

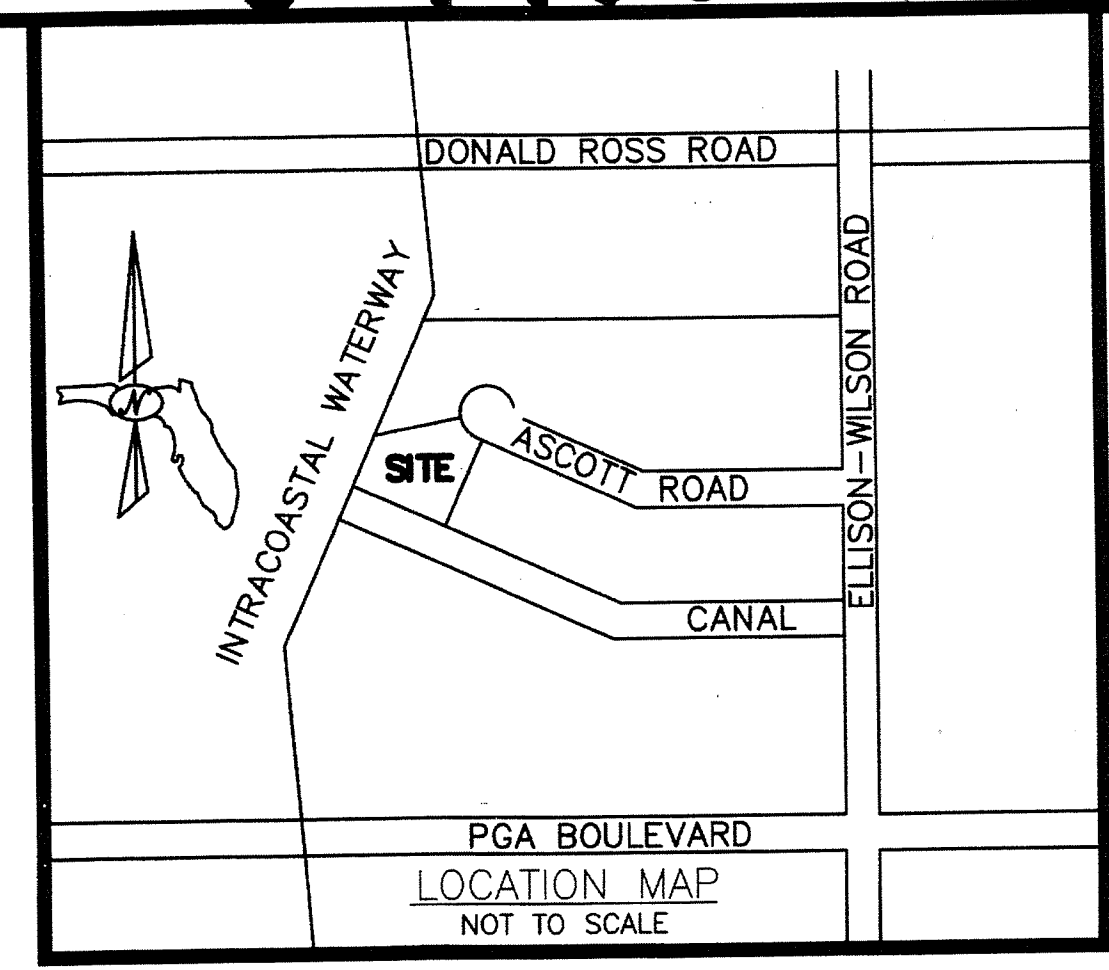
20170067647

1000-900

JUNO ISLES PLAT NO.1, LOT 13, BLOCK 1 - REPLAT

BEING A REPLAT OF LOT 13, BLOCK 1, AND A PORTION OF THE CANAL, ACCORDING TO PLAT NO.1 JUNO ISLES, RECORDED IN PLAT BOOK 27, PAGE 141, LYING IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA,

SHEET 1 OF 2



CLERK'S CERTIFICATE
43
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 12:13 P.M. THIS 21 DAY OF February A.D. 2017 AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 43 AND 44
 SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: *Denise M. Carlin*
 DEPUTY CLERK

CONTROL NO. 2008-00236

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM W. ANDERSEN AND KIRSTEN L. ANDERSEN, OWNERS OF THE LAND SHOWN HEREON AS JUNO ISLES PLAT NO.1, LOT 13, BLOCK 1-REPLAT, BEING A REPLAT OF LOT 13, BLOCK 1, AND A PORTION OF THE CANAL, ACCORDING TO PLAT NO.1 JUNO ISLES, RECORDED IN PLAT BOOK 27, PAGE 141, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 13;
 THENCE ALONG THE EAST LINE OF SAID LOT 13, S25°35'51"W FOR 120.00 FEET TO THE SOUTHEAST CORNER SAID LOT 13;
 THENCE ALONG THE SOUTH LINE OF SAID LOT 13, AND THE NORTHWESTERLY EXTENSION THEREOF, N64°24'09"W FOR 177.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, RECORDED IN PLAT BOOK 17, PAGE 8, OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N25°35'51"E FOR 54.99 FEET; THENCE S59°47'41"E FOR 27.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, N76°12'51"E FOR 134.73 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 13, LYING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, WHERE A RADIAL LINE BEARS N76°12'51"E;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 50°37'00" FOR 44.17 FEET TO A POINT OF TANGENCY;
 THENCE S64°24'09"E FOR 7.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,219 SQUARE FEET (0.40 ACRES), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, WE, WILLIAM W. ANDERSEN AND KIRSTEN L. ANDERSEN, DO HERETO SET OUR HANDS AND SEALS THIS 28th DAY OF December, 2016.

