

20150104190

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OCEAN BREEZE TOWNHOMES AT JUNO BEACH

LYING IN GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY, 2015

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT OCEAN BREEZE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS OCEAN BREEZE TOWNHOMES AT JUNO BEACH, LYING IN GOVERNMENT LOT 2, SECTION 21 TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE BEAR S01°14'24"W ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, (BEARING BASIS), 194.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°14'24"W ALONG SAID WEST LINE OF GOVERNMENT LOT 2, 146.24 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 341.18 FEET OF SAID GOVERNMENT LOT 2; THENCE S89°47'51"E ALONG SAID SOUTH LINE, 874.30 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD #5); BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 17128.80 FEET, WHOSE RADIUS POINT BEARS N73°48'46"E; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'38", A DISTANCE OF 152.62 FEET TO THE INTERSECTION WITH A LINE, BEING 194.96 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE N89°47'51"W ALONG SAID PARALLEL LINE, 827.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 124,468 SQUARE FEET OR 2.857 ACRES MORE OR LESS

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

- LOT 1 THROUGH 24, AS SHOWN HEREON ARE HEREBY RESERVED TO OCEAN BREEZE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND RELATED PROPERTY PURPOSES.
- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OCEAN BREEZE TOWNHOMES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
- TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OCEAN BREEZE TOWNHOMES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR COMMON ASSOCIATION AREA, INCLUDING BUT NOT LIMITED TO RECREATION, PEDESTRIAN ACCESS, VEHICLE PARKING, LANDSCAPING, IRRIGATION, UTILITIES, AND STORM WATER DRAINAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
- WATER EASEMENT SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR WATER DISTRIBUTION PURPOSES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN OF JUPITER.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUNO BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, OCEAN BREEZE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 27TH DAY OF JANUARY, 2015.

WITNESS: [Signature]
 PRINT NAME: DANIEL J. SHEPHERD
 WITNESS: [Signature]
 PRINT NAME: V. CHRISTINE SANCHEZ
 BY: [Signature]
 OCEAN BREEZE TOWNHOMES, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY
 LARRY E. WRIGHT, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY E. WRIGHT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF OCEAN BREEZE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY

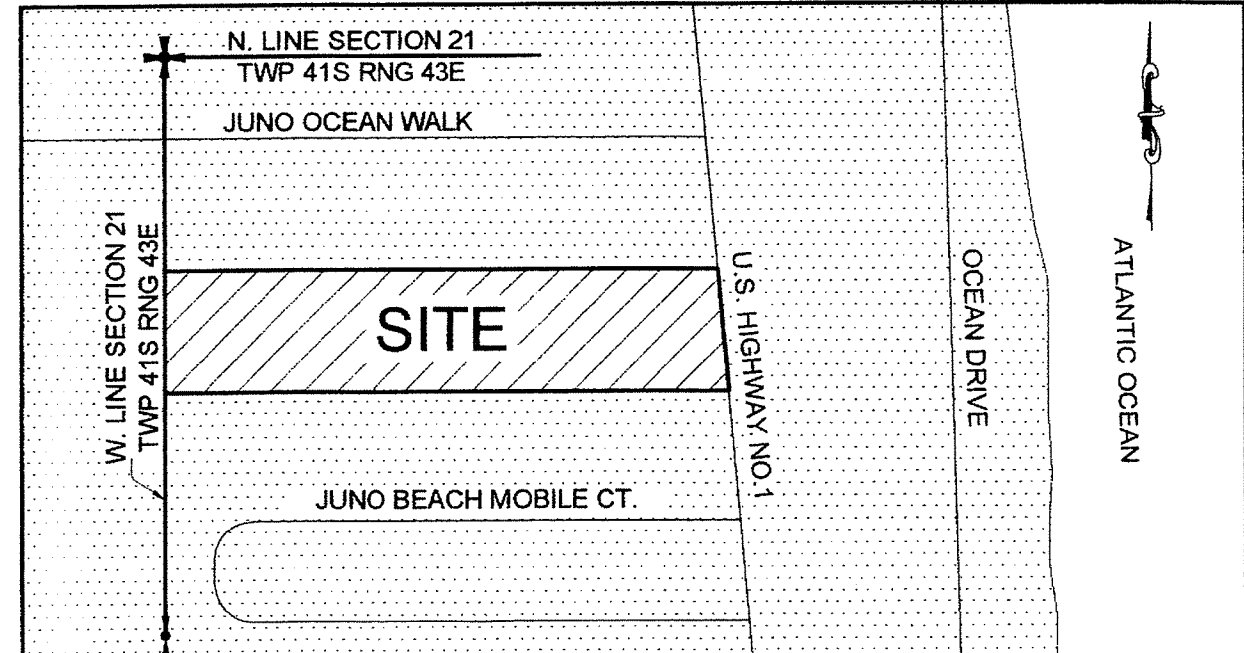
WITNESS MY HAND AND OFFICIAL SEAL THIS 27TH DAY OF JANUARY 2015.

