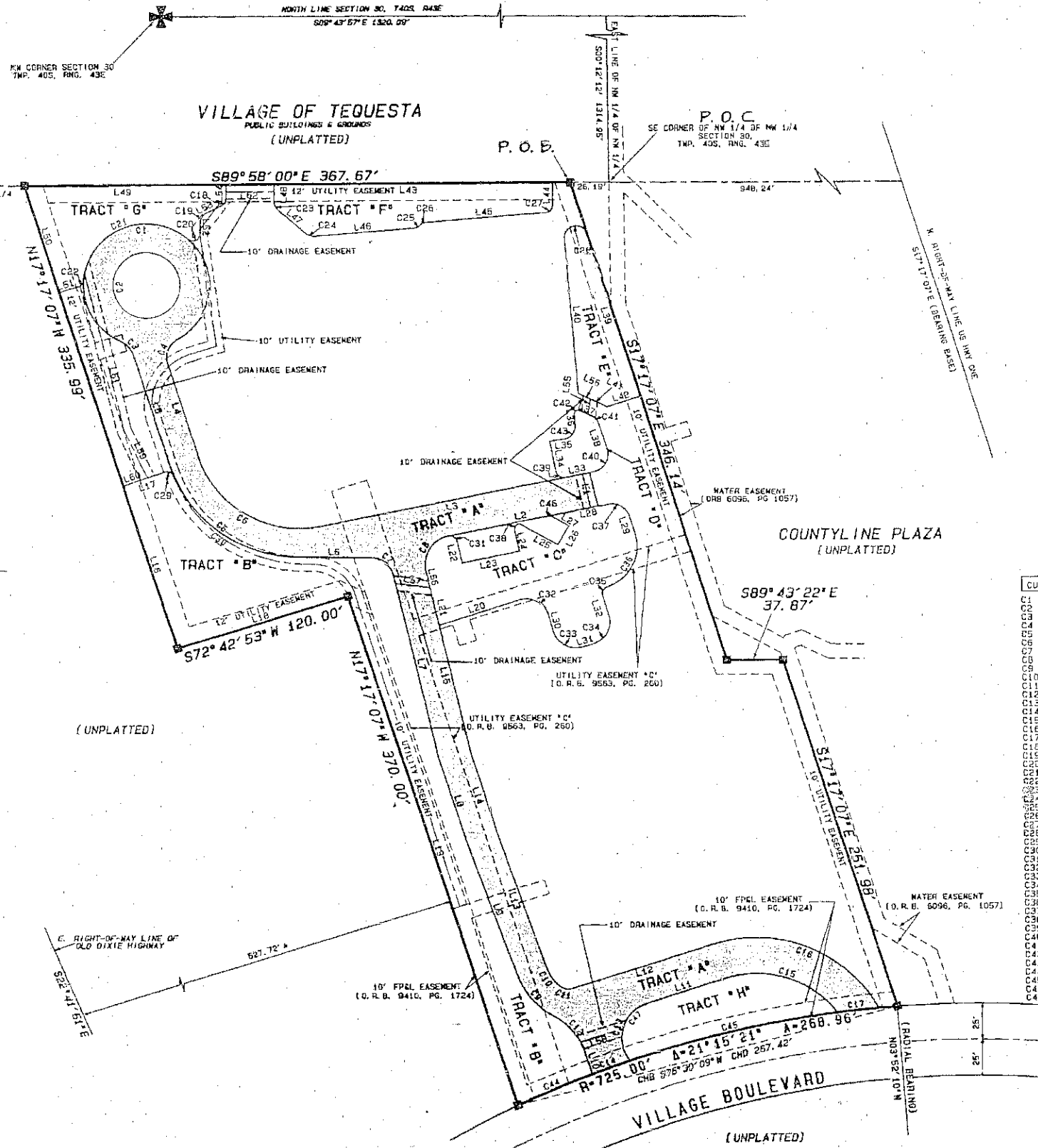
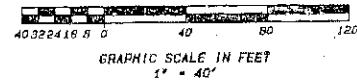


# STERLING HOUSE OF TEQUESTA

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

SHEET 3 OF 3  
APRIL 1998



**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SET 4x4 PERMANENT REFERENCE MONUMENT (P.R.M.) LB # 2789
- R RADIUS OF CURVE
- A CENTRAL ANGLE OF CURVE
- A ARC LENGTH OF CURVE
- CHD CHORD BEARING OF CURVE
- CHD CHORD DISTANCE OF CURVE
- INGRESS & EGRESS EASEMENT

**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. 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 2 OF 3 FOR UTILITY EASEMENTS.
8. SEE SHEET 3 OF 3 FOR INGRESS & EGRESS TRACT 'A', STORM WATER MANAGEMENT TRACTS 'B' THROUGH 'H', AND DRAINAGE EASEMENTS.

