

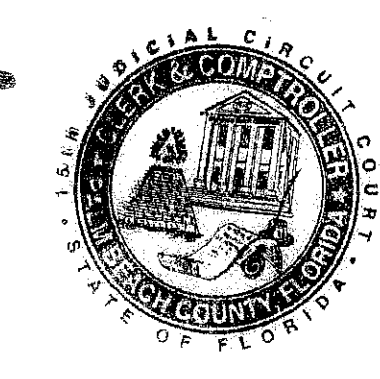
COMMERCE BANK JUNO BEACH

BEING A REPLAT OF LOT "A", JUNO ISLES, PLAT NO. 3-A, RECORDED IN PLAT BOOK 27, PAGE 247 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST
TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

3

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 12:30 PM this 31
day of MAY, 2007,
and duly recorded in Plat Book
110, Pages 3, through
4
SHARON R. BOCK
Clerk & Comptroller
By: *Sharon Bock*

SHEET 1 OF 2



00028-005

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
MAY 2007

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COMMERCE BANK, N.A., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COMMERCE BANK JUNO BEACH AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING ON THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING LOT "A", OF JUNO ISLES, PLAT NO. 3-A, AS RECORDED IN PLAT BOOK 27, PAGE 247, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN S03°15'48"W ALONG THE WEST LINE OF SAID SECTION 33 FOR A DISTANCE OF 2,071.32 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 605.0 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 33; THENCE S87°35'57"E, ALONG SAID LINE FOR A DISTANCE OF 1,977.32 FEET TO A POINT; SAID POINT BEING THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK 10, PLAT NO. 2 JUNO ISLES, RECORDED IN PLAT BOOK 27 AT PAGE 163 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN N12°42'38"E, ALONG THE MOST EASTERLY LINE OF LOTS 5, 6, 7, 8 AND 9, BLOCK 10 OF SAID PLAT OF PLAT NO. 2 JUNO ISLES FOR DISTANCE OF 486.86 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 11, BLOCK 10 OF SAID PLAT; THENCE RUN S82°28'35"E, ALONG THE SOUTH LINE OF LOTS 11 AND 12, BLOCK 10 OF SAID PLAT OF PLAT NO. 2 JUNO ISLES, FOR A DISTANCE OF 162.80 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 10 OF SAID PLAT; THENCE RUN N82°46'48"E, ALONG THE SOUTH LINE OF SAID LOT 12 FOR A DISTANCE OF 19.65 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 12; THENCE RUN N07°31'25"E, ALONG THE EAST LINE OF SAID LOT 12 FOR A DISTANCE OF 35 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF TRACT "A", BLOCK 10, OF SAID PLAT; THENCE RUN S82°28'35"E, ALONG THE SOUTH LINE OF SAID TRACT "A" FOR A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER OF TRACT "A", THENCE RUN N07°31'25"E, ALONG THE EAST LINE OF SAID TRACT "A" FOR A DISTANCE OF 80 FEET TO POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF JUNO ISLES BOULEVARD, AS SHOWN ON PLAT OF PLAT NO. 2 JUNO ISLES; THENCE RUN S82°28'35"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JUNO ISLES BOULEVARD, FOR A DISTANCE OF 34.41 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE S82°28'35"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 194.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90°22'40" AND A RADIUS OF 25 FEET; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR A DISTANCE OF 39.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 00°45'11" AND A RADIUS OF 11,399.20 FEET, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5), AS RECORDED IN R.P.B. 2, PAGES 106 TO 118 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 149.83 FEET TO A POINT; THENCE RUN N82°28'35"W FOR A DISTANCE OF 220 FEET TO A POINT, THENCE RUN N08°13'37"E, FOR A DISTANCE OF 174.99 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND.

SAID LANDS CONTAINING 38,395 SQUARE FEET, 0.8814 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE FLORIDA POWER & LIGHT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT FOR PROPER PURPOSES.
- 2. THE WATER LINE EASEMENT (WLE), AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, IT'S SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.
- 3. THE TRAFFIC SIGNAL EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED, BY ITS VICE PRESIDENT, AND ITS SEAL TO BE AFFIXED HERE TO, THIS 17th DAY OF MAY, 2007.

