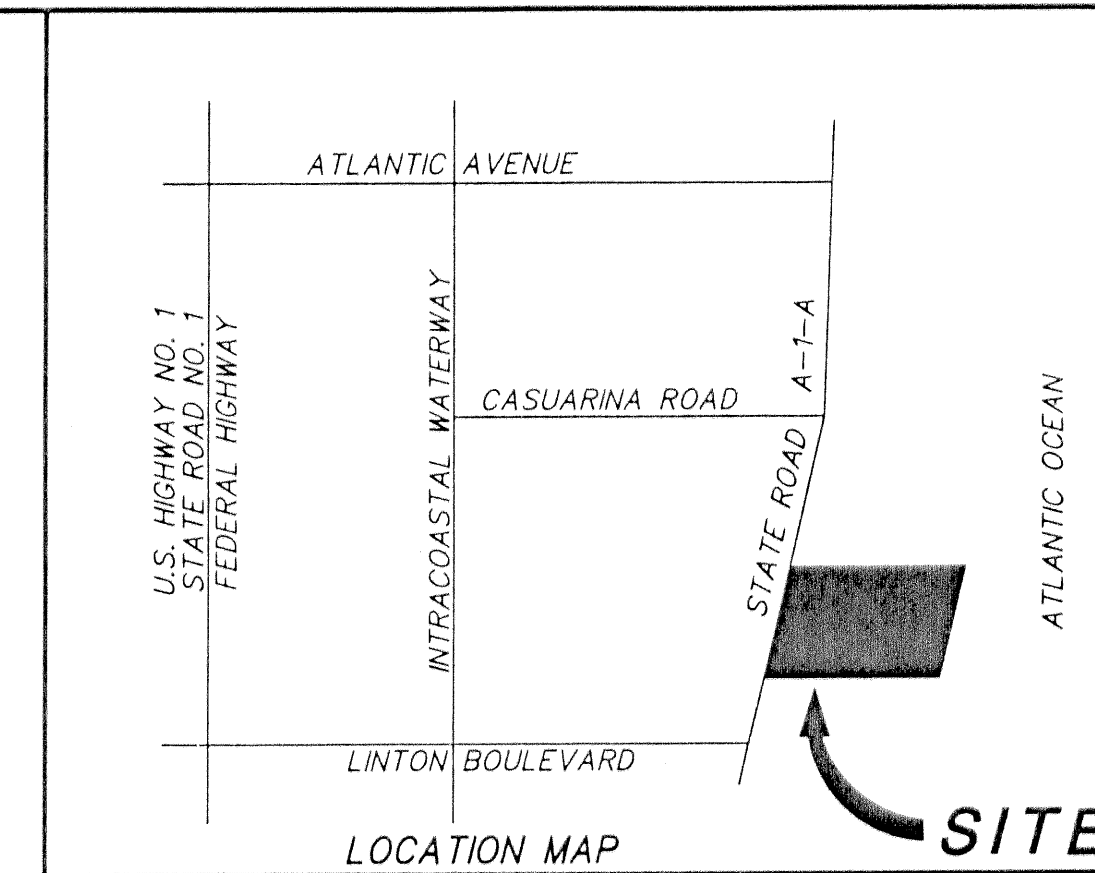


OCEAN BREEZES

BEING A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2
JUNE 2002

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501.



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:13 A.M. THIS 24th DAY OF January, 2003, AND DULY RECORDED IN PLAT BOOK NO. 97 ON PAGE 53:54
DORTHY H. WILKEN, CLERK OF CIRCUIT COURT
D. H. Wilken, Clerk

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PULTE DELRAY OCEAN INVESTMENTS, LLC (LOT 1), HAROLD T. PONTIUS, TRUSTEE OF THE HAROLD T. PONTIUS REVOCABLE TRUST AGREEMENT DATED JUNE 4, 1987 (LOT 2) AND ERIC CHERRY AND VERONICA CHERRY (LOT 3), OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OCEAN BREEZES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE SOUTH 110 FEET OF THE NORTH 3180 FEET OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING EAST OF THE RIGHT OF WAY OF STATE ROAD A-1-A (FORMERLY STATE #140)

PARCEL 2:

THE NORTH 100 FEET OF THE SOUTH 1500 FEET OF THE NORTH 4680 FEET OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, WHICH PART IS BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF THE RIGHT OF WAY LINE OF STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN.

PARCEL 3:

THAT PART OF THE NORTH 100 FEET OF THE SOUTH 1400 FEET OF THE NORTH 4680 FEET OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, WHICH PART IS BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY OF THE RIGHT OF WAY OF STATE ROAD A-1-A, AND ON THE EAST BY THE WATERS OF THE ATLANTIC OCEAN AND ALL THAT PART OF THE NORTH 50 FEET OF THE SOUTH 100 FEET OF THE NORTH 310 FEET OF THE SOUTH 1510 FEET OF THE NORTH 4680 FEET OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, WHICH PART IS BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF STATE ROAD A-1-A (FORMERLY STATE ROAD 140) AND ON THE EAST BY THE WATERS OF THE ATLANTIC OCEAN

CONTAINING 3.45 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS OCEAN BREEZES AND FURTHER 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 CITY OF DELRAY BEACH.

