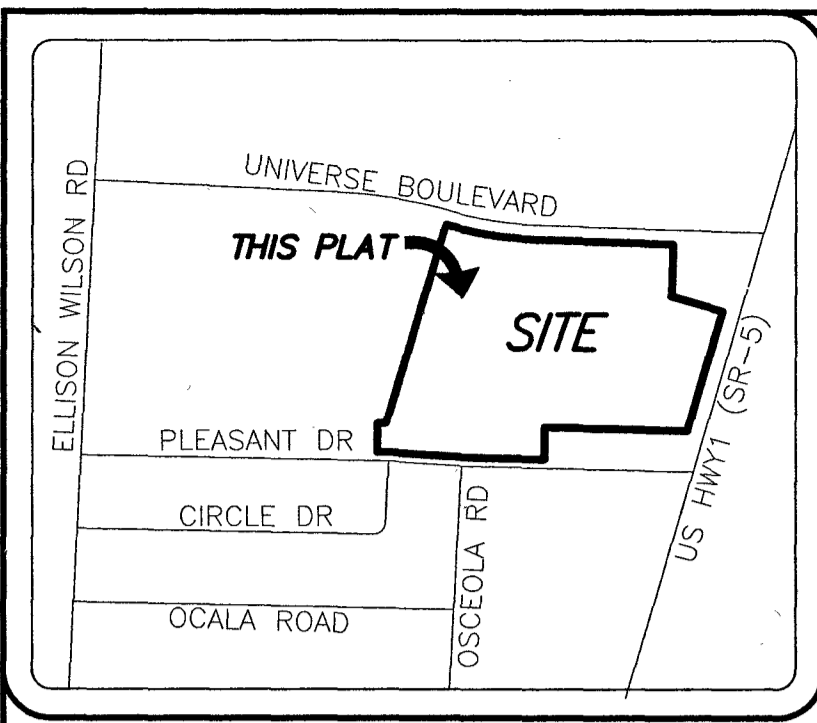


CFN 20230099256 PL BK 135 PG 139



WATERFORD REPLAT

BEING A REPLAT OF THE PLAT OF WATERFORD, RECORDED IN PLAT BOOK 44, PAGES 96 AND 97, AND LOTS 8 THROUGH 15 AND A PORTION OF OSCEOLA ROAD OF THE PLAT OF PLEASANT RIDGE, RECORDED IN PLAT BOOK 24, PAGE 167, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA JANUARY 2023

139

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:43 P.M. THIS 24 DAY OF March 2023 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 139 THROUGH 140.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2



PALM BEACH COUNTY
CLERK & COMPTROLLER

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LIFESPACE COMMUNITIES INC., AN IOWA NOT-FOR-PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WATERFORD REPLAT, BEING A REPLAT OF THE PLAT OF WATERFORD (PLAT BOOK 44, PAGES 96 AND 97), AND LOTS 8 THROUGH 15 AND A PORTION OF OSCEOLA ROAD OF THE PLAT OF PLEASANT RIDGE (PLAT BOOK 24, PAGE 167), ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND BEING ALL OF THE PLAT OF WATERFORD, AS SHOWN ON PLAT BOOK 44, PAGES 96 AND 97, AND LOTS 8 THROUGH 15 AND A PORTION OF OSCEOLA ROAD OF THE PLAT OF PLEASANT RIDGE, AS SHOWN ON PLAT BOOK 24, PAGE 167, LYING IN SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF SAID PLAT OF PLEASANT RIDGE; THENCE NORTH 01°05'44" EAST, ALONG THE EAST LINE OF SAID LOT 16 FOR 100.33 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 88°37'50" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 7 AS SHOWN ON SAID PLAT OF PLEASANT RIDGE, FOR 35.47 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF WATERFORD; THENCE NORTH 16°23'32" EAST ALONG THE WEST LINE OF SAID PLAT OF WATERFORD, FOR 717.52 FEET; TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,266.92 FEET, A CENTRAL ANGLE OF 1°26'09" AND FROM SAID POINT A RADIAL LINE BEARS NORTH 16°23'36" EAST; THENCE EASTERLY ON SAID CURVE FOR 319.20 FEET; THENCE SOUTH 88°02'37" EAST, FOR 470.69 FEET; THENCE SOUTH 01°57'23" WEST, FOR 180.00 FEET; THENCE SOUTH 73°24'03" EAST, FOR 183.46 FEET; THENCE SOUTH 16°23'32" WEST ALONG THE EAST LINE OF SAID PLAT OF WATERFORD, FOR 431.40 FEET; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID PLAT OF WATERFORD, FOR 487.46 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID PLAT OF PLEASANT RIDGE; THENCE SOUTH 01°23'39" WEST ALONG THE WEST LINE OF LOT 7 OF SAID PLAT OF PLEASANT RIDGE, FOR 112.24 FEET; THENCE NORTH 88°36'21" WEST, FOR 286.76 FEET; THENCE NORTH 85°56'16" WEST, FOR 255.12 FEET; THENCE NORTH 88°54'16" WEST, FOR 41.28 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 15.974 ACRES, MORE OR LESS.

