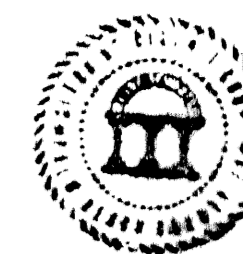


# OCEAN ROYALE

BEING A PORTION OF GOVERNMENT LOT 2,  
SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST,  
AND BEING A REPLAT OF A PORTION OF THE  
PLAT OF SEASCAPE-IN-THE-PARK, AS RECORDED IN  
PLAT BOOK 43, PAGE 90 AND 91,  
TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 2



55

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record  
at 4:18 P.M. This 17 day of  
August, 1998 and duly  
recorded in Plat Book 83  
on Page 55-56  
Dorothy H. Wilken, Clerk of the  
Circuit Court.  
By: [Signature]  
DEPUTY CLERK

## DEDICATION & RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PARC ROYALE EAST DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 41, SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OCEAN ROYALE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH 146.22 FEET OF THE NORTH 341.18 FEET OF GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 5 (A 120 FOOT RIGHT-OF-WAY) AND LYING WEST OF STATE ROAD A-1-A (A 66 FOOT RIGHT-OF-WAY).

AND

THAT PART OF SEASCAPE-IN-THE-PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 90 AND 91 OF THE RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 5 (A 120 FOOT RIGHT-OF-WAY) AND LYING WEST OF STATE ROAD A-1-A (A 66 FOOT RIGHT-OF-WAY).

CONTAINING 321617 SQUARE FEET OR 7.383 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

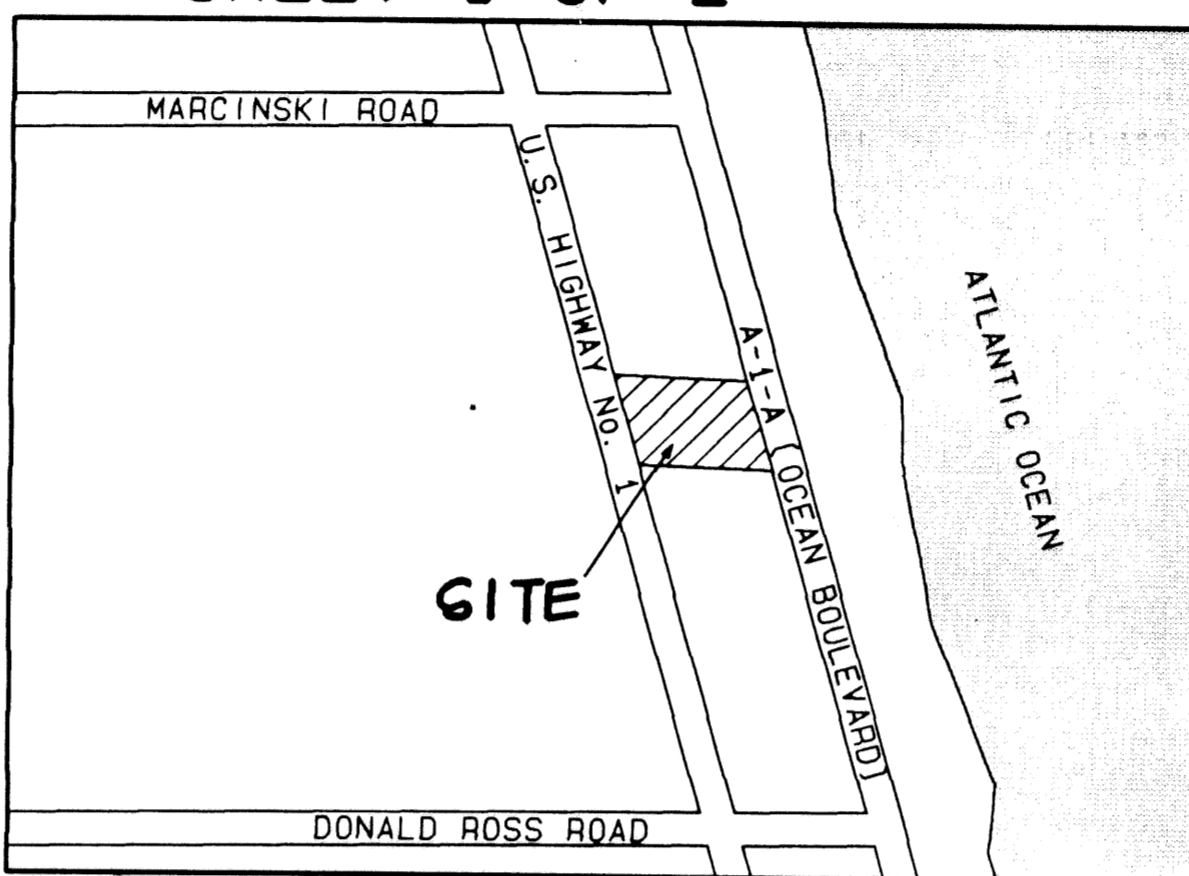
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 17 DAY OF July, 1998.

