

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that OCEAN HARBOUR ESTATES AT OCEAN RIDGE, LTD. a Florida Limited Partnership, owner of the land shown hereon, being in Government Lot 3, Section 27, Township 45 South, Range 43 East, Palm Beach County, Florida and being a replat of a portion of BOYNTONS SUBDIVISION as recorded in Plat Book 1, Page 29 of the Public Records of Palm Beach County, Florida shown hereon as, "WATERWAYS AT OCEAN RIDGE", being more particularly described as follows:

DESCRIPTION
PARCEL 1:
The North 120 feet of the South 860 feet of Government Lot 3, Section 27, Township 45 South, Range 43 East, lying West of State Road No. A-1-A, Ocean Ridge, Palm Beach County, Florida.

PARCEL 2:
The North 432.51 feet of Government Lot 3, lying West of State Road No. A-1-A, Section 27, Township 45 South, Range 43 East, Palm Beach County, Florida.

PARCEL 3:
The North 65.5 feet of the South 205 feet of Muck Lots 54 and 55, and the North 110.5 feet of Muck Lots 54 and 55, lying East of the Right-of-Way for the Intracoastal Waterway, Plat of Boynton Subdivision, recorded in Plat Book 1 at Page 29 of the Public Records of Palm Beach County, Florida.

Less and Except:
A parcel of land lying within Lots 54 and 55 of BOYNTONS SUBDIVISION according to the Plat thereof recorded in Plat Book 1, at Page 29, of the Public Records of Palm Beach County, Florida, also being a portion of these lands described in Deed Book 598, Page 12 of the Public Records of Palm Beach County, Florida, being further described as follows:

Commencing at a point where the North line of the aforementioned Lot 54 intersects the East right-of-way line of the Intracoastal Waterway from Jacksonville to Miami, Florida, as that right-of-way line is shown on the Plat recorded in Plat Book 17, at Page 12-C, of the Public Records of said Palm Beach County, thence South 07°33'10" West along said East right-of-way line a distance of 102.00 feet to the point of beginning; thence North 89°47'30" East, a distance of 353.35 feet to an intersection with the East line of the aforementioned Lot 54; thence along the East line of said Lot 54, South 02°13'50" East, a distance of 74.54 feet; thence South 89°50'17" West, a distance of 766.40 feet to an intersection with the East right-of-way line of the aforementioned Intracoastal Waterway; thence North 07°33'10" East along said East right-of-way line a distance of 74.88 feet to the point of beginning.

Said lands situate and being in the Town of Ocean Ridge, Palm Beach County, Florida.

Further described as follows:

Commencing at the Southwest corner of Section 27, Township 45 South, Range 43 East, Palm Beach County, Florida; thence North 89°44'10" East, along the south line of said Section 27, a distance of 1486.20 feet to the West line of Government Lot 3, Section 27, Township 45 South, Range 43 East; (all bearings referenced herein are based on the South line of said Section 27 as it appears on the D.O.T. right-of-way map #93000-2108, Section 8306, North 89°44'10" East); thence North 02°13'50" West along said West line of Government Lot 3, a distance of 740.44 feet to the Point of Beginning; thence continue along said West line of Government Lot 3, North 02°13'50" West a distance of 453.44 feet to the North line of Maintenance Spoil Area C34, as recorded in Deed Book 598, Pages 12-15 of the Public Records of Palm Beach County, Florida; thence North 07°33'10" East along said east right-of-way, a distance of 102.00 feet to the westerly prolongation of the north line of aforementioned Government Lot 3, also being the southerly right-of-way line of Porter Street as shown on the Plat of Boyntons Subdivision, according to the Plat thereof recorded in Plat Book 1, at Page 29, of the Public Records of Palm Beach County, Florida; and as now abandoned and closed by Town of Ocean Ridge Resolution 95-09 recorded in Official Record Book 8043, at page 507 of the Public Records of Palm Beach County; thence South 89°50'20" East, a distance of 1347.45 feet to a point on the arc of a circular curve to the right, whose radius point bears North 62°37'37" West, said point also being on the westerly right-of-way line of said State Road A-1-A, as now laid out and in use; thence southeasterly along the arc of said curve and the westerly right-of-way of said State Road A-1-A, having a radius of 2831.93 feet, a central angle of 08°12'27" and an arc length of 404.02 feet to the point of tangency; thence South 35°32'50" West along said westerly right-of-way of State Road A-1-A, a distance of 248.11 feet to the north line of the south 740.00 feet of said Government Lot 3; thence South 89°44'10" West, along said north line of the south 740.00 feet, a distance of 634.63 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Ocean Ridge, Palm Beach County, Florida.

