

DRAWING NUMBER  
37-199

DRAWING NUMBER  
PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER  
REGISTERED BY NARRATION

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# PLAT OF JUNO COVE

IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA  
FEBRUARY 1979

199

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
This Plat was filed for record  
this \_\_\_\_\_ day of \_\_\_\_\_  
1979, and duly recorded in PL  
\_\_\_\_\_ on page \_\_\_\_\_  
JOHN B. DUNKLE, Clerk Circuit  
By \_\_\_\_\_

### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

Know all men by these presents that the MARQUIS CORPORATION, A Florida Corporation, owner of the land shown hereon, lying and being in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, shown hereon as "PLAT OF JUNO COVE", being more particularly described as follows:

A parcel of land in the Northeast One-Quarter (NE 1/4) of Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida, lying East of the Florida Inland Navigation District Canal and being more particularly described as follows:

From the Northeast corner of said Section 5, go South 02°01'47" West along the East line of Section 5, a distance of 906.35 feet; thence run North 88°32'43" West, a distance of 33 feet to the POINT OF BEGINNING herein described land; thence continue North 88°32'43" West, a distance of 626.40 feet to a point in the East right of way line of the Florida Inland Navigation District Canal; thence run South 02°02'58" East along said right of way line, a distance of 99.34 feet; thence South 88°32'43" East, a distance of 69.17 feet; thence South 65°22'32" East, a distance of 52.87 feet; thence South 88°32'43" East, a distance of 45 feet; thence South 50°24'19" East, a distance of 8 feet; thence South 02°01'47" West, a distance of 36 feet; thence South 54°27'53" West, a distance of 71.43 feet; thence North 88°32'43" West, a distance of 105.25 feet to the East right of way line of the Florida Inland Navigation District Canal; thence run South 02°02'58" East along said right of way, a distance of 82.08 feet; thence South 88°32'43" East, a distance of 606.03 feet to the Westerly right of way line of Ellison Wilson Road; thence North 02°01'47" East along the West right of way line of said Ellison Wilson Road, a distance of 285.81 feet to the POINT OF BEGINNING.

CONTAINING 3.71 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

1. The street as shown hereon as Cove Lane and the additional right-of-way for Ellison Wilson Road are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
2. The utility easements and drainage easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
3. All bearings shown hereon are referenced to the East line of Section 5, assumed to bear South 02°01'47" West.
4. Limited Access Easements - The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Secretary and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 20 day of July, A.D. 1978.

THE MARQUIS CORPORATION

Attest: \_\_\_\_\_ By: \_\_\_\_\_

### MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

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 2442 at page 434 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

### ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President J. ROBERT McDONALD and attested to by its Secretary ANDREA A. PEARSON and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22 day of November, A.D. 1978.

ATTEST:

*Andrea A. Pearson*  
Secretary  
Fidelity Federal, a Corporation of the State of Florida  
BY: \_\_\_\_\_  
Sr. Vice President

### MORTGAGEE CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

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 2256 at page 43 of the public records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

### ACKNOWLEDGEMENT

IN WITNESS WHEREOF, We JOHN S. LOUCKS and MYRTLE LOUCKS do hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 1978.

WITNESSES:

\_\_\_\_\_  
John S. Loucks  
\_\_\_\_\_  
Myrtle Loucks

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

I, Robert C. Scott, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; I find the title to the property is vested to THE MARQUIS CORPORATION; that the current taxes have been paid; and that I find that the property is free of encumbrances, except as shown hereon.

*Robert C. Scott*  
Attorney-at-law licensed in Florida

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 24 day of July, A.D. 1978.