PARC ROYALE EAST DEVELOPMENT, INC.  
A FLORIDA CORPORATION

WITNESS: [Signature]  
Joseph Kodosi  
(printed name)

BY: [Signature]  
JOSEPH KODOSI, PRESIDENT

WITNESS: [Signature]  
W. J. F. ...  
(printed name)



LOCATION MAP

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ISAAC KODSI, 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 TO PARC ROYALE EAST DEVELOPMENT, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAS BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: July 17, 1998  
[Signature]  
ISAAC KODSI, ATTORNEY-AT-LAW

## SURVEYOR'S CERTIFICATION:

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 PERMANENT CONTROL POINTS (\*P. C. P. S.\*) 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 PALM BEACH COUNTY, FLORIDA.

[Signature]  
DAN W. DAILEY, P.L.S.  
LICENSE NO. 2439  
STATE OF FLORIDA

## MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF SEMINOLE

REGIONS BANK, AN ALABAMA 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 9082, AT PAGE 2187 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 17 DAY OF July, 1998.

WITNESS: [Signature]  
Cynthia A. Green  
(PRINTED NAME)

By: [Signature]  
JOSEPH S. LAMBERT, JR.  
VICE PRESIDENT

WITNESS: [Signature]  
Craig E. Johnson  
(PRINTED NAME)

## APPROVALS:

TOWN OF JUNO BEACH APPROVALS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

OCEAN ROYALE IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF July, 1998.

BY: [Signature]  
FRANK W. HARRIS, MAYOR

ATTEST: DEBORAH MANZO, TOWN CLERK

BY: [Signature]  
TOWN CLERK

TOWN ENGINEER:

THE UNDERSIGNED, THOMAS MCCARTHY PE, PLS 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.

DATED THIS 17 DAY OF AUGUST, A. D., 1998.

BY: [Signature]  
THOMAS MCCARTHY PE, PLS  
TOWN ENGINEER  
FLORIDA REGISTRATION NO. [Number]

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH KODSI, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PARC ROYALE EAST DEVELOPMENT, INC., A FLORIDA CORPORATION, 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 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 17 DAY OF July, 1998.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE PLAT OF THE PLAT OF SEASCAPE-IN-THE-PARK, AS RECORDED IN PLAT BOOK 43, PAGE 90, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, BEING S 89°21'36" E.
- ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000490 TO CONVERT TO GRID DISTANCE.
- COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
- NO BUILDINGS 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUNO BEACH ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- STATE PLANE COORDINATE BEARING ROTATION EQUATION:  
S 89°21'36" E (PLAT BEARING) 00°27'54" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)  
S 89°49'30" E (GRID BEARING)
- NORTH LINE OF THE SEASCAPE-IN-THE-PARK, PLAT BOOK 43, PAGE 90 & 91, SIX, PLAT BOOK 47, PAGES 10 & 11.
- ZONING DESIGNATION-RM-00 MEDIUM DENSITY RESIDENTIAL.

