

KERRIGAN SUBDIVISION

BEING A REPLAT OF LOTS 39 AND 44, AS SHOWN ON THE AMENDED PLAT OF PART OF BOYNTON'S SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2017 SHEET 1 OF 2

50
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 1:23 P.M. THIS
7th DAY OF March 2017
AND DULY RECORDED IN PLAT BOOK
123 ON PAGES 50
THRU 51
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] D.C.



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT RONALD KERRIGAN OWNER OF THE LAND SHOWN HEREON AS KERRIGAN SUBDIVISION, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS NUMBERED (39) THIRTY-NINE AND (44) FORTY-FOUR, AMENDED PLAT OF PART OF BOYNTON'S SUBDIVISION IN THE TOWN OF OCEAN RIDGE, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 12, PAGE 45.

CONTAINING A TOTAL OF 225,446 SQUARE FEET OR 5.176 ACRES, MORE OR LESS.

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

- LOTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED BY RONALD KERRIGAN FOR DEVELOPMENT PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF RONALD KERRIGAN, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE.
- TRACTS "A" AND "B" (ROAD RIGHT OF WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF OCEAN RIDGE, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE 40 FOOT ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FUTURE OWNERS OF LOTS "A" AND "B", THEIR SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS PURPOSES, AND SHALL BE THE PERPETUAL AND EQUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF OCEAN RIDGE.
- THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE 40 FOOT ACCESS EASEMENT IS HEREBY DEDICATED TO THE TOWN OF OCEAN RIDGE, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.
- THE TOWN OF OCEAN RIDGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

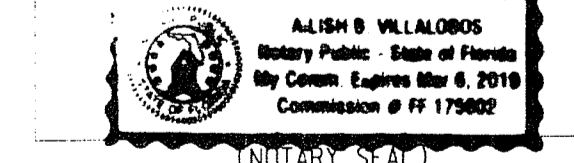
IN WITNESS WHEREOF, I, RONALD KERRIGAN, DO HERETO SET MY HAND AND SEAL THIS 10th DAY OF Feb., 2017.

PRINT NAME: Christi Tuttle
WITNESS: [Signature] BY: [Signature] RONALD KERRIGAN
PRINT NAME: ARIANNA NETZKY
WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RONALD KERRIGAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF Feb., 2017.
MY COMMISSION EXPIRES: MARCH 6, 2019
NOTARY PUBLIC STATE OF FLORIDA

