

KEY MAP
N.T.S.

TEQUESTA OAKS

LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST,
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA.
FEBRUARY 1997 SHEET 2 OF 5

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at _____
M. This _____ day of _____, 19____,
and duly recorded in Plat Book No. _____
on Page _____
Dorothy H. Wilken, Clerk of the Circuit Court
By _____ D.C.

MORTGAGEE'S 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 RECORD BOOK 9660 AT PAGE 506 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF March, 1997.

COMMUNITY SAVINGS, F.A.,
A FLORIDA SAVINGS AND LOAN ASSOCIATION

WITNESS: Bruce Sherman BY: Cecil F. Howard, Jr.
Bruce Sherman *Senior Vice President
Lawrence C. Griffin Cecil F. Howard, Jr.

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CECIL F. HOWARD JR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF COMMUNITY SAVINGS, F.A., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 1997.

MY COMMISSION EXPIRES: 11-28-2000
NOTARY PUBLIC
Lawrence C. Griffin

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE TEQUESTA OAKS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18th DAY OF MARCH, 1997.

TEQUESTA OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: William E. Shannon BY: Charles H. Hathaway, Pres
William E. Shannon CHARLES H. HATHAWAY,
Christine Scalomandre PRESIDENT
Christine Scalomandre

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TEQUESTA OAKS HOMEOWNERS ASSOCIATION, FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 1997.

MY COMMISSION EXPIRES: 2/31/98
NOTARY PUBLIC
Christine Scalomandre

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

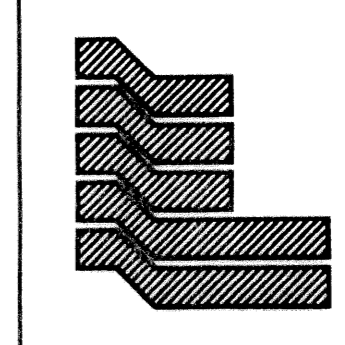
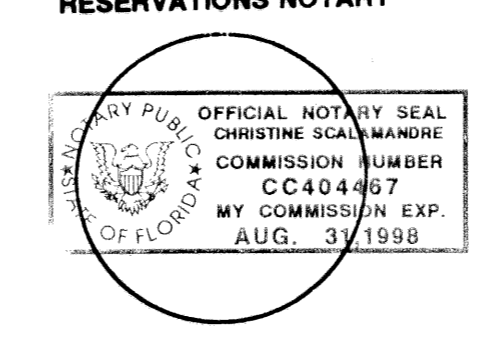
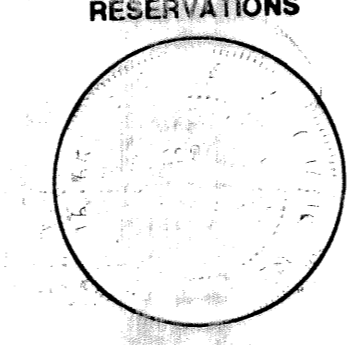
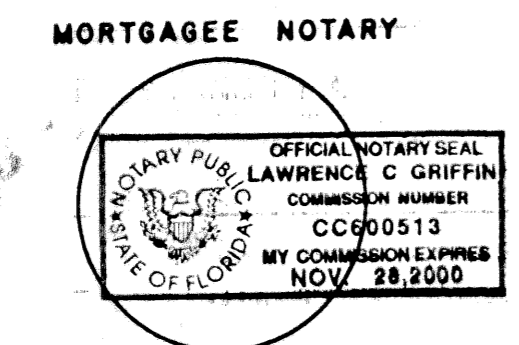
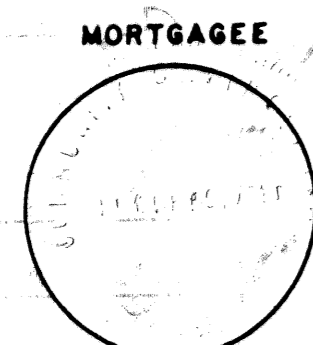
WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO TEQUESTA OAKS DEVELOPMENT COMPANY AND DC LAND COMPANY, LTD.; 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 BY THIS PLAT.

DATED: 3/18/97
William E. Shannon, Pres
WILLIAM E. SHANNON, PRESIDENT

SURVEYOR'S NOTES:

- PERMANENT REFERENCE MONUMENTS (P.R.M.'S P.S.M. #5019) ARE SHOWN THUS: ■
PERMANENT CONTROL POINTS (P.C.P.'S P.S.M. #5019) ARE SHOWN THUS: ●
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST HAVING A BEARING OF NORTH 90°00'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- P.O.C. DENOTES POINT OF COMMENCEMENT
U.E. DENOTES UTILITY EASEMENT
P.O.B. DENOTES POINT OF BEGINNING
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
L. DENOTES ARC LENGTH
Δ DENOTES DELTA ANGLE
⊕ DENOTES CENTERLINE
P.S.M. DENOTES PROFESSIONAL SURVEYOR & MAPPER
O.A. DENOTES OVERALL DISTANCE
W. & L.S.E. DENOTES WALL AND LANDSCAPE EASEMENT
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SUBDIVISION # TEQUESTA OAKS
BOOK 79 PAGE 94
FLOOD MAP #
QUAD #
SE
ZIP CODE
PUD NAME VILLAGE OF TEQUESTA



Landmark Surveying & Mapping Inc.
LB NO. 4396
1850 FOREST HILL BOULEVARD
PH. (561)433-5405 SUITE 100 W.P.B. FLORIDA

TEQUESTA OAKS