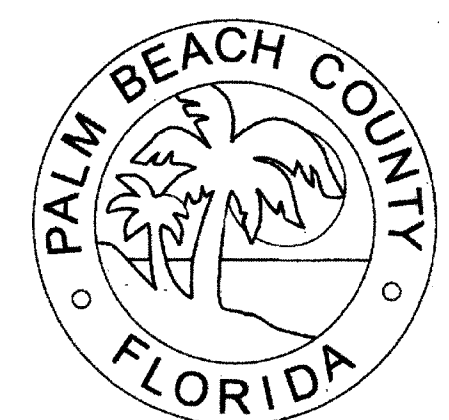
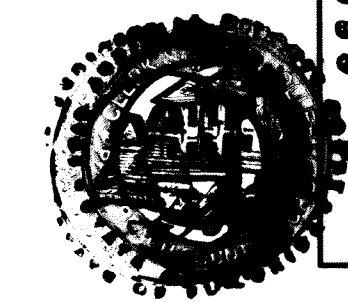


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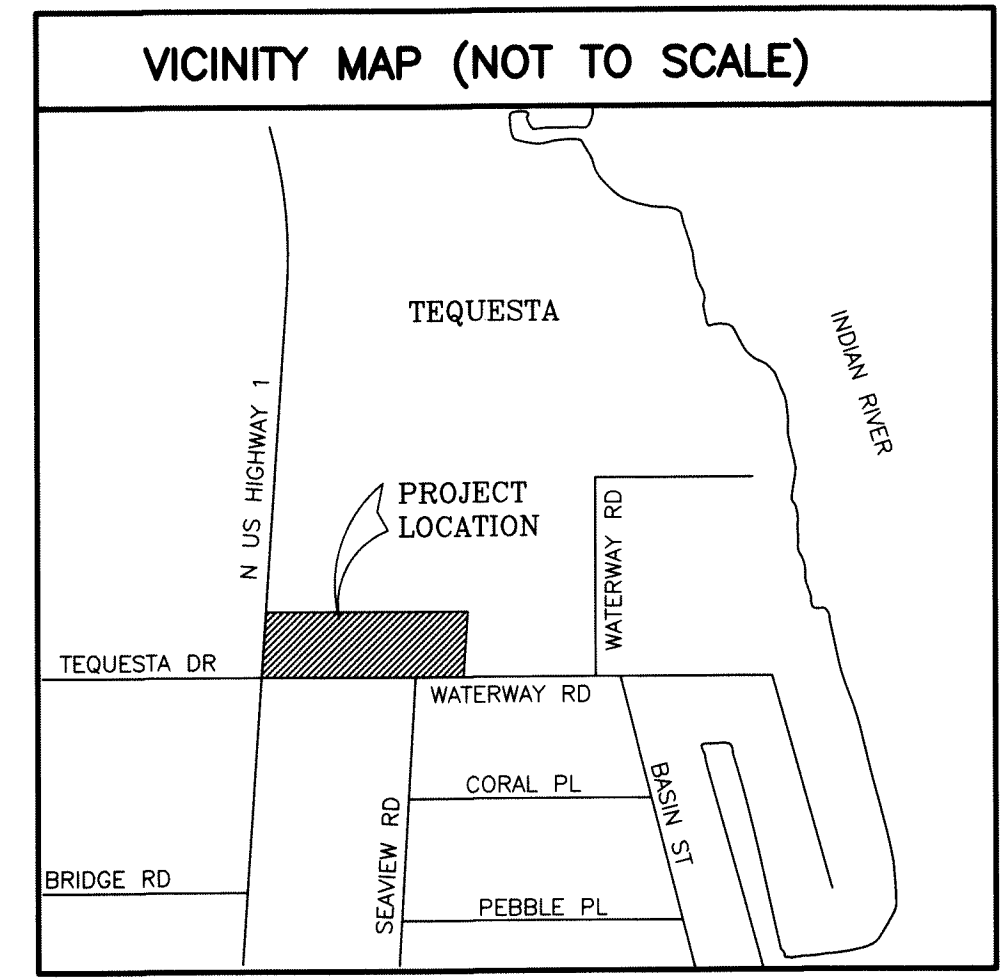
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16th October 2017
154 to 154
Sharon & Brock Clark & Computer
Sharon & Brock Clark



