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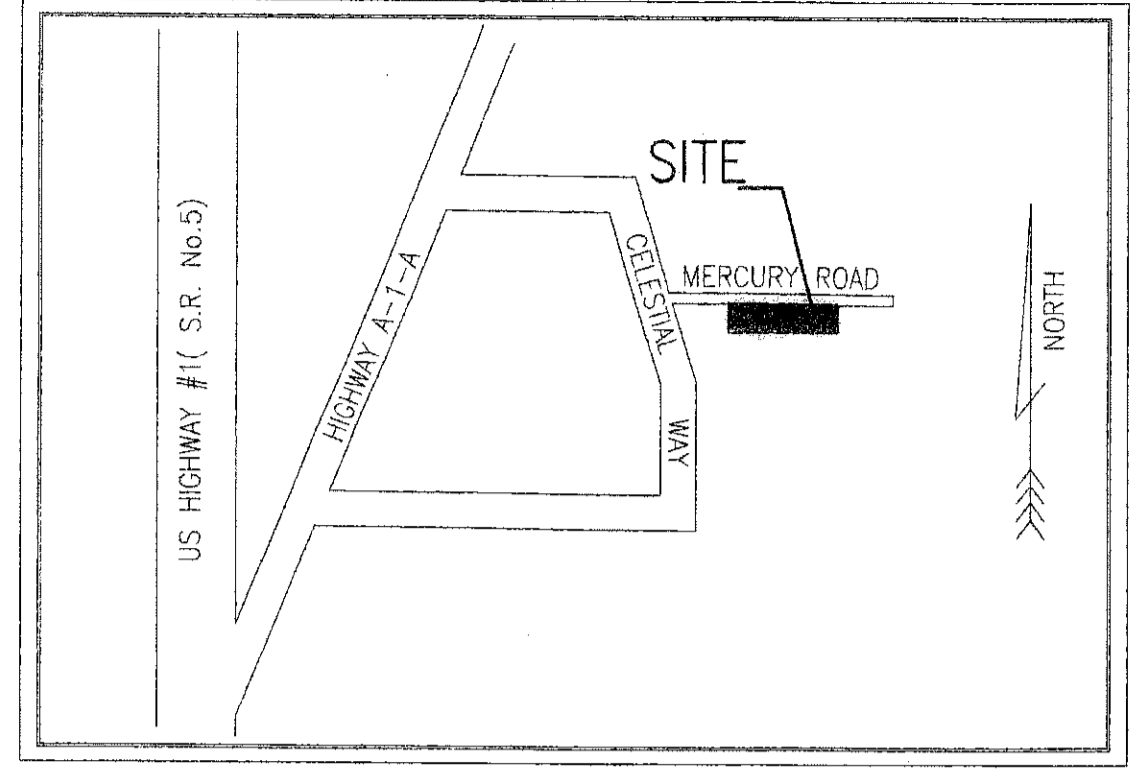
THIS PLAT WAS FILED FOR RECORD AT 9:28am THIS 18 DAY OF October, 2007, AND DULY RECORDED IN PLAT BOOK 110, PAGE 167-168.

BY: [Signature]

00028-007

MERCURY RISING

REPLAT OF ALL OF LOTS 2, 3, 4 AND THE WEST 17.5 FEET OF LOT 5, JUNO BEACH SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 83, OF THE PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA JANUARY, 2007



LOCATION MAP (NOT TO SCALE)

DEDICATION AND RESERVATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS

THAT MERCURY RISING LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MERCURY RISING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4 AND THE WEST 17.50 FEET OF LOT 5, JUNO BEACH SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 10950 Sq.Ft. OR 0.25 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1. THE NON-EXCLUSIVE ACCESS EASEMENTS (N.A.E.), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, AND SUCH LOT OWNER'S SUCCESSORS (IN ACCORDANCE WITH SECTION 6.63(d), TOWN OF JUNO BEACH ZONING CODE), WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, IN ADDITION ONE AND A HALF (1.5) FOOT OF SAID EASEMENT SHALL ALLOW FOR ROOF OVERHANGS.
2. THE COMMON AREA(S), AS SHOWN HEREON, ARE HEREBY RESERVED FOR MERCURY RISING PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.
3. THE 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 HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE, WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER FACILITIES.
4. THE 3' SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUNO BEACH, FOR PROPER PURPOSES
5. THE DRIVEWAY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MERCURY RISING PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, MAINTENANCE AND USE OF PARKING FACILITIES SERVING THE PROPERTY AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO TOWN OF JUNO BEACH.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MERCURY RISING PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO TOWN OF JUNO BEACH.

" IN THOSE 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 THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED."

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF THE COMPANY, THIS 20th DAY OF September, 2007.

MERCURY RISING, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: Rosalie Vargambara
WITNESS: [Signature]
PRINT NAME: SUSAN DEL MEDICO

BY: [Signature]
DAVID H. RUBENSTEIN
MANAGER

ACKNOWLEDGEMENT:
STATE OF FLORIDA) AL
COUNTY OF PALM BEACH) Madison

BEFORE ME PERSONALLY APPEARED DAVID H. RUBENSTEIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MERCURY RISING LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September, 2007.

MY COMMISSION EXPIRES: 12-28-10

[Signature]
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE MERCURY RISING PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF September, 2007.

MERCURY RISING PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Rosalie Vargambara DAVID H. RUBENSTEIN PRESIDENT
WITNESS: [Signature]
PRINT NAME: SUSAN DEL MEDICO

ACKNOWLEDGEMENT:
STATE OF FLORIDA) AL
COUNTY OF PALM BEACH) Madison

BEFORE ME PERSONALLY APPEARED DAVID H. RUBENSTEIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MERCURY RISING PROPERTY OWNERS ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND 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 20th DAY OF September, 2007.

MY COMMISSION EXPIRES: 12-28-10

[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JEFFERY S. RAYNOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MERCURY RISING LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/28/07

BY: [Signature]
JEFFERY S. RAYNOR
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR No.539449

RAYNOR LAW FIRM, P.A.
LOGGERHEAD PLAZA
14241 U.S. HIGHWAY ONE
JUNO BEACH, FLORIDA 33408-1405

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) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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, FLORIDA.

[Signature]
RITA TIMMENS, P.S.M.
LICENSE No. 5343
STATE OF FLORIDA

SURVEYORS NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF S87°59'41" E ALONG THE CENTERLINE OF MERCURY ROAD AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - 2) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN OF JUNO BEACH ENGINEER.
 - 3) THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.
- 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 PALM BEACH COUNTY, FLORIDA

TOWN OF JUNO BEACH ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE TOWN OF JUNO BEACH, FLORIDA, HERBY ACCEPTS THE DEDICATIONS SHOWN HEREON.

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUNO BEACH, AND IN ACCORDANCE WITH WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 18th DAY OF October, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUNO BEACH, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUES

BY: [Signature]
LBFH, INC. KAREN D. BRANDON, P.E.
TOWN ENGINEER

MERCURY RISING, IS HEREBY APPROVED FOR RECORD THIS

10th DAY OF October, 2007.

BY: [Signature]
LINDA S. HODGKINS
MAYOR

BY: [Signature]
ALLISON J. FAY
TOWN CLERK

TOWN ENGINEER:
SEAL

TOWN OF JUNO BEACH:
SEAL

SURVEYOR:
SEAL

SEAL

SEAL

SHEET 1 OF 2

R.B. BRENNAN
SURVEYING
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Fax (561) 776-0506
BRENNAN1@ALGXMAIL.COM
JANUARY, 2007