

CARETTA

REPLAT OF A PORTION OF CHEVRON JUNO TRACT, RECORDED IN PLAT BOOK 58, PAGE 107, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AN UNPLATTED PORTION OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JUNO POINT PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "CARETTA," BEING A REPLAT OF A PORTION OF CHEVRON JUNO TRACT, AS RECORDED IN PLAT BOOK 58, PAGE 107, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AN UNPLATTED PORTION OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE SOUTH 01°14'37" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 2675.60 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 01°15'11" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 2676.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 87°54'10" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21 AND THE CENTERLINE OF DONALD ROSS ROAD, FOR A DISTANCE OF 1346.43 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE NORTH 01°14'36" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, FOR A DISTANCE OF 60.01 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF GOVERNMENT LOT 5 AND A LINE LYING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°14'36" EAST, ALONG SAID WEST LINE OF GOVERNMENT LOT 5, FOR A DISTANCE OF 429.89 FEET TO A POINT BEING THE INTERSECTION OF SAID WEST LINE OF GOVERNMENT LOT 5 AND A LINE BEING 850.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE SOUTH 87°59'00" EAST, ALONG SAID LINE, FOR A DISTANCE OF 490.74 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 5 ALSO KNOWN AS U.S. HIGHWAY NO. 1; THENCE SOUTH 15°20'06" EAST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 410.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 107°25'55"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 56.25 FEET TO A POINT ON A LINE LYING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID GOVERNMENT LOT 5, ALSO BEING SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 87°54'10" WEST, ALONG SAID LINE, A DISTANCE OF 578.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.475 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. PARCEL A AS SHOWN HEREON IS HEREBY RESERVED FOR JUNO POINT PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF JUNO BEACH, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID JUNO POINT PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.

PARCEL A CONTAINS 5.410 ACRES, MORE OR LESS.

2. ADDITIONAL RIGHT-OF-WAY: TRACT R/W-1 AND TRACT R/W-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

ADDITIONAL RIGHT-OF-WAY: TRACT R/W-1 CONTAINS 0.041 ACRES, MORE OR LESS.
ADDITIONAL RIGHT-OF-WAY: TRACT R/W-2 CONTAINS 0.024 ACRES, MORE OR LESS.

JUNO POINT PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA.

BY: _____
JAMES D. LETCHINGER,
MANAGER

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, JAMES D. LETCHINGER, AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 20____.

WITNESS: _____ PRINTED NAME: _____

WITNESS: _____ PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY JAMES D. LETCHINGER, AS MANAGER FOR JUNO POINT PROPERTY OWNER, LLC, ON BEHALF OF THE COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC SEAL

TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, ANTHONY P. VERNACE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED A TITLE SEARCH OF THE REAL PROPERTY DESCRIBED IN THIS PLAT OF CARETTA, AND THAT BASED ON SAID TITLE SEARCH: (1) RECORD TITLE TO SUCH PROPERTY IS IN THE NAME OF THE ENTITY EXECUTING THE DEDICATION ABOVE, NAMELY JUNO POINT PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; (2) ALL TAXES HAVE BEEN PAID ON THE PROPERTY AS REQUIRED BY FLORIDA STATUTES; AND (3) ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOR OTHERWISE TERMINATED BY LAW ARE LISTED ON THE MORTGAGEE'S JOINDER AND CONSENT ON THIS PLAT; NAMELY THE MORTGAGE TO BANK OZK, RECORDED IN OFFICIAL RECORDS BOOK 33196, PAGE 544, AS MODIFIED BY SECOND MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 34509, PAGE 1409, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ANTHONY P. VERNACE
FLORIDA BAR NUMBER 30626

MORTGAGEE'S JOINDER AND CONSENT

STATE OF: _____
COUNTY OF: _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33196 AT PAGE 544 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED AND/OR OTHERWISE MODIFIED, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

BA JUNO BEACH LENDER LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

WITNESS: _____ PRINTED NAME: _____

WITNESS: _____ PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF: _____
COUNTY OF: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS _____ FOR _____ ON BEHALF OF THE COMPANY, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC SEAL

TOWN OF JUNO BEACH APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUNO BEACH, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES. THIS _____ DAY OF _____, 20____, 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 STATUTES.

