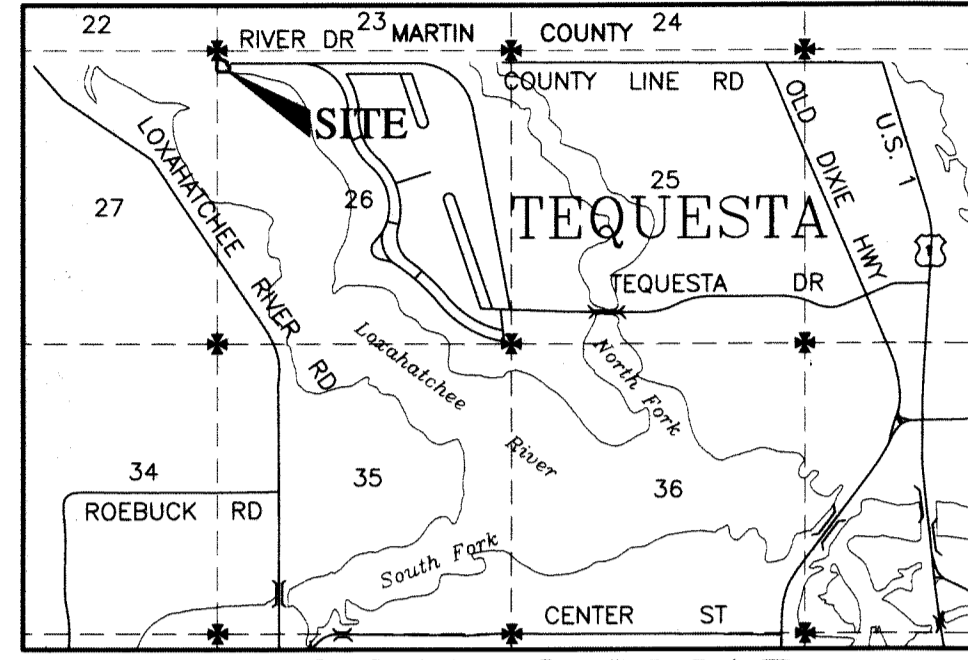
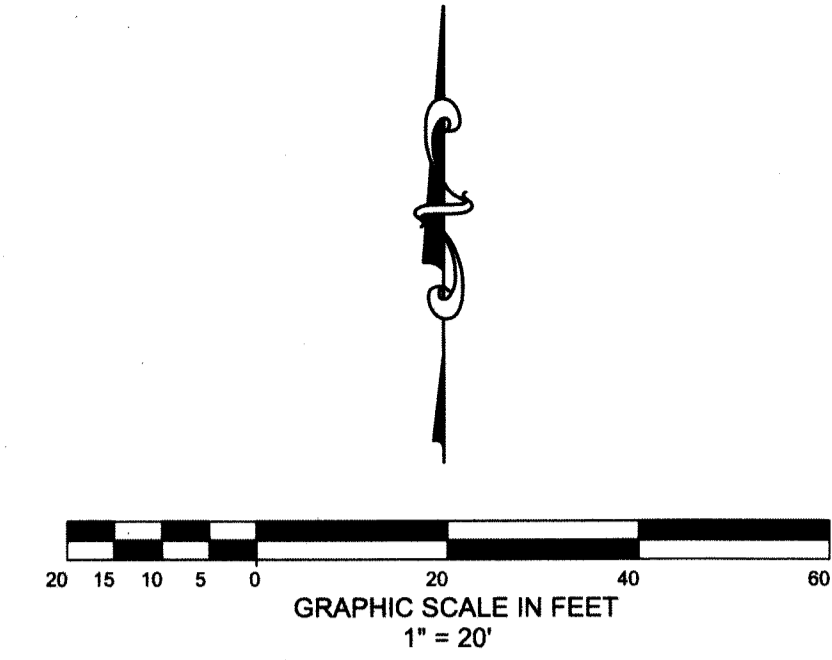


