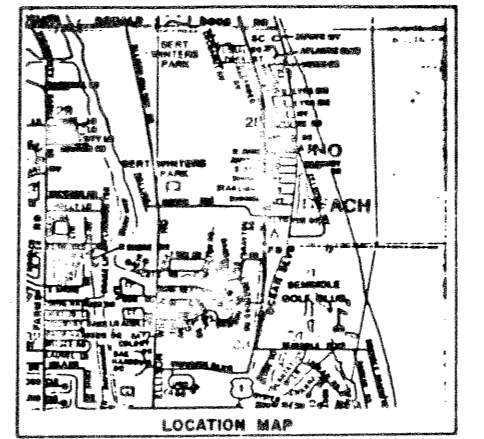


SURFSIDE HILLS

LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IN THE TOWN OF JUNO BEACH, FLORIDA, BEING A REPLAT OF LOTS 1, 2, 3, 4, 15, 16, 17 & 18, BLOCK 3, NEW PALM BEACH HEIGHTS AS RECORDED IN PLAT BOOK 6, PAGE 73; THE SOUTH 88.07 FEET, BLOCK 5, SURFSIDE PARK AS RECORDED IN PLAT BOOK 16, PAGE 92; AND A PORTION OF LOT 7, SURFSIDE PARK NO. 3 AS RECORDED IN PLAT BOOK 23, PAGE 40; ALL BEING IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 4:54 P.M. on the 20th day of December 1992 and was recorded in Plat Book No. 11 on Page 6-7
Mary T. Davis, Clerk of the Circuit Court
By: *[Signature]* D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT SURFSIDE HILLS DEVELOPMENT, INC., A CORPORATION OF THE STATE OF FLORIDA, AND URBANDALE JUNO DEVELOPMENT, INC., A CORPORATION OF THE STATE OF FLORIDA, DO HEREBY DEDICATE IN PERPETUITY TO THE TOWN OF JUNO BEACH, FLORIDA, BEING A REPLAT OF LOTS 1, 2, 3, 4, 15, 16, 17 & 18, BLOCK 3, NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 88.07 FEET, UNIMPAVED RIGHT-OF-WAY OF BLOCK 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT 7, SURFSIDE PARK NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION OF LOT 7 BEING FURTHER DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 THENCE SOUTH 08 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG THE WESTERN RIGHT-OF-WAY OF OCEAN BOULEVARD A DISTANCE OF 178.84 FEET TO A POINT OF BEGINNING OF THE EASTLY PROLONGATION OF THE SOUTH LINE OF LOT 1, BLOCK 3 OF THE SAID PLAT OF SURFSIDE HILLS AND THE WESTERN RIGHT-OF-WAY OF OCEAN BOULEVARD THENCE SOUTH 88 DEGREES 58 MINUTES 28 SECONDS WEST, ALONG THE SAID EASTLY PROLONGATION OF THE SOUTH LINE OF LOT 1, BLOCK 3, A DISTANCE OF 32.02 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF OCEAN DRIVE THENCE NORTH 24 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE OF OCEAN DRIVE, A DISTANCE OF 151.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, SURFSIDE PARK NO. 3 THENCE NORTH 88 DEGREES 52 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 7, SURFSIDE PARK NO. 3, A DISTANCE OF 72.78 FEET TO THE SAID POINT OF BEGINNING TOGETHER WITH THAT PORTION OF OCEAN DRIVE UNIMPAVED BY THE TOWN OF JUNO BEACH RESOLUTION NO. 82-18.

CONTAINING 1.78 ACRES MORE OR LESS.

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

1. **EASEMENTS**

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION.

SURFSIDE LAKE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SURFSIDE HILLS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS AND THE TOWN OF JUNO BEACH FOR INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SURFSIDE HILLS HOMEOWNERS ASSOCIATION, INC. AND THE TOWN OF JUNO BEACH FOR BUFFER, LANDSCAPE, MAINTENANCE AND SCENIC PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR THE CONTROL AND ACCESS TO AND FROM THE ADJACENT PUBLIC ROADWAY SHOWN HEREON.

THE WALL EASEMENT, AS SHOWN HEREON, IS FOR THE CONSTRUCTION AND MAINTENANCE OF SAID WALL AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIVIDUAL LOT OWNERS WHO BENEFIT FROM SAID WALL, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

2. **TRACTS**

TRACTS B-1 AND D-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SURFSIDE HILLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND STORM WATER RETENTION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SURFSIDE HILLS HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE OF THE TOWN OF JUNO BEACH.

