

TEQUESTA TERRACE

LYING WITHIN GOVERNMENT LOT 2,
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
DECEMBER 2001

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT TERRACE COMMUNITIES TEQUESTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS TEQUESTA TERRACE, SAID LANDS BEING A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (SAID RIGHT-OF-WAY BEING 102 FEET IN WIDTH); THENCE S17°17'07"E (BEARING BASIS) ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 575.12 FEET TO THE INTERSECTION OF THE SOUTH LINE OF VILLAGE BOULEVARD, AS RECORDED IN DEED BOOK 8098, PAGE 1005, OF THE PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S17°17'07"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 477.26 FEET; THENCE N89°56'52"W A DISTANCE OF 351.33 FEET; THENCE N17°17'07"W, A DISTANCE OF 401.22 FEET; THENCE N89°43'47"W, A DISTANCE OF 103.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 8098, PAGE 1005 OF PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, BEING THE POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 750 FEET, AND WHOSE RADIUS POINT BEARS N00°18'13"E, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'20", A DISTANCE OF 229.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N72°42'53"E ALONG SAID TANGENT LINE, A DISTANCE OF 183.01 FEET; THENCE S82°17'07"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 151276 SQUARE FEET OR 3.473 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY DEDICATE THE FOLLOWING:

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR TERRACE COMMUNITIES TEQUESTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, FOR PRIVATE INGRESS AND EGRESS WITH PUBLIC ACCESS AND OTHER PURPOSES CONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE RESERVED FOR TERRACE COMMUNITIES TEQUESTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND THEIR SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF TERRACE COMMUNITIES TEQUESTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

IN WITNESS WHEREOF, TERRACE COMMUNITIES TEQUESTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS AND AFFIXES ITS CORPORATE SEAL HERETO THIS 10 DAY OF DECEMBER 2001.

TERRACE COMMUNITIES
TEQUESTA, L.L.C., A FLORIDA
LIMITED LIABILITY COMPANY

WITNESS: Paul Ward BY: Gerald A. Goray
PRINT NAME: PAUL WARD MANAGING MEMBER

WITNESS: Mary E. Wood
PRINT NAME: Mary E. Wood

WITNESS: Paul Ward BY: Edwin B. Wayman
PRINT NAME: PAUL WARD MANAGING MEMBER

WITNESS: Mary E. Wood
PRINT NAME: Mary E. Wood

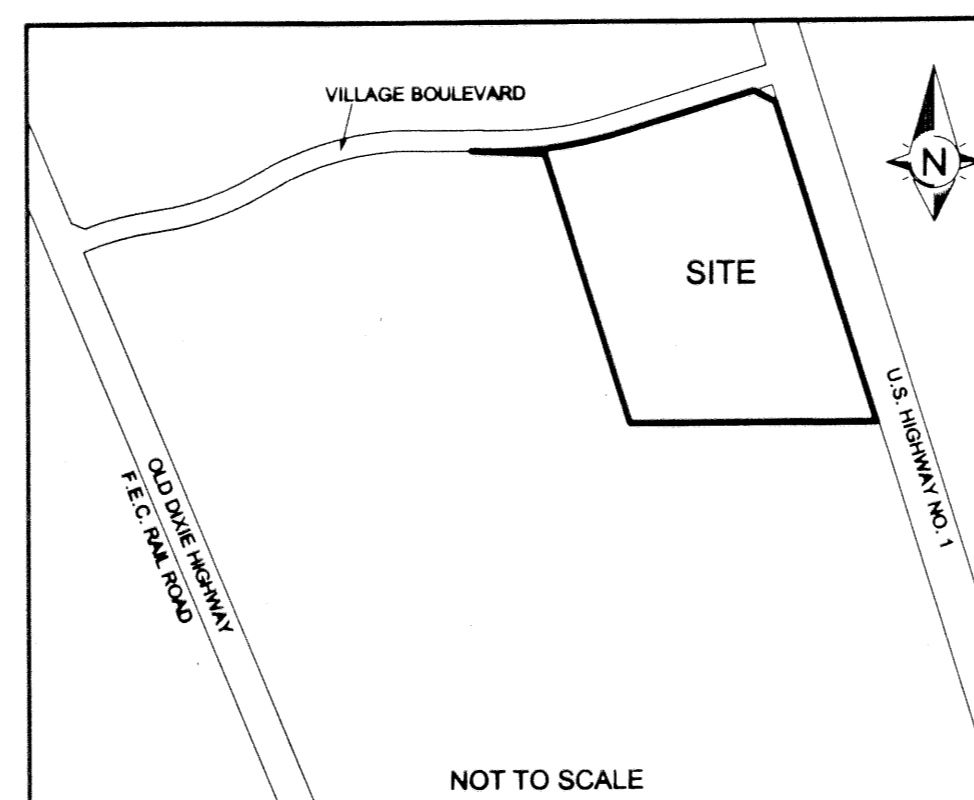
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD A. GORAY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N.A. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF TERRACE COMMUNITIES TEQUESTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF December 2001.

