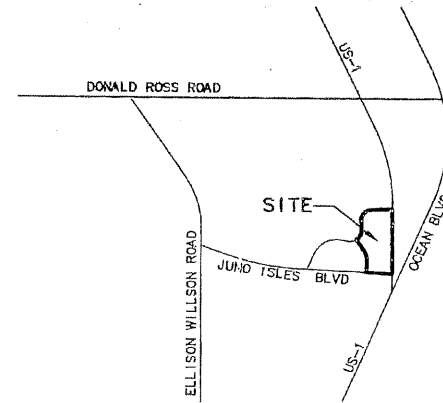


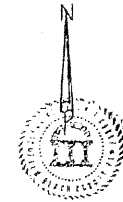
VILLAS OF JUNO BEACH

LYING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST
TOWN OF JUNO BEACH
PALM BEACH COUNTY, FLORIDA
JUNE, 1999 SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE

161



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 8:35 AM
this 16 day of August 1999
and duly recorded in Plat Book No. 85
on page 101-102
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]*

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT JUNO CORP, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN AS "VILLAS OF JUNO BEACH", LYING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, WHICH LIES WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5, LESS THE NORTH 200 FEET THEREOF AND LESS THE SOUTH 605 FEET THEREOF, AND ALSO LESS THE FOLLOWING:
ALL OF PLAT NO. 2, JUNO ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 162, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
ALL OF PLAT NO. 3, JUNO ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
ALL OF PLAT NO. 3-A, JUNO ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 247, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 281,579 SQUARE FEET OR 6.464 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1.) TRACT A AS SHOWN HEREON IS HEREBY RESERVED BY JUNO CORP, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT OF OPERATIONS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF June, A.D., 1999.

JUNO CORP
A FLORIDA CORPORATION
BY: *[Signature]*
IGOR OLENICOFF, PRESIDENT

ATTEST: *[Signature]*
MARK M. HANSEN, VICE-PRESIDENT OF OPERATIONS

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
BEFORE ME PERSONALLY APPEARED IGOR OLENICOFF OF JUNO CORP, A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAID 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 28 DAY OF June, 1999.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY SEAL

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED MARK M. HANSEN OF JUNO CORP, A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME, AND HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF OPERATIONS OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 28 DAY OF JUNE, 1999.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY SEAL

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JANICE GRIFFIN, 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 JUNO CORP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE HAVE BEEN 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.
DATE: 6-29-99 BY: *[Signature]*
JANICE GRIFFIN
MANDEL, WEISMAN AND KRUEHNER

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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 THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

LIDBERG LAND SURVEYING, INC.
BY: *[Signature]* DATE: June 25, 1999
DAVID C. LIDBERG, P.S.M. 3613

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE ASSUMED BEARING OF SOUTH 87°48'02" WEST, ALONG THE WEST LINE OF LOTS 13-15 OF PLAT NO. 3 JUNO ISLES, AS RECORDED IN PLAT BOOK 27, PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DENOTES A SET #4431 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #4431 PK & DISK STAMPED "PRM".
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THIS INSTRUMENT WAS PREPARED BY ALEXANDER J. PIAZZA, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC. 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO TOWN OF JUNO BEACH ZONING CODE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL UTILITY EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 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.

TOWN OF JUNO BEACH APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF June, 1999.
BY: *[Signature]*
FRANK W. HARRIS, MAYOR
[Signature]
TOM MCCARTHY, P.E., ENGINEER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 1686
[Signature]
DEBROAH MANZO, TOWN CLERK

ABBREVIATIONS:

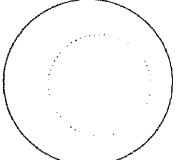
- DE = DRAINAGE EASEMENT
- DB = DEED BOOK
- FND = FOUND
- LB = LICENSE BUSINESS
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- OHE = OVERHANG EASEMENT
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE(S)
- PGB = POINT OF BEGINNING
- PDC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- ROW = RIGHT-OF-WAY
- RFB = ROAD PLAT BOOK
- UE = UTILITY EASEMENT



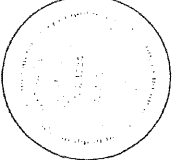
SEAL
JUNO CORP,
A FLORIDA CORPORATION



SEAL
SURVEYOR



SEAL
TOWN ENGINEER



SEAL
TOWN OF JUNO BEACH
CONSULTING SURVEYOR

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 Tel. 561-746-8454

CAD	K:\AUTOCAD\OLENJNIS\0917-306.DWG
REF	K:\AUTOCAD\OLENJNIS\JNISMG01.DWG
FLD	FB. 295 PG. 10 JOB 97-091(308)
OFF	A. J. P. DATE 01/28/99
CKD	D. C. L. SHEET 1 OF 2 DWG 097-091