

VILLAGE OF TEQUESTA

ALS PLAT OF VILLAGE OF TEQUESTA

110

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

LEGEND

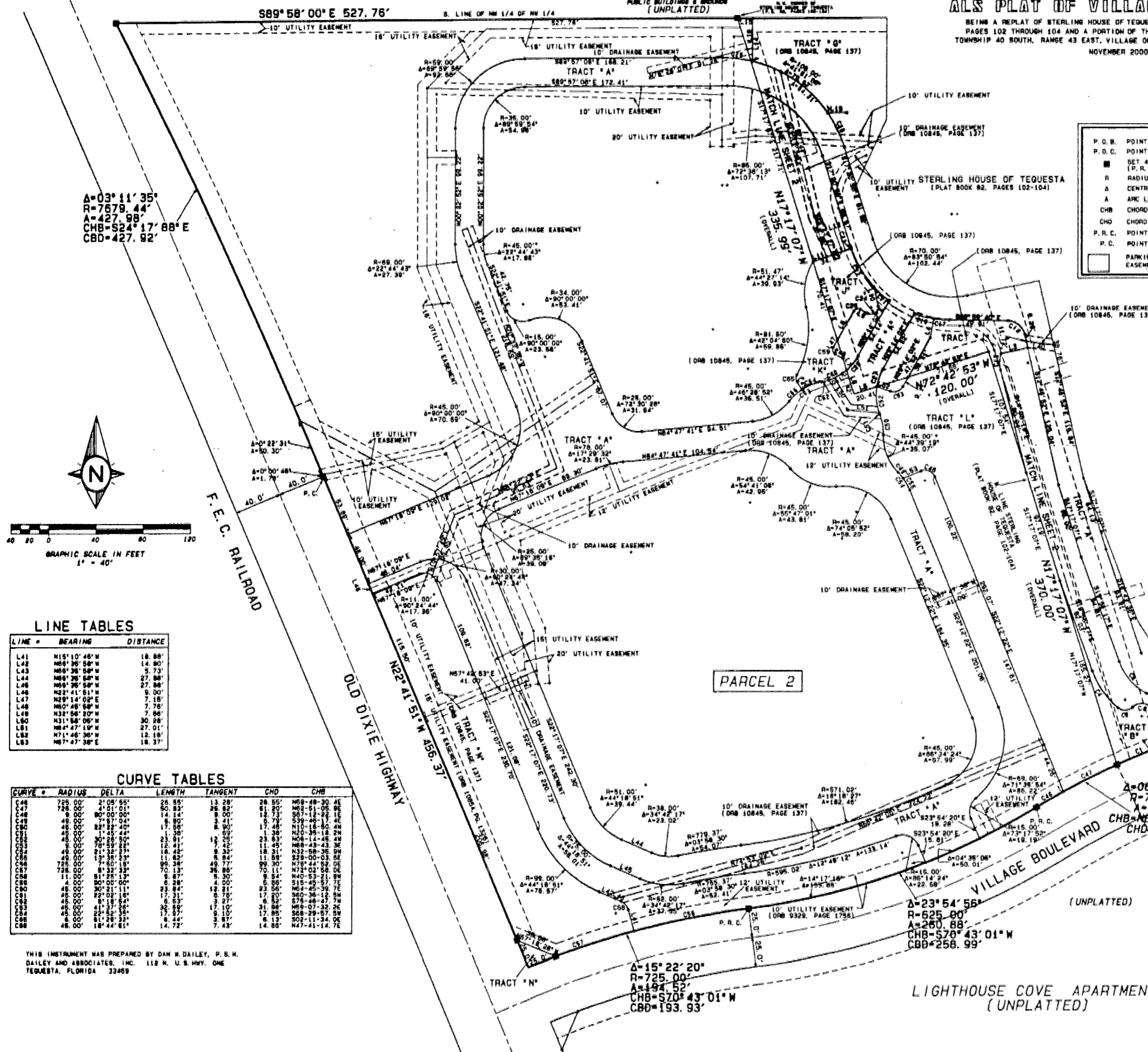
- P. O. B. POINT OF BEGINNING
- P. O. C. POINT OF COMMENCEMENT
- SET 4x4 PERMANENT REFERENCE MONUMENT (P. R. M.) LS + 2439
- R RADIUS OF CURVE
- A CENTRAL ANGLE OF CURVE
- A ARC LENGTH OF CURVE
- CHB CHORD BEARING OF CURVE
- CHD CHORD DISTANCE OF CURVE
- P. R. C. POINT OF REVERSE CURVATURE
- P. C. POINT 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 WETTERLY 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 EASEMENTS.
- 8) SEE SHEET 4 OF 4 FOR UTILITY EASEMENTS.

