

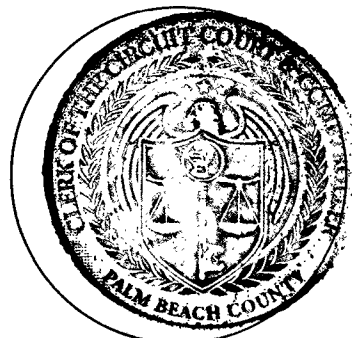
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 2:44 P.M.
THIS 11th DAY OF August
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 192 AND 193

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: [Signature]
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991

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.

TOWN APPROVAL:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF August 2025

TOWN OF OCEAN RIDGE, FLORIDA

[Signature]
GEOFFREY A. PUGH, MAYOR

ATTEST
[Signature]
KELLY AVERA, TOWN CLERK

TOWN ENGINEER

BY: [Signature]
LISA A. TROPEPE, P.E.
TOWN ENGINEER

TOWN ATTORNEY
[Signature]
CHRISTY L. GODDEAU
TOWN ATTORNEY

TITLE CERTIFICATION:
STATE OF Florida
COUNTY OF Palm Beach

I (WE), Gregory R. Fishman, P.A., A TITLE INSURANCE COMPANY, AUTHORIZED TO DO BUSINESS
IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED
PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 92 ISLAND DRIVE S LLC, A FLORIDA LIMITED
LIABILITY COMPANY AND 93 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 93 ISLAND
DRIVE LAND TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL
ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: July 25, 2025
Gregory R. Fishman, P.A.
BY: [Signature]
NAME: Gregory R. Fishman
TITLE: President
FLORIDA BAR NO. 707397

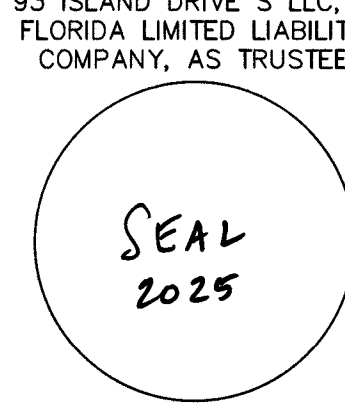
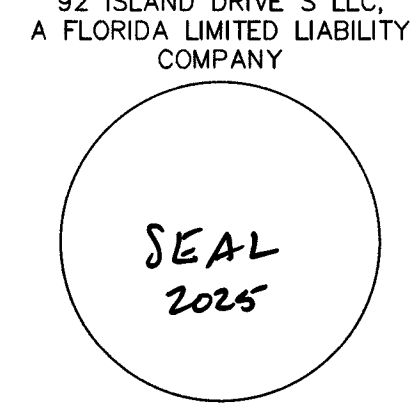
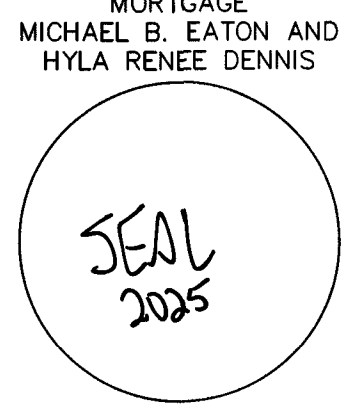
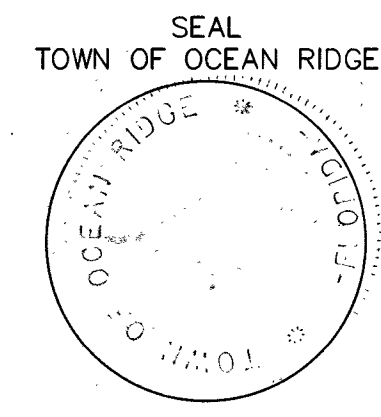
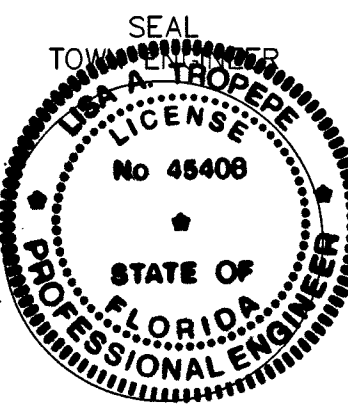
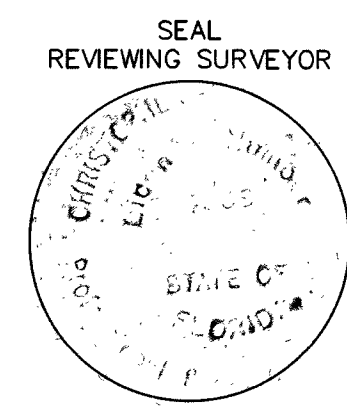
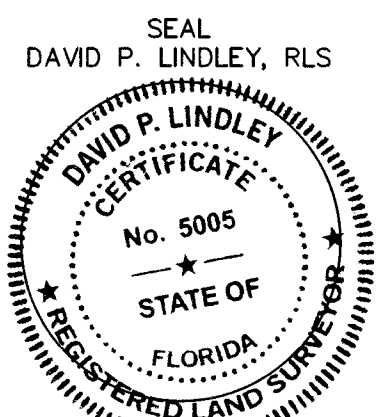
SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA) COUNTY
OF PALM BEACH)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER
MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND
BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177.091(7)
F.S., AND THAT MONUMENTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) F.S.; AND FURTHER THAT THE
SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND
THE ORDINANCES OF THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA.

