

00060-007

CASA DEL SOL OF TEQUESTA

LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
JUNE 2005

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 3:10 PM
This 13 day of June 2005
and duly recorded in Plat Book No. 105
in page 18-18000015
HARON H. BOCK, Clerk of Court
By: *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CASA DEL SOL OF TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS CASA DEL SOL OF TEQUESTA, 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:

COMMENCING FROM THE NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 30, PROCEED S89°17'57"E (BEARING BASIS) ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, 75.00 FEET; THENCE S00°15'24"W ALONG A LINE PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 1, 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE S00°15'24"W ALONG SAID PARALLEL LINE, 331.61 FEET TO THE INTERSECTION WITH A LINE 381.60 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF GOVERNMENT LOT 1, THENCE N89°17'57"W ALONG SAID PARALLEL LINE, 75.00 FEET TO THE INTERSECTION WITH SAID WEST LINE OF GOVERNMENT LOT 1; THENCE S00°15'24"W ALONG SAID WEST LINE OF GOVERNMENT LOT 1, 138.04 FEET TO A POINT BEING 797.47 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1, AS MEASURED ALONG SAID WEST LINE OF GOVERNMENT LOT 1; THENCE S89°25'48"E, 620.98 FEET; THENCE N00°28'53"E, 3.49 FEET; THENCE S89°31'07"E, 81.04 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ONE (STATE ROAD NO. 5); THENCE N16°50'20"W ALONG SAID WEST RIGHT OF WAY LINE, 117.90 FEET TO THE INTERSECTION WITH A LINE 400.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE N89°17'57"W ALONG SAID PARALLEL LINE, 9.44 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ONE (STATE ROAD NO. 5) AS RECORDED IN ROAD PLAT BOOK 2, PAGES 105-118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N16°50'20"W ALONG SAID WEST RIGHT OF WAY LINE 188.32 FEET TO THE INTERSECTION WITH A LINE 220.44 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF GOVERNMENT LOT 1; THENCE N89°17'57"W ALONG SAID PARALLEL LINE, 221.66 FEET TO THE INTERSECTION WITH A LINE 271.35 FEET WEST OF AND PARALLEL TO SAID CENTERLINE OF U.S. HIGHWAY ONE (STATE ROAD NO. 5); THENCE N16°50'20"W ALONG SAID PARALLEL LINE 178.75 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF COUNTY LINE ROAD; THENCE N89°17'57"W ALONG SAID NORTH RIGHT OF WAY LINE, 253.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.246 ACRES, MORE OR LESS.

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

- TRACT "B", AS SHOWN HEREON IS HEREBY DEDICATED TO THE CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., FOR PRIVATE INGRESS AND EGRESS WITH PUBLIC ACCESS, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- TRACTS "C" AND "D", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., FOR OPEN SPACE, RECREATION, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS.
- THE WATER EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES.
- THE SEWER EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES.
- THE DRAINAGE EASEMENTS LYING WITHIN TRACT "A" ARE HEREBY DEDICATED TO THE CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION 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, SAID CASA DEL SOL OF TEQUESTA, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 23rd DAY OF June, 2005.

CASA DEL SOL OF TEQUESTA, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* JAMES T. HELM
MANAGING MEMBER

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

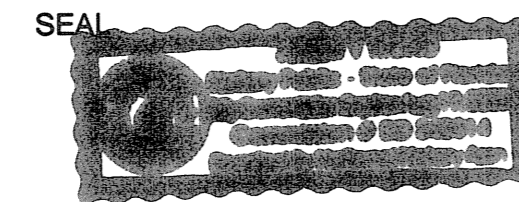
STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES T. HELM, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF CASA DEL SOL OF TEQUESTA, 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 June, 2005.

MY COMMISSION EXPIRES: Aug 19, 2008 *[Signature]*
NOTARY PUBLIC

NOTARY COMMISSION NO. 00349314 *[Signature]*
PRINT NAME



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA

COUNTY OF PALM BEACH

CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 23rd DAY OF June, 2005.

CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION
NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* JAMES T. HELM
PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

