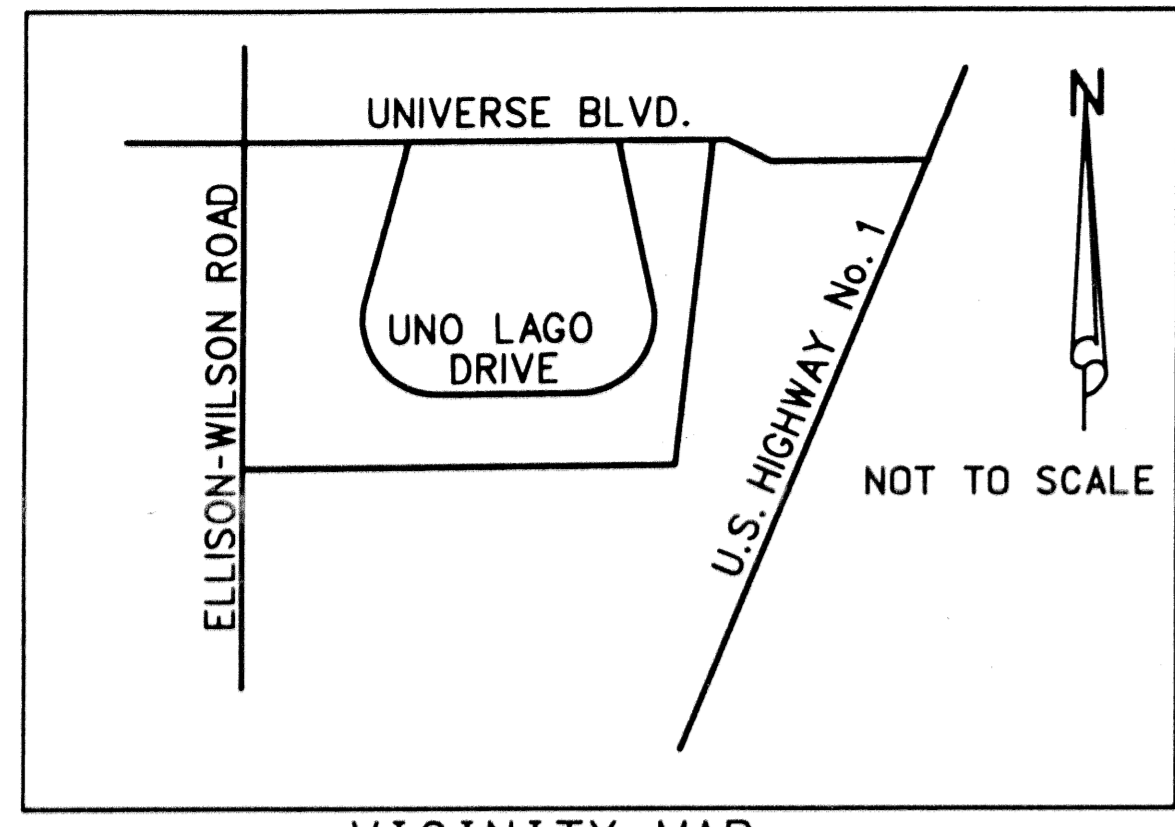


UNO LAGO REPLAT

SITUATE IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF UNO LAGO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGES 187 AND 188 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING: BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 9, PARCELS 6a, 6b, 6c, 7a, 7b, 7c, 7d, 9a AND 9b

APRIL, 2003

SHEET 1 OF 5



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 1:14 P.M. on 20/03
and duly recorded in Plat Book No. 47
on page 187-188
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 UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS UNO LAGO REPLAT, SITUATE IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PLAT OF UNO LAGO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING: BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 9, PARCELS 6a, 6b, 6c, 7a, 7b, 7c, 7d, 9a, AND 9b.

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

1) AN EASEMENT TO THE TOWN OF JUNO BEACH, ITS SUCCESSORS AND ASSIGNS, IS HEREBY DEDICATED GRANTING THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSES OF OPERATION, MAINTAINING, REPAIRING AND RECONSTRUCTION, AS MAY BE NECESSARY, OF WATER AND SEWER MAINS, SERVICES AND APPURTENANCES, PROVIDED HOWEVER, THAT THE TOWN OF JUNO BEACH, ITS SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR REPAIRS AND RESTORATION OF THE SURFACE TO EQUAL OR BETTER CONDITION THAN IMMEDIATELY PRIOR TO ANY EXCAVATION. THESE EASEMENTS ARE TO SERVICE THE PROPERTY BEING PLATTED WITH THE EXCEPTION OF THE AREAS OCCUPIED BY A BUILDING OR STRUCTURE EXISTING FROM TIME TO TIME.

2) AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH AND OTHER UTILITIES HEREBY DEDICATED GRANTING THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSES OF OPERATION, MAINTAINING, REPAIRING AND RECONSTRUCTION AS MAY BE NECESSARY, OF UTILITIES, SERVICES AND ACCESSORIES SOLELY FOR THE BENEFIT OF UNO LAGO, PROVIDED HOWEVER, THAT FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH AND OTHER UTILITIES ASSUME RESPONSIBILITY FOR REPAIRS AND RESTORATION OF THE SURFACES TO EQUAL OR BETTER CONDITION IMMEDIATELY PRIOR TO ANY EXCAVATION. THESE EASEMENTS ARE TO SERVICE THE PROPERTY BEING PLATTED AND ARE LOCATED ON THE PLATTED PROPERTY WITH THE EXCEPTION OF THESE AREAS OCCUPIED BY A BUILDING OR STRUCTURE EXISTING FROM TIME TO TIME.

3) PARCEL 11, AS SHOWN HEREON, IS HEREBY RESERVED BY UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OPEN SPACE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 4 IN BLOCKS 1 THROUGH 7 AND BLOCK 9, PLAT OF UNO LAGO, RECORDED IN PLAT BOOK 47, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND FOR LOTS 1 THROUGH 4 IN BLOCK 8 AND FOR LOTS 1 THROUGH 4 IN BLOCKS 10 THROUGH 24, AND CLUBHOUSE TRACT, AS SHOWN HEREON, IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

4) THE CLUBHOUSE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED BY UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LEASING OFFICE PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

5) PARCEL 10, AS SHOWN HEREON, IS HEREBY RESERVED BY UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

6) PARCELS 1a, 1b, 1c, 2a, 2b, 2c, 3a, 3b, 3c, 4a, 4b, 4c, 5a, 5b, 5c, 8a, 8b AND 8c, AS SHOWN HEREON, ARE HEREBY RESERVED BY UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

7) PARCEL 12, AS SHOWN HEREON, IS HEREBY RESERVED BY UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR GATEHOUSE PURPOSES AND OTHER LAWFUL PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THEIR MANAGING MEMBERS J.C. SOLOMON II AND RAYMOND E. GRAZIOTTO, THIS 7th DAY OF APRIL, 2003.

UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: J.C. SOLOMON II MANAGING MEMBER

WITNESS: [Signature] BY: RAYMOND E. GRAZIOTTO MANAGING MEMBER

WITNESS: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED J.C. SOLOMON II AND RAYMOND E. GRAZIOTTO, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBERS OF UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY 7th OF APRIL, 2003.

MY COMMISSION EXPIRES: 8/3/04 [Signature] NOTARY PUBLIC

NOTARY SEAL: [Seal] CC958471

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, BARRY E. SOMERSTEIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CHICAGO TITLE INSURANCE COMPANY TITLE REPORT NO. 300300306, TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN UNO LAGO COMMUNITY DEVELOPMENT LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY; 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: 4-7-03 [Signature]

BARRY E. SOMERSTEIN ATTORNEY AT LAW BAR NO. 0212563 RUDEN, MCCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

TOWN OF JUNO BEACH APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF APRIL, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY TOWN OF JUNO BEACH IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: [Signature] ROBERT C. BLOMQUIST, MAYOR

BY: [Signature] ALLISON JARAMILLO, TOWN CLERK

BY: [Signature] RYAN O. THOMAS, P.E., TOWN ENGINEER

[Signature] DOUGLAS M. DAVIE, P.S.M., TOWN SURVEYOR

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 8350, PAGE 1704 AND AS ASSIGNED AND MODIFIED, 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 EXECUTIVE OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF APRIL, 2003.

