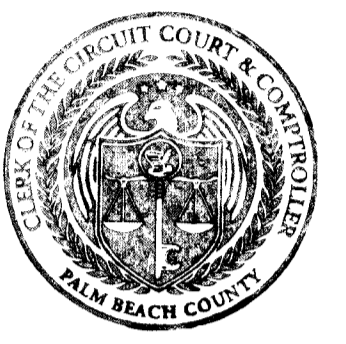


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:20 P.M.
THIS 9 DAY OF March A.D.
2021 AND DULY RECORDED
IN PLAT BOOK 131
ON PAGES 179 AND 180.

Joseph Abruzzo
Clerk of the Circuit Court &
Comptroller
Jeff McCane



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, 818 OCEAN LLC, A FLORIDA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS VENUS DRIVE, SAID LANDS LYING IN THE PLAT OF NEW PALM BEACH HEIGHTS, PLAT BOOK 6, PAGE 73, SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, BLOCK 4, NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/2 OF THAT PARCEL WHICH IS DEDICATED FOR RIGHT-OF-WAY PURPOSES ON THE EASTERN BORDER OF THE ABOVE DESCRIBED PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, ACCORDING TO THE PLAT OF SURFSIDE HILLS, AS RECORDED IN PLAT BOOK 70, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF OCEAN DRIVE, AS SHOWN ON SAID PLAT OF NEW PALM BEACH HEIGHTS; THENCE N22°30'58"W, ALONG SAID EAST RIGHT-OF-WAY LINE (BASIS OF BEARINGS), 50.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF VENUS DRIVE (A.K.A PARK STREET PER PLAT OF NEW PALM BEACH HEIGHTS); THENCE N87°56'01"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET TO THE CENTER OF OCEAN DRIVE, AND THE POINT OF BEGINNING; THENCE CONTINUE N87°56'01"W, 174.94 FEET TO THE INTERSECTION WITH THE EAST LINE OF LOT 1 OF THE PLAT OF OCEANSIDE AT JUNO BEACH, AS RECORDED IN PLAT BOOK 104, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N22°26'28"W, ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, 101.37 FEET; THENCE S87°54'58"E, 174.82 FEET TO THE INTERSECTION WITH SAID CENTER LINE OF OCEAN DRIVE; THENCE S22°30'58"E, ALONG SAID CENTER LINE, 101.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,124 SQUARE FEET, OR 0.37 ACRES, MORE OR LESS.

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

1. THE SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR SANITARY SEWER PURPOSES. THE MAINTENANCE OF ALL SEWER FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
2. THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VENUS DRIVE PROPERTY OWNERS ASSOCIATION, INC. FOR PURPOSES OF INGRESS AND EGRESS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, SAID 818 OCEAN LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 20th DAY OF FEBRUARY, 2021.

818 OCEAN, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]
PRINT NAME: JUTTA LAUKIEN
MANAGER

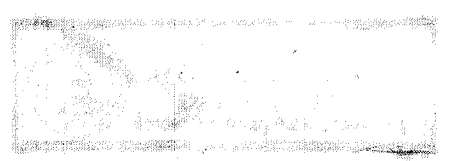
WITNESS: CECIL SEGARE
PRINT NAME:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF FEB, 2021, BY JUTTA LAUKIEN, MANAGER OF 818 OCEAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ON BEHALF OF THE COMPANY. PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED:

