

"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.

# 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

## DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
TOWN OF JUNO BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH CORNER OF BLOCK 17, AS SHOWN ON SAID PLAT; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COCOANUT AVENUE, N02°10'49"E, A DISTANCE OF 251.36 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2584, PAGE 1012 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY PROLONGATION LINE AND SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, S87°54'11"E, A DISTANCE OF 336.67 FEET; THENCE S02°05'49"W, A DISTANCE OF 223.33 FEET; THENCE S87°54'11"E, A DISTANCE OF 416.11 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5), AS RECORDED IN ROAD PLAT BOOK 2, PAGE 114 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S15°19'11"E, A DISTANCE OF 185.22 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF FLORAL DRIVE, AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N87°54'11"W, A DISTANCE OF 719.29 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT ABANDONED COCOANUT AVENUE RIGHT-OF-WAY, AS DESCRIBED IN RESOLUTION NO. 2002-01, AS RECORDED IN OFFICIAL RECORD BOOK 13604, PAGE 1693 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, N21°21'24"W, A DISTANCE OF 162.05 FEET; THENCE ALONG THE NORTH LINE OF SAID ABANDONED RIGHT-OF-WAY, N87°49'11"W, A DISTANCE OF 24.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 204,743 SQUARE FEET/ 4.7003 ACRES, MORE OR LESS.

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

- TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE TO THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY FOR PRIVATE STREET PURPOSES, PUBLIC UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, SUBJECT TO EXISTING INGRESS AND EGRESS EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 35968, PAGE 1166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS L AND L1, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES, FENCES, WALLS, SIDEWALKS, MAIL KIOSK, DRAINAGE AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, TRACT L IS SUBJECT TO EXISTING INGRESS AND EGRESS EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 35968, PAGE 1166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS P AND P1, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES, FENCES, WALLS, SIDEWALKS, MAIL KIOSK, DRAINAGE AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
- THE TOWN OF JUNO BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY THE TOWN OF JUNO BEACH, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF JUNO BEACH, FLORIDA, AND THE TOWN OF JUPITER WATER UTILITIES DEPARTMENT, THEIR SUCCESSORS AND ASSIGNS.

- THE LOXAHATCHEE RIVER DISTRICT UTILITY EASEMENT (LRDUE), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES. SAID LAND ENCOMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
- THE SAFE SIGHT EASEMENTS (SSE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUNO BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION ON CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUNO BEACH, FLORIDA.
- THE LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS.
- THE PUBLIC SIDEWALK EASEMENTS (PSWE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR SIDEWALK PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DUNES AT JUNO BEACH HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH, FLORIDA.
- THE FLORIDA DEPARTMENT OF TRANSPORTATION SIDEWALK EASEMENT (FDOTSE), AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

## DEDICATION AND RESERVATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT LAND - DEVELOPMENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>rd</sup> DAY OF September, 2025.

PULTE HOME COMPANY, LLC,  
A MICHIGAN LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature]

PRINT NAME: AYANA BIRCHWOOD

WITNESS: [Signature]

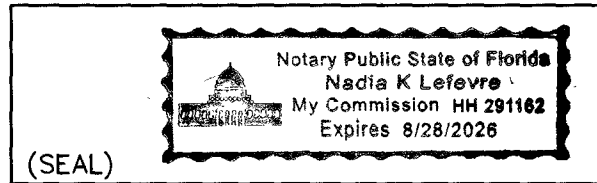
PRINT NAME: LEO TAKAGI

BY: [Signature]  
PATRICK GONZALEZ  
VICE PRESIDENT LAND - DEVELOPMENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23<sup>rd</sup> DAY OF September, 2025, BY PATRICK GONZALEZ AS THE VICE PRESIDENT LAND - DEVELOPMENT OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, 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

## LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, HEREBY ACCEPTS THE LOXAHATCHEE RIVER DISTRICT UTILITY EASEMENT AS STATED AND SHOWN HEREON, FOR ACCESS AND MAINTENANCE PURPOSES, DATED THIS FIRST DAY OF OCTOBER, 2025.

