

2005 0391109

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ocean Winds Development, LLC, a Florida Limited Liability Corporation, owner of the land shown hereon, being in Section 28, Township 41 South, Range 43 East, Town of Juno Beach, Palm Beach County, Florida, shown hereon as Ocean Winds of Juno Beach and described as follows:

A Parcel of land lying in Section 28, Township 41 South, Range 43 East, Palm Beach County, Florida, and being a portion of the Plat of HOWARD JOHNSON'S - JUNO BEACH, as recorded in Plat Book 60, Pages 97 & 98 together with lots 8 and 9, Block 6, NEW PALM BEACH HEIGHTS as recorded in Plat Book 6, Page 73 and portions of the now abandoned right of ways of Ocean Drive and Floral Drive as shown on the plat of NEW PALM BEACH HEIGHTS as recorded in Plat Book 6, Page 73 all of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Plat of HOWARD JOHNSON'S - JUNO BEACH; thence South 21°53'55" East, along East line of said Plat, a distance of 349.09 feet to a point on a line 4.30 feet north of and parallel to the southerly line of said HOWARD JOHNSON'S - JUNO BEACH and the Point of Beginning; thence North 87°25'15" West along said line, a distance of 150.06 feet; thence South 21°53'55" East, a distance of 13.60 feet; thence South 68°06'05" West, a distance of 12.70 feet; thence South 02°34'45" West, a distance of 75.30 feet; thence South 87°25'15" East, a distance of 10.76 feet; thence South 02°34'45" West, a distance of 26.12 feet to a point on the Centerline of Floral Drive now abandoned per Resolution 99-10, Juno Beach, Florida; thence South 87°25'15" East, along said Centerline of Floral Drive, a distance of 224.42 feet to the centerline intersection of said Floral Drive with the centerline of Ocean Drive now abandoned per Resolution 97-12, Juno Beach, Florida; thence North 21°53'55" West along said centerline of Ocean Drive, a distance of 130.81 feet; thence North 87°25'15" West a distance of 25.00 feet to the POINT OF BEGINNING.

CONTAINING IN ALL 0.56 ACRES, MORE OR LESS

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. The 5' Sidewalk Easement as shown hereon is hereby dedicated in perpetuity to the Town of Juno Beach for Public Access, it shall be the perpetual maintenance obligation of Ocean Winds of Juno Beach Homeowner's Association, Inc., its successors and assigns, without recourse to the Town of Juno Beach.
2. Tract "A", as shown hereon, is hereby reserved for the Ocean Winds of Juno Beach Homeowners Association, Inc., its successors and assigns for open space, utilities and landscape buffer and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to the Town of Juno Beach.
3. Utility Easements as shown hereon are hereby dedicated in perpetuity to all Government entities and Public Utilities with the right to enter upon the property described herein to install, operate and maintain their respective facilities. The installation of Cable Television systems shall not interfere with the construction, operation and/or maintenance of other utilities.
4. The Access Easement across a portion of Lot 4 is hereby dedicated for Ground Floor Level ingress and egress to Lot 5.

IN WITNESS WHEREOF, Ocean Winds Development, LLC, A Florida Limited Liability Corporation, 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 June, 2005.

WITNESS: [Signature] Ocean Winds Development, LLC, A Florida Limited Liability Corporation
BY: [Signature] Frank S. O'Connor, Managing Member

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME, personally appeared Frank S. O'Connor, who is personally known to me or has produced a [Signature] as identification, and who executed the foregoing instrument as Managing Member of Ocean Winds Development L.L.C., a Limited Liability Corporation licensed to do business in the State of Florida and acknowledged to and before me that he executed such instrument as such Officer of said Limited Liability Corporation, and that the seal affixed to the foregoing instrument is the Limited Liability Corporate Seal of said authority, and that said instrument is the free act and deed of said Limited Liability Corporation.

WITNESS my hand and official seal this 15th day of JUNE, 2005.
My commission expires: 8/26/07
Commission No. DD287741
[Signature] Beth A. Harrison, Notary Public (printed name)

MORTGAGEE'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 Owners thereof and agrees that its Mortgage which is recorded in Official Record Book 1926 Page 4 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 Corporate Seal to be affixed hereon by and with the Authority of its Board of Directors this 15th day of June, 2005.