TEQUESTA AT WATERWAY

LYING IN GOVERNMENT LOT 4,
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

JULY 2017



RESERVATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BRANCH BANKING & TRUST, NATIONAL ASSOCIATION, OWNER OF THE LAND SHOWN HEREON, AS TEQUESTA AT WATERWAY, A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 400 FEET OF THE NORTH 150 FEET OF GOVERNMENT LOT 4, LYING EAST OF U.S. HIGHWAY NO. 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; LESS ROAD RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 1913, PAGE 1772 AND OFFICIAL RECORDS BOOK 5994, PAGE 289, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, BEING 60 FEET EAST OF THE CENTERLINE OF U.S. HIGHWAY NO. 1, WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE RUN S89°55'42"E, ALONG SAID NORTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 400.94 FEET; THENCE, LEAVING SAID NORTH LINE OF GOVERNMENT LOT 4, RUN S03°58'33"W, A DISTANCE OF 121.76 FEET TO THE NORTH RIGHT OF WAY LINE OF WATERWAY ROAD PER SAID OFFICIAL RECORDS BOOK 1913, PAGE 1772; THENCE S89°54'38"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 372.50 FEET; THENCE RUN N43°01'45"W, A DISTANCE OF 51.20 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, BEING 51 FEET EAST OF THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE, ALONG SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, RUN N03°58'33"E, A DISTANCE OF 85.34 FEET; THENCE RUN S89°55'42"E, A DISTANCE OF 9.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 49,334 SQUARE FEET OR 1.1325 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

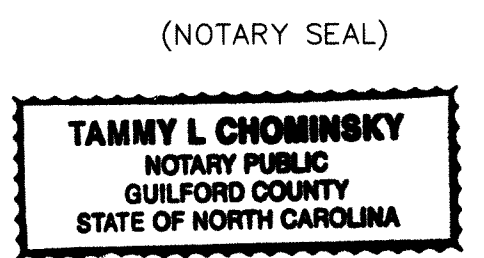
IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER THIS 20th DAY OF August, 2017

WITNESS: [Signature] BRANCH BANKING & TRUST, NATIONAL ASSOCIATION
PRINTED NAME: Heather Beck
BY: [Signature]
PRINTED NAME: Doug Weaver
TITLE: Asset Manager
WITNESS: [Signature]
PRINTED NAME: Hann Diggins

ACKNOWLEDGEMENT:

STATE OF NC
COUNTY OF Forsyth
BEFORE ME PERSONALLY APPEARED Doug Weaver WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OFFICER OF BRANCH BANKING & TRUST, NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AN BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF August, 2017



COMMISSION NO. 201423700026
MY COMMISSION EXPIRES: 2/16/2019
BY: Tammy L. Chominisky
PRINTED NAME: Tammy Chominisky
NOTARY PUBLIC
STATE OF NC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Hillsborough
Jeanette Flores, 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 TO BRANCH BANKING & TRUST, NATIONAL ASSOCIATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 9/5/2017
BY: [Signature]
NAME: Jeanette Flores
FLORIDA BAR NO. 8801143

VILLAGE OF TEQUESTA ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT OF "TEQUESTA AT WATERWAY" IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE VILLAGE OF TEQUESTA, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 11 DAY OF Oct, 2017 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.
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "TEQUESTA AT WATERWAY" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.
10/11/2017 DATE
9/20/2017 DATE
10/11/17 DATE
9/22/2017 DATE
[Signature] James Weinand
VILLAGE MANAGER
[Signature] Abigail Brennan
ABIGAIL BRENNAN
VILLAGE CLERK
[Signature] Lori McWilliams
LORI MCWILLIAMS
VILLAGE CLERK
[Signature] Nilsa C. Zacarias
NILSA C. ZACARIAS
COMMUNITY DEVELOPMENT DIRECTOR

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
ROBERT C. JOHNSON PSM 5551
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1140
CASSELBERRY, FLORIDA 32708
PHONE: 407-677-0200

LEGEND

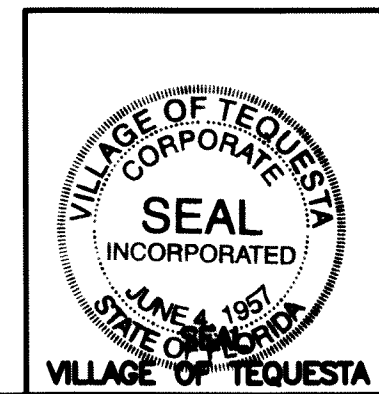
- Ⓢ - CENTERLINE
- FND - FOUND
- IR - IRON ROD
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE
- P.O.B. - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- - DENOTES SET 4"x4" CONCRETE MONUMENT MARKED PRM ALTAMAX LB 7833 UNLESS OTHERWISE NOTED
- - DENOTES SET 1/2 INCH IRON ROD MARKED ALTAMAX LB 7833 UNLESS OTHERWISE NOTED

GENERAL NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, BEING: N03°58'33"E PER OFFICIAL RECORD BOOK 14691, PAGE 1871, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
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.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS, LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.
5. BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
6. LOT 1 AND LOT 2, SHOWN HEREON ARE SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS IS TO CERTIFY THAT THE PLAT OF TEQUESTA AT WATERWAY 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 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.
BY: [Signature] DATED: THIS 15 DAY OF Aug, 2017.
ROBERT C. JOHNSON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5551
LICENSED BUSINESS NO. 7833



Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com