By: *Bill Bailey*  
Bill Bailey, Chairman

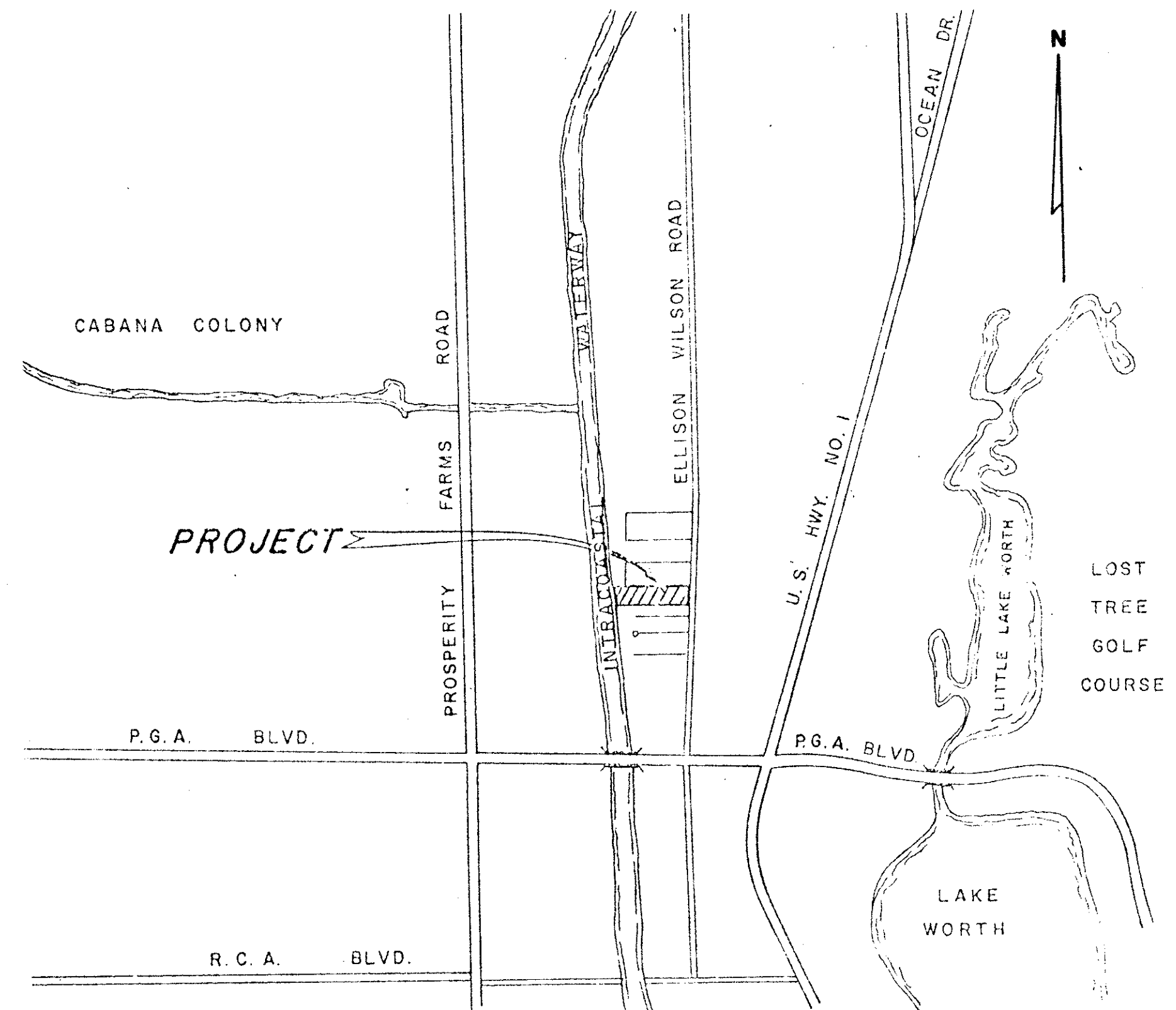
COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

By: *H. F. Kahler*  
H. F. Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

By: *Therese Blum*  
Deputy Clerk



LOCATION MAP

NOT TO SCALE

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS

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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

*Rafael Saladrigas*  
RAFAEL SALADRIGAS, P.L.C.  
STATE OF FLORIDA  
CERTIFICATE NO. 2345

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared John S. Loucks and Myrtle Loucks, to me well known, and known to me to be the persons described in and who executed the foregoing instrument, and before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 27 day of July, 1978.

My commission expires: May 23, 1981

Notary Public

FLORIDA SURVEYING & MAPPING, INC.  
REGISTERED LAND SURVEYORS  
WEST PALM BEACH, FLORIDA 33401

SCALE 1"=30'	DATE 2/15/79	BY	DATE

177-21

ROSSI AND MALAVASI  
ENGINEERS, INC.  
WEST PALM BEACH,  
FLORIDA

Date	Designed R. ANDERSON	Scale NONE
Approved	Drawn R. ANDERSON	Job No. 3015-77
	Checked	File No. S-1148-001

PLAT OF JUNO C  
PALM BEACH COUNTY, F  
IN 2 SHEETS SHEET

Plat of Juno Cove

13

Turnout  
5/42/43

1000-077