

JUNO ISLES

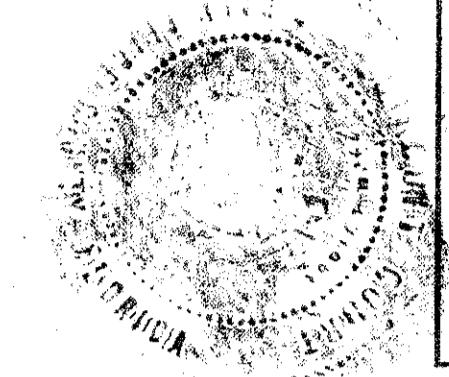
IN THE NW 1/4 OF SECTION 33, TWP. 41 S., RGE. 43 E.

PALM BEACH COUNTY, FLORIDA

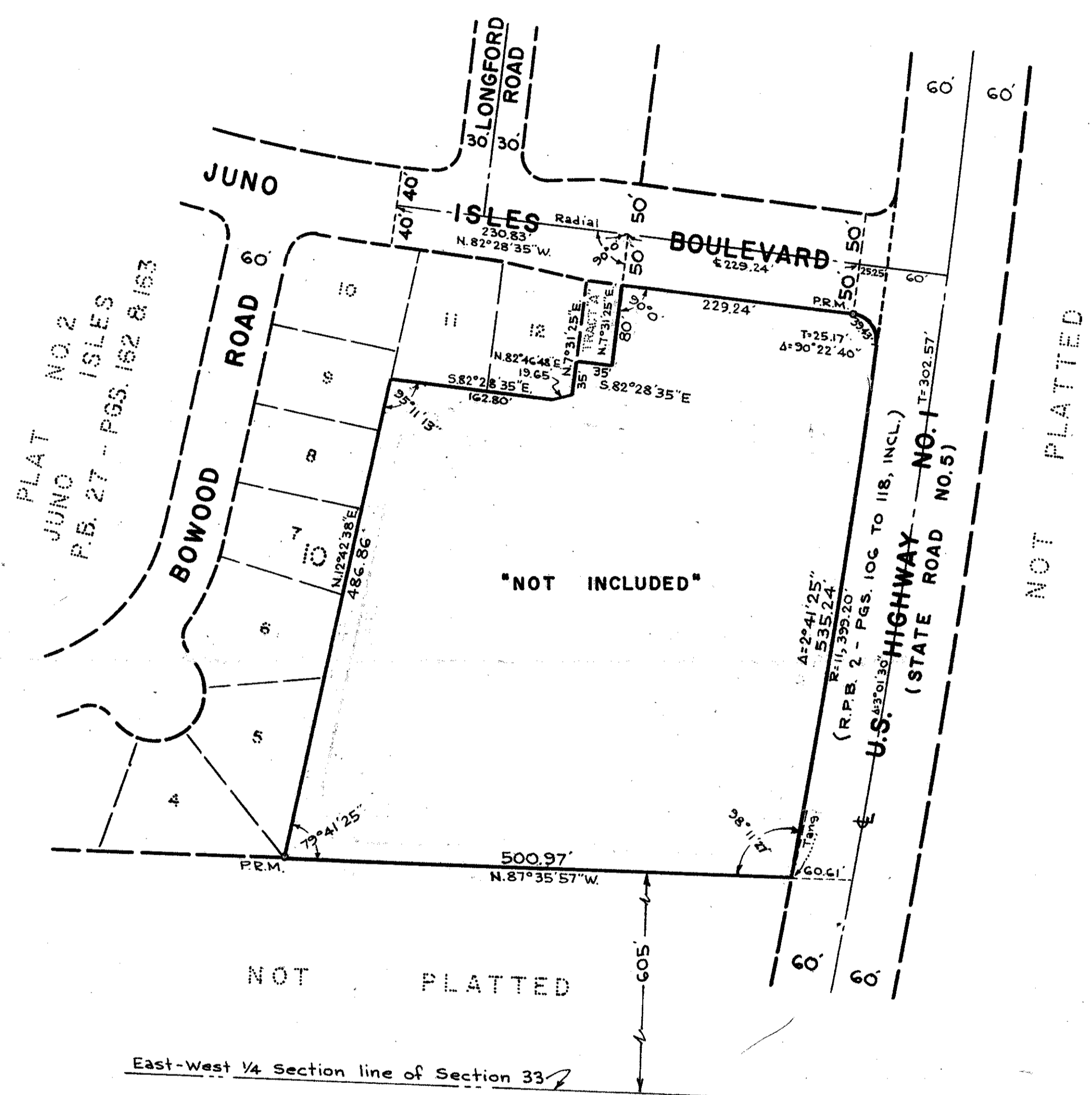
IN 2 SHEETS SHEET NO. 1

Being a Replat of Part of Plat No. 2, Juno Isles, recorded in Plat Book 27, Pages 162 & 163, Public Records of Palm Beach County, Fla. & other lands

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:52 A.M.
this 18th day of June
1963 and duly recorded in Plat Book No.
27 on page 5 188-189
J. ALEX ARNETTE, Clerk Circuit Court
By: J. W. Stackhouse D. C.



