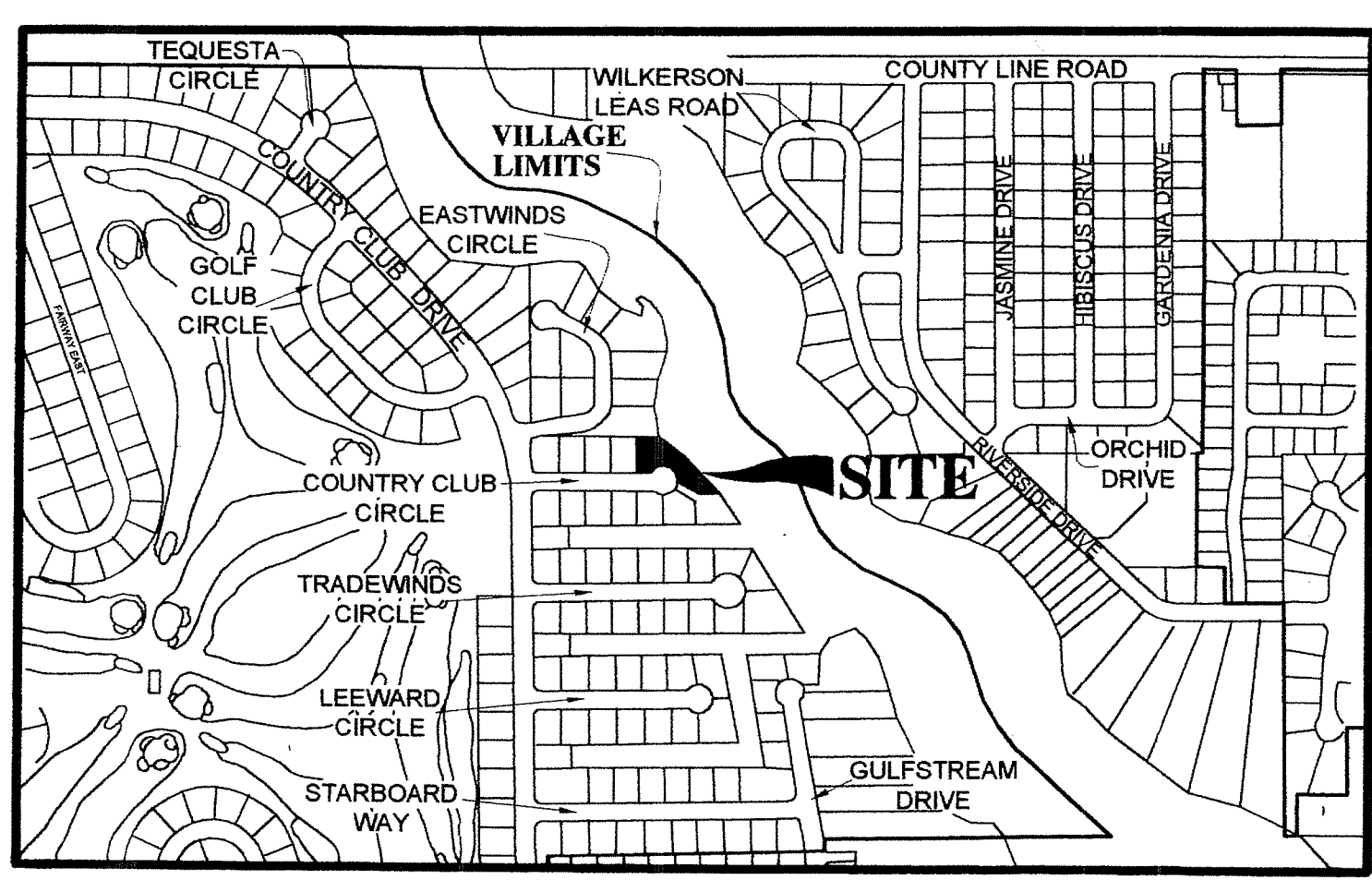
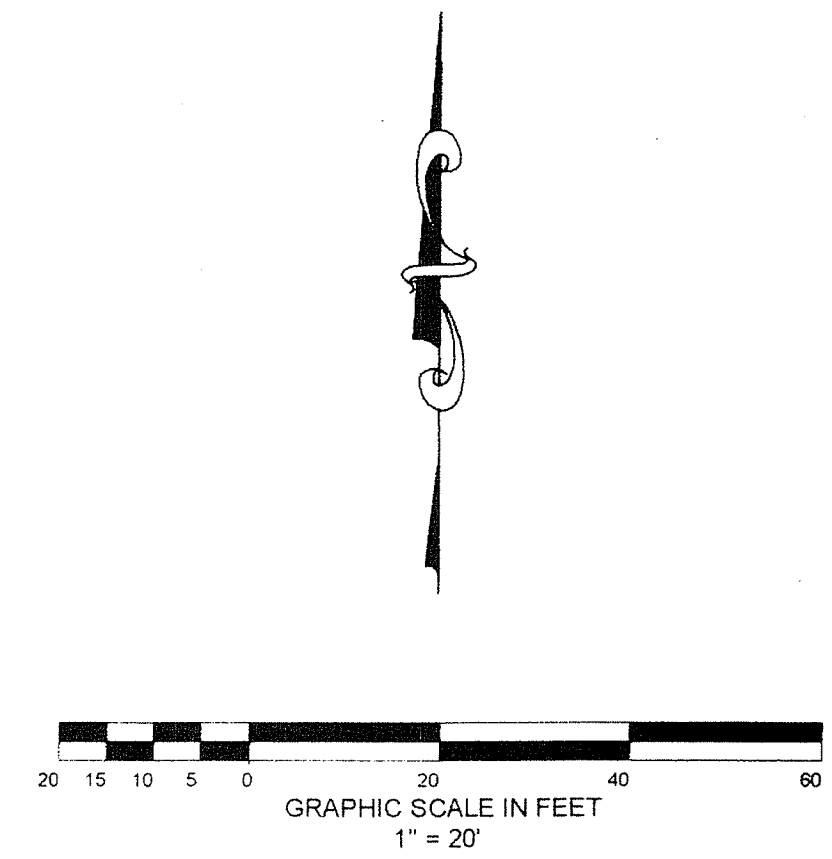