MY COMMISSION EXPIRES: 2/21/04 Mary E. Wood, Mary E. Wood
NOTARY PUBLIC



LOCATION MAP

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWIN B. WAYMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N.A. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF TERRACE COMMUNITIES TEQUESTA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER, 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF December 2001.

MY COMMISSION EXPIRES: 2/21/04 Mary E. Wood, Mary E. Wood
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF MICHIGAN

COUNTY OF WAYNE

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 11829 AT PAGE 488 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE BOARD OF TRUSTEES OF THE GENERAL RETIREMENT SYSTEM OF THE CITY OF DETROIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEES AND WITH THE AUTHORITY OF ITS BOARD OF TRUSTEES THIS 10 DAY OF December 2001.

BOARD OF TRUSTEES OF THE
GENERAL RETIREMENT SYSTEM OF
THE CITY OF DETROIT

WITNESS: Joseph Glendon BY: Thomas Kraschaw
PRINT NAME: Joseph Glendon PRINT NAME: Thomas Kraschaw
TRUSTEE

WITNESS: Russell Huopelston
PRINT NAME: Russell Huopelston

WITNESS: Joseph Glendon BY: Ronald Gracie
PRINT NAME: Joseph Glendon PRINT NAME: Ronald Gracie
TRUSTEE

WITNESS: Russell Huopelston
PRINT NAME: Russell Huopelston

ACKNOWLEDGEMENT:

STATE OF MICHIGAN

COUNTY OF WAYNE Oakland

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 2001, BY Thomas Kraschaw AND Russell Huopelston, TRUSTEES OF THE BOARD OF TRUSTEES OF THE GENERAL RETIREMENT SYSTEM OF THE CITY OF DETROIT ON BEHALF OF SAID BOARD OF TRUSTEES OF THE GENERAL RETIREMENT SYSTEM OF THE CITY OF DETROIT.

Shall Jovic
NOTARY PUBLIC Wayne County, Michigan
OAKLAND MY COMMISSION EXPIRES: 5-21-2006

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF Palm Beach

I, JOHN J. RAYMOND, JR., 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 TERRACE COMMUNITIES TEQUESTA, L.L.C.; THAT THERE ARE NO UNPAID PAST DUE TAXES; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT ENCUMBRANCES OF RECORD DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: December 14, 2001 John J. Raymond, Jr.
ATTORNEY AT LAW
FLORIDA BAR NO.: P194162

VILLAGE APPROVAL

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

DATE: 1/14/2002 Michael R. Couzza
MICHAEL R. COUZZA
VILLAGE MANAGER

DATE: 1/14/2002 Gerald A. Genco
GERALD A. GENCO
VILLAGE MAYOR

DATE: 1/14/2002 Jeffrey C. Newell
JEFFREY C. NEWELL
DIRECTOR OF COMMUNITY DEV.

DATE: 1/14/2002 Mary Wolcott
MARY WOLCOTT
VILLAGE CLERK



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF TEQUESTA TERRACE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UNDER GUARANTEES POSTED WITH THE VILLAGE OF TEQUESTA FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OTHER REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE VILLAGE OF TEQUESTA.

DATE: 12/27/2001 BY: Dan W. Dailey
DAN W. DAILEY, P.L.S.
FLORIDA CERTIFICATE NO. 2439

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 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.
- BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, BEING SOUTH 17°16'07" EAST.
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 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.
- *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.*

SHEET 1 OF 2

DAILEY
AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. HIGHWAY NO. 1
TEQUESTA, FLORIDA 33469
PHONE: (561) 746-8424

THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY,
DAILEY AND ASSOCIATES, INC. 112 N. U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469