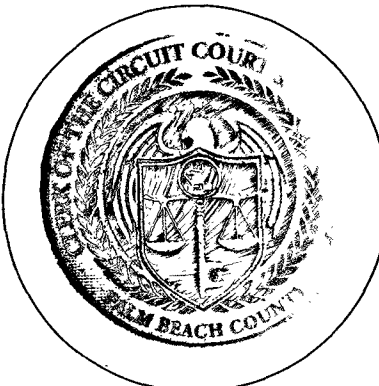


STATE OF FLORIDA COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:30 AM THIS 26 DAY OF September 2025, AND DULY RECORDED IN PLAT BOOK 140, ON PAGES 45 THROUGH 46
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: MIKE CARUSO DC

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT AND COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

I, ANTHONY J. DIGIORE, ESQ., 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 COCOON DEVELOPMENT III, LLC, A NEW YORK LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH THE YEAR 2023; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATE 7/25/2025

BY: ANTHONY J. DIGIORE

NOTES

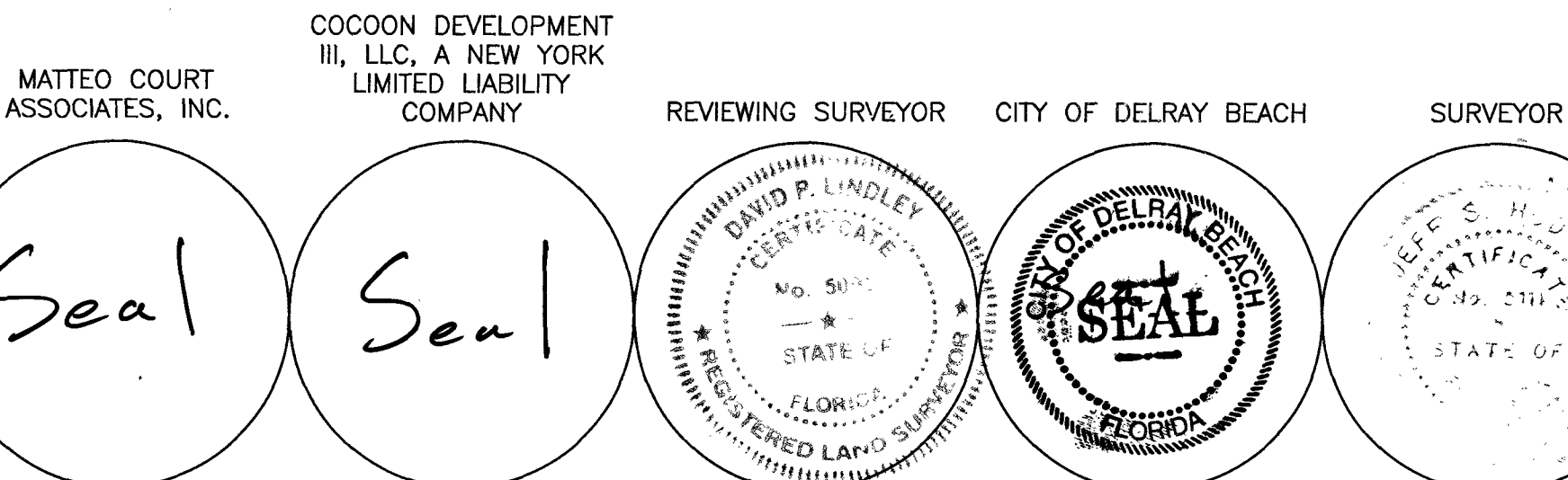
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF NW ONE-QUARTER OF SECTION 12-46-42, HAVING A BEARING OF SOUTH 01°14'31" EAST AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- 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, FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COMMISSION OF DELRAY BEACH, FLORIDA 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 THE CITY OF DELRAY BEACH.

