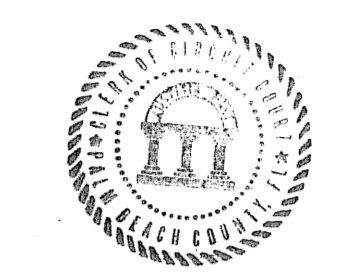


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BK 104
Pg 5
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:22 AM THIS 10th DAY OF February, A.D. 2004 AND DULY RECORDED IN PLAT BOOK 104 ON PAGES 5 AND 6.
Sharon R. Beck
DOROTHY H. WILKEN
CLERK OF THE COURT
and Comptroller
BY: *[Signature]*
DEPUTY CLERK

PLAT OF OCEAN SIDE AT JUNO BEACH

BEING A REPLAT OF LOTS 4 THROUGH 6, BLOCK 4, A PORTION OF LOT 1, BLOCK 4,
A PORTION OF ATLANTIC BOULEVARD AND A PORTION OF HIBISCUS AVENUE, PLAT OF NEW PALM BEACH HEIGHTS, PLAT BOOK 6, PAGE 73
LYING IN THE SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA



DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

A PARCEL OF LAND BEING LOTS 4 THROUGH 6, BLOCK 4, TOGETHER WITH A PORTION OF LOT 1, BLOCK 4, A PORTION OF ATLANTIC BOULEVARD (ABANDONED BY TOWN OF JUNO BEACH RESOLUTION NO. 99-10) AND A PORTION OF HIBISCUS AVENUE (ABANDONED BY TOWN OF JUNO BEACH RESOLUTION NO. 2004-06) ACCORDING TO THE PLAT OF NEW PALM BEACH HEIGHTS, RECORDED IN PLAT BOOK 6, PAGE 73, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4, BLOCK 4; THENCE NORTH 23°56'45" WEST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 110.80 FEET; THENCE NORTH 0°32'18" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 82.59 FEET TO THE CENTERLINE OF ATLANTIC BOULEVARD ACCORDING TO SAID PLAT; THENCE NORTH 89°27'42" WEST ALONG SAID CENTERLINE, A DISTANCE OF 213.00 FEET TO THE CENTERLINE OF HIBISCUS AVENUE ACCORDING TO SAID PLAT; THENCE SOUTH 23°59'56" EAST ALONG SAID CENTERLINE, A DISTANCE OF 201.97 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINES OF SAID LOTS 4 THROUGH 6, BLOCK 4; THENCE SOUTH 89°33'47" EAST, A DISTANCE OF 175.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.774 ACRES, MORE OR LESS.

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

THE UTILITY EASEMENTS, AND THE ACCESS, DRAINAGE AND UTILITY EASEMENT ALSO SHOWN AS OCEAN SIDE DRIVE A PRIVATE ROAD AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES, CABLE TELEVISION OR SECURITY SERVICE TO THE OCEAN SIDE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC.. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. THE OCEAN SIDE AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., SHALL MAINTAIN THE PROPERTY ON, OVER, OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

IN WITNESS WHEREOF, OCEAN SIDE L.L.C. A FLORIDA 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 15th DAY OF January, 2004

OCEAN SIDE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY.

BY: *[Signature]* Peggy L. Davies, Managing Member
WITNESS: *[Signature]* Joann B. Petreff
PEGGY L. DAVIES, MANAGING MEMBER
WITNESS: *[Signature]* Mary Ann Cherry

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PEGGY L. DAVIES, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DL AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF OCEAN SIDE L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE 15th DAY OF January, 2004

MY COMMISSION EXPIRES: 1/31/2007
DD 229594
[Signature] Joann B. Petreff
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS:

