

78

STATE OF FLORIDA  
COUNTY OF PALM BEACH

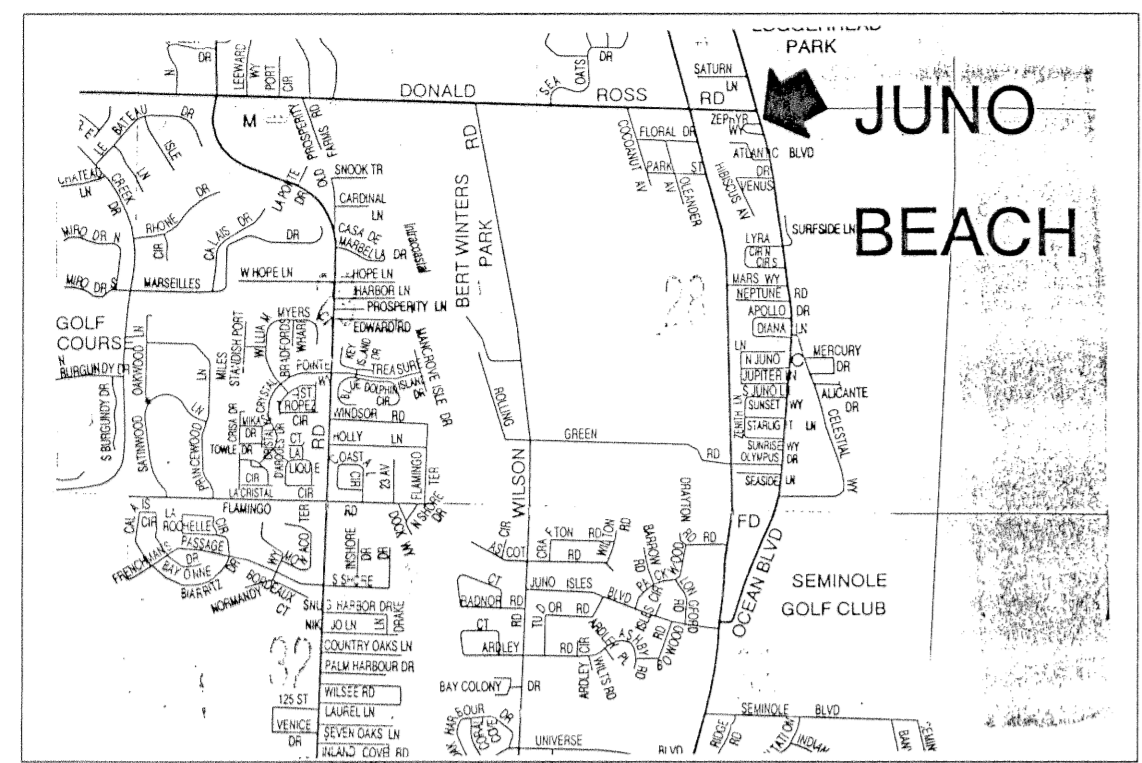
THIS PLAT WAS FILED FOR RECORD AT 2:30pm THIS 14 DAY OF September, A.D. 1998 AND DULY RECORDED IN PLAT BOOK 78 ON PAGES 78 AND 79.

DOROTHY H. WILKEN  
CLERK OF THE COURT  
By: *Daryl H. Stally*  
DEPUTY CLERK

# PLAT OF SURFSIDE PARK, PHASE 1 REPLAT OF A PORTION OF LOT 2

AS RECORDED IN PLAT BOOK 18, PAGE 92,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

AUGUST, 1998  
SHEET 1 OF 2



### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT EASTCOAST LINE SIGHTSEEING CO. INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, FLORIDA, SHOWN HEREON AS SURFSIDE PARK PHASE 1, REPLAT OF A PORTION OF LOT 2, BEING DESCRIBED AS FOLLOWS:

A PART OF LOT 2, SURFSIDE PARK, IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SURFSIDE PARK, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 92, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 180.00 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 95.00 FEET, MORE OR LESS, TO THE WATERS OF THE ATLANTIC OCEAN; THENCE NORTHERLY, ALONG THE WATERS OF THE ATLANTIC OCEAN, A DISTANCE OF 150.00 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 2; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 95.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOT 2, SURFSIDE PARK IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, SURFSIDE PARK, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 92, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING ON THE WEST LINE OF LOT 2, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.00 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 95.00 FEET, MORE OR LESS TO THE WATERS OF THE ATLANTIC OCEAN; THENCE NORTHERLY ALONG THE WATERS OF THE ATLANTIC OCEAN, A DISTANCE OF 5.00 FEET; THENCE WESTERLY A DISTANCE OF 95.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 0.495 ACRES, MORE OR LESS.

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

ALL EASEMENTS OF RECORD AS SHOWN HEREON.

IN WITNESS WHEREOF, EASTCOAST LINE SIGHTSEEING CO. INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS CORPORATE SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September, 1998.

