

JUNO BAY COLONY

BEING A REPLAT OF A PORTION OF BAY COLONY, AS RECORDED IN PLAT BOOK 52, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LANDS DESCRIBED IN CORRECTIVE DEED RECORDED IN OFFICIAL RECORD BOOK 25585, PAGE 195, AND LYING IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2013



STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record on 9/23/13
this date by DAILEY AND ASSOCIATES, INC.
and duly recorded on 9/23/13
at 117 pages
Shaded 60-64 Clerk [Signature]
Consul Colonan, Inc.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JUNO BAY COLONY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF BAY COLONY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH LANDS DESCRIBED IN CORRECTIVE DEED RECORDED IN OFFICIAL RECORD BOOK 25585, PAGE 195 OF SAID PUBLIC RECORDS, AND LYING IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, WHICH POINT IS ALSO IN THE CENTERLINE OF ELLISON WILSON ROAD; THENCE N87°39'27"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID BAY COLONY AND THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ELLISON WILSON ROAD, BEING THE POINT OF BEGINNING; THENCE CONTINUE N87°39'27"W ALONG SAID SOUTH QUARTER SECTION LINE, WHICH IS COINCIDENT WITH THE SOUTH LINE OF SAID BAY COLONY (BASIS OF BEARINGS), A DISTANCE OF 826.71 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN IN PLAT BOOK 17, PAGE 8 OF SAID PUBLIC RECORDS; THENCE CONTINUE N87°39'27"W, A DISTANCE OF 125.28 FEET TO THE SOUTHWEST CORNER OF SAID BAY COLONY; THENCE CONTINUE N87°39'27"W ALONG THE PROLONGATION OF THE SOUTH LINE OF SAID BAY COLONY, A DISTANCE OF 40.37 FEET TO THE SOUTHWEST CORNER OF AFORESAID LANDS DESCRIBED IN CORRECTIVE DEED RECORDED IN OFFICIAL RECORD BOOK 25585, PAGE 195; THENCE N02°44'32"W ALONG A LINE THAT IS 165.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID INTRACOASTAL WATERWAY, A DISTANCE OF 336.91 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID CORRECTIVE DEED; THENCE N82°54'11"E, A DISTANCE OF 31.08 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID BAY COLONY; THENCE CONTINUE N82°54'11"E, A DISTANCE OF 11.65 FEET; THENCE S64°10'31"E, A DISTANCE OF 77.58 FEET; THENCE S88°52'57"E, A DISTANCE OF 54.38 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID INTRACOASTAL WATERWAY; THENCE CONTINUE S88°52'57"E, A DISTANCE OF 33.31 FEET; THENCE N00°54'45"W, A DISTANCE OF 12.39 FEET; THENCE S81°09'23"E, A DISTANCE OF 70.79 FEET; THENCE N10°32'44"W, A DISTANCE OF 78.00 FEET; THENCE N41°58'57"E, A DISTANCE OF 118.99 FEET; THENCE S73°43'46"E, A DISTANCE OF 68.34 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 25647, PAGE 769; THENCE N16°16'14"E, A DISTANCE OF 49.00 FEET; THENCE N73°43'46"W, A DISTANCE OF 29.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID QUIT CLAIM DEED; THENCE N16°16'14"E, A DISTANCE OF 55.96 FEET TO THE INTERSECTION WITH A LINE THAT IS 29.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BAY COLONY; THENCE S87°38'10"E ALONG SAID PARALLEL LINE, A DISTANCE OF 235.70 FEET; THENCE S02°21'50"W, A DISTANCE OF 160.00 FEET; THENCE S87°38'10"E, A DISTANCE OF 178.00 FEET; THENCE S02°21'50"W, A DISTANCE OF 84.99 FEET; THENCE S86°44'12"E, A DISTANCE OF 140.88 FEET; THENCE S03°15'48"W, A DISTANCE OF 16.29 FEET; THENCE S86°44'12"E, A DISTANCE OF 81.99 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID BAY COLONY AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID ELLISON WILSON ROAD; THENCE S03°15'48"W ALONG THE EAST LINE OF SAID BAY COLONY, A DISTANCE OF 311.51 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

