
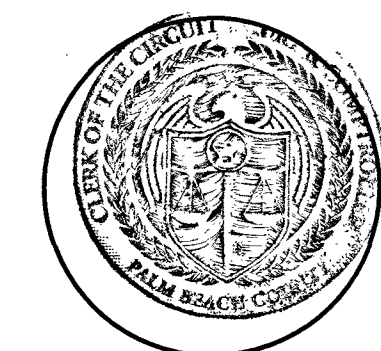
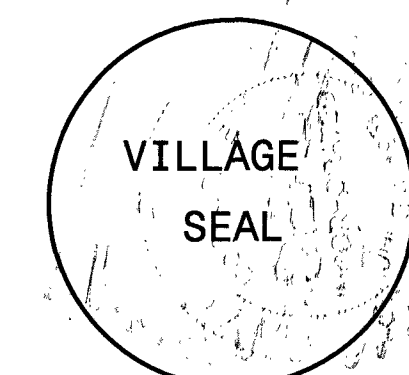


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:33 P.M.  
THIS 20 DAY OF NOVEMBER  
A.D. 2025 AND DULY  
RECORDED IN PLAT BOOK  
140 ON PAGES 102  
AND 103

MICHAEL A. CARUSO  
CLERK OF THE CIRCUIT  
COURT & COMPTROLLER  
BY:   
DEPUTY CLERK



CLERK OF THE  
CIRCUIT COURT &  
COMPTROLLER'S SEAL



# 519/523 NORTH DOVER

BEING A REPLAT OF A PORTION OF JUPITER IN THE PINES, SECTION 'B',  
LOCATED IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST,  
VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

## DEDICATION AND RESERVATIONS

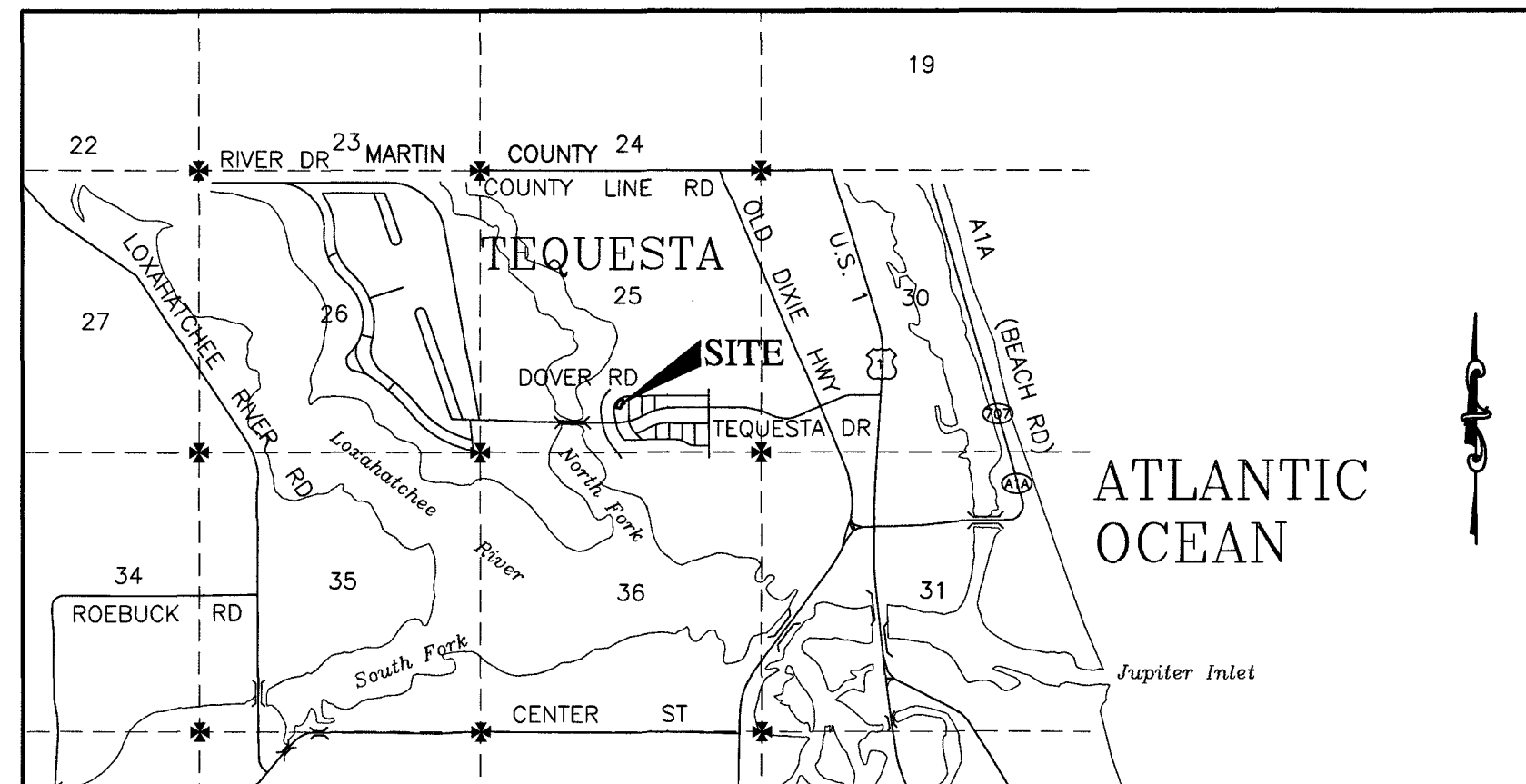
KNOW ALL MEN BY THESE PRESENTS THAT FRANK HAFEY, LYNDELL WANG, AND ARCADIA PARTNERS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS '519/523 NORTH DOVER, BEING A REPLAT OF A PORTION OF JUPITER IN THE PINES, SECTION 'B', LOCATED IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 42 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 17, JUPITER IN THE PINES, SECTION 'B', ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND  
LOT 5, BLOCK 17, JUPITER IN THE PINES, SECTION 'B', ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR FRANK HAFEY AND LYNDELL WANG, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTANT WITH THE ZONING REGULATIONS OF TEQUESTA, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF FRANK HAFEY AND LYNDALL WANG, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

