

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OCEAN CAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 ACCORDING TO THE PLAT OF HYPOLUXO SHORES, AS RECORDED IN PLAT BOOK 25, PAGE 125, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°16'51" EAST, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF HYPOLUXO SHORES, A DISTANCE OF 775.94 FEET TO A POINT ON THE BULKHEAD LINE ON THE WEST SIDE OF LAKE WORTH IN THE TOWN OF HYPOLUXO, FLORIDA, AS RECORDED IN PLAT BOOK 26, PAGE 89, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 868.82 FEET AND A PARTIAL CENTRAL ANGLE OF 8°41'06" AND A CHORD BEARING OF SOUTH 15°30'39" WEST; THENCE SOUTHERLY ALONG THE ARC OF THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 131.70 FEET TO THE END OF THE SAID CURVE AND THE BEGINNING OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 424.49 FEET AND A PARTIAL CENTRAL ANGLE OF 08°49'09" AND A CHORD BEARING OF SOUTH 15°26'38" WEST; THENCE SOUTHERLY ALONG THE ARC OF THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 65.34 FEET TO THE NORTH LINE OF LAS BRISAS, AS RECORDED IN PLAT BOOK 89, ON PAGES 134 AND 135, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°16'51" WEST, ALONG SAID NORTH LINE OF LAS BRISAS, A DISTANCE OF 1368.21 FEET TO THE EAST RIGHT OF WAY LINE FOR U.S. HIGHWAY NO. 1, STATE ROAD NO. 51 AS DESCRIBED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93010-2501 AS RECORDED IN PLAT BOOK 3, ON PAGE 14, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°49'53" EAST, ALONG SAID EAST RIGHT OF WAY LINE FOR U.S. HIGHWAY NO. 1, A DISTANCE OF 189.21 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID HYPOLUXO SHORES; THENCE NORTH 89°16'51" EAST, ALONG SAID EXTENSION OF SAID SOUTH LINE OF HYPOLUXO SHORES, A DISTANCE OF 1414.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6.0417 ACRES MORE OR LESS (263,175 SQUARE FEET MORE OR LESS)

PREVIOUSLY KNOWN AS:

PARCEL 1: THE NORTH ONE-HALF (N. 1/2) OF THE FOLLOWING DESCRIBED PARCELS OF LAND LYING AND BEING IN THE COUNTY OF PALM BEACH, AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STAKE ON THE WEST SHORE OF LAKE WORTH SIX (6) CHAINS AND SEVENTY-SIX (76) LINKS SOUTH OF THE LINE ON WHICH THE LARGEST COCONUT TREE STANDS IN THE NORTH HALF OF LOT NO. 2 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, REFERRED TO IN DEED FROM M. MINNE BRELFSFORD TO J.W. PORTER, J.E. HAMILTON AND A.W. GARNETT, DATED JULY 8, 1885; THENCE WEST TO THE WEST LINE OF SAID LOT NO. 2; THENCE SOUTH ALONG THE LINE OF SAID LOT TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID LOT 2; THENCE EAST TO THE LAKE SHORE; THENCE NORTHWARD ALONG THE LAKE SHORE TO THE POINT OF BEGINNING.

AND:

THE NORTH 150 FEET OF THE FOLLOWING PROPERTY IN HYPOLUXO, FLORIDA: BEGINNING AT A POINT 100 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, THENCE RUNNING EAST 105.7 FEET MORE OR LESS TO THE SHORE OF LAKE WORTH; THENCE SOUTH ALONG THE SHORE OF LAKE WORTH TO THE LAND OF JOHN W. PERRY; THENCE WEST ALONG THE NORTH LINE OF LAND OF SAID PERRY 101 FEET, MORE OR LESS; THENCE NORTH 362.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT A STAKE ON THE WEST SHORE OF LAKE WORTH 6 CHAINS AND 76 LINKS SOUTH OF THE LINE ON WHICH THE LARGEST COCONUT TREE FORMERLY STOOD IN THE NORTH HALF OF LOT NO. 2 OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, REFERRED TO IN THE DEED FROM M. MINNE BRELFSFORD TO J.W. PORTER, J.E. HAMILTON AND A.W. GARNETT, DATED JULY 8, 1885, THE ABOVE MENTIONED STAKE ALSO REFERRED TO IN THE DEED FROM J.W. PORTER TO WILLIS FREDERIC REINHARDT, DATED MAY 5, 1935, THENCE RUNNING WEST TO SURVEYORS MONUMENT ON THE EAST SIDE OF STATE HIGHWAY NO. 4; THENCE RUNNING SOUTH ALONG THE EDGE OF SAID STATE HIGHWAY NO. 4, 7 FEET; THENCE EAST TO A POINT 3 +/- FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUNNING NORTH 3 +/- FEET ALONG THE LAKE SHORE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING IN GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, ACCORDING TO THE PLAT OF HYPOLUXO SHORES, AS RECORDED IN PLAT BOOK 25, PAGE 125, PALM BEACH COUNTY, FLORIDA; THENCE S.89°41'18"E. ALONG THE SOUTH LINE OF SAID PLAT OF HYPOLUXO SHORES, A DISTANCE OF 214.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.00°18'42"W. A DISTANCE OF 189.84 FEET TO A POINT OF INTERSECTION WITH A LINE OF OCCUPATION BETWEEN TWO CONCRETE MONUMENTS; THENCE S.89°37'06"E. A DISTANCE OF 200.00 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE S.89°37'06"E. A DISTANCE OF 46.3 FEET, MORE OR LESS TO THE WEST SHORE LINE (MEAN HIGH WATER) OF LAKE WORTH; THENCE NORTHEASTERLY ALONG SAID SHORE LINE A DISTANCE OF 316 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT OF HYPOLUXO SHORES; THENCE N.89°41'18"W. ALONG SAID SOUTH LINE A DISTANCE OF 434.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

