

RESERVE AT TEQUESTA

LYING IN GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

JUNE 2021

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ROYAL TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS RESERVE AT TEQUESTA, SAID LANDS LYING IN GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
THE NORTH 200 FEET OF THE SOUTH 650 FEET OF GOVERNMENT LOT 1, WEST OF STATE ROAD #4 (ALSO KNOWN AS STATE ROAD #5 OR U.S. #1), IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND FRONTING ON THE WEST SIDE OF U.S. HIGHWAY #1.

TOGETHER WITH:

PARCEL 2:
A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1, BEAR N. 00° 16' 10"E, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 650.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N. 00° 16' 10"E., ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 147.47 FEET; THENCE S89° 24' 30"E., A DISTANCE OF 620.98 FEET; THENCE N. 00° 30' 10"E., A DISTANCE OF 3.49 FEET; THENCE S.89° 29' 50" E., A DISTANCE OF 81.14 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO.1), SAID POINT BEING 51.00 FEET (MEASURED AT RIGHT ANGLES), FROM THE CENTER LINE OF SAID STATE ROAD NO. 5; THENCE S 16° 50' 20" E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 157.14 FEET; THENCE N.89° 29' 50" W., 748.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE N 00° 14' 54" E (BEARINGS HEREON ARE BASED ON THE WEST RIGHT OF WAY OF US HIGHWAY NO.1, BEING S 16° 50' 20" E), 450.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 14' 54" E 347.47 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF CASA DEL SOL OF TEQUESTA, AS RECORDED IN PLAT BOOK 105, PAGE 92, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89° 25' 46" E, ALONG THE SOUTH LINE OF SAID PLAT OF CASA DEL SOL OF TEQUESTA, 620.98 FEET; THENCE N 00° 28' 53" E, 3.49 FEET; THENCE S 89° 31' 07" E, 81.04 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO.1; THENCE S 16° 50' 20" E, ALONG SAID WEST RIGHT-OF-WAY, 366.53 FEET; THENCE N 89° 31' 28" W, 809.72 FEET TO THE POINT OF BEGINNING. CONTAINING 262,654 SQUARE FEET OR 6.030 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE THE FOLLOWING:

- 1) THE RIGHT-OF-WAYS WITHIN TRACT "A" ARE DEDICATED TO THE VILLAGE OF TEQUESTA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES, INGRESS, EGRESS, DRAINAGE AND OTHER PROPER PURPOSES. THOSE PORTIONS OF TRACT "A" THAT LIE OUTSIDE OF SAID RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE RESERVE AT TEQUESTA PROPERTY OWNERS ASSOCIATION, INC., FOR INGRESS, EGRESS AND DRAINAGE PURPOSES. TRACT "A" AND THE RIGHT-OF-WAYS WITHIN TRACT "A" ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- 2) TRACTS "B", "C", "D" AND "E", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RESERVE AT TEQUESTA PROPERTY OWNERS ASSOCIATION, INC., FOR OPEN SPACE, RECREATION, PARKING AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- 3) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHIN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF TEQUESTA.
- 4) THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, SAID ROYAL TEQUESTA, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 16th DAY OF June, 2021.

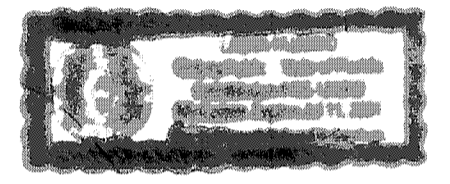
ROYAL TEQUESTA, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Stephen Cohen
PRINT NAME: Stephen Cohen
BY: Louis J. Capano, Jr.
LOUIS J. CAPANO, JR.
MANAGER
WITNESS: Laura Fajardo
PRINT NAME: Laura Fajardo

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF June, 2021, BY LOUIS J. CAPANO, JR., MANAGER OF ROYAL TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED:

MY COMMISSION EXPIRES: July 11th, 2021
NOTARY PUBLIC

ONLINE NOTARY:
Laura Fajardo
PRINTED NAME



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE RESERVE AT TEQUESTA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, DATED THIS 16th DAY OF June, 2021.

