

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES CORPORATION, A NEVADA GENERAL PARTNERSHIP, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TEQUESTA CAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 405.25 FEET WEST OF THE CENTERLINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) AS MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 30, AND 2,027.96 FEET SOUTH OF THE NORTH LINE OF SECTION 30 AS MEASURED ALONG THE CENTERLINE OF SAID U.S. HIGHWAY NO. 1; THENCE BEAR S171°07'E, ALONG A LINE PARALLEL TO THE SAID CENTERLINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 501.59 FEET; THENCE BEAR N89°56'52"W A DISTANCE OF 396.24 FEET; THENCE BEAR N00°16'13"E, A DISTANCE OF 479.74 FEET TO THE SOUTH LINE OF A 50.00 FOOT EASEMENT; THENCE BEAR S89°43'47"E, ALONG SAID SOUTH EASEMENT LINE, BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 244.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, CONTAINING 153,615 SQUARE FEET, 3.5265 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT 'A', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TEQUESTA CAY CONDOMINIUM ASSOCIATION, INC. FOR OPEN SPACE, PARKING, UTILITY AND INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

TRACT 'B', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TEQUESTA CAY CONDOMINIUM ASSOCIATION, INC. FOR OPEN SPACE, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

TRACT 'C', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TEQUESTA CAY CONDOMINIUM ASSOCIATION, INC. FOR OPEN SPACE, UTILITY AND RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

THE 12' EASEMENTS FOR WATER MAIN FACILITIES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

THE PEDESTRIAN INGRESS/ EGRESS EASEMENTS, SHOWN HEREON ARE RESERVED FOR THE OWNERS AND GUESTS OF THE ADJOINING PARCELS FOR ACCESS TO AND FROM THEIR PARCEL.

THE DRAINAGE EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED TO THE TEQUESTA CAY CONDOMINIUM, INC. FOR DRAINAGE PURPOSES.

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 EASEMENTS, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE 12' EASEMENTS FOR SANITARY SEWER FACILITIES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29 DAY OF August, 2002.

WITNESS: [Signature]
PRINT NAME: MICHAEL J. NISONBAUM

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, MANAGING GENERAL PARTNER

WITNESS: [Signature]
PRINT NAME: RICHARD H. REACE

BY: [Signature]
DAVID ABRAMS
DIVISION PRESIDENT

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH
STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED DAVID ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX HOMES CORPORATION, A NEVADA GENERAL PARTNERSHIP, AND 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 29 DAY OF August, 2002

MY COMMISSION EXPIRES: March 17, 2006

NOTARY PUBLIC: [Signature]
PRINTED NAME: ENKA ETCHISON

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE TEQUESTA CAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNER THEREOF, AND HEREBY ACCEPTS THE DEDICATIONS TO, AND THE MAINTENANCE OBLIGATIONS INCURRED BY SAID ASSOCIATION AS SHOWN HEREON. IN WITNESS WHEREOF, THE TEQUESTA CAY CONDOMINIUM ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SECRETARY AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 29 DAY OF August, 2002.

WITNESS: [Signature]
PRINT NAME: MICHAEL J. NISONBAUM

TEQUESTA CAY CONDOMINIUM ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

BY: [Signature]
LEWIS BIRNBAUM

WITNESS: [Signature]
PRINT NAME: RICHARD H. REACE

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED LEWIS BIRNBAUM, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE TEQUESTA CAY CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION.