BY: _____
ALEXANDER COOKE
MAYOR

BY: _____
CAITLIN E. COPELAND-RODRIGUEZ, CMC
TOWN CLERK
BY: _____
LEONARD G. RUBIN, ESQUIRE
TORQVIA, DONLON, GODDEAU & RUBIN, P.A.
FL BAR NO. 861995
TOWN ATTORNEY
BY: _____
PAUL A. BURI, P.E.
SIMMONS & WHITE, INC.
TOWN CONSULTING ENGINEER

BY: _____
KENNETH J. BUCHANAN, P.S.M.
LINDBERG LAND SURVEYING, INC.
TOWN CONSULTING SURVEYOR AND MAPPER

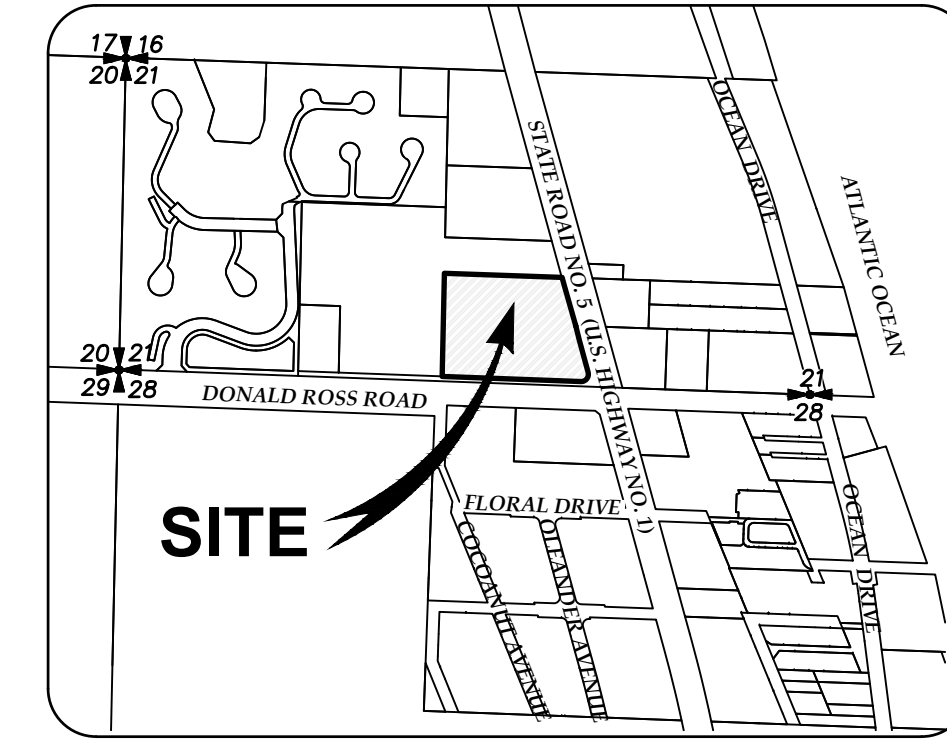
SURVEYOR & MAPPER'S CERTIFICATE

THIS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER IS EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

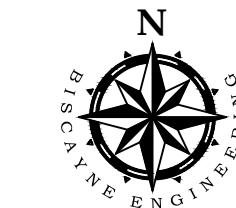
Digitally signed by
Alberto J Rabionet
Date: 2024.02.19
18:24:43 -05'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

MORTGAGE SEAL JUNO POINT PROPERTY OWNER, LLC SEAL SURVEYOR'S SEAL TOWN CONSULTING ENGINEER'S SEAL TOWN CONSULTING SURVEYOR & MAPPER'S SEAL

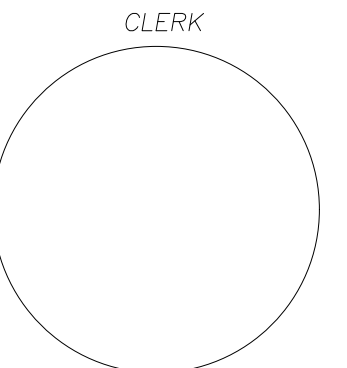


LOCATION MAP
SCALE 1" = 800'



STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
2024 _____ AND DULY RECORDED
IN PLAT BOOK No. _____
_____ ON PAGE _____
JOSEPH ABRUZZO,
CLERK AND COMPROLLER
BY: _____, D.C.

