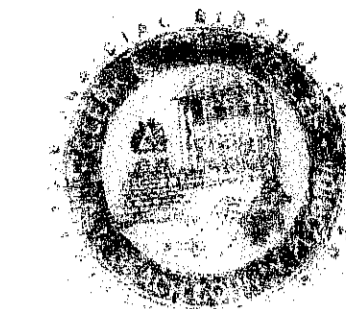


**PALMS OF JUNO BEACH**  
 A PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST,  
 JUNO BEACH, PALM BEACH COUNTY, FLORIDA  
 JANUARY 2008



COUNTY OF PALM BEACH ) SS  
 STATE OF FLORIDA )  
 This Plat was filed for  
 record at 3:35 PM  
 This 13 day of March, 2008  
 and duly recorded in  
 Plat Book 111, on page 39-40  
 Sharon R. Bock  
 Clerk of Circuit Court  
 By: *[Signature]*

00028-008

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT D & M JUNO BEACH, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, AS PALMS OF JUNO BEACH, A PARCEL OF LAND LYING IN GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 150.00 FEET OF THE NORTH 250.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE QUARTER SECTION CORNER IN THE NORTH LINE OF SAID SECTION 33, SAID QUARTER SECTION CORNER BEING A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, AS SHOWN ON THE PLAT RECORDED IN ROAD PLAT BOOK 2, PAGE 110, PALM BEACH COUNTY PUBLIC RECORDS, RUN SOUTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 202.99 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, RADIUS 11,519.2 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 0°28'58", A DISTANCE OF 97.06 FEET, MORE OR LESS, TO A POINT IN THE SAID EASTERLY RIGHT-OF-WAY LINE, SAID POINT BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND A LINE PARALLEL WITH AND 300 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES TO) THE SAID NORTH LINE OF SECTION 33, AND SAID POINT BEING THE POINT OF BEGINNING AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 823 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 220 FEET NORTHERLY FROM (MEASURED ALONG SAID EASTERLY RIGHT-OF-WAY LINE) THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE RUN EASTERLY A DISTANCE OF 112.18 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A (OCEAN DRIVE) FORMERLY STATE ROAD NO. 5, SAID POINT BEING 219.81 FEET NORTHERLY FROM (MEASURED ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A) THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF SAID STATE ROAD A1A, A DISTANCE OF 885.27 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND A LINE PARALLEL WITH AND 300 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID SECTION 33; THENCE WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 395.17, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1.126 ACRES, MORE OR LESS.

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

THE 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 HEREIN DESCRIBED TO INSTALL, OPERATE, AND MAINTAIN THEIR RESPECTIVE FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 25<sup>th</sup> DAY OF February, 2008.

*Eleanor M. Dailey*  
 WITNESS NAME: ELEANOR M. DAILEY  
*Domenica M. Flora*  
 DOMENICA M. FLORA  
 PRESIDENT

*Douglas M. Brantley*  
 WITNESS NAME: DOUGLAS M. BRANTLEY

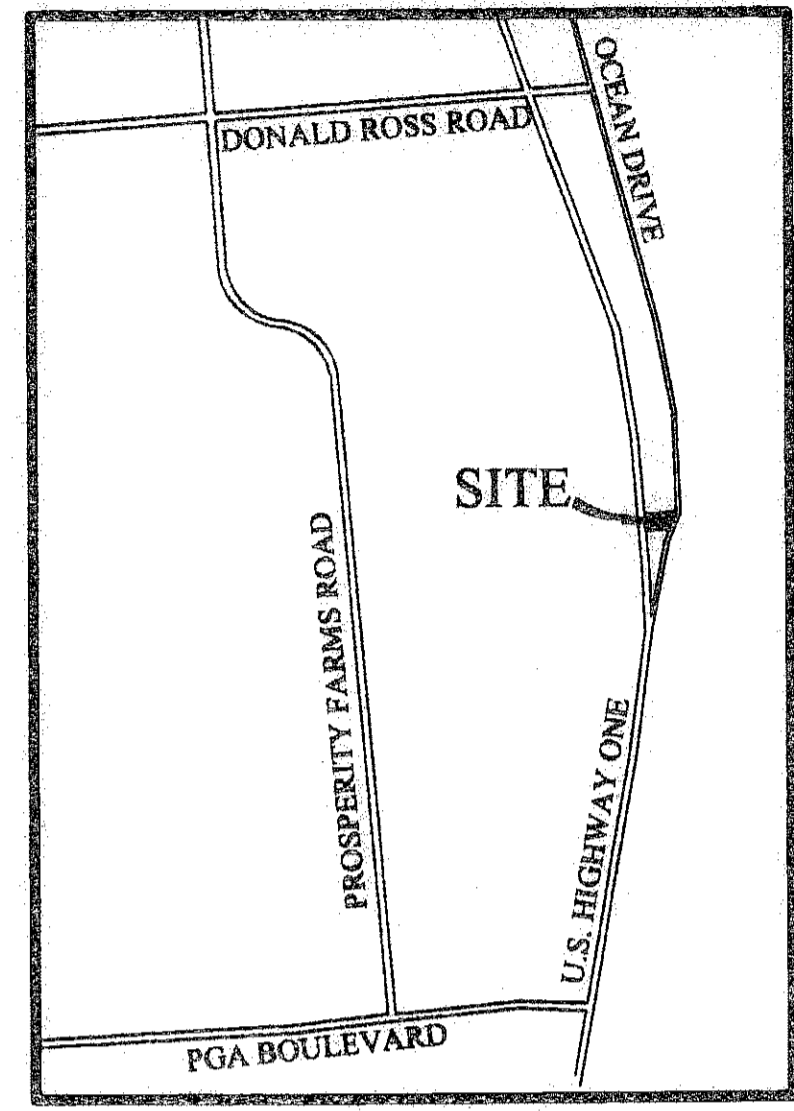
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DOMENICA M. FLORA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *DRIVERS Lic.* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF D & M JUNO BEACH, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT SHE 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 25<sup>th</sup> DAY OF February, 2008.

