



# STERLING HOUSE OF TEQUESTA

LYING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3  
APRIL 1998



STATE OF FLORIDA  
 COUNTY OF PALM BEACH SS  
 This Plat was filed for record at 1:30 P.M. This 19 day of May 1998 and duly recorded in Plat Book No. 88 on Page 102-104  
 Dorothy H. Wilkon, Clerk of the Circuit Court By [Signature]  
 D.C.

### DEDICATION

STATE OF Massachusetts  
 COUNTY OF Norfolk

KNOW ALL MEN BY THESE PRESENTS, THAT MEDITRUST COMPANY LLC, SUCCESSOR BY MERGER TO MEDITRUST OF FLORIDA, INC., AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DOG HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN HEREON AS STERLING HOUSE OF TEQUESTA, SAID LANDS BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE BEAR N 89° 57' 08" W, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 26.15 FEET TO THE POINT OF BEGINNING; THENCE S 17° 17' 07" E, ALONG A LINE PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 53040-2503, BEING THE BEARING BASE, FOR THIS DESCRIPTION, A DISTANCE OF 348.14 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1097, PAGE 379, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 89° 49' 22" E, ALONG SAID EXTENSION, A DISTANCE OF 37.87 FEET; THENCE S 17° 17' 07" E, A DISTANCE OF 254.93 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF VILLAGE BOULEVARD, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 725.00 FEET AND WHOSE CENTER BEARS S 03° 52' 00" E; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 15' 21", A DISTANCE OF 268.96 FEET; THENCE N 17° 17' 07" W, A DISTANCE OF 374.60 FEET; THENCE S 75° 48' 53" W, A DISTANCE OF 120.00 FEET; THENCE N 17° 17' 07" W, A DISTANCE OF 336.33 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30; THENCE S 69° 56' 06" E, ALONG SAID SOUTH LINE, A DISTANCE OF 357.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.42 ACRES, MORE OR LESS.  
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY DEDICATE THE FOLLOWING:

1) TRACTS:  
 TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MEDITRUST COMPANY LLC, SUCCESSOR BY MERGER TO MEDITRUST OF FLORIDA, INC., FOR PRIVATE INGRESS AND EGRESS WITH PUBLIC ACCESS AND OTHER PURPOSES CONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

TRACTS "B" THROUGH "H", AS SHOWN HEREON, ARE HEREBY RESERVED FOR MEDITRUST COMPANY LLC, SUCCESSOR BY MERGER TO MEDITRUST OF FLORIDA, INC., FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

2) EASEMENTS  
 THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION.

IN WITNESS WHEREOF, MEDITRUST COMPANY LLC, SUCCESSOR BY MERGER TO MEDITRUST OF FLORIDA, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS S.V.P. AND AFFIXES ITS CORPORATE SEAL HERETO, THIS 29 DAY OF April, 1998.

MEDITRUST COMPANY LLC,  
 SUCCESSOR BY MERGER TO  
 MEDITRUST OF FLORIDA, INC.

BY: [Signature]  
 (PRINT NAME) MICHAEL S. BENJAMIN  
 (PRINT TITLE) S.V.P.

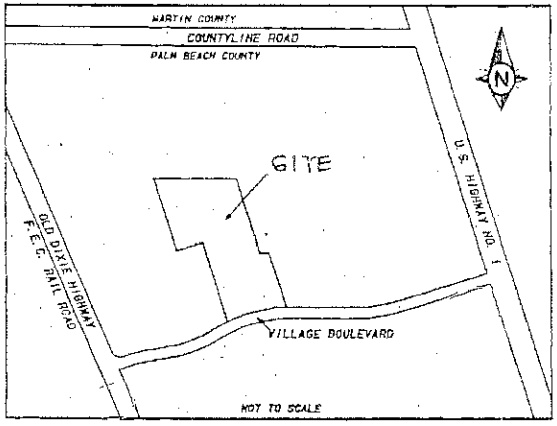
WITNESS: [Signature]  
 (PRINT NAME) Lisa J. Amy...  
 (PRINT NAME) Lisa J. Amy...

### ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS  
 COUNTY OF NORFOLK

BEFORE ME PERSONALLY APPEARED MICHAEL S. BENJAMIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DEDICATION AS SENIOR V.P. OF MEDITRUST COMPANY LLC, SUCCESSOR BY MERGER TO MEDITRUST OF FLORIDA, INC., AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME AS OFFICER OF SAID CORPORATION, AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID EXECUTION IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF April, 1998.

MY COMMISSION EXPIRES: 8/9/02  
[Signature]  
 NOTARY PUBLIC



LOCATION MAP

### SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 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.
- BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, BEING SOUTH 17° 17' 07" EAST.
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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, AND LAKE MAINTENANCE ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- SEE SHEET 2 OF 3 FOR UTILITY EASEMENTS.
- SEE SHEET 3 OF 3 FOR INGRESS & EGRESS TRACT "A", STORM WATER MANAGEMENT TRACTS "B" THROUGH "H", AND DRAINAGE EASEMENTS.

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF ORANGE  
 I, ELIAS N. CHOTAS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I EXAMINED THE TITLE OF THE HEREIN DESCRIBED PROPERTY, AS EVIDENCED BY CHICAGO TITLE INSURANCE COMPANY OWNER'S TITLE POLICY NO. 10 1015 106 00000 50, DATED DECEMBER 15, 1997 AT 12:20PM THAT I FIND THE TITLE TO BE VESTED TO MEDITRUST COMPANY LLC, SUCCESSOR BY MERGER TO MEDITRUST OF FLORIDA, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD.

DATE: April 14, 1998 BY: [Signature]  
 ELIAS N. CHOTAS, ESQUIRE  
 FLORIDA BAR NO. 0224103

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF STERLING HOUSE OF 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 PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UNDER GUARANTEES POSTED WITH 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: 4-14-98 BY: [Signature]  
 DAN W. DAILEY, P.L.S.  
 FLORIDA CERTIFICATE NO. 2439

THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.L.S., IN THE OFFICE OF DAILEY AND ASSOCIATES, INC., 112 NO. U.S. HWY ONE, TEQUESTA, FL 33469.

### VILLAGE APPROVAL

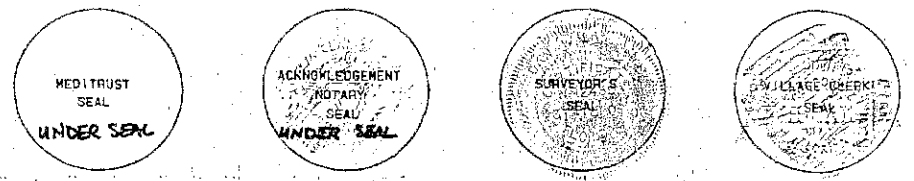
IT IS HEREBY CERTIFIED THAT THIS PLAT OF STERLING HOUSE OF TEQUESTA HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.

BY: [Signature]  
 THOMAS G. BRADFORD, VILLAGE MANAGER  
 ELIZABETH SCHAEFER, MAYOR

DATE: 5-15-98 DATE: 5-15-98

BY: [Signature]  
 SCOTT D. LADD, CBO, BUILDING OFFICIAL  
 JOHANN MARGANTIELLO, CLERK

DATE: 5-7-98 DATE: 5-15-98



**DAILEY AND ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 112 N. U.S. HIGHWAY NO. 1  
 TEQUESTA, FLORIDA 33469  
 PHONE: (888) 745-8424