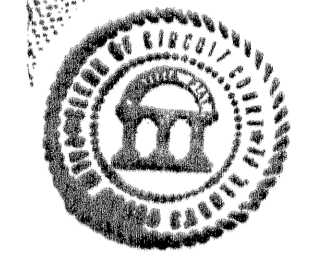


COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 11:57 A.M.
This day of May 20 2003
and duly recorded in Plat Book No. 98
on page 194 and 195.
DOROTHY A. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.

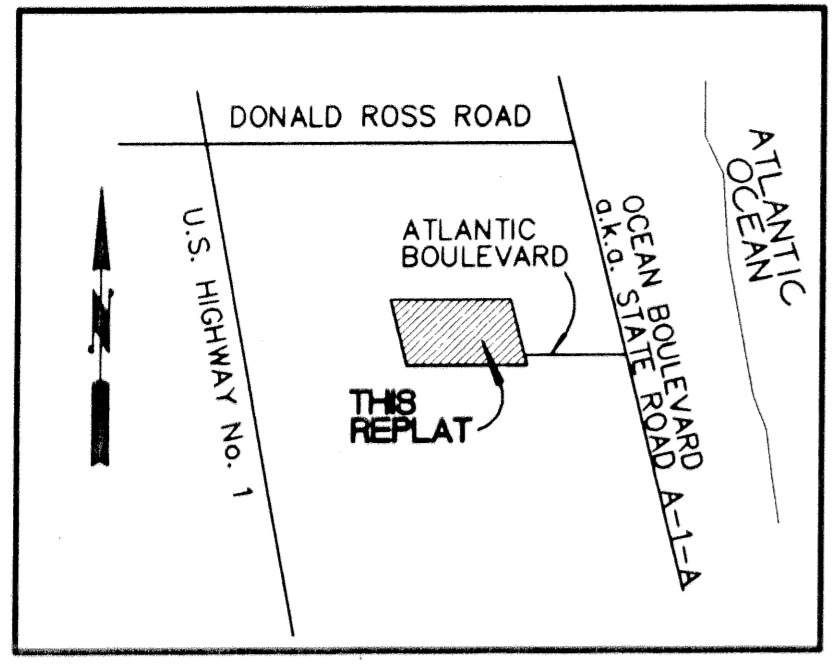


OCEAN RIDGE AT JUNO BEACH

BEING A REPLAT OF
OCEAN RIDGE
RECORDED IN PLAT BOOK 93, PAGES 75 & 76
LYING IN
SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
TOWN OF JUNO BEACH
PALM BEACH COUNTY, FLORIDA

FEBRUARY 2003

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT OCEAN RIDGE TOWNHOMES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS OCEAN RIDGE AT JUNO BEACH BEING A REPLAT OF OCEAN RIDGE, A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF OCEAN RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 75 AND 76, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS.

- OCEAN RIDGE WAY, A PRIVATE ROAD TRACT AND UTILITY CONSTRUCTION AND MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
- OPEN SPACE, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, UTILITIES AND LANDSCAPE BUFFER AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
- RECREATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATION AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITIES.
- THE TOWN OF JUNO BEACH 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.
- THE 8 FOOT PEDESTRIAN AND BIKE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR PUBLIC ACCESS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
- THE 8', 17', 25' AND 28' PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR PUBLIC STREET, UTILITIES AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
- THE 5 FOOT PEDESTRIAN ACCESS AS SHOWN HEREON IS HEREBY RESERVED TO THE OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR PEDESTRIAN, RECREATION AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, LARRY WRIGHT, OF OCEAN RIDGE TOWNHOMES, L.L.C., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 22nd DAY OF April, 2003.

WITNESS: *[Signature]* BY: *[Signature]*
LARRY WRIGHT
MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY WRIGHT, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF OCEAN RIDGE TOWNHOMES, L.L.C., A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE LIMITED LIABILITY COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF April, 2003.
MY COMMISSION EXPIRES: MARCH 22, 2006

[Signature]
JENNIFER T. DENNIS
NOTARY PUBLIC
No. DD 095828

MORTGAGEE'S CONSENT

STATE OF FLORIDA
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 15064 AT PAGE 0507 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF May, 2003.

WITNESS: *[Signature]* BY: *[Signature]*
SUNTRUST BANK
A GEORGIA BANKING CORPORATION
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Laura B. Fedor, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNTRUST BANK OF GEORGIA, A GEORGIA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THE 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 6 DAY OF May, 2003.
MY COMMISSION EXPIRES:

[Signature]
PRINTED NAME: Neil W. Platock
NOTARY PUBLIC
No. CC

HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF April, 2003.

WITNESS: *[Signature]* OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *[Signature]* BY: *[Signature]*
LARRY WRIGHT, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY WRIGHT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OCEAN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY 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 22nd DAY OF April, 2003.
MY COMMISSION EXPIRES: 7/20/07

[Signature]
PRINTED NAME: Kelly Berzel
NOTARY PUBLIC
No. CC 328482

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I DANIEL K. CORBETT, 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 OCEAN RIDGE TOWNHOMES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, 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.