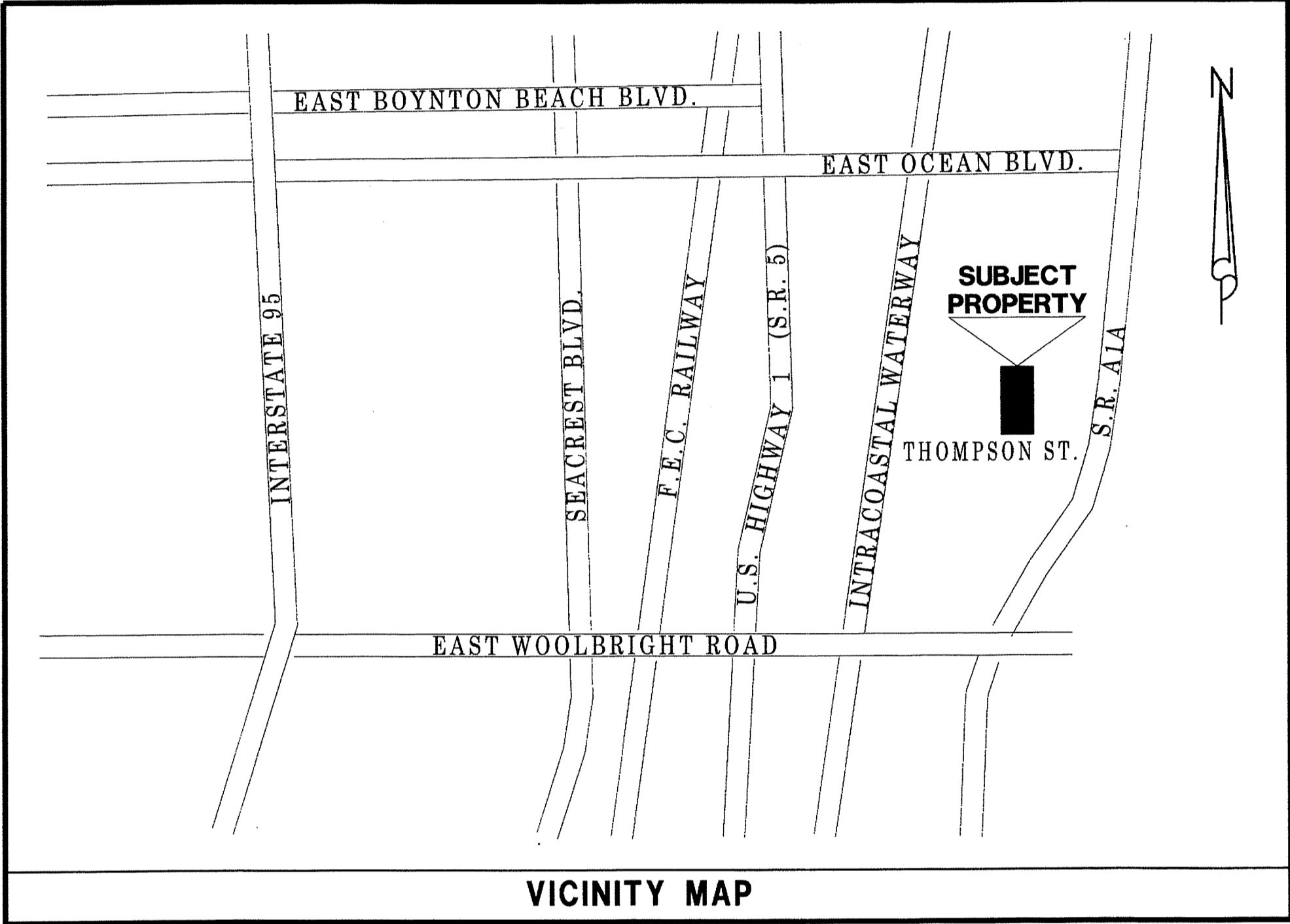


ABBREVIATIONS:

- CONC. = CONCRETE
- F.K.A. = FORMALLY KNOWN AS
- FND. = FOUND
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PG. = PAGE
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT

LEGEND:

- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL & DISK "PRM LB4431" UNLESS OTHERWISE NOTED
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- = DENOTES PROPERTY CORNER - SET 5/8" IRON ROD & CAP "LB4431" UNLESS OTHERWISE NOTED



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, STATEWIDE LAND TITLE INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 RONALD KERRIGAN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

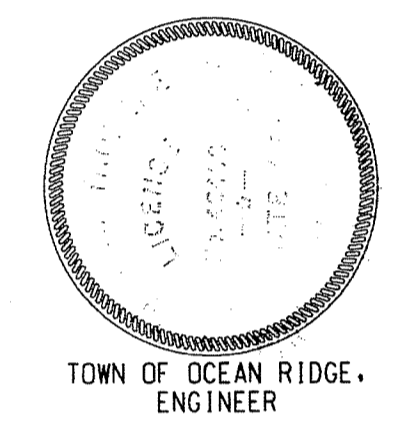
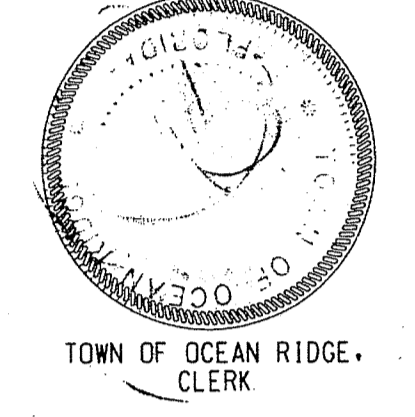
STATEWIDE LAND TITLE INC.,
A TITLE INSURANCE COMPANY
DATE: 2-24-2017 BY: [Signature]
WILLIAM T. JACKSON
PRESIDENT

AREA TABULATION		
DESCRIPTION	SQUARE FEET	ACREAGE
LOT "A"	73,836	1.695
LOT "B"	140,863	3.234
TRACT "A"	5,402	0.124
TRACT "B"	5,345	0.123
TOTAL	225,446	5.176

TOWN OF OCEAN RIDGE, APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF March, 2017.

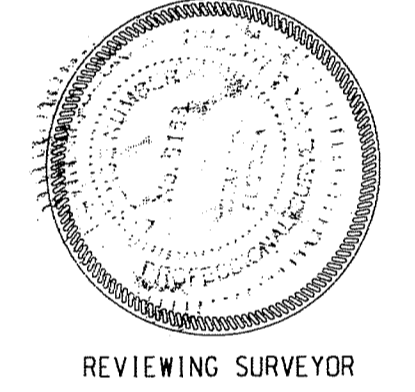
BY: [Signature] GEOFFREY A. PUGH
MAYOR
BY: [Signature] JAMES TITCOMB
TOWN MANAGER
BY: [Signature] LISA A. TROPEA, P.E.
TOWN ENGINEER



CERTIFICATE OF 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.

BY: ENGENUITY GROUP, INC.
1280 NORTH CONGRESS AVENUE, SUITE #101
WEST PALM BEACH, FLORIDA
L.B. NO. 6603
DATE: MARCH 2, 2017 BY: [Signature]
KEVIN BECK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6168



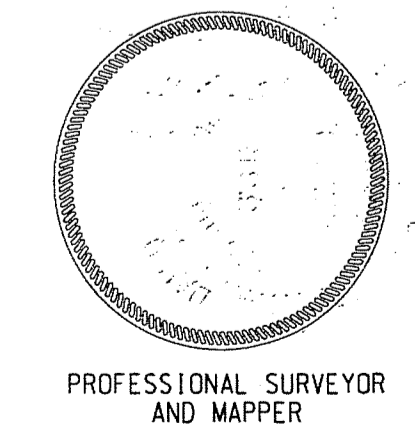
SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF THOMPSON STREET. SAID SOUTH RIGHT OF WAY LINE BEARS: SOUTH 89°44'05" WEST
- 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 THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458, TELEPHONE (561) 746-8454.

SURVEYOR'S 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

DATE: FEBRUARY 8, 2017 BY: [Signature]
DAYMON E. TOBERG, P.S.M.
LICENSE NO. 3813
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD: K:\JUST \ 274543 \ 12-45 \ 15-019-306 \ 15-019-306.DGN	REF.		
FLD.	FB.	PG.	JOB 15-019-306
OFF. CASASUS			DATE FEBRUARY 2017
CKD. D.C.L.	SHEET 1	OF 2	DWG. DIS-019P