Containing 11.291 acres more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract "A", as shown hereon is hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for street purposes and other purposes not inconsistent with said dedication, including but not limited to ingress and egress, construction and maintenance of curbs and gutters, perimeter walls and fencing, landscaping, utilities and drainage, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida. A perpetual non-exclusive easement over, upon and under Tract "A" is dedicated to the Town of Ocean Ridge, Florida and other appropriate governmental authorities and public utilities for ingress and egress over, the installation and maintenance of water, sewer and other utility systems deemed necessary to serve the residents of "WATERWAYS AT OCEAN RIDGE".

Tract "B", as shown hereon, is hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for storm water management, drainage purposes, and for ingress and egress and the harboring, docking and mooring of watercraft and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida.

The drainage easements as shown hereon are hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns for the construction and maintenance of drainage facilities, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida.

The lake maintenance easements as shown hereon are hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for access to storm water management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, its successors and assigns, subject to the provisions of South Florida Water Management District Permit without recourse to the Town of Ocean Ridge, Florida.

The utility easements and access easements as shown hereon are hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for the construction and maintenance of utility facilities and for access to and from tracts "A" and "B", as shown hereon, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida. Easements over, upon and under said utility easements and access easements are hereby dedicated in perpetuity to the Town of Ocean Ridge, Florida and franchised utilities for the construction and maintenance of water, wastewater, telephone, gas, cable television and electrical utilities. All utility easements and access easements as shown hereon are also dedicated in perpetuity 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 service 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 damage. This cable television dedication does not apply to those private or public utilities, including but not limited to a particular electric, telephone, gas or other public utility. The cable television construction, maintenance and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

Tracts "C" and "D" (conservation areas), as shown hereon, are hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for litteral zone and water management purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida.

Tracts "E" and "F", as shown hereon, are hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for landscaping, perimeter walls and fencing, open space and buffer purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida.

Tract "G", as shown hereon, is hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns for installation and maintenance of its station, sanitary sewer and water treatment facilities, landscaping, perimeter walls and fencing, open space and buffer purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida.

WATERWAYS AT OCEAN RIDGE

OCEAN RIDGE, FLORIDA

LYING WITHIN GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; AND BEING A REPLAT OF A PORTION OF BOYNTONS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FEBRUARY 1998, SHEET 1 OF 2

DEDICATION CONTINUED

Tract "H", as shown hereon, is hereby dedicated to the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, for open space and water management purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Ocean Ridge, Florida.

Tract "I", as shown hereon, is hereby dedicated to the Town of Ocean Ridge, Palm Beach County, Florida, for road right of way purposes.

IN WITNESS WHEREOF, the above-named Florida Limited Partnership, has caused these presents to be signed by its General Partner OCEAN HARBOUR ESTATES AT OCEAN RIDGE, INC., a Florida Corporation, Authorized to do business in Florida this 27th day of March, 1998.

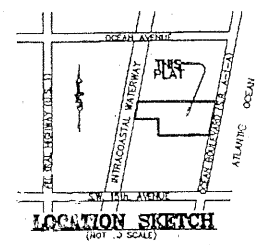
OCEAN HARBOUR ESTATES AT OCEAN RIDGE, INC.,
A Florida Corporation,
General Partner
By: Leonard A. Albanese, President

ACKNOWLEDGEMENT

BEFORE ME personally appeared Leonard A. Albanese, who is personally known to me, or has produced satisfactory evidence as identification, and who executed the foregoing instrument as President of OCEAN HARBOUR ESTATES AT OCEAN RIDGE, INC., a Florida Corporation, as general partner of OCEAN HARBOUR ESTATES AT OCEAN RIDGE, LTD., a Florida Limited Partnership, and acknowledged to and before me that he executed such instrument as such officer of said Corporation on behalf of the Partnership, 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, on behalf of the Partnership.

WITNESS my hand and official seal this 27th day of March, 1998.

My commission expires: Sept 30, 1999
Notary Public State of Florida



ACCEPTANCE

THE WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for the same as stated hereon, dated this 24th day of March, 1998.

WITNESS: [Signature]
WITNESS: [Signature]
By: Leonard A. Albanese, President

ACKNOWLEDGEMENT

BEFORE ME personally appeared Leonard A. Albanese, who is personally known to me, or has produced satisfactory evidence as identification, and who executed the foregoing instrument as President of the WATERWAYS OF OCEAN RIDGE HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, and 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 24th day of March, 1998.

