



OLD TOWNE AT JUNO BEACH

Being a replat of the South 150.00 feet of Lot 36,
Plat of Juno Beach, as recorded in Plat Book 22, page 49,
Situate in Section 28, Township 41 South, Range 43 East,
Town of Juno Beach, Palm Beach County, Florida.
November 1999 Sheet 1 of 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at)
this 14th day of November, 1999)
and duly recorded in Plat Book No.)
on page 107-108)
DAVID L. LIDBERG, Clerk of Circuit Court)
by Hugh A. Beattie, D.C.

DEDICATIONS AND RESERVATIONS:

- STATE OF FLORIDA)
COUNTY OF PALM BEACH)
- KNOW ALL MEN BY THESE PRESENTS THAT THE BEATTIE COMPANY, INC., A SOUTH CAROLINA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS OLD TOWNE AT JUNO BEACH, BEING A REPLAT OF THE SOUTH 150.00 FEET OF LOT 36, PLAT OF JUNO BEACH, AS RECORDED IN PLAT BOOK 22, PAGE 49, SITUATE IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- THE SOUTH 150 FEET OF LOT 36, ACCORDING TO THE PLAT OF JUNO BEACH, AS RECORDED IN PLAT BOOK 22, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
- CONTAINING IN ALL 89,572 SQUARE FEET, MORE OR LESS,
- HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:
- THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
 - THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT AND FUTURE OWNER OR OWNERS OF LAND SHOWN AS INCLUDED IN THIS PLAT, AND THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES, AND NOT THE PUBLIC AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OLD TOWNE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SAID INGRESS/EGRESS EASEMENT IS ALSO FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.
 - A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS.
 - A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES, AND NO ABOVE GROUND OR UNDERGROUND UTILITIES OR APPURTENANCES THERETO OR LARGE PLANTINGS OR AGGRESSIVE ROOT PLANTINGS WITHIN 5 FEET OF THE WATER MAIN AND APPURTENANCES ARE TO BE CONSTRUCTED OR PLANTED THAT WOULD OBSTRUCT OR PREVENT ACCESS FOR INSTALLATION, OPERATION, MAINTENANCE OR REPLACEMENT.
 - THE UPLAND PRESERVE AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OLD TOWNE AT JUNO BEACH HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION PURPOSES. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH. IT IS A PUNISHABLE VIOLATION OF GOVERNMENTAL ENTITIES' LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID UPLAND PRESERVE WITHOUT THE PRIOR WRITTEN CONSENT OF ANY GOVERNMENTAL ENTITIES EXERCISING JURISDICTION OVER SAID UPLAND PRESERVE.
 - THE LANDSCAPE BUFFER EASEMENT IS HEREBY DEDICATED TO THE OLD TOWNE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, ENTRY FEATURES, WALLS, FENCES, IRRIGATION AND MONUMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
 - THE NONEXCLUSIVE ACCESS EASEMENTS (N.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ADJUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS (IN ACCORDANCE WITH SECTION 6.631(d), TOWN OF JUNO BEACH ZONING CODE), WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH. IN ADDITION THE EASTERNMOST TWO (2) FEET OF SAID EASEMENT SHALL ALLOW FOR ROOF OVERHANGS, PROVIDED SAME UNIT OWNER MAINTAINS WATER RUNOFF FROM THE ROOF TO HIS OWN PROPERTY.
 - TRACTS 0-1, 0-2 AND THE OPEN SPACE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OLD TOWNE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HAMLIN BEATTIE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BEATTIE COMPANY, INC., A SOUTH CAROLINA CORPORATION, LICENSED TO BUSINESS IN THE STATE OF FLORIDA, 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 DAY 14th OF NOVEMBER, 1999.

BY COMMISSION EXPIRES: 5/19/2001 James M. England
NOTARY PUBLIC

NOTARY SEAL: CC 648834

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11406, PAGE 508, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IT WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF NOVEMBER, 1999.

WITNESS: Karen J. VanDer WACHOVIA BANK

WITNESS: William Van Dresser BY: William Van Dresser
WILLIAM VAN DRESSER, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED WILLIAM VAN DRESSER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE WACHOVIA BANK, A FLORIDA 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 DAY 14th OF NOVEMBER, 1999.

BY COMMISSION EXPIRES: October 1, 2003 William Van Dresser
NOTARY PUBLIC

NOTARY SEAL: CC BS 1843

HOMEOWNERS' ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE OLD TOWNE AT JUNO BEACH HOMEOWNERS' ASSOCIATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF NOVEMBER, 1999.

WITNESS: David C. Lidberg BY: Hamlin Beattie
DAVID C. LIDBERG, PRESIDENT OF OLD TOWNE HOMEOWNERS' ASSOCIATION, A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: James M. England Hamlin Beattie
HAMLIN BEATTIE, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY HAMLIN BEATTIE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE OLD TOWNE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, A FLORIDA CORPORATION, NOT FOR PROFIT, 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 DAY 14th OF NOVEMBER, 1999.

BY COMMISSION EXPIRES: 5/19/2001 James M. England
NOTARY PUBLIC

NOTARY SEAL: CC 648834

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, PETER S. BROBERG, 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 THE BEATTIE COMPANY, INC., A SOUTH CAROLINA 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.

DATE: 11/13/99 BY: Peter S. Broberg
PETER S. BROBERG
ATTORNEY AT LAW BAR NO. 353116
ODE AND BROBERG, LLP

TOWN OF JUPITER ACCEPTANCE:

THE TOWN OF JUPITER HEREBY ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 15th DAY OF NOVEMBER, 1999.

WITNESS: David J. Rota
WITNESS: David L. Brown BY: David L. Brown
DAVID L. BROWN
DIRECTOR OF UTILITIES

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 MONUMENTS ACCORDING TO SEC. 377-091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUNO BEACH 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.

BY: David C. Lidberg
DAVID C. LIDBERG
LICENSE NO. 3613
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF S 88°42'30" E ALONG THE CENTERLINE OF SEASIDE LANE.
- Ⓜ DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)
- Ⓟ DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)
- LINES, WHICH INTERSECT CURVES, ARE NON-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 THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

TOWN OF JUNO BEACH APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY NOVEMBER, 1999.

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

BY: Tom McCarthy
TOM MCCARTHY, P.E., ENGINEER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 1686

BY: Deborah Manzo
DEBORAH MANZO, TOWN CLERK

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE:

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 15th DAY OF NOVEMBER, 1999.

WITNESS: Karen B. Kirby
WITNESS: Richard C. Dent BY: Richard C. Dent
RICHARD C. DENT, II
EXECUTIVE DIRECTOR

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, HAMLIN BEATTIE, OF THE BEATTIE COMPANY, INC., A SOUTH CAROLINA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 14th DAY OF NOVEMBER, 1999.

WITNESS: David C. Lidberg BY: Hamlin Beattie
DAVID C. LIDBERG, PRESIDENT OF THE BEATTIE COMPANY, INC., A SOUTH CAROLINA CORPORATION

WITNESS: James M. England Hamlin Beattie
HAMLIN BEATTIE, PRESIDENT

BEATTIE COMPANY, INC. SEAL

JUNO BEACH HOMEOWNERS' ASSOCIATION SEAL

TOWN OF JUNO BEACH SEAL

STATE OF FLORIDA SEAL

TOWN OF JUNO BEACH ENGINEER SEAL

TOWN OF JUNO BEACH REVIEWING SURVEYOR SEAL

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT SEAL

LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

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OFF. L.J.C.&R.W.			DATE 09/20/99
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