

# JUNO BEACH ECKERD/RESTAURANT

BEING A PORTION OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

APRIL 1996

IN TWO SHEETS

SHEET NO. ONE

STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
 RECORD AT 2:30 P.M.  
 THIS 9 DAY OF September  
 1996, AND DULY RECORDED  
 IN PLAT BOOK 78 ON PAGES  
 1 AND 2

DOROTHY H. WILKEN, CLERK  
 BY: *[Signature]*



### DESCRIPTION

A parcel of land in Government Lot 5, Section 21, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 21; thence North 90-00-00 West along the South line of said Section 21 and the South line of said Government Lot 5 (the South line of said Government Lot 5 is assumed to bear North 90-00-00 West and all other bearings are relative thereto), a distance of 178.57 feet to a point; thence North 00-00-00 East, a distance of 40.0 feet to a point on the North right-of-way line of Donald Ross Road as now laid out and in use and the point of beginning of the herein described parcel; thence North 90-00-00 West along said North right-of-way line, a distance of 351.86 feet to a point on the East right-of-way line of U.S. Highway 1 as now laid out and in use; thence North 17-25-16 West along said East right-of-way line, a distance of 262.58 feet to a point on a line 1050 feet South of and parallel with, as measured at right angles to, the North line of said Government Lot 5; thence North 89-54-05 East along said parallel line, a distance of 430.97 feet to a point; thence South 00-00-00 East, a distance of 251.29 feet to the point of beginning.

Containing in all 2.255 acres, more or less.

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT BAYSHORE DEVELOPERS III L.C. AND CAYBANA, INC., OWNERS OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS JUNO BEACH ECKERD/RESTAURANT, BEING MORE PARTICULARLY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

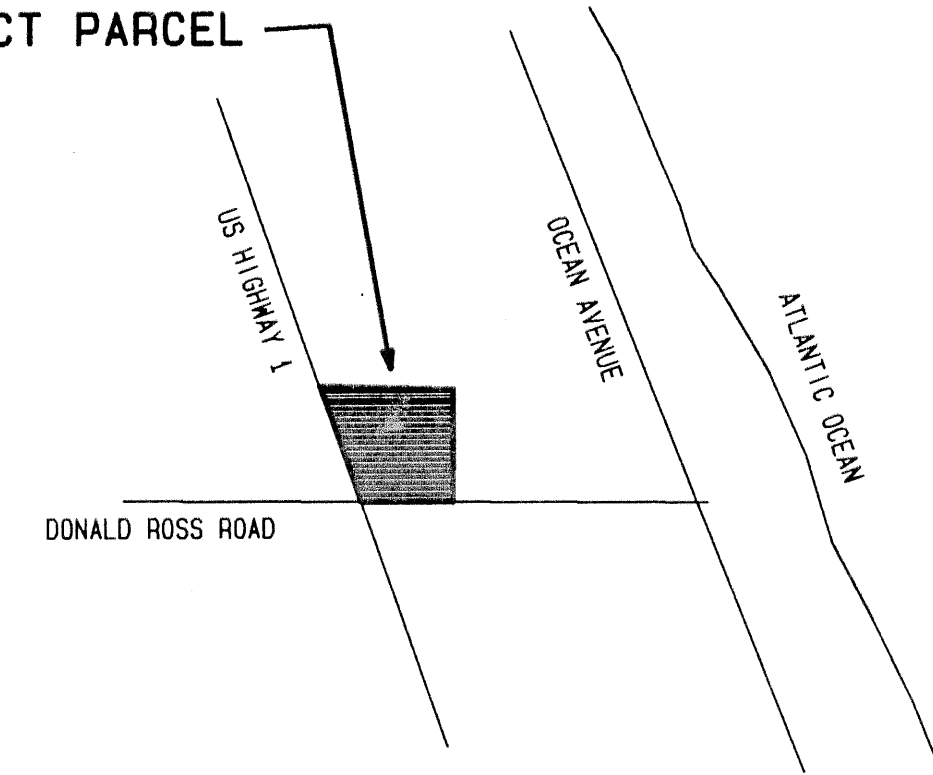
IN WITNESS WHEREOF, BAYSHORE DEVELOPERS III L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, RANDAL KELLA AND BY ITS MEMBER, KEVIN BUCKLEY, THIS 21 DAY OF April, 1996.