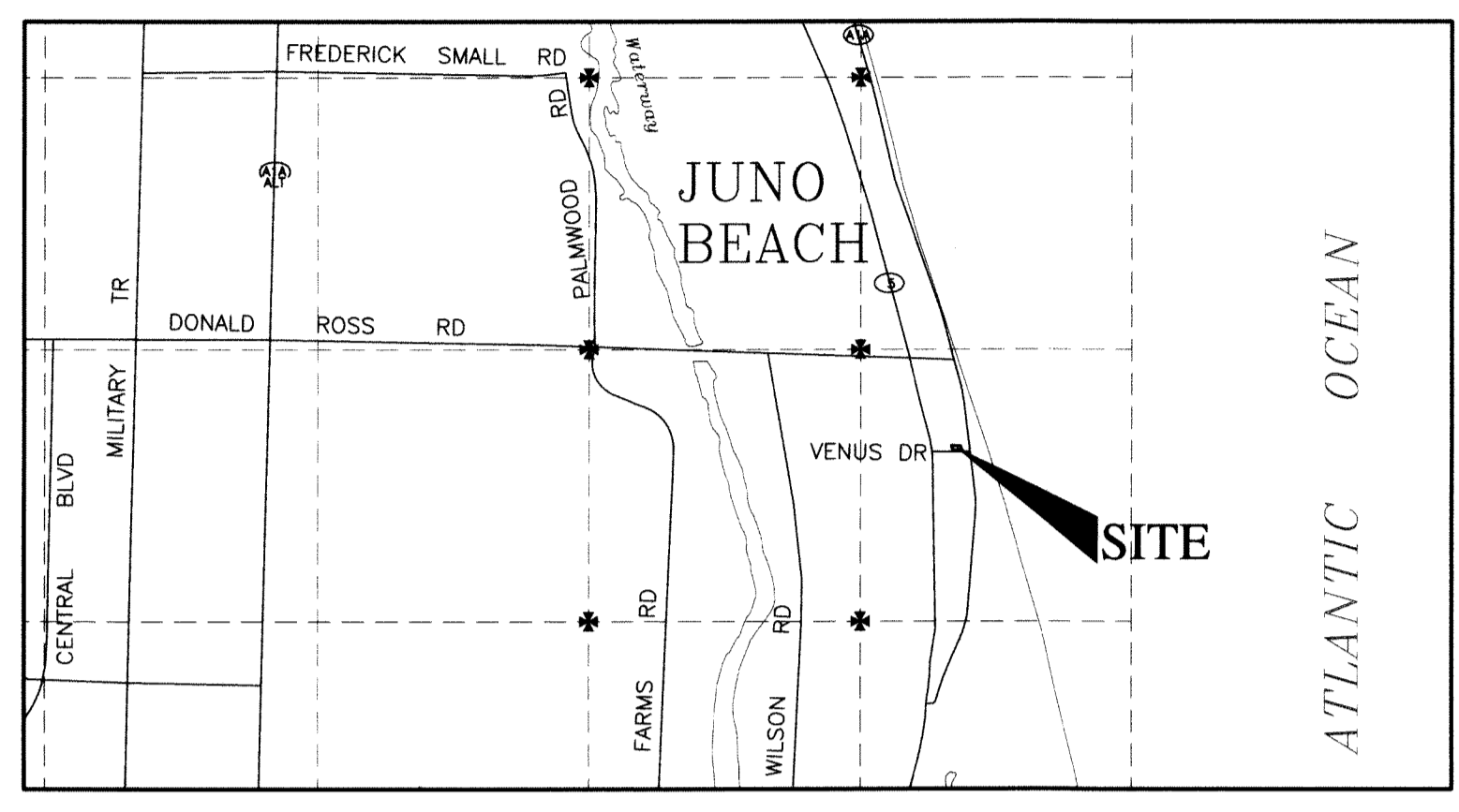
MY COMMISSION EXPIRES: 01/29/21 [Signature]
NOTARY PUBLIC

ONLINE NOTARY: ANDREA WALKER
PRINTED NAME



VENUS DRIVE

BEING A REPLAT OF LOTS 2 & 3, BLOCK 4, TOGETHER WITH A PORTION OF OCEAN DRIVE, NEW PALM BEACH HEIGHTS, PLAT BOOK 6, PAGE 73, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA



LOCATION MAP

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

VENUS DRIVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, DATED THIS 20th DAY OF FEBRUARY, 2021.

VENUS DRIVE
PROPERTY OWNERS ASSOCIATION,
INC., A FLORIDA CORPORATION
NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]
PRINT NAME: JUTTA LAUKIEN
PRESIDENT

WITNESS: CECIL SEGARE
PRINT NAME:

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20th DAY OF FEB, 2021, BY JUTTA LAUKIEN AS PRESIDENT OF VENUS DRIVE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED:

MY COMMISSION EXPIRES: 01/29/21 [Signature]
NOTARY PUBLIC

ONLINE NOTARY: ANDREA WALKER
PRINTED NAME

TITLE COMMITMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID C. TASSELL, 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 818 OCEAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

DATE: March 2, 2021 [Signature]
DAVID C. TASSELL
FLORIDA BAR NO. 406015

SURVEYOR'S NOTES

- 1) BUILDING SETBACK LINES SHALL CONFORM TO CURRENT TOWN OF JUNO BEACH REQUIREMENTS.
- 2) NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE TOWN OF JUNO BEACH AND ALL UTILITIES OCCUPYING SAME.
- 3) BEARINGS SHOWN HEREON ARE GRID NORTH BASED UPON THE EAST LINE OF OCEAN DRIVE, BEING N 22°30'58"W.
- 4) THIS PLAT WAS PREPARED BY GREGORY T. TUCKER, P.S.M. LEGACY SURVEYING & MAPPING INC., 112 N. US HIGHWAY ONE, TEQUESTA, FLORIDA.
- 5) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 6) 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 CERTIFICATION

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 FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH.

DATE: 3/4/2021 BY: [Signature]
GREGORY T. TUCKER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 6147

TOWN APPROVAL

THIS PLAT OF VENUS DRIVE IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUNO BEACH AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, 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.

DATE: 2/24/21 [Signature]
JASON HASELKORN
TOWN MAYOR

DATE: 2/24/21 [Signature]
PAUL BURI, P.E.
SIMONS AND WHITE, INC.
TOWN CONSULTING ENGINEER

DATE: 2/24/2021 [Signature]
CAITLIN COPELAND
TOWN CLERK

DATE: 2/24/2021 [Signature]
LEONARD G. RUBIN, ESQUIRE
TOWN ATTORNEY

DATE: 2/25/2021 [Signature]
GARY A. RAGER, P.S.M.
GEOPOINT SURVEYING, INC.
TOWN CONSULTING SURVEYOR

