

2003 TEQUESTA ASSOCIATES, LLC

LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
SEPTEMBER 2003

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN AS LOT 1 OF THE PLAT OF 2003 TEQUESTA ASSOCIATES, LLC, AND 2003 TEQUESTA ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN AS LOT 2 OF THE PLAT OF 2003 TEQUESTA ASSOCIATES, LLC, SAID LANDS LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM 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 BEAR N 03°54'55" E (BEARING BASIS) ALONG SAID CENTERLINE, 695.55 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY OF BRIDGE ROAD, THENCE S 89°46'55" W ALONG SAID EASTERLY EXTENSION, 60.16 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°46'55" W ALONG SAID NORTH RIGHT OF WAY LINE OF BRIDGE ROAD, 300 FEET; THENCE N 03°54'55" E, 150.00 FEET; THENCE N 00°13'05" W, 279.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF TEQUESTA DRIVE; THENCE N 89°47'40" E ALONG SAID NORTH RIGHT OF WAY LINE, 26.46 FEET; THENCE S 85°10'35" E, 125.48 FEET; THENCE N 89°47'40" E, 141.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°07'15", A DISTANCE OF 41.07 FEET TO THE POINT OF TANGENCY AND SAID POINT BEING ON THE WEST RIGHT OF WAY OF SAID STATE ROAD NO. 5, THENCE S 03°54'55" W ALONG SAID WEST RIGHT OF WAY LINE, 391.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 126688 SQUARE FEET OR 2.954 ACRES, MORE OR LESS.

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

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE RESERVED FOR BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, OWNER OF THE LANDS SHOWN AS LOT 1 OF THE PLAT OF 2003 TEQUESTA ASSOCIATES, LLC, AND 2003 TEQUESTA ASSOCIATES, LLC, ITS SUCCESSORS AND ASSIGNS, OWNER OF THE LANDS SHOWN AS LOT 2 OF THE PLAT OF 2003 TEQUESTA ASSOCIATES, LLC, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANK OF AMERICA, N.A. AND SAID 2003 TEQUESTA ASSOCIATES, LLC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

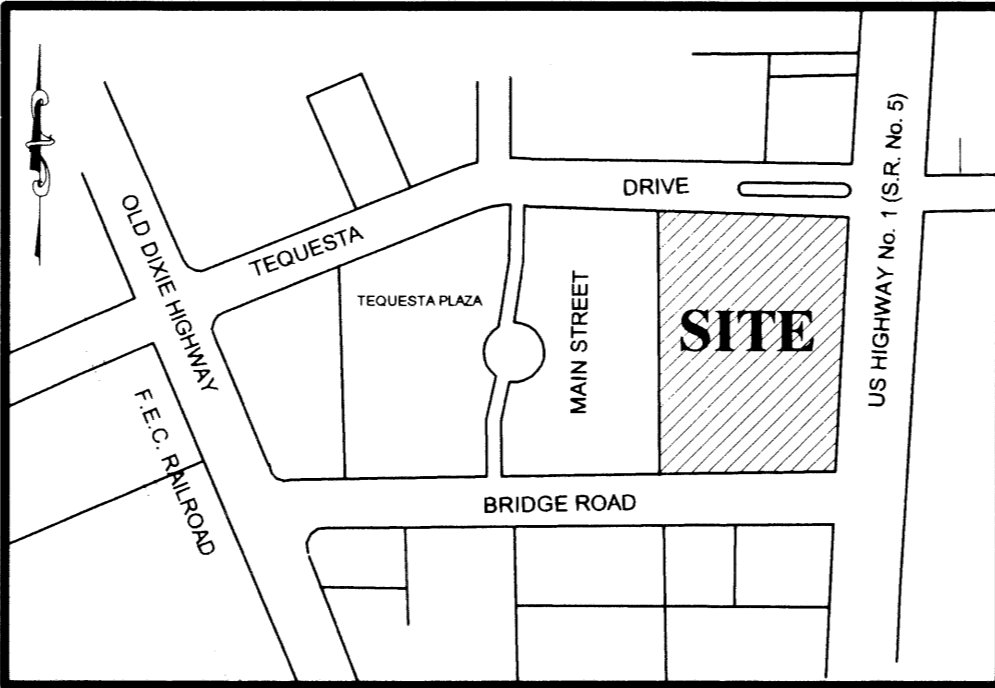
THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, BANK OF AMERICA, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP, THIS 19th DAY OF September, 2003.