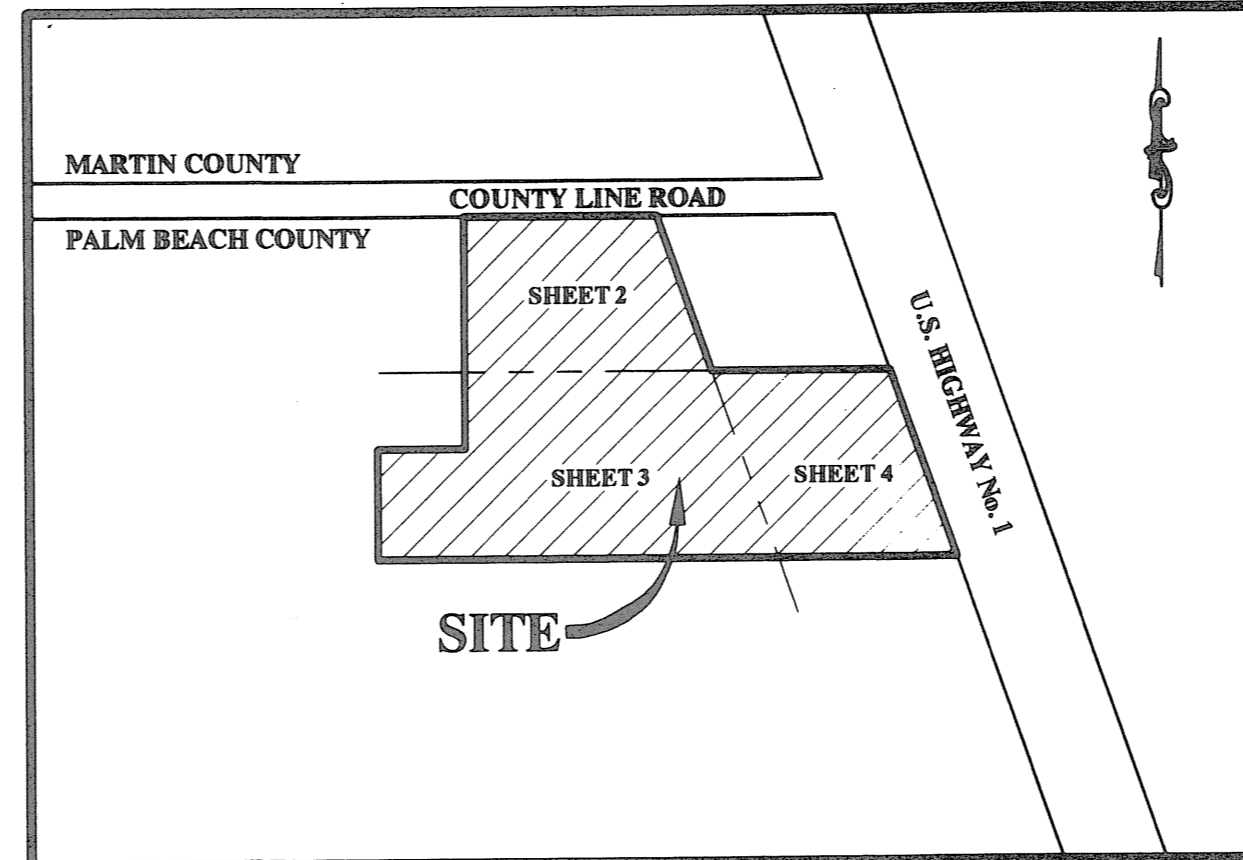
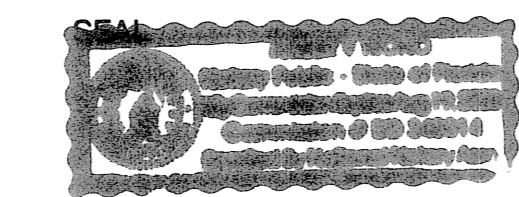
STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES T. HELM WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CASA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE PRESIDENT OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND THIS 23rd DAY OF June, 2005.

MY COMMISSION EXPIRES: Aug 19, 2008 *[Signature]*
NOTARY PUBLIC

NOTARY COMMISSION NO. 00349314 *[Signature]*
PRINT NAME



(NOT TO SCALE)
LOCATION MAP

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 RECORDS BOOK 16374 AT PAGE 911 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS BANK SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF June, 2005.

FIRST NATIONAL BANK AND TRUST
COMPANY OF THE TREASURE COAST,
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: *[Name]* RICHARD CASPAR
Sr. VICE PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: *[Name]*

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Richard Caspar, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE VICE PRESIDENT OF SAID BANK AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK, WITNESS MY HAND THIS 27th DAY OF June, 2005.

MY COMMISSION EXPIRES: 12/2/2006 *[Signature]*
NOTARY PUBLIC

NOTARY COMMISSION NO. 0017877 *[Signature]*
PRINT NAME



TITLE COMMITMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

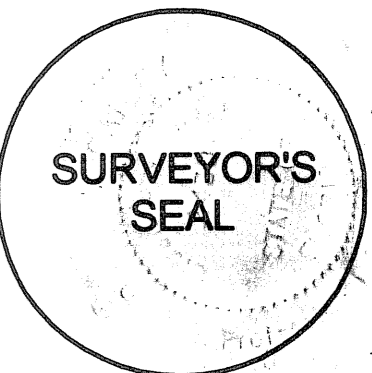
I, JOHN W. GARY, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CASA DEL SOL OF TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

DATE: 6/30/05 *[Signature]*
JOHN W. GARY, III
FLORIDA BAR NO. 142891

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF CASA DEL SOL OF TEQUESTA 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: 7/6/2005 *[Signature]*
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 N03°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.

VILLAGE APPROVAL

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

DATE: 7/1/2005 *[Signature]*
MICHAEL R. COUZZO JR.
VILLAGE MANAGER

DATE: 7/12/05 *[Signature]*
JIM HUMPAGE
VILLAGE MAYOR

DATE: 7/11/2005 *[Signature]*
JEFFERY C. NEWELL
DIRECTOR OF COMMUNITY DEV.

DATE: 7/14/2005 *[Signature]*
GWENE CARLISLE
VILLAGE CLERK

SHEET 1 OF 4
DAILEY AND ASSOCIATES, INC.
Surveying and Mapping
112 N. U.S. HIGHWAY NO. 1
TEQUESTA, FLORIDA 33469
PHONE: (561) 746-8424
BUSINESS LICENSE: LB# 2790