

# OCEAN ONE PUD

BEING A REPLAT OF SEMINOLE RIDGE, RECORDED IN PLAT BOOK 110, PAGES 100 THROUGH 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA SEPTEMBER 2020

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 9:43 A.M. THIS 8th DAY OF October 2020 AND DULY RECORDED IN PLAT BOOK 131 ON PAGES 37 THRU 38  
SHARON R. ROCK  
CLERK AND COMPTROLLER  
BY: [Signature] D.C.  
SHEET 1 OF 2



### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT FDC JUNO BEACH, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS OCEAN ONE PUD, BEING A REPLAT OF SEMINOLE RIDGE, RECORDED IN PLAT BOOK 110, PAGES 100 THROUGH 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF SEMINOLE RIDGE, AS SHOWN ON PLAT BOOK 110, PAGES 100 THROUGH 103, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 28 AND ALONG THE WEST LINE OF SAID SEMINOLE RIDGE, NORTH 00°00'00" EAST, A DISTANCE OF 303.30 FEET TO THE NORTH LINE OF SAID SEMINOLE RIDGE; THENCE ALONG SAID NORTH LINE, SOUTH 88°42'30" EAST, A DISTANCE 599.82 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF OCEAN DRIVE (STATE ROAD A1A) AND A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1399.69 FEET AND A RADIAL BEARING OF SOUTH 82°32'30" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF OCEAN DRIVE AND ALONG THE EASTERLY LINE OF SAID SEMINOLE RIDGE, THROUGH A CENTRAL ANGLE OF 12°38'51", AND A CHORD BEARING OF SOUTH 13°46'56" WEST, A DISTANCE OF 309.97 FEET TO A POINT ON A NON-TANGENT LINE; THENCE ALONG THE SOUTH LINE OF SAID SECTION 28 AND ALONG THE SOUTH LINE OF SEMINOLE RIDGE, NORTH 88°57'00" WEST, A DISTANCE OF 516.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 168,817 SQUARE FEET OR 3.876 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OCEAN ONE HOMEOWNERS' ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL ACCESS, STREET, DRAINAGE, UTILITIES, LANDSCAPING 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.
- TRACT OS-1, OS-2 AND OS-3, IS HEREBY RESERVED FOR THE OCEAN ONE HOMEOWNERS' ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, PEDESTRIAN ACCESS AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUNO BEACH FOR CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF October, 2020.

FDC JUNO BEACH LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: FM JUNO BEACH, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
IT'S MANAGING MEMBER  
WITNESS: Catherine M. Sykes  
PRINT NAME: Catherine M. Sykes  
WITNESS: Angela J. Hisey  
PRINT NAME: Angela J. Hisey  
BY: Thomas Frankel  
THOMAS FRANKEL  
MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 7th DAY OF October, 2020, BY THOMAS FRANKEL AS THE MANAGING MEMBER FOR FDC JUNO BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED  DRIVER'S LICENSE (TYPE OF IDENTIFICATION) AS IDENTIFICATION.  
MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC  
PRINT NAME: Pamela Jean Allen  
COMMISSION NUMBER: GG246982

### OCEAN ONE HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
OCEAN ONE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7th DAY OF October, 2020.  
OCEAN ONE HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature]  
PRINT NAME: Catherine M. Sykes  
WITNESS: [Signature]  
PRINT NAME: Angela J. Hisey  
BY: [Signature]  
PRINT NAME: THOMAS FRANKEL  
TITLE: PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 7th DAY OF October, 2020, BY THOMAS FRANKEL AS PRESIDENT FOR OCEAN ONE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  DRIVER'S LICENSE (TYPE OF IDENTIFICATION) AS IDENTIFICATION.  
MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC  
PRINT NAME: Pamela Jean Allen  
COMMISSION NUMBER: GG246982

