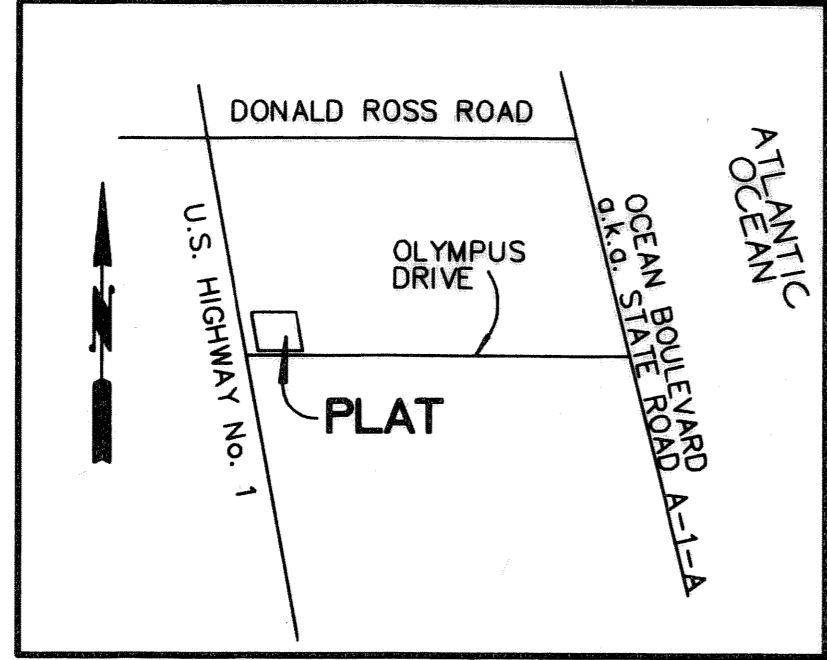


OLD JUNO COURT

00028-004

186



DECEMBER 2005

BEING A REPLAT OF
 PART OF LOT 32, JUNO BEACH
 RECORDED IN PLAT BOOK 22, PAGE 49
 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.
 LYING IN
 SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
 TOWN OF JUNO BEACH
 PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1

COUNTY OF PALM BEACH } ss
 STATE OF FLORIDA }
 This Plat was filed for record at 12:31 P.M.
 This 12th day of December 2005
 and duly recorded in Plat Book No. 1016
 on page 186
 SHARON R. BOCK, Clerk & Comptroller
 by *[Signature]*

BEARING BASE:
 THE SOUTH LINE OF LOT 32, JUNO BEACH
 IS TAKEN TO BEAR NORTH 87°33'05" WEST
 AND ALL OTHER BEARINGS AREA RELATIVE THERETO.

DEDICATION AND RESERVATIONS:
 KNOW ALL MEN BY THESE PRESENTS THAT CELESTIAL COURT PARTNERSHIP,
 A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND
 SHOWN HEREON AS OLD JUNO COURT BEING A REPLAT OF PART OF LOT 32, JUNO BEACH
 AS RECORDED IN PLAT BOOK 22, PAGE 49, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS,
 BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF
 JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SOUTHWEST CORNER OF SAID LOT 32, JUNO BEACH, SAID
 CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1
 (A 120 FOOT RIGHT-OF-WAY); THENCE PROCEED NORTH 01 DEGREES 09 MINUTES 25
 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 32 AND SAID EAST RIGHT-OF-WAY
 LINE OF U.S. HIGHWAY NO.1, A DISTANCE OF 30.01 FEET TO A POINT BEING 30 FEET NORTH
 OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 32, JUNO BEACH
 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 09 MINUTES 25
 SECONDS EAST, ALONG SAID WEST LINE OF LOT 32 AND SAID EAST RIGHT-OF-WAY LINE
 A DISTANCE OF 125.03 FEET TO A POINT ON A LINE 155 FEET NORTH OF AND PARALLEL
 WITH SAID SOUTH LINE OF LOT 32; THENCE SOUTH 87 DEGREES 33 MINUTES 05 SECONDS
 EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 120.03 FEET TO A POINT ON A
 LINE 120 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT
 32; THENCE SOUTH 01 DEGREES 09 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL
 LINE, A DISTANCE OF 125.03 FEET TO A POINT ON A PARALLEL LINE BEING 30 FEET
 NORTH OF AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF SAID LOT 32;
 THENCE NORTH 87 DEGREES 33 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE
 A DISTANCE OF 120.03 FEET TO THE POINT OF BEGINNING.
 CONTAINING 15004 SQUARE FEET MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES
 HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS.

