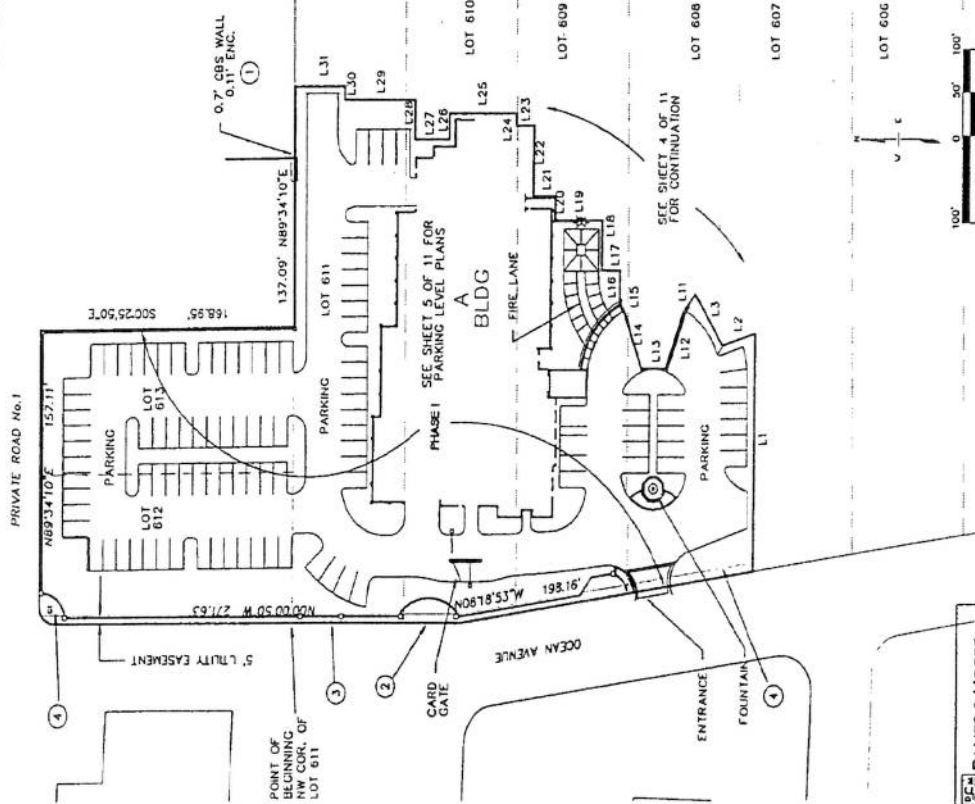


Ocean Pointe

OCEAN POINTE CONDOMINIUM

SECTIONS 26 AND 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA PHASE 1



- NOTES:**
- ① WALL ENCROACHMENT ALONG NORTH LINE OF PHASE 1. WALL ENCROACHMENT OF 0.11 FEET TO REMAIN. THE REMAINING PORTION OF THE WALL TO BE REMOVED AND REPAIRED WITH OCEAN PLAZA RIGHT OF WAY.
 - ② SIDEWALK TO BE REMOVED AND REPAIRED WITH OCEAN PLAZA RIGHT OF WAY.
 - ③ FRET HYDRANT TO BE REMOVED WITH OCEAN PLAZA RIGHT OF WAY.
 - ④ WATER MAIN AND HYDRANT TO BE ABANDONED WITH PHASE 1 IMPROVEMENTS.
 - ⑤ CHAIN LINK FENCE ON WEST SIDE OF PHASE 1.
 - ⑥ CHAIN LINK FENCE TO BE REMOVED WITH PHASE 1 IMPROVEMENTS.

PHASE 1 DESCRIPTION

Lots 612 and 613, according to the plot of Palm Beach Shores, as recorded in Plat Book 23, Pages 29 through 32; Public Records of Palm Beach County, Florida.