By commission expires: Sept 30, 1999
Notary Public State of Florida

TOWN APPROVALS

This Plat is hereby approved for record by the Town of Ocean Ridge, Florida pursuant to Resolution No. 97-42 adopted this 1st day of December, 1997.
By: Kenneth M. Kalsil, Mayor
Attest: Karen E. Hancsak, Town Clerk

ACKNOWLEDGEMENT

BEFORE ME personally appeared Kenneth M. Kalsil, Mayor, and Karen E. Hancsak, Town Clerk, who are personally known to me or who have produced satisfactory evidence 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 16th day of April, 1998.
My commission expires: 9-24-00
Notary Public State of Florida

TABULAR INFORMATION (AREA)

Table with 2 columns: Tract Name and Area. Includes Tract A (2.101 ACRES), Tract B (1.719 ACRES), Tract C (0.305 ACRES), Tract D (1.101 ACRES), Tract E (0.175 ACRES), Tract F (0.087 ACRES), Tract G (0.125 ACRES), Tract H (0.675 ACRES), Tract I (0.001 ACRES), TOTAL LOTS (5.002 ACRES), and OVERALL AREA (11.291 ACRES).

APPROVED FOR RECORD

This Plat is hereby approved for record this 16th day of April, 1998.
By: Gary W. Lancker, Town Manager (Administrative Official)

TITLE CERTIFICATION

I, Gene Moore, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested in OCEAN HARBOUR ESTATES AT OCEAN RIDGE, LTD., a Florida Limited Partnership; that the current taxes have been paid; that all mortgages not satisfied or released of record are otherwise terminated by law or are shown hereon; and that there are no encumbrances of record other than those enumerated do not prohibit the creation of the subdivision depicted by this plat.
Dated: 4/16/98
Gene Moore, Esquire

SURVEYORS CERTIFICATION

I hereby 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; that Permanent Reference Monuments (P.R.M.'s) and Permanent Control Points (P.C.P.'s) have or will be placed as required by law, and further that the survey data shown hereon comply with all requirements of Chapter 177 Florida Statutes, as amended, and the ordinances of the Town of Ocean Ridge, Florida.

Dated: 4/2/98
Dennis J. Leavy, Professional Surveyor and Mapper Florida Certificate Number 5055

SURVEYOR'S NOTES:

- 1. 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 being determined by use rights granted.
- 2. Building setback lines shall be as required by current Town of Ocean Ridge Zoning Regulations, as voted by the Board of Adjustment on October 14, 1997: Lots 1-14: front 25.00 feet, rear 15.00 feet, side 10.00 feet. Lot 15: front 25.00 feet, rear 25.00 feet, side 10.00 feet.
- 3. No building or any kind of construction shall be placed on an easement without prior written consent of the easement beneficiaries and all applicable town approvals or permits as required for such encroachments.
- 4. Approval of joint-occupancy on utility easement shall be only with approval of all utilities occupying same.
- 5. Bearings shown hereon are based on the south line of section 27-45E-43E as shown on Florida Department of Transportation Right of Way Map for State Road A-1-A, Section 9306, dated August 1947, said line being monumented and depicting the bearing of N89°44'10".
- 6. P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.
- 7. U.E. - Utility Easement
- 8. A.E. - Access Easement
- 9. D.E. - Drainage Easement
- 10. L.W.E. - Lake Maintenance Easement
- 11. P.B.C.P.R. - Palm Beach County Public Records
- 12. R/W - Right-of-Way
- 13. P.C. - Page
- 14. P.B. - Plat Book
- 15. D.O.T. - Department of Transportation
- 16. P.C. - Indicates Permanent Control Point (nail in brass survey cap).
- 17. - Indicates Permanent Reference Monument marked PSM 5055.
- 18. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- 19. This instrument was prepared in the office of DENNIS J. LEAVY & ASSOCIATES, INC.

STATE OF FLORIDA) S.S.
COUNTY OF PALM BEACH)
THIS INSTRUMENT WAS FILED FOR RECORD AT 3:20 P.M. THIS 17th DAY OF April 1998 AND DULY RECORDED IN: PLAT BOOK 83 ON PAGE 53-54 DOROTHY WILKEN CLERK, CIRCUIT COURT BY: [Signature] DEPUTY CLERK.

CORPORATE SEAL

CORPORATE SEAL

CORPORATE SEAL

CORPORATE SEAL

SURVEYOR SEAL

Dennis J. Leavy & Associates, Inc. LAND SURVEYORS * MAPPERS 400 BUSINESS PARK WAY * SUITE D * ROYAL PALM BEACH, FL 33411 PHONE: (561) 753-0850 FAX: (561) 753-0290