20140445710

196

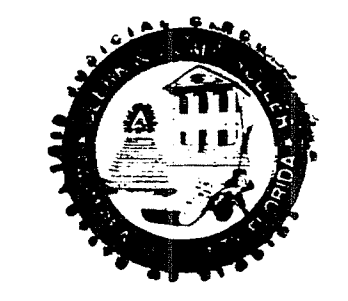
BROEDELLOTS 5A & 6A

BEING A REPLAT OF LOTS 5 AND 6, BLOCK 1, ACCORDING TO THE PLAT OF COUNTRY CLUB POINT, AS RECORDED IN PLAT BOOK 27, PAGE 112, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2014



LEGEND

- ⊗ SET 4 X 4 CONCRETE MONUMENT LB 2799 (PRM)
- ⊙ SET MAG NAIL/DISK LB # 2799 (PRM)
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- D INTERIOR ANGLE
- R RADIUS
- A ARC LENGTH
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on November 18, 2014
this 4 day of Nov, 2014.
and duly recorded in Plat Book 112
on Page(s) 196
Susan L. Book, Clerk & Comptroller

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT FRANK J. BROEDELLO, SR., AS TRUSTEE OF THE FRANK J. BROEDELLO, SR. TRUST, OWNER OF THE LAND SHOWN HEREON AS BROEDELLO LOTS 5A AND 6A, BEING A REPLAT OF LOTS 5 AND 6, BLOCK 1, ACCORDING TO THE PLAT OF COUNTRY CLUB POINT, AS RECORDED IN PLAT BOOK 27, PAGE 112, SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA.

CONTAINING 30958 SQUARE FEET OR 0.711 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN.

IN WITNESS WHEREOF, FRANK J. BROEDELLO, SR., AS TRUSTEE OF THE FRANK J. BROEDELLO, SR. TRUST, DO HERETO SET MY HAND THIS 21 DAY OF November, 2014.

WITNESSES: Robert J. Broedello BY: Frank J. Broedello, Sr.
PRINT NAME: ROBERT J. BROEDELLO FRANK J. BROEDELLO, SR.

WITNESS: James H. Ryan
PRINT NAME: JAMES H. RYAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK J. BROEDELLO, SR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 21 DAY OF November, 2014.