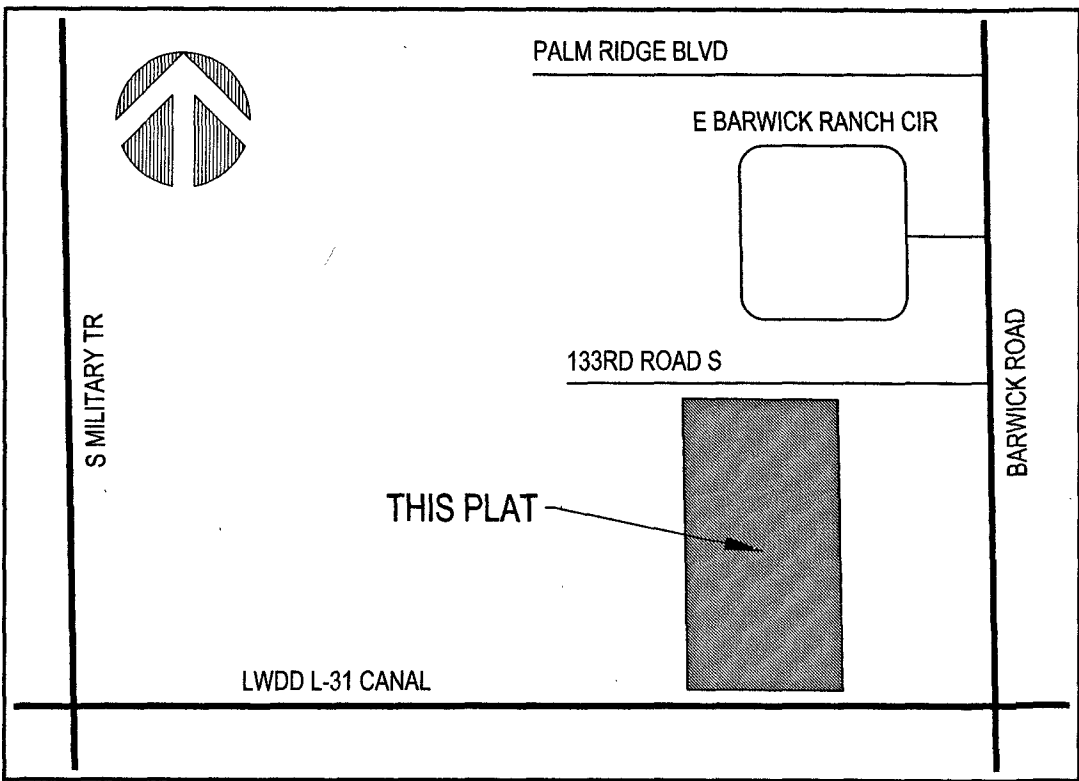
DATE July 23, 2025

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
947 CLINT MOORE RD, BOCA RATON, FL, 33487



CHATEAUS

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE SOUTH 40.00 FEET THEREOF, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP

NOT TO SCALE

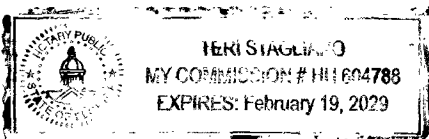
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23 DAY OF July 2025, BY Angelo Natale, Director FOR THE MATTEO COURT ASSOCIATES, INC., WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION) AS IDENTIFICATION. (TYPE OF

MY COMMISSION EXPIRES: 2/19/29
COMMISSION NO. HH604788

Teri Staghano
NOTARY PUBLIC
SIGNATURE



CITY OF DELRAY BEACH APPROVAL OF PLAT

REVIEWED, ACCEPTED AND CERTIFIED BY:

Debra Mannino
DEVELOPMENT SERVICES DIRECTOR

Patrick Fitzgerald
CITY ENGINEER

FM-
FIRE MARSHAL

REVIEWING SURVEYOR'S STATEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

DATE: 7-28-2025

DAVID P. LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 5005
STATE OF FLORIDA
CAULFIELD & WHEELER, INC. LB #3591

PERIMETER

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COCOON DEVELOPMENT III, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS OWNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF SECTION 12; THENCE SOUTH 01°14'31" EAST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 2545.90 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER; THENCE NORTH 89°52'19" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 333.13 FEET; THENCE NORTH 01°10'29" WEST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'19" WEST, ALONG THE NORTH LINE OF A LAKE WORTH DISTANCE RIGHT-OF-WAY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 35532 AT PAGE 1819 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 333.08 FEET; THENCE NORTH 01°06'27" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 623.82 FEET; THENCE SOUTH 89°39'55" EAST, ALONG THE SOUTH LINE OF TRACT C OF THE "PLAT OF BARWICK RANCH", AS RECORDED IN PLAT BOOK 75 AT PAGES 61 AND 62 OF SAID PUBLIC RECORDS, A DISTANCE OF 332.38 FEET; THENCE SOUTH 01°10'29" EAST, ALONG SAID EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, A DISTANCE OF 622.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 207,311 SQUARE FEET (4.759 ACRES), MORE OR LESS.

SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "CHATEAUS" AND FURTHER DEDICATE AS FOLLOWS:

- LOTS 1 THROUGH 10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR COCOON DEVELOPMENT III, LLC, A NEW YORK LIMITED LIABILITY COMPANY, FOR PRIVATE PURPOSES, AS ALLOWED PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.
- TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MATTEO COURT ASSOCIATES, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AS A PRIVATE STREET FOR ACCESS AND DRAINAGE PURPOSES, TO BE OWNED AND MAINTAINED BY SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH. SAID TRACT IS SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF DELRAY BEACH TO BE USED FOR THE PURPOSES OF ACCESS, MAINTENANCE, CONSTRUCTION AND REPAIR OF THE PUBLIC UTILITIES PLACED THEREIN.
- TRACT Z, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.
- THE DRAINAGE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MATTEO COURT ASSOCIATES, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.
- THE GENERAL UTILITY EASEMENT (G.U.E.) IS DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, THIS 23 DAY OF July 2025.

COCOON DEVELOPMENT LLC,
A NEW YORK LIMITED LIABILITY COMPANY,

WITNESS: Michael Correll
PRINT NAME Michael Correll

BY: Angelo S. Natale
PRINT NAME: ANGELO S. NATALE
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS: Robert Correll
PRINT NAME Robert Correll

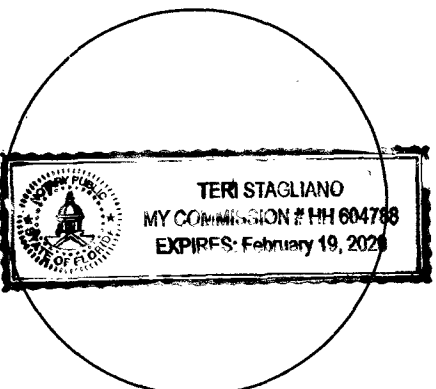
ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23 DAY OF July 2025, BY ANGELO S. NATALE, AS CHIEF EXECUTIVE OFFICER OF COCOON DEVELOPMENT III, LLC, A NEW YORK LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/19/29
COMMISSION NO. HH604788

Teri Staghano
NOTARY PUBLIC
SIGNATURE



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

THE MATTEO COURT ASSOCIATES, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF July 2025.

MATTEO COURT ASSOCIATES, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Michael Correll
PRINT NAME Michael Correll

BY: Angelo S. Natale
PRINT NAME: Angelo Natale
TITLE: Director

WITNESS: Robert Correll
PRINT NAME Robert Correll