## ACKNOWLEDGMENT:

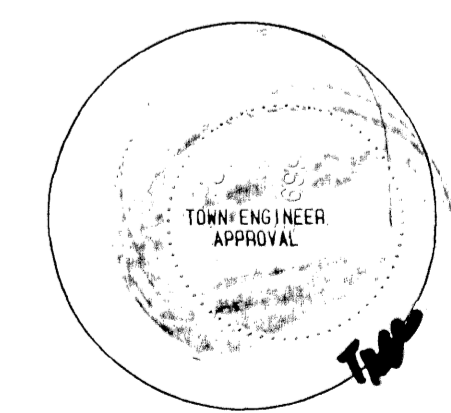
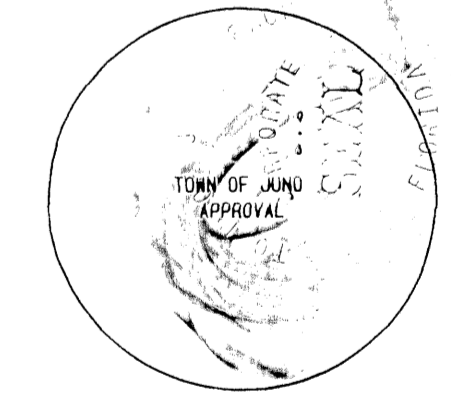
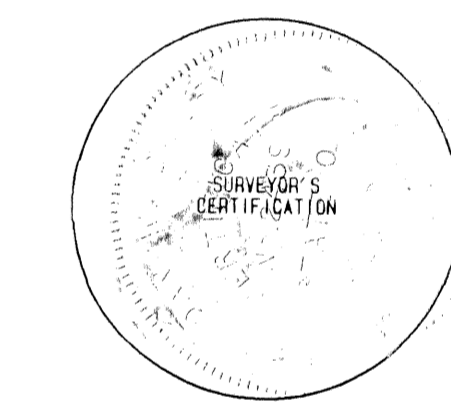
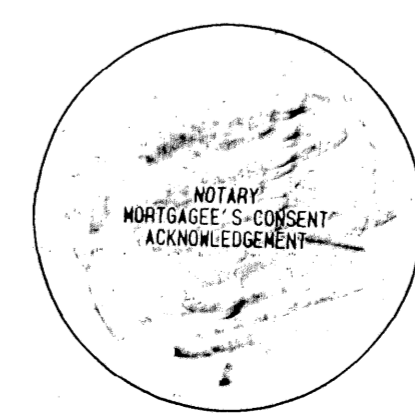
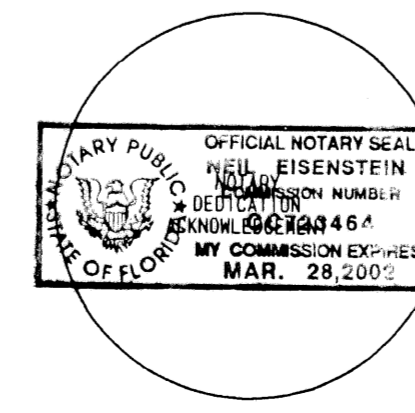
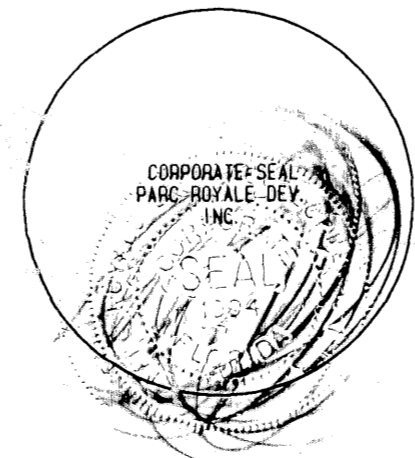
STATE OF FLORIDA  
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED JOSEPH S. LAMBERT JR., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF REGIONS BANK, AN ALABAMA CORPORATION, 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 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 17 DAY OF July, 1998.

MY COMMISSION EXPIRES: 11/31/00  
[Signature]  
NOTARY PUBLIC  
Cynthia Ann Green

THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY P.L.S., DAILEY AND ASSOCIATES, INC., 112 N. U.S. HIGHWAY NO. 1, TEQUESTA, FLORIDA 33469.



SUBDIVISION \* Ocean Royale  
BOOK 83 PAGE 55  
FLOOD ZONE - FLOOD MAP # -  
QUAD # - ZONING -  
ZIP CODE -  
PUB NAME Town of Juno Beach

## DAILEY AND ASSOCIATES

SURVEYING AND MAPPING  
112 N. U.S. HIGHWAY NO. 1  
TEQUESTA, FLORIDA 33469  
PHONE (561) 746-8424  
FAX (561) 746-8676