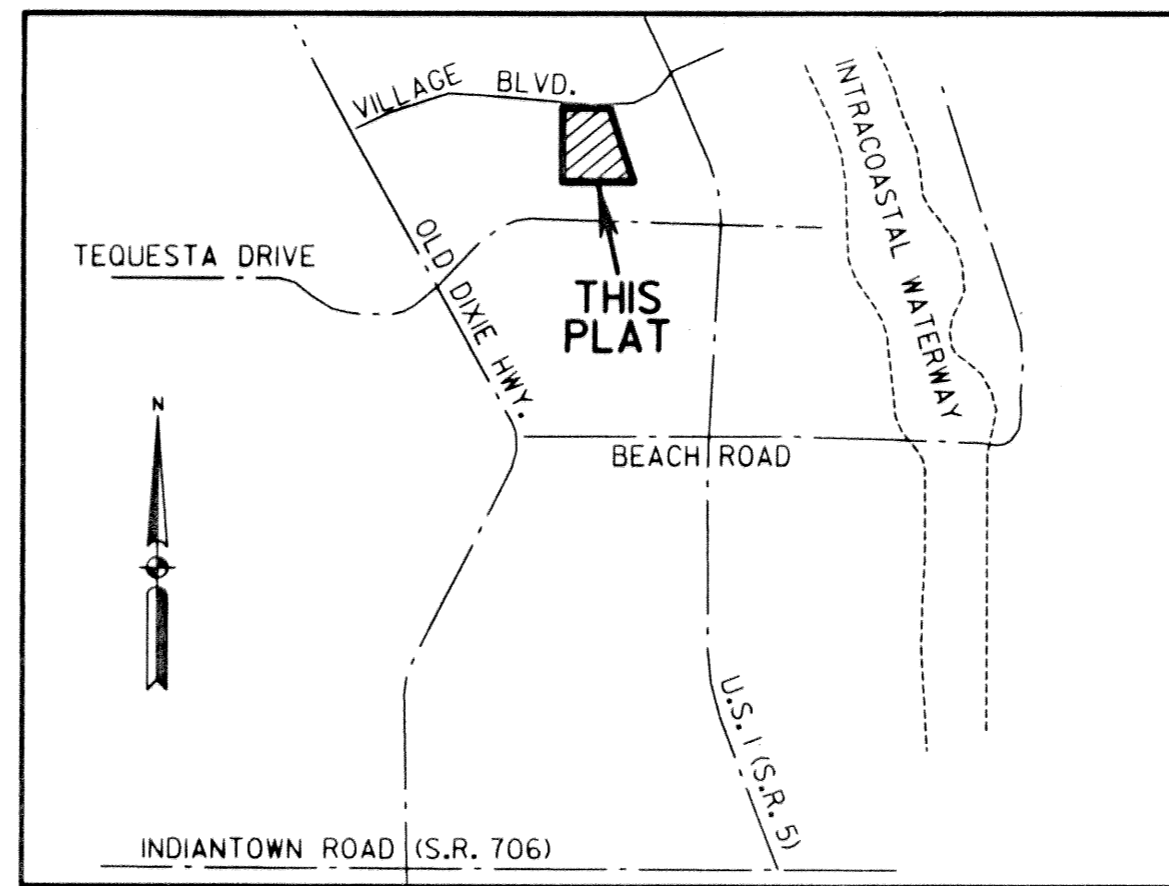
WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF August, 2002.

MY COMMISSION EXPIRES: March 17, 2006

NOTARY PUBLIC: [Signature]
PRINTED NAME: ENKA ETCHISON

"TEQUESTA CAY"

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



LOCATION MAP NOT TO SCALE

PLAT NOTES:

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF TEQUESTA.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 171°07' EAST ALONG THE CENTERLINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5).

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.

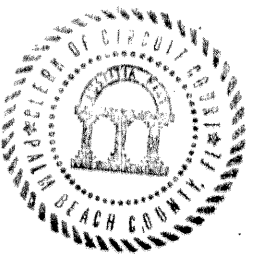
THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

UTILITY EASEMENTS, SHOWN HEREON, PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

- Symbol - DENOTES PERMANENT REFERENCE MONUMENT (PRM), 4" x 4" x 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB NO. 6860", UNLESS NOTED OTHERWISE.
P.B. - DENOTES PLAT BOOK
O.R.B. - DENOTES OFFICIAL RECORDS BOOK
PG. - DENOTES PAGE
P.O.B. - DENOTES POINT OF BEGINNING
P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
C - DENOTES CENTERLINE
U.E. - DENOTES UTILITY EASEMENT
R/W - DENOTES RIGHT-OF-WAY

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
This Plat was filed for record at 1:57 P.M.
This day of September 2002
and duly recorded in Plat Book No. 46
on page 59-60
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature]



TITLE CERTIFICATE:

COUNTY OF PALM BEACH
STATE OF FLORIDA

WE, COMMERCE TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED 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 IN CENTEX HOMES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: [Signature]
PRINTED NAME: ADAM B. WILKINS
DATE: 8-27-02
TITLE: Exec. Vice Pres.

CHAPTER 177 REVIEW:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE VILLAGE OF TEQUESTA, HAS REVIEWED THIS PLAT OF TEQUESTA CAY, AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS REVISED IN 1998.

DATE: 9/10/2002

BY: [Signature]
DAN W. DAILEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 2439

VILLAGE APPROVAL:

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

BY: [Signature]
MICHAEL R. COZZO,
VILLAGE MANAGER
DATE: 9/12/02

BY: [Signature]
GERALDINE GENCO, MAYOR
DATE: 9/13/02

BY: [Signature]
JERRY C. NEWELL, OFFICIAL
DATE: 9/13/02

BY: [Signature]
MARY WOLCOT, CLERK
DATE: 9/13/02

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (PCPs), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF TEQUESTA, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF TEQUESTA, FLORIDA.

DATED: 8/23/02

BY: [Signature]
JOYCE WEBER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4323

Table with 8 columns: VILLAGE OF TEQUESTA, REVIEWING SURVEYOR, SURVEYOR, DEDICATION CENTEX HOMES, NOTARY DEDICATION, TEQUESTA CAY CONDOMINIUM ASSOC., NOTARY TEQUESTA CAY CONDOMINIUM ASSOC., and Notary Public Seal.

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