

PELICAN SQUARE

BEING A REPLAT OF REGIONS TEQUESTA AS RECORDED IN PLAT BOOK 111, PAGES 115 AND 116 TOGETHER WITH THE PLATTED ALLEYWAY IN BLOCK 3 AS SHOWN ON 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

RECORDED IN PLAT BOOK 111 PAGE 115 AND 116
FILED FOR RECORD IN PLAT BOOK 111
DATE OF RECORDING February 13, 2020
FILED IN PLAT BOOK 23 PAGE 69
DATE OF RECORDING January 13, 2020
Sharon B. Stotler, P.L.S.
Professional Land Surveyor
No. 5026

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 691 TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PELICAN SQUARE" BEING THE REPLAT OF REGIONS TEQUESTA, AS RECORDED IN PLAT BOOK 111, PAGES 115 AND 116, TOGETHER WITH THE 20 FOOT ALLEY LYING WITH BLOCK 3, JUPITER HEIGHTS, ACCORDING TO THE PLAT THEREOF, 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, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA AND PROCEED NORTH 17 DEGREES 14 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1, A DISTANCE OF 240.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF REGIONS TEQUESTA; THENCE NORTH 72 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF REGIONS TEQUESTA, A DISTANCE OF 190.00 FEET TO THE NORTHEASTERLY CORNER OF REGIONS TEQUESTA; THENCE SOUTH 17 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF REGIONS TEQUESTA A DISTANCE OF 240.00 FEET TO THE SOUTHEASTERLY CORNER OF REGIONS TEQUESTA; THENCE SOUTH 72 DEGREES 45 MINUTES 58 SECONDS WEST, ALONG THE SOUTHERLY LINE OF REGIONS TEQUESTA, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.047 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO PELICAN SQUARE PROPERTY OWNERS ASSOCIATION, INC., FOR COMMON AREA, STORM WATER DRAINAGE, PARKING AND RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- THE PUBLIC SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA, FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF TEQUESTA.
- THE PRIVATE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PELICAN SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF TEQUESTA.
- THE F.P.L. EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE AND OPERATION OF ELECTRICAL SERVICES AND OTHER UTILITIES BUT NOT LIMITED TO CABLE TELEVISION AND TELECOMMUNICATIONS SERVICES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS TO THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES AS MAY BE APPROVED AND PERMITTED BY PELICAN SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE WATER SERVICE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF TEQUESTA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, THE CONSTRUCTION, MAINTENANCE AND OPERATION OF WATER DISTRIBUTION FACILITIES. IN THE EVENT OF CONSTRUCTION, MAINTENANCE OR OPERATION ACTIVITIES PERFORMED BY THE VILLAGE OF TEQUESTA IN THE WATER SERVICE EASEMENT, ANY AND ALL COSTS FOR REPAIR AND/OR REPLACEMENT OF SURFACE COVERING (PAVEMENT, PAVER, ETC.) SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE PELICAN SQUARE PROPERTY OWNERS ASSOCIATION, INC.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF LIFT STATION FACILITIES.
- THE SANITARY FORCE MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF LIFT STATION FACILITIES. IN THE EVENT OF CONSTRUCTION, MAINTENANCE OR OPERATION ACTIVITIES PERFORMED BY THE LOXAHATCHEE ENVIRONMENTAL CONTROL DISTRICT AND/OR THE VILLAGE OF TEQUESTA IN THE SANITARY FORCE MAIN EASEMENT, ANY AND ALL COSTS FOR REPAIR AND/OR REPLACEMENT OF SURFACE COVERING (PAVEMENT, PAVER, ETC.) SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE PELICAN SQUARE PROPERTY OWNERS ASSOCIATION.
- THE 25 FOOT PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF TEQUESTA FOR UNRESTRICTED PUBLIC ACCESS ON, THROUGH AND OVER THE PLAT "PELICAN SQUARE", AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PELICAN SQUARE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

IN WITNESS WHEREOF, THAT 691 TEQUESTA LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, ROBERT STEINER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

691 TEQUESTA, LLC
A FLORIDA LIMITED LIABILITY COMPANY

THIS 25th DAY OF FEBRUARY 2020.