SHEET 1 OF 2



SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS SHOWN ARE STAMPED "PRM LB 0129".
- 2. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 21, HAVING A BEARING OF S87°54'10"E. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN CONSULTING ENGINEER.
- 4. 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.
- 5. 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.
- 6. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID.
DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83-11)
ZONE = FLORIDA EAST ZONE
LINEAR UNITS = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR: 1.00004932
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 7. RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.
- 8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF JUNO BEACH REGULATIONS.

LEGEND:

- C = CENTERLINE
- D = DELTA (WHEN USED IN A CURVE)
- E = EASTING
- F.L. = FLORIDA
- LB = LICENSED BUSINESS
- L = ARC LENGTH
- N = NORTHING
- NO. = NUMBER
- N.W. = NORTHWEST
- ORB = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PS. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- S.W. = SOUTHWEST
- U.S. = UNITED STATES
- ± = MORE OR LESS
- = PERMANENT REFERENCE MONUMENT (5/8 INCH REBAR AND CAP STAMPED "PRM LB 0129")
- = PERMANENT REFERENCE MONUMENT (NAIL AND WASHER STAMPED "PRM LB 0129")

THIS INSTRUMENT WAS PREPARED BY ALBERTO J. RABIONET, P.S.M. LS #7218 STATE OF FLORIDA.
BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL., 33130
CERTIFICATE OF AUTHORIZATION NO. LB 0129

JUNO POINTE

PREPARED BY:



BISCAYNE ENGINEERING COMPANY, INC. (LB 0129)
529 WEST FLAGLER STREET, MIAMI, FL., 33130
TEL. (305) 324-7671, FAX (305) 324-0809
ORDER NO. 03-87618, DRAWING NO. DC-6636

