

This Instrument Prepared by Thomas R. Palbicke of HAGER PALBICKE AND ASSOCIATES, INC. Professional Land Surveyors Certificate of Authorization No. 6772 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431 Phone: (561) 395-3600 Fax: (561) 395-2237

TEQUESTA TRACE

Lying in the Southwest 1/4 of Section 30, Township 40 South, Range 43 East, Village of Tequesta, Palm Beach County, Florida.

State of Florida }
County of Palm Beach } SS
This Plat was Filed for Record at 1:24 p.m. this 2nd day of July 20 02. and Duly Recorded in Plat Book 95 on Pages 98 and 99.
Dorothy H. Wilken, Clerk of the Circuit Court
By: Sharon M. ... D.C.



Sheet 1 of 2 Sheets

November 2000 Revised - April 2001 Revised - April 2002

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that CENTEX HOMES, a Nevada General Partnership, owners of the lands shown hereon, being in the Southwest 1/4 of Section 30, Township 40 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the North line of said Southwest Quarter and the Easterly Right-of-Way line of Old Dixie Highway, as recorded in Road Plat Book 5, Pages 144-148, Palm Beach County, Florida, Public Records; thence bear S.22°41'51"E. (bearing base), along Said Easterly Right-of-Way line, a distance of 1048.16 feet to the POINT of BEGINNING; thence continue S.22°41'51"E., along said Easterly Right-of-Way line, a distance of 674.87 feet to the intersection with the North line of Tequesta Drive, as recorded in Official Records Book 6018, Page 1264, Palm Beach County, Florida; thence S.67°34'48"E., along said North Right-of-Way line, a distance of 35.28 feet, thence N.67°32'15"E., along said North Right-of-Way line, a distance of 318.51 feet; thence N.22°34'45"W., a distance of 205.00 feet; thence N.67°32'15"E., a distance of 100.00 feet; thence S.22°34'45"E., a distance of 205.00 feet to the intersection with said North Right-of-Way line of Tequesta Drive; thence N.67°32'15"E., along said North Right-of-Way line, a distance of 11.84 feet to the point of curvature of a curve concave to the South having a radius of 395.00 feet; thence Easterly along said curve, through a central angle of 5°40'14", a distance of 39.09 feet to the intersection with the West line of Tequesta Oaks, as recorded in Plat Book 79, Pages 93-97, Public Records of Palm Beach County, Florida; thence N.22°54'08"W., along said West line, a distance of 703.73 feet; thence S.67°18'09"W., a distance of 491.75 feet to the POINT of BEGINNING.

Said lands contain 7.454 acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- UTILITY EASEMENTS: 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. The installation of Cable Television Systems and other Telecommunication Services shall not interfere with the construction and maintenance of other utilities.
 - EASEMENTS FOR WATER FACILITIES: The Easements for Water Facilities, as shown hereon, are hereby dedicated in perpetuity to the Village of Tequesta, its successors and/or assigns, for access to, the construction, maintenance and operation of water distribution facilities.
 - EASEMENT FOR LIFT STATION: The Easement for Lift Station, as shown hereon, is hereby dedicated in perpetuity to the Loxahatchee River Environmental Control District, its successors and/or assigns, for access to, the construction, maintenance and operation of Lift Station facilities.
 - EASEMENTS FOR SEWER FACILITIES: The Easements for Sewer Facilities as shown hereon, are hereby dedicated in perpetuity to the Loxahatchee River Environmental Control District, its successors and/or assigns, for access to, the construction, maintenance and operation of Lift Station facilities.
 - DRAINAGE EASEMENTS: The Drainage Easements as shown hereon are hereby dedicated in perpetuity to the TEQUESTA TRACE CONDOMINIUM ASSOCIATION, its successors and/or assigns, for access to, the construction, maintenance and operation of Drainage Facilities and Storm Water Management, and is the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the Village of Tequesta.
- The Village of Tequesta shall have the right, but not the obligation, to repair and maintain any portion of the Drainage Facilities now or hereafter located in any of the Drainage Easements shown on this Plat, including the right to utilize for public purposes, any and all Drainage and Access Easements and Private Roads for such purposes. Should the Village of Tequesta deem it necessary to repair or maintain any portion of the Drainage Facilities located on the Easements shown on this Plat, for public purposes, the Village of Tequesta may require that the Tequesta Trace Condominium Association, Inc., its successors and/or assigns, pay all or any portion of such repair and maintenance costs.
- INGRESS, EGRESS EASEMENTS: The Ingress, Egress Easements as shown hereon are hereby dedicated in perpetuity to the TEQUESTA TRACE CONDOMINIUM ASSOCIATION, its successors and/or assigns, for Private Ingress and Egress with Public Access for proper purposes and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the Village of Tequesta.

IN WITNESS WHEREOF, CENTEX HOMES, the above named General Partnership, has caused these presents to be signed by its Managing General Partner, CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, licensed to do business in the State of Florida, this 27 day of JUNE, 2002.

CENTEX HOMES, a Nevada General Partnership

BY: CENTEX REAL ESTATE CORPORATION, a Nevada Corporation licensed to do business in the State of Florida, as Managing General Partner.

BY: Dave Abrams
Dave Abrams, Division President

WITNESS: Chin Paul
Print Name: Candice Paulsen

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS

WITNESS: Richard H. Reace
Print Name: RICHARD H. REACE

BEFORE ME personally appeared Dave Abrams, who is personally known to me and who executed the foregoing instrument as Division President of CENTEX REAL ESTATE CORPORATION, Managing General Partner, and severally acknowledged to and before me that he executed such instrument as such Officer of said Corporation, and that the Seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that it was affixed to said instrument by due and regular Corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and Official seal this 27 day of JUNE, 20 02.

