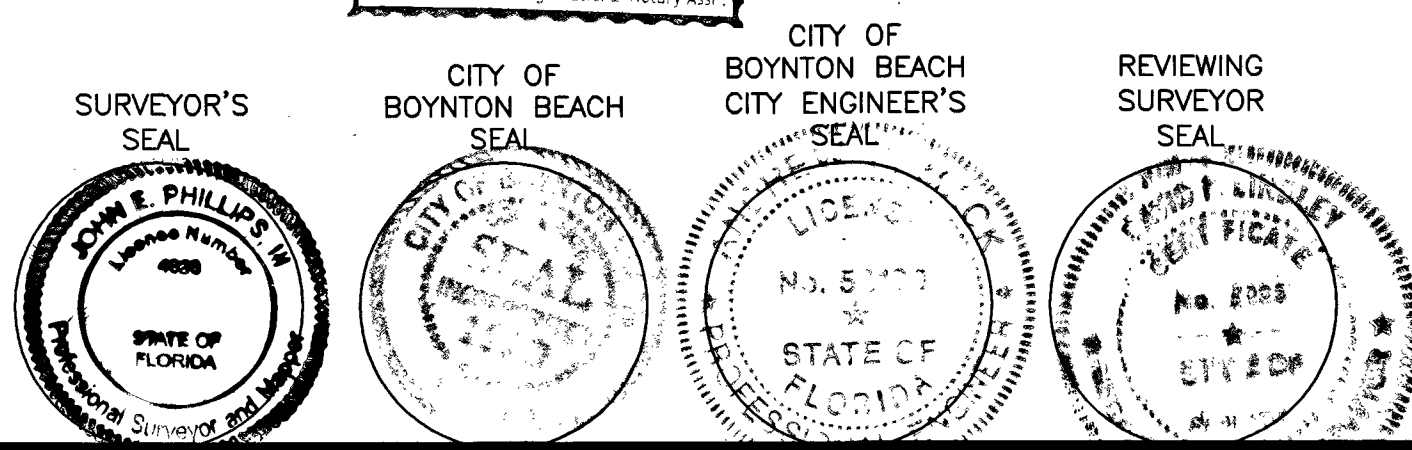
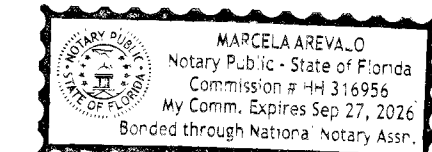
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 19 DAY OF March, 2025, BY
RICARDO A. ORTIZ, AS SENIOR VICE PRESIDENT FOR SYNOVUS BANK, ON BEHALF OF THE BANK,
WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/27/2026 (SEAL)

COMMISSION NUMBER: HH 316756
Marcela Arrevalo (SIGNATURE)
Marcela Arrevalo (PRINT NAME)
NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, FRANCISCO LEON de la BARRA, 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 BB NORTH, LLC, A DELAWARE
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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT
THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 03/19/2025

Francisco Leon de la Barra
ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT OF VILLAGES AT EAST OCEAN AVENUE PLAT 1, HAS BEEN APPROVED FOR RECORD
PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN
ACCORDANCE WITH PART III, LDP CHAPTER 2, ART. III, SEC. 2, LAND DEVELOPMENT REGULATIONS,
THIS 19 DAY OF March, 2025.

