

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.

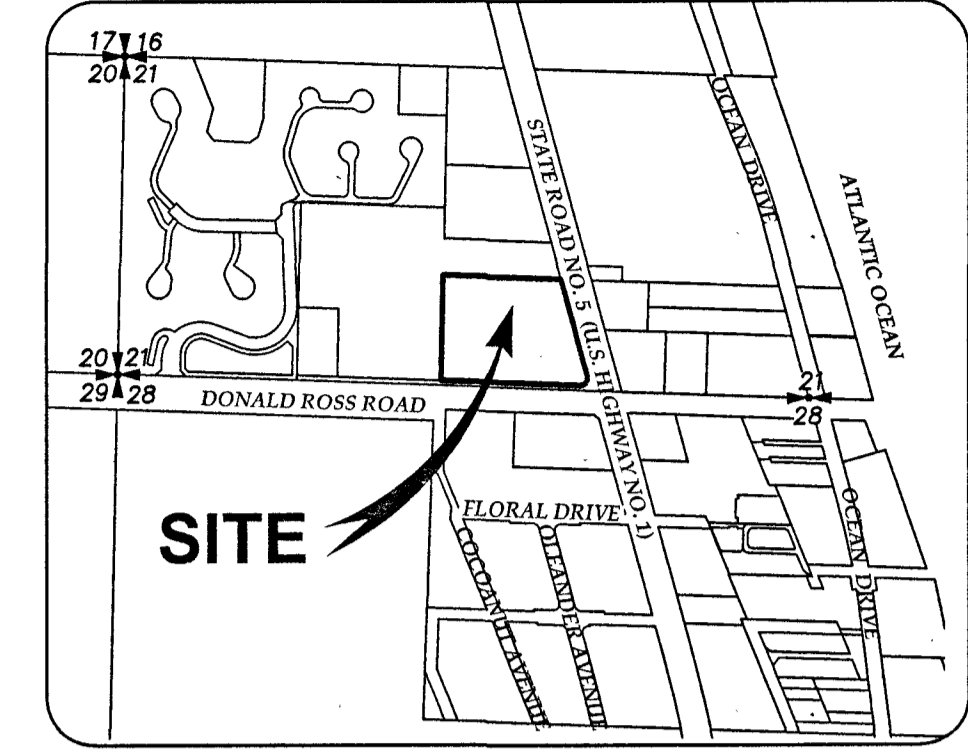
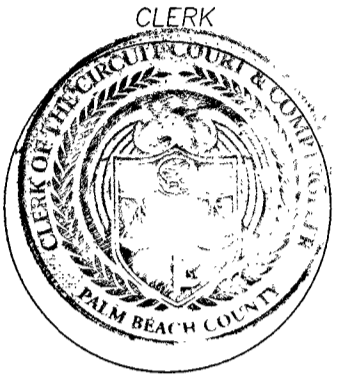
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STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

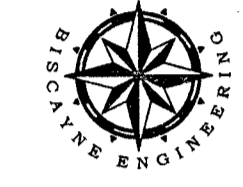
THIS INSTRUMENT WAS FILED FOR RECORD AT 2:12 P.M. THIS 8th DAY OF May 2024 AND DULY RECORDED IN PLAT BOOK No. 137 ON PAGE 140-141

JOSEPH ABRUZZO, CLERK AND COMPTROLLER BY: [Signature] D.C.

SHEET 1 OF 2



LOCATION MAP SCALE 1" = 800'



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
PG. = 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")

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.

[Signature]
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 29th DAY OF April, 2024.

WITNESS: [Signature] PRINTED NAME: ROBERT D. STONE

WITNESS: [Signature] PRINTED NAME: JOSEPH LETCHINGER

ACKNOWLEDGMENT

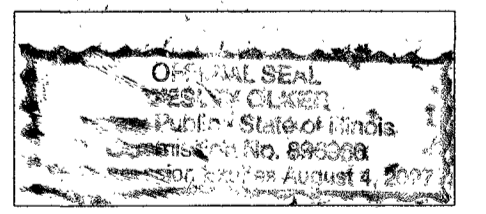
STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF April, 2024, 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 IDENTIFICATION AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/4/27 [Signature]

[Signature]
Wesley Oiler

(PRINTED NAME) - NOTARY PUBLIC



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 34879 AT PAGE 1889 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: [Signature]
Mark Moskowitz

PRINTED NAME: Mark Moskowitz

WITNESS: [Signature] PRINTED NAME: Diana Diaz

WITNESS: [Signature] PRINTED NAME: Ruth Diaz

ACKNOWLEDGMENT

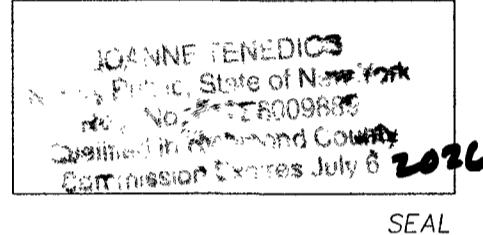
STATE OF: New York
COUNTY OF: New York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF April, 2024, BY Mark Moskowitz, AS AUTH. SIGNATORY FOR BA JUNO BEACH LENDER, LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/6/2026 [Signature]

[Signature]
Joanne Tenedios

(PRINTED NAME) - NOTARY PUBLIC



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 28th DAY OF February, 2024, 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: [Signature]
ALEXANDER COOKE
MAYOR

BY: [Signature]
CAITLIN E. COPELAND-RODRIGUEZ, M.C.
TOWN CLERK

BY: [Signature]
LEONARD G. RUBIN, ESQUIRE
TORCIVIA, DONLON, GODDEAU & RUBIN, P.A.
FL BAR NO. 861995
TOWN ATTORNEY

BY: [Signature]
PAUL A. BURI, P.E.
SIMMONS & WHITE, INC.
TOWN CONSULTING ENGINEER

BY: [Signature]
KENNETH J. BUCKMAN, 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.

[Signature]
Alberto J. Rabionet 3/14/24

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

TITLE CERTIFICATION

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I, LAURIE L. GILDAN, 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 OTHERWISE TERMINATED BY LAW ARE LISTED ON THE MORTGAGEE'S JOINDER AND CONSENT ON THIS PLAT; NAMELY THE MORTGAGE TO BA JUNO BEACH LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORD BOOK 34879 AT PAGE 1889, 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.

[Signature]
LAURIE L. GILDAN
FLORIDA BAR NUMBER 510505

MORTGAGE SEAL, JUNO POINT PROPERTY OWNER, LLC SEAL, SURVEYOR'S SEAL (Alberto J. Rabionet), TOWN CONSULTING ENGINEER'S SEAL (Paul A. Buri), TOWN CONSULTING SURVEYOR & MAPPER'S SEAL (Kenneth J. Buckman).

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
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

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