OCEAN WINDS OF JUNO BEACH – REPLAT

BEING A REPLAT OF
OCEAN WINDS OF JUNO BEACH
RECORDED IN PLAT BOOK 105, PAGES 77 & 78
LYING IN
SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
TOWN OF JUNO BEACH
PALM BEACH COUNTY, FLORIDA

41

SHEET 2 OF 2

GRAPHIC SCALE
-5 0 10 20
1" = 10'

N87°25'15"W

NORTH QUARTER CORNER
SECTION 28
TOWNSHIP 41 SOUTH
RANGE 43 EAST

363.82'
N01°11'47"E

HOWARD JOHNSON'S–JUNO BEACH
PLAT BOOK 60, PAGES 97 & 98

42.38'

S21°53'55"E
13.60'

S68°06'05"W
12.70'

38.68'

N87°25'15"W

68.19'

175.06'

68.19'

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

EAST LINE
BLOCK 6
PLAT BOOK 6
PAGE 73

12.75'

23'

WEST LINE
BLOCK 3, SURFSIDE PARK
PLAT BOOK 18
PAGE 92

10' UTILITY EASEMENT
OFFICIAL RECORD BOOK 14731
PAGE 428

N21°53'55"W

23' UTILITY EASEMENT
PER RESOLUTION NO. 97-12
OF THE TOWN OF JUNO BEACH
OFFICIAL RECORD BOOK 14731 PAGE 428

105.81'

SURFSIDE PARK
PLAT BOOK 18, PAGE 92

BLOCK 3

HOWARD JOHNSON'S–JUNO BEACH
PLAT BOOK 60, PAGES 97 & 98

75.30'

S02°34'45"W

LOT 1
8117 SQUARE FEET

119.09'

LOT 2
8117 SQUARE FEET

LOT 3
8117 SQUARE FEET

N21°53'55"W

130.81'

N21°53'55"W

130.81'

N21°53'55"W

130.81'

℄ OCEAN DRIVE
PLAT BOOK 6, PAGE 73
(ABANDONED PER RESOLUTION NO. 97-12
OF THE TOWN OF JUNO BEACH)

EASTERLY EXTENTION
OF THE NORTH
RIGHT-OF-WAY LINE
FLORAL STREET
PLAT BOOK 6
PAGE 73

25.27'
S87°25'15"E

6.04'

N21°53'55"W
25.00'

10.76'
S87°25'15"E

26.12'
S02°34'45"W

33.44'

6.98'

8.73'

R=209.29' Δ=17°01'53" A=62.21'

R=204.29' Δ=12°54'16" A=46.01'

88.04'

S87°25'15"E

S87°25'15"E

100.03'

5' SIDEWALK EASEMENT

100.03'

8' PUBLIC INGRESS & EGRESS
UTILITIES & DRAINAGE EASEMENT

68.19'

68.19'

R=46.00'
Δ=38°32'55"

R=41.00'
Δ=38°32'55"

3.21'

5.68'

13.54'

8' PUBLIC PEDESTRIAN
& BIKE EASEMENT
PLAT BOOK 98, PAGE 194

S87°25'15"E

℄ FLORAL STREET
PLAT BOOK 6, PAGE 73

224.42'

RADIAL
N13°54'27"W

OCEAN RIDGE WAY
& PLAT BOOK 98, PAGE 194

17' PUBLIC INGRESS & EGRESS
UTILITIES & DRAINAGE EASEMENT
PLAT BOOK 98, PAGE 194

RADIAL
N39°59'50"E

15' SEWER EASEMENT
PER RESOLUTION NO. 99-10
TOWN OF JUNO BEACH

15'

25' PUBLIC
INGRESS & EGRESS
UTILITIES & DRAINAGE
EASEMENT
PLAT BOOK 98
PAGE 194

EAST LINE OF THE
NORTHWEST QUARTER
SECTION 28
TOWNSHIP 41 SOUTH
RANGE 43 EAST

OCEAN RIDGE AT JUNO BEACH
PLAT BOOK 98, PAGE 194

PROJECT# 14-088

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