TRAPPER'S POINT

BEING A REPLAT OF LOTS 88 AND A PORTION OF 89 OF TEQUESTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 7, SECTION 26, TOWNSHIP 40 SOUTH, RANGE 42 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
AUGUST 2018



LEGEND

- ✱ SECTION CORNER
- FOUND 4" X 4" CONCRETE MONUMENT
- SET 4" X 4" CONCRETE MONUMENT LB 8130 (PRM)
- SET MAG NAIL/DISK LB # 8130 (PRM)
- CENTERLINE
- LB LICENSED BUSINESS
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- R RADIUS
- D INTERIOR ANGLE
- A ARC LENGTH
- NAVD NORTH AMERICAN VERTICAL DATUM
- SQ. FT. SQUARE FEET

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record on 2:45 P.M. On 23rd day of August 2018, and duly recorded in Plat Book 25, Page 7.

Surveyor, Book, Clerk & Comptroller

DEDICATION

KNOW ALL MEN BY THESE PRESENTS; THAT JAY SLAZINSKI, AS MANAGER OF EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS TRAPPER'S POINT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 88 AND 89, TEQUESTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 7, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF LOT 89, TEQUESTA, A SUBDIVISION OF PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SAID COUNTY, IN PLAT BOOK 25, PAGES 7 THROUGH 15, INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 89, PROCEED NORTHWESTERLY TO THE NORTHWEST CORNER OF LOT 89, THEN SOUTHERLY ALONG THE WEST LINE OF LOT 89, A DISTANCE OF FIFTEEN (15) FEET, THEN EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 46,562 SQUARE FEET OR 1.07 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN.

IN WITNESS WHEREOF, I, JAY SLAZINSKI, MANAGER OF EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DO HEREBY SET MY HAND THIS 16th DAY OF August, 2018.

EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Gregory Tucker BY: Jay Slazinski
PRINT NAME: Gregory Tucker JAY SLAZINSKI, MANAGER

WITNESS: Sarah Vassilev
PRINT NAME: Sarah Vassilev

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAY SLAZINSKI, AS MANAGER OF EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DL 8425-430-66-347-0 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF August, 2018.