1: OLD JUNO COURT, A PRIVATE ROAD TRACT AND INGRESS, EGRESS AND UTILITY CONSTRUCTION
 MAINTENANCE AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY
 RESERVED FOR THE OLD JUNO COURT HOMEOWNER ASSOCIATION INC., ITS
 SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

2: THE TOWN OF JUNO BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION,
 TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCUMBERED BY
 THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS,
 INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL
 DRAINAGE, MAINTENANCE, AND ACCESS EASEMENTS,
 AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP
 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL
 PARTNERS, OF CELESTIAL COURT PARTNERSHIP.
 THIS 28th DAY OF December 2005.

CELESTIAL COURT PARTNERSHIP
 A FLORIDA GENERAL PARTNERSHIP

WITNESS: *[Signature]* BY: *[Signature]*
 WITNESS: *[Signature]* BY: *[Signature]*

MARIANNE KOLLMER
 GENERAL PARTNER

BY: *[Signature]*
 WILLIAM L. KOLLMER
 GENERAL PARTNER

BY: *[Signature]*
 CARMEN R. CORBETT
 GENERAL PARTNER

BY: *[Signature]*
 DANIEL K. CORBETT
 GENERAL PARTNER

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM L. KOLLMER, MARIANNE KOLLMER, CARMEN R. CORBETT
 AND DANIEL K. CORBETT, WHO ARE PERSONALLY KNOWN TO ME, AND
 WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNERS OF CELESTIAL COURT PARTNERSHIP,
 A FLORIDA GENERAL PARTNERSHIP
 AND ACKNOWLEDGED TO AND BEFORE ME THAT EACH EXECUTED SUCH
 INSTRUMENT AS GENERAL PARTNER, AND THAT THE
 SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID GENERAL PARTNERSHIP
 AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR
 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID GENERAL PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF December 2005.
 MY COMMISSION EXPIRES: MARCH 22, 2006

TITLE CERTIFICATION
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

I DANIEL K. CORBETT, PRESIDENT OF JUNO TITLE COMPANY,
 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 IN CELESTIAL COURT
 PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP; THAT
 THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD;
 AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 12/28/2005 *[Signature]*
 DANIEL K. CORBETT
 ATTORNEY AT LAW
 BAR NO. 291161

HOMEOWNER ASSOCIATION ACCEPTANCE
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

OLD JUNO COURT HOMEOWNER ASSOCIATION INC.,
 HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID
 ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY
 ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED
 HEREON, DATED THIS 28th DAY OF December 2005.

WITNESS: *[Signature]*
 WITNESS: *[Signature]*

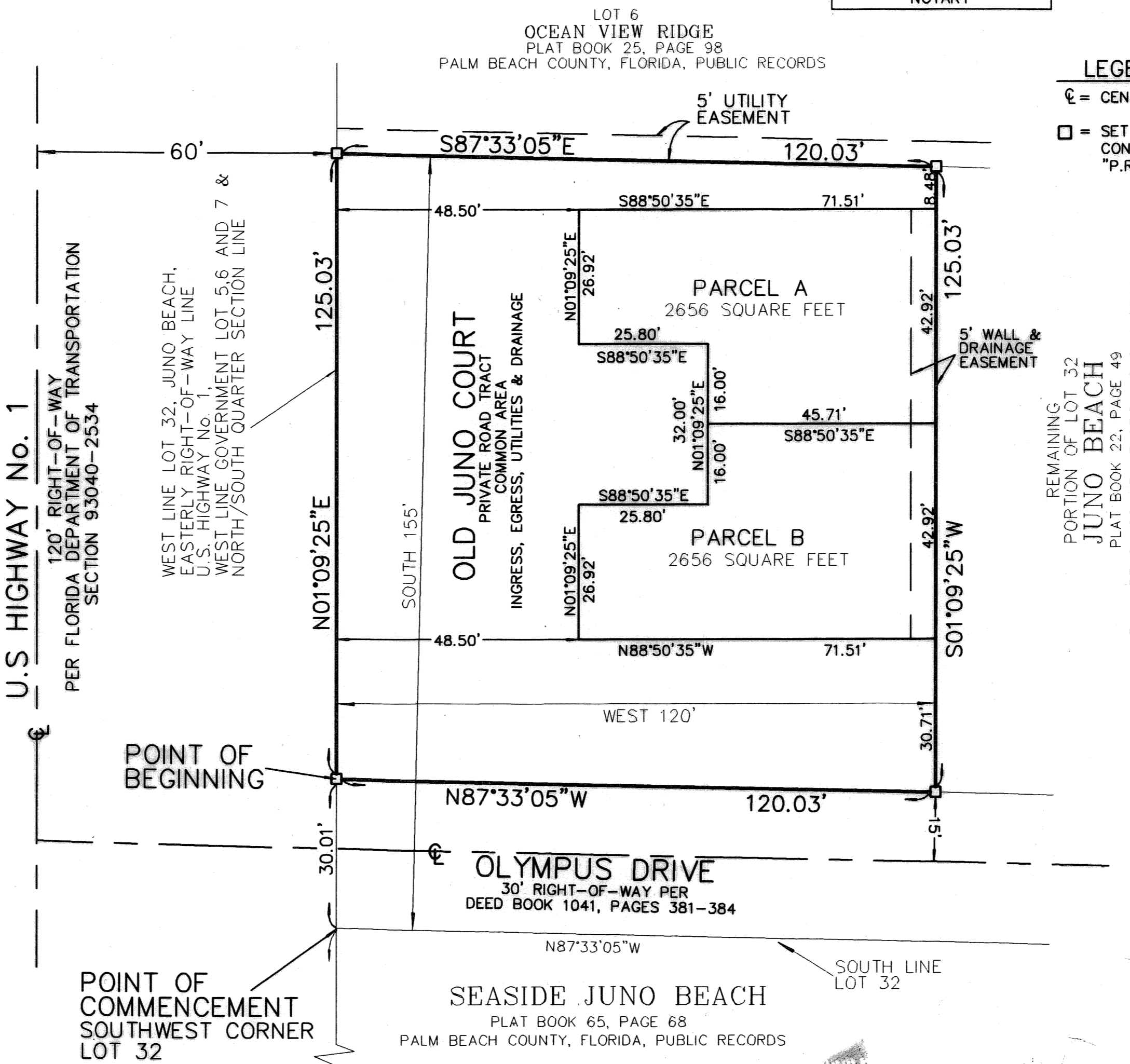
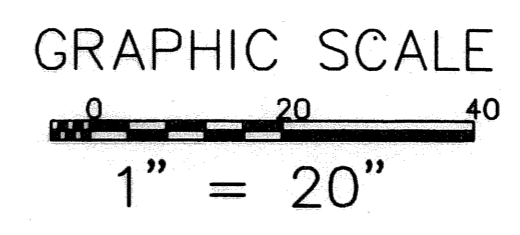
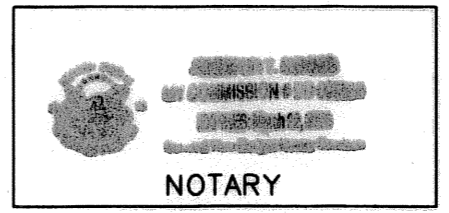
BY: *[Signature]*
 WILLIAM L. KOLLMER, PRESIDENT