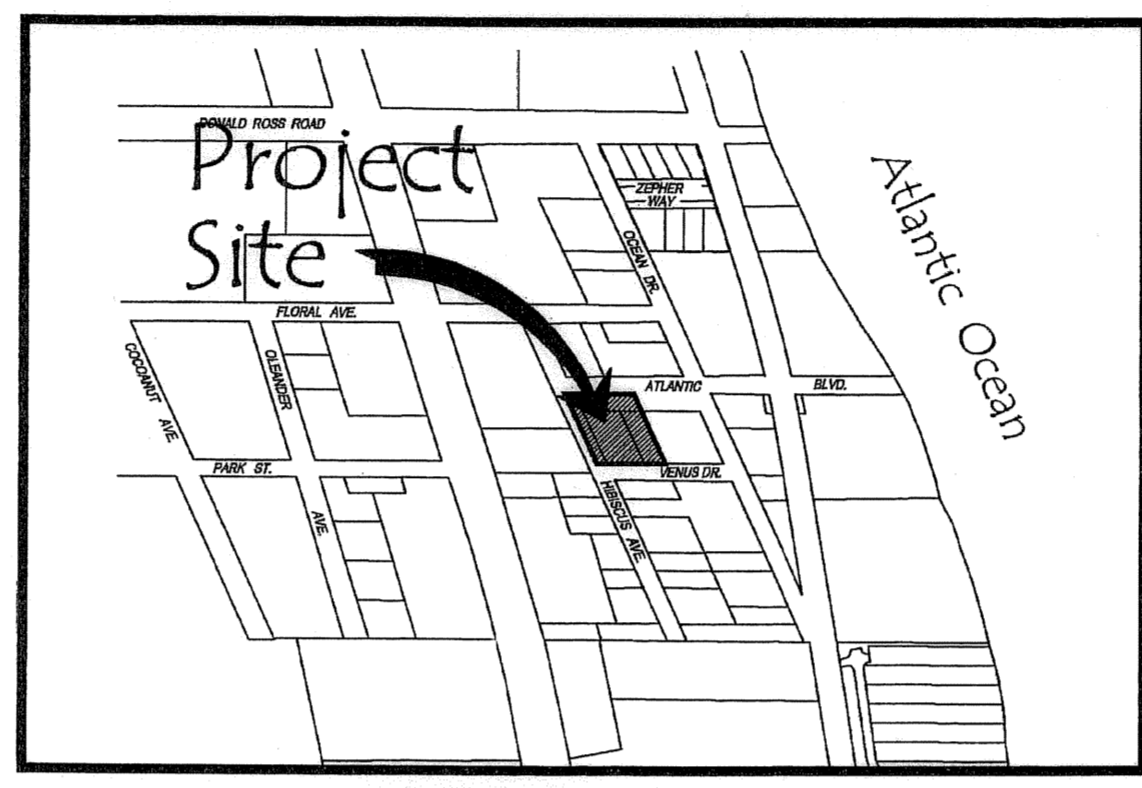
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE OCEAN SIDE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THE 15th DAY OF January, 2004

OCEAN SIDE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: *[Signature]* Peggy L. Davies, President
PEGGY L. DAVIES, PRESIDENT
WITNESS: *[Signature]* Joann B. Petreff
WITNESS: *[Signature]* Mary Ann Cherry

DECEMBER 2004
SHEET 1 OF 2



LOCATION MAP

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 15229 AT PAGE 1874 AND OFFICIAL RECORDS BOOK 17790, PAGE 428 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 SENIOR VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF December, 2004.

REPUBLIC BANK, A FLORIDA CORPORATION - BY SUCCESSOR PURCHASE BANKING AND TRUST - A NORTH CAROLINA CORPORATION
BY: *[Signature]* Robert H. Santom, Senior Vice President
WITNESS: *[Signature]*

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT H. SANTOM, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ID AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REPUBLIC BANK, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 February, 2005
MY COMMISSION EXPIRES: March 23, 2006 July 16, 2006

[Signature] Patricia D. Goyette
NOTARY PUBLIC
H. Robyn Kopyevich
MY COMMISSION EXPIRES: July 16, 2006

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JANE HUNSTON, 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 TO OCEAN SIDE 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 THIS PLAT.

DATE: 12/20/04 BY: *[Signature]* Jane S. Hunston
JANE HUNSTON, ATTORNEY
FLORIDA BAR NO. 274860

NOTES:

- 1. "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."
- 2. BEARING REFERENCE: THE BEARINGS HEREON RELATE TO NORTH 23°56'45" WEST ALONG THE EASTERLY LINE OF LOT 4, BLOCK 4 PLAT OF NEW PALM BEACH HEIGHTS, PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 3. NO BUILDINGS 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.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED 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 SECTION 177.091 (8 and 9) F.S., WILL BE SET UNDER 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 ORDINANCES OF THE TOWN OF JUNO BEACH AND PALM BEACH COUNTY, FLORIDA.

DATE: 12-14-04 BY: *[Signature]* John J. Dedman
JOHN J. DEDMAN,
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 3010
STATE OF FLORIDA
JUPITER SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NO. LB5033
STATE OF FLORIDA

TOWN APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT OF OCEAN SIDE AT JUNO BEACH IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUNO BEACH AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 25th DAY OF August, 2004.

BY: *[Signature]* Robert C. Blomquist DATE: 1-11-05
ROBERT BLOMQUIST, MAYOR, TOWN OF JUNO BEACH
BY: *[Signature]* Allison Jay DATE: 1-11-05
ALLISON JAY, TOWN CLERK
BY: *[Signature]* Ryan Thomas P.E. DATE: 12-15-04
RYAN THOMAS P.E., TOWN ENGINEER
BY: *[Signature]* Douglas M. Davie P.S.M. DATE: Dec. 10 2004
DOUGLAS M. DAVIE P.S.M., TOWN SURVEY CONSULTANT



THIS INSTRUMENT WAS PREPARED BY:
JOHN J. DEDMAN
JUPITER SURVEYING, INC.
(CERTIFICATE OF AUTHORIZATION #LB 5033)

JUPITER SURVEYING, INC.
609 N. Hepburn Ave, Suite 206
Jupiter, Florida 33458
561-744-4594

Notary seals for Joann B. Petreff, Patricia D. Goyette, H. Robyn Kopyevich, and various other professionals including the Homeowners' Association, Republic Bank, and Surveyor John J. Dedman.