

DUNES AT JUNO BEACH

BEING A REPLAT OF PORTIONS OF BLOCK 11 AND BLOCK 12, COCOANUT AVENUE, OLEANDER AVENUE AND PALM AVENUE,
NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
FEBRUARY - 2025

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SHEET 2 OF 4

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE
DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE
OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF September, 2025.

THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

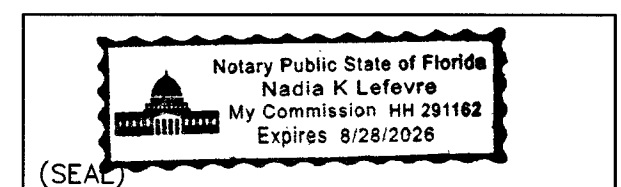
WITNESS: [Signature]
PRINT NAME: AYANA BIRCHWOOD
WITNESS: [Signature]
PRINT NAME: LEO TAKAGI

BY: [Signature]
CHRISTOPHER MOODY
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS
23rd DAY OF September, 2025, BY CHRISTOPHER MOODY AS PRESIDENT OF THE DUNES AT JUNO BEACH
HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY
KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Nadia K. Lefevre
PRINT NAME
MY COMMISSION EXPIRES: 8-28-2026
COMMISSION NUMBER: HH 291162

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF Orange

I, KRISTILEE M. CHIHOS, 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 PULTE HOME COMPANY, LLC, A MICHIGAN
LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM
BEACH COUNTY 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE
CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/25/2025

[Signature]
KRISTILEE M. CHIHOS
ATTORNEY AT LAW
LICENSED IN FLORIDA
FLORIDA BAR NO. 1002713

SURVEY AND MAPPER NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF JUNO BEACH ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF JUNO BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S87°54'11"E, ALONG THE NORTH LINE OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS PUBLISHED BY PALM BEACH COUNTY, FLORIDA.
6. "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.
7. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS SHOWN OTHERWISE.
8. THE PARKING SPACES WITHIN TRACTS P AND P1 ARE SUBJECT TO THE PARKING SPACES EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK ORB 35438, PAGE 793 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. CROSSHATCHING ON SHEET 3 REPRESENTS THE PALM BEACH COUNTY INGRESS AND EGRESS EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 35968, PAGE 1166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE DUNES AT JUNO BEACH
HOMEOWNERS ASSOCIATION, INC.

