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 LEGEND **AUGUST 2018 SECTION CORNER** STATE OF FLORIDA FOUND 4" X 4" CONCRETE MONUMENT COUNT OF PALM BEACH SET 4" X 4" CONCRETE MONUMENT LB 8130 (PRM) SET MAG NAIL/DISK LB # 8130 (PRM) COUNTY LINE RD this 27 day of August CENTERLINE LICENSED BUSINESS **GRAPHIC SCALE IN FEET** CHORD BEARING **CHORD DISTANCE** INTERIOR ANGLE **RADIUS** ARC LENGTH NAVD NORTH AMERICAN VERTICAL DATUM SQ. FT. SQUARE FEET **DEDICATION WEST PROPERTY LINE** LOT 89 KNOW ALL MEN BY THESE PRESENTS; THAT JAY SLAZINSKI, AS **SURVEYOR'S NOTES:** (ALONG BULKHEAD) MANAGER OF EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC, NORTHWEST ROEBUCK RD **CORNER OF LOT 89** A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF 1) BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE THE LAND SHOWN HEREON AS TRAPPER'S POINT, BEING OF TEQUESTA REQUIREMENTS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: 2) NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS. LOTS 88 AND 89, TEQUESTA, ACCORDING TO THE PLAT THEREOF AS **LOCATION MAP** LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR RECORDED IN PLAT BOOK 25, PAGE 7, PUBLIC RECORDS OF APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES PALM BEACH COUNTY, FLORIDA. OCCUPING SAME. S00°45′00"W LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: 3) BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE LOT 89A OF RIVER DRIVE, BEING S89°35'57"W. A PORTION OF LOT 89, TEQUESTA, A SUBDIVISION OF PALM BEACH PLAT OF TEQUESTA S20°21'22"W COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE 4) ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988 (PLAT BOOK 25, PAGE 7) OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SAID COUNTY, IN PLAT BOOK 25, PAGES 7 THROUGH 15, INCLUSIVE, 5) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED. S00°17′14″W POINT OF BEGINNING DESCRIBED AS FOLLOWS: LESSED OUT PARCEL 6) THIS PLAT WAS PREPARED BY GREGORY T. TUCKER, P.S.M. NORTHEAST CORNER OF LOT 89 BEGINNING AT THE NORTHEAST CORNER OF LOT 89, PROCEED LEGACY SURVEYING & MAPPING INC., 112 N. US HIGHWAY ONE, 4" X 4" MONUMENT "LB 4431" NORTHWESTERLY TO THE NORTHWEST CORNER OF LOT 89, THEN TEQUESTA, FLORIDA (1.45'NW ALONG PROPERTY LINE) SOUTHERLY ALONG THE WEST LINE OF LOT 89, A DISTANCE OF FIFTEEN (15) FEET, THEN EASTERLY TO THE POINT OF BEGINNING. 7) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE 5' X 20' ANCHOR EASEMENT OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN (PLAT BOOK 25, PAGE 7) CONTAINING 46,562 SQUARE FEET OR 1.07 ACRES, MORE OR LESS. AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. IN WITNESS WHEREOF, I, JAY SLAZINSKI, MANAGER OF EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC, A FLORIDA S03°41'19"W LIMITED LIABILITY COMPANY, DO HEREUNTÓ SET MY HAND THIS 165 DAY OF AUGUST SURVEYOR'S CERTIFICATION LOT 2 73.69' 16,337 SQ.FT. STATE OF FLORIDA EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC. R=50.00' A FLORIDA LIMITED LIABILITY COMPANY COUNTY OF PALM BEACH D=59°26'06" L=51.87' RIVER DRIVE THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND S43°08'41"W CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE 3.05' PRINT NAME: GREGORY TUCKER S89°35'57"W 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 R = 50.00'SET; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH PRINT NAME: Sorah Vassiley $D=118^{\circ}38'55'$ ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS \$89°35/57"W 189.36 AMENDED, AND THE ORDINANCES OF THE VILLAGE OF TEQUESTA. A=103.54CHB=S31°04'36"E CHD=86.01' S07°28′25″W DATE: AUG 16 2018 *72.01′* \ GREGORY T. TUCKER R=50.00' PROFESSIONAL SURVEYOR & MAPPER D=59°12'49"_ **ACKNOWLEDGEMENT** FLORIDA LICENSE NUMBER 6147 L=51.67' STATE OF FLORIDA A=40.31' FOUND MEAN HIGH WATER LINE **COUNTY OF PALM BEACH** 4" X 4" MONUMENT **VILLAGE APPROVAL** ELEV.= 0.00 NAVD "LB 4431" BEFORE ME PERSONALLY APPEARED JAY SLAZINSKI, AS MANAGER OF THIS PLAT OF TRAPPER'S POINT IS HEREBY APPROVED FOR RECORD EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC, A FLORIDA LIMITED PURSUANT TO THE ORDINANCES OF THE VILLAGE OF TEQUESTA AND IN LIABILITY COMPANY. ON BEHALF OF THE COMPANY. WHO IS PERSONALLY ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, AND HAS BEEN KNOWN TO ME OR HAS PRODUCED DL \$425-430-66-347-0 REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT S04°31′27″E AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, LOT 1 WITH THE VILLAGE OF TEQUESTA IN ACCORDANCE WITH SECTION AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT 18.28' 177.081(1), FLORIDA STATUTES. FOR THE PURPOSES EXPRESSED THEREIN. 30,225 SQ.FT. WITNESS MY HAND AND OFFICIAL SEAL THIS ______ DAY OF AUGUST . 2018. S13°40′19″E MICHAEL R. COUZ **LOT 87** VILLAGE MANAGER 20.98' PLAT OF TEQUESTA (PLAT BOOK 25, PAGE 7) S25°26'05"E VILLAGE MAYOR MY COMMISSION EXPIRES: 2/11/2019 14.23' Vely C. Zacanoi COMMISSION NO. FF198764 NILSA C. ZACARIAS S43°46′56″E COMMUNITY DEVELOPMENT DIRECTOR 16.60 Joi Mewician 8-22-18 LORÍ MCWILLIAMS TITLE CERTIFICATION S61°11′30″E VILLAGE CLERK 10.00' -26.26' I,SCOTT L. MCMULLEN, A DULY LICENSED ATTORNEY IN THE STATE OF S72°25'44"E FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE 23.83' HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN EXCEPTIONAL PROPERTY INVESTMENT GROUP, LLC: THAT THE N89°27′36″E N89°16′00″E S87°11′20″E N00°24′28″W CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF 52.74' LOXAHATCHEE RIVER SURVEYOR'S 92.85' 24.72' RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THAT THOSE **VILLAGE** 1.69' ENCUMBERANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION SEAL SEAL (TIDAL WATERS) DEPICTED ON THIS PLAT. 112 N. U.S. Highway No. 1 SCOTT L. MCMULLEN. ESQ. Tequesta, FL. 33469 Phone: (561) 746-8424 FLORIDA BAR NO. 0902667

Showoff Book, Clerk & Comptroll

Surveying and Mapping, Inc.

BUSINESS LICENSE: LB# 8130

18-068 TEQUESTA\ DWG\ 18-068 PLAT