STERLING HOUSE OF TEQUESTA (PLAT BOOK 82, PAGES 102-104)

LIGHTHOUSE COVE APARTMENTS (UNPLATTED)



A=03° 11' 35"  
R=7679.44'  
A=427.98'  
CHB=524° 17' 88" E  
CHD=427.92'



GRAPHIC SCALE IN FEET  
1" = 40'

LINE TABLES

LINE #	BEARING	DISTANCE
L41	N15° 10' 46" W	14.88'
L42	N08° 36' 58" W	14.80'
L43	N06° 36' 58" W	5.73'
L44	N06° 26' 58" W	23.88'
L45	N06° 26' 58" W	27.88'
L46	N22° 41' 51" W	9.00'
L47	N29° 14' 02" E	7.18'
L48	N05° 48' 58" W	7.76'
L49	N32° 58' 20" W	7.68'
L50	N31° 58' 06" W	30.28'
L51	N04° 47' 19" W	27.01'
L52	N71° 46' 38" W	12.18'
L53	N67° 47' 38" E	18.37'

CURVE TABLES

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHD	CHB
C48	725.00'	21° 08' 55"	28.85'	13.28'	28.85'	M89-48-30 DE
C47	725.00'	41° 01' 01"	62.82'	28.82'	61.20'	M89-51-06 DE
C46	9.00'	90° 00' 00"	14.14'	9.00'	12.73'	S67-12-28 DE
C45	48.00'	77° 37' 04"	1.80'	8.21'	1.78'	S39-48-17 DE
C44	45.00'	82° 32' 04"	1.80'	8.21'	1.78'	N10-18-40 DE
C43	45.00'	1° 45' 44"	1.38'	8.89'	1.36'	N20-35-18 DE
C42	45.00'	78° 58' 50"	1.38'	8.89'	1.36'	M08-14-45 DE
C41	45.00'	78° 58' 50"	1.38'	8.89'	1.36'	M08-23-43 DE
C40	45.00'	21° 32' 23"	18.42'	9.32'	18.31'	N32-58-36 DE
C39	725.00'	13° 38' 25"	11.82'	11.88'	11.88'	S28-00-03 DE
C38	725.00'	7° 40' 18"	90.38'	49.77'	99.30'	N78-44-02 DE
C37	725.00'	31° 32' 33"	70.13'	36.88'	70.11'	N72-03-58 DE
C36	11.00'	81° 28' 13"	6.87'	6.87'	9.30'	M40-53-7 DE
C35	4.00'	90° 00' 00"	6.28'	4.00'	6.90'	S15-45-67 DE
C34	45.00'	30° 21' 11"	23.84'	12.81'	23.55'	M64-25-39 DE
C33	45.00'	22° 02' 18"	17.31'	8.76'	17.20'	S60-36-15 DE
C32	45.00'	9° 18' 54"	6.83'	6.83'	9.27'	S76-46-47 DE
C31	45.00'	41° 37' 26"	35.89'	17.10'	31.88'	M89-07-32 DE
C30	6.00'	61° 28' 32"	4.44'	3.87'	6.13'	S02-11-34 DE
C29	45.00'	18° 44' 51"	14.72'	7.43'	14.68'	N47-41-14 DE

THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M. DAILEY AND ASSOCIATES, INC. 112 N. U.S. HWY. ONE TEQUESTA, FLORIDA 33469

SHEET 3 OF 4

**DAILEY AND ASSOCIATES, INC.**  
SURVEYING & MAPPING  
112 N. U.S. HIGHWAY NO. 1  
TEQUESTA, FLORIDA 33469  
PHONE: (561) 740-8424