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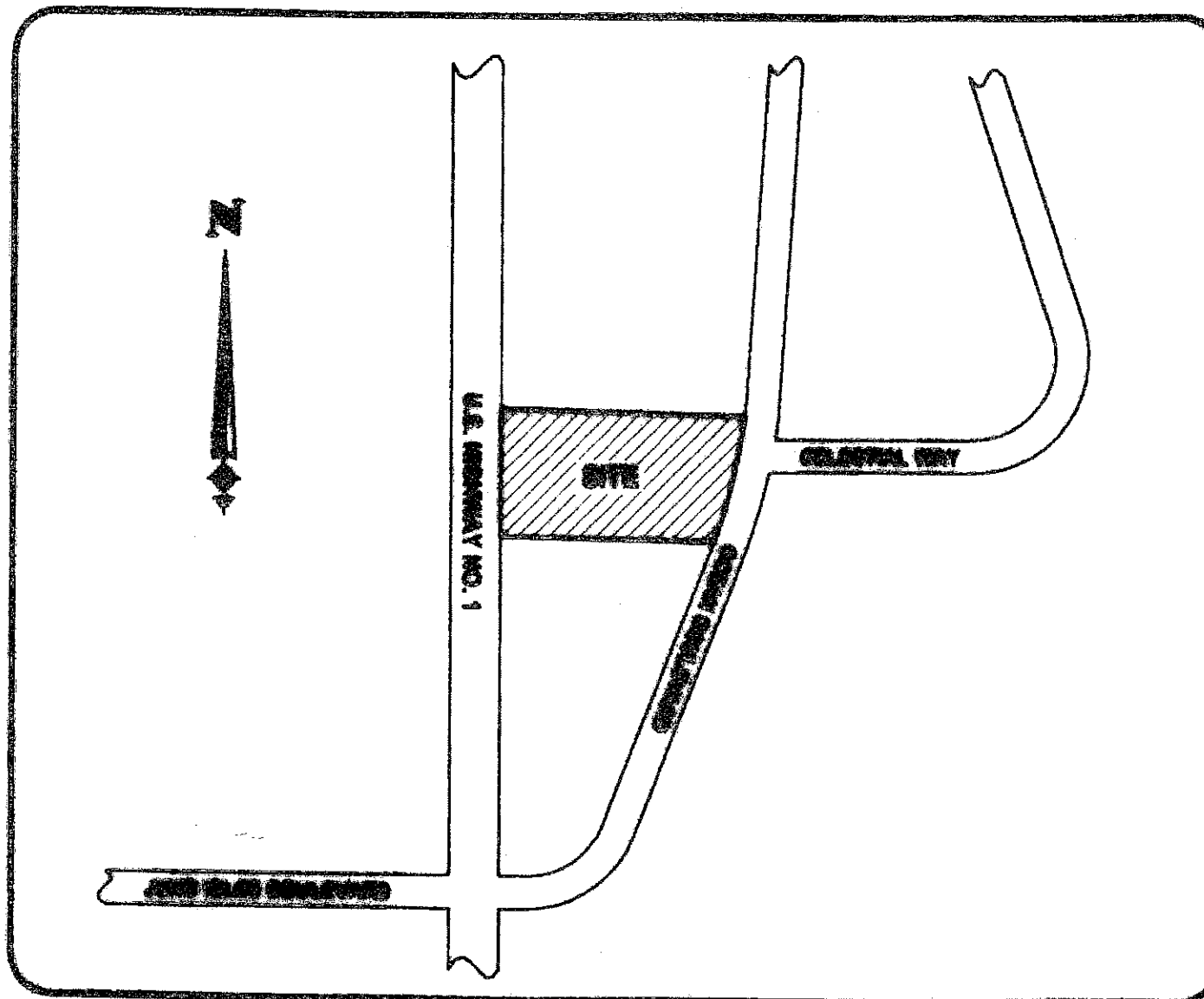
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SEMINOLE RIDGE

BEING A REPLAT OF LOT 37, JUNO BEACH RECORDED IN PLAT BOOK 22, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

MARCH, 2007 SHEET 1 OF 3



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Seminole Ridge, LLC, a Florida Limited Liability Company, owner of the land shown hereon, being in Section 28, Township 41 South, Range 43 East, Town of Juno Beach, Palm Beach County, Florida, shown hereon as SEMINOLE RIDGE and described as follows:

Let 37, JUNO BEACH, according to the Plat thereof, recorded in Plat Book 22, Page 48 of the Public Records of Palm Beach County, Florida.

