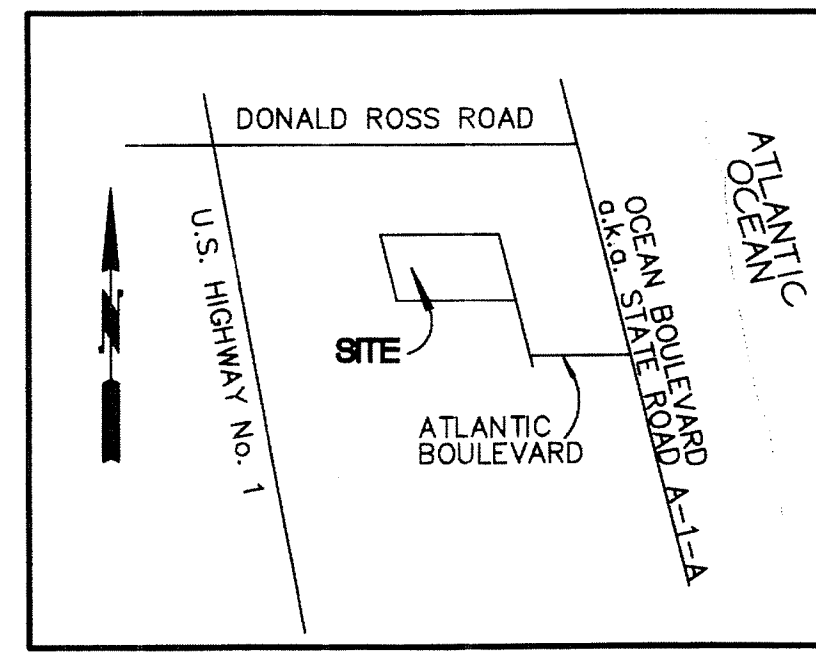


# OCEAN WINDS OF JUNO BEACH - REPLAT

# 40

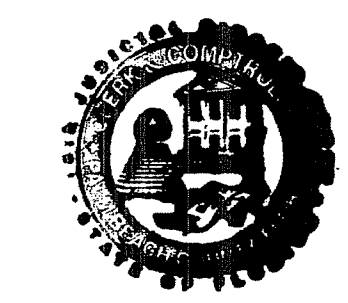


VICINITY MAP NOT TO SCALE

BEING A REPLAT OF  
OCEAN WINDS OF JUNO BEACH  
RECORDED IN PLAT BOOK 105, PAGES 77 & 78  
LYING IN  
SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST,  
TOWN OF JUNO BEACH  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 12/06/16  
his 28 day of January, 2016  
and duly recorded in Plat Book 105  
to Page(s) 40-41  
Susan R. Bode, Clerk of Court  
-Maura R. Henderson-



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT OCEAN HORIZON PROPERTIES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS OCEAN WINDS OF JUNO BEACH - REPLAT, BEING A REPLAT OF OCEAN WINDS OF JUNO BEACH, A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OCEAN WINDS OF JUNO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 77 AND 78, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

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

THE 5 FOOT SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR PUBLIC ACCESS, IT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE TITLE OWNER OF EACH LOT, THEIR SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

THE 8 FOOT PUBLIC INGRESS AND EGRESS, UTILITIES AND DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH FOR PUBLIC STREET, UTILITIES AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE TITLE OWNER OF EACH LOT, THEIR SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

THE TOWN OF JUNO BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE FEE SIMPLE TITLE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING THAT PORTION OF ALL COMMON IMPROVEMENTS CONSTRUCTED OR LOCATED ON THE LOT, INCLUDING, BUT NOT LIMITED TO, WALLS, ROADWAYS AND SIDEWALKS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, DEBORAH KASSIR, OF OCEAN HORIZON PROPERTIES OF FLORIDA, LLC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 30th DAY OF December, 2015.

