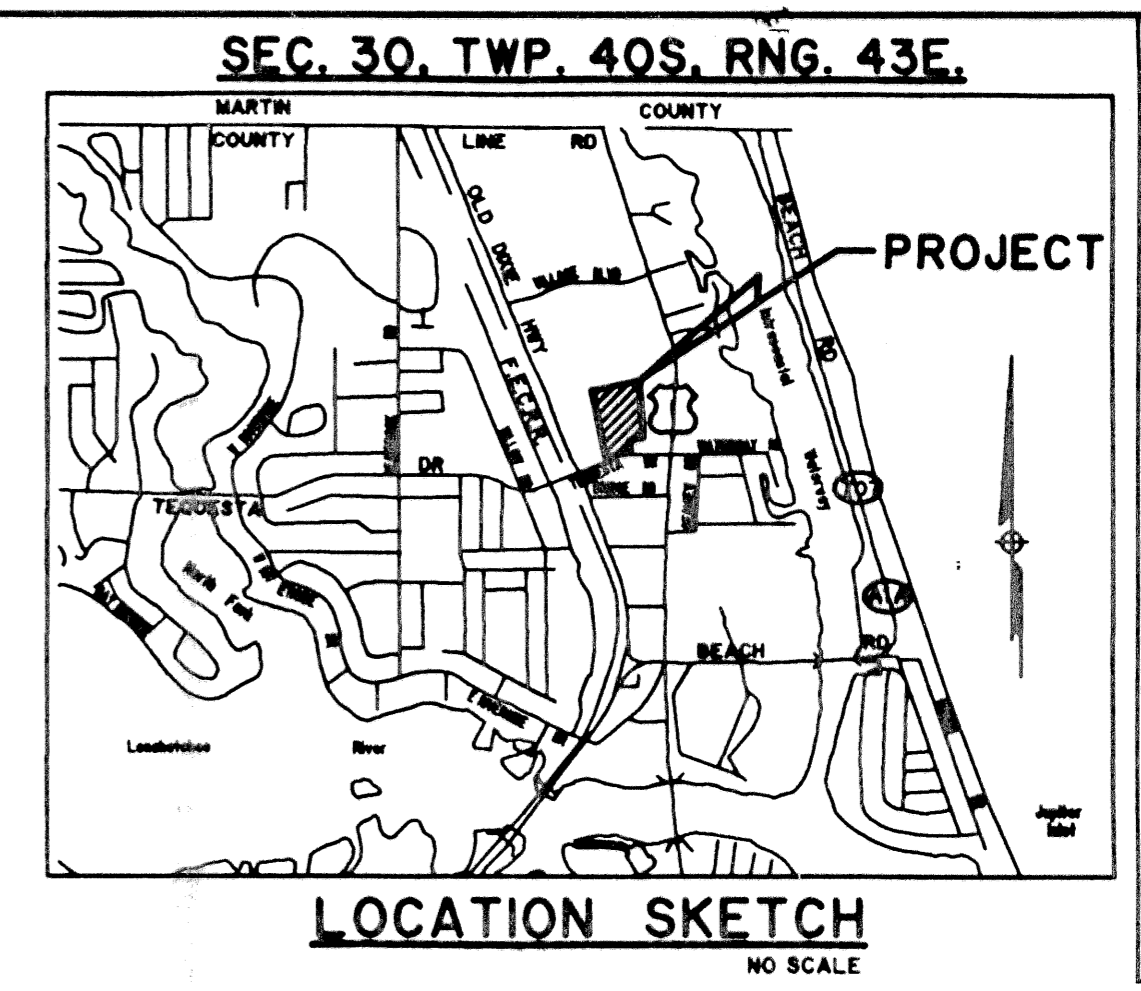


KEY MAP  
N.T.S.

# TEQUESTA OAKS

LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,  
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA.  
FEBRUARY 1997  
SHEET 1 OF 5



SEC. 30, TWP. 40S, RNG. 43E.

**93**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 2:21  
P.M. This 14 day of April, 1997  
and duly recorded in Plat Book No. 79  
on Page 93-97  
Dorothy H. Wilken, Clerk of the Circuit Court  
By Luigi A. Woodley D.C.

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT DC LAND COMPANY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND TEQUESTA OAKS DEVELOPMENT COMPANY, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TEQUESTA OAKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 400.00 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. NO. 1) AS SAID RIGHT-OF-WAY IS SHOWN ON PLAT RECORDED IN ROAD PLAT BOOK 2, PAGES 105 THRU 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT BEING ON THE ARC OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1850.08 FEET; THENCE WEST ALONG SAID PARALLEL LINE (FOR THE PURPOSE OF THIS DESCRIPTION THE SAID NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30 IS ASSUMED TO BEAR EAST AND WEST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO) A DISTANCE OF 254.14 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE SOUTH 00°19'58" EAST, A DISTANCE OF 760.01 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 16.52 FEET; THENCE SOUTH 03°37'48" WEST, A DISTANCE OF 45.18 FEET; THENCE SOUTH 89°30'14" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 03°37'48" WEST, A DISTANCE OF 210.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TEQUESTA DRIVE; THENCE SOUTH 89°30'14" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 205.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 19°29'00" AND A RADIUS OF 240.00 FEET, A DISTANCE OF 81.62 FEET; THENCE NORTH 22°37'10" WEST, A DISTANCE OF 1117.72 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 843.55 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 14.19 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DEDICATE OR RESERVE AS FOLLOWS:

**1. STREETS:**

THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF TEQUESTA. THE DRAINAGE FACILITIES WITHIN THE STREETS SHALL BE MAINTAINED BY THE VILLAGE OF TEQUESTA.