TRACT 'C', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUNO BEACH FOR INGRESS/EGRESS AND OTHER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF December, 1992.

SURFSIDE HILLS DEVELOPMENT, INC.
A FLORIDA CORPORATION

ATTEST: *[Signature]*

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF December, 1992.

URBANDALE, INC.
A FLORIDA CORPORATION

ATTEST: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED VINCENT A. BURNE SR. AND TIMOTHY M. DELOH TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND IT IS AFFIXED TO THE 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 17th DAY OF December, 1992.

MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED S.A. SULLIVAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND IT IS AFFIXED TO THE 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 17th DAY OF December, 1992.

MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC

TOWN ENGINEER

THE UNDERSIGNED, BARBARA OSBA & ANDERSON, INC. APPOINTED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AS TOWN ENGINEER HAVE REVIEWED THIS DOCUMENT FOR DIMENSIONAL AND MONUMENTATION REQUIREMENTS OF THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA AND HAVE FOUND THIS DOCUMENT TO BE COMPLIANT.

BARBARA OSBA & ANDERSON, INC.
BY: *[Signature]*

MORTGAGOR'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE LIEU OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE DEDICATION OF THE LAND DESCRIBED BY SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE LIEU OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2241 AT PAGE 232 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I AND SEAL THIS 20th DAY OF December, 1992.

[Signature]
LINDA DESPREY AS GUARANTEE FOR D. DESPREY, JR.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LINDA DESPREY AS GUARANTEE FOR D. DESPREY, JR. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF December, 1992.

MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, ATLANTIC TITLE, INC. A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO SURFSIDE HILLS DEVELOPMENT, INC., A FLORIDA CORPORATION AND URBANDALE JUNO DEVELOPMENT, INC., A FLORIDA CORPORATION. THAT THE CURRENT TAXES HAVE BEEN PAID THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORDS NOT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

ATLANTIC TITLE, INC. A TITLE INSURANCE COMPANY LICENSED IN FLORIDA.

DATE: 12/20/92 BY: *[Signature]*

APPROVALS

IN ACCORDANCE WITH MOTION PASSED BY THE TOWN COUNCIL ON THIS 10th DAY OF December, 1992, THE UNDERSIGNED MAYOR AND TOWN CLERK, AFFIX OUR RESPECTIVE SEALS AS EVIDENCE OF THE APPROVAL GRANTED BY SUCH MOTION THIS DAY OF December, 1992.

TOWN OF JUNO BEACH, FLORIDA

ATTEST: *[Signature]*
TOWN CLERK, TERESA M. BEARD

BY: *[Signature]*
MAYOR, FRANK W. HARRIS

- NOTES:**
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OF ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCES AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.
 - PERMANENT REFERENCE MONUMENTS ARE SHOWN TRUE. PERMANENT CONTROL POINTS ARE SHOWN TRUE. PERMANENT CONTROL POINTS ARE SHOWN TRUE.
 - BEARINGS, AS SHOWN HEREON ARE BASED UPON THE WESTERN LINE OF OCEAN BOULEVARD, BTT 7-1-AJ ASSURED TO BEAR SOUTH 08 DEGREES 25 MINUTES 17 SECONDS EAST.
 - THERE SHALL BE NO TRENCH, BURIAL, OR LANDSCAPING PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE AND ACCESS EASEMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF UTILITIES OCCUPYING SAME.
 - EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF JUNO BEACH ZONING CODE.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IF ANY PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE I.C.P.'S PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH THE SURVEYING AND PLATTING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND THE TOWN OF JUNO BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE APPROPRIATE TECHNICAL STANDARDS OF CHAPTER 21 1914 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SAID SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA AND THE TOWN OF JUNO BEACH, FLORIDA.

DATE: 10-19-1992

[Signature]
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 2828

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF RICHARD P. BREITENBACH, P.L.S., LAND SURVEYING SERVICES

11753

DEDICATION

DEDICATION NOTARY

DEDICATION

DEDICATION NOTARY

MORTGAGOR'S CONSENT

TOWN ENGINEER'S SEAL

TOWN SEAL

SURVEYOR

RICHARD P. BREITENBACH, P.L.S.
LAND SURVEYING SERVICES
PHONE (407) 433-0280
2540 PALMARTA ROAD WEST PALM BEACH, FL 33406

SURFSIDE HILLS