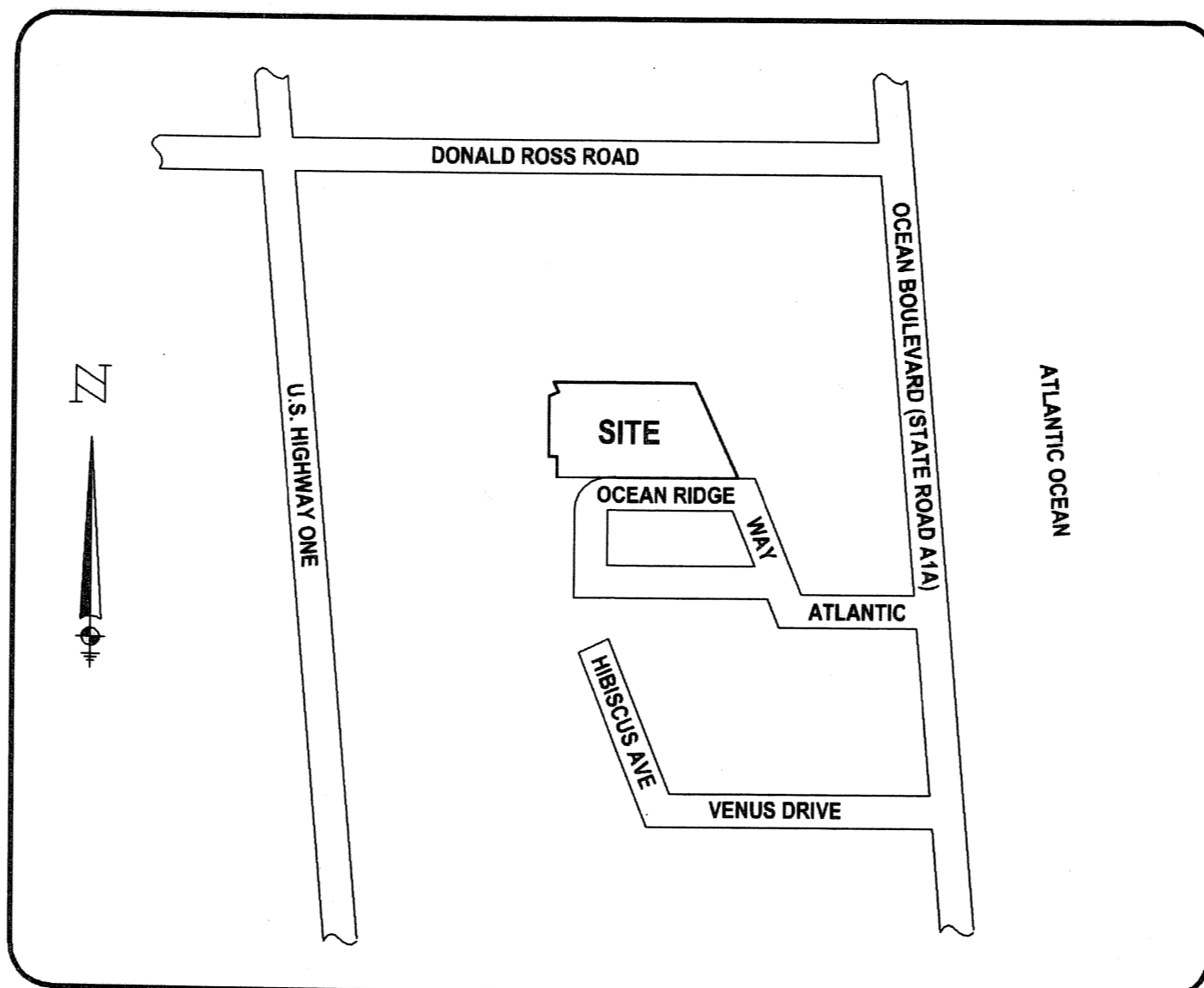
WITNESS: [Signature] Independent Community Bank, a Florida Corporation
BY: [Signature] Reid French, Senior Vice-President

OCEAN WINDS OF JUNO BEACH

BEING A REPLAT OF A PORTION OF THE PLAT "NEW PALM BEACH HEIGHTS", PLAT BOOK 6, PAGE 73, AND A PORTION OF HOWARD JOHNSON'S, PLAT BOOK 60, PAGE 97, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY, 2005

SHEET 1 OF 2



ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME, personally appeared Reid French, who is personally known to me or has produced a [Signature] as identification, and who executed the foregoing Instrument as [Signature], 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 in the free act and deed of said Corporation.