DATE: 7-30-2025

[Signature]

DAVID P. LINDLEY, PSM
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
CERTIFICATE OF AUTHORIZATION LB3591



SEAL
93 ISLAND DRIVE S LLC, A
FLORIDA LIMITED LIABILITY
COMPANY, AS TRUSTEE

SEAL
92 ISLAND DRIVE S LLC,
A FLORIDA LIMITED LIABILITY
COMPANY

SEAL
MORTGAGE
MICHAEL B. EATON AND
HYLA RENEE DENNIS

SEAL
TOWN OF OCEAN RIDGE

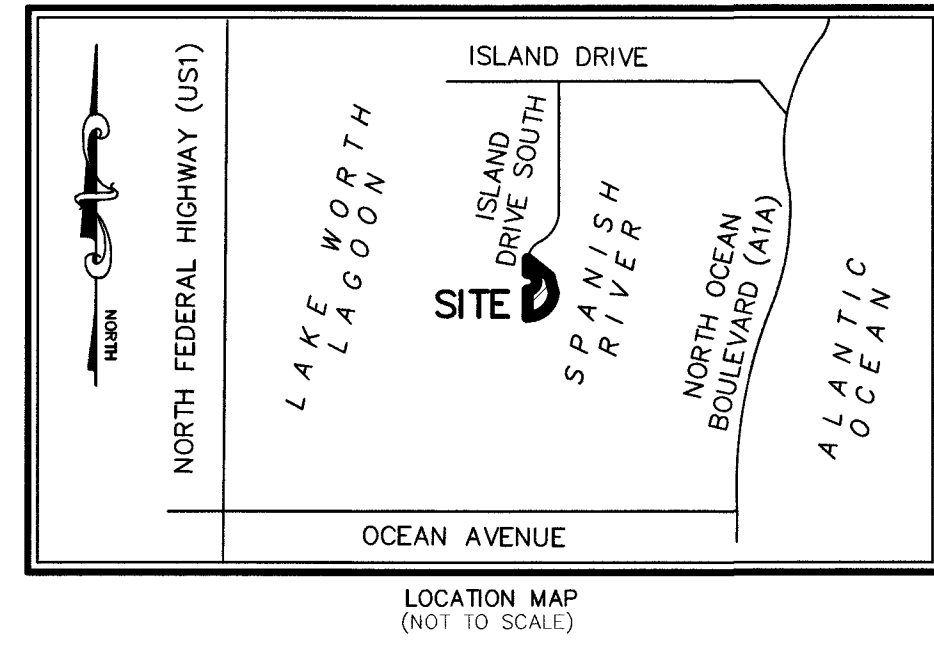
SEAL
TOWN ENGINEER

SEAL
REVIEWING SURVEYOR

SEAL
DAVID P. LINDLEY, RLS

92 AND 93 ISLAND DRIVE SOUTH

BEING A REPLAT OF LOTS 2 AND 3, ISLAND DRIVE SOUTH ESTATES, RECORDED IN PLAT BOOK
122, PAGES 112 AND 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF OCEAN RIDGE,
PALM BEACH COUNTY, FLORIDA.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 93 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 93 ISLAND DRIVE LAND TRUST AND 92 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON AS 92 & 93 ISLAND DRIVE SOUTH, BEING A REPLAT OF LOTS 2 AND 3, ISLAND DRIVE SOUTH ESTATES, RECORDED IN PLAT BOOK 122, PAGES 112 AND 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

LOT 2, ISLAND DRIVE SOUTH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOT 3, ISLAND DRIVE SOUTH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 25,101 SQUARE FEET OR 0.5762 ACRES, MORE OR LESS.

