

27-247

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# JUNO ISLES

PLAT NO. 3-A

IN THE NW 1/4 OF SECTION 33, TWP. 41 S., RGE. 43 E.  
PALM BEACH COUNTY, FLORIDA

PLAT NO. 3 - JUNO ISLES  
PB. 27 - PGS. 188 & 189

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 4:36 P.M.  
this 18<sup>th</sup> day of March  
1964, and duly recorded in Plat Book No.  
27 on page 247.  
J. ALEX ARNETTE, Clerk Circuit Court  
By Bertha M. Bunn, D. C.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that BELVEDERE DEVELOPMENT CORP., a Florida Corporation, the owner of the tract of land lying and being in Section 33, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as PLAT NO. 3-A, JUNO ISLES, and more particularly described as follows, to wit:

Beginning at the southerly corner of Lot 5, Block 10, Plat No. 2, Juno Isles, according to the plat thereof recorded in Plat Book 27, Pages 162 and 163, Public Records of Palm Beach County, Florida; thence N.12°42'38"E. along the easterly line of said Block 10, a distance of 486.86 feet to the southwesterly corner of Lot 11 of said Block 10; thence S.82°28'35"E. along the southerly line of Lots 11 and 12 of said Block 10, a distance of 162.80 feet; thence N.82°46'48"E., a distance of 19.65 feet; thence N.7°31'25"E., a distance of 35 feet; thence S.82°28'35"E., a distance of 35 feet; thence N.7°31'25"E., a distance of 80 feet to a point in the southerly right-of-way line of Juno Isles Boulevard as shown on said Plat No. 2; thence S.82°28'35"E. along said right-of-way line, a distance of 229.24 feet to the beginning of a curve concave to the southwest having a radius of 25 feet and a central angle of 90°22'40"; thence easterly, southeasterly and southerly along the arc of said curve, a distance of 394.3 feet to a point of compound curvature, said point being in the westerly right-of-way line of U.S. Highway No. 1 having a radius of 11,399.20 feet as shown on said Plat No. 2; thence southerly along the arc of a curve concave to the west, being the westerly right-of-way line of U.S. Highway No. 1, and through an angle of 2°41'25", a distance of 535.24 feet to its intersection with the easterly extension of the southerly line of said Plat No. 2; thence N.87°35'57"W. along said easterly extension, a distance of 500.97 feet to the Point of Beginning. SUBJECT to existing Easements of Record.

Bearings shown hereon are based on an assumed meridian.

The above described parcel of land describes the tract of land shown on Sheet No. 1, Plat No. 3, Juno Isles, and marked "Not Included", and recorded in Plat Book 27, Page 188, Public Records of Palm Beach County, Fla. has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as a public highway, the Alley shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12<sup>th</sup> day of February, A.D. 1964.

BELVEDERE DEVELOPMENT CORP.

Attest: Edna H. Stackhouse  
Secretary

By: Willard H. Brown  
President

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, WILLIAM H. BROWN and EDNA H. STACKHOUSE, President and Secretary, respectively, of BELVEDERE DEVELOPMENT CORP., a Florida Corporation, to me well known and known to me to be the individuals described in, and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said Corporation, by and with the authority of its Board of Directors for the purposes therein expressed, and that their act and deed was the act and deed of said Corporation.

WITNESS my hand and official seal at West Palm Beach, County of Palm Beach and State of Florida, this 12<sup>th</sup> day of February, A.D. 1964.

John J. Flower  
Notary Public

My Commission expires: August 7, 1964

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY, that the plat shown hereon is a true and correct representation of a survey, made under my direction, of the foregoing described property, and that said survey is accurate to the best of my knowledge and belief, and that permanent reference monuments (P.R.M.) have been placed as required by law.

