

SEAVIEW AT JUNO BEACH RE-PLAT SHEET 1 of 2 OF LOTS D-1 THROUGH D-8

LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, AND BEING A RE-PLAT OF LOTS D-1 THROUGH D-8, INCLUSIVE, SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT, AS RECORDED IN PLAT BOOK 75, PAGE 7, 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 RE-PLAT OF LOTS D-1 THROUGH D-8", 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 D-1 THROUGH D-8, INCLUSIVE, SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 7, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 16,721 SQUARE FEET, MORE OR LESS

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

LOTS D-1 THROUGH D-8, INCLUSIVE, 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 20th DAY OF February, A.D., 1996.

BY: **HARBOURSIDE ASSOCIATES, INC.**
A FLORIDA CORPORATION

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

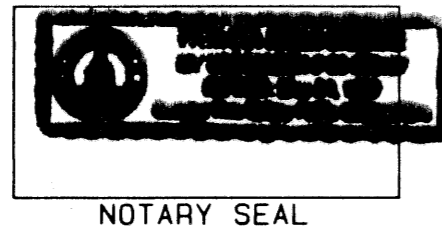
ACKNOWLEDGMENT:

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 20th DAY OF February, 1996

MY COMMISSION EXPIRES May 24, 1997
Antonia Hagle Browne
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 WARD KELLOGG, ITS SENIOR VICE PRESIDENT, AND ATTESTED TO BY RANDALL RIENAS, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF FEBRUARY, 1996.

1ST UNITED BANK
A FLORIDA CORPORATION

ATTEST: Randall Rienas
RANDALL RIENAS, VICE PRESIDENT
BY: Ward Kellogg, EVP
SENIOR VICE PRESIDENT
EXECUTIVE

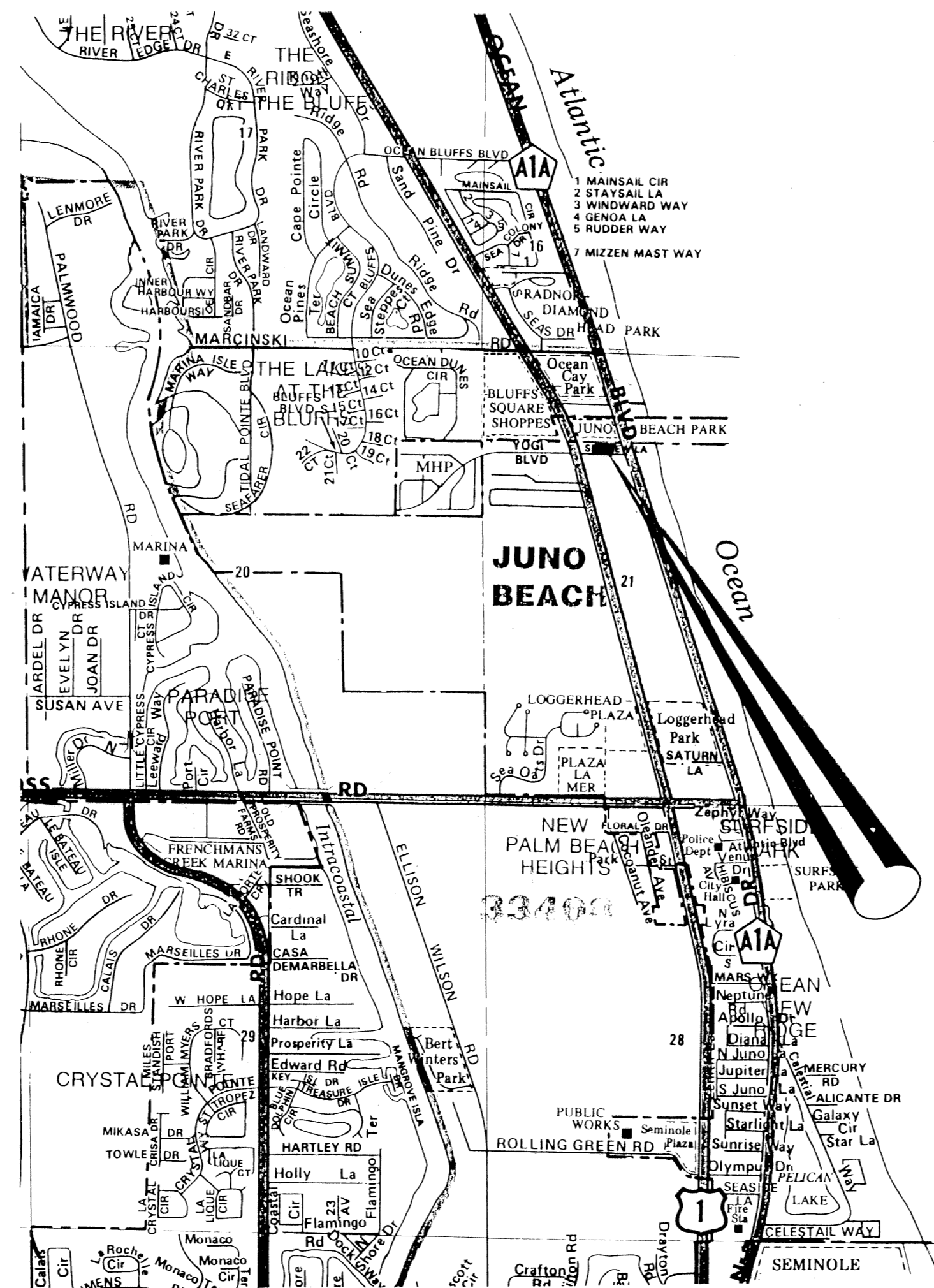
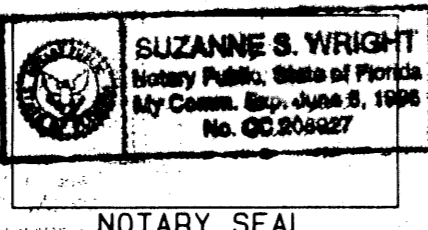
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED RANDALL RIENAS AND WARD KELLOGG 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 20th DAY OF FEBRUARY, 1996