EASTCOAST LINE SIGHTSEEING CO. INC., A FLORIDA CORPORATION

BY: *Albert Shackleton* ATTEST: *Barbara Schackleton*  
ALBERT SHACKLETON, PRESIDENT BARBARA SCHACKLETON, CORPORATE SECRETARY

WITNESS: *Cyril Blakely* WITNESS: *Cyril Blakely*

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALBERT SHACKLETON AND BARBARA SHACKLETON, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND CORPORATE SECRETARY RESPECTIVELY OF EASTCOAST LINE SIGHTSEEING CO. 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, 1998.

MY COMMISSION EXPIRES: 3/30/02

*C. Frankiewicz* (C. Frankiewicz)  
NOTARY PUBLIC Commission #CC-72931

### MORTGAGEE'S CONSENT:

STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

THE UNDERSIGNED 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 THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9689 AT PAGE 1471 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND TREASURER AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF September, 1998.

RAYMOND C. GREEN, INC., MASSACHUSETTS CORPORATION  
BY: *Raymond C. Green*  
RAYMOND C. GREEN, PRESIDENT AND TREASURER

### ACKNOWLEDGMENT:

STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED RAYMOND C. GREEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER OF RAYMOND C. GREEN, INC., A MASSACHUSETTS CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 8th DAY OF September, 1998.

MY COMMISSION EXPIRES: 4/5/02

*Joan C. Green*  
NOTARY PUBLIC Joan C. Green

### MORTGAGEE'S CONSENT:

STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

THE UNDERSIGNED 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 THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9689 AT PAGE 1471 OF THE PUBLIC RECORDS OF SUFFOLK COUNTY, MASSACHUSETTS, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND TREASURER AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF September, 1998.

RODMAN FINANCIAL CORPORATION, A MASSACHUSETTS CORPORATION  
BY: *Jeffrey S. Rodman*  
JEFFREY S. RODMAN, PRESIDENT AND TREASURER

### ACKNOWLEDGMENT:

STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED JEFFREY S. RODMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER OF RODMAN FINANCIAL CORPORATION, A MASSACHUSETTS CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 8th DAY OF September, 1998.

MY COMMISSION EXPIRES: 4/5/02  
*Joan C. Green*  
NOTARY PUBLIC Joan C. Green

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I FRED C. COHEN, 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 TO EASTCOAST LINE SIGHTSEEING CO. INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON.

DATE: SEPT. 9, 1998 BY: *Fred C. Cohen*  
FRED C. COHEN, ATTORNEY AT LAW

### NOTES:

- 1. "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."
- 2. BEARING REFERENCE: THE BEARINGS HEREON RELATE TO SOUTH 15°10'11" EAST ALONG THE CENTERLINE OF STATE ROAD A-1-A, STATE ROAD NO. 4.

### SURVEYOR'S CERTIFICATION:

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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.

DATE: SEPT. 9, 1998 BY: *John J. Dedman*  
JOHN J. DEDMAN, P.S.M.  
LICENSE NO. 3010  
STATE OF FLORIDA

### TOWN APPROVAL:

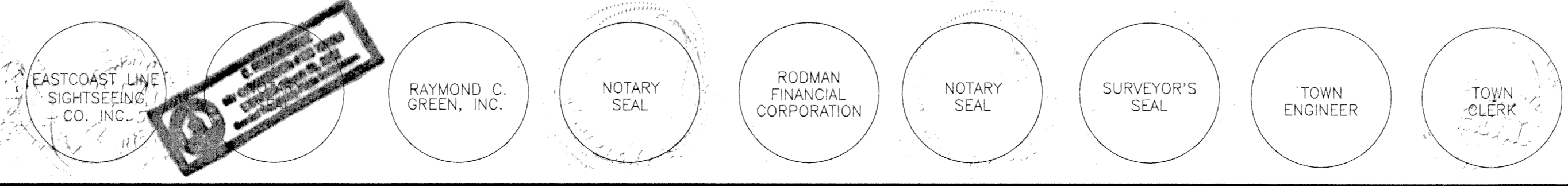
IT IS HEREBY CERTIFIED THAT SURFSIDE PARK PHASE 1, REPLAT OF A PORTION OF LOT 2 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE TOWN OF JUNO BEACH, FLORIDA.

BY: *Tom Mccarthy* BY: *Frank W. Harris*  
THOMAS J. MCCARTHY, P.S.M. & P.E. TOWN ENGINEER FRANK W. HARRIS, MAYOR

DATE: 9/14/98 DATE: 9/9/98

BY: *Allison J. Jaramillo*  
ALLISON J. JARAMILLO, TOWN CLERK  
DATE: 9-9-98

THIS INSTRUMENT WAS PREPARED BY:  
JOHN J. DEDMAN  
JUPITER SURVEYING, INC.  
(CERTIFICATE OF AUTHORIZATION #LB 5033)  
609 N. Hepburn Ave, Suite 205  
Jupiter, Florida 33458  
561-744-4594



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PUD NAME Town of Juno Beach  
PUD NO. 80  
PUD MAP # -  
PUD DATE -  
PUD CODE -