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

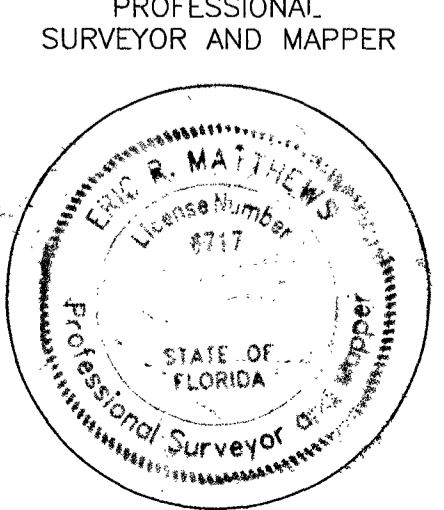
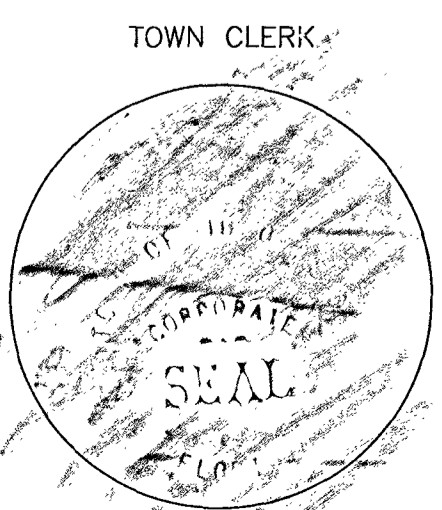
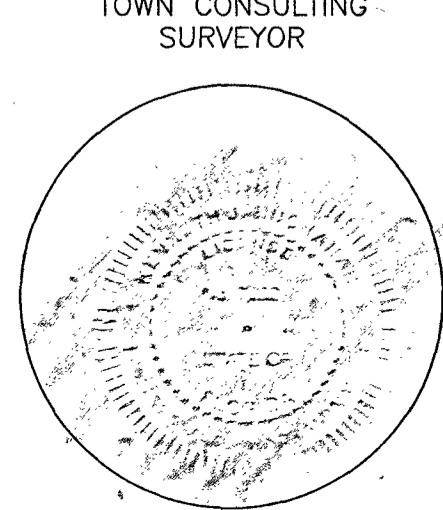
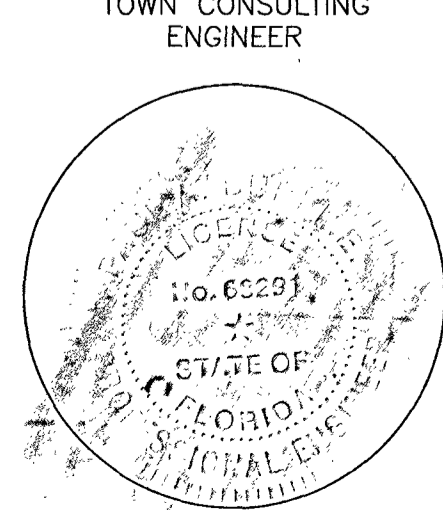
1. TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR LIFESPACE COMMUNITIES, INC., AN IOWA NOT-FOR-PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF JUNO BEACH, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CFO AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF March, 2023.

LIFESPACE COMMUNITIES, INC.
AN IOWA NOT-FOR-PROFIT CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Tracy Smalley PRINT NAME: Nick Harsch
TITLE: CFO
WITNESS: *[Signature]*
PRINT NAME: GARY CONKIN



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH Polk

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF March 2023, BY Nick Harsch, AS CFO PRESIDENT FOR LIFESPACE COMMUNITIES, INC., AN IOWA NOT-FOR-PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION (TYPE OF IDENTIFICATION) AS

MY COMMISSION EXPIRES: 5-12-2023 *[Signature]*
NOTARY PUBLIC

PRINT NAME: *[Signature]*
COMMISSION NO.: 5-1-2023 132162

MORTGAGEE'S JOINER AND CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, 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 33 AT PAGES 33 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF March, 2023.

U.S. BANK TRUST COMPANY
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Stephanie Cox
STEPHANIE COX
U.S. BANK TRUST COMPANY
VICE PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: *[Signature]*

