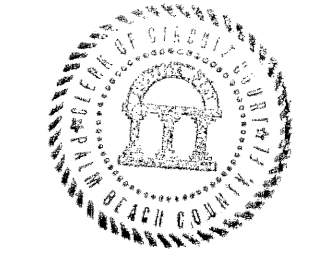


# JUNO OCEAN KEY CONDOMINIUM

LYING IN GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST,  
TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA  
JULY, 2003 SHEET 1 OF 2

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COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
I hereby certify for record at \_\_\_\_\_ M.,  
the \_\_\_\_\_ day of \_\_\_\_\_ 2004  
in Plat Book No. 102  
17-18  
Alvin H. Williams, Clerk of Circuit Court  
Alvin H. Williams



**DEDICATIONS AND RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JUNO OCEAN KEY CONDOMINIUM, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, TOWN OF JUNO BEACH, FLORIDA, SHOWN HEREON AS JUNO OCEAN KEY CONDOMINIUM, BEING DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 194.96 FEET OF GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY ONE, LESS THE SOUTH 170.03 OF THE NORTH 194.96 FEET OF THE EASTERLY 150 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 01°14'32" WEST, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1,337.90 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°47'43" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 764.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY ONE A 120 FOOT WIDE RIGHT OF WAY AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 17,128.80 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°37'59" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°05'15", A DISTANCE OF 26.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 89°47'43" WEST, ALONG THE NORTH LINE OF THE SOUTH 170.03 FEET OF THE NORTH 194.96 FEET OF SAID GOVERNMENT LOT 2, A DISTANCE OF 95.11 FEET; THENCE SOUTH 01°14'32" WEST, A DISTANCE OF 170.06 FEET; THENCE NORTH 89°47'43" WEST, ALONG THE SOUTH LINE OF THE NORTH 194.96 FEET OF SAID GOVERNMENT LOT 2, A DISTANCE OF 677.32 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 01°14'32" EAST, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 194.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.083 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- ALL EASEMENTS OF RECORD AS SHOWN HEREON.
- TRACTS I AND II, AS SHOWN HEREON, ARE HEREBY RESERVED FOR JUNO OCEAN KEY CONDOMINIUM, L.L.C., ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID JUNO OCEAN KEY CONDOMINIUM, L.L.C., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, JUNO OCEAN KEY CONDOMINIUM, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF March, 2004.

JUNO OCEAN KEY CONDOMINIUM, L.L.C.  
A MARYLAND LIMITED LIABILITY COMPANY

BY: David Lesnoy      WITNESS: David A. Stiff  
DAVID LESNOY  
MANAGING MEMBER

WITNESS: Andy Angelucci

**ACKNOWLEDGMENT:**

STATE OF MARYLAND  
COUNTY OF MONTGOMERY

BEFORE ME PERSONALLY APPEARED, DAVID LESNOY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF JUNO OCEAN KEY CONDOMINIUM, L.L.C. 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 THE 25th DAY OF March, 2004.

MY COMMISSION EXPIRES: July 1, 2006

Thomas S. Olin  
NOTARY PUBLIC      COMMISSION NO.

**MORTGAGE'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 16661, AT PAGE 1582 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF April, 2004.

UNION BANK OF FLORIDA  
A FLORIDA BANKING CORPORATION

BY: [Signature]

NAME: H. RUSSELL HOLLAND III

TITLE: PRESIDENT, PALM BEACH COUNTY

WITNESS: [Signature]

PRINT NAME: KEVIN PICART

WITNESS: [Signature]

PRINT NAME: Cheryl Sefer

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. RUSSELL HOLLAND III, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF UNION BANK OF FLORIDA, A FLORIDA BANKING CORPORATION, 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 15th DAY OF April, 2004.

NOTARY PUBLIC: [Signature]

PRINT NAME: Alan J. Ciklin

MY COMMISSION EXPIRES: Jan 5, 2008

COMMISSION NO: DD 253188

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL A. SCHROEDER, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JUNO OCEAN KEY CONDOMINIUM, L.L.C., A MARYLAND 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 THIS PLAT.

SCHROEDER AND LARCHE, P.A.  
BY: [Signature]  
MICHAEL A. SCHROEDER, PRESIDENT, FLORIDA BAR NO. 202320  
DATE: 2-4-04

**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") AND MONUMENTS ACCORDING TO SEG 177.091 (9) F.S., HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.