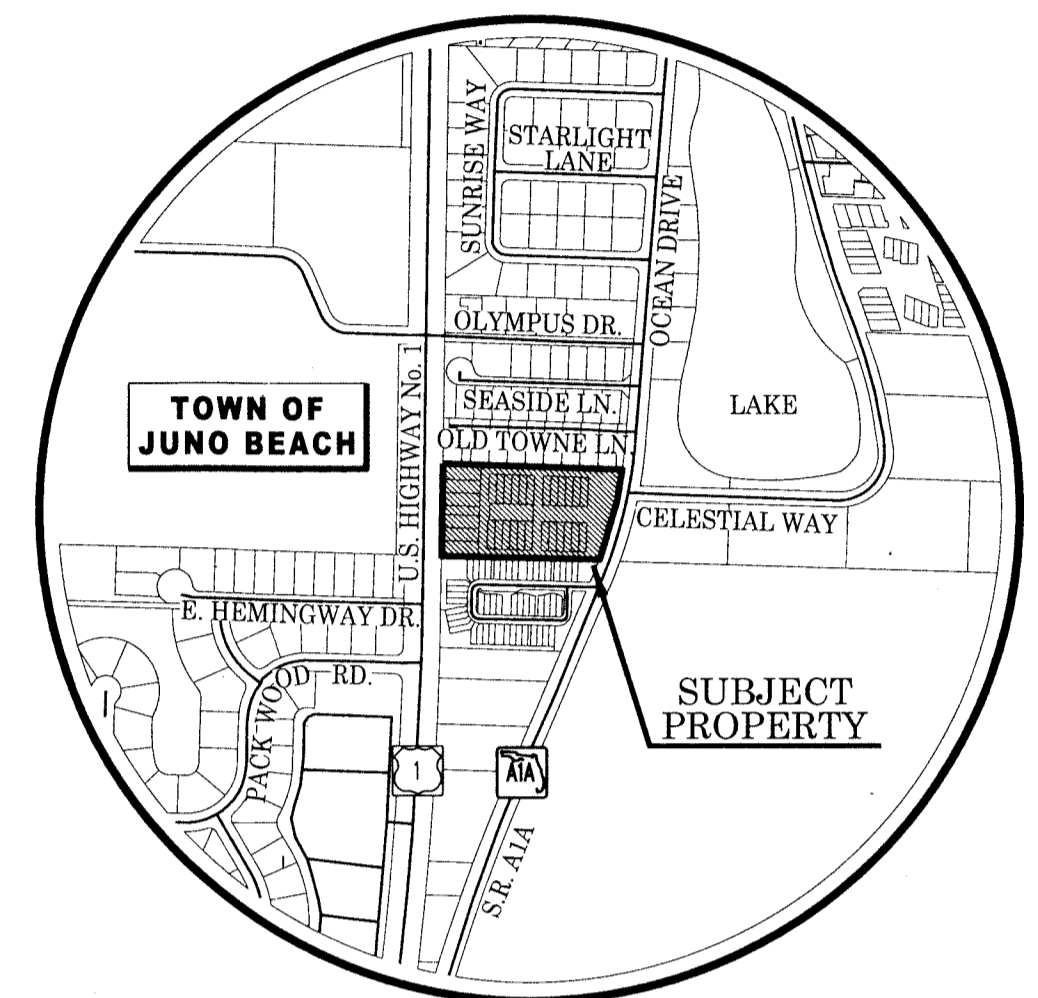
### MORTGAGEE'S JOINDER AND CONSENT

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 31263 AT PAGE 672 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 EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF October, 2020.