**2. TRACTS:**

TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TEQUESTA OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THIS TRACT FOR DRAINAGE PURPOSES.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TEQUESTA OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

TRACT "A" AND TRACTS L-1 THRU L-13, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TEQUESTA OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR DC LAND COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DC LAND COMPANY, LTD. WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR DC LAND COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DC LAND COMPANY, LTD. WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR DC LAND COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DC LAND COMPANY, LTD. WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

**3. EASEMENTS:**

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE WALL AND LANDSCAPE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TEQUESTA OAKS HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR WALL AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18<sup>th</sup> DAY OF March, 19 97.

WITNESS: Christine Scalomandre  
William E. Shanahan

BY: Judith M. Galui V.P.  
JUDITH M. GALUI  
VICE PRESIDENT

DC LAND COMPANY, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY: DIVOSTA LAND COMPANY  
ITS GENERAL PARTNER

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESIDENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18<sup>th</sup> DAY OF March, 19 97.

TEQUESTA OAKS DEVELOPMENT COMPANY  
A FLORIDA CORPORATION

ATTEST: Jack B. Owen, Jr. SECRETARY  
BY: Robert S. Kairalla PRESIDENT

**ACKNOWLEDGEMENTS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Judith M. Galui WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF DIVOSTA LAND COMPANY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

19 97.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF March.

MY COMMISSION EXPIRES: 8/31/99  
Christine Scalomandre  
NOTARY PUBLIC

**ACKNOWLEDGEMENTS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT S. KAIRALLA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TEQUESTA OAKS DEVELOPMENT COMPANY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

19 97.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF March.

MY COMMISSION EXPIRES: Christine Scalomandre  
NOTARY PUBLIC

**VILLAGE APPROVALS:**

**VILLAGE MANAGER:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF April, 19 97.  
Thomas G. Bradford  
THOMAS G. BRADFORD

**MAYOR:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF April, 19 97.  
Scott D. Ladd

**BUILDING OFFICIAL:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF April, 19 97.  
Scott D. Ladd  
SCOTT D. LADD

**ATTEST**  
BY: Joann Manganiello  
JOANN MANGANIELLO, VILLAGE CLERK

**SURVEYOR'S CERTIFICATE**

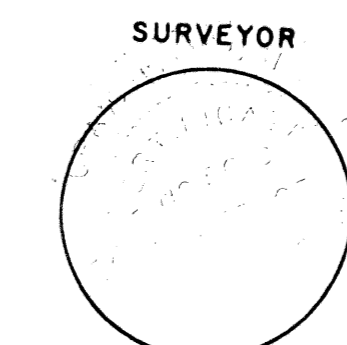
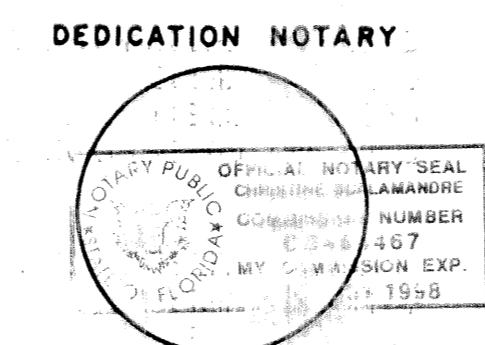
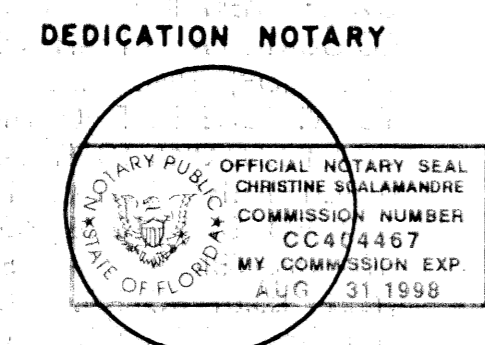
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS ("P.C.P.'S") WILL BE SET; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: MARCH 24, 1997  
Craig S. Pusey  
CRAIG S. PUSEY, P.S.M.

LICENSE NO. 5019  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

SUBDIVISION TEQUESTA OAKS  
BOOK 79 PAGE 93  
FLOOD ZONE 050B  
QUAD # 050B  
SE 050B  
PUD NAME VILLAGE OF TEQUESTA  
ZIP CODE 33407



Landmark Surveying & Mapping Inc.  
LB NO. 4396  
1850-FOREST HILL BOULEVARD  
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA

**TEQUESTA OAKS**