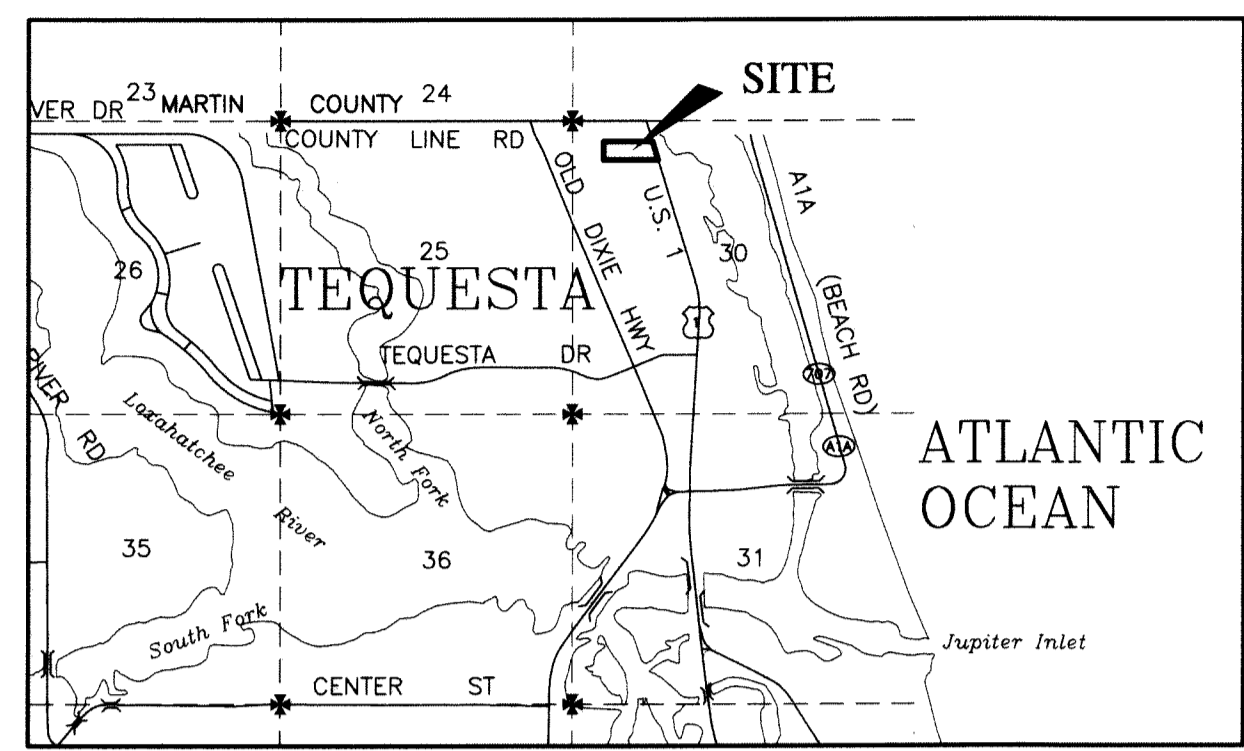
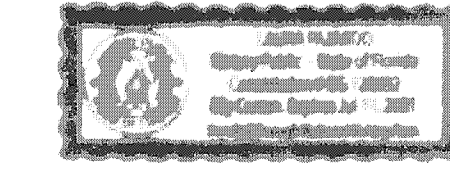
THE RESERVE AT TEQUESTA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Stephen Cohen
PRINT NAME: Stephen Cohen
BY: Louis J. Capano, Jr.
LOUIS J. CAPANO, JR.
PRESIDENT
WITNESS: Laura Fajardo
PRINT NAME: Laura Fajardo

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF June, 2021, BY LOUIS J. CAPANO, JR. AS PRESIDENT OF THE RESERVE AT TEQUESTA PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED:

MY COMMISSION EXPIRES: July 11th, 2021
NOTARY PUBLIC

ONLINE NOTARY:
Laura Fajardo
PRINTED NAME



LOCATION MAP

MORTGAGEE'S CONSENT

STATE OF ~~DELAWARE~~ FLORIDA
COUNTY OF ~~NEWCASTLE~~ PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO MORTGAGES ON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 27904 AT PAGE 844 AND OFFICIAL RECORDS BOOK 28020 AT PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. THE MORTGAGEE CONSENTS AND AGREES TO THE PLATTING OF THE LANDS EMBRACED IN THE PLAT AND TO THE DEDICATION SHOWN THEREON, AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGES COVERING THE SAID PROPERTY THAT ALL PIECES AND PARCELS DEDICATED TO THE PUBLIC WILL BE EXCLUDED FROM SAID SUIT AND THE DEDICATION REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS BANK SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF JUNE, 2021.

