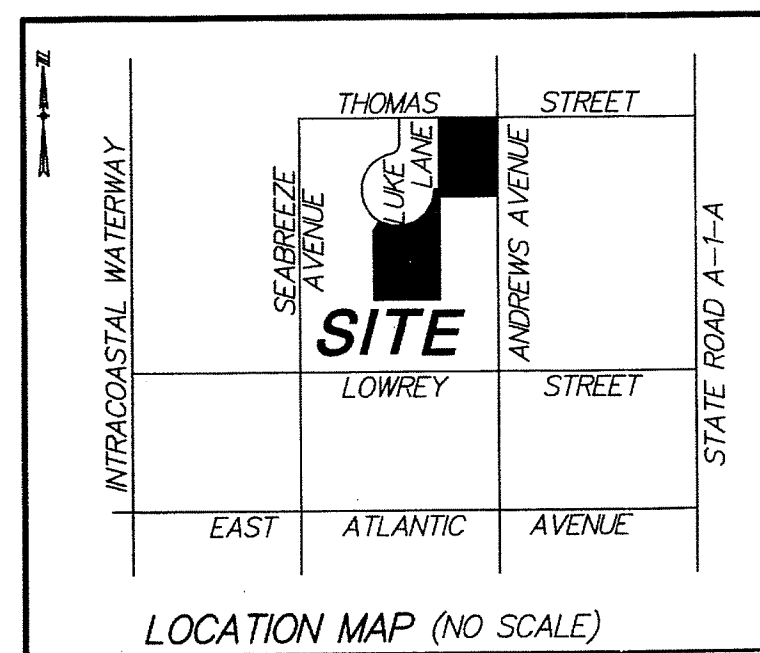


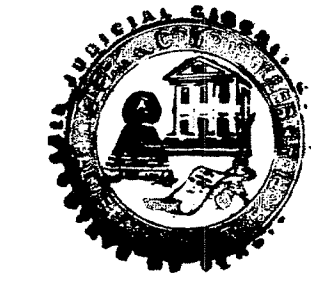
# 150 OCEANSIDE

BEING A REPLAT LOTS 40 AND 41, OCEAN BREEZE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 36 (P.R.P.B.CO.), AND A REPLAT OF LOT 3, WALLACE SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 2 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2015  
SHEET 1 OF 2



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT  
THIS 30<sup>th</sup> DAY OF  
2015 AND DULY RECORDED IN PLAT BOOK NO.  
9 ON PAGE 181-182  
SHAWN R. BOCK, CLERK AND CONTROLLER  
By *Shawn R. Bock*



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, CRISTOFER A. BENNARDO, 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 150 OCEANSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND EQUITY TRUST COMPANY CUSTODIAN FBO PASCAL LIGUORI IRA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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.  
DATE: May 8<sup>th</sup> 2015  
*Cristofer A. Bennardo*  
CRISTOFER A. BENNARDO  
ATTORNEY STATE OF FLORIDA

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 150 OCEANSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND EQUITY TRUST COMPANY, CUSTODIAN FBO PASCAL LIGUORI IRA, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 40 AND 41, OCEAN BREEZE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 36 (P.R.P.B.CO.), AND A REPLAT OF LOT 3, WALLACE SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 2 (P.R.P.B.CO.), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "150 OCEANSIDE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 40 AND 41, OCEAN BREEZE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 3, WALLACE SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE ENTIRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 40, OCEAN BREEZE ESTATES; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID LOTS 40 AND 41, A DISTANCE OF 158.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE N.89°52'52"W. ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 41; THENCE S.0°00'00"W. ALONG THE WEST LINE OF SAID LOTS 41 AND 40, A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, WALLACE SQUARE; THENCE S.90°00'00"W. A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 119°11'32" AND A RADIUS OF 50.00 FEET; THENCE SOUTHWEST AND WEST ALONG THE ARC OF SAID CURVE WHOSE RADIAL LINE AT SAID POINT BEARS S.90°00'00"W. A DISTANCE OF 104.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S.29°11'33"W. ALONG SAID WEST LINE, A DISTANCE OF 23.28 FEET; THENCE S.0°00'00"W. CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 112.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE S.89°51'09"E. ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 90.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID LOT 3 AND ALONG THE WEST LINE OF SAID PLAT OF OCEAN BREEZE ESTATES, A DISTANCE OF 158.00 FEET TO THE SOUTHWEST CORNER OF LOT 40 OF SAID PLAT OF OCEAN BREEZE ESTATES; THENCE S.89°51'09"E. ALONG THE SOUTH LINE OF SAID LOT 40, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 33,606 SQUARE FEET OR 0.77 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, 3, 4, 5, 6 AND 7, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "A" IS HEREBY RESERVED FOR 150 OCEANSIDE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO SANITARY SEWER SERVICE, WATER SERVICE, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; 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 UTILITY.

ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO 150 OCEANSIDE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE DRIVEWAY EASEMENTS AS SHOWN HEREON ARE FOR THE BENEFIT OF LOTS 1 AND 2, AND 5 AND 6, RESPECTIVELY, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INGRESS-EGRESS OVER NEIGHBORING DRIVEWAY FOR ACCESS TO RESPECTIVE LOTS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BENEFICIARIES WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR PUBLIC ACCESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11<sup>th</sup> DAY OF May, 2015.