ACKNOWLEDGEMENT
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED William L. Kollmer WHO IS PERSONALLY
 KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND
 WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OLD JUNO COURT
 HOMEOWNER ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT
 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 28th DAY OF December 2005.
 MY COMMISSION EXPIRES: March 22, 2006

PRINTED NAME JENNIFER T. DENNIS
 NOTARY PUBLIC
 No. 0210095828



LEGEND
 ⊕ = CENTERLINE
 □ = SET 4" x 4" CONCRETE MONUMENT "P.R.M. LB 6944"

SURVEYOR'S NOTES
 "IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR
 OTHERWISE COINCIDE, DRAINAGE EASEMENTS 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."

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 COUNTY APPROVALS OR
 PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

"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."

SURVEYOR & MAPPER'S CERTIFICATE
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

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")
 HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL
 POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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 AND PALM BEACH COUNTY, FLORIDA.

[Signature] DATE: 12-14-05
 RONALD E. STOTLER, P.S.M.
 LICENSE No. 5026
 STATE OF FLORIDA
 DEARLOVE & ASSOCIATES
 BUSINESS LICENSE No. 6499
 STATE OF FLORIDA

TOWN OF JUPITER ACCEPTANCE
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE TOWN OF JUPITER ACCEPTS THE DEDICATION
 AS SHOWN HEREON FOR PROPER PURPOSES
 THIS 28th DAY OF December 2005.

WITNESS: *[Signature]* BY: *[Signature]*
 DAVID L. BROWN
 DIRECTOR OF UTILITIES

TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD.
 THIS 6th DAY OF January 2006, AND HAS BEEN REVIEWED
 BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY TOWN OF JUNO BEACH IN
 ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: *[Signature]* FRANCIS FAHY, MAYOR
 BY: *[Signature]* ALLISON FAY, TOWN CLERK
 BY: *[Signature]* DOUGLAS M. DAVIE, P.S.M.
 TOWN CONSULTING SURVEYOR
 LICENSE #343, STATE OF FLORIDA
 BY: *[Signature]* TOWN CONSULTING ENGINEER
 LICENSE #2823, STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
 RONALD E. STOTLER
 FLORIDA SURVEYORS & MAPPERS #5026
 IN THE OFFICE OF DEARLOVE AND ASSOCIATES
 450 SOUTH OLD DIXIE HIGHWAY
 JUPITER, FLORIDA, 33458

Dearlove & Associates
 LAND SURVEYORS
 LICENSED BUSINESS - 6944
 458 S. OLD DIXIE HWY.
 JUPITER, FLORIDA 33458
 561-746-8745
 FAX 561-746-9632