

MAY 1995

# SEAVIEW AT JUNO BEACH RE-PLAT OF LOT C

SHEET 1 of 1

# 22

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, AND BEING A RE-PLAT OF LOT C,  
PLAT OF SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT, AS RECORDED IN PLAT BOOK 75, PAGE 7, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT HARBOURSIDE ASSOCIATES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "SEAVIEW AT JUNO BEACH RE-PLAT OF LOT C", SAID LAND LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT C, SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 7, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 11698 SQUARE FEET, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS.

- THE ROAD EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR INGRESS-EGRESS, PAVING, UTILITY AND DRAINAGE EASEMENT WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAVIEW AT JUNO BEACH PROPERTY OWNER'S, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
- LOT 7R AND LOT 8R ARE HEREBY RESERVED AS RESIDENTIAL LOTS.

IN WITNESS WHEREOF, HARBOURSIDE ASSOCIATES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD B. RODGERS, ITS PRESIDENT AND ATTESTED BY THOMAS L. DELANEY, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF MAY, A.D., 1995.

BY: HARBOURSIDE ASSOCIATES, INC.  
A FLORIDA CORPORATION

ATTEST: *Thomas L. Delaney*  
THOMAS L. DELANEY, VICE PRESIDENT

*Richard B. Rodgers*  
RICHARD B. RODGERS, PRESIDENT

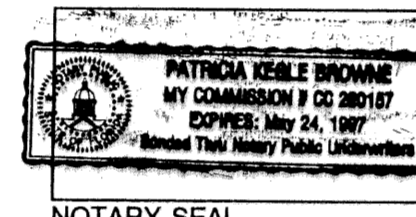
### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED RICHARD B. RODGERS AND THOMAS L. DELANEY, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF HARBOURSIDE ASSOCIATES, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AS HARBOURSIDE ASSOCIATES, INC.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF May, 1995.

*Patricia Reale Browne*  
NOTARY PUBLIC



### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

1ST UNITED BANK, A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS, THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, 1ST UNITED BANK, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY *Ward Kellogg*, ITS SENIOR VICE PRESIDENT, AND ATTESTED TO BY *Ward Kellogg*, ITS SENIOR VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15 DAY OF MAY, 1995.

1ST UNITED BANK  
A FLORIDA CORPORATION

ATTEST: *Ward Kellogg*  
VICE PRESIDENT

BY: *Ward Kellogg, SVP*  
SENIOR VICE PRESIDENT

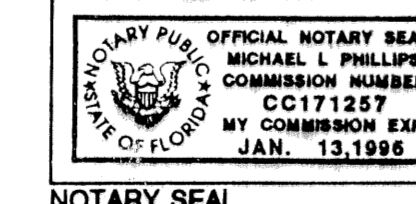
### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED *Ward Kellogg* AND *Ward Kellogg* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND SENIOR VICE PRESIDENT, RESPECTIVELY, OF 1ST UNITED BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 23 DAY OF May, 1995.