Together with a portion of Lots 607 through 611, of the aforementioned plat, more particularly described as follows:

Beginning at the Northwest corner of said Lot 611; thence North 89°34'10" East along the North line of said Lot 611 (the North line of said Lot 611 is assumed to bear North 305.36 feet; thence departing said North line South 00°00'00" East a distance of 33.09 feet; thence South 47°35'00" West a distance of 7.61 feet; thence South 00°00'00" East a distance of 47.35 feet; thence South 00°00'00" East a distance of 15.25 feet; thence South 80°00'00" West a distance of 7.05 feet; thence South 00°00'00" East a distance of 11.53 feet; thence South 90°00'00" West a distance of 40.41 feet; thence South 30°00'00" West a distance of 28.71 feet; thence South 00°00'00" East a distance of 13.55 feet; thence South 00°00'00" West a distance of 22.45 feet; thence South 24°47'00" West a distance of 5.91 feet; thence South 70°45'15" West a distance of 13.50 feet; thence South 33°00'00" East a distance of 18.78 feet; thence South 70°01'00" East a distance of 34.94 feet; thence South 28°04'25" West a distance of 34.94 feet; thence North 08°16'53" West along the East line of Ocean Avenue a distance of 188.16 feet; thence North 08°16'53" West along the East line of Ocean Avenue a distance of 112.80 feet to the Point of Beginning.

Containing in all 2,305 acres more or less.

LINE TABLE

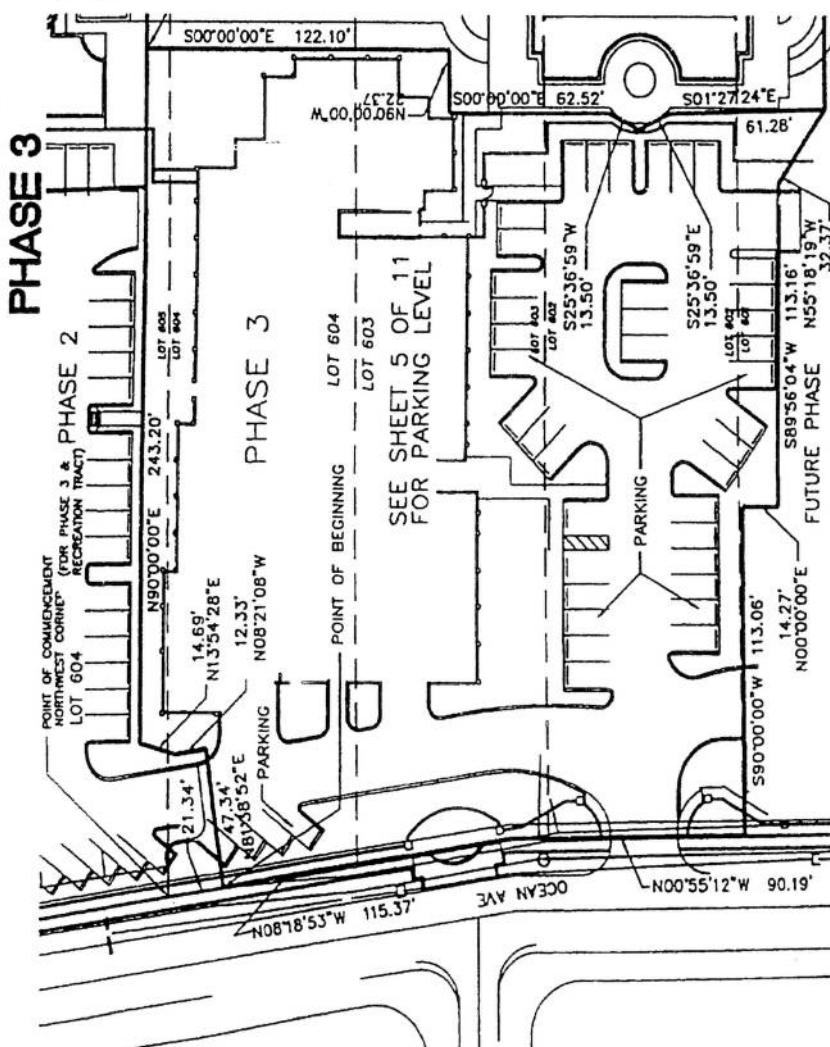
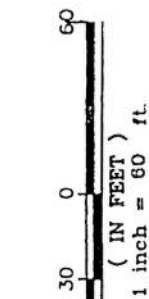
LINE	DIRECTION	DISTANCE
1	N 89° 34' 10" E	157.11'
2	S 00° 00' 00" E	33.09'
3	S 47° 35' 00" W	7.61'
4	S 00° 00' 00" E	47.35'
5	S 00° 00' 00" E	15.25'
6	S 80° 00' 00" W	7.05'
7	S 00° 00' 00" E	11.53'
8	S 30° 00' 00" W	28.71'
9	S 00° 00' 00" E	13.55'
10	S 24° 47' 00" W	5.91'
11	S 70° 45' 15" W	13.50'
12	S 33° 00' 00" E	18.78'
13	S 70° 01' 00" E	34.94'
14	S 28° 04' 25" W	34.94'
15	N 08° 16' 53" W	188.16'
16	N 08° 16' 53" W	112.80'