WITNESS: *[Signature]* (SIGNATURE)(1) BY: (1) WILLIAM W. ANDERSEN
Adam Blankenship (PRINTED NAME)

WITNESS: *[Signature]* (SIGNATURE)(1) BY: (2) KIRSTEN L. ANDERSEN
Juan A. Ollarvide (PRINTED NAME)

WITNESS: *[Signature]* (SIGNATURE)(2) BY: (2) KIRSTEN L. ANDERSEN
Adam Blankenship (PRINTED NAME)

WITNESS: *[Signature]* (SIGNATURE)(2) BY: (2) KIRSTEN L. ANDERSEN
Juan A. Ollarvide (PRINTED NAME)

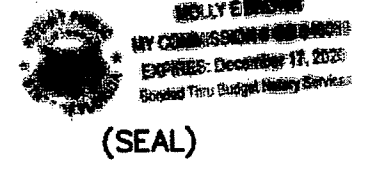
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM W. ANDERSEN AND KIRSTEN L. ANDERSEN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FL Driver License AND FL Driver License, RESPECTIVELY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF December, 2016.

MY COMMISSION EXPIRES: *Molly E. Brown* (SIGNATURE)
Molly E. Brown (PRINTED NAME)
 NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM P. DONEY, 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 WILLIAM W. ANDERSEN AND KIRSTEN L. ANDERSEN, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: Jan. 17, 2017
William P. Doney
 WILLIAM P. DONEY
 ATTORNEY-AT-LAW LICENSED IN FLORIDA

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21th DAY OF February, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

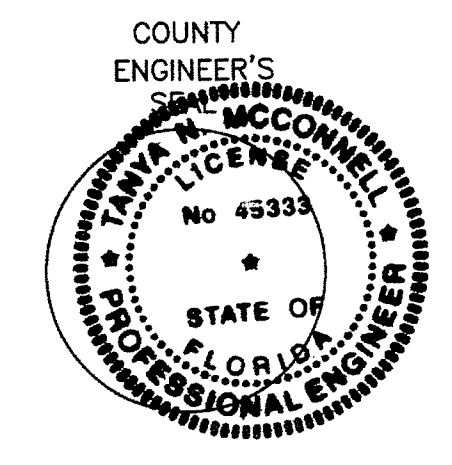
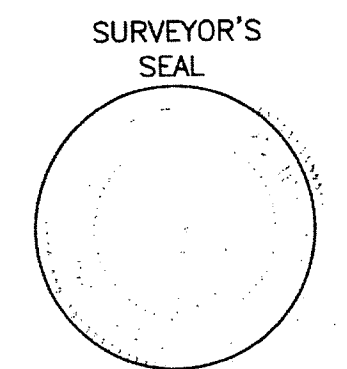
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John E. Phillips, III
 JOHN E. PHILLIPS, III, P.S.M.
 LICENSE NO. 4826
 STATE OF FLORIDA
 DATE: 2/2/17

NOTES:

- BEARINGS ARE BASED ON S64°24'09"E (ASSUMED, BASED ON PLAT BOOK 27, PAGE 141 DATA) ALONG THE CENTERLINE OF ASCOTT ROAD.
- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- STATE PLANE COORDINATES
 - COORDINATES SHOWN ARE GRID
 - DATUM - NAD 83, 1990 ADJUSTMENT
 - ZONE - FLORIDA EAST
 - LINEAR UNIT - US SURVEY FOOT
 - COORDINATE SYSTEM 1983/1990 STATE PLANE
 - TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND
 - SCALE FACTOR - 1.000048117
 - GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
 - ROTATION EQUATION: 0°25'25" COUNTER-CLOCKWISE S64°24'09"E (PLAT) PLAT TO GRID 564°49'34"E (GRID)
- ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	C.M. - 4"x4" CONCRETE MONUMENT
P.O.B. - POINT OF BEGINNING	N/D - NAIL & DISK
ORB - OFFICIAL RECORD BOOK	I.D. - IDENTIFICATION STAMPING
P.B. - PLAT BOOK	NAD - NORTH AMERICAN DATUM
PG. - PAGE	LB - LICENSED BUSINESS
U.E. - UTILITY EASEMENT	(D) - DEED DIMENSION
D.E. - DRAINAGE EASEMENT	(P) - PLAT DIMENSION
R/W - RIGHT-OF-WAY	(M) - MEASURED DIMENSION
LB - LICENSED BUSINESS	(C) - CALCULATED DIMENSION
PBC or PBCo - PALM BEACH COUNTY	(G) - GRID DIMENSION
PRM - PERMANENT REFERENCE MONUMENT	
CL - CENTERLINE	
NAD - NORTH AMERICAN DATUM	



THIS INSTRUMENT WAS PREPARED BY
BR JOHN E. PHILLIPS III, P.S.M. 4826
BROWN & PHILLIPS, INC.
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE RD., SUITE 509
 WEST PALM BEACH, FLORIDA 33409
 561-615-3988, 615-3986 FAX