WITNESS: Bonnie Bright BANK OF AMERICA, N.A.
(PRINT NAME) Bonnie Bright A NATIONAL BANKING ASSOCIATION
BY: Jan Taylor
(PRINT NAME) Jan Taylor PRINT NAME
TITLE: SVP

IN WITNESS WHEREOF, 2003 TEQUESTA ASSOCIATES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 23rd DAY OF September, 2003.

WITNESS: Janet R. Coulther 2003 TEQUESTA ASSOCIATES, LLC
(PRINT NAME) Janet R. Coulther A FLORIDA LIMITED LIABILITY COMPANY
BY: Paul S. Ferber
(PRINT NAME) Paul S. Ferber PRINT NAME
TITLE: MANAGING MEMBER



VICINITY MAP
(NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ Texas
COUNTY OF Dallas
BEFORE ME PERSONALLY APPEARED Jan Taylor WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE SVP OF SAID ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION. WITNESS MY HAND THIS 19th DAY OF September, 2003.
MY COMMISSION EXPIRES: 5-15-04
NOTARY COMMISSION NO.: _____

Judy L. Wilkinson
NOTARY PUBLIC
JUDY L. WILKINSON
PRINT NAME
SEAL: JUDY L. WILKINSON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-15-04

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON LANDS SHOWN AS LOT 2 OF THIS PLAT AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15701, PAGE 1916, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, MERCANTILE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF September, 2003.

WITNESS: Clay Livingston MERCANTILE BANK,
(PRINT NAME) Clay Livingston A FLORIDA BANKING CORPORATION
BY: J. Tony Lott
WITNESS: James Bunkett (PRINT NAME) James Bunkett SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF St. Johns
BEFORE ME PERSONALLY APPEARED PAUL S. FERBER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF 2003 TEQUESTA ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE MANAGING MEMBER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND THIS 23rd DAY OF September, 2003.
MY COMMISSION EXPIRES: May 21, 2006
NOTARY COMMISSION NO.: DD17747

Janet R. Coulther
NOTARY PUBLIC
JANET R. COULTHER
PRINT NAME
SEAL: JANET R. COULTHER
MY COMMISSION # DD 17747
EXPIRES: May 21, 2006
Florida Notary Public Seal Agency

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DAVAL
BEFORE ME PERSONALLY APPEARED J. TONY LOTT, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS SENIOR VICE PRESIDENT OF MERCANTILE BANK, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME AS OFFICER OF SAID BANK, AND THAT SAME EXECUTION IS THE FREE ACT AND DEED OF MERCANTILE BANK. WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF September, 2003.
MY COMMISSION EXPIRES: 8/15/2006
NOTARY COMMISSION NO.: DD142735

Clay Livingston
NOTARY PUBLIC
CLAY LIVINGSTON
PRINT NAME
SEAL: C. Clay Livingston
MY COMMISSION # DD142735 EXPIRES: August 15, 2006
FLORIDA NOTARY PUBLIC SEAL AGENCY, INC.

TITLE COMMITMENT

I, MICHAEL A. SCHROEDER, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS TO LOT 1 OF THIS PLAT AND 2003 TEQUESTA ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO LOT 2 OF THIS PLAT; 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.

DATE: September 17, 2003
Michael A. Schroeder
MICHAEL A. SCHROEDER
ATTORNEY AT LAW
FLORIDA BAR NO.

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 1:52 P.M.
This day of October, 2003
and duly recorded in Plat Book No. 100
on page 7 and 8
DOROTHY H. WILKINSON, Clerk of Circuit Court
Palm Beach, Florida



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF 2003 TEQUESTA ASSOCIATES, LLC, 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: September 24, 2003
Dan W. Dailey
DAN W. DAILEY, P.S.M.
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 CENTERLINE OF STATE ROAD NO. 5, BEING N 03°54'55" E.
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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."
- THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

SURVEYOR'S SEAL

VILLAGE APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF 2003 TEQUESTA ASSOCIATES, LLC, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA

9/30/2003 Michael R. Cobble
DATE VILLAGE MANAGER
9/30/2003 Edward D. Rebnik
DATE VILLAGE MAYOR
9/30/2003 Jeffery C. Newell
DATE DIRECTOR OF COMMUNITY DEV.
9/30/2003 Mary Miles
DATE VILLAGE CLERK

VILLAGE SEAL