DAMES & MOORE
INCORPORATED
1000 PINEAPPLE AVENUE
PALM BEACH, FLORIDA 33480
TEL: 561-833-1100
FAX: 561-833-1101

O.R.B.
PAGE

EXHIBIT 'A' OCEAN POINTE CONDOMINIUM SECTIONS 26 AND 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA



PHASE 3 LEGAL DESCRIPTION

A PART OF LOTS 601 THROUGH 605, ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 604, OF SAID PLAT OF PALM BEACH SHORES, THENCE SOUTH 08 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 604 AND THE EASTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE AS SHOWN IN SAID PLAT, A DISTANCE OF 21.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 47.34 FEET; THENCE NORTH 08 DEGREES 21 MINUTES 08 SECONDS WEST, A DISTANCE OF 12.33 FEET; THENCE NORTH 13 DEGREES 54 MINUTES 28 SECONDS EAST, A DISTANCE OF 14.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 243.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 62.52 FEET; THENCE SOUTH 25 DEGREES 36 MINUTES 59 SECONDS WEST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 25 DEGREES 27 MINUTES 24 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 19 SECONDS WEST, A DISTANCE OF 61.28 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 32.37 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.30 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 13.06 FEET TO INTERSECTION WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE; THENCE NORTH 00 DEGREES 55 MINUTES 12 SECONDS WEST, A DISTANCE OF 90.19 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 08 DEGREES 18 MINUTES 53 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 115.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,004 SQUARE FEET OR 1.492 ACRES MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 3 OF 11

