



S89°58'00"E 527.76'

S89°58'00"E 367.67'

P.O.B. N.E. CORNER OF STERLING HOUSE OF TEQUESTA (P.B. 82, PAGES 102-104)

SE CORNER OF NW 1/4 OF NW 1/4 SECTION 30, TWP. 40S, RNG. 43E



A=3°11'35"
R=7679.44'
A=427.98'
CHB=N24°17'39"W
CDB=427.92'

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SET 4x4 PERMANENT REFERENCE MONUMENT (P.R.M.) PSM # 2439
- R RADIUS OF CURVE
- A CENTRAL ANGLE OF CURVE
- CHB CHORD BEARING OF CURVE
- CDB CHORD DISTANCE OF CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- PARKING, INGRESS/EGRESS AND UTILITY EASEMENT (ORB 10845, PG 169)

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 WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, BEING SOUTH 17°17'07" EAST.
- 4) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5) TRACTS "B" THROUGH "M" AND THE CONNECTING DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE CREATED THROUGH THE RECIPROCAL RETENTION AND DRAINAGE EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORD BOOK 10845, PAGE 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAME (ARE) AS DESCRIBED IN THE DRAINAGE EASEMENT AGREEMENT, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- 6) 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.
- 7) SEE SHEETS 2 AND 3 OF 4 FOR INGRESS AND EGRESS TRACT "A", STORM WATER MANAGEMENT TRACTS "B" THROUGH "M", AND DRAINAGE EASEMENTS.
- 8) SEE SHEET 4 OF 4 FOR UTILITY EASEMENTS.
- 9) SEE SHEET 2 OF 4 FOR MORTGAGEE'S CONSENTS AND ACKNOWLEDGEMENTS

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ALS PLAT OF VILLAGE OF TEQUESTA
BEING A REPLAT OF STERLING HOUSE OF TEQUESTA, AS RECORDED IN PLAT BOOK 82, PAGES 102 THROUGH 104 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2000