LOT 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR ARCADIA PARTNERS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTANT WITH THE ZONING REGULATIONS OF TEQUESTA, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ARCADIA PARTNERS, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.



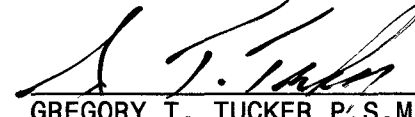
LOCATION MAP

## SURVEYOR AND MAPPER'S NOTES

- 1) BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 2) NO BUILDINGS SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPINGS 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 EAST RIGHT OF WAY LINE OF NORTH DOVER ROAD, BEING N10°31'56"W.
- 4) THIS PLAT WAS PREPARED BY GREGORY T. TUCKER, P.S.M. LEGACY SURVEYING & MAPPING INC., 1530 CYPRESS DRIVE, UNIT H, JUPITER, FLORIDA 33469.
- 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 AND MAPPER'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 ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC 177.081(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 PALM BEACH COUNTY, FLORIDA.

  
GREGORY T. TUCKER P.S.M.  
LICENSE NO. 6147  
STATE OF FLORIDA


10/20/2025  
DATE

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALISON PERCY, 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 FRANK HAFEY, LYNDELL WANG, AND ARCADIA PARTNERS, INC.; 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: 10/23/2025

  
ALISON PERCY  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

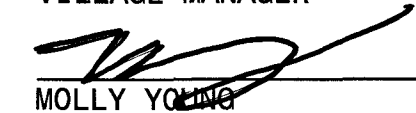
## VILLAGE APPROVAL

THIS PLAT OF 519/523 NORTH DOVER 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.

11/7/25  
DATE

  
JEREMY ALLEN  
VILLAGE MANAGER


11/10/2025  
DATE

  
MOLLY YOUNG  
VILLAGE MAYOR

11/4/2025  
DATE

  
JEREMY HUBBSCH  
COMMUNITY DEVELOPMENT DIRECTOR

11/7/2025  
DATE

  
LORI MCWILLIAMS  
VILLAGE CLERK

SHEET 1 OF 2

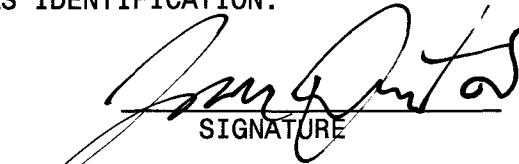
# Legacy

Surveying and Mapping, Inc.  
1530 CYPRESS DR. UNIT H  
JUPITER, FL. 33469  
Phone: (561) 746-8424  
BUSINESS LICENSE: LB# 8130

## ACKNOWLEDGEMENT

STATE OF California  
COUNTY OF San Mateo  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
✓ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS 28th DAY OF  
October, 2025, BY FRANK HAFEY, WHO IS PERSONALLY KNOWN TO ME  
OR HAS PRODUCED Driver License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/02/2027


