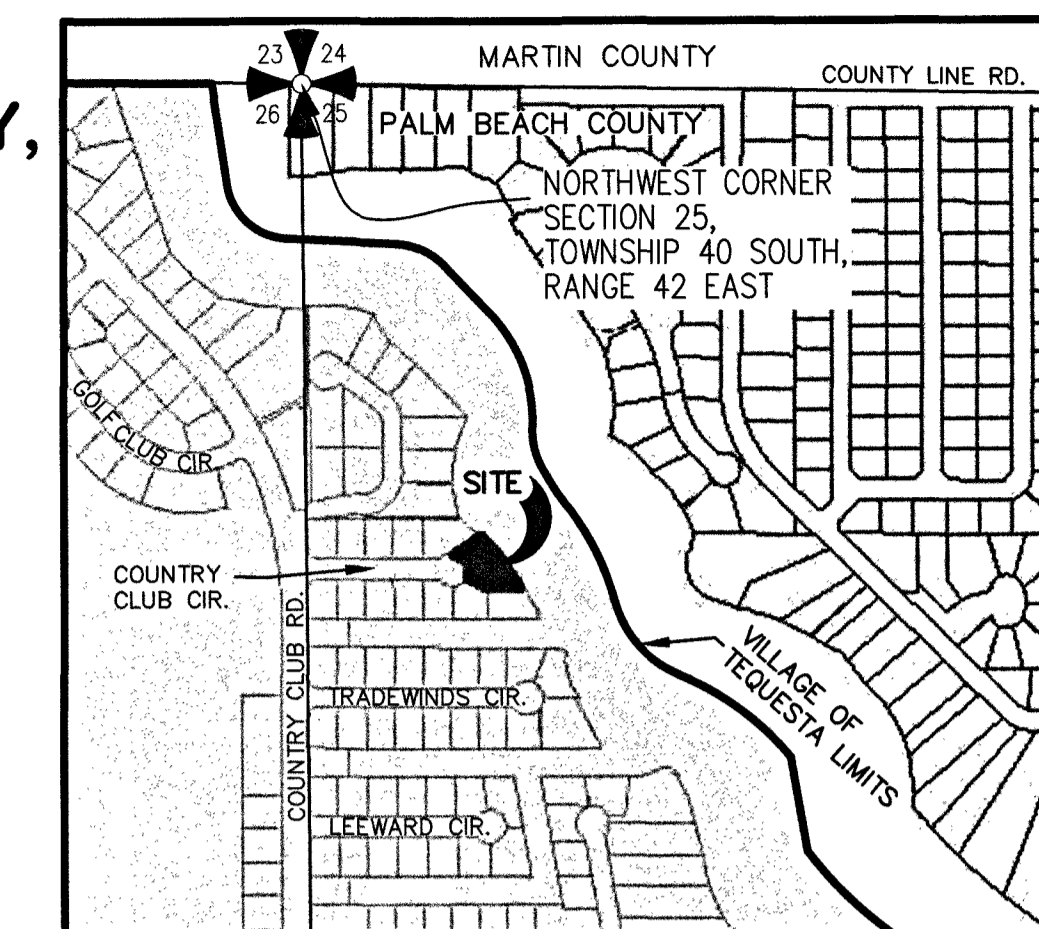


BROEDELLOTS 6A-1 & 6A-2

BEING A REPLAT OF LOT 6A, BLOCK 1, OF THE PLAT OF BROEDELLOTS 5A & 6A, AS RECORDED IN PLAT BOOK 118, PAGE 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 1:20 P.M. THIS
7 DAY OF March
2024, AND DULY RECORDED IN PLAT
BOOK 137, ON
PAGE(S) 102
JOSEPH ABRUZZO
CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

SHEET 1 OF 1



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANDREW W. RUSSO AND MILLA RUSSO, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS BROEDELLOTS 6A-1 AND 6A-2, BEING A REPLAT OF LOT 6A, BLOCK 1, OF THE PLAT OF BROEDELLOTS 5A AND 6A, AS RECORDED IN PLAT BOOK 118, PAGE 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

DESCRIPTION:

LOT 6A, BLOCK 1, BROEDELLOTS 5A & 6A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 118, PAGE(S) 196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

IN WITNESS WHEREOF, WE ANDREW W. RUSSO AND MILLA RUSSO, HUSBAND AND WIFE, DO HEREUANTO SET OUR HANDS AND SEALS THIS 9 DAY OF February 2024

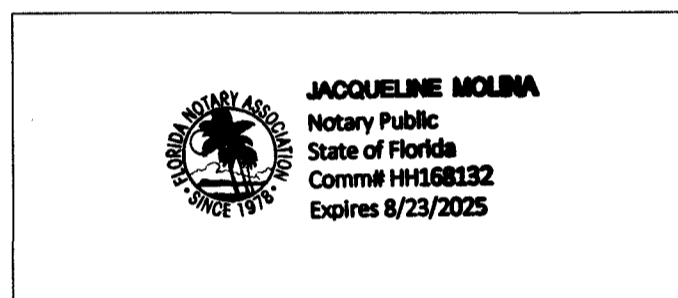
WITNESS: *[Signature]* BY: *[Signature]*
JACQUELINE MOLINA ANDREW W. RUSSO
(PRINT NAME) (PRINT NAME)
WITNESS: *[Signature]* BY: *[Signature]*
JACQUELINE MOLINA MILLA RUSSO
(PRINT NAME) (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9 DAY OF February 2024, BY ANDREW W. RUSSO AND MILLA RUSSO, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED photo ID (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8-23-2025



