

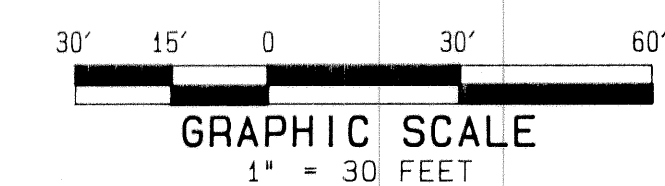
# O C E A N R I D G E

BEING A REPLAT OF A PORTION OF THE PLAT "NEW PALM BEACH HEIGHTS", PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA TOWN OF JUNO BEACH

OCTOBER 2000

SHEET 1 OF 2

NORTH



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH STREET CORPORATION, A NEW JERSEY CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, AS SHOWN HEREON AS OCEAN RIDGE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING A PART OF THE PLAT OF NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 73; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THRU 6, BLOCK 5, SAID PLAT OF NEW PALM BEACH HEIGHTS; TOGETHER WITH, THE SOUTH HALF OF THE RIGHT OF WAY OF FLORAL STREET, SAID PLAT OF NEW PALM BEACH HEIGHTS, LYING EAST OF THE CENTERLINE OF RIGHT OF WAY OF HIBISCUS DRIVE, SAID PLAT OF NEW PALM BEACH HEIGHTS, AND LYING WEST OF THE CENTERLINE OF RIGHT OF WAY OF OCEAN DRIVE, SAID PLAT OF NEW PALM BEACH HEIGHTS; TOGETHER WITH, THE EASTERLY HALF OF THE RIGHT OF WAY OF HIBISCUS DRIVE, SAID PLAT OF NEW PALM BEACH HEIGHTS, LYING SOUTH OF THE CENTERLINE OF RIGHT OF WAY OF FLORAL STREET, SAID PLAT OF NEW PALM BEACH HEIGHTS, AND LYING NORTH OF THE CENTERLINE OF RIGHT OF WAY OF ATLANTIC BOULEVARD, SAID PLAT OF NEW PALM BEACH HEIGHTS; TOGETHER WITH, THE NORTH HALF OF THE RIGHT OF WAY OF ATLANTIC BOULEVARD, SAID PLAT OF NEW PALM BEACH HEIGHTS, LYING EAST OF THE CENTERLINE OF RIGHT OF WAY OF HIBISCUS DRIVE, SAID PLAT OF NEW PALM BEACH HEIGHTS, AND LYING WEST OF THE CENTERLINE OF RIGHT OF WAY OF OCEAN DRIVE, SAID PLAT OF NEW PALM BEACH HEIGHTS; TOGETHER WITH, THE WEST HALF OF THE RIGHT OF WAY OF OCEAN DRIVE, SAID PLAT OF NEW PALM BEACH HEIGHTS, LYING SOUTH OF THE CENTERLINE OF RIGHT OF WAY OF FLORAL STREET, SAID PLAT OF NEW PALM BEACH HEIGHTS, AND LYING NORTH OF THE CENTERLINE OF RIGHT OF WAY OF ATLANTIC BOULEVARD, SAID PLAT OF NEW PALM BEACH HEIGHTS;

CONTAINING 1.66 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1.) THE GENERAL UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. ALL CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ANY UTILITY SHALL BE APPROVED AND PERMITTED BY THE TOWN OF JUNO BEACH.
2.) THE ACCESS, DRAINAGE AND LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR PUBLIC ACCESS, DRAINAGE AND LANDSCAPE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OCEAN RIDGE AT JUNO BEACH CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND ATTESTED BY THE SECRETARY OF JOSEPH STREET CORPORATION AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF OCTOBER 2000.