  
SIGNATURE  
JESUS E. BUSTOS JR.  
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

## ACKNOWLEDGEMENT

STATE OF California  
COUNTY OF San Mateo  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
✓ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS 28th DAY OF  
October, 2025, BY LYNDELL WANG, WHO IS PERSONALLY KNOWN TO ME  
OR HAS PRODUCED Driver License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/02/2027


  
SIGNATURE  
JESUS E. BUSTOS JR.  
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

## ACKNOWLEDGEMENT

STATE OF California  
COUNTY OF San Mateo  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
✓ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS 28th DAY OF  
October, 2025, BY FRANK HAFEY, AS PRESIDENT OF ARCADIA PARTNERS, INC.,  
A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME  
OR HAS PRODUCED Driver License AS IDENTIFICATION.

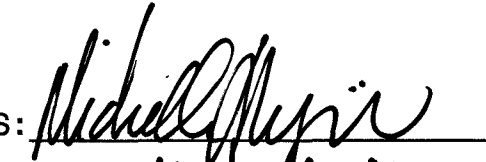
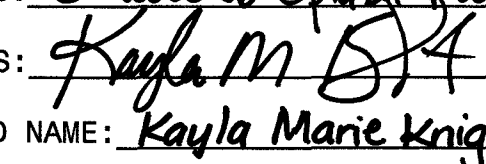
MY COMMISSION EXPIRES: 01/02/2027

  
SIGNATURE  
JESUS E. BUSTOS JR.  
(PRINTED NAME) - NOTARY PUBLIC

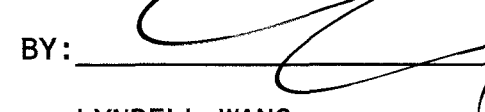
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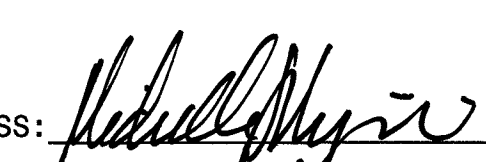
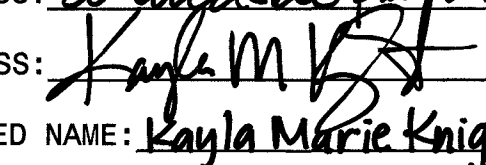
IN WITNESS WHEREOF, I, FRANK HAFEY, DO HEREUNTO SET MY HAND AND SEAL  
THIS 28 DAY OF October 2025.

BY:   
FRANK HAFEY

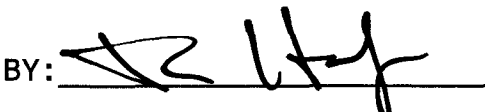
WITNESS:   
PRINTED NAME: Michelle Mejia  
ADDRESS: 50 Woodside Plaza RWC, CA 94061  
WITNESS:   
PRINTED NAME: Kayla Marie Knight  
ADDRESS: 50 Woodside Plz RWC, CA 94061

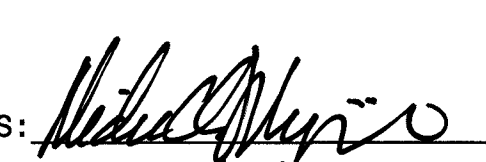
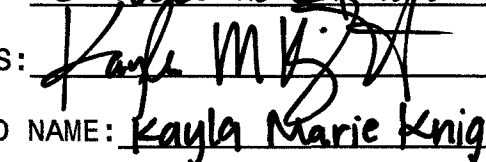
IN WITNESS WHEREOF, I, LYNDELL WANG, DO HEREUNTO SET MY HAND AND SEAL  
THIS 28th DAY OF October 2025.

BY:   
LYNDELL WANG

WITNESS:   
PRINTED NAME: Michelle Mejia  
ADDRESS: 50 Woodside Plaza RWC, CA 94061  
WITNESS:   
PRINTED NAME: Kayla Marie Knight  
ADDRESS: 50 Woodside Plz RWC, CA 94061

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED  
THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, FRANK HAFEY,  
THIS 28th DAY OF October 2025.

BY:   
FRANK HAFEY, PRESIDENT  
ARCADIA PARTNERS, INC.,  
A FLORIDA CORPORATION

WITNESS:   
PRINTED NAME: Michelle Mejia  
ADDRESS: 50 Woodside Plaza RWC, CA 94061  
WITNESS:   
PRINTED NAME: Kayla Marie Knight  
ADDRESS: 50 Woodside Plz RWC, CA 94061