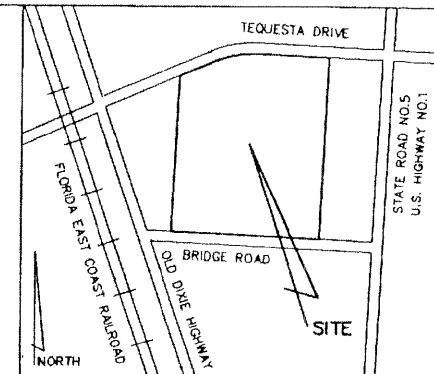


PLAT OF TEQUESTA VILLAGE CENTER

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

AUGUST 2001 SHEET 1 OF 2



162



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record by Robert P. Blaszyk
The day of August, 2001
and duly recorded in Plat Book No. 91
on page 162-163
by DOROTHY H. MURKIN, Clerk of Circuit Court

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT JMZ TEQUESTA PROPERTIES, INC., A FLORIDA CORPORATION, AND THE VILLAGE OF TEQUESTA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, VILLAGE OF TEQUESTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) WITH THE SOUTH LINE OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST; THENCE NORTH 03°54'55" EAST (BASIS OF BEARINGS), ALONG THE SAID CENTERLINE, A DISTANCE OF 695.55 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF BRIDGE ROAD (PER O.R.B. 1166, PAGE 552 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE SOUTH 89°46'55" WEST, ALONG SAID EASTERLY EXTENSION AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 360.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°46'55" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 516.42 FEET; THENCE NORTH 00°13'05" WEST, A DISTANCE OF 321.06 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TEQUESTA DRIVE (PER O.R.B. 6625, PAGE 302 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA); THENCE NORTH 67°59'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 231.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 21°48'00", AN ARC DISTANCE OF 116.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°47'40" EAST, A DISTANCE OF 199.14 FEET; THENCE SOUTH 00°13'05" EAST, A DISTANCE OF 279.06 FEET; THENCE SOUTH 03°54'55" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL PERTINENT MATTERS OF RECORD.

CONTAINING 4.833 ACRES, MORE OR LESS.

SHOWN HEREON AS:

PLAT OF TEQUESTA VILLAGE PLAZA

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

1. PARCEL "S", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
2. 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.
3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF JMZ TEQUESTA PROPERTIES, INC. WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

IN WITNESS WHEREOF, JMZ TEQUESTA PROPERTIES, INC. 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 9 DAY OF August, 2001.

JMZ TEQUESTA PROPERTIES, INC., A FLORIDA CORPORATION

BY: John M. Zuccarelli, III
PRESIDENT

WITNESS: John M. Zuccarelli, III
WITNESS: John M. Zuccarelli, III

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN M. ZUCCARELLI III, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JMZ TEQUESTA PROPERTIES, INC., A FLORIDA CORPORATION, AND 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF August, 2001.

MY COMMISSION EXPIRES:

Catherine A. Delina
NOTARY PUBLIC



IN WITNESS WHEREOF, THE VILLAGE OF TEQUESTA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS VILLAGE COUNCIL, THIS 17th DAY OF August, 2001.

VILLAGE OF TEQUESTA
A FLORIDA MUNICIPAL CORPORATION

BY: Geraldine Genco
MAYOR

WITNESS: Roberta Russo
WITNESS: Mary Wolcott

ACKNOWLEDGEMENT

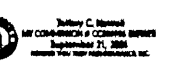
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALDINE GENCO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE VILLAGE OF TEQUESTA, A FLORIDA MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF August, 2001.

MY COMMISSION EXPIRES:

Jeffrey C. Newell
NOTARY PUBLIC



MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12114, PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF August, 2001.

A FEDERAL SAVINGS BANK

BY: Joseph C. Bork
EXECUTIVE VICE PRESIDENT

ATTEST: Jeffrey C. Newell
VICE PRESIDENT (PRINT NAME)

MORTGAGEE ACKNOWLEDGEMENT

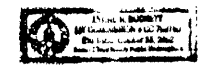
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph C. Bork AND Edward D. Bork WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Joseph C. Bork AND Edward D. Bork, RESPECTIVELY, OF Fidelity Federal Savings Bank of Florida, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF August, 2001.

MY COMMISSION EXPIRES:

Jeffrey C. Newell
NOTARY PUBLIC, STATE OF FLORIDA



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PETER S. HOLTON, 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 JMZ TEQUESTA PROPERTIES, INC., A FLORIDA CORPORATION AND THE VILLAGE OF TEQUESTA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA; 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 NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ BY: Peter S. Holton
PETER S. HOLTON
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND INTERIOR MONUMENTS HAVE BEEN SET 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.

Robert P. Blaszyk
ROBERT P. BLASZYK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4133

VILLAGE APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TEQUESTA VILLAGE PLAZA HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.

BY: Michael R. Couzto, Jr.
MICHAEL R. COUZTO, JR.,
VILLAGE MANAGER

DATE: Aug 9th 2001 DATE: 8/17/2001

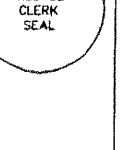
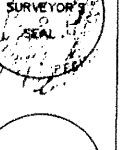
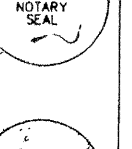
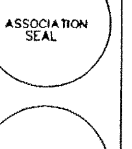
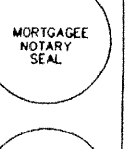
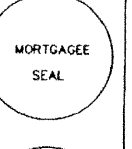
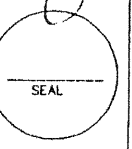
BY: Jeffrey Newell
JEFFREY NEWELL, DIRECTOR
OF COMMUNITY DEVELOPMENT

DATE: 8-09-01 DATE: 8/17/2001

NOTES:

- 1) □ DENOTES P.R.M. NO. 4133 SET.
- 2) ○ DENOTES NAIL AND DISK STAMPED "PRM No. 4133" SET.
- 3) ○ DENOTES NAIL AND DISK STAMPED "LB No. 7022, PSM No. 4133" SET.
- 4) * DENOTES 5/8" IRON ROD & CAP STAMPED "LB No. 7022, PSM No. 4133" SET.
- 2) BEARING REFERENCE: N03°54'55"E ALONG THE CENTERLINE OF STATE ROAD NO.5 (U.S. HIGHWAY NO.1)
- 3) AREA = 4.833 ACRES, MORE OR LESS.
- 4) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE, WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- 5) NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. LANDSCAPING OF UTILITY OR DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.
- 6) BUILDINGS SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 7) 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 THE SYSTEM, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

ABBREVIATION LEGEND:
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
R/W - RIGHT-OF-WAY
P.R.M. - PERMANENT REFERENCE MONUMENT
P.C.P. - PERMANENT CONTROL POINT
R - RADIUS
D - CENTRAL ANGLE
L - ARC LENGTH
CH - CHORD
P.B. - PLAT BOOK
O.R.B. - OFFICIAL RECORD BOOK
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
FND. - FOUND
C - CENTERLINE



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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF
RPB Consulting, Inc.
Land Surveying and Mapping, L.B. No. 7022
11211 Prosperity Farms Road, Suite C-301, Palm Beach Gardens, Florida 33410
Phone (561) 876-1110 Fax (561) 624-1569