WITNESS my hand and official seal this 17 day of June, 2005.
My commission expires: May 24, 2007
Commission No. DD433371
[Signature] Travis Ann Boehm, Notary Public (printed name)

HOMEOWNER'S ASSOCIATION ACCEPTANCE

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

Ocean Winds of Juno Beach Homeowner's Association, Inc., hereby accepts the Dedication Of Reservations to said Association as stated and shown hereon, and hereby accepts its Maintenance obligation for same as stated hereon, dated this 15th day of JUNE, 2005.

WITNESS: [Signature] Ocean Winds of Juno Beach Homeowners Association, Inc.
WITNESS: [Signature] Frank S. O'Connor, President

SURVEYOR'S NOTES

- 1. The North line of Section 28, Township 41 South, Range 43 East, is taken to bear South 87°25'15" East and all other bearings are relative thereto.
2. 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 of Juno Beach approvals or permits as required for such encroachments.
3. In the cases where Easements of different types cross or otherwise coincide, Drainage easement shall have first priority, Utility Easements shall have second priority, Access Easements shall have third priority, and all other Easements shall be subordinate to these with their priorities being determined by use rights granted.
4. Abbreviations used on this plat are as follows:
- (P.R.M.) Permanent Reference Monument
- 4" X 4" Concrete Monument with a P.K. & Disk Stamped "PRM LB 4165"
- (Monument) - 5/8" Iron Rod & Cap or PK Nail & Disk - Stamped LB 4165
- L.B. = Licensed Business
- C/L = Centerline
- ORB = Official Record Book
- PC = Point of Curve
- PT = Point of Tangent
- R = Radius
- Δ = Delta
- L = Length
5. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanting 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.

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME, personally appeared Frank S. O'Connor, who is personally known to me or has produced a [Signature] as identification, and who executed the foregoing Instrument as President of Ocean Winds of Juno Beach Homeowners Association Inc., a Florida 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 way affixed to said instrument by due and regular Corporation authority, and that said instrument is the free act and deed of Corporation.

WITNESS my hand and official seal this 15th day of JUNE, 2005.
My commission expires: 8/26/07
Commission No. DD287741
[Signature] Beth A. Harrison, Notary Public (printed name)

SURVEYOR & MAPPER CERTIFICATE

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

This is to certify that the plat shown hereon is a true and correct representation of 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"), have been placed as required by law and that Monuments according to Section 177.091 (9), Florida Statutes, will be set under the 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 the ordinances of the Town of Juno Beach, Florida.

Dated: This 15th day of JUNE, 2005.
[Signature] DONALD D. DANIELS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 2608
DONALD D. DANIELS, INC.
LICENSED BUSINESS NO. 4165
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, Curtis L. Shenkman, Florida Bar No. 43891, do hereby certify that I have examined the title to the hereon described property; that I find that the title to the property is vested to Ocean Winds Development, LLC; 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 the subdivision depicted by this plat.

Dated: June 15, 2005
[Signature] Curtis L. Shenkman
Curtis L. Shenkman, Attorney-at-law

TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

This Plat is hereby approved for record and complies with the Town of Juno Beach Resolution No. 99-10, this day of 15th day of June, 2005, and has been reviewed by a Professional Surveyor and Mapper employed by Town of Juno Beach in accordance with Section 177.081(1) Florida Statutes.

BY: [Signature] Frank Fahy, Mayor
BY: [Signature] Douglas M. Davie, PSM #4343 Town Consulting Surveyor
BY: [Signature] Allison Fay, Deputy Town Clerk
BY: [Signature] Leonard G. Rubin, Town Attorney
BY: [Signature] Jason Gunther, P.E. Town Consulting Engineer

THIS INSTRUMENT WAS PREPARED BY: DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

Table with 4 columns: Reference, Revisions, Scale, and DWG Number. Includes logo for Donald D. Daniels, Inc. and project details for Ocean Winds of Juno Beach.

Notary seal for Sharon R. Beck, Clerk of the Circuit Court, State of Florida, County of Palm Beach. Includes handwritten number 77 and date 6/15/05.

Vertical column of circular seals for various entities including Corporation, Homeowner's Association, Notary, and Town of Juno Beach.