

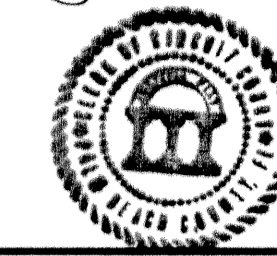
VICINITY MAP NOT TO SCALE

A PLAT OF JUNO DUNES A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, JUNO BEACH PALM BEACH COUNTY, FLORIDA

JUNE 2002

SHEET 1 OF 2

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 11:54 A.M. on the 14th day of June 2002 and duly recorded in Plat Book No. 99 on pages 65-66. ROBERT H. WILKEN, Clerk of Circuit Court



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JUNO DUNES TOWNHOMES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS JUNO DUNES, A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 300 FEET OF GOVERNMENT LOT 2 LYING WEST OF OCEAN DRIVE (S.R. A-1-A) AND EAST OF S.R. 5 (U.S. #1), SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, TOGETHER CONTAINING 3.139 ACRES MORE OR LESS

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

- 1: JUNO DUNES WAY, A PRIVATE ROAD TRACT AND UTILITY CONSTRUCTION AND MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE JUNO DUNES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
2: RECREATION AREA, OPEN SPACE AND LANDSCAPE BUFFER, AS SHOWN HEREON, HEREBY RESERVED FOR THE JUNO DUNES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATION, OPEN SPACE AND LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
3: WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE JUNO DUNES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
4: THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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 FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
5: THE ANCHOR EASEMENT AND 10 FOOT UTILITY EASEMENT AS SHOWN HEREON, LYING NORTH OF LOT 17 IS DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL PURPOSES.
6: THE 10 FOOT UTILITY EASEMENT AS SHOWN HEREON, LYING BETWEEN LOTS 20 AND 21 IS DEDICATED IN PERPETUITY TO TOWN OF JUPITER UTILITIES, FOR THE CONSTRUCTION AND MAINTENANCE OF WATER MAIN PURPOSES.
7: THE TOWN OF JUNO BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, LARRY E. WRIGHT, THIS 14th DAY OF JUNE 2002.

WITNESS: [Signature] BY: LARRY WRIGHT, MANAGING MEMBER

ACKNOWLEDGEMENTS

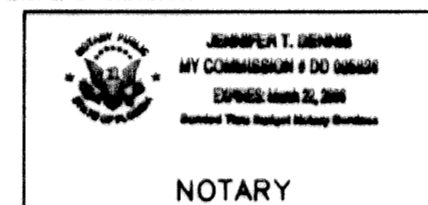
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY WRIGHT, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF JUNO DUNES TOWNHOMES, L.L.C. A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE LIMITED LIABILITY COMPANY SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF June 2002.

MY COMMISSION EXPIRES: MARCH 22, 2006

JENNIFER T. DENNIS, NOTARY PUBLIC, No. CC 726149-0028



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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13464 AT PAGE 1362 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN 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 June 2002.

WITNESS: [Signature] BY: [Signature], VICE PRESIDENT

ACKNOWLEDGEMENTS

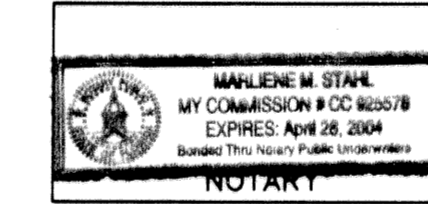
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD F. MARTENS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GRAND BANK & TRUST OF FLORIDA, A FLORIDA BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THE 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 14th DAY OF JUNE 2002.

MY COMMISSION EXPIRES:

PRINTED NAME: [Signature], NOTARY PUBLIC, No. CC



HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

JUNO DUNES HOMEOWNERS ASSOCIATION INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF June 2002.

WITNESS: [Signature] BY: [Signature], PRESIDENT

ACKNOWLEDGEMENTS

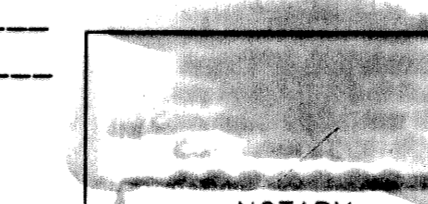
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY WRIGHT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JUNO DUNES HOMEOWNERS ASSOCIATION INC., 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 14th DAY OF June 2002.

MY COMMISSION EXPIRES: March 17th, 2006

PRINTED NAME: Allison J. Jaramillo, NOTARY PUBLIC, No. CC 414791



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I DANIEL K. CORBETT, 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 DUNES TOWNHOMES L.L.C. 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6/14/02 Daniel K. Corbett, DANIEL K. CORBETT, ATTORNEY AT LAW

SURVEYOR'S NOTES

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.

SURVEYOR & MAPPER'S CERTIFICATE

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 ("C.P.'S"), AND 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; REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: June 14, 2002

ROBERT J. DEARLOVE, P.S.M., LICENSE No. 3938, STATE OF FLORIDA, DEARLOVE & ASSOCIATES, BUSINESS LICENSE No. 6499, STATE OF FLORIDA

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

THE TOWN OF JUPITER ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 14th DAY OF June 2002.

WITNESS: [Signature] BY: DAVID L. BROWN, DIRECTOR OF UTILITIES

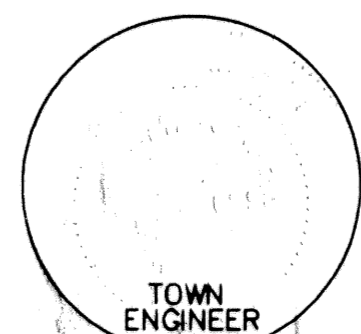
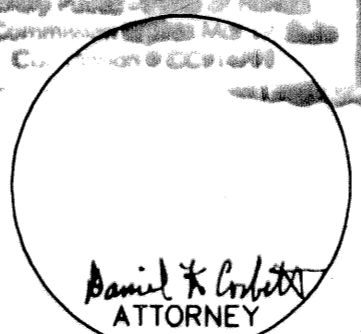
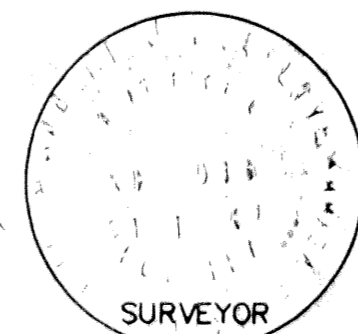
TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF June 2002, 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: ROBERT BLOMQUIST, MAYOR; SHEILA SABO, TOWN CLERK

TOM MCCARTHY, P.E., ENGINEER NO. 6998, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NO. 1686



THIS INSTRUMENT WAS PREPARED BY RONALD E. STOTLER, FLORIDA SURVEY & MAPPER #5026, IN THE OFFICE OF DEARLOVE AND ASSOCIATES, 450 SOUTH OLD DIXIE HIGHWAY, JUPITER, FLORIDA, 33458

Dearlove & Associates LAND SURVEYORS LICENSED BUSINESS - 8944 450 S. OLD DIXIE HWY. JUPITER, FLORIDA 33458 561-746-9745 FAX 561-746-9632

SUBDIVISION: Juno Dunes, BOOK: 015, PAGE: 05, FLOOD MAP #, ZONING: VS, QUAD: 12, TAZ, PUD NAME: Juno Dunes