

APRIL 1995

SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT

SHEET 1 of 2

7

LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, AND BEING A RE-PLAT OF LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 16 THROUGH 19, INCLUSIVE, PLAT OF SEAVIEW AT JUNO BEACH, AS RECORDED IN PLAT BOOK 69, PAGE 123, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS, THAT HARBOURSIDE ASSOCIATES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT", SAID LAND LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THROUGH 8, INCLUSIVE, AND ALL OF LOTS 16 THROUGH 19, INCLUSIVE, SEAVIEW AT JUNO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 123, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 1.68 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS.

1. THE ROAD EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR INGRESS-EGRESS, PAVING, UTILITY AND DRAINAGE EASEMENT WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
2. TRACTS O-1, O-2, O-3, O-4 AND O-5, AS SHOWN HEREON, ARE HEREBY RESERVED BY HARBOURSIDE ASSOCIATES, INC., A FLORIDA CORPORATION, FOR OPEN SPACE AND ALL OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAVIEW AT JUNO BEACH PROPERTY OWNER'S, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
4. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SEAVIEW AT JUNO BEACH PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAVIEW AT JUNO BEACH PROPERTY OWNER'S, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
6. LOTS A-1, A-2, A-3, A-4, A-5, A-6, A-7, B-1, B-2, B-3, B-4, B-5, B-6, C, D-1, D-2, D-3, D-4, D-5 AND D-6 ARE HEREBY RESERVED AS RESIDENTIAL LOTS.

IN WITNESS WHEREOF, HARBOURSIDE ASSOCIATES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD B. RODGERS, ITS PRESIDENT AND ATTESTED BY THOMAS L. DELANEY, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF February, A.D., 1995.

BY: HARBOURSIDE ASSOCIATES, INC.
A FLORIDA CORPORATION

ATTEST: Thomas L. Delaney
THOMAS L. DELANEY, VICE PRESIDENT
Richard B. Rodgers
RICHARD B. RODGERS, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED RICHARD B. RODGERS AND THOMAS L. DELANEY, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF HARBOURSIDE ASSOCIATES, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 AS HARBOURSIDE ASSOCIATES, INC.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF February, 1995.

MY COMMISSION EXPIRES: 11/5/97

Kathy L. Oster
NOTARY PUBLIC



MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

1ST UNITED BANK, A FLORIDA CORPORATION, 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 SAID LANDS BY THE OWNERS, THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, 1ST UNITED BANK, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, AND ATTESTED TO BY RICHARD L. SARTORY, ITS ASST. VICE PRES., AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF February, 1995.

ATTEST: Richard L. Sartory
ASSISTANT VICE PRESIDENT
RICHARD L. SARTORY
BY: Anne Davis Paddock
SENIOR VICE PRESIDENT
ANNE DAVIS PADDOCK

ACKNOWLEDGMENT:

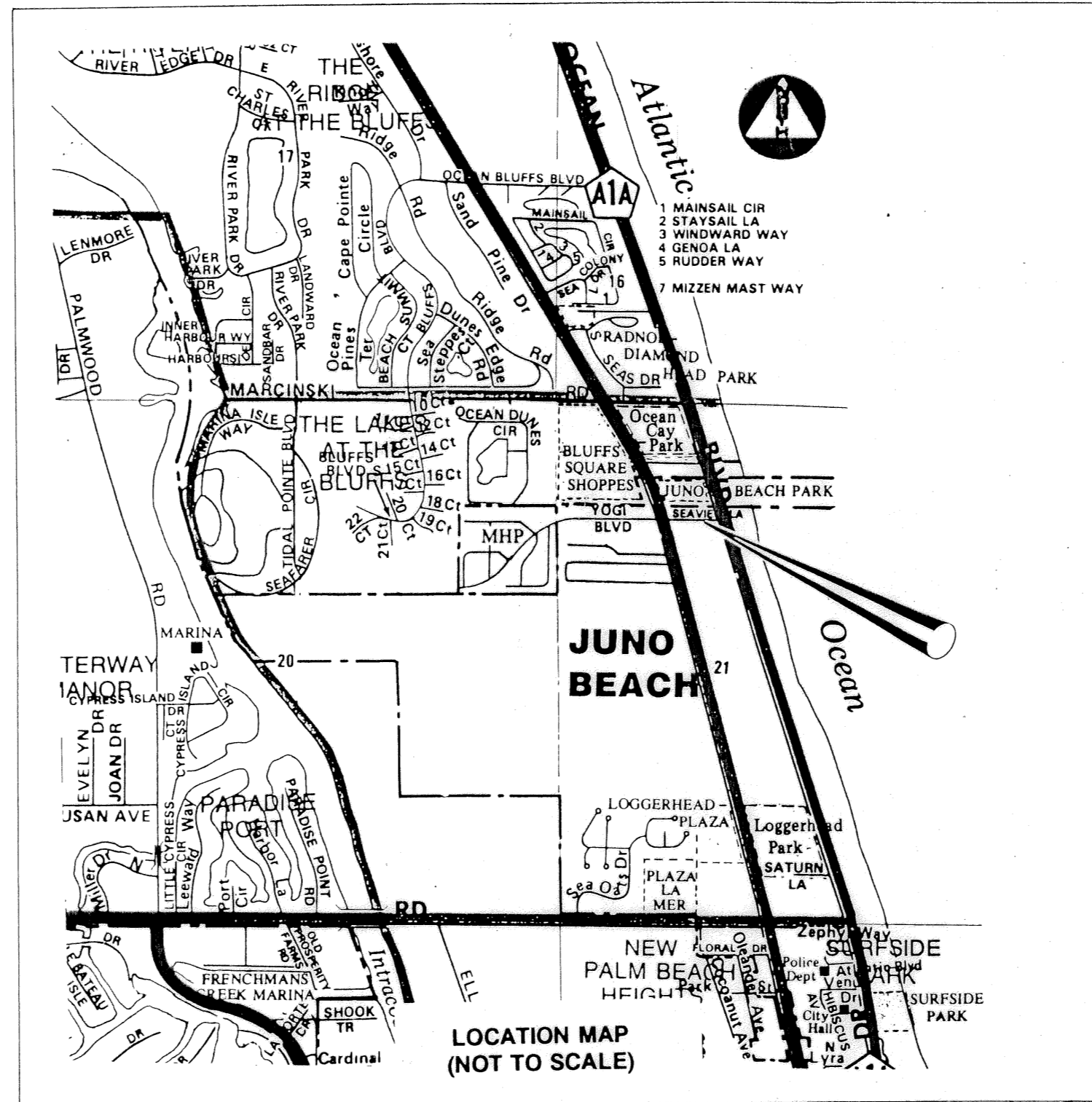
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED Richard L. Sartory and Anne Davis Paddock WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND SENIOR VICE PRESIDENT, RESPECTIVELY, OF 1ST UNITED BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 17th DAY OF February, 1995.

MY COMMISSION EXPIRES: 11/5/97

Kathy L. Oster
NOTARY PUBLIC



AREA SUMMARY

LOTS	1.31 ACRES
TRACT O-1	0.06 ACRES
TRACT O-2	0.07 ACRES
TRACT O-3	0.07 ACRES
TRACT O-4	0.07 ACRES
TRACT O-5	0.10 ACRES
TOTAL	1.68 ACRES

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, DAVID B. DICKENSON, OF DICKENSON, MURDOCH, REX AND SLOAN, CHARTERED, A DULY LICENSED ATTORNEY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HARBOURSIDE ASSOCIATES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR 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.

DICKENSON, MURDOCH, REX AND SLOAN, CHARTERED

BY: David B. Dickenson
DAVID B. DICKENSON, ESQ.

TOWN OF JUNO BEACH APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT, IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF February, A.D., 1995.