OCEAN HORIZON PROPERTIES OF FLORIDA, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESSED BY: [Signature]  
DEBORAH KASSIR  
MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEBORAH KASSIR, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF OCEAN HORIZON PROPERTIES OF FLORIDA, LLC, A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND THIS 30th DAY OF December, 2015.  
MY COMMISSION EXPIRES: 12-31-2017  
PRINTED NAME: Vanessa M. Wilson  
NOTARY PUBLIC  
No. CC 33440  
[Notary Seal]

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, ANGELO PARDO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, 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 OCEAN HORIZON PROPERTIES OF FLORIDA, LLC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

DATE: 1-25-2016  
[Signature]  
ANGELO PARDO, ATTORNEY  
BAR NO. 25024 0709956  
L. Wesley Nichols

### SURVEYOR & MAPPER'S CERTIFICATE

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES 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.

[Signature] DATE: 12-15-2015  
RONALD E. STOTLER, P.L.S.  
LICENSE No. 5026  
STATE OF FLORIDA  
MAGELLAN SURVEYING & MAPPING, INC.  
BUSINESS LICENSE No. 7571  
STATE OF FLORIDA

### SURVEYOR'S NOTES

"IN THOSE CASES 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."

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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

"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 THIS COUNTY."

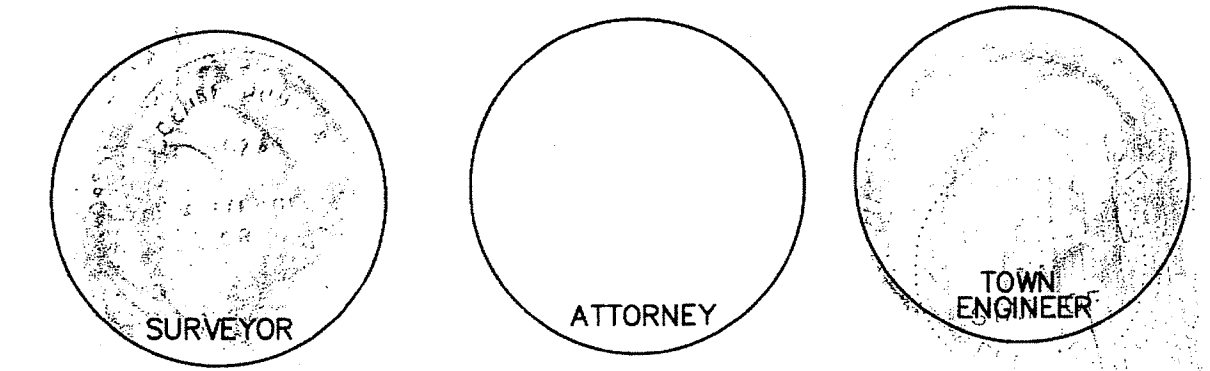
BEARING BASE:  
THE NORTH LINE OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IS TAKEN TO BEAR NORTH 87°25'15" WEST AS SHOWN ON THE PLAT OF OCEAN WINDS OF JUNO BEACH RECORDED IN PLAT BOOK 105, PAGES 77 AND 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS AREA RELATIVE THERETO.

### TOWN OF JUNO BEACH APPROVAL AND ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUNO BEACH AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES AND COMPLIES WITH TOWN OF JUNO BEACH RESOLUTIONS NO. 97-12 AND 99-10, THIS 4th DAY OF January, 2016 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY TOWN OF JUNO BEACH IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: [Signature]  
MORT LEVINE, MAYOR  
BY: [Signature]  
VANESSA BUNHAM TOWN CLERK  
[Signature]  
PAUL BURI, P.E. (SIMMONS & WHITE)  
TOWN ENGINEER



THIS INSTRUMENT WAS PREPARED BY  
RONALD E. STOTLER  
FLORIDA SURVEY & MAPPER #5026  
IN THE OFFICE OF MAGELLAN SURVEYING AND MAPPING, INC  
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA, 33458