

# JUNO LANDING

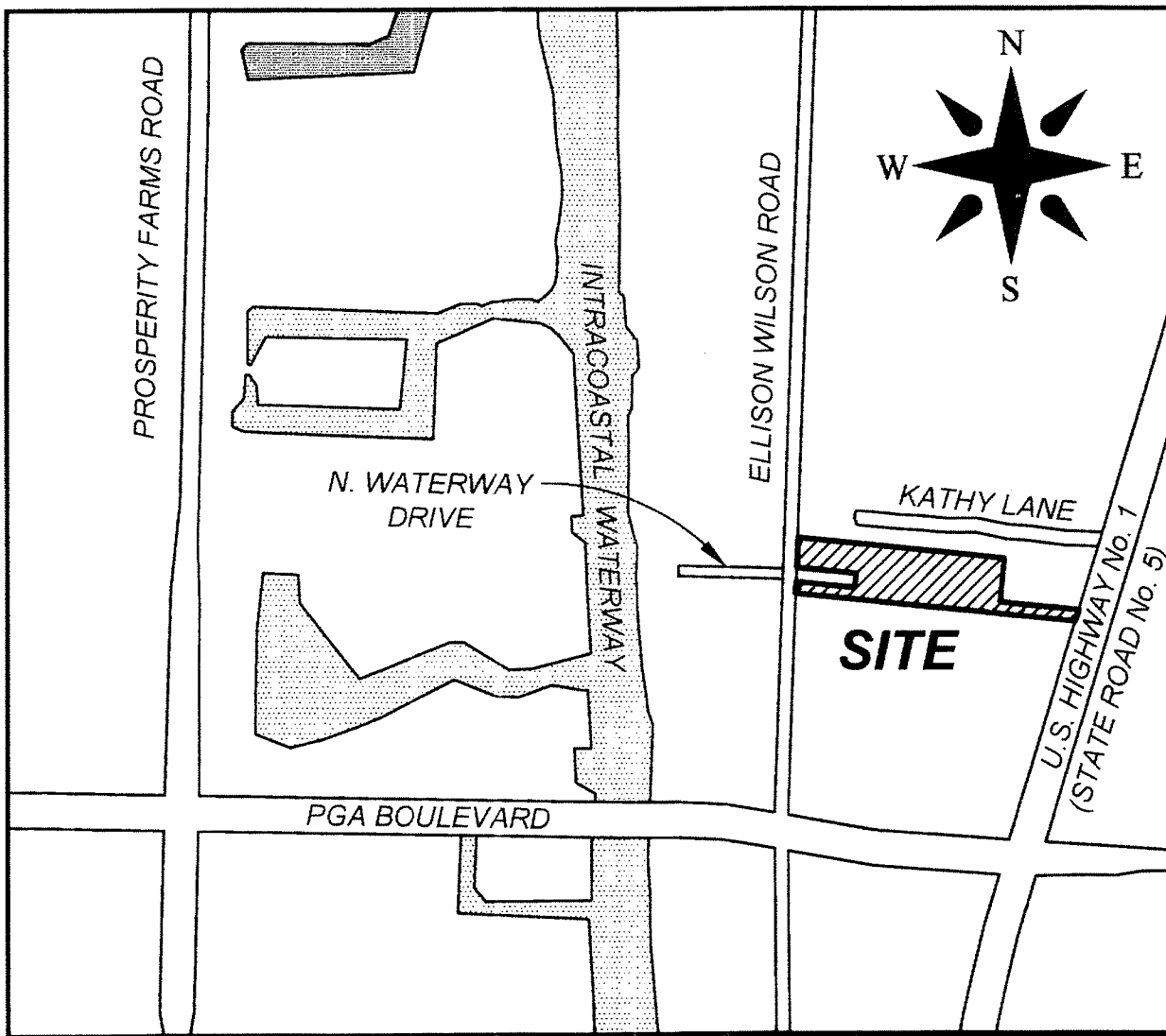
LYING IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:38 P.M.  
THIS 15 DAY OF September  
A.D. 2015 AND DULY RECORDED  
IN PLAT BOOK 120 ON  
PAGES 141 AND 142