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N13° 08' 54" W	24.01'
L2	N78° 48' 11" E	103.40'
L3	N78° 48' 11" E	165.91'
L4	N17° 20' 55" W	57.53'
L5	N17° 20' 55" W	60.66'
L6	N80° 59' 40" W	49.91'
L7	N12° 46' 52" W	131.30'
L8	N17° 17' 07" W	55.03'
L9	N18° 56' 17" W	94.81'
L10	N17° 17' 07" W	15.02'
L11	N72° 42' 53" E	58.13'
L12	N72° 42' 53" E	101.06'
L13	N48° 43' 36" W	93.81'
L14	N17° 17' 07" W	64.13'
L15	N12° 46' 52" W	127.95'
L16	N17° 17' 07" W	116.28'
L17	N71° 03' 02" E	29.64'
L18	N72° 42' 53" E	120.03'
L19	N17° 17' 07" W	370.00'
L20	N72° 42' 53" E	57.44'
L21	N12° 46' 52" W	25.50'
L22	N11° 11' 43" W	15.00'
L23	N78° 48' 11" E	40.00'
L24	N11° 11' 48" W	15.51'
L25	N60° 12' 18" W	28.11'
L26	N29° 47' 42" E	15.00'
L27	N60° 12' 18" W	12.90'
L28	N78° 48' 11" E	36.07'
L29	N17° 17' 07" W	12.31'
L30	N13° 48' 18" W	10.41'
L31	N73° 46' 48" E	0.73'
L32	N17° 17' 07" W	13.42'
L33	N78° 48' 11" E	20.27'
L34	N11° 11' 49" W	21.30'
L35	N82° 37' 32" E	8.97'
L36	N08° 14' 10" W	5.31'
L37	N67° 09' 55" W	0.30'
L38	N17° 17' 07" W	17.07'
L39	N17° 17' 07" W	117.24'
L40	N04° 23' 55" W	107.33'
L41	N35° 04' 17" W	12.55'
L42	N72° 36' 41" E	23.81'
L43	N89° 57' 08" W	180.00'
L44	N00° 02' 52" E	15.93'
L45	N85° 36' 09" E	81.12'
L46	N85° 36' 09" E	66.02'
L47	N48° 08' 42" W	22.99'
L48	N00° 02' 52" E	11.05'
L49	N89° 50' 06" W	135.45'
L50	N17° 17' 07" W	77.76'
L51	N72° 42' 53" E	13.44'
L52	N00° 08' 18" W	7.20'
L53	N62° 42' 22" E	12.01'
L54	N00° 02' 52" E	10.60'
L55	N07° 12' 17" E	10.72'
L56	N65° 04' 17" W	8.95'
L57	N11° 46' 17" W	10.09'
L58	N82° 42' 29" W	25.53'
L59	N72° 34' 30" E	30.41'
L60	N25° 23' 27" W	35.85'
L61	N71° 03' 02" E	17.53'
L62	N13° 37' 25" W	111.86'
L63	N09° 58' 00" W	32.00'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	42.50'	303° 34' 27"	227.44'	.00'	38.21'	N87-21-46.8E
C2	22.50'	389° 00' 00"	141.37'	.00'	.00'	N00-00-00.0E
C3	15.00'	49° 34' 32"	12.72'	6.77'	12.34'	N41-38-11.0W
C4	30.00'	71° 58' 50"	20.75'	12.15'	19.60'	S21-39-02.7W
C5	30.00'	71° 58' 50"	112.54'	64.97'	155.35'	S53-10-20.1E
C6	70.00'	63° 50' 54"	102.44'	62.06'	93.54'	S59-16-22.1E
C7	15.00'	75° 28' 03"	19.76'	11.61'	13.36'	N50-30-53.4W
C8	20.00'	91° 17' 18"	31.87'	20.46'	28.00'	N32-51-18.7E
C9	51.00'	41° 05' 40"	36.58'	19.12'	35.80'	S40-29-06.9E