[Signature] NOTARY PUBLIC
PRINT NAME: JACQUELINE MOLINA
COMMISSION NUMBER: HH108132

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34544, PAGE 1355, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Principal AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF March 2024

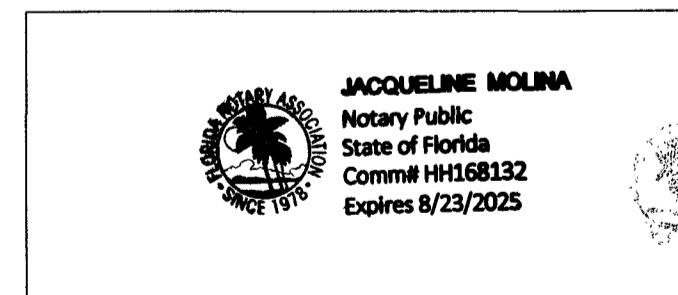
WITNESS: *[Signature]* BY: EVERETT FINANCIAL, INC. DBA SUPREME LENDING, A TEXAS CORPORATION
PRINT NAME: Andrew W. Russo
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: Jacqueline Molina PRINT NAME: Robert T. Bashynski / Anthony
TITLE: Branch Manager / AVP

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9 DAY OF March 2024, BY Robert T. Bashynski FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, A TEXAS CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED photo ID (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8-23-2025



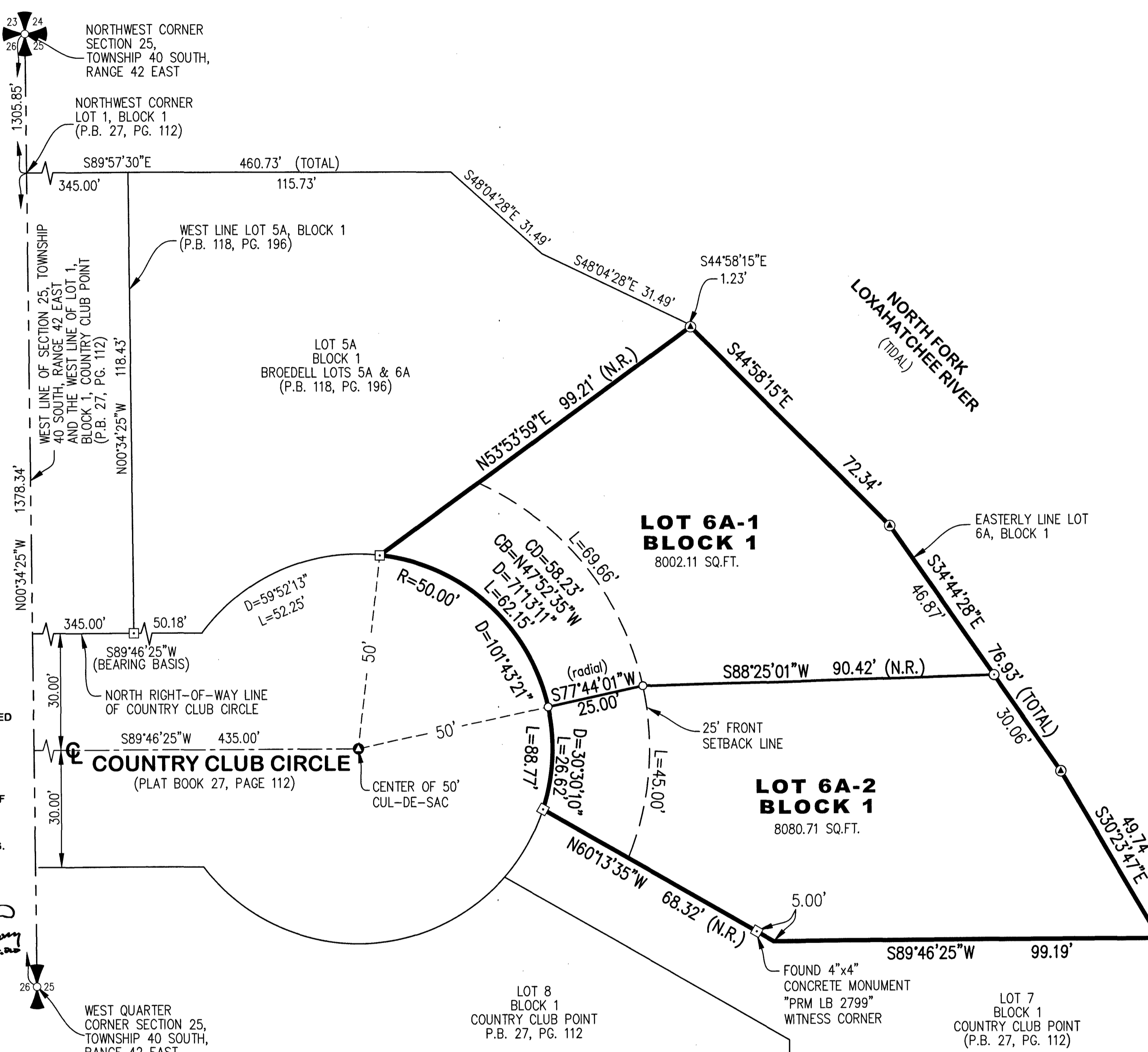
[Signature] NOTARY PUBLIC
PRINT NAME: JACQUELINE MOLINA
COMMISSION NUMBER: HH108132

