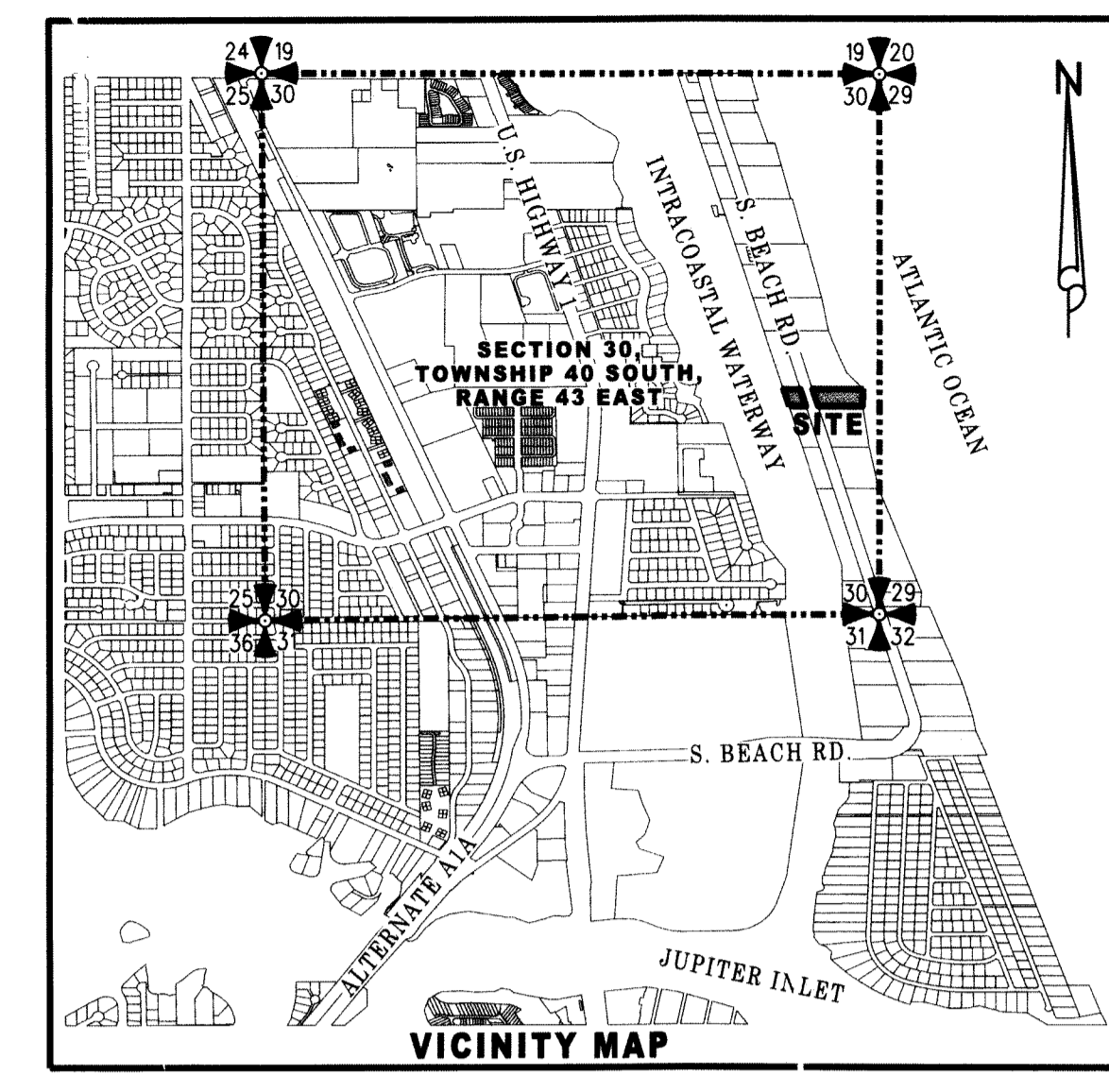


BLOWING ROCKS

BEING A REPLAT OF ALL OF CUNNINGHAM COURT, AS RECORDED IN PLAT BOOK 36, PAGE 67 AND THE NORTH 100 FEET OF LOT 187 OF GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA.

MARCH 2020 SHEET 1 OF 2



110
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:20 P.M. THIS 4th DAY OF June 2020 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 110 THRU 111
SHARON R. BOCK
CLERK AND COMPTROLLER
B.C.

PALM BEACH COUNTY
CLERK AND COMPTROLLER



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TURNBERRY BEACH ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "BLOWING ROCKS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF LOT 187, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PART DEEDED FOR STATE ROAD 707, AS IN OFFICIAL RECORDS BOOK 915, PAGE 43.

AND

THE SOUTH 67 FEET (AS MEASURED AT RIGHT ANGLES) OF LOT 186, OF GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 80 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD 707, AS SAME IS SHOWN ON RIGHT-OF-WAY MAP RECORDED IN ROAD PLAT BOOK 2, AT PAGE 70, 71 AND 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO KNOWN AS:

ALL OF CUNNINGHAM COURT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, TURNBERRY BEACH ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27th DAY OF June, 2020.