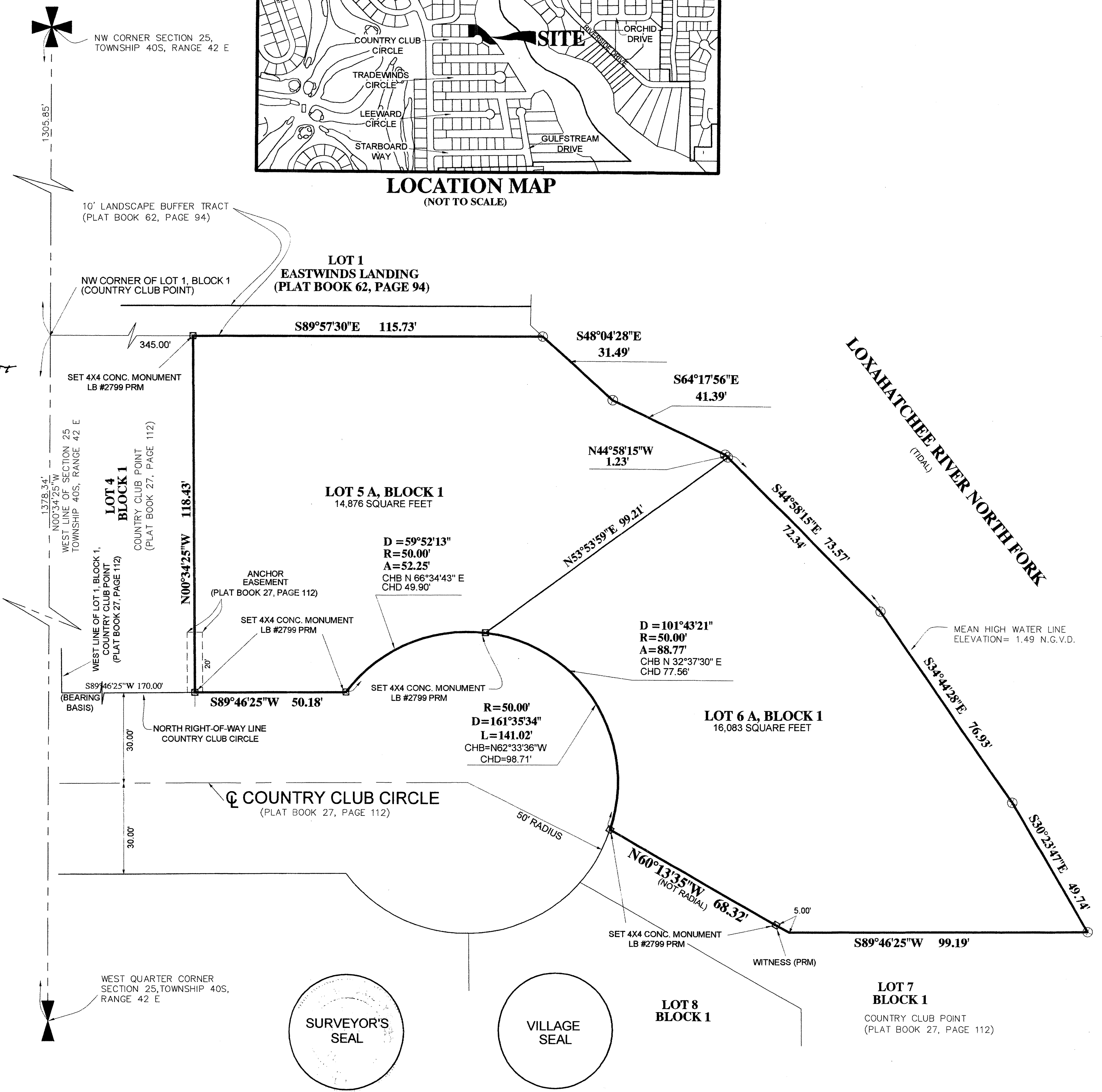
MY COMMISSION EXPIRES: _____
COMMISSION NO. _____

NOTARY PUBLIC
James H. Ryan
PRINT NAME

TITLE CERTIFICATION

I, JAMES H. RYAN, 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 FRANK J. BROEDELLO, SR., AS TRUSTEE OF FRANK J. BROEDELLO, SR. TRUST; 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.

DATE: 11/21/14
James H. Ryan
JAMES H. RYAN, ESQUIRE
FLORIDA BAR NO. 0188505



SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPING SAME.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB CIRCLE, BEING S 89°46'25" W.
- ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT WAS PREPARED BY DAN W. DAILEY, P.S.M. DAILEY AND ASSOCIATES, INC., 112 N. US HIGHWAY ONE, TEQUESTA, FLORIDA
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.

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.

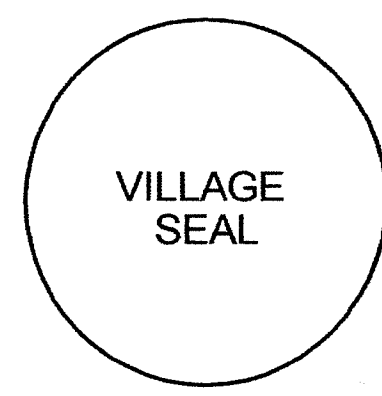
DATE: November 18, 2014 BY: Dan W. Dailey
DAN W. DAILEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 2439

VILLAGE APPROVAL

THIS PLAT OF BROEDELLO LOTS 5A AND 6A 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.

Nov 25, 2014
DATE
11-26-2014
DATE
11-25-14
DATE
11-25-14
DATE

Michael R. Couzok, Jr.
VILLAGE MANAGER
Abby Brennan
VILLAGE MAYOR
Timothy M. English
BUILDING OFFICIAL
Lori McWilliams
VILLAGE CLERK



DAILEY AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 2799