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM MATTHEW KEARCE, ESQUIRE, 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 ANDREW W. RUSSO AND MILLA RUSSO, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 2/9/24 BY: *[Signature]*
WILLIAM MATTHEW KEARCE, ESQ.
FLORIDA BAR NO. 15405



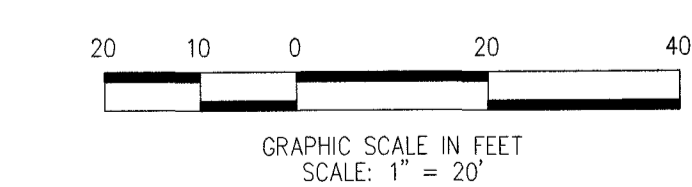
LEGEND:

- = DENOTES SET IRON PIN & CAP STAMPED "LB 4431"
- ⊙ = DENOTES SET MAG NAIL & DISC STAMPED "LB 4431"
- ⊕ = DENOTES FOUND MAG NAIL & DISC STAMPED "P.R.M. LB 2799"
- ⦿ = DENOTES SET "P.C.P." MAG NAIL & DISC STAMPED "P.C.P. LB 4431"
- ⊠ = DENOTES FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 2799"
- ⊕ = SECTION CORNER
- ⊕ = QUARTER CORNER

ABBREVIATIONS:

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- D = CENTRAL ANGLE
- FND. = FOUND
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- MON. = MONUMENT
- N.R. = NON-RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- P.C.S. = PAGES
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT OF WAY

ANDREW W. RUSSO AND MILLA RUSSO
VILLAGE OF TEQUESTA
EVERETT FINANCIAL, INC. DBA SUPREME LENDING
VILLAGE OF TEQUESTA REVIEWING SURVEYOR AND MAPPER



VILLAGE OF TEQUESTA APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE VILLAGE OF TEQUESTA, AND IN ACCORDANCE WITH SECTION 177.071 (2), 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.

BY: *[Signature]* JEREMY ALLEN, VILLAGE MANAGER
DATE 2-14-24

BY: *[Signature]* MOLLY YOUNG, VILLAGE MAYOR
DATE 2-13-24

BY: *[Signature]* JEREMY HUBSCH, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE 2/12/2024

BY: *[Signature]* LORI MCWILLIAMS, MMC, VILLAGE CLERK
DATE 2/14/24

VILLAGE OF TEQUESTA - REVIEWING SURVEYOR AND MAPPER

VILLAGE OF TEQUESTA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF TEQUESTA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT MONUMENTATION.

DATE: 2/16/2024
BY: *[Signature]*
NAME: CAROLYNN TUCKER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO.: 6147

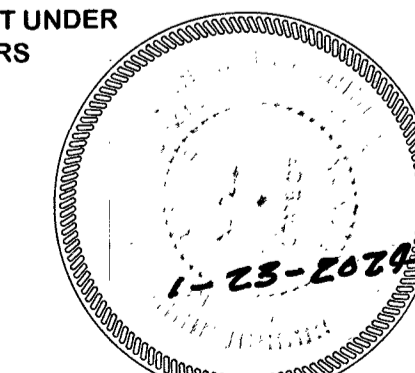
SURVEYOR AND MAPPER'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB CIRCLE, SOUTH 89°46'25" WEST, PLAT OF COUNTRY CLUB POINT, RECORDED IN PLAT BOOK 27, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- TOTAL AREA = 16,083 SQUARE FEET, MORE OR LESS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- NOTICE: THIS REPLAT, 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 REPLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS REPLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S & MAPPER'S CERTIFICATION

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. 177.081(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 VILLAGE OF TEQUESTA, FLORIDA.

DATE: OCTOBER 2023 BY: *[Signature]*
KENNETH J. BUZYNSKI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 7202



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD. K:\AUTOCAD2000\254042\118-196\22-068\DWG\22-068-306P.DWG	PG.	JOB 22-068-306
REF. K:\AUTOCAD2000\254042\118-196\22-068\DWG\22-068-100.DWG	DATE	OCTOBER 2023
FLD.	SHEET 1 OF 1	DWG. D22-068P
OFF. A.C.B.		
CKD. K.J.B.		

CFN 20240077602 PL BK 137 PG 102