*Michael L. Phillips*  
NOTARY PUBLIC



### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

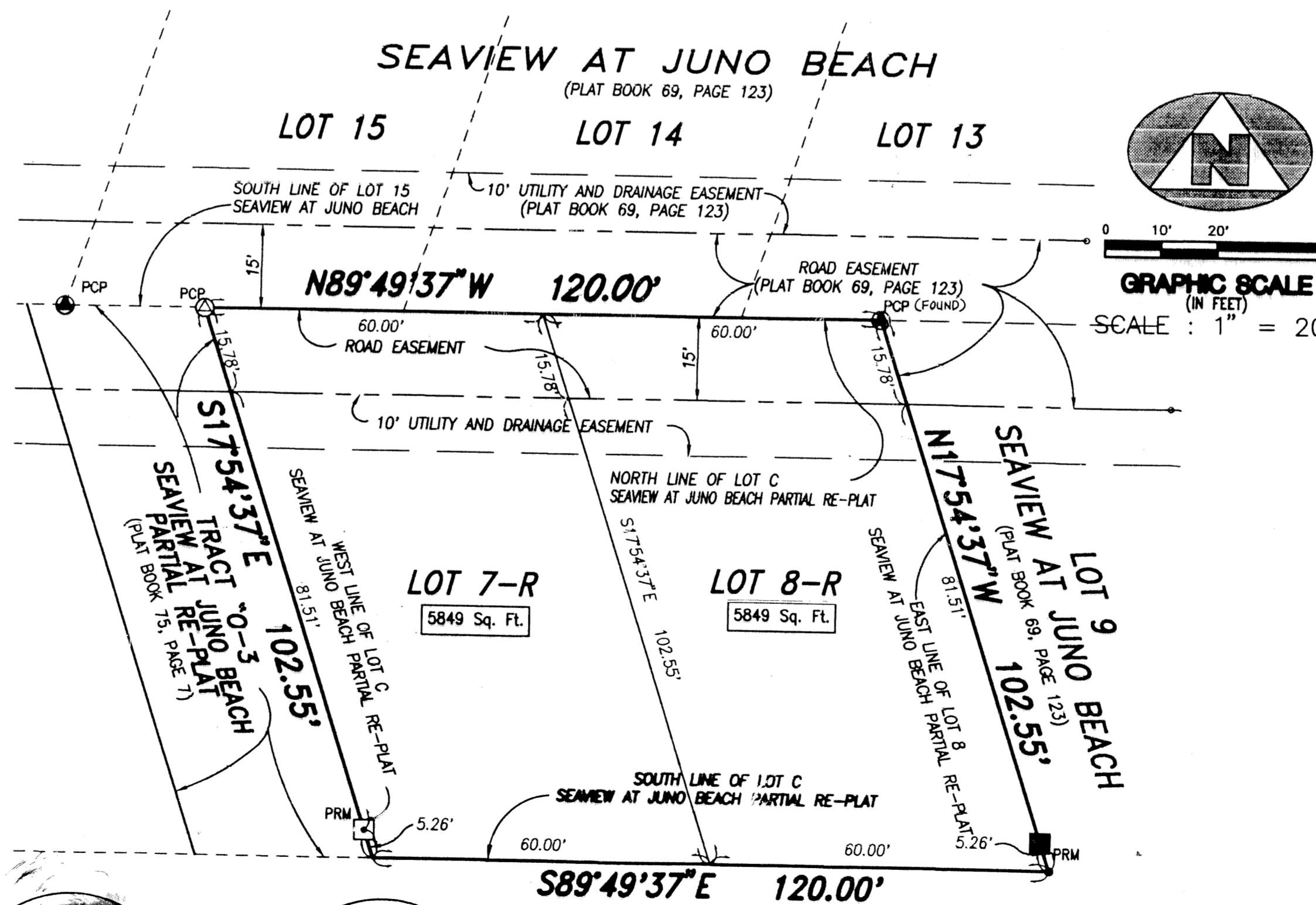
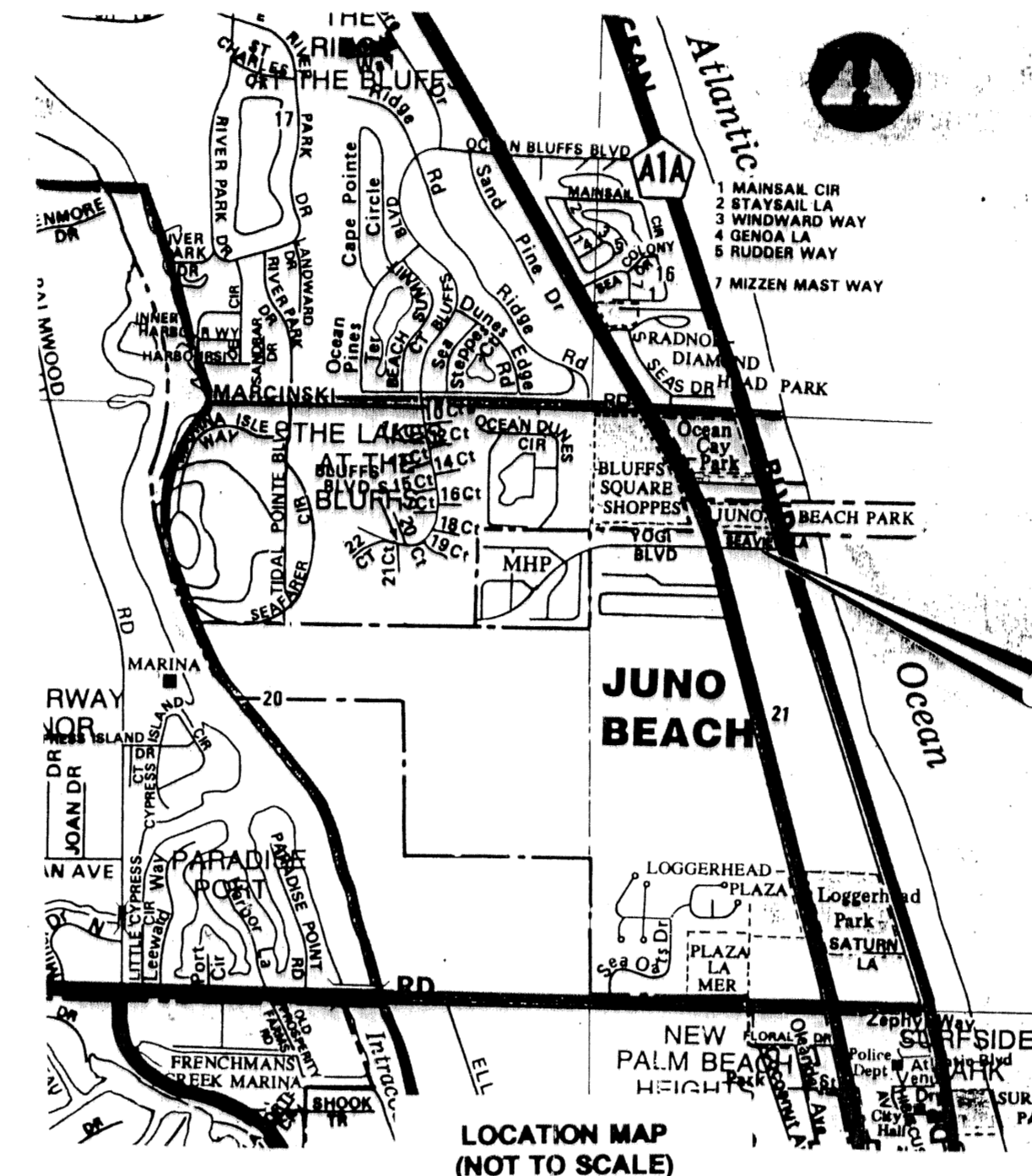
I, THE SURVEYOR, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.S.) PERMANENT CONTROL POINTS HAVE BEEN SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUNO BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE TOWN OF JUNO BEACH; AND FURTHER THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN MAP 68-214-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATED THIS 15 DAY OF MAY, A.D., 1995 BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN, R.L.S. 2424