Robert A. Steiner
ROBERT A. STEINER
MANAGER

WITNESS: *Alan I. Armour II*
PRINT NAME ALAN I. ARMOUR II

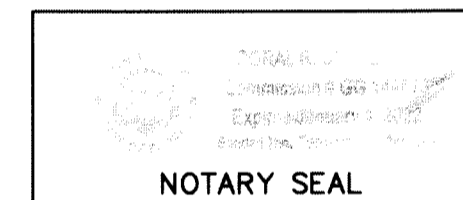
WITNESS: *Coral R. St. Pierre*
PRINT NAME CORAL R. ST. PIERRE

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. STEINER to me WHO IS KNOWN TO ME OR HAS PRODUCED *Records to me* RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 25th DAY OF February 2020.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NUMBER _____
Coral R. St. Pierre
PRINT NAME



ACCEPTANCE OF RESERVATIONS

THE PELICAN SQUARE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON,

PELICAN SQUARE PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION

THIS 25th DAY OF FEBRUARY 2020.

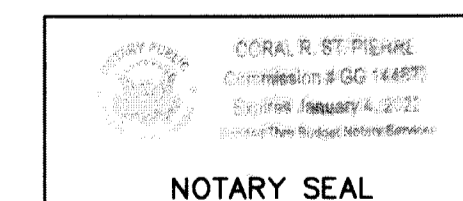
Robert A. Steiner
ROBERT A. STEINER
PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. STEINER to me WHO IS KNOWN TO ME OR HAS PRODUCED *Records to me* RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 25th DAY OF February 2020.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NUMBER _____
Coral R. St. Pierre
PRINT NAME



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALAN I. ARMOUR II, A DULY LICENSED ATTORNEY 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 691 TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: *Alan I. Armour II*
BY: ALAN I. ARMOUR II

ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 500100

VILLAGE OF TEQUESTA APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE VILLAGE OF TEQUESTA, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 15th DAY OF January 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF TEQUESTA, IN ACCORDANCE WITH SEC. 177.81 (1), FLORIDA STATUTES.

BY: *Jeremy Allen* DATE: 2/12/2020
JEREMY ALLEN, VILLAGE MANAGER

BY: *Abigail Brennan* DATE: 2/13/2020
ABIGAIL BRENNAN, VILLAGE MAYOR

ATTEST: *Nilsa Zacarias* DATE: 2/11/2020
NILSA ZACARIAS, DIRECTOR OF COMMUNITY DEVELOPMENT

ATTEST: *Lori McWilliams* DATE: 2/12/2020
LORI McWILLIAMS, VILLAGE CLERK

SURVEYORS 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 (P.R.M.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF TEQUESTA, FLORIDA.

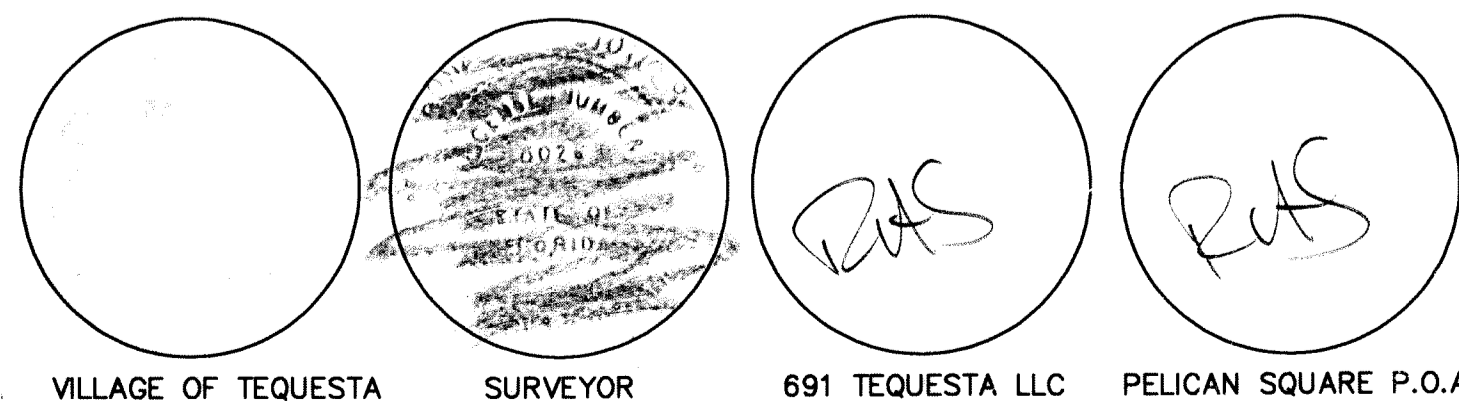
DATE: 2-5-2020
Ronald E. Stotler
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF NORTH 17°14'02" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AS RECORDED IN PLAT BOOK 111, PAGES 115 AND 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF TEQUESTA ZONING REGULATIONS
- 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.
- THIS IS A REPLAT OF THE PLAT REGIONS TEQUESTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 115 AND 116; AND ALL ITEMS OF RECORDS WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458



MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com