Ocean Pointe
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 608, 609 AND 610 ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN BOOK 609, PAGE 50, 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 037°35'15" EAST, ALONG THE WEST LINE OF SAID LOT 601 AND THE EASTERN POINT-OF-WAY LINE OF OCEAN AVENUE, A DISTANCE OF 113.08 FEET; THENCE SOUTH 007°00'00" EAST, A DISTANCE OF 14.27 FEET; THENCE SOUTH 007°00'00" EAST, A DISTANCE OF 29.69 FEET; THENCE SOUTH 007°00'00" EAST, A DISTANCE OF 51.12 FEET; THENCE SOUTH 007°00'00" EAST, A DISTANCE OF 87.30 FEET TO AN INTERSECTION WITH THE SAID EASTERN RIGHT-OF-WAY LINE OF OCEAN AVENUE, THENCE NORTH 037°35'15" WEST, A DISTANCE OF 314.28 FEET ALONG SAID EASTERN RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 67,953 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 Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL 561-746-9154

SHEET 3 OF 10
EXHIBIT "A"

OCEAN POINTE CONDOMINIUM
SECTIONS 26 & 36, 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 22.70 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 16.30 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 9.20 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 18.90 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 90°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 LOTS 592 THROUGH 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.
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; THENALONG THE NORTH LINE OF SAID LOT 595 NORTH 88°34'18" EAST, A DISTANCE OF 543.77 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; THENALONG SAID NORTH LINE, NORTH 89°34'18" EAST, A DISTANCE OF 242.28 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AT ELEVATION 2.0, NAVD OF 1929; THENALONG SAID MEAN HIGH WATER LINE, SOUTH 17°51'46" WEST, A DISTANCE OF 22.04 FEET; THENALONG SAID MEAN HIGH WATER LINE, SOUTH 16°15'59" WEST, A DISTANCE OF 53.20 FEET; THENALONG SAID MEAN HIGH WATER LINE, SOUTH 12°52'37" WEST, A DISTANCE OF 51.25 FEET; THENALONG SAID MEAN HIGH WATER LINE, SOUTH 09°40'49" WEST, A DISTANCE OF 52.32 FEET; THENALONG SAID MEAN HIGH WATER LINE, SOUTH 03°32'53" WEST, A DISTANCE OF 50.54 FEET; THENALONG SAID MEAN HIGH WATER LINE, SOUTH 00°00'20" WEST, A DISTANCE OF 31.13 FEET; THENALONG SAID MEAN HIGH WATER LINE, SOUTH 12°36'52" EAST, A DISTANCE OF 5.29 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 592; THENALONG SAID SOUTH LINE, NORTH 88°59'52" WEST, A DISTANCE OF 532.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 592; THENALONG THE WEST LINE OF SAID LOT 592, NORTH 00°25'42" WEST, A DISTANCE OF 49.94 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 168.29 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 7.00 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 26.00 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 4.50 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 16.39 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 16.00 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 8.25 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 22.70 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 26.00 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 5.00 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 66.00 FEET; THENALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 49.45 FEET TO A POINT ON SAID COASTAL CONSTRUCTION CONTROL LINE; THENALONG 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.