

LOCATION MAP (NOT TO SCALE)

REGIONS TEQUESTA
BEING A REPLAT OF THE PLAT OF JUPITER HEIGHTS,
AS RECORDED IN PLAT BOOK 23, PAGE 69,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

00060-009

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:23 PM THIS
21 DAY OF August
2008 AND DULY RECORDED IN
PLAT BOOK 111 ON PAGES
115 AND 116.
DOROTHY H. WILKEN, CLERK OF
THE CIRCUIT COURT
BY: [Signature]



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT:

REGIONS BANK, AN ALABAMA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AS REGIONS TEQUESTA, BEING A REPLAT OF THE PLAT OF JUPITER HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

LOT(S) 1, 2, 3, 4, 5, 6 AND 7, BLOCK 3, JUPITER HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 69; TOGETHER WITH A PARCEL OF LAND 40 FEET IN WIDTH MEASURED FROM EAST TO WEST AND 140 IN LENGTH, MEASURED FROM NORTH TO SOUTH, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 3, JUPITER HEIGHTS, RECORDED IN PLAT BOOK 23, PAGE 69, AS ABANDONED BY THE COMMISSIONERS OF PALM BEACH COUNTY BY RESOLUTION R-76-1004 AND RECORDED IN OFFICIAL RECORDS BOOK 2608, PAGE 1708, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH WAS THE FORMER RIGHT-OF-WAY U.S. HIGHWAY NO. 1, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PARCEL 2

LOT(S) 13, BLOCK 3, JUPITER HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 69, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PARCEL 3

LOT(S) 25, BLOCK 3, JUPITER HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 69, SUBJECT TO RIGHT-OF-WAY IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS RECORDED IN DEED BOOK 812, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PARCEL 4

LOT(S) 8, 9, 10, 11 AND 12, BLOCK 3, JUPITER HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 69, AND THAT STRIP OF LAND LYING IMMEDIATELY ADJACENT TO THE WEST OF LOTS 8, 9, 10, 11 AND 12, BLOCK 3, JUPITER HEIGHTS BEING 40 FEET WIDE AS MEASURED FROM EAST TO WEST AND BEING 100 FEET LONG AS MEASURED FROM NORTH TO SOUTH, AND LYING BETWEEN THE WESTERLY BOUNDARY OF THE SAID LOTS 8 THROUGH 12 AND EASTERLY OF RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.

SAID PARCELS CONTAINING IN AGGREGATE 0.94 ACRES, MORE OR LESS.

REGIONS BANK, AN ALABAMA CORPORATION, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED.

IN WITNESS WHEREOF, REGIONS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND AFFIXES ITS CORPORATE SEAL HERETO, THIS 21 DAY OF August, 2008.

[Signatures of Regions Bank witnesses: Pamela Goodwin, Kimberly Dunn]

BY: REGIONS BANK
AN ALABAMA CORPORATION

BY: Emilio M. Cerice
SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Emilio M. Cerice WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS Senior Vice President OF REGIONS BANK, AN ALABAMA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE Senior Vice President OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND THIS 21 DAY OF August, 2008.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BY COMMISSION EXPIRES: Feb 16, 2009
[Signature]

MY COMMISSION EXPIRES

NOTARY COMMISSION NUMBER

[Signature]
LaTashia M. Clay
NOTARY PUBLIC
[Signature]
LaTashia M. Clay
PRINT NAME

SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CAROLE ARONSON, ESQ., TITLE AGENT FOR RENAISSANCE TITLE CORPORATION, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN REGIONS BANK, AN ALABAMA CORPORATION; 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.

DATE: 8/13/08

[Signature]
Carole Aronson

CAROLE ARONSON, ESQ.
VICE PRESIDENT
WEINER, ARONSON & MANKOFF, P.A.
RENAISSANCE TITLE CORPORATION
10 S.E. 1ST AVENUE
DELRAY BEACH, FLORIDA 33444

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF REGIONS TEQUESTA IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT TRACT AND PARCEL CORNERS SHALL BE SET UNDER GUARANTEES POSTED WITH THE THE VILLAGE OF TEQUESTA FOR THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OTHER REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE VILLAGE OF TEQUESTA.

DATE: 08/06/08

[Signature]
BRIAN C. KIERNAN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 6101

SURVEYOR'S NOTES

- 1. 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.
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. BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.

VILLAGE APPROVAL

THIS PLAT OF REGIONS TEQUESTA IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE VILLAGE OF TEQUESTA AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF TEQUESTA IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: [Signature]
MICHAEL R. COUZZO, JR., VILLAGE MANAGER

DATE: 8/14/08

BY: [Signature]
PAT WATKINS, VILLAGE MAYOR

DATE: 8/14/08

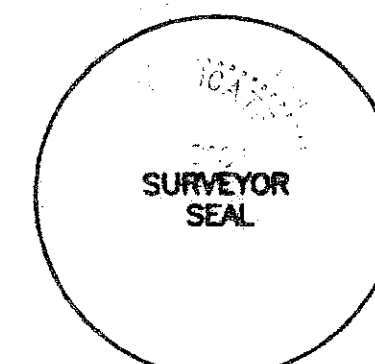
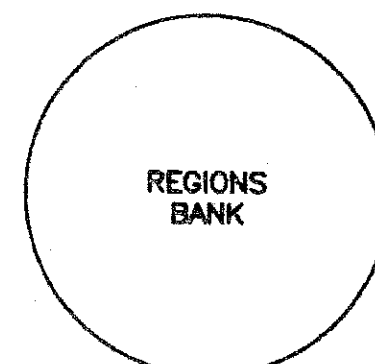
BY: [Signature]
CATHERINE HARDING, DIRECTOR OF COMMUNITY DEVELOPMENT

DATE: 8/18/08

BY: [Signature]
LORI McWILLIAMS, VILLAGE CLERK

DATE: 8/19/08

THIS INSTRUMENT PREPARED BY:
BRIAN C. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6101
FOR BOYLE ENGINEERING CORPORATION
3550 S.W. CORPORATE PARKWAY
PALM CITY, FLORIDA 34990
LB 7622



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