PROFESSIONAL BANK  
A FLORIDA BANKING CORPORATION  
WITNESS: [Signature]  
PRINT NAME: Jana M. Douglas  
WITNESS: [Signature]  
PRINT NAME: Angela Hisey  
BY: [Signature]  
PRINT NAME: KRIS BARNHART  
TITLE: EXECUTIVE VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 29th DAY OF September, 2020, BY KRIS BARNHART AS EXECUTIVE VICE PRESIDENT FOR PROFESSIONAL BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  DRIVER'S LICENSE (TYPE OF IDENTIFICATION) AS IDENTIFICATION.  
MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC  
PRINT NAME: Angela J. Hisey  
COMMISSION NUMBER: GG364957



LOCATION MAP

DESCRIPTION	SQUARE FEET	ACREAGE
LOT 1	5,983	0.137
LOT 2	5,588	0.128
LOT 3	5,588	0.128
LOT 4	5,588	0.128
LOT 5	5,588	0.128
LOT 6	5,588	0.128
LOT 7	5,588	0.128
LOT 8	5,588	0.128
LOT 9	5,588	0.128
LOT 10	5,588	0.128
LOT 11	5,588	0.128
LOT 12	6,259	0.143
LOT 13	5,497	0.126
LOT 14	5,489	0.126
LOT 15	5,481	0.125
LOT 16	5,473	0.125
LOT 17	5,465	0.125
LOT 18	5,457	0.125
LOT 19	5,449	0.125
LOT 20	5,441	0.124
LOT 21	5,434	0.124
LOT 22	5,426	0.124
TRACT A	27,106	0.633
TRACT OS-1	10,801	0.248
TRACT OS-2	2,866	0.065
TRACT OS-3	5,310	0.121
<b>TOTAL</b>	<b>168,817</b>	<b>3.876</b>

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, SHERRY LEFKOWITZ HYMAN, 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 FDC JUNO BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOT 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: 9-28-2020  
BY: [Signature]  
PRINT NAME: SHERRY LEFKOWITZ HYMAN  
FLORIDA BAR NO. 211346

### TOWN OF JUNO BEACH APPROVAL:

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 177.071, FLORIDA STATUTES, THIS DAY OF September, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUNO BEACH, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.  
BY: [Signature] JASON HASELKORN MAYOR  
BY: [Signature] NAME: LEONARD G. RUBIN, ESQUIRE TOWN ATTORNEY  
BY: [Signature] PAUL BURT, P.E. SIMMONS & WHITE, INC. TOWN CONSULTING ENGINEER  
BY: [Signature] GARY A. RAGER, P.S.M. GEOPPOINT SURVEYING, INC. TOWN CONSULTING SURVEYOR  
BY: [Signature] CATHERINE BOPELAND, CMC TOWN CLERK

### SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE UNDERLYING PLAT OF SEMINOLE RIDGE. THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST BEARS NORTH 00°00'00" EAST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 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 PLAT IS A REPLAT OF SEMINOLE RIDGE, AS RECORDED IN PLAT BOOK 110, PAGES 100 THROUGH 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL PREVIOUS PLATTED LOT LINES AND EASEMENTS WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

### 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 PRESENCE 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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: September 29, 2020 BY: [Signature]  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### ABBREVIATIONS:

C.B.	= CURVE'S CHORD BEARING	PG.	= PAGE
D	= CURVE'S DELTA ANGLE	PGS.	= PAGES
D.B.	= DEED BOOK	PRM	= PERMANENT REFERENCE MONUMENT
L	= CURVE'S ARC LENGTH	R	= CURVE'S RADIUS
MON.	= MONUMENT	R/W	= RIGHT OF WAY
D.R.B.	= OFFICIAL RECORD BOOK	S.R.	= STATE ROAD
P.B.	= PLAT BOOK	W/	= WITH
PCP	= PERMANENT CONTROL POINT		

FM JUNO BEACH LLC OCEAN ONE HOMEOWNERS' ASSOCIATION, INC. PROFESSIONAL BANK TOWN ENGINEER TOWN SURVEYOR TOWN CLERK DAVID C. LIDBERG PROFESSIONAL SURVEYOR AND MAPPER

**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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FLD.	K.F.	FB.	PG.
OFF.	CASASUS		JOB 20-008-306
CKD.	D.C.L.	SHEET 1 OF 2	DATE SEPTEMBER 2020
			DWG. 020-008P