

# HUDSON AVENUE ESTATES

BEING A REPLAT LOTS 15 AND 16, BLOCK 6, BOYNTON BEACH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 42, BEING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA

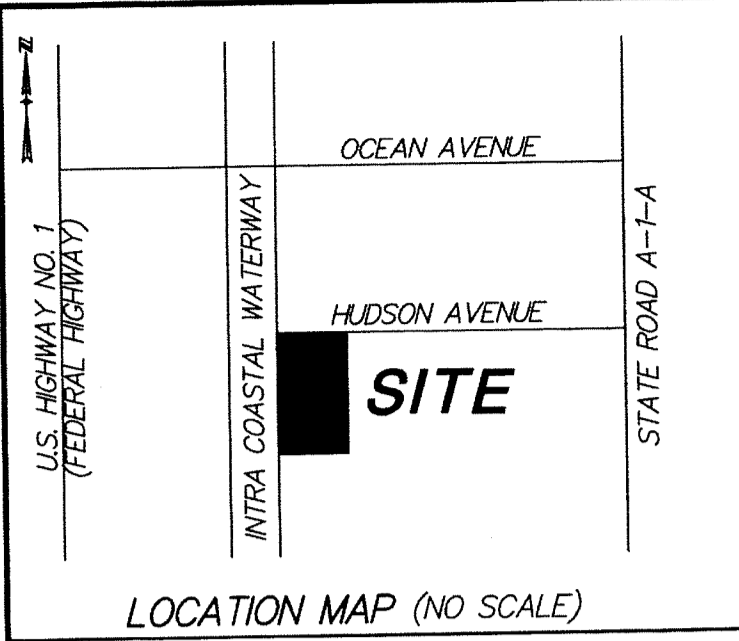
MARCH 2013  
SHEET 1 OF 2

00046-057

152

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 9:56  
THIS 10 DAY OF April  
2013 AND DULY RECORDED IN PLAT BOOK NO  
116 ON PAGE 152-153  
SHARON R. BOOK, CLERK AND COMPTROLLER  
BY *[Signature]* D.C.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LC HOMES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 15 AND 16, BLOCK 6, BOYNTON BEACH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 42, BEING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "HUDSON AVENUE ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 15 AND 16, BLOCK 6, BOYNTON BEACH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 37,869 SQUARE FEET OR 0.87 ACRE MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE TOWN OF OCEAN RIDGE.

ALL GENERAL UTILITY (G.U.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE, TELEVISION, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 19th DAY OF MARCH, 2013.

LC HOMES OF SOUTH FLORIDA, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*  
PRINT NAME: DON ALLISON  
BY: *[Signature]*  
LOUIS J. CAPANO, JR.  
MANAGING MEMBER

WITNESS: *[Signature]*  
PRINT NAME: Sandra Vann

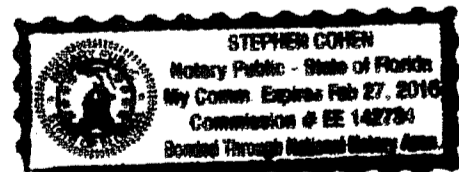
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LOUIS J. CAPANO, JR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF LC HOMES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF MARCH, 2013.

MY COMMISSION EXPIRES:



NOTARY PUBLIC  
NAME: Stephen E. Cohen  
COMMISSION NO.: EE 142734

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DONALD M. ALLISON, 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 LC HOMES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATE: March 19, 2013

*[Signature]*  
DONALD M. ALLISON  
ATTORNEY STATE OF FLORIDA

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 RECORDS BOOK 25182 AT PAGE 0714 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 *[Signature]* AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF MARCH, 2013.

GULFSTREAM BUSINESS BANK,  
A FLORIDA BANKING CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Stacey Giers NAME: Roy A. Warren  
TITLE: EVP

WITNESS: *[Signature]*  
PRINT NAME: Judith Mencke

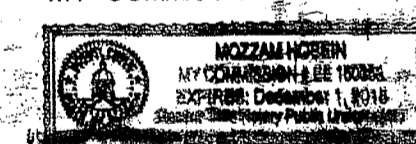
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Roy Warren WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF GULFSTREAM BUSINESS BANK, A FLORIDA 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 21 DAY OF MARCH, 2013.

MY COMMISSION EXPIRES:



NOTARY PUBLIC  
NAME: *[Signature]*  
COMMISSION NO.: EE 150338

### TOWN APPROVAL:

THIS PLAT OF "HUDSON AVENUE ESTATES" AS APPROVED ON THE 4th DAY OF February, A.D. 2013 BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE.

MAYOR: *[Signature]* ATTEST: *[Signature]*  
Geoffrey A. Pugh Karen E. Honesak  
TOWN CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING  
Kenneth N. Schuck

FIRE MARSHAL

### 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 (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF OCEAN RIDGE.

DATE: MARCH 18, 2013

*[Signature]*  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. LS 5708

O'BRIEN, SUTER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. LB 353

### REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE TOWN OF OCEAN RIDGE, FLORIDA, HAS REVIEWED THIS PLAT OF "HUDSON AVENUE ESTATES" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: April 3, 2013

*[Signature]*  
GARY M. RAYMAN  
LICENSE NO. LS26333  
ENGINEERING GROUP, INC. LB 6603  
1201 BELVEDERE ROAD  
WEST PALM BEACH, FL. 33405

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF HUDSON AVENUE, (PLAT BOOK 12, PAGE 42), HAVING AN ASSUMED BEARING OF S.90°00'00"E.

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, FLORIDA.

THE TOWN OF OCEAN RIDGE IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ○

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED TOWN OF OCEAN RIDGE MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE TOWN OF OCEAN RIDGE.

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 ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