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

DEVELOPMENT LOT 2A

LOT 2A, AS SHOWN HEREON, IS HEREBY RESERVED FOR 93 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 93 ISLAND DRIVE LAND TRUST, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF OCEAN RIDGE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 93 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 93 ISLAND DRIVE LAND TRUST, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE, FLORIDA.

DEVELOPMENT LOT 3A

LOT 3A, AS SHOWN HEREON, IS HEREBY RESERVED FOR 92 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF OCEAN RIDGE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 92 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE, FLORIDA.

WATER UTILITY EASEMENT

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.

IN WITNESS WHEREOF, 93 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 93 ISLAND DRIVE LAND TRUST, HAVE SIGNED THESE PRESENTS ON THIS 24th DAY OF July, 2025.

WITNESS: [Signature]
PRINT NAME: Kathleen Kane
WITNESS: [Signature]
PRINT NAME: Dylan Payer

IN WITNESS WHEREOF, 92 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE SIGNED THESE PRESENTS ON THIS 24th DAY OF July, 2025.

WITNESS: [Signature]
PRINT NAME: Kathleen Kane
WITNESS: [Signature]
PRINT NAME: Dylan Payer

ACKNOWLEDGEMENT:
STATE OF Massachusetts
COUNTY OF Barnstable

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF July, 2025, BY GENTRY ASHMORE HOIT, AS THE AUTHORIZED REPRESENTATIVE OF 92 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION.

09-15-2028

MY COMMISSION
EXPIRES: N/A
COMMISSION NUMBER



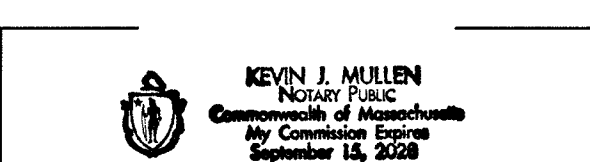
[Signature]
SIGNATURE
Kevin J. Mullen
PRINTED NAME — NOTARY PUBLIC

ACKNOWLEDGEMENT:
STATE OF Massachusetts
COUNTY OF Barnstable

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF July, 2025, BY GENTRY ASHMORE HOIT, AS THE AUTHORIZED REPRESENTATIVE OF 93 ISLAND DRIVE S LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE 93 ISLAND DRIVE LAND TRUST, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION.

09-15-2028

MY COMMISSION
EXPIRES: N/A
COMMISSION NUMBER



[Signature]
SIGNATURE
Kevin J. Mullen
PRINTED NAME — NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 RECORDS BOOK 35722, AT PAGE 579, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, MICHAEL B. EATON AND HYLA RENEE DENNIS, HAVE SIGNED THESE PRESENTS ON THIS 9 DAY OF July, 2025.

WITNESS: [Signature]
PRINT NAME: Natalie White
(AS TO BOTH)

BY: [Signature]
MICHAEL B. EATON

WITNESS: [Signature]
PRINT NAME: Natalie White
(AS TO BOTH)

BY: [Signature]
HYLA RENEE DENNIS

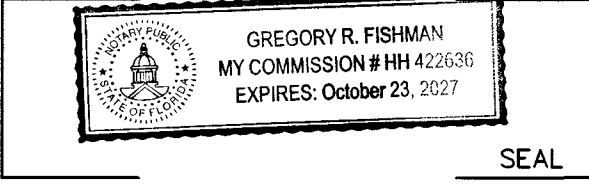
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE [☐] ONLINE NOTARIZATION, THIS 9th DAY OF July, 2025, BY MICHAEL B. EATON AND HYLA RENEE DENNIS, WHO ARE ☒ PERSONALLY KNOWN TO ME OR ☐ HAVE PRODUCED DRIVERS LICENSE RESPECTIVELY AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF July, 2025.

MY COMMISSION
EXPIRES: # HH 422636
COMMISSION NUMBER



SIGNATURE
[Signature]
PRINTED NAME — NOTARY PUBLIC

REVIEWING SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED 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.

DATE: 08-08-2025

[Signature]
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. PSM 4938
STATE OF FLORIDA
C. ANDRE' RAYMAN
CERTIFICATE OF AUTHORIZATION LB 6603