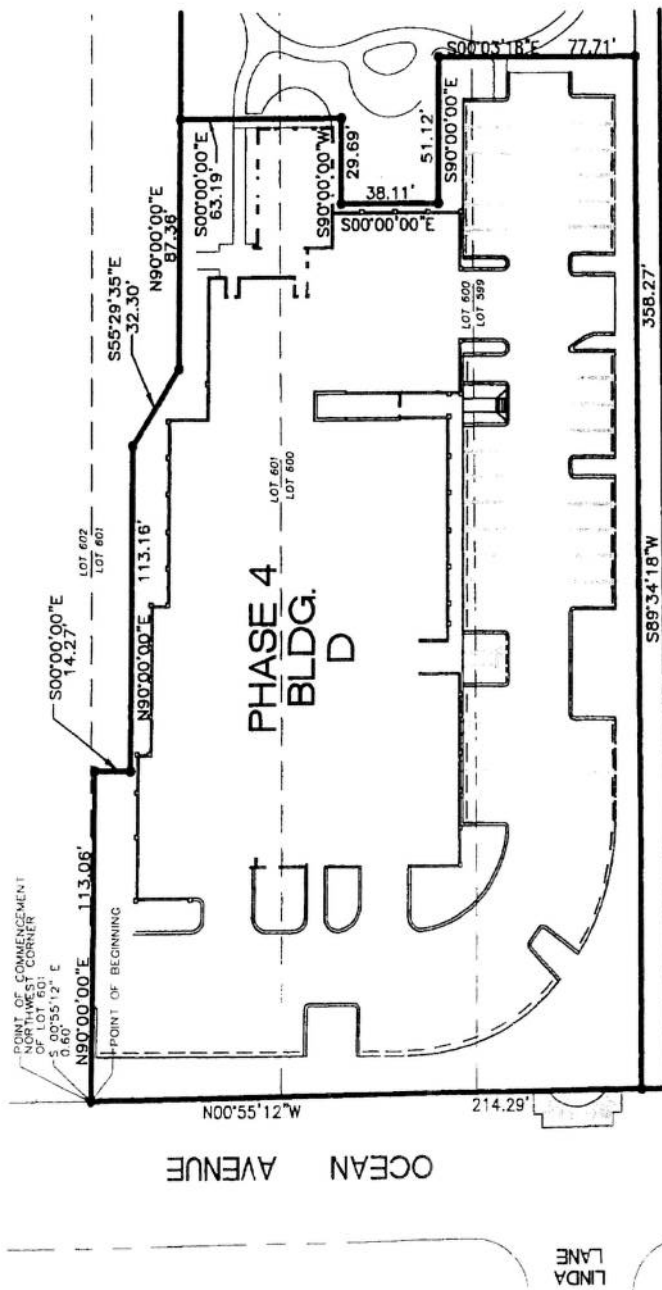
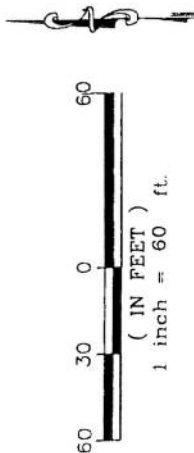
THIS CONDOMINIUM AVENUE, ACRES 1.492
WAS RECORDED IN PLAT BOOK 23, PAGES 29-32
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, ON 05/22/00.

URS
Dames & Moore

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EXHIBIT "A"
OCEAN POINTE CONDOMINIUM
 SECTIONS 26 AND 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA
PHASE 4



PHASE 4
LEGAL DESCRIPTION

A PART OF LOTS 599, 600 AND 601, ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23 PAGES 29 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 601, OF SAID PLAT OF PALM BEACH SHORES, THENCE SOUTH 00°55'12" EAST, ALONG THE WEST LINE OF SAID LOT 601 AND THE EASTERLY RIGHT-OF-WAY OF SAID LOT 601, A DISTANCE OF 0.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 113.06 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 14.27 FEET; THENCE SOUTH 55°29'35" EAST, A DISTANCE OF 32.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 87.38 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 29.89 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.11 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 51.12 FEET; THENCE SOUTH 89°34'18" WEST, A DISTANCE OF 358.27 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE, THENCE SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 87,953 SQUARE FEET OR 1.55 ACRES MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAY OF RECORD.

LIDBERG LAND SURVEYING, INC.
 675 West Indianatown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

EXHIBIT "A"
OCEAN POINTE CONDOMINIUM
 SECTIONS 26 & 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA
 PHASE 5


LEGAL DESCRIPTION
 PHASE 5 CONDOMINIUM

A PARCEL OF LAND BEING A PORTION OF LOTS 592 THROUGH 595, INCLUSIVE, ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 595; THENCE ALONG THE NORTH LINE OF SAID LOT 595, NORTH 89°34'18" EAST, A DISTANCE OF 343.77 FEET TO A POINT ON THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 36, PAGES 91 THROUGH 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, SOUTH 00°55'50" EAST, A DISTANCE OF 116.39 FEET; THENCE DEPARTING SAID COASTAL CONSTRUCTION CONTROL LINE, NORTH 90°00'00" WEST, A DISTANCE OF 49.45 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 22.70 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 9.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 16.30 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 168.29 FEET TO A POINT ON THE WEST LINE OF SAID LOT 592; THENCE ALONG THE WEST LINE OF SAID LOTS 592 THROUGH 595, INCLUSIVE, NORTH 00°25'42" WEST, A DISTANCE OF 205.94 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 595 NORTH 00°55'12" WEST, A DISTANCE OF 54.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.860 ACRES OR 81,014 SQUARE FEET MORE OR LESS.

