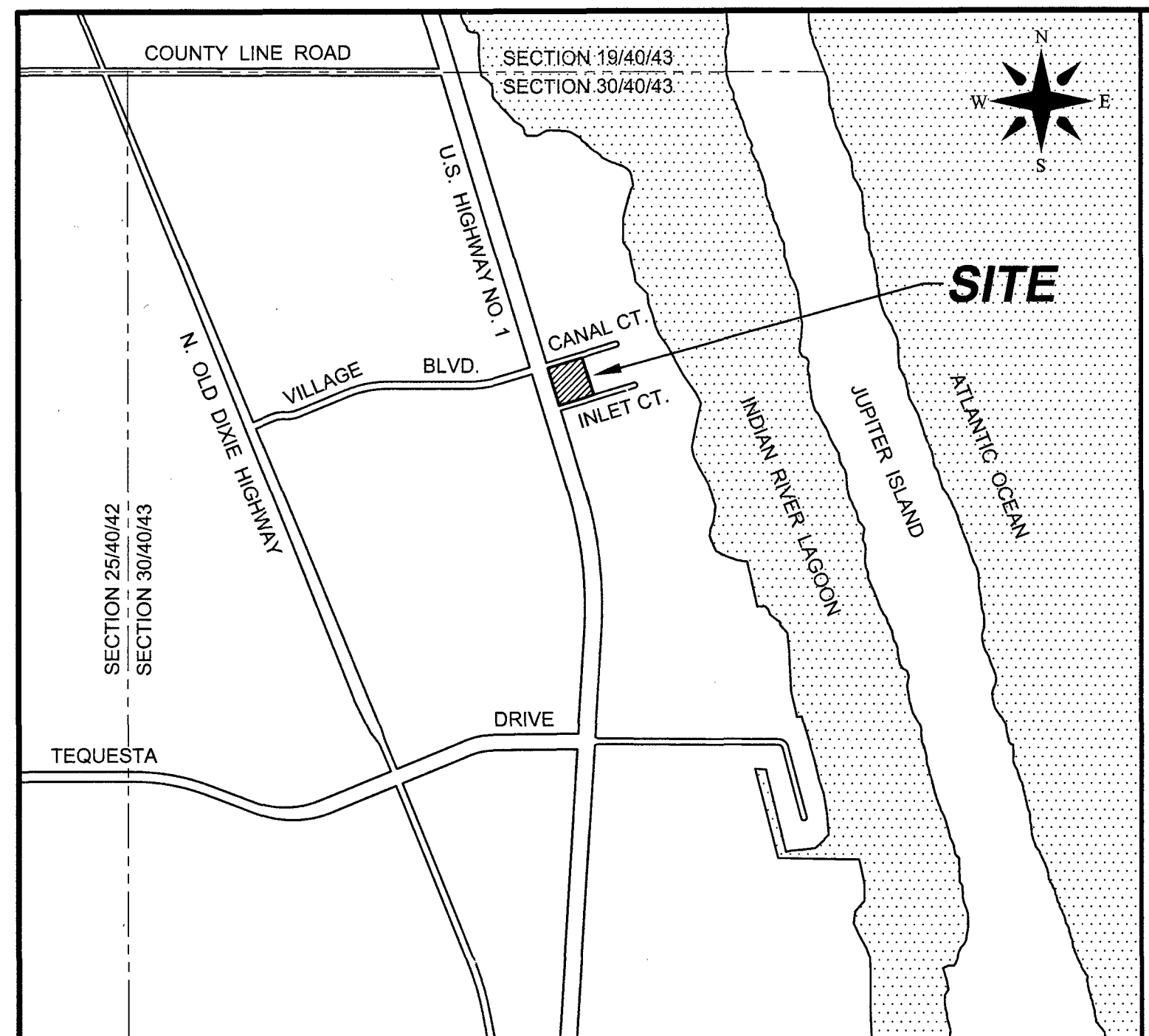


MASTROIANNI FAMILY OFFICE REPLAT NO. 1

141

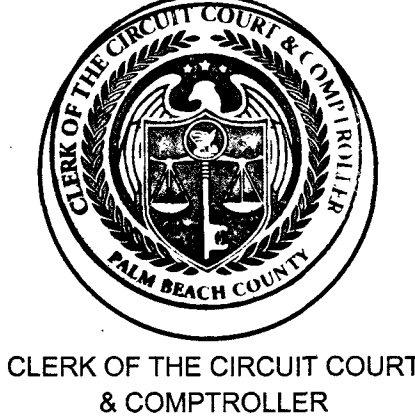
BEING A REPLAT OF TRACT "A", MASTROIANNI FAMILY OFFICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 14 AND 15, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH (NOT TO SCALE)

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:24 A.M. THIS 13 DAY OF SEPTEMBER A.D. 2023 AND DULY RECORDED IN PLAT BOOK 136 ON PAGES 141 AND 142. JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT & COMPTROLLER

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.

SURVEYOR & MAPPER'S CERTIFICATE

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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

DATED THIS 6th DAY OF SEPTEMBER, 2023.

ROBERT J. CAJAL PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 6266 WALLACE SURVEYING CORPORATION

SURVEYOR AND MAPPER'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF NORTH 17°14'02" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AS RECORDED IN PLAT BOOK 130, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF TEQUESTA ZONING REGULATIONS.
- 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4. THIS IS A REPLAT OF MASTROIANNI FAMILY OFFICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 14 AND 15; AND ALL ITEMS OF RECORD CREATED BY THAT PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5. NO BUILDING SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 840-4551

7. LRD SANITARY FORCE MAIN EASEMENT