Enka Etchison
Notary Public - State of Florida

My Commission Expires: March 17, 2006

ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } S.S.

The TEQUESTA TRACE CONDOMINIUM ASSOCIATION, 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 obligations for same as stated hereon, dated this 27 day of JUNE, 2002.

Witness: Matthew B. Horan
(Print Name) MATTHEW B. HORAN

TEQUESTA TRACE CONDOMINIUM ASSOCIATION
a Florida Corporation not for profit

Witness: Richard H. Reace
(Print Name) RICHARD H. REACE

By: Lewis Birnbaum
(Print Name) Lewis Birnbaum

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } S.S.

BEFORE ME personally appeared Lewis Birnbaum who is personally known to me and who executed the foregoing instrument as President of TEQUESTA TRACE CONDOMINIUM ASSOCIATION, a Florida Corporation, Not-for-Profit and severally acknowledged to and before me that he executed such instrument as such Officer of said Corporation, and that the Seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that it was affixed to said instrument by due and regular Corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and Official seal this 27 day of June, 2002.

Enka Etchison

Notary Public - State of Florida My Commission Expires: March 17, 2006

SURVEYOR'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) have been placed as required by law and that Permanent Control Points (P.C.P.s) and Monuments according to Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the Village of Tequesta for the required Improvements; and, further, that the survey complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Thomas R. Palbicke Date: 6/25/02
Thomas R. Palbicke, Professional Land Surveyor, Florida Registration No. 5061

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

We Commerce Title Company, a Title Insurance Company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Centex Homes; that 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.

BY: Rebecca B. Winters Dated: 6/27/02
Print Name: Rebecca B. Winters Title: Executive Vice Pres.

VILLAGE APPROVALS

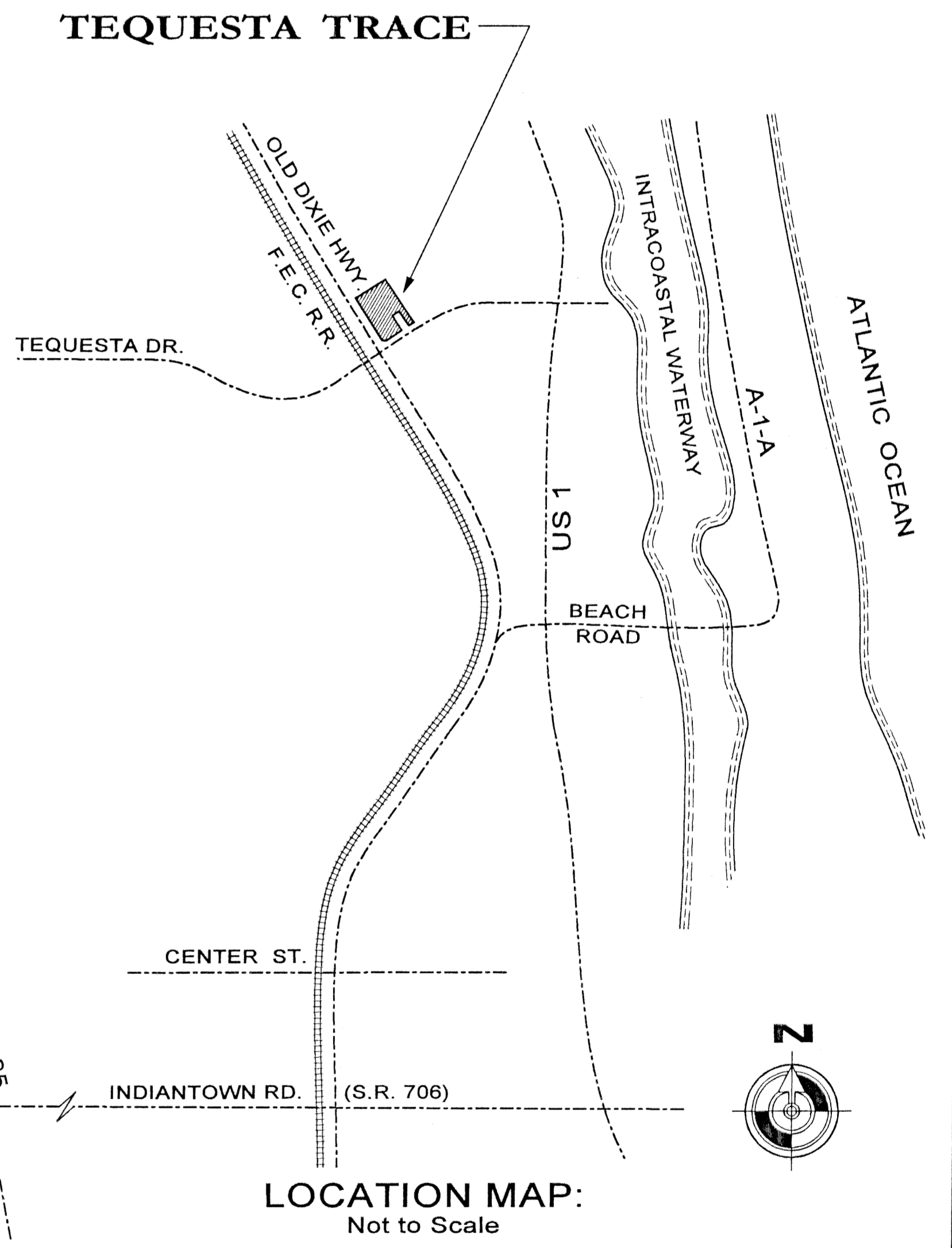
It is hereby certified that this Plat of "TEQUESTA TRACE" has been officially approved for record by the Village of Tequesta, Florida.

Date: 