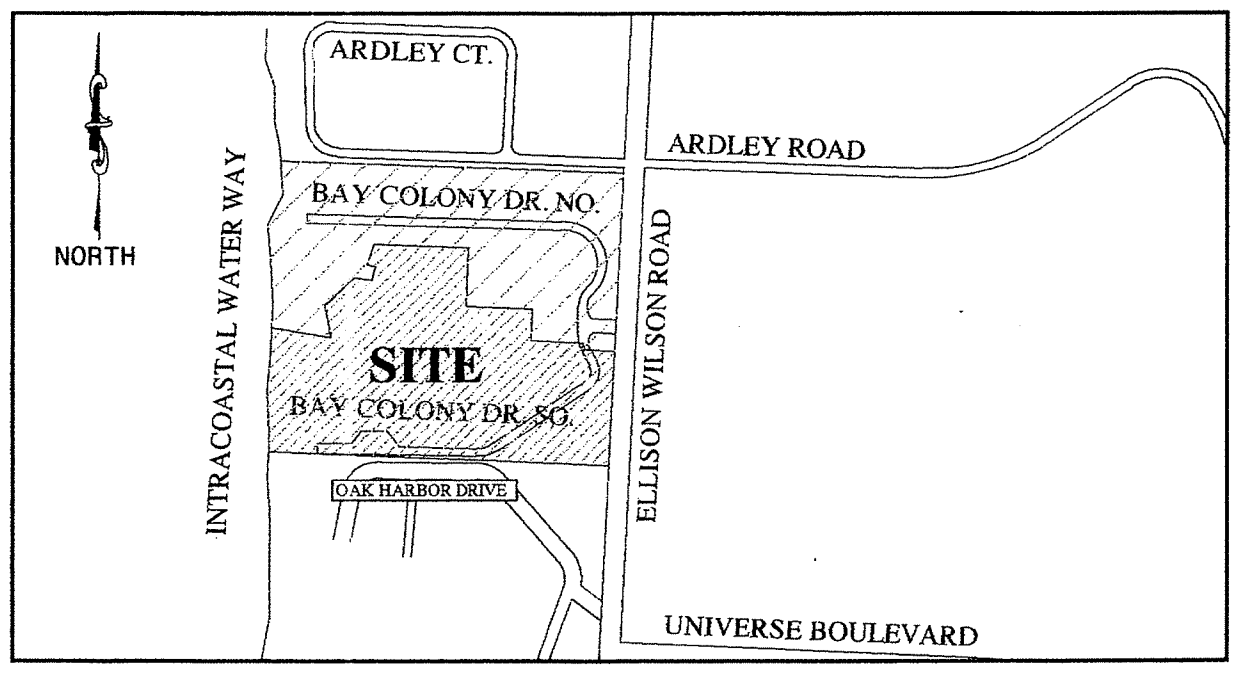
CONTAINING 420,203 SQUARE FEET, OR 9.65 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, ELECTRICAL POWER, AND TELEPHONE SERVICE. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE SERVICES AND FACILITIES OF OTHER UTILITY SERVICE PROVIDERS.
- EASEMENTS FOR WATER AND SANITARY SEWER PURPOSES AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER DISTRIBUTION AND SANITARY SEWER FACILITIES; SAID LAND ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER BAY COLONY DRIVE SOUTH ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 9649, PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH; SAID NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER SAID BAY COLONY DRIVE SOUTH IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERETO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS TO SAID BAY COLONY DRIVE SOUTH.
- THE 20 FOOT WIDE DRAINAGE EASEMENT SHOWN HEREON AS RECORDED IN OFFICIAL RECORD BOOK 3206, PAGE 1562 OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH AND FLORIDA POWER AND LIGHT COMPANY FOR DRAINAGE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MATTHEW J. MONTGOMERY, THIS 9th DAY OF SEPTEMBER, 2013.

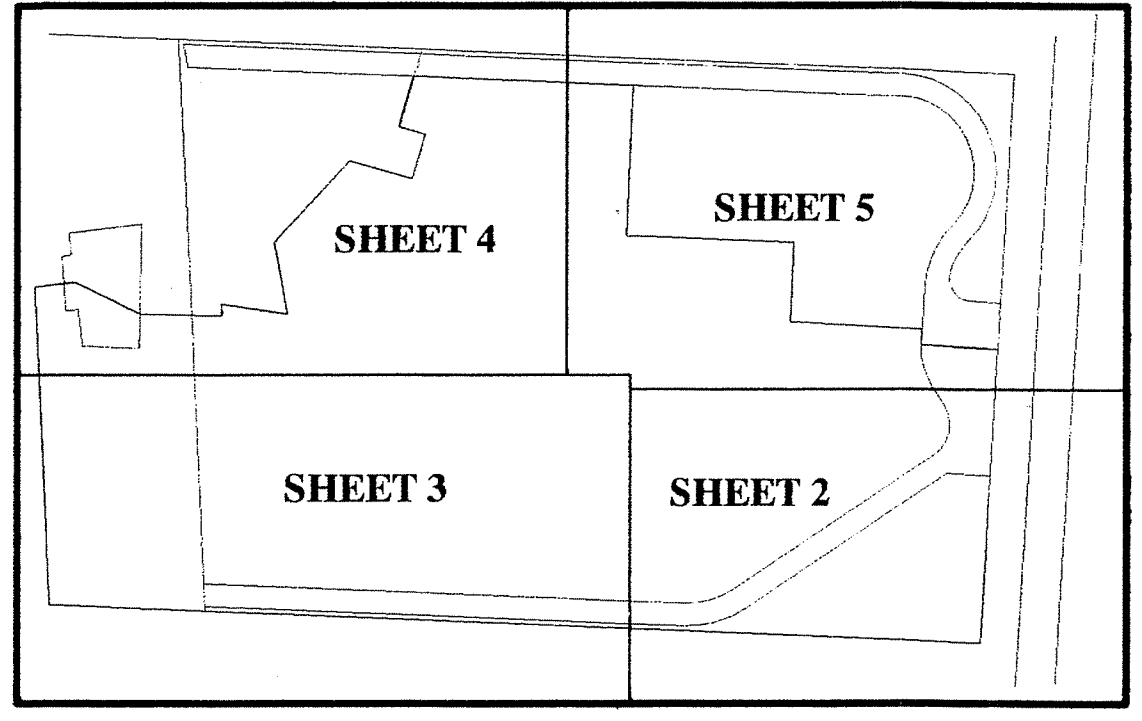
JUNO BAY COLONY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
MATTHEW J. MONTGOMERY
MANAGING MEMBER