SHEET NO. 1



STATE OF FLORIDA
COUNTY OF PALM BEACH ss

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, JUNO ISLES, and more particularly described as follows, to wit:

From the northwest corner of Section 33, Township 41 South, Range 43 East, Palm Beach County, Florida, run S. 3°15'48"W. along the west line of said Section 33, a distance of 200.03 feet, more or less, to a point in a line parallel to and 200 feet southerly from (measured at right angles to) the north line of Section 33, to the Point-of-Beginning (the north line of said Section 33 is assumed to bear S. 87°48'02"E. and all other bearings shown hereon are relative thereto); thence S. 87°48'02"E. along said parallel line, a distance of 2563.53 feet, more or less, to its intersection with the westerly right-of-way line of U.S. Highway No. 1 (State Road No. 5) as said right-of-way line is shown on Right-of-Way Map recorded in Road Plat Book 2, Pages 106 to 118, inclusive, Public Records of Palm Beach County, Florida; thence S. 1°08'23"W. along said westerly right-of-way line, a distance of 5.13 feet to the beginning of a curve concave to the west and having a radius of 11,399.20 feet; thence continue southerly along the arc of said curve and through an angle of 9°27'07", a distance of 1880.50 feet to a point in a line parallel to and 605 feet northerly from (measured at right angles to) the East-West Quarter Section line of said Section 33; thence N. 87°35'57"W. along said parallel line, which makes an angle with the tangent of the preceding described curve (measured from north to west) of 98°11'27", a distance of 500.97 feet; thence N. 12°42'38"E., a distance of 486.86 feet; thence S. 82°28'35"E., 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 130 feet; thence N. 82°28'35"W., a distance of 230.83 feet to the beginning of a curve concave to the northeast having a radius of 1390 feet and a central angle of 18°09'43"; thence westerly and northwesterly along the arc of said curve, a distance of 440.61 feet to the end of said curve; thence N. 64°18'52"W. along the tangent to said curve, a distance of 414.17 feet to the beginning of a curve concave to the south having a radius of 1140 feet and a central angle of 23°29'10"; thence northwesterly and westerly along the arc of said curve, a distance of 467.30 feet to the end of said curve and a point in a line parallel to and 1060 feet southerly from (measured at right angles to) the north line of said Section 33; thence N. 87°48'02"W. along the tangent to said curve, a distance of 790 feet to its intersection with the west line of said Section 33, said Section line being the center line of an 80-foot road right-of-way; thence N. 3°15'48"E. along the west line of said Section 33, a distance of 860.15 feet to the Point of Beginning. SUBJECT to existing Rights-of-Way of Record, and EXCEPTING THEREFROM the Parcels shown hereon marked "Not Included"

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Streets shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities, and/or Drainage or Access Purposes. ALSO, the owner hereby dedicates the Canal and Lakes shown hereon to the owners of Lots in Juno Isles Subdivision.

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 10th day of June, A.D. 1963.

BELVEDERE DEVELOPMENT CORP.

Attest: Hazel Stackhouse Secretary By: Willard H. Brown President

STATE OF FLORIDA
COUNTY OF PALM BEACH ss

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, WILLARD H. BROWN and HAZEL 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 10th day of June, A.D. 1963.

John J. Flower
Notary Public

My Commission expires: August 7, 1965

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 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.

Herbert J. Zisman
Registered Land Surveyor
Florida Certificate No. 1355

JUNO ISLES - #3

Approved: JUNE 17TH, A.D. 1963
Board of County Commissioners

By: E. F. Van Kessel
Chairman

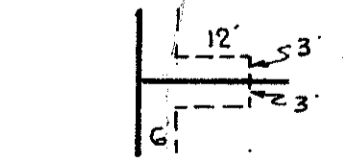
By: E. F. Van Kessel
County Engineer

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

All Block Corners are rounded with a 25 ft. radius curve, unless otherwise shown.
Easements are for Public Utilities, unless otherwise noted.
6' x 18' Anchor Easements (A.E.)



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

PLAT NO. 3
JUNO ISLES
IN 2 SHEETS SHEET NO. 1

SCALE: 1" = 100'
DATE: OCTOBER 1962
HC-146

27
188

DRAWING NUMBER
27-188

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