BY: Andrew Mack, P.E.
INTERIM CITY ENGINEER

BY: Rebecca Shelton
MAYOR

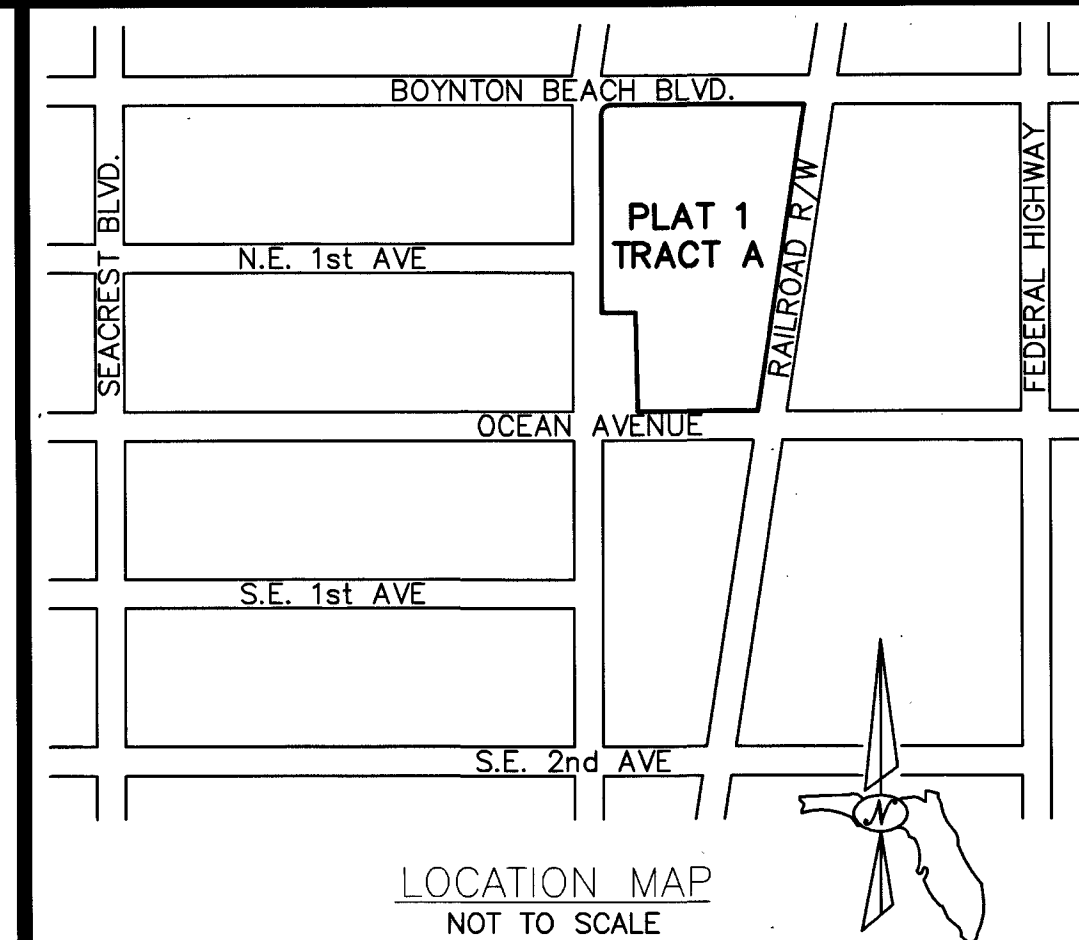
ATTEST:
BY: Maylee DeJesus
CITY CLERK

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER
CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF VILLAGES
AT EAST OCEAN AVENUE PLAT 1, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES,
AND FIND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177.091, FLORIDA.

DATE: 3-26-2025

David P. Lindley, P.L.S.
PROFESSIONAL LAND SURVEYOR
REG. #5005 STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA



45
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:30 P.M.
THIS 27 DAY OF March
A.D. 2025, AND DULY
RECORDED IN PLAT BOOK 139
ON PAGES 45 AND 46
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: John E. Phillips III
DEPUTY CLERK



CLERK OF THE
CIRCUIT COURT AND
COMPTROLLER'S SEAL

SURVEYOR & MAPPER'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), ACCORDING TO SEC.177.081(9), F.S., 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 CITY OF BOYNTON
BEACH, FLORIDA.

John E. Phillips III
JOHN E. PHILLIPS, III, P.S.M.
LICENSE # NO. 4826
STATE OF FLORIDA

3/27/25
DATE

SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S01°22'57"E (ASSUMED) ALONG THE CENTERLINE OF N.E. 3rd STREET.
- NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS
WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE
GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT CITY OF BOYNTON BEACH
ZONING REGULATIONS.
- 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.
- ALL PLATTED EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS
FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND
OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES
OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY,
IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY
A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL
SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE FOLLOWING IS STATED, AND APPLIES TO THE DESCRIBED PORTION OF OR WHOLE OF THE
UNDERLYING PLAT AS RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA.
THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH
ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC
RECORD SHALL, UPON RECORDEMENT OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY
VACATE AND ANNUL ALL OF THE THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

LEGEND:

ABBREVIATIONS:
ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
RPB - ROAD PLAT BOOK
NO. - NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
C. - CENTERLINE
NAD - NORTH AMERICAN DATUM
P.B.C.P.R. - PALM BEACH COUNTY
PUBLIC RECORDS
(P) - P.B.1 PG.23 DIMENSION
(C) - CALCULATED DIMENSION

LB - LICENSED BUSINESS
PSM - PROFESSIONAL SURVEYOR & MAPPER
P.L.S. - PROFESSIONAL LAND SURVEYOR
28/45/43 - SECTION 28, TOWNSHIP 45 SOUTH,
RANGE 43 EAST
G.U.E. - GENERAL UTILITY EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.S.E. - WATER AND SEWER EASEMENT
I.E.E. - INGRESS-EGRESS EASEMENT
L.S.E. - LINE OF SIGHT EASEMENT
M.T.E. - MASS TRANSIT EASEMENT
LLC - LIMITED LIABILITY COMPANY
(typ.) - TYPICAL
S.F. - SQUARE FEET

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826



BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

SYMBOLS:

- ☐ PERMANENT REFERENCE MONUMENT (P.R.M.), SET A 4"x4"x 24"
CONCRETE MONUMENT, WITH A DISK STAMPED "PRM LB6473"
OR A NAIL & DISK STAMPED "PRM-LB6473"
- ☐ MONUMENT, SET A NAIL & DISK STAMPED "LB6473"