JOSEPH STREET CORPORATION A NEW JERSEY CORPORATION BY: John J. Truani, President

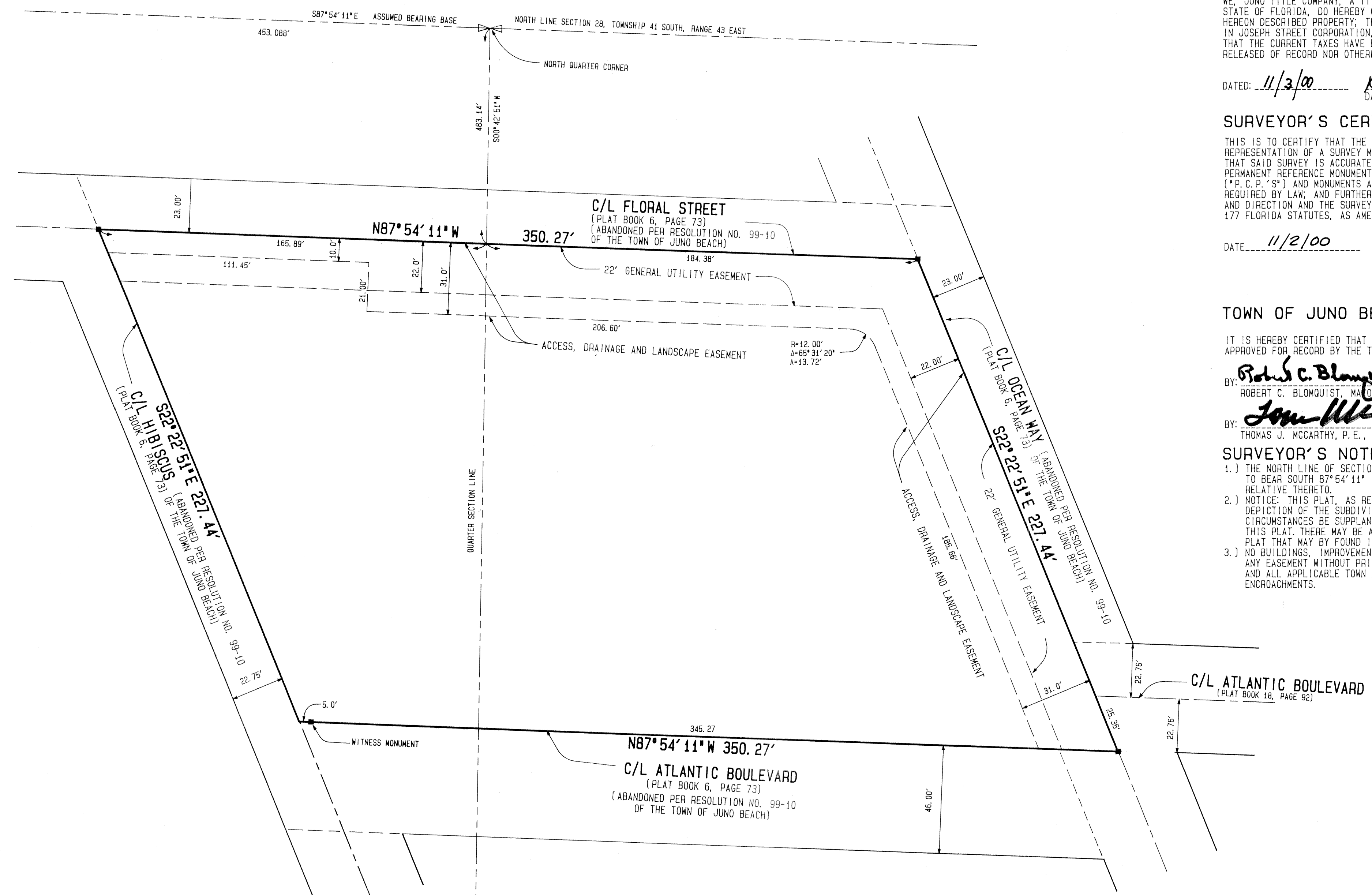
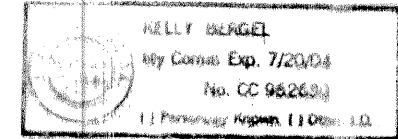
ATTEST: SECRETARY

### CORPORATE ACKNOWLEDGEMENT CERTIFICATE

COUNTY OF Florida, Palm Beach Florida STATE OF Florida

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November 2000 BY John J. Truani, PRESIDENT AND Kelly Bergel, SECRETARY ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A Notary Public License AS IDENTIFICATION.

Kelly Bergel (SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT) Kelly Bergel (NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED) Notary Public (TITLE OR RANK) 952630 (COMMISSION NUMBER)



### TITLE CERTIFICATION:

COUNTY OF PALM BEACH STATE OF FLORIDA WE, JUNO TITLE COMPANY, 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 JOSEPH STREET CORPORATION, A NEW JERSEY CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; DATED: 11/3/00 Daniel K. Corbett, President

### 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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH. DATE: 11/2/00 Richard A. Mixon, Professional Surveyor and Mapper

### TOWN OF JUNO BEACH APPROVALS

IT IS HEREBY CERTIFIED THAT OCEAN RIDGE, HAS BEEN REVIEWED AND OFFICIALLY APPROVED FOR RECORD BY THE TOWN OF JUNO BEACH, FLORIDA. BY: Robert C. Bloomquist, Deputy Town Clerk DATE: 11/2/02 BY: Thomas J. McCarthy, P.E., P.S.M., Town Engineer and Consulting Surveyor DATE: 11/31/02

### SURVEYOR'S NOTES:

- 1.) THE NORTH LINE OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IS ASSUMED TO BEAR SOUTH 87°54'11" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2.) 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 GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3.) NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

### LEGEND:

■ - SET 4" X 4" CONCRETE MONUMENT \*P.R.M. LS 3335\* C/L - CENTERLINE



MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458 (561) 747-6046 CERTIFICATE NO. LB 4199 OCEAN RIDGE JOB NO. 83-095 CAD FILE: OCEAN DATE: 06/10/00 SHEET 1 OF 2