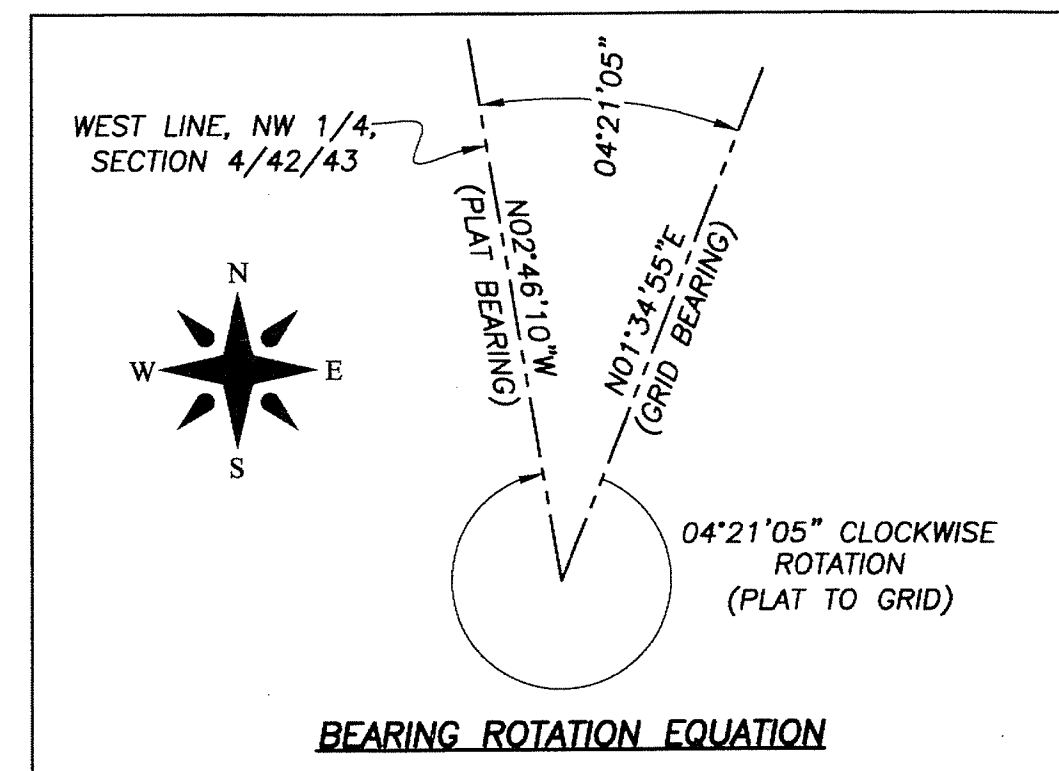
SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: *Marina R. Huber*  
DEPUTY CLERK

SHEET 1 OF 2



VICINITY SKETCH  
(NOT TO SCALE)



CONTROL No.: 2007-412		
AREAS:		
PARCEL "A"	178,601 S.F.	(4.100 ACRES)
TRACT "A-1"	769 S.F.	(0.018 ACRE)
TRACT "A-2"	175 S.F.	(0.004 ACRE)
TOTAL	179,545 S.F.	(4.122 ACRES)



### SURVEYOR & MAPPER'S CERTIFICATE

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) and Monuments according to Sec. 177.091 (9), F.S., have been placed as required by law; 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.

Dated this 31<sup>st</sup> day of July, 2015.

*Robert J. Cajal*  
Professional Surveyor and Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation

### COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 15<sup>th</sup> day of September, 2015, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

*George T. Webb, P.E.*  
County Engineer

### NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American datum of 1983, 1990 adjustment.
- All distances are ground unless labeled otherwise.
- Scale factor = 1.000048220
- Ground distance x scale factor = grid distance
- Bearings shown hereon are based on the West line of the Northwest quarter of Section 4, Township 42 South, Range 43 East which is assumed to bear North 02°46'10" West and all other bearings are relative thereto.
- No building or any kind of construction, 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 encroachments.
- 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.
- Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
- 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation, 5553 Village Boulevard, West Palm Beach, Florida 33407

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ellison Wilson Property Investment, LLC, a Florida limited liability company, owner of the land shown hereon as JUNO LANDING, being a parcel of land lying in the Northwest quarter of Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