BY: [Signature]  
D. ALBREY HARRINGTON, PH.D.

ATTEST: [Signature]

PULTE HOME COMPANY, LLC



20250358755

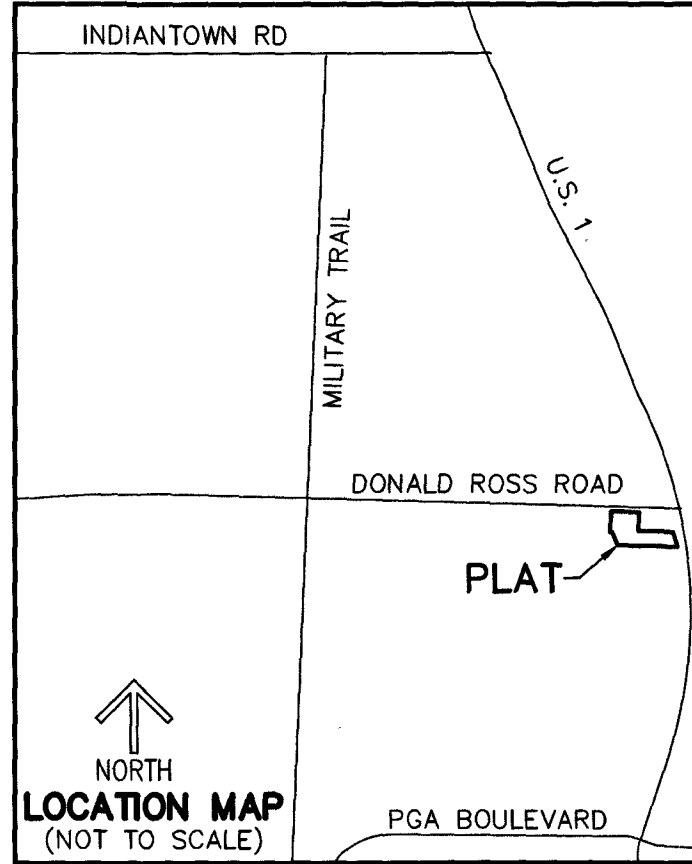
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STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 11:55 A.M.  
THIS 9 DAY OF October  
A.D. 2025 AND DULY RECORDED  
IN PLAT BOOK 180 ON  
PAGES 80 AND 83

MICHAEL A. CARUSO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

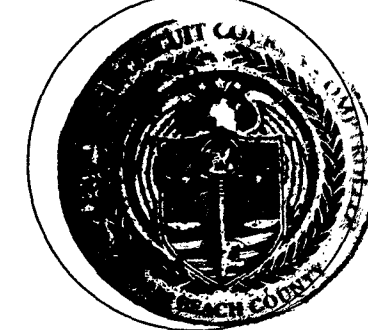
BY: [Signature]  
DEPUTY CLERK



## TABULAR DATA

RESIDENTIAL LOTS	1.5657 ACRES
TRACT R	0.8137 ACRES
TRACTS L AND L1	1.4169 ACRES
TRACTS P AND P1	0.9040 ACRES
TOTAL AREA THIS PLAT	4.7003 ACRES

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 4

## APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY THE TOWN OF JUNO BEACH

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
TOWN OF JUNO 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 8<sup>th</sup> DAY OF October, 2025, 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.

ATTEST: [Signature]  
CAITLIN E. COPELAND-RODRIGUEZ  
TOWN CLERK

TOWN OF JUNO BEACH  
A POLITICAL SUBDIVISION OF THE  
STATE OF FLORIDA

BY: [Signature]  
ROBERT COLE  
TOWN MANAGER

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

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

BY: [Signature]  
KENNETH J. BLOHMAN, PSM  
LIBBERG LAND SURVEYING, INC.  
TOWN CONSULTING SURVEYOR AND MAPPER

## SURVEYOR & 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUNO BEACH 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 TOWN OF JUNO BEACH, FLORIDA.

DATED: 9/18/2025

[Signature]  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