THE GENERAL UTILITY EASEMENT AS SHOWN HEREON IS DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

IN WITNESS WHEREOF PULTE DELRAY OCEAN INVESTMENTS, LLC (LOT 1) HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO AFFIX HERE TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF December 2002.

WITNESS: *Mark T. Pulte*
PULTE DELRAY OCEAN INVESTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
MARK T. PULTE, MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK T. PULTE, WHO IS (PERSONALLY KNOWN) TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PULTE DELRAY OCEAN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID PULTE DELRAY OCEAN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID PULTE DELRAY OCEAN INVESTMENTS, LLC, A FLORIDA 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 PULTE DELRAY OCEAN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF December 2002.

MY COMMISSION EXPIRES: *Andrea Frackiewicz*
NOTARY PUBLIC
NAME: *Andrea Frackiewicz*
COMMISSION NO.: *8-1-04*

IN WITNESS WHEREOF I HAROLD T. PONTIUS, TRUSTEE OF THE HAROLD T. PONTIUS REVOCABLE TRUST AGREEMENT DATED JUNE 4, 1987 DO HERETO SET MY HAND AND SEAL THIS 11th DAY OF December 2002.

WITNESS: *Harold T. Pontius*
HAROLD T. PONTIUS, TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HAROLD T. PONTIUS WHO IS (PERSONALLY KNOWN) TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF December 2002.

MY COMMISSION EXPIRES: *Andrea Frackiewicz*

NOTARY PUBLIC
NAME: *Andrea Frackiewicz*
COMMISSION NO.: *8-1-04*

IN WITNESS WHEREOF, WE ERIC CHERRY AND VERONICA CHERRY DO HERETO SET OUR HANDS AND SEALS THIS 11th DAY OF December 2002.

WITNESS: *Eric Cherry*
ERIC CHERRY
Veronica Cherry
VERONICA CHERRY
Andrea Frackiewicz
WITNESS:
Andrea Frackiewicz
WITNESS:

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ERIC CHERRY AND VERONICA CHERRY WHO ARE (PERSONALLY KNOWN) TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF December 2002.

MY COMMISSION EXPIRES: *Andrea Frackiewicz*

NOTARY PUBLIC
NAME: *Andrea Frackiewicz*
COMMISSION NO.: *8-1-04*

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Holly Gayle Gershon*, 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 TO PULTE DELRAY OCEAN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (LOT 1), HAROLD T. PONTIUS, TRUSTEE OF THE HAROLD T. PONTIUS REVOCABLE TRUST AGREEMENT DATED JUNE 4, 1987 (LOT 2) AND ERIC CHERRY AND VERONICA CHERRY (LOT 3); 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: 1-9-03

Holly Gayle Gershon
NAME: *HOLLY GAYLE GERSHON*
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 ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH CITY COMMISSION FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

Paul D. Engle 12/09/02
PAUL D. ENGLE
SURVEYOR AND MAPPER #5708
O'BRIEN, SUITER & O'BRIEN, INC.
2601 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
CERTIFICATE OF AUTHORIZATION #LB 353

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 12680, AT PAGE 0139 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 *Paul Dickstein* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF December 2002.

BANK ONE, N.A. WITH COLUMBUS OHIO

WITNESS: *Paul Dickstein*
NAME: *Paul Dickstein, EVP*
TITLE:
WITNESS: *Suzanne*

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Paul Dickstein*, WHO IS (PERSONALLY KNOWN) TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Paul Dickstein* OF BANK ONE, N.A. WITH COLUMBUS OHIO, 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 23 DAY OF December 2002.

MY COMMISSION EXPIRES: *Scott A. Elk*

NOTARY PUBLIC
NAME: *Scott A. Elk*
COMMISSION NO.: *08-117716*

CITY APPROVAL

THIS PLAT OF OCEAN BREEZES AS APPROVED ON THE 13 DAY OF *JANUARY* A.D. 2003 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

Paul D. Engle
MAYOR
ATTEST: *Barbara Gault*
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
Paul Dorley
DIRECTOR OF PLANNING AND ZONING
Ronald H. Kyriakos
CITY ENGINEER
Paul D. Engle
CHIEF OF PLANNING AND ZONING
Paul D. Engle
FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF THE OCEAN BREEZES, AS REQUIRED BY CHAPTER 177(9)(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: 1-10-03

John D. Weaver
JOHN D. WEAVER
SURVEYOR AND MAPPER NO. 3550
STATE OF FLORIDA
HELLER, WEAVER-SHEREMETA, INC.
CERTIFICATE OF AUTHORIZATION #LB 3449