BY: COMMERCE BANK, N.A.
BY: *Gary Kaganowich*
GARY KAGANOWICH
VICE PRESIDENT

WITNESS: *Heather Spencer*
PRINT NAME: Heather Spencer
WITNESS: *Heather Spencer*
PRINT NAME: Heather Spencer

NOTARY

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

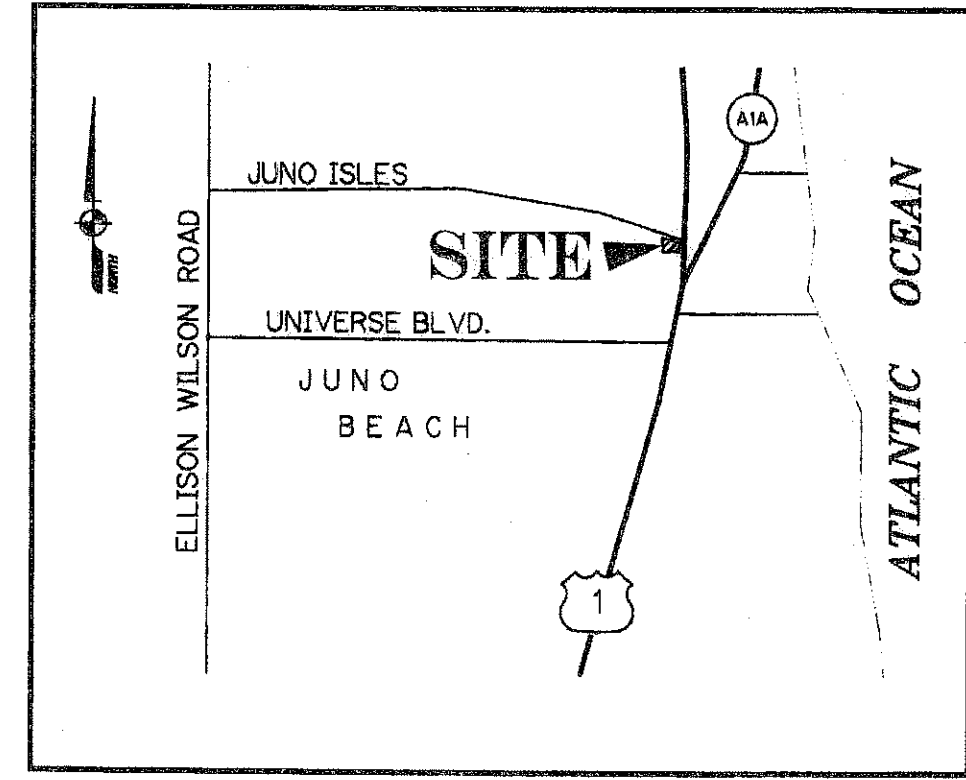
BEFORE ME PERSONALLY APPEARED GARY KAGANOWICH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMERCE BANK, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MAY, 2007.
MY COMMISSION EXPIRES: April 4, 2010



Sandra Button-Lane
NOTARY PUBLIC

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.



LOCATION SKETCH
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO JUNO ISLES, PLAT NO. 3-A, WITH THE SOUTH RIGHT-OF-WAY LINE OF JUNO ISLES BOULEVARD HAVING A BEARING OF S82°28'35"E.
 - 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 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.
 - 4. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
 - 5. □ INDICATES SET PERMANENT REFERENCE MONUMENT - 4"x4"x24" CONCRETE MONUMENT, WITH BRASS DISK STAMPED, P.R.M. L.B. #3300
 - 6. ● INDICATES SET PERMANENT REFERENCE MONUMENT - NAIL WITH BRASS DISK STAMPED, P.R.M. L.B. #3300.
- ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; F.P.L. = FLORIDA POWER & LIGHT COMPANY; L = ARC LENGTH; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.E. = PROFESSIONAL ENGINEER; PGS. = PAGES; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R = RADIUS.

TITLE CERTIFICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, DIANE D. KARST, ESQUIRE, AS 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 COMMERCE BANK, N.A., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/16/07
BY: *Diane D. Karst*
DIANE D. KARST, ESQUIRE
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0510181

TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD AND COMPLIES WITH THE TOWN OF JUNO BEACH ORDINANCE, THIS 15th DAY OF April, 2007 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF JUNO BEACH IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY: *Linda S. Hodgkins*
LINDA S. HODGKINS, MAYOR

BY: *Richard H. Smith*
RICHARD H. SMITH, P.S.M.
FLORIDA REGISTRATION NO. 5239
TOWN CONSULTING SURVEYOR

BY: *Allison Fay*
ALLISON FAY, TOWN CLERK

BY: *Leonard G. Rubin*
LEONARD G. RUBIN, TOWN ATTORNEY

BY: *Karen D. Brandon*
KAREN BRANDON, P.E.
TOWN CONSULTING ENGINEER

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCE OF JUNO BEACH, FLORIDA.

DATE: 5/16/07
BY: *John T. Doogan*
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