BY: [Signature]  
WILBUR F. DIVINE, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4190, STATE OF FLORIDA  
DATE: 4/19/04

**SURVEYOR'S NOTES:**

- BEARING REFERENCE: THE BEARINGS HEREON RELATE TO NORTH 01°14'32" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- 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 TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT**

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, AND ATTESTED BY O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 5th DAY OF May, 2004.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: [Signature]  
HUGO P. UNRUH, PRESIDENT  
BOARD OF SUPERVISORS

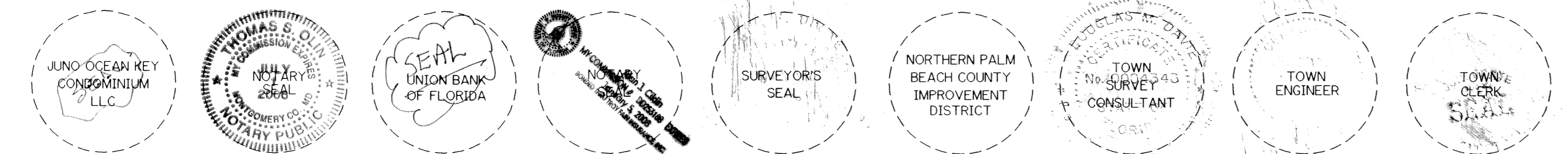
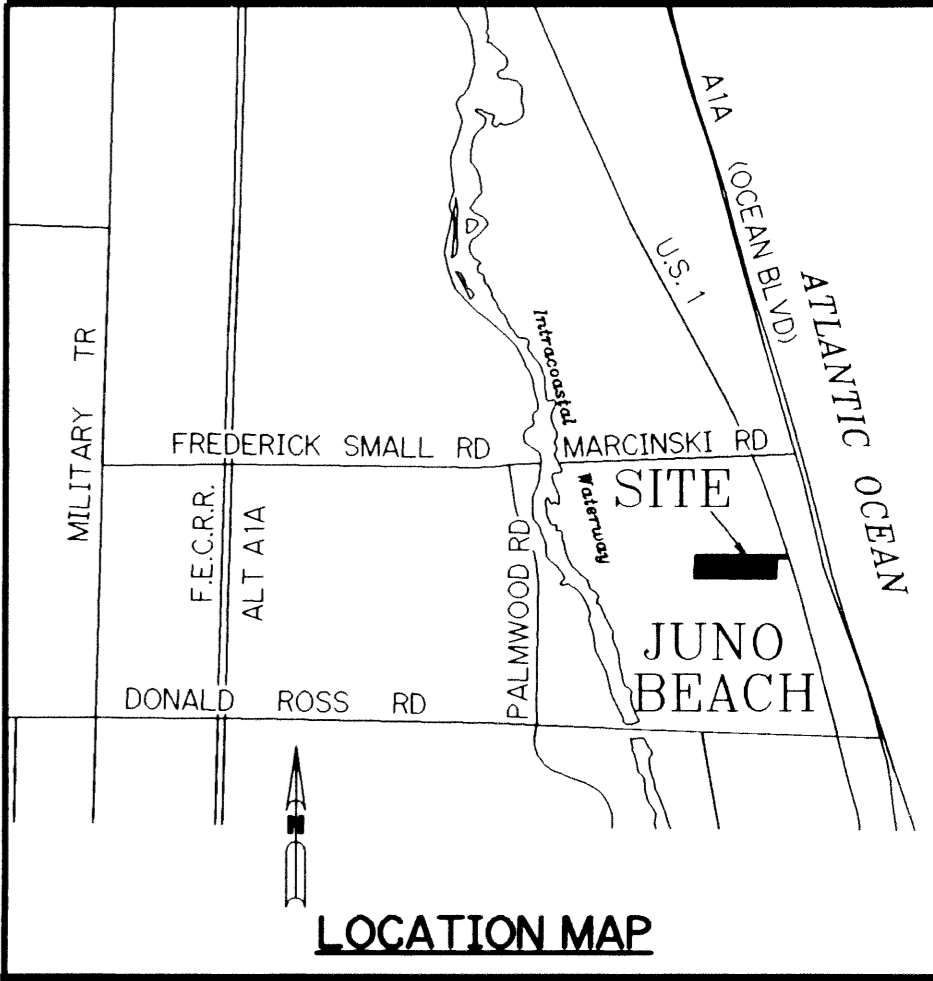
ATTEST: [Signature]  
O'NEAL BARDIN, JR., SECRETARY  
BOARD OF SUPERVISORS

**TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF JUNO BEACH IN ACCORDANCE WITH CHAPTER 177.08(1) FLORIDA STATUTES.

BY: [Signature]      BY: [Signature]  
ROBERT C. BLOMQUIST, MAYOR      RYAN O. THOMAS, P.E., TOWN ENGINEER

BY: [Signature]      BY: [Signature]  
ALLISON J. GAY, TOWN CLERK      DOUGLAS M. DAVIE, P.S.M., TOWN SURVEYOR



THIS INSTRUMENT PREPARED BY  
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE  
WEST PALM BEACH, FLORIDA 33409  
LB-6674