M & T BANK,
A NEW YORK BANKING CORPORATION
WITNESS: Mary Lisa Trend
PRINT NAME: Mary Lisa Trend
BY: Melissa Gouette
VICE PRESIDENT
PRINT NAME: MELISSA GOUETTE

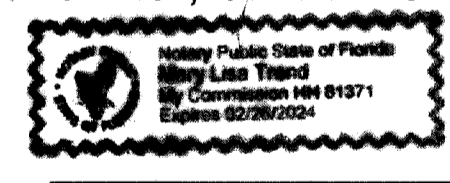
WITNESS: Nancy J. Shandak
PRINT NAME: Nancy J. Shandak

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF June, 2021, BY Melissa Gouette, AS VICE PRESIDENT OF M & T BANK, A NEW YORK BANKING CORPORATION, ON BEHALF OF THE CORPORATION. PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED:

MY COMMISSION EXPIRES: 02/26/2021

ONLINE NOTARY:
Mary Lisa Trend
PRINTED NAME



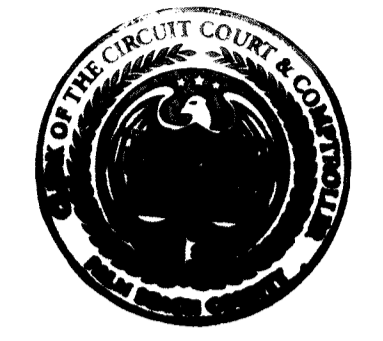
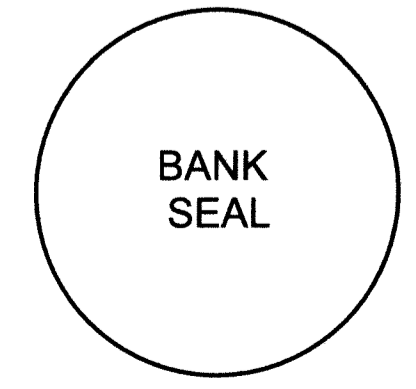
TITLE COMMITMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DONALD M. ALLISON, 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 ROYAL TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

DATE: June 22, 2021

DONALD M. ALLISON
FLORIDA BAR NO. 263958



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 1:58 PM
This 25 day of August, 2021
and duly recorded in Plat Book 132
on page(s) 104-106
JOSEPH ABRUZZO
Clerk of the Circuit Court & Comptroller
By: Debra McCole

SURVEYOR'S NOTES

- 1) BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 2) NO BUILDINGS 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 US HIGHWAY ONE, BEING S16°50'20"E.
- 4) THIS PLAT WAS PREPARED BY GREGORY T. TUCKER, P.S.M. LEGACY SURVEYING & MAPPING INC., 112 N. US HIGHWAY ONE, TEQUESTA, FLORIDA.
- 5) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 6) 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.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.S) AND MONUMENTS ACCORDING TO SECTION 177.091 (8) & (9) F.S. WILL BE SET, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF TEQUESTA.

DATE: 6-25-2021
BY: G.T. Tucker
GREGORY T. TUCKER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 6147

VILLAGE APPROVAL

THIS PLAT OF THE RESERVE AT 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.

8/11/21
DATE
8/11/2021
DATE
8/11/2021
DATE
8/12/2021
DATE

Jeremy Allen
JEREMY ALLEN
VILLAGE MANAGER
Frank D'Ambr
FRANK D'AMBRA
VILLAGE MAYOR
Nilsa C. Zacarias
NILSA C. ZACARIAS
COMMUNITY DEVELOPMENT DIRECTOR
Lori McWilliams
LORI MCWILLIAMS
VILLAGE CLERK