AREA SUMMARY

LOT 7R	5849 SQUARE FEET
LOT 8R	5849 SQUARE FEET
TOTAL	11698 SQUARE FEET



### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 89°49'37" EAST, ALONG THE SOUTH LINE OF THE PLAT OF SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT AS RECORDED IN PLAT BOOK 69, PAGE 123.
- ⊙ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- ⊙ DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

### GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF JUNO BEACH ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- LANDSCAPING OR OTHER UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE OCCUPYING SAME.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, DAVID B. DICKENSON, OF DICKENSON, MURDOCH, REX AND SLOAN, CHARTERED, A DULY LICENSED ATTORNEY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HARBOURSIDE ASSOCIATES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DICKENSON, MURDOCH, REX AND SLOAN, CHARTERED

BY: *David B. Dickenson*  
DAVID B. DICKENSON, ESQ.

### TOWN OF JUNO BEACH APPROVALS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

SEAVIEW AT JUNO BEACH RE-PLAT OF LOT C IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF May, A.D., 1995.

BY: *Frank W. Harris*  
FRANK W. HARRIS, MAYOR

### ATTEST:

BY: *Deborah S. Manzo*  
DEBORAH S. MANZO, TOWN CLERK

### TOWN ENGINEER:

THE UNDERSIGNED, BARKER, OSHA & 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 SUFFICIENT.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF May, A.D., 1995.

BY: *C. Henry Glaus*  
C. HENRY GLAUS, P.E.  
FLORIDA REGISTRATION NO. 31575

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.

**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404  
Fax (407) 844-3559 Phone (407) 848-2102

**RECORD PLAT**  
**SEAVIEW AT JUNO BEACH**  
**RE-PLAT OF LOT C**

VISION #  
PAGE 22  
FLOOD MAP #  
ZONING -  
LOOD ZONE -  
UAD # -  
ZIP CODE -  
SE  
PUD NAME T/Juno Beach