NOTARY PUBLIC: [Signature]
 PRINT NAME: DANIEL J. SHEPHERD
 COMMISSION NO. EE 868459
 MY COMMISSION EXPIRES: 03-13-17

ACCEPTANCE OR RESERVATIONS

OCEAN BREEZE TOWNHOMES PROPERTY OWNERS' 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 THE SAME AS STATED HEREON, DATED THIS 27TH DAY OF JANUARY, 2015.

WITNESS: [Signature]
 PRINT NAME: DANIEL J. SHEPHERD
 WITNESS: [Signature]
 PRINT NAME: V. CHRISTINE SANCHEZ
 BY: [Signature]
 OCEAN BREEZE TOWNHOMES PROPERTY OWNERS' ASSOCIATION, INC.
 A FLORIDA NOT-FOR-PROFIT CORPORATION
 LARRY E. WRIGHT, PRESIDENT



VICINITY SKETCH
(NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LARRY E. WRIGHT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OCEAN BREEZE TOWNHOMES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27TH DAY OF JANUARY 2015.

NOTARY PUBLIC: [Signature]
 PRINT NAME: DANIEL J. SHEPHERD
 COMMISSION NO. EE 868459
 MY COMMISSION EXPIRES: 03-13-17

MORTGAGEE'S CONSENT

SEACOAST NATIONAL BANK, 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 UNDER O.R. BOOK 27184, PAGE 1401; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19TH DAY OF FEBRUARY, 2015.

WITNESS: [Signature]
 PRINT NAME: CARL V. ROMANO
 WITNESS: [Signature]
 PRINT NAME: MELISSA MARK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Fred Rojas, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF SEACOAST NATIONAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19TH DAY OF FEBRUARY 2015.

NOTARY PUBLIC: [Signature]
 PRINT NAME: MELISSA MARK
 COMMISSION NO. FE 116940
 MY COMMISSION EXPIRES: July 17, 2018

TITLE CERTIFICATION

I, DANIEL J. SHEPHERD, ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN OCEAN BREEZE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HERON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 01-27-15
 DANIEL J. SHEPHERD
 ATTORNEY AT LAW
 FLORIDA BAR NO. 0712576

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record on 01/27/15 at 11:55 AM
 this 27th day of January 2015.
 and duly recorded in Public Records of Palm Beach County, Florida
 on Page(s) 115-116
 Sharon R. Brady, Clerk of Court
 Maureen K. Stinson

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 THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET; 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.

DATED: January 27, 2015
 BY: [Signature]
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NUMBER 2439

TOWN OF JUNO BEACH ACCEPTANCE

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 28TH DAY OF JANUARY, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF JUNO BEACH IN ACCORDANCE WITH SEC. 177.08 (1) FLORIDA STATUTES.

BY: [Signature]
 MORT LEVINE, MAYOR
 BY: [Signature]
 VANESSA W. DUNHAM, TOWN CLERK
 BY: [Signature]
 ROBERT F. RENNEBAUM, TOWN ENGINEER
 LICENSE NO. 41168
 STATE OF FLORIDA

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE UPON GRID NORTH (STATE PLANE DATUM 83/90). THE WEST LINE OF GOVERNMENT LOT 2 BEING S 01°14'24" W.
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE A 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.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF JUNO BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA, 33469.

OCEAN BREEZE TOWNHOMES PROPERTY OWNERS' ASSOC.

SURVEYOR'S SEAL

TOWN ENGINEER SEAL

BANK SEAL

TOWN OF JUNO BEACH

SHEET 1 OF 2

DAILEY AND ASSOCIATES, INC.
 Surveying and Mapping
 112 N. U.S. Highway No. 1
 Tequesta, FL 33469
 Phone: (561) 746-8424
 BUSINESS LICENSE: LB# 2799