WITNESS: [Signature]
Paul Mamejo
PRINT NAME
[Signature]
Robert Beaudin
PRINT NAME



VICINITY SKETCH (NOT TO SCALE)

00028-010



SHEET INDEX (NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MATTHEW J. MONTGOMERY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF JUNO BAY COLONY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF SEPTEMBER, 2013.

[Signature]
ANDREA WALKER
NOTARY PUBLIC
PRINT NAME

MY COMMISSION EXPIRES: 4.29.17
COMMISSION NO.: FE018074

MORTGAGEE'S CONSENT

FLORIDIAN COMMUNITY BANK (A STATE 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 THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED UNDER O.R. BOOK 25996, PAGE 1596, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT/COMMERCIAL BANKING OFFICER AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF SEPTEMBER, 2013.

WITNESS: [Signature]
AMELIA SALVATORE
PRINT NAME
WITNESS: [Signature]
Jacqueline Tape
PRINT NAME

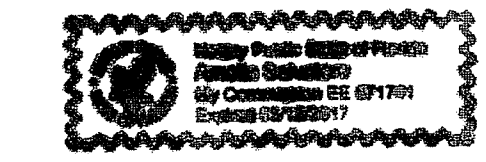
ACKNOWLEDGEMENT

STATE OF FL
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED LEE FRANKHOUSER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED LEE FRANKHOUSER AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT/COMMERCIAL BANKING OFFICER OF FLORIDIAN COMMUNITY BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT SAID SEAL WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF SEPTEMBER, 2013.

MY COMMISSION EXPIRES: _____
MY COMMISSION NO.: _____
[Signature]
NOTARY PUBLIC
PRINT NAME



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DONIA A. ROBERTS, 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 JUNO BAY COLONY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 THIS REPLAT.

DATED: September 6, 2013
[Signature]
DONIA A. ROBERTS
FLORIDA BAR NO.: 0829676

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE REPLAT 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.") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA.

[Signature]
DOUGLAS J. BLANKENSHIP
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: 4699
STATE OF FLORIDA
DATE: September 25, 2013

TOWN OF JUNO BEACH ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUNO BEACH AND IN ACCORDANCE WITH SECTION 177.02 (2), FLORIDA STATUTES. THIS 25th DAY OF SEPTEMBER, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY TOWN OF JUNO BEACH IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

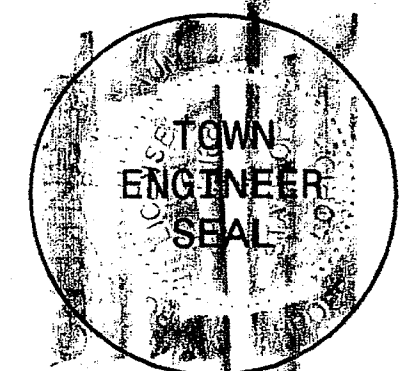
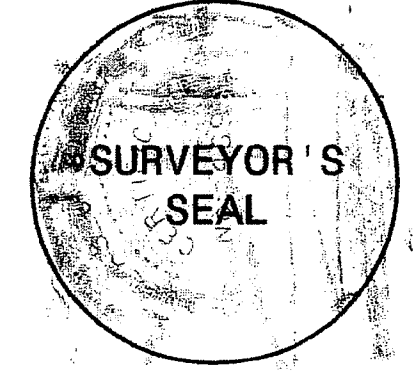
BY: [Signature]
MORT LEVINE, MAYOR
BY: [Signature]
VANESSA M. DUNHAM, TOWN CLERK
BY: [Signature]
ROBERT F. RENNEBAUM, TOWN ENGINEER: LICENSE NO. 41168
STATE OF FLORIDA

REVIEWING SURVEYOR:

(STATE OF FLORIDA)
(COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 (1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF JUNO BEACH. THIS REVIEW DOES INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") PERMANENT CONTROL POINTS ("P.C.P.s") AND LOT MONUMENTATION.

DATED: 9/25/13
[Signature]
DAVID L. DORR, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF BAY COLONY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 69, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, BEING NORTH 87°39'27" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE REFERENCED THERETO.
- LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 DOUGLAS J. BLANKENSHIP, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469

SHEET 1 OF 5

DAILEY AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. Highway No. 1
Tequesta, FL. 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 2799