CARETTA

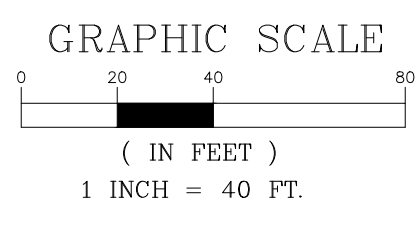
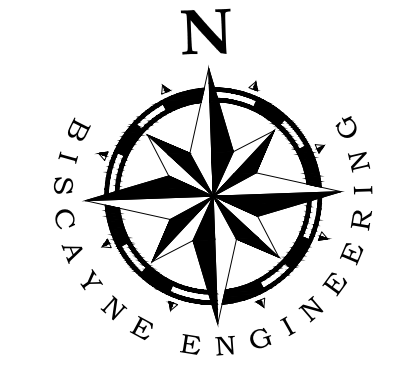
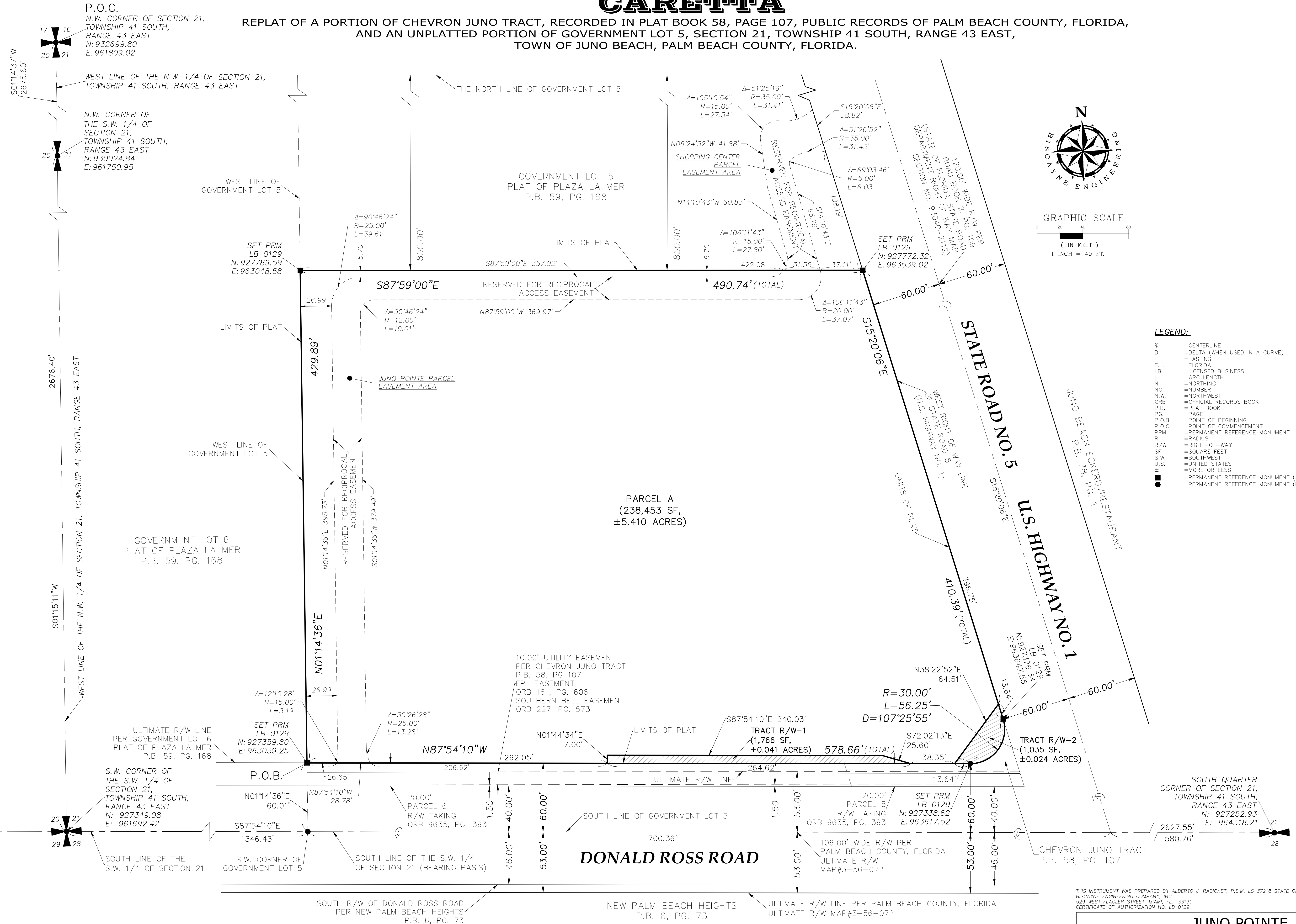
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STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 2024 _____ AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGE _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER
BY: _____, D.C.

SHEET 2 OF 2



- LEGEND:**
- ⊕ = CENTERLINE
 - Δ = DELTA (WHEN USED IN A CURVE)
 - E = EASTING
 - FL = FLORIDA
 - LB = LICENSED BUSINESS
 - L = ARC LENGTH
 - N = NORTHING
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THIS INSTRUMENT WAS PREPARED BY ALBERTO J. RABONET, P.S.M. LS #7218 STATE OF FLORIDA.
BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL., 33130
CERTIFICATE OF AUTHORIZATION NO. LB 0129

JUNO POINTE

PREPARED BY:

BISCAYNE ENGINEERING

BISCAYNE ENGINEERING COMPANY, INC. (LB 0129)
529 WEST FLAGLER STREET, MIAMI, FL., 33130
TEL. (305) 324-7671, FAX (305) 324-0809
ORDER NO. 03-87618, DRAWING NO. DC-6636