### LEGAL DESCRIPTION:

COMMENCE at the West quarter corner of Section 4, Township 42 South, Range 43 East; thence North 02°46'10" West, along the West line of the Northwest quarter of said Section 4, a distance of 979.03 feet to a point of intersection with the Westerly extension of the North line of the plat of Southern Self Storage, according to the plat thereof, recorded in Plat Book 81, Page 15, Public Records of Palm Beach County, Florida; thence South 90°00'00" East, along said Westerly extension, a distance of 33.04 feet to the Northwest corner of said plat of Southern Self Storage and the POINT OF BEGINNING of the following described parcel; thence North 02°46'10" West, along a line 33.00 feet East of and parallel with, as measured at right angles to, the West line of said Northwest quarter, a distance of 25.03 feet; thence South 90°00'00" East, along a line 25.00 feet North of and parallel with the North line of said plat of Southern Self Storage, a distance of 250.72 feet; thence North 00°00'00" East a distance of 109.74 feet; thence North 90°00'00" West, a distance of 256.03 feet; thence North 02°46'10" West along said parallel line 33.00 feet East of the West line of said Northwest quarter, a distance of 109.87 feet; thence South 90°00'00" East a distance of 812.86 feet; thence South 00°00'00" West a distance of 219.49 feet; thence South 90°00'00" East along a line 25.00 feet North of and parallel with, as measured at right angles to, said North line of plat of Southern Self Storage, a distance of 405.34 feet to a point on the Westerly right-of-way line of U.S. Highway No. 1 as recorded in Road Plat Book 2, Page 105, Public Records of Palm Beach County, Florida; thence South 12°03'47" West, along said Westerly right-of-way line, a distance of 25.56 feet to the Northeast corner of said plat of Southern Self Storage; thence North 90°00'00" West, along said North line, a distance of 1201.04 feet to the POINT OF BEGINNING.

Containing in all, 4.122 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

### PARCEL A

Parcel A, as shown hereon, is hereby reserved by Ellison Wilson Property Investment, LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Ellison Wilson Property Investment, LLC, a Florida limited liability company, its successors and assigns, without recourse to Palm Beach County, Florida.

### TRACTS "A-1" & "A-2"

Tracts "A-1" & "A-2", as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

### UTILITY EASEMENT

The 10' Utility Easement running adjacent to and parallel to Ellison Wilson Road right of way as shown hereon, and running adjacent to and parallel to U.S. Highway No. 1 right of way as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these easements.

### LIMITED ACCESS EASEMENT (L.A.E.)

The Limited Access Easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager, this 31<sup>st</sup> day of July, 2015.

Ellison Wilson Property Investment, LLC,  
a Florida limited liability company

BY: *Gary Smigiel*  
Gary Smigiel, Manager

WITNESS: *[Signature]*  
Printed Name

WITNESS: *[Signature]*  
FRANK J. BRANDEN III  
Printed Name

### ACKNOWLEDGEMENT

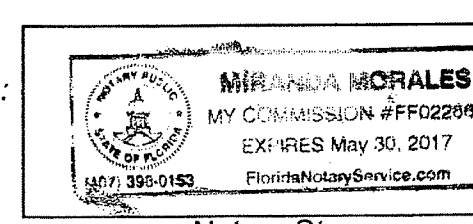
State of Florida

County of Palm Beach

BEFORE me personally appeared Gary Smigiel, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Manager of Ellison Wilson Property Investment, LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 31<sup>st</sup> day of July, 2015.

May 30, 2017  
My Commission Expires:  
FF0221665  
My Commission No.:



*Mirandita Morales*  
Signature of Notary Public  
Mirandita Morales  
Printed Name of Notary Public

### TITLE CERTIFICATION

I, Alan I. Armour II, 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 Ellison Wilson Property Investment, LLC, a Florida limited liability company; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record, but those encumbrances do not prohibit the subdivision created by this plat.

Dated this 31<sup>st</sup> day of July, 2015.

*[Signature]*  
Alan I. Armour II, Esquire  
Florida Bar No. 500100

### 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'S SEAL

ENGINEER'S SEAL

PLAT OF:

JUNO LANDING



FIELD:	JOB No.: 93-1077.15	F.B.	PG.
OFFICE: R.C.	DATE: DEC. 2014	DWG. No.:	93-1077-7
C'KD:	REF: 93-1077-7.DWG	SHEET	1 OF 2