Don R. Buckley  
Registered Land Surveyor  
Florida Certificate No. 831

1000-338

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33-41/43

Approved: J. M. R. H., A.D. 1964  
Board of County Commissioners

By: Edmund Paulsen  
Chairman

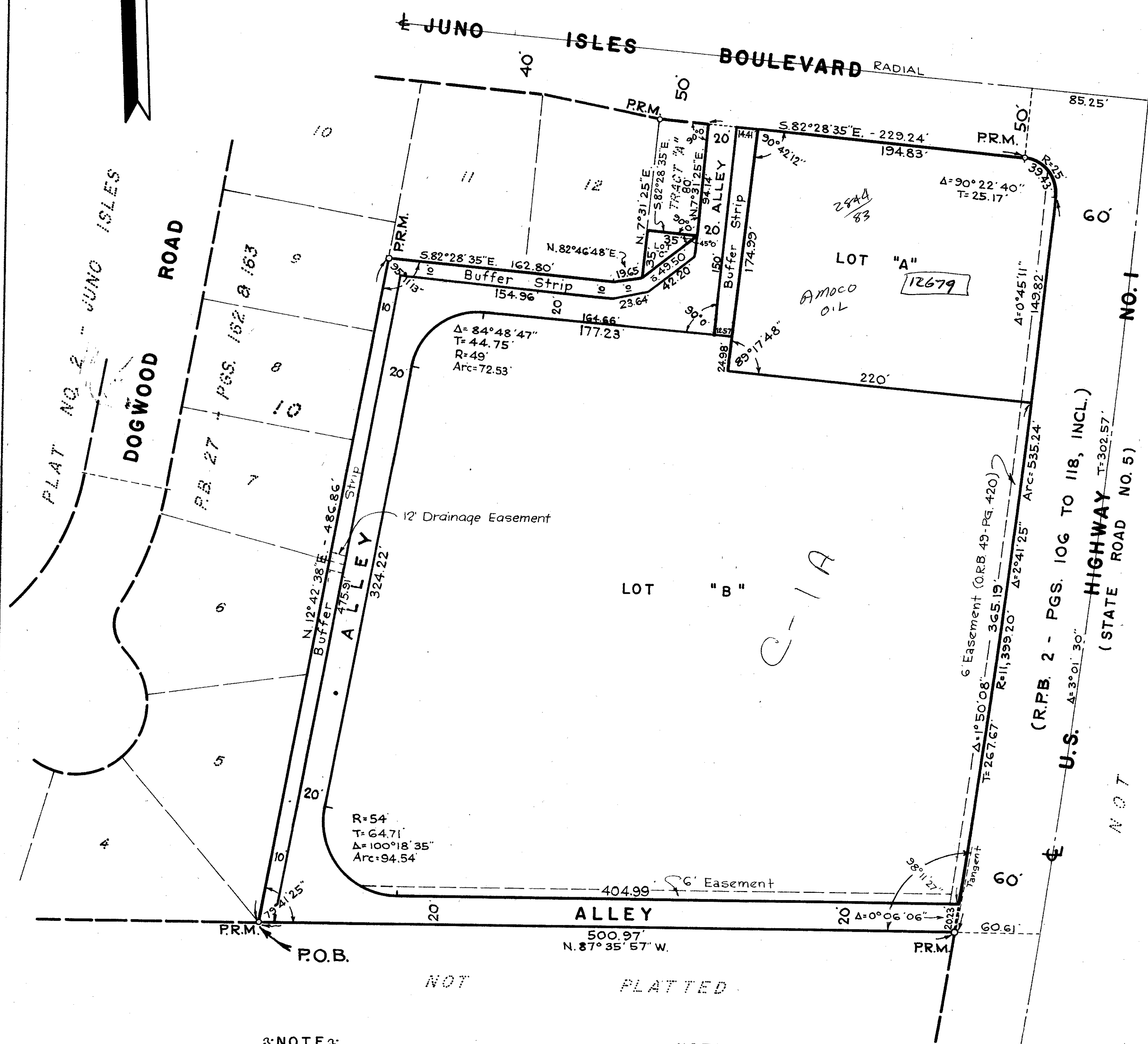
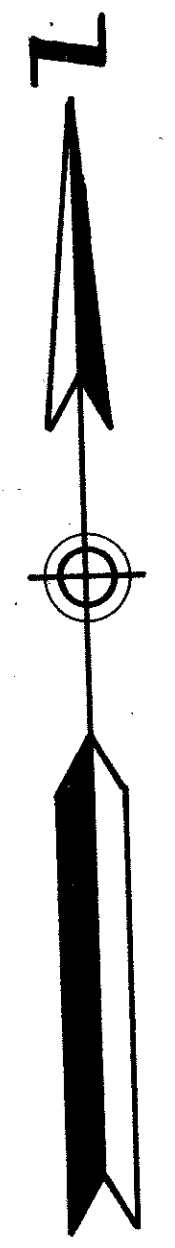
By: [Signature]  
County Engineer

BROCKWAY, WEBER & BROCKWAY  
ENGINEERS, INCORPORATED  
WEST PALM BEACH, FLORIDA

PLAT NO. 3-A  
JUNO ISLES

FILED: J.J.F.  
DRAWN BY: M.G.B.  
BK. B-130 PG. 37

SCALE: 1" = 50'  
DATE: FEBRUARY 1964  
Dwg. No. 64-111



NOTE

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations. There shall be no buildings or other structures placed on Utility Easements. There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.

NOTE

Easements are for Public Utilities, unless otherwise noted.

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED BY NUMBER 02345  
RECORD BY NUMBER 02345