BY: Frank W. Harris
FRANK W. HARRIS, MAYOR

ATTEST:

BY: Deborah S. Manzo
DEBORAH S. MANZO, TOWN CLERK

TOWN ENGINEER:

THE UNDERSIGNED, BARKER, OSHA & ANDERSON, INC., APPOINTED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AS "TOWN ENGINEER", HAVE REVIEWED THIS DOCUMENT FOR DIMENSIONAL AND MONUMENTATION REQUIREMENTS OF THE ORDINANCES OF THE TOWN OF JUNO BEACH, FLORIDA, AND HAVE FOUND THIS DOCUMENT TO BE SUFFICIENT.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF February, A.D., 1995.

BY: C. Henry Glaus
C. HENRY GLAUS, P.E.
FLORIDA REGISTRATION NO. 31575

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUNO BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE TOWN OF JUNO BEACH; AND FURTHER THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21HH-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATED THIS 16th DAY OF FEB, A.D., 1995 BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 89°48'37" EAST, ALONG THE SOUTH LINE OF THE PLAT OF SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT AS RECORDED IN PLAT BOOK 69, PAGE 123.
2. [Symbol] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. [Symbol] DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. [Symbol] DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
5. LINES WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
7. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

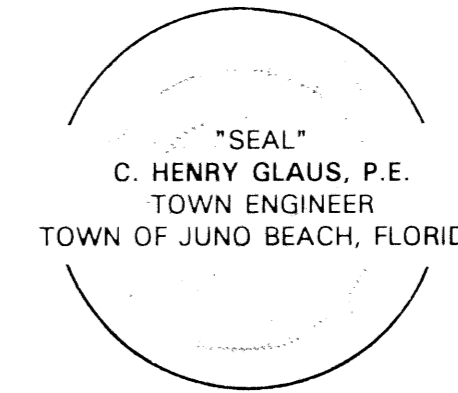
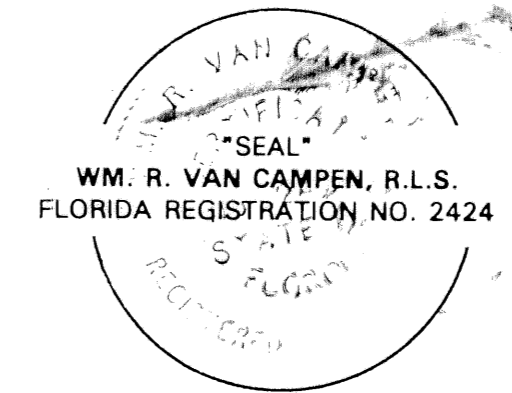
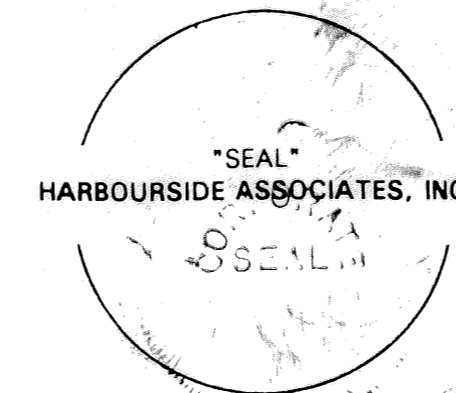
GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF JUNO BEACH ZONING REGULATIONS.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE WRITTEN CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



"SEAL"
DOROTHY H. WILKEN
OF THE CIRCUIT COURT OF
PALM BEACH COUNTY, FLORIDA

"SEAL"
DEBORAH S. MANZO, CLERK
TOWN OF JUNO BEACH, FLORIDA



This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404
Fax (407) 844-9659 Phone (407) 848-2102

RECORD PLAT
SEAVIEW AT JUNO BEACH
PARTIAL RE-PLAT

DWN	DJM	FB	DATE 02/01/95	WO.# P55
CKD	FILE P55-A.dwg	SCALE N.T.S.	SHEET 1 OF 2	

SUBDIVISION - Seaview at Juno Beach
BOOK 75
PAGE 7
FLOOD MAP
ZONING
QUAD #
VE
ZIP CODE
PUD NAME - T Juno Beach