TURNBERRY BEACH ROAD LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Barbara Ballante
PRINT NAME: Barbara Ballante

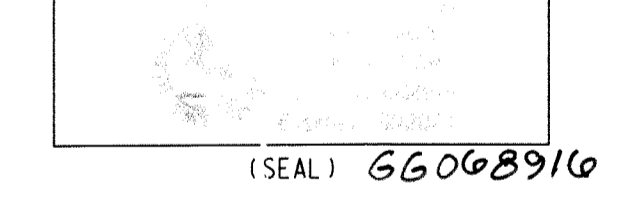
WITNESS: Adrienne Zuckerman BY: Jeffrey Soffer
PRINT NAME: Adrienne Zuckerman MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF June, 2020, BY JEFFREY SOFFER AS MANAGER FOR TURNBERRY BEACH ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/2/2021



Alexandria Thomas
SIGNATURE

Alexandria Thomas
(PRINTED NAME) - NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE MORTGAGEE CONSENTS AND AGREES TO THE PLATTING OF THE LANDS EMBRACED IN THE PLAT AND TO THE DEDICATION SHOWN THEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING THE SAID PROPERTY THAT ALL PIECES AND PARCELS DEDICATED TO THE PUBLIC WILL BE EXCLUDED FROM SAID SUIT AND THE DEDICATION REMAIN IN FULL FORCE AND EFFECT. SAID MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 29399 AT PAGE 1841 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS MODIFIED BY THAT CERTAIN MODIFICATION AGREEMENT FOR MORTGAGE AND OTHER LOAN DOCUMENTS RECORDED IN OFFICIAL RECORD BOOK 31077 AT PAGE 1178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, MORTGAGEE HAS EXECUTED THIS PLAT THIS 14th DAY OF April, 2020.

SYNOVUS BANK, AS SUCCESSOR BY MERGER WITH FLORIDA COMMUNITY BANK, NATIONAL ASSOCIATION

WITNESS: Albert Fils
PRINT NAME: Jacqueline Brown Peterson BY: Albert Fils
ALBERT FILS
SENIOR VICE PRESIDENT

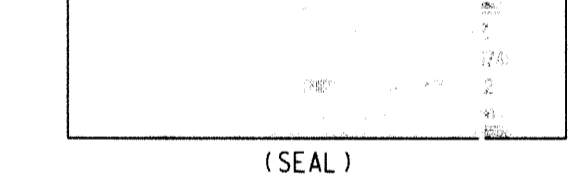
WITNESS: Ama Campbell
PRINT NAME: Ama Campbell

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF April, 2020, BY ALBERT FILS AS SENIOR VICE PRESIDENT FOR SYNOVUS BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida License AS IDENTIFICATION.

MY COMMISSION EXPIRES: October 7, 2022
66265749



Yesenia J. Rodriguez
SIGNATURE

Yesenia J. Rodriguez
(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION

I, HEATHER SCOTT, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT AS OF JANUARY 28, 2020, I FIND THE TITLE TO THE PROPERTY IS VESTED IN TURNBERRY BEACH ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 3/13/2020

BY: Heather Scott
HEATHER SCOTT, ATTORNEY
FLORIDA BAR NO. 150691

SURVEYOR'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 LAWS; 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.

DATE: MARCH 11, 2020

BY: David C. Libberg
DAVID C. LIBBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION. BEARING BASIS IS REFERENCED TO THE NORTH LINE OF THE PLAT OF CUNNINGHAM COURT, SAID LINE HAVING A GRID BEARING OF N89°41'47"E OR PLAT BEARING OF S89°59'18"E. CONVERSION FROM GRID TO PLAT ROTATION IS 00°18'55" CLOCKWISE.
- 2.) 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 THIS COUNTY.

VILLAGE APPROVAL

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

DATE: 6/1/2020

BY: Jeremy Allen
JEREMY ALLEN
VILLAGE MANAGER

DATE: 6/1/2020

BY: Abigail Brennan
ABIGAIL BRENNAN
VILLAGE MAYOR

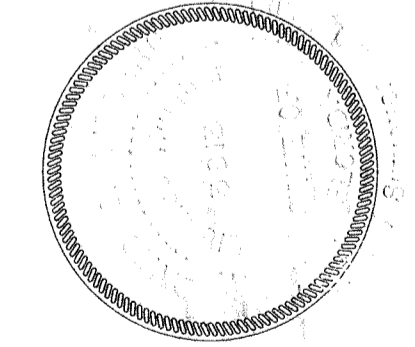
DATE: 5/7/2020

BY: Nilsa C. Zacarias
NILSA C. ZACARIAS
COMMUNITY DEVELOPMENT DIRECTOR

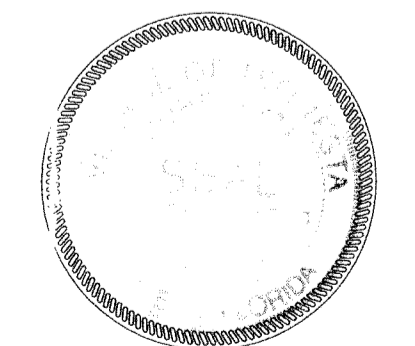
DATE: 6/1/2020

BY: Lori McWilliams
LORI MCWILLIAMS
VILLAGE CLERK

PROFESSIONAL
SURVEYOR & MAPPER



VILLAGE OF
TEQUESTA



LEGEND / ABBREVIATIONS

- C = CENTERLINE
- C.F.N. = CLERK'S FILE NUMBER
- ELEV. = ELEVATION
- F.M.D. = FOUND
- F.P.L. = FLORIDA POWER & LIGHT
- I.R. = IRON ROD
- N.A.D. = NORTH AMERICAN DATUM
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- J.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R.P.B. = ROAD PLAT BOOK
- U.E. = UTILITY EASEMENT

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

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OFF. R.J.W.	746 56	17-036B-306
CKD. D.C.L.	SHEET 1 OF 2	DATE OCTOBER 2018
		DWG. D17-036P