

LIGHTHOUSE COVE APARTMENTS

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

SHEET 1 OF 3
APRIL 1999

DEDICATION

STATE OF FLORIDA
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS, THAT LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS LIGHTHOUSE COVE APARTMENTS, SAID LANDS BEING A PORTION OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, AS RECORDED IN ROAD PLAT BOOK 5, PAGES 144-149, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, PROCEED S22°41'51"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 248.97 FEET; THENCE N67°10'09"E A DISTANCE OF 285.00 FEET; THENCE S22°41'51"E, A DISTANCE OF 350.00 FEET; THENCE N76°16'00"E, A DISTANCE OF 209.97 FEET; THENCE N00°10'50"W, A DISTANCE OF 400.00 FEET TO THE INTERSECTION WITH SAID NORTH LINE OF THE SOUTH WEST QUARTER OF SECTION 30; THENCE S89°49'04"W, ALONG SAID NORTH LINE, A DISTANCE OF 676.00 FEET; THENCE N00°10'50"W, A DISTANCE OF 695.09 FEET TO THE SOUTH LINE OF VILLAGE BOULEVARD AND BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 676.00 FEET AND CHORD BEARING OF S74°30'43"W; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 111°33'22", A DISTANCE OF 371.17 FEET TO THE POINT OF REVERSE CURVATURE OF CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 676.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°54'50", A DISTANCE OF 281.75 FEET TO THE POINT OF REVERSE CURVATURE OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 676.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°22'20", A DISTANCE OF 181.10 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE S22°41'51"E, ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 498.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.694 ACRES, MORE OR LESS.

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

TRACTS:

1) TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP, FOR PRIVATE INGRESS AND EGRESS WITH PUBLIC ACCESS AND OTHER PURPOSES CONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

2) TRACTS "B" THROUGH "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP.

3) TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

EASEMENTS:

4) THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION.

5) THE WELL SITE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA FOR WATER COLLECTION PURPOSES.

6) THE PRESERVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP FOR PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

IN WITNESS WHEREOF, LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE VICE PRESIDENT AND BY THE GENERAL PARTNER OF SAID LIMITED PARTNERSHIP AND AFFIXED ITS CORPORATE SEAL HERETO, THIS 13th DAY OF APRIL, 1999.

LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

BY: DAYCO OF SOUTH FLORIDA CORP. ITS GENERAL PARTNER

WITNESS: *[Signature]* BY: *[Signature]* (PRINT NAME) LUIS G. LAMAR (PRINT TITLE) VICE PRESIDENT

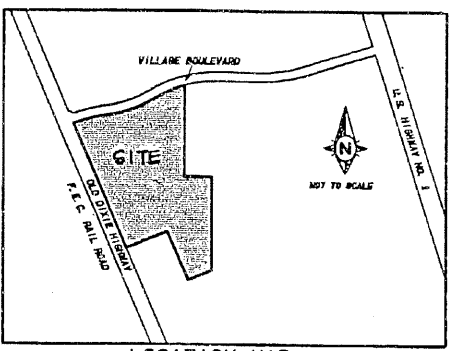
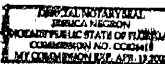
WITNESS: *[Signature]* (PRINT NAME) RICHARD LEE

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY APPEARED LUIS G. LAMAR TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT OF DAYCO OF SOUTH FLORIDA CORP., A FLORIDA CORPORATION, THE GENERAL PARTNER OF LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND LUIS G. LAMAR HAS ACKNOWLEDGED TO AND BEFORE ME THAT HE HAS EXECUTED THE SAME AS OFFICER OF SAID CORPORATION ON BEHALF OF SAID LIMITED PARTNERSHIP, AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR AUTHORITY OF SAID CORPORATION AND LIMITED PARTNERSHIP, WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF APRIL, 1999.

MY COMMISSION EXPIRES: 4/13/2003

[Signature]
NOTARY PUBLIC



LOCATION MAP

MORTGAGE CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI DADE

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10776, PAGE 1896, 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 DAVID H. PROCTOR AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF APRIL, 1999.

WITNESS: *[Signature]* UNION PLANTERS BANK N.A. (PRINT NAME) DAVID H. PROCTOR (PRINT NAME)

WITNESS: *[Signature]* (PRINT NAME) DAVID H. PROCTOR (PRINT TITLE) ASSISTANT VICE PRESIDENT

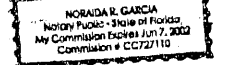
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH: MIAMI DADE

BEFORE ME PERSONALLY APPEARED DAVID H. PROCTOR TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AS VICE PRESIDENT OF UNION PLANTERS BANK N.A. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE HAS EXECUTED THE SAME AS OFFICER OF SAID BANK, AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAME EXECUTION IS THE FREE ACT AND DEED OF UNION PLANTERS BANK, WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF APRIL, 1999.

MY COMMISSION EXPIRES: 6/17/2002

[Signature]
NOTARY PUBLIC



SURVEYOR'S NOTES:

- 1) BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 2) 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.
- 3) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, BEING SOUTH 22°41'51" EAST.
- 4) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5) 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, AND LAKE MAINTENANCE ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 6) 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.
- 7) SEE SHEET 3 OF 3 FOR DEDICATED EASEMENTS.
- 8) SEE 2 OF 3 FOR INGRESS & EGRESS TRACT "A", STORM WATER MANAGEMENT TRACTS "B" THROUGH "E", DRAINAGE EASEMENTS AND RIGHT-OF-WAY DEDICATION TRACT "F".

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LIGHTHOUSE COVE APARTMENTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATE: May 7, 1999 *[Signature]*
PRINT NAME: Michael M. McCormick
PRINT TITLE: Assistant Vice President

MY COMMISSION EXPIRES: 11/26/2001

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF LIGHTHOUSE COVE APARTMENTS 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: 4/19/99 BY: *[Signature]*
DAN W. DAILEY, P.L.S.
FLORIDA CERTIFICATE NO. 2439

THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.L.S., IN THE OFFICE OF DAILEY AND ASSOCIATES INC., 112 NO. U.S. HIGHWAY ONE, TEQUESTA, FL 33469

VILLAGE APPROVAL

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

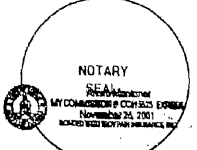
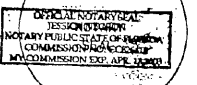
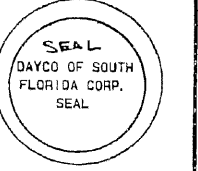
BY: *[Signature]* THOMAS G. BRADFORD, VILLAGE MANAGER
BY: *[Signature]* RON T. MACKAIL, MAYOR

DATE: 6/3/99 DATE: 6/3/99

BY: *[Signature]* SCOTT D. LADD, BUILDING OFFICIAL
BY: *[Signature]* JOANN MANGANZELLO, CLERK

DATE: 6/3/99 DATE: 6/3/99

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
This Plat was filed for record at 2:30 P.M. This 4th day of June 1999 and duly recorded in Plat Book No. 85 on Page 22-94
Dorothy H. Wilken, Clerk of the Circuit Court by *[Signature]*



DAILEY AND ASSOCIATES, INC.
SURVEYING & MAPPING
112 N. U.S. HIGHWAY NO. 1
TEQUESTA, FLORIDA 33469
PHONE: (851) 740-8424