NUMBER	DIRECTION	DISTANCE
L1	N90°00'00"E	6.00'
L2	S00°00'00"W	26.00'
L3	N90°00'00"W	7.50'
L4	S00°00'00"W	22.70'
L5	N90°00'00"W	20.50'
L6	S00°00'00"W	8.25'
L7	N90°00'00"W	9.00'
L8	S00°00'00"W	16.30'
L9	N90°00'00"W	30.00'
L10	N00°00'00"E	4.50'
L11	N90°00'00"W	38.50'
L12	S00°00'00"W	4.50'
L13	N90°00'00"W	26.00'
L14	S00°00'00"W	7.00'



LIBBERG LAND SURVEYING, INC.

675 West Haddon Road, Suite 200
 Jupiter, Florida 33458 TEL. 561-748-8454

CAD: K:\JUST \ 354243 \ 23-29 \ 2M5305 \ SHEET01-06.DGN

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SHEET 5 OF 16

DATE 05/27/03

JOB 01-24-305

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EXHIBIT "A"
OCEAN POINTE CONDOMINIUM
 SECTIONS 26 & 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST
 PALM BEACH COUNTY, FLORIDA
 PHASE 5

LEGAL DESCRIPTION
PHASE 5 RECREATION

A PARCEL OF LAND BEING A PORTION OF LOTS 592 THROUGH 595, INCLUSIVE, ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 595; THENCE ALONG THE NORTH LINE OF SAID LOT 595 NORTH 89°34'18" EAST, A DISTANCE OF 343.77 FEET TO A POINT ON THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 36, PAGES 91 THROUGH 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 89°34'18" EAST, A DISTANCE OF 242.88 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AT ELEVATION 2.0, N.G.V.D. OF 1929; THENCE ALONG SAID MEAN HIGH WATER LINE, SOUTH 14°51'46" WEST, A DISTANCE OF 22.04 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, SOUTH 15°15'59" WEST, A DISTANCE OF 53.20 FEET; THENCE SOUTH 12°52'37" WEST, A DISTANCE OF 53.73 FEET; THENCE SOUTH 10°43'03" WEST, A DISTANCE OF 51.25 FEET; THENCE SOUTH 09°40'49" WEST, A DISTANCE OF 52.32 FEET; THENCE SOUTH 03°32'53" WEST, A DISTANCE OF 50.54 FEET; THENCE SOUTH 00°00'20" WEST, A DISTANCE OF 31.13 FEET; THENCE SOUTH 12°36'52" EAST, A DISTANCE OF 5.29 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 592; THENCE ALONG SAID SOUTH LINE, NORTH 88°59'52" WEST, A DISTANCE OF 532.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 592; THENCE ALONG THE WEST LINE OF SAID LOT 592, NORTH 00°25'42" WEST, A DISTANCE OF 39.94 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 90°00'00" EAST, A DISTANCE OF 168.29 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 7.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 16.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 8.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 22.70 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 49.45 FEET TO A POINT ON SAID COASTAL CONSTRUCTION CONTROL LINE; THENCE ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, NORTH 00°55'50" WEST, A DISTANCE OF 116.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.020 ACRES OR 87,991 SQUARE FEET MORE OR LESS.

CAD	K:\051 \ 354243 \ 23-29 \ 2145305 \ SHEET101-06.DGN	REF.	
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CXD. DCI	SHEET 6 OF 16		
	DWG. A01-214		
	DATE 05/21/03		
	JOB 01-214-305		
 LIBBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200 Jupiter, Florida 33458 TEL. 561-746-8454			