BAYSHORE DEVELOPERS III L.C.  
 ATTEST: *[Signature]* BY: *[Signature]*  
 KEVIN BUCKLEY RANDAL KELLA  
 MEMBER MANAGING MEMBER

IN WITNESS WHEREOF, CAYBANA, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT JAMES K. TAUBE, AND BY ITS VICE PRESIDENT, DEBBIE TAUBE, THIS 21 DAY OF April, 1996.

CAYBANA, INC.  
 ATTEST: *[Signature]* BY: *[Signature]*  
 DEBBIE TAUBE JAMES K. TAUBE  
 VICE PRESIDENT PRESIDENT

### SUBJECT PARCEL



### LOCATION MAP

NOT TO SCALE

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BANK ATLANTIC, A FSB, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED 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 9112, AT PAGE 181, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANK ATLANTIC, A FSB, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT, MARCIA K. SNYDER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF April, 1996.

ATTEST: *[Signature]* BY: *[Signature]*  
 MARCIA K. SNYDER  
 EXECUTIVE VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARCIA K. SNYDER and Jeffrey S. Chitt, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND OF BANK ATLANTIC, A FSB, 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 25<sup>th</sup> DAY OF April, 1996.  
 MY COMMISSION EXPIRES: 4-11-99  
 DATE: 4-11-99 NOTARY PUBLIC: Lois A. Powers

### TITLE CERTIFICATION

1. **FLAGLER TITLE CO.** TITLE INSURANCE COMPANY  
 AN ~~INDIVIDUAL~~ DULY LICENCED TO EXAMINE THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THAT THE RECORD TITLE TO SAID PROPERTY AS OF THE 18<sup>th</sup> DAY OF MAY, 1996 IS VESTED IN BAYSHORE DEVELOPERS III L.C. AND CAYBANA, INC. AND THAT THE CURRENT TAXES FOR SAID PROPERTY HAVE BEEN PAID.

DATE: 5/8/96  
 FLAGLER TITLE CO.  
*[Signature]* V.P.

### TOWN APPROVAL

TOWN OF JUNO BEACH  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF August, 1996.

ATTEST: *[Signature]*  
 Frank W. Harris  
 MAYOR

### TOWN ENGINEER

THE UNDERSIGNED, *[Signature]* APPOINTED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA AS TOWN ENGINEER HAVE REVIEWED THIS DOCUMENT FOR DIMENSIONAL AND MONUMENTATION REQUIREMENTS OF THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA AND HAVE FOUND THIS DOCUMENT TO BE SUFFICIENT.

DATE: 8/12/96 BY: *[Signature]*  
 TOWN ENGINEER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RANDALL KELLA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BAYSHORE DEVELOPERS III L.C. 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 THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF April, 1996.

MY COMMISSION EXPIRES: 10-04-97  
*[Signature]*  
 Pamela C. Oleson, Notary  
 Comm. # 00320928

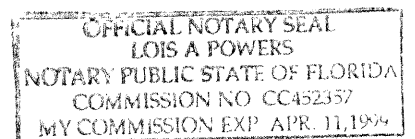
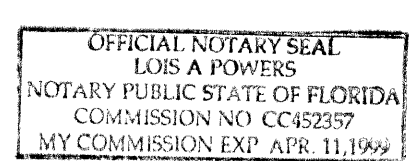
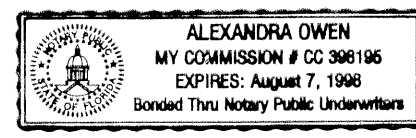
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES K. TAUBE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CAYBANA, INC., 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 THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May, 1996.

MY COMMISSION EXPIRES: *[Signature]*



SEAL BAYSHORE DEVELOPERS III L.C.

*[Signature]*  
 Pamela C. Oleson, Notary  
 State of Florida  
 Commission Expires 10/04/97  
 Comm. # 00320928

SEAL CAYBANA, INC.

SEAL CAYBANA NOTARY

SEAL SURVEYOR

SEAL TOWN ENGINEER

SEAL BANK ATLANTIC, A FSB

SEAL BANK ATLANTIC NOTARY

MOCK, ROOS & ASSOCIATES, INC.  
 5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113

SCALE: N/A DATE: JUNE 1995

P.A. NO. 95-172.00 CAD FILE: SURVAP02

JUNO BEACH ECKERD/RESTAURANT

SUBDIVISION JUNO BEACH ECKERD RESTAURANT  
 BOOK 78 PAGE 1 FLOOD MAP # ZONING ZIP CODE  
 PLAT NAME JENNIFER JUNO BEACH TAZ-64