



LOCATION MAP NOT TO SCALE

OCEAN HAMMOCK

A REPLAT OF LOTS 9, 10, 11, 12, LOT B AND A PORTION OF LOT A BLUE SEAS (PLAT BOOK 23, PAGE 185, P.B.C.R.) IN THE SOUTHEAST ONE-QUARTER (SE1/4) SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This Plat was filed for record at 8:57 AM, this 27 day of January, 2001 and duly recorded in Plat Book No. 121 on Pages 121 and 122.
DOROTHY H. WILKEN, CLERK
By Barbara A. Park, DC

THIS INSTRUMENT PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB6456
1885 W. Commercial Blvd., Suite 190 • Ft. Lauderdale, FL 33309
PH: 954-776-7604 • FAX: 954-776-7608
AUGUST 2000

CHAPTER 177 REVIEW:
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, HAS REVIEWED THIS PLAT OF TOWN SQUARE, AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATED: 12/21/00 BY: Paul D. Engle
(PRINTED NAME) PAUL D. ENGLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5708

TITLE CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
I, JAMES J. WHEELER, 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 TITLE TO BE VESTED IN OCEAN HAMMOCK DEVELOPMENT CORP.; 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.

BROAD AND CASSEL
DATED: 10/16/2000
James J. Wheeler
JAMES J. WHEELER, P.A., PARTNER

APPROVALS:
THIS PLAT OF OCEAN HAMMOCK WAS APPROVED ON THE 30th DAY OF December, A.D. 2000 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, BEACH, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

AND REVIEWED, ACCEPTED AND CERTIFIED BY:
Mayor: [Signature]
Director of Planning and Zoning: Paul D. Engle
City Engineer: [Signature]
Chairperson, Planning and Zoning Board: [Signature]
Fire Marshal: [Signature]

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 (PRMs) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091 (9), WILL BE SET UNDER THE GUARANTEE POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA 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 THE CITY OF DELRAY BEACH, FLORIDA.

DATED: NOVEMBER 2, 2000 BY: Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

SURVEYOR'S PROJECT NO. 00-0509

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT OCEAN HAMMOCK DEVELOPMENT CORP., A FLORIDA CORPORATION IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OCEAN HAMMOCK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11, 12, AND THAT PART OF LOT "A" LYING NORTH OF THE SOUTH LINE OF LOTS 9, 10, 11, AND 12 EXTENDED EASTERLY IN A STRAIGHT LINE TO STATE ROAD A-1-A, ALL OF SAID LOTS BEING IN BLUE SEAS, A SUBDIVISION OF THE CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 185, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 64,385 SQUARE FEET, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

LOTS 1 THROUGH 10, INCLUSIVE, ARE PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF DELRAY BEACH OFFICIAL ZONING MAP.

THE SEWER EASEMENT SHOWN HEREON IS MADE TO THE OCEAN HAMMOCK HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER SERVICES AND IS TO BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF DRAINAGE FACILITIES.

THE LIMITED ACCESS EASEMENT SHOWN HEREON IS MADE TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT-OF-WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF November, 2000.

WITNESS: Janet Taggart
(PRINTED NAME) JANET TAGGART
BY: OCEAN HAMMOCK DEVELOPMENT CORP., A FLORIDA CORPORATION

WITNESS: Mary Ann Hamm
(PRINTED NAME) MARY ANN HAMM
BY: Cary D. Glickstein, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CARY D. GLICKSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OCEAN HAMMOCK DEVELOPMENT CORP., A FLORIDA 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 10th DAY OF November, 2000.

NOTARY PUBLIC: Janet Taggart
PRINTED NAME: JANET TAGGART
MY COMMISSION EXPIRES: [Signature]

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS
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 12123, AT PAGE 185 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 (VICE) PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF Nov., 2000.

WITNESS: [Signature]
BY: COLONIAL BANK, AN ALABAMA BANKING CORPORATION
PRINTED NAME: Judith A. Salerno
BY: [Signature]
MICHAEL P. IRVIN
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF Florida SS
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED MICHAEL P. IRVIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF COLONIAL BANK, AN ALABAMA BANKING 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 2nd DAY OF Nov., 2000.

NOTARY PUBLIC: [Signature]
PRINTED NAME: [Signature]
MY COMMISSION EXPIRES: [Signature]

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLUE SEAS, (PB 23, PG 45, PBCR). SAID LINE BEARS: NORTH 89°10'14" EAST (ASSUMED).
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- - DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. LB 6456 UNLESS OTHERWISE NOTED.
P.B. - DENOTES PLAT BOOK.
ORB - DENOTES OFFICIAL RECORDS BOOK.
R - DENOTES PALM BEACH COUNTY RECORDS
D - DENOTES RADIUS
A - DENOTES CENTRAL ANGLE
L - DENOTES ARC LENGTH
CB - DENOTES CHORD BEARING

- THE CITY OF DELRAY BEACH SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.
- IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE, THE NORTH 130 FEET OF THAT CERTAIN 10 FOOT WIDE UTILITY EASEMENT LYING 5 FEET ON EACH SIDE OF THE EAST LINE OF LOT 12, PLAT OF BLUE SEAS (PB 23, PG 185, PBCR).

DEDICATION (OCEAN HAMMOCK DEVELOPMENT CORPORATION)	ACKNOWLEDGEMENT	MORTGAGEE'S CONSENT (COLONIAL BANK)	ACKNOWLEDGEMENT	REVIEWING SURVEYOR	CITY OF DELRAY BEACH	SURVEYOR
[Signature]		NO SEAL		[Signature]		