MY COMMISSION EXPIRES: 2/11/2019
COMMISSION NO. FF198764

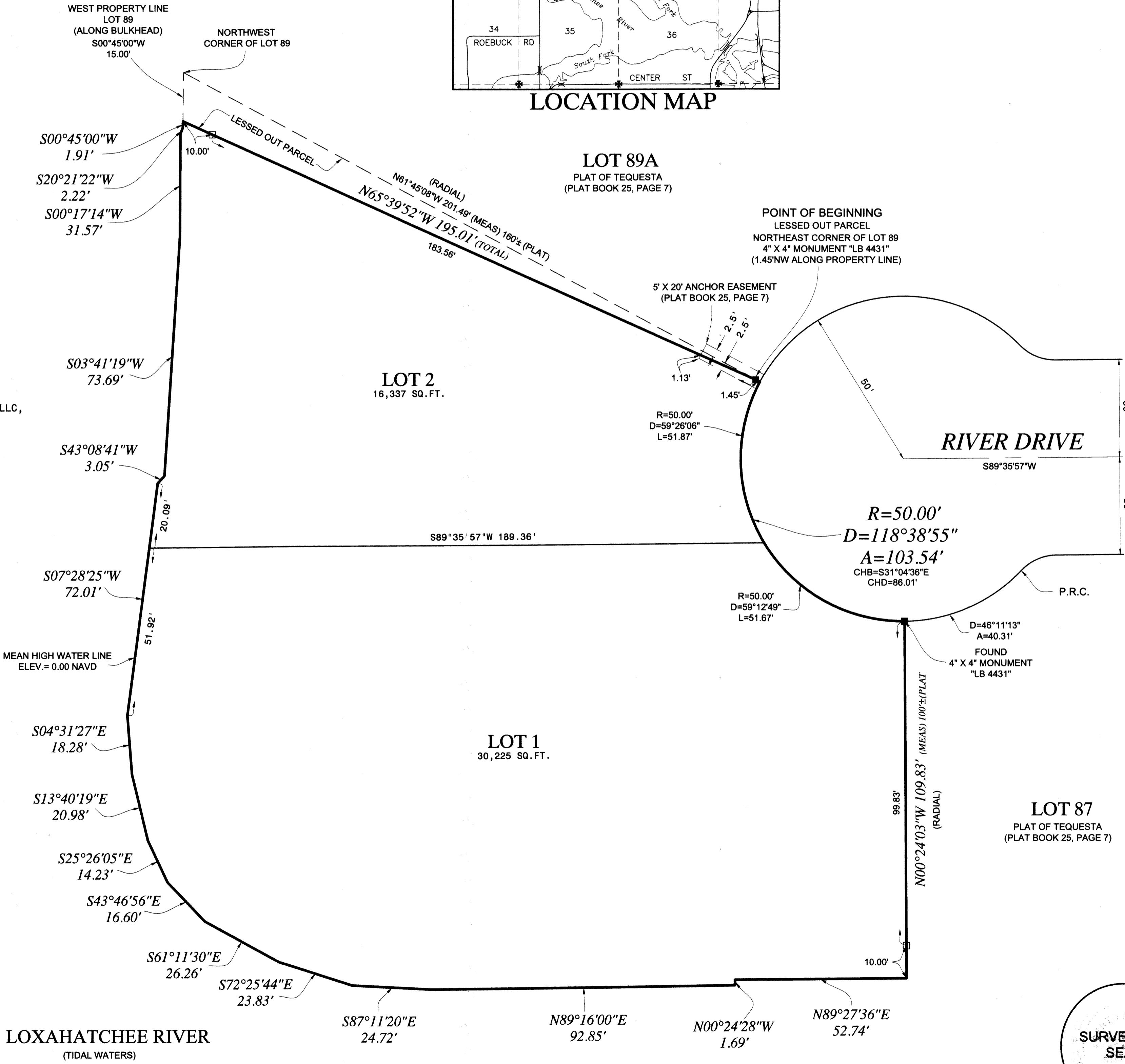
NOTARY PUBLIC
MATT NOTHMAN
PRINT NAME

TITLE CERTIFICATION

I, SCOTT L. MCMULLEN, 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 EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THAT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

8/16/18
DATE

SCOTT L. MCMULLEN, ESQ.
FLORIDA BAR NO. 0902667



SURVEYOR'S NOTES:

- 1) BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 2) NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.
- 3) BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF RIVER DRIVE, BEING S89°35'57\"/>

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET; 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 VILLAGE OF TEQUESTA.

DATE: Aug 16, 2018 BY: Gregory T. Tucker
GREGORY T. TUCKER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 6147

VILLAGE APPROVAL

THIS PLAT OF TRAPPER'S POINT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE VILLAGE OF TEQUESTA AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF TEQUESTA IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

Aug 16, 2018
DATE

8-22-18
DATE

8-17-18
DATE

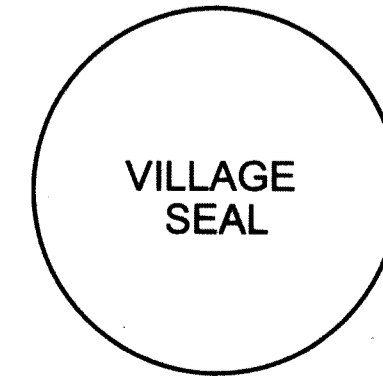
8-22-18
DATE

MICHAEL R. COUZZO, JR.
VILLAGE MANAGER

ABIGAIL BRENNAN
VILLAGE MAYOR

NILSA C. ZACARIAS
COMMUNITY DEVELOPMENT DIRECTOR

LORI McWILLIAMS
VILLAGE CLERK



Legacy
Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130