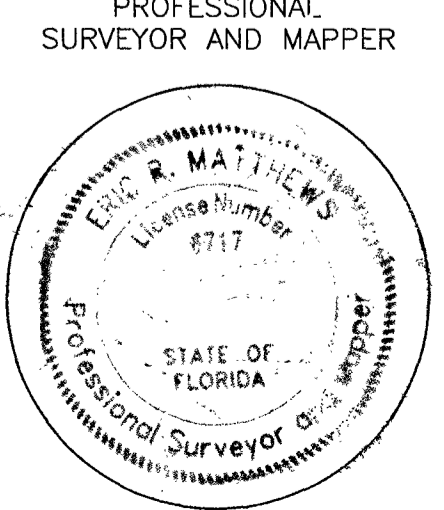
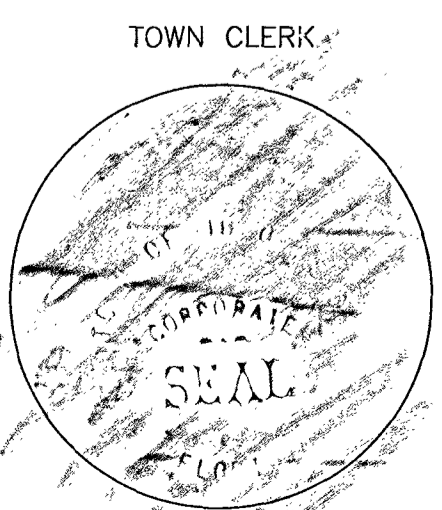
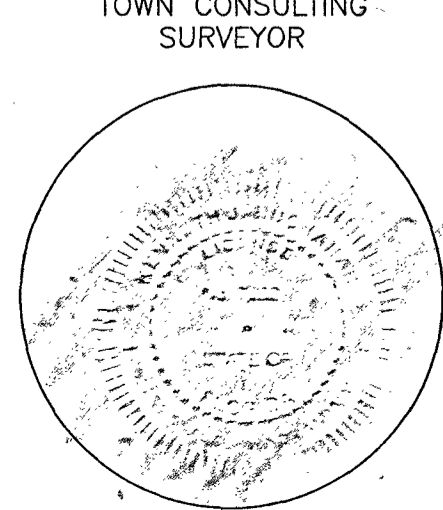
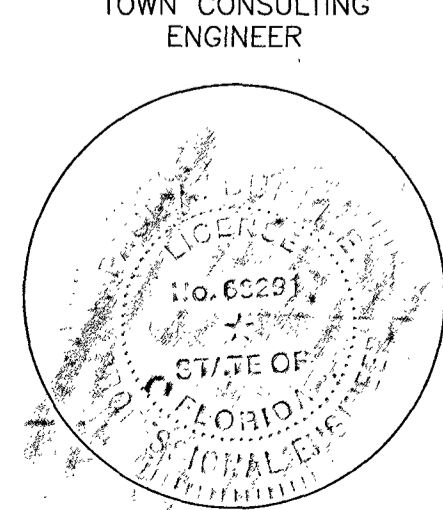
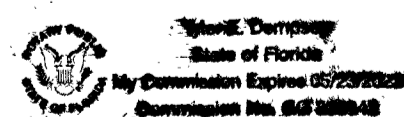
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH In-Din Rin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF March 2023, BY STEPHANIE COX, A VICE PRESIDENT OF U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, AS TRUSTEE, SAID STEPHANIE COX WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Driver License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 05-25-2023 *[Signature]*
NOTARY PUBLIC

PRINT NAME: Tyler E. Dempsey
COMMISSION NO.: 66229



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

OR	PG
24208	1
24208	182
24207	1762
24207	1936
24208	356

ALL AS ASSIGNED AND AMENDED.

SHUTTS & BOWEN LLP, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, BEING DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO ALL THE PROPERTY IS VESTED IN LIFESPACE COMMUNITIES, INC., AN IOWA NOT-FOR-PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SHUTTS & BOWEN LLP
AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: March 8, 2023 BY: *[Signature]*
ADAM LBREGMAN
SHUTTS AND BOWEN, LLP
FLORIDA BAR NO. 0093724

TOWN OF JUNO BEACH APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUNO BEACH, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS DAY OF March 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR UNDER CONTRACT WITH THE TOWN OF JUNO BEACH, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

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

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

BY: *[Signature]*
KENNETH J. BUCHANAN, P.S.M.
LIBBERG LAND SURVEYING, INC.
TOWN CONSULTING SURVEYOR

BY: *[Signature]*
CAITLIN COPELAND-RODRIGUEZ, DMC
TOWN CLERK

ERIC MATTHEWS
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR & MAPPER'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT). THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 02°50'37" EAST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUBLIMITED 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.
- THIS PLAT IS A REPLAT OF THE WATERFORD, AS DESCRIBED IN PLAT BOOK 44, PAGES 96 AND 97, AND LOTS 8 THROUGH 15 AND A PORTION OF OSCEOLA ROAD OF THE PLAT OF PLEASANT RIDGE, RECORDED IN PLAT BOOK 24, PAGE 167, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL PREVIOUS PLATTED LOT LINES AND EASEMENTS WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 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 A THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS P.S.M. IN AND FOR THE OFFICES OF WGI, INC. 2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411. TELEPHONE (866) 909-2220.

SURVEYORS & MAPPER'S CERTIFICATE

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 FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA.

DATE: 3-15-2023 *[Signature]*
ERIC R. MATTHEWS P.S.M.
LICENSE NO. 6717
STATE OF FLORIDA



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WGI, INC.