MY COMMISSION EXPIRES June 8, 1996
Suzanne S. Wright
NOTARY PUBLIC



LOCATION MAP
NOT TO SCALE

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 8 DAY OF FEB, A.D., 1996

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON OR ARE RELATIVE TO THE BEARING OF SOUTH 89°49'37" EAST, ALONG THE SOUTH LINE OF THE PLAT OF SEAVIEW AT JUNO BEACH PARTIAL RE-PLAT AS RECORDED IN PLAT BOOK 69, PAGE 123.
- DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- ⊙ DENOTES A SET #2424 IRON ROD AND CAP (I.R.C.).
- LINE WHICH INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- 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:

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

TOWN OF JUNO BEACH APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

SEAVIEW AT JUNO BEACH RE-PLAT OF LOTS D-1 THROUGH D-8 IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF February, A.D., 1996

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

ATTEST:

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

TOWN ENGINEER:

THE UNDERSIGNED, BARKER, OS-1A & 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 4th DAY OF March, A.D., 1996

BY: Robert E. Barrett
ROBERT E. BARRETT, P.E.
FLORIDA REGISTRATION NO. 25989

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 HERON 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

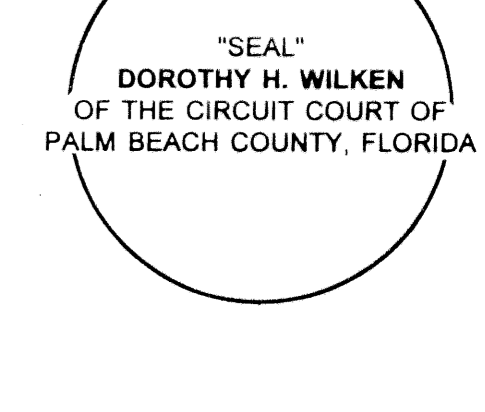
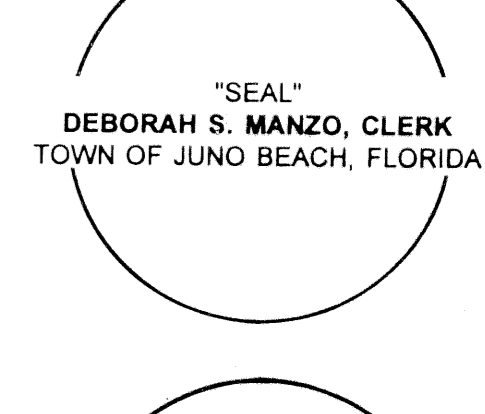
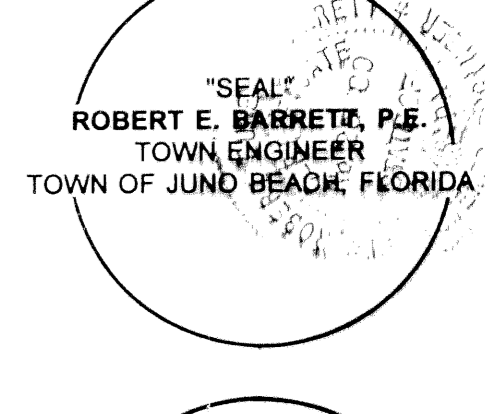
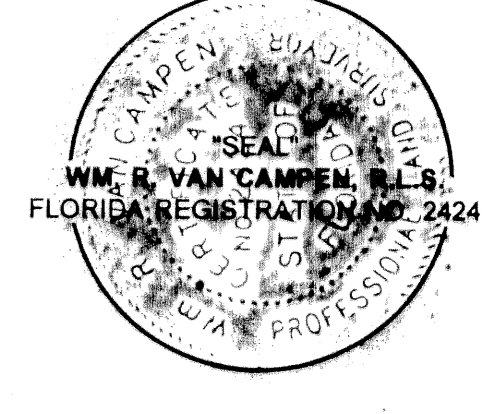
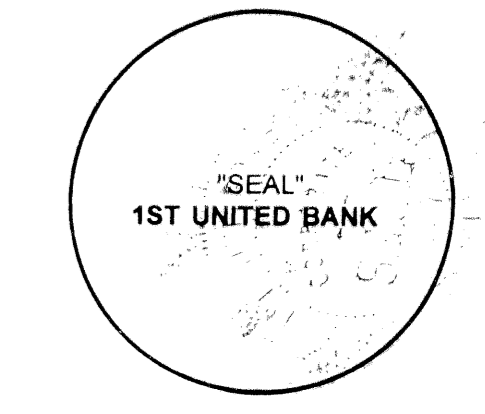
BY: David B. Dickenson
DAVID B. DICKENSON, ESQ.



STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 1:07 P.M. THIS 26 DAY OF April, A.D., 1996, AND DULY RECORDED IN PLAT BOOK 77, ON PAGES 58 THROUGH 59

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Dawn A. Martin
DEPUTY CLERK



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 RE-PLAT			
OF LOTS D-1 THROUGH D-8			
DWN	DW	FB	DATE 12/01/95
CKD	FILE P55-0.dwg	SCALE N.T.S.	WO.# P55
			SHEET 1 OF 2

TAB 63

BOOK 77
FLOOD ZONE
QUAD #
SE
PUD NAME TOWN OF JUNO BEACH

PAGE 58
FLOOD MAP
ZONING
ZIP CODE