WITNESS: [Signature] BY: [Signature] MARCIA K. SMYTER

WITNESS: [Signature] PRINT NAME: Marcia K. Smyter TITLE: Exec VP

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

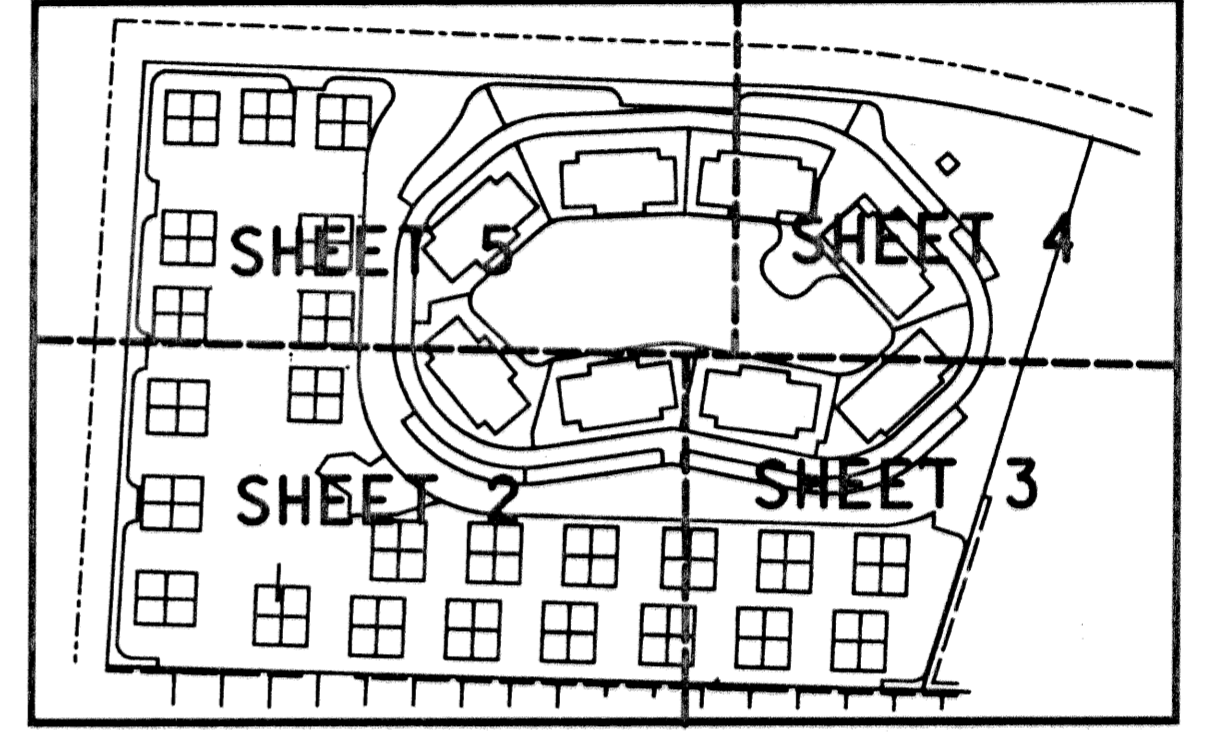
BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF BANKATLANTIC, A FEDERAL SAVINGS BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [Signature] EXECUTED SUCH INSTRUMENT 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 7th OF APRIL, 2003.

[Signature] My Commission Expires: 7-20-03 Commission Number: CC2524268

[Signature] NOTARY PUBLIC Julie Ryan

SHEET INDEX



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. 177.091(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 THE TOWN OF JUNO BEACH, FLORIDA.

[Signature] DAVID C. LIDBERG LICENSE NO. 3613 STATE OF FLORIDA DATE: 4/4/03

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF S16°51'25"W ALONG THE EAST LINE OF THE PLAT OF UNO LAGO, RECORDED IN PLAT BOOK 47, PAGE 187.
- 2) ■ DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)
- 3) ⊙ DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431". PERMANENT REFERENCE MONUMENT (P.R.M.)
- 4) LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITH THE EXCEPTION OF EXISTING LANDSCAPING AT THE TIME OF RECORDATION OF THIS PLAT.
- 6) 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.

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

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| CAD. K:\UST \ 334143 \ 2602306 \ SHEET1.DGN | FLD. | FB. | PG. | JOB | 02-260-306 |
| REF. K:\UST \ 334143 \ 2602306 \ 2602306.DGN | OFF. | L.J.C. | | DATE | 02/19/03 |
| | CKD. | D.C.L. | SHEET 1 OF 5 | DWG. | 02-260P |