C10	31.00'	27° 58' 11"	15.13'	14.88'	14.88'	N32-42-41.2W
C11	10.00'	50° 35' 20"	10.57'	5.04'	10.09'	S76-59-26.9E
C12	45.00'	45° 44' 30"	34.36'	18.07'	33.53'	S39-09-32.0E
C13	25.21'	111° 03' 41"	48.86'	35.72'	41.56'	N17-11-02.6E
C14	755.00'	2° 10' 25"	27.51'	13.75'	27.50'	S70-16-47.8W
C15	170.00'	69° 23' 44"	84.90'	48.55'	73.78'	S72-32-16.2E
C16	95.00'	70° 26' 46"	130.07'	77.54'	120.14'	S68-03-43.9E
C17	725.00'	2° 13' 02"	20.05'	14.03'	28.05'	N84-00-19.1E
C18	4.00'	62° 39' 30"	4.37'	2.43'	4.16'	S31-22-36.8W
C19	6.00'	61° 55' 37"	6.77'	4.89'	6.34'	N31-17-03.2E
C20	5.00'	131° 41' 55"	11.49'	9.12'	11.15'	S65-42-42.3W
C21	42.50'	126° 33' 47"	93.00'	64.43'	75.82'	S66-16-46.4W
C22	5.00'	67° 43' 00"	5.41'	3.35'	5.21'	N38-51-22.9E
C23	10.00'	48° 11' 34"	8.41'	4.42'	8.17'	N24-02-25.2W
C24	10.00'	46° 15' 13"	8.07'	4.27'	7.85'	S71-16-18.8E
C25	7.00'	40° 22' 00"	4.93'	2.57'	4.83'	N62-25-04.7E
C26	7.00'	40° 22' 00"	4.93'	2.57'	4.83'	S65-25-04.7W
C27	5.00'	85° 53' 13"	7.47'	4.63'	7.47'	N42-49-28.4E
C28	8.00'	167° 06' 48"	23.33'	70.84'	15.90'	S78-09-28.9W
C29	5.00'	87° 12' 42"	7.61'	4.76'	7.61'	S55-22-00.9E
C30	5.00'	57° 15' 28"	105.65'	59.80'	99.69'	S55-22-00.9E
C31	5.00'	50° 17' 46"	7.08'	5.03'	7.09'	N36-20-41.8W
C32	15.00'	93° 26' 42"	24.41'	15.94'	21.85'	N60-32-42.3W
C33	16.50'	92° 24' 54"	26.61'	17.21'	23.89'	S68-00-45.0E
C34	16.00'	91° 03' 55"	26.22'	16.81'	23.55'	N28-14-50.7E
C35	5.00'	88° 55' 04"	7.76'	4.91'	7.00'	S27-10-26.4W
C36	30.00'	80° 55' 05"	46.56'	29.44'	42.02'	N21-10-25.3E
C37	12.00'	83° 54' 42"	17.57'	10.73'	16.05'	N59-14-25.0W
C38	5.00'	130° 59' 31"	6.86'	5.45'	6.53'	N54-17-56.4E
C39	5.00'	90° 30' 00"	7.85'	5.00'	7.03'	S56-11-49.0E
C40	12.00'	96° 05' 18"	20.71'	12.35'	17.85'	N30-45-32.0E
C41	12.00'	45° 52' 48"	8.71'	4.65'	8.42'	S42-13-30.9E
C42	2.50'	119° 04' 15"	5.20'	4.25'	4.31'	N53-17-57.6E
C43	10.00'	88° 51' 42"	15.51'	9.80'	14.09'	N38-11-41.0E
C44	725.00'	4° 39' 07"	54.34'	27.34'	54.33'	S87-02-01.0E
C45	725.00'	11° 31' 48"	145.90'	73.20'	145.65'	N77-07-54.4E
C46	25.50'	139° 00' 29"	1.24'	1.34'	.84'	N09-17-56.4E
C47	25.21'	59° 13' 58"	26.06'	14.33'	24.91'	N43-05-54.1E

THIS INSTRUMENT WAS PREPARED BY DEN W. DAILEY, P.S.M.  
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