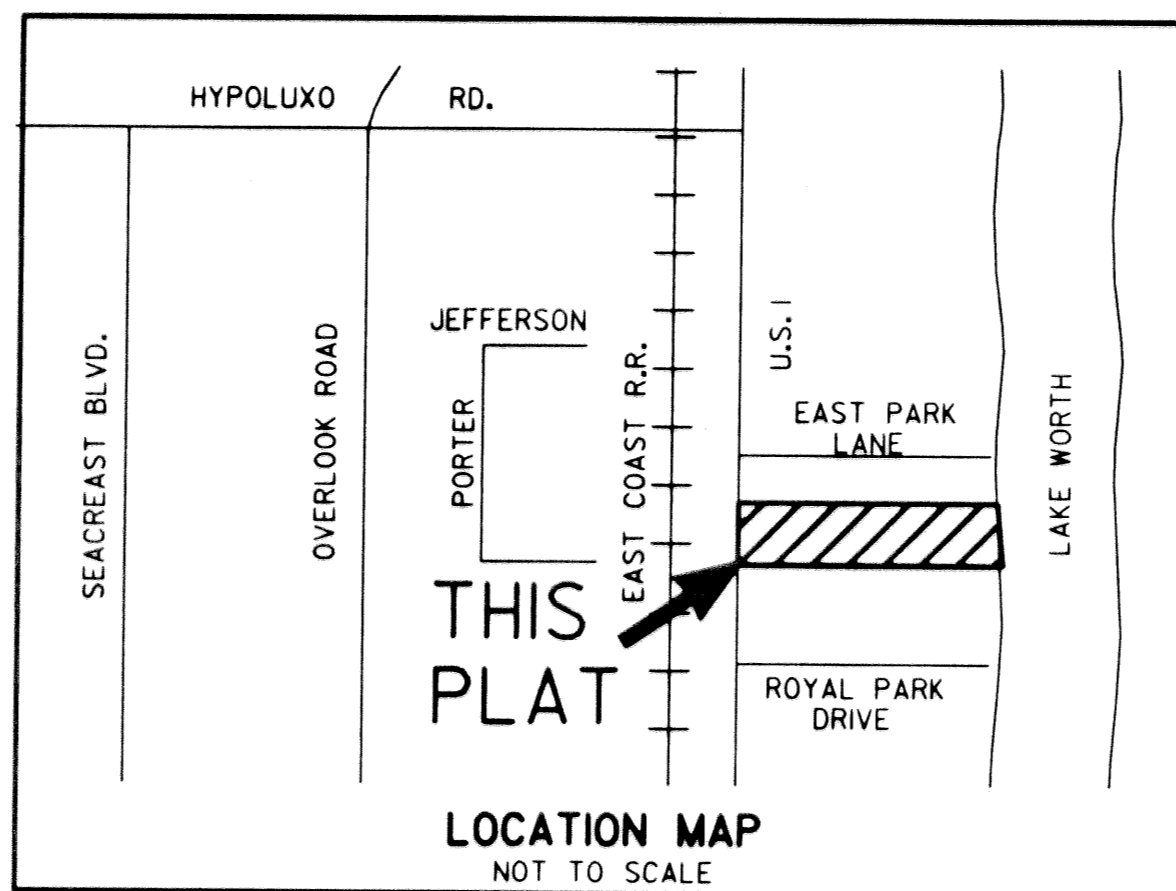
THE NORTH ONE-HALF (N. 1/2) OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF SUBMERGED LAND IN LAKE WORTH IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12 ACCORDING TO THE PLAT OF HYPOLUXO SHORES, AS RECORDED IN PLAT BOOK 25, PAGE 125, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

OCEAN CAY

A PORTION OF GOVERNMENT LOT 2 IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF HYPOLUXO, PALM BEACH COUNTY, FLORIDA



DEDICATION CONTINUED:

THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°34'06" EAST, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTH LINE LOT 12, A DISTANCE OF 775.94 FEET TO A POINT ON THE BULKHEAD LINE ON THE WEST SIDE OF LAKE WORTH IN THE TOWN OF HYPOLUXO, FLORIDA, AS RECORDED IN PLAT BOOK 26, PAGE 89, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 868.82 FEET AND A PARTIAL CENTRAL ANGLE OF 8°41'06" AND A TANGENT BEARING SOUTH 11°27'22" WEST; SAID POINT BEING ALSO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTHERLY ALONG THE ARC OF THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 131.70 FEET TO THE END OF THE SAID CURVE AND THE BEGINNING OF A CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 424.49 FEET AND A PARTIAL CENTRAL ANGLE OF 36°35'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 271.14 FEET TO A POINT; THENCE SOUTH 89°44'55" WEST, A DISTANCE OF 329 FEET, MORE OR LESS, TO A POINT ON THE WATERS EDGE OF LAKE WORTH; THENCE NORTHERLY, ALONG THE WATERS EDGE OF LAKE WORTH, A DISTANCE OF 390 FEET, MORE OR LESS, TO A POINT ON THE FIRST COURSE, ABOVE DESCRIBED; THENCE NORTH 89°34'06" EAST, A DISTANCE OF 259 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, ACCORDING TO THE PLAT OF HYPOLUXO SHORES, AS RECORDED IN PLAT BOOK 25, PAGE 125, PALM BEACH COUNTY, FLORIDA; THENCE S.89°41'18"E. ALONG THE SOUTH LINE OF SAID PLAT OF HYPOLUXO SHORES, A DISTANCE OF 214.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.00°18'42"W. A DISTANCE OF 189.84 FEET TO A POINT OF INTERSECTION WITH A LINE OF OCCUPATION BETWEEN TWO CONCRETE MONUMENTS; THENCE S.89°37'06"E. A DISTANCE OF 200.00 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE S.89°37'06"E. A DISTANCE OF 46.3 FEET, MORE OR LESS TO THE WEST SHORE LINE (MEAN HIGH WATER) OF LAKE WORTH; THENCE NORTHEASTERLY ALONG SAID SHORE LINE A DISTANCE OF 316 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT OF HYPOLUXO SHORES; THENCE N.89°41'18"W. ALONG SAID SOUTH LINE A DISTANCE OF 434.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR OPEN SPACE, INGRESS AND EGRESS, PARKING AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OCEAN CAY HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO.

TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OCEAN CAY HOMEOWNERS ASSOCIATION FOR OPEN SPACE, RECREATION AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO.

TRACT B-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OCEAN CAY HOMEOWNERS ASSOCIATION FOR OPEN SPACE, PASSIVE RECREATION AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO.

TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR OPEN SPACE AND WATER RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OCEAN CAY HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF HYPOLUXO.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF July, 2002.

WITNESS: Kevin Borkhausen, CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS SOLE MANAGING PARTNER

WITNESS: Dwy M. Seitzman, David E. Abrams, DIVISION PRESIDENT

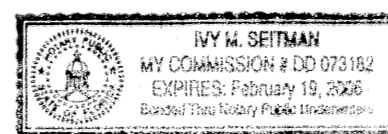
ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED DAVID E. ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA 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 26 DAY OF July, 2002.

MY COMMISSION EXPIRES:



NOTARY PUBLIC:

Dwy M. Seitzman, Dwy M. Seitzman

PLAT NOTES:

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 ZONING CODES AND/OR ORDINANCES OF THE TOWN OF HYPOLUXO.

BEARINGS, SHOWN HEREON, ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02°17'56" WEST ALONG THE WEST LINE OF SECTION 10, TOWNSHIP 45 SOUTH, RANGE 43 EAST.

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.

THE TOWN OF HYPOLUXO SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

LEGEND:

- © - DENOTES PERMANENT REFERENCE MONUMENT (PRM), 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB NO. 6860", UNLESS NOTED OTHERWISE.
- P.B. - DENOTES PLAT BOOK
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PG. - DENOTES PAGE
- P.O.B. - DENOTES POINT OF BEGINNING
- P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
- CL - DENOTES CENTERLINE
- U.E. - DENOTES UTILITY EASEMENT
- R/W - DENOTES RIGHT-OF-WAY

TOWN OF HYPOLUXO REVIEWING SURVEYOR SURVEYOR DEDICATION CENTEX HOMES NOTARY DEDICATION

TITLE CERTIFICATE:

COUNTY OF PALM BEACH STATE OF FLORIDA

I, Scott M. Clements, 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 in Centex Homes; 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.

DATE: 7-25-02

Scott M. Clements, PRINTED NAME: Scott M. Clements

CHAPTER 177 REVIEW:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE TOWN OF HYPOLUXO, HAS REVIEWED THIS PLAT OF OCEAN CAY, AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS REVISED IN 1998.

DATE: 7-29-02

Craig Pusey, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5019

APPROVALS:

THIS PLAT OF OCEAN CAY WAS APPROVED ON THE 17th DAY OF July, A.D. 2002 BY THE TOWN COUNCIL OF THE TOWN OF HYPOLUXO, FLORIDA, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF HYPOLUXO, FLORIDA, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

ATTEST: Mayor, Deputy City Clerk

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 THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.09(1), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF HYPOLUXO, 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 TOWN OF HYPOLUXO, FLORIDA.

DATED: 7-29-02

Jon P. Weber, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 4323

PREPARED BY: KEITH ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 LB. NO. 6860