DATED: *[Signature]* DANIEL K. CORBETT
ATTORNEY AT LAW
BAR NO. 291161

SURVEYOR & MAPPER'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUNO BEACH 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.

[Signature] DATE: April 22, 2003
ROBERT J. DEARLOVE, P.S.M.
LICENSE No. 3938
STATE OF FLORIDA
DEARLOVE & ASSOCIATES
BUSINESS LICENSE No. 6499
STATE OF FLORIDA

CONSENT OF ADJOINING PARCEL OWNER

THE UNDERSIGNED CERTIFIES THAT IT IS AN ADJOINING PARCEL OWNER THAT WILL BENEFIT FROM THE REPLAT OF OCEAN RIDGE AS RECORDED IN PLAT BOOK 93, PAGES 75 AND 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THAT IT DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF PUBLIC INGRESS AND EGRESS, UTILITY AND DRAINAGE EASEMENT DESCRIBED HEREON BY THE OWNER (S) THEREOF.

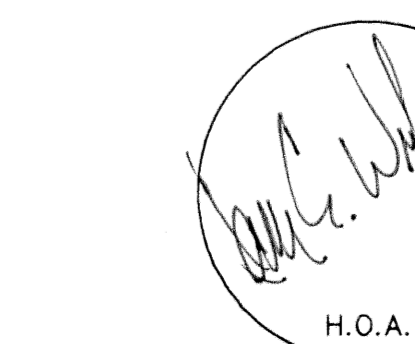
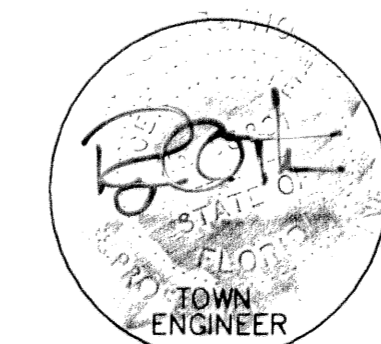
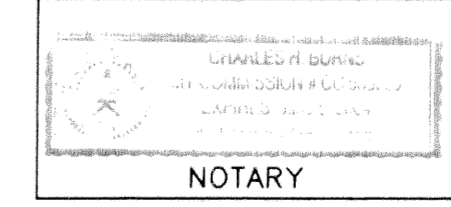
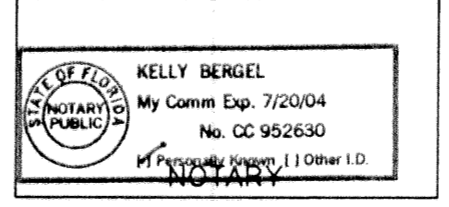
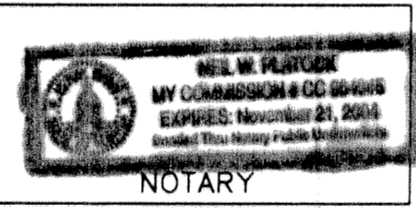
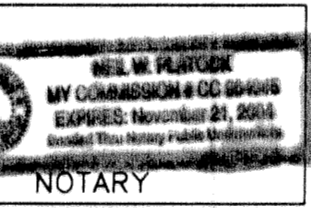
PARCEL: LOTS 8 AND 9, BLOCK 6, NEW PALM BEACH HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL OWNER: *[Signature]* *[Signature]*
EUGENE ALBRECHT JEAN C. ALBRECHT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2003 BY EUGENE ALBRECHT AND JEAN C. ALBRECHT WHO HAVE PRODUCED *[Signature]* AS IDENTIFICATION AND WHO DID TAKE AN OATH.

MY COMMISSION EXPIRES: *[Signature]*
PRINTED NAME: Charles J. Davis
NOTARY PUBLIC
No. CC



SURVEYOR'S NOTES

"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."

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

"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."

BEARING BASE:
THE NORTH LINE OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IS TAKEN TO BEAR NORTH 87°54'11" WEST AND ALL OTHER BEARINGS AREA RELATIVE THERETO.

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE TOWN OF JUPITER ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 6th DAY OF May, 2003.

WITNESS: *[Signature]* BY: *[Signature]*
DAVID L. BROWN
DIRECTOR OF UTILITIES

TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD AND COMPLIES WITH TOWN OF JUNO BEACH RESOLUTION NO. 99-10, THIS 20th DAY OF May, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY TOWN OF JUNO BEACH IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: *[Signature]* ROBERT BLOMQUIST, MAYOR
BY: *[Signature]* ALLISON JARAMILLO, TOWN CLERK
[Signature] GREGORY S. KING, TOWN MGR.

DOUGLAS M. DAVIE, P.S.M.
TOWN CONSULTING SURVEYOR
LICENSE #4343, STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER
FLORIDA SURVEY & MAPPER #5026
IN THE OFFICE OF DEARLOVE AND ASSOCIATES
450 SOUTH OLD DIXIE HIGHWAY
JUPITER, FLORIDA, 33458

Dearlove & Associates
LAND SURVEYORS
LICENSED BUSINESS #5944
450 S. OLD DIXIE HWY
JUPITER, FLORIDA 33458
361-746-8745
FAX 361-746-9632