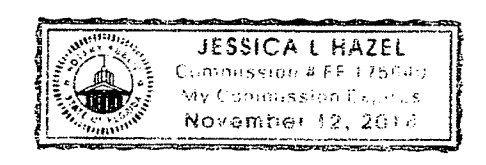
150 OCEANSIDE, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: *Chelsea Gration*  
PRINT NAME: Chelsea Gration  
BY: *Thomas D. Laudani*  
THOMAS D. LAUDANI  
MANAGER  
WITNESS: *Patrick Kelly*  
PRINT NAME: Patrick Kelly

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED THOMAS D. LAUDANI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 150 OCEANSIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF May, 2015.

MY COMMISSION EXPIRES: 11/12/18  
NOTARY PUBLIC  
NAME: *Jessica Hazel*  
COMMISSION NO.: *FF 175640*



IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED OFFICER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11<sup>th</sup> DAY OF May, 2015.

EQUITY TRUST COMPANY,  
CUSTODIAN FBO PASCAL LIGUORI IRA  
WITNESS: *Jacob A. Stout*  
PRINT NAME: Jacob A. Stout  
BY: *Hope Arnold*  
NAME: Hope Arnold  
AUTHORIZED OFFICER  
WITNESS: *Catherine Mann-Reichert*  
PRINT NAME: Catherine Mann-Reichert

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED *Hope Arnold* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED OFFICER OF EQUITY TRUST COMPANY, CUSTODIAN FBO PASCAL LIGUORI IRA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF May, 2015.

MY COMMISSION EXPIRES: 12-25-19  
NOTARY PUBLIC  
NAME: *Moira Ketchum*  
COMMISSION NO.: *2014-RE-517513*



CITY APPROVAL:  
THIS PLAT OF "150 OCEANSIDE" AS APPROVED ON THE 11<sup>th</sup> DAY OF April, A.D. 2015 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.  
MAYOR: *Greg Kelly*  
ATTEST: *Bimberly Olyne*  
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:  
*Stacianna Panagiotou* DIRECTOR OF PLANNING AND ZONING BOARD  
*Donna Kim* CITY ENGINEER  
*Randall K. Kujawa* DIRECTOR OF ENVIRONMENTAL SERVICES  
*Moira Ketchum* CHAIRPERSON, PLANNING AND ZONING BOARD  
*Patrick Kelly* FIRE MARSHAL

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT 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 67, AT PAGE 2 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 Executive Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11<sup>th</sup> DAY OF May, 2015.

WITNESS: *Dennis W. Galvin*  
PRINT NAME: Dennis W. Galvin  
BY: *Dennis W. Galvin*  
PRINT NAME: DENNIS W. GALVIN  
TITLE: EXEC. VICE PRESIDENT

PARADISE BANK,  
A FLORIDA BANKING CORPORATION

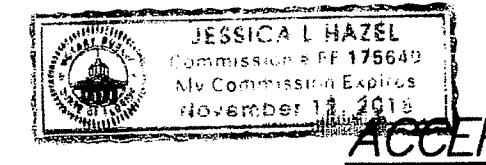
WITNESS: *D.J. Burke*  
PRINT NAME: D.J. Burke

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DENNIS GALVIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXEC. VICE PRESIDENT OF PARADISE BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS EXEC. VICE PRESIDENT 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 11<sup>th</sup> DAY OF May, 2015.

MY COMMISSION EXPIRES: 11/12/18  
NOTARY PUBLIC  
NAME: *Jessica Hazel*  
COMMISSION NO.: *FF 175640*



### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH  
THE 150 OCEANSIDE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 11<sup>th</sup> DAY OF May, 2015.

150 OCEANSIDE HOMEOWNER'S ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *Chelsea Gration*  
PRINT NAME: Chelsea Gration  
BY: *Thomas D. Laudani*  
THOMAS D. LAUDANI  
PRESIDENT

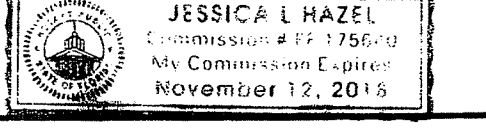
WITNESS: *Patrick Kelly*  
PRINT NAME: Patrick Kelly

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED THOMAS D. LAUDANI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 150 OCEANSIDE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 11<sup>th</sup> DAY OF May, 2015.

MY COMMISSION EXPIRES: 11/12/18  
NOTARY PUBLIC  
NAME: *Jessica Hazel*  
COMMISSION NO.: *FF 175640*



### 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 "150 OCEANSIDE", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 5-11-15  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD WHEELER, INC.  
LICENSE BUSINESS NO. L.B. 3591

### 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) AND MONUMENTS HAVE BEEN 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 CITY OF DELRAY BEACH.

DATE 5/20/15  
Paul D. Engle  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708  
O'BRIEN, SUTTER & O'BRIEN, INC.  
955 NW 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353