MY COMMISSION EXPIRES: 4/12/2012  
 FLORIDA COMMISSION No. 10539836  
*Patricia Nawrocki*  
 NOTARY PUBLIC  
*Patricia Nawrocki*  
 PRINTED NAME



(NOT TO SCALE)  
VICINITY SKETCH

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, RICHARD WARREN, 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 D & M JUNO BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: February 25<sup>th</sup> 2008

*[Signature]*  
 RICHARD WARREN, ESQ.  
 FLORIDA BAR No.: 0326099

**SURVEYOR'S CERTIFICATION**

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.

*[Signature]*  
 DAN W. DAILEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE No. 2439

**SURVEYOR'S NOTES:**

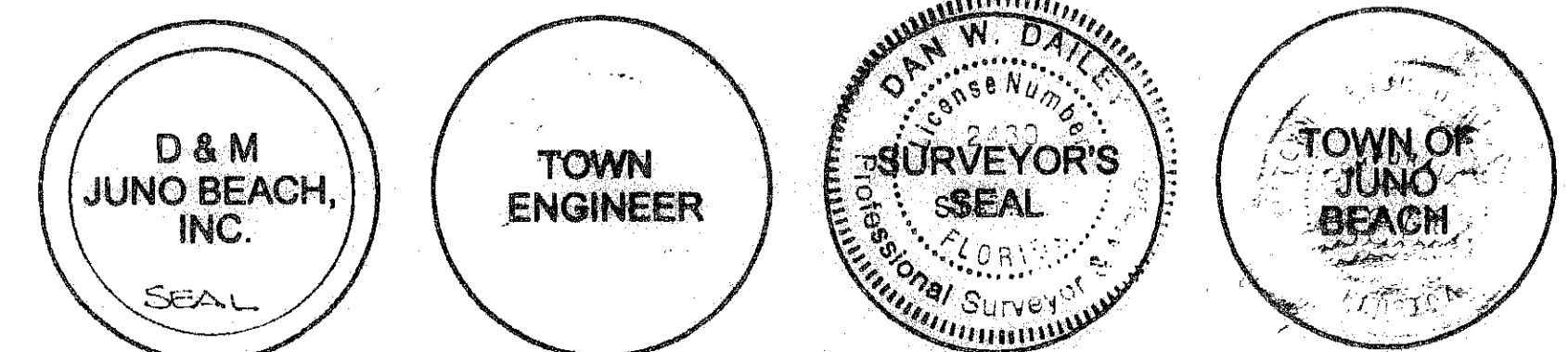
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH, THE NORTH LINE OF GOVERNMENT LOT 2, BEING N88°13'31"W.
- DISTANCES SHOWN HEREON ARE GROUND. THE SCALE FACTOR FROM GROUND TO GRID IS 1.000049999.
- COORDINATES SHOWN HEREON ARE BASED UPON DATUM - NAD 83 1989 ADJUSTMENT, ZONE - FLORIDA EAST, LINEAR UNIT - US TRAVERSE MERCATOR PROJECTION.
- 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.
- THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469

**TOWN OF JUNO BEACH APPROVAL**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13<sup>th</sup> DAY OF February, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY TOWN OF JUNO BEACH IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: *[Signature]*  
 LINDA HODGKINS, MAYOR  
 BY: *[Signature]*  
 VANESSA DUNHAM, TOWN CLERK  
*[Signature]*  
 KAREN BRANDON, P.E., ENGINEER No. 38579  
*[Signature]*  
 LEONARD C. RUBIN, TOWN ATTORNEY



**SHEET 1 OF 2**  
**DAILEY**  
 AND ASSOCIATES, INC.  
 Surveying and Mapping  
 112 N. U.S. Highway No. 1  
 Tequesta, FL 33469  
 Phone: (561) 746-8424  
 BUSINESS LICENSE: LB# 2799