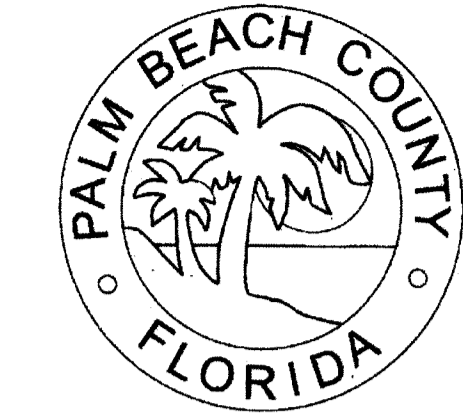


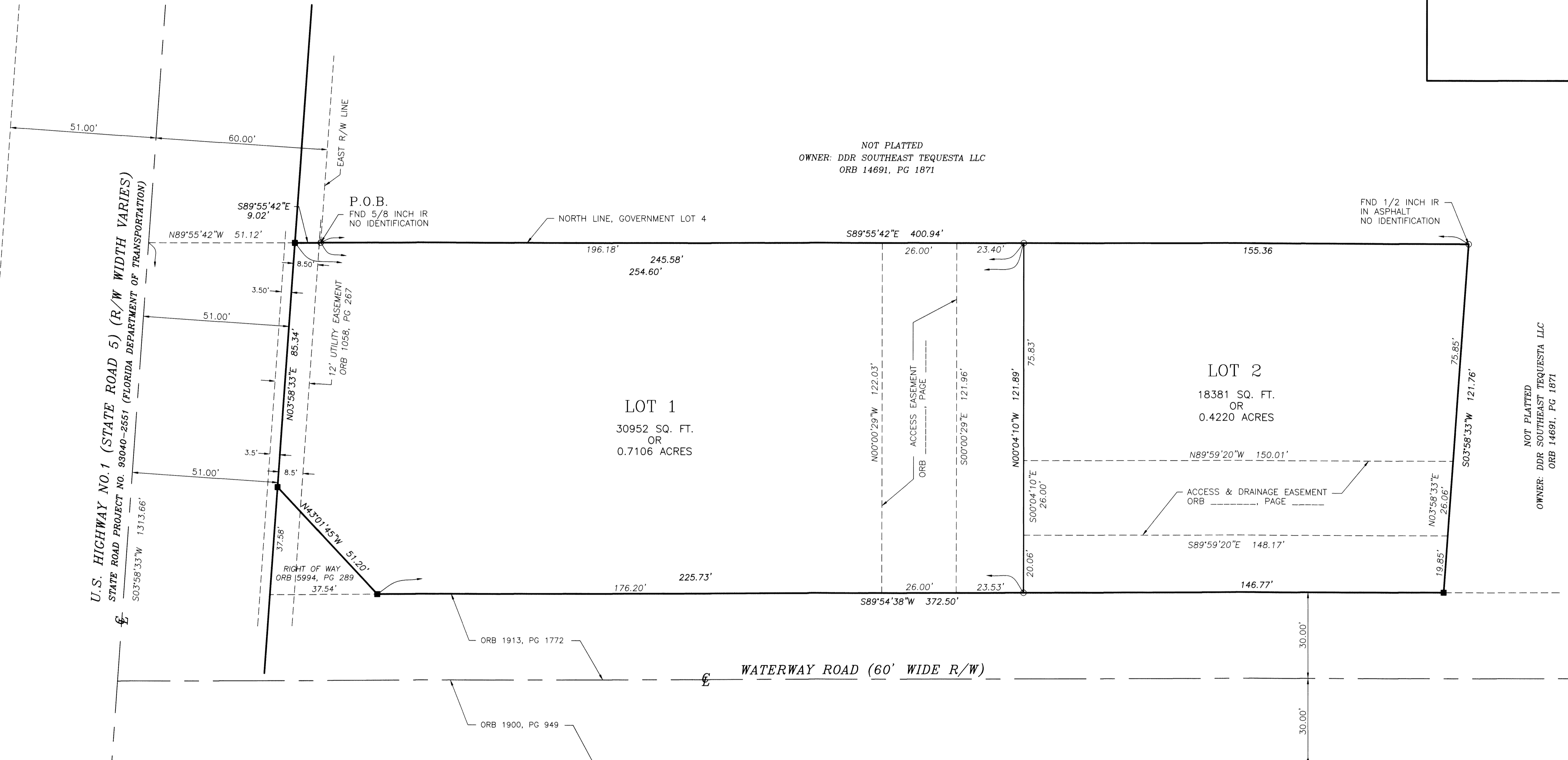
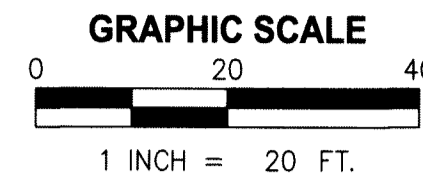
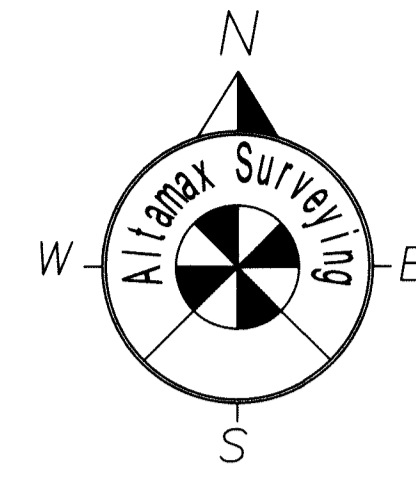
# TEQUESTA AT WATERWAY

LYING IN GOVERNMENT LOT 4,  
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,  
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

JANUARY 2017



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NORTHEAST CORNER, SECTION 36-40-42  
FALLS IN STORM MANHOLE  
"PALM BEACH COUNTY GEODETIC SURVEY"  
CCR #053185 AND #016075  
NORTHING: 954259.90', EASTING: 951543.39'  
STATE PLANE COORDINATES (NAD 83) FL EAST

NORTH 1/4 CORNER, SECTION 31-40-43  
FND BRASS DISK IN ROUND  
CONCRETE MONUMENT  
"PALM BEACH COUNTY GEODETIC SURVEY"  
CCR #053429 AND #0015739  
NORTHING: 954286.08', EASTING: 954164.33'  
STATE PLANE COORDINATES (NAD 83) FL EAST

### GENERAL NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, BEING: N03°58'33"E PER OFFICIAL RECORD BOOK 14691, PAGE 1871, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. 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.
3. 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.
4. 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.
5. BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
6. LOT 1 AND LOT 2, SHOWN HEREON ARE SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### LEGEND

- ⊕ - CENTERLINE
- FND - FOUND
- IR - IRON ROD
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE
- P.O.B. - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT OF WAY
- - DENOTES SET 4"x4" CONCRETE MONUMENT MARKED PRM ALTAMAX LB 7833 UNLESS OTHERWISE NOTED
- - DENOTES SET 1/2 INCH IRON ROD MARKED ALTAMAX LB 7833 UNLESS OTHERWISE NOTED

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