THE LRD SANITARY FORCE MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF SANITARY SEWER FACILITIES. IN THE EVENT OF CONSTRUCTION, MAINTENANCE OR OPERATION ACTIVITIES PERFORMED BY THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND/OR THE VILLAGE OF TEQUESTA IN THE LRD SANITARY FORCE MAIN EASEMENT, ANY AND ALL COSTS FOR REPAIR AND/OR REPLACEMENT OF SURFACE COVERING (PAVEMENT, PAVES, ETC.) SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

8. 25 FOOT PUBLIC ACCESS EASEMENT
THE 25 FOOT PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF TEQUESTA FOR UNRESTRICTED PUBLIC ACCESS ON, THROUGH AND OVER THE PLAT "MASTROIANNI FAMILY OFFICE REPLAT NO. 1" AND IS THE PERPETUAL OBLIGATION OF SAID MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

9. SIDEWALK EASEMENTS
THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF SIDEWALKS FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

10. THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AS THE OWNER OF THE PLATTED PROPERTY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO AND DULY AUTHORIZED SIGNATORY, AND AFFIXED ITS SEAL HEREON.

MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY: [Signature] NICHOLAS A. MASTROIANNI, II CEO AND MANAGER

THIS 25 DAY OF August, 2023.

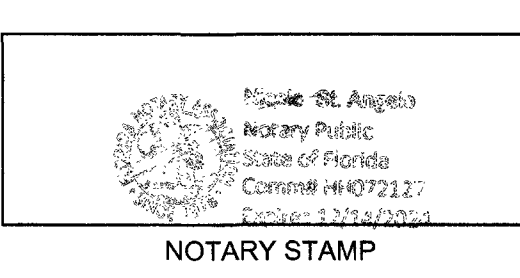
WITNESS: [Signatures] KAREN MICHELE, LISA M. ORSATTI
PRINTED NAME: KAREN MICHELE, LISA M. ORSATTI

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF August 25, 2023, BY NICHOLAS A. MASTROIANNI, II AS CEO AND DULY AUTHORIZED SIGNATORY OF MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

12/14/2024 MY COMMISSION EXPIRES



[Signature] NICHOLE ST. ANGELO
SIGNATURE OF NOTARY PUBLIC
NICHOLE ST. ANGELO
PRINTED NAME OF NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON.

MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY: [Signature] NICHOLAS A. MASTROIANNI, II CEO AND MANAGER

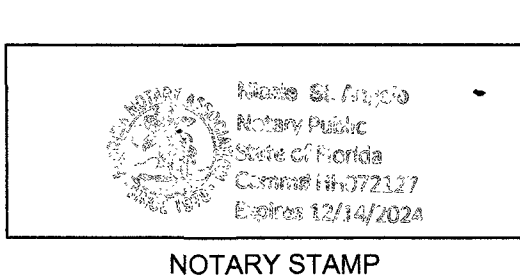
THIS 25 DAY OF August, 2023.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF August 25, 2023, BY NICHOLAS A. MASTROIANNI, II AS CEO AND MANAGER OF MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

12/14/2024 MY COMMISSION EXPIRES



[Signature] NICHOLE ST. ANGELO
SIGNATURE OF NOTARY PUBLIC
NICHOLE ST. ANGELO
PRINTED NAME OF NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER, AS CORPORATE TRUSTEE, OF A MORTGAGE AND DEED OF TRUST UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE AND DEED OF TRUST WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33412, AT PAGE 1739, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF August, 2023.

VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, A FLORIDA BANKING CORPORATION

WITNESS: [Signature] GUNA A. BISSRAM
PRINTED NAME: GUNA A. BISSRAM

BY: [Signature] ROBERT PREMUIROSO, SENIOR VICE PRESIDENT

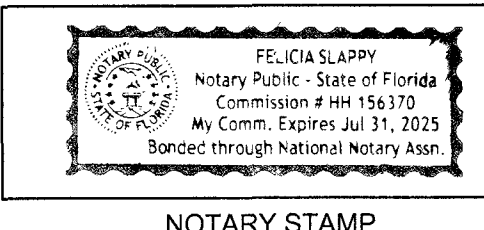
WITNESS: [Signature] KYIK TASHJIAN
PRINTED NAME: KYIK TASHJIAN

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF August 23rd, 2023, BY ROBERT PREMUIROSO AS SENIOR VICE PRESIDENT OF VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AND A FLORIDA BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

7/3/2025 MY COMMISSION EXPIRES
44156370 MY COMMISSION NUMBER



[Signature] FELICIA SLAPPY
SIGNATURE OF NOTARY PUBLIC
FELICIA SLAPPY
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, DONALD M. ALLISON, 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 MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE LAND TO BE PLATTED AS DESCRIBED AND DEPICTED ON THIS PLAT.

DATED THIS 24 DAY OF August, 2023.

[Signature] DONALD M. ALLISON, ESQUIRE
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO.: 263958

VILLAGE OF TEQUESTA APPROVAL

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE VILLAGE OF TEQUESTA, AND IN ACCORDANCE WITH SEC. 177.07(2), FLORIDA STATUTES, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF TEQUESTA, IN ACCORDANCE WITH SEC. 177.08(1), FLORIDA STATUTES.

BY: [Signature] JEREMY ALLEN, VILLAGE MANAGER DATE: 9/14/23
BY: [Signature] MOLLY YOUNG, VILLAGE MAYOR DATE: 9/14/23
ATTEST: [Signature] NILSA ZACARIAS, DIRECTOR OF COMMUNITY DEVELOPMENT DATE: 9/13/2023
ATTEST: [Signature] LORI MCWILLIAMS, VILLAGE CLERK DATE: 9/14/2023

MASTROIANNI FAMILY HEADQUARTERS, LLC SEAL LENDER'S SEAL VILLAGE OF TEQUESTA SEAL SURVEYOR'S SEAL

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4599
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 840-4551

FIELD:	JOB No.: 22-1057-7	F.B.	PG.
OFFICE: R.C.	DATE: MARCH 2023	DWG. No.: 22-1057-2	
CKD:	REF.: 22-1057-1.DWG	SHEET 1 OF 2	

CFN 20230320642 PL BK 136 PG 141