CONTAINING IN ALL 3.88 ACRES, MORE OR LESS

have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

1. Tract A, as shown hereon, is hereby reserved for the Seminole Ridge Homeowners' Association, Inc., its successors and assigns for ingress and egress open space, utilities, drainage and landscape buffer and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to the Town of Juno Beach.
2. Tract R, as shown hereon, is hereby reserved for the Seminole Ridge Homeowners' Association, Inc., its successors and assigns for Recreation Facilities and Drainage and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to the Town of Juno Beach.
3. Utility Easements as shown hereon are hereby dedicated in perpetuity to all Government entities and Public Utilities with the right to enter upon the property described herein to install, operate and maintain their respective facilities. The installation of Cable Television systems shall not interfere with the construction, operation and/or maintenance of other utilities.
4. The 10 foot Drainage Easements as shown hereon, are hereby reserved for the Seminole Ridge Homeowners' Association, Inc., its successors and assigns for Drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns with recourse to the Town of Juno Beach.

IN WITNESS WHEREOF, Seminole Ridge, LLC, A Florida Limited Liability Company, has caused these presents to be signed by its Managing Member and its company seal to be affixed hereto by and with the Authority of its Board of Directors, this 27 day of July, 2007.

WITNESS: [Signature] Seminole Ridge, LLC, A Florida Limited Liability Company
 EDC Hypothek, LLC, a Florida Limited Liability Company - Managing Member

WITNESS: [Signature] BY: [Signature]
 Matthew J. O'Connor, Managing Member

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, personally appeared Matthew J. O'Connor, who is personally known to me or has produced a DRIVER LICENSE as identification, and who executed the foregoing instrument as Managing Member of EDC Hypothek, LLC, a Florida Limited Liability Company as Managing Member of Seminole Ridge, LLC, a Florida Limited Liability Company licensed to do business in the State of Florida and acknowledged to and before me that he executed such instrument as such Officer of said Limited Liability Company, and that the seal affixed to the foregoing instrument is the Limited Liability Company Seal of said authority, and that said instrument is the free act and deed of said Limited Liability Company.

WITNESS my hand and official seal this 27 day of July, 2007.

My commission expires: 09-26-09
 Commission No. DD681954

[Signature]
 TESSIE JACOBS, Notary Public
 (printed name)

IN WITNESS WHEREOF, I Gella Irwin do hereunto set my hand this 3rd day of August, 2007.

WITNESS: [Signature] Gella Irwin

WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, personally appeared Gella Irwin, who is personally known to me or has produced a as identification, and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 3rd day of August, 2007.

My commission expires: 9/24/2011
 Commission No. DD627591

[Signature]
 Maida M. Romano
 Maida M. Romano, Notary Public
 (printed name)

ENDORSEMENT COMMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The undersigned hereby certifies that it is the holder of a Mortgage, upon the Property described herein and does hereby join in and consent to the dedication of the land described in said Dedication by the Owners thereof and agrees that its Mortgage which is recorded in Official Record Book 19828, Page 1828, of the Public Records of Palm Beach County, Florida, shall be subordinated to the Dedication shown hereon.

In witness whereof, the said Corporation has caused these Presents to be signed by its Vice President and its Corporate Seal to be affixed hereto by and with the Authority of its Board of Directors this 31 day of July, 2007.

WITNESS: [Signature] COLONIAL BANK
 National Banking Association

WITNESS: [Signature] BY: [Signature]
 James Nugent - Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, personally appeared James Nugent, who is personally known to me or has produced a Drivers License as identification, and who executed the foregoing instrument as Vice President - Colonial Bank, and who 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 the said regular Corporate Authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this 31 day of July, 2007.

My commission expires: 6/12/2009
 Commission No. DD439660

[Signature]
 DANIAH JACOBS, Notary Public
 (printed name)

SURVEYOR'S NOTES

1. The North line of Property is taken to bear S89°42'36"E and all other bearings are relative thereto.
2. 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 encroachments.
3. In the case where easements of different types cross or otherwise coincide, Drainage easements shall have first priority, Utility easements shall have second priority, Access easements shall have third priority, and all other easements shall be subordinate to those with their priorities being determined by use rights granted.
4. Abbreviations used on this plat are as follows:
 - = (P.R.M.) Permanent Reference Monument
 - = (P.R.M.) Concrete Monument with a P.M. & Disk Stamped "PRM LB 4105"
 - = (Monument) - 8" Iron Rod & Cap or P.M. Nail & Disk - Stamped LB 4105
 - L.B. = Licensed Business
 - C.B. = Certified
 - CRB = Certified Record Book
 - R = Rules
 - Δ = Delta
 - L = Length
5. 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 recordings that are not recorded on this plat that may be found in the public records of this county.

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Seminole Ridge Homeowners' Association, Inc., a Florida Corporation, not for profit hereby accepts the Dedication of Reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligation for same as stated hereon, dated this 27 day of July, 2007.

WITNESS: [Signature] Seminole Ridge Homeowners' Association, Inc., not for profit

WITNESS: [Signature] BY: [Signature]
 Matthew J. O'Connor, President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME, personally appeared Matthew J. O'Connor, who is personally known to me or has produced a DRIVER LICENSE as identification, and who executed the foregoing instrument as President of Seminole Ridge Homeowners' Association, Inc., a Florida Corporation, not for profit 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 the said regular Corporation authority, and that said instrument is the free act and deed of Corporation.

WITNESS my hand and official seal this 27 day of July, 2007.

My commission expires: 09-26-09
 Commission No. DD681954

[Signature]
 TESSIE JACOBS, Notary Public
 (printed name)

SURVEYOR & MAPPER CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

This is to certify that the plat shown hereon is a true and correct representation of 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 177.001 (8), Florida Statutes, will be set under the guarantee posted with the Town of Juno Beach for the Required Improvements; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the Town of Juno Beach, Florida.

Dated: This 26th day of July, 2007.

[Signature]
 DONALD D. DANIELS
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATION NO. 2888
 DONALD D. DANIELS, INC.
 LICENSED BUSINESS NO. 4105
 STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, John R. Benister, Florida Bar No. 204190 do hereby certify that I have examined the title to the herein described property; that I find that the title to the property is vested to Seminole Ridge, LLC; that the current taxes have been paid; that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: July 30, 2007

[Signature]
 John R. Benister, Attorney-at-Law

TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

This Plat is hereby approved for record and complies with the Town of Juno Beach Resolution No. 00-10, this day of July, 2007, and has been reviewed by a Professional Surveyor and Mapper employed by Town of Juno Beach in accordance with Section 177.001(1) Florida Statutes.


BY: [Signature] Linda Hodgkins, Mayor

BY: [Signature] Richard H. Smith, P.E. Town Consulting Engineer
 Florida License No. 5139

BY: [Signature] Allison Fay, Deputy Town Clerk

BY: [Signature] Leonard G. Nash, Town Attorney

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

 DONALD D. DANIELS, INC. Consulting Surveyors & Mappers Florida Certificate LB No. 4105 728 North A-4-A, Suite C-111 Jupiter, Florida 33477 Tel: (888) 747-8864	SEMINOLE RIDGE		SCALE: NONE DWG. NUMBER: 05-01P SHEET 1 OF 3
	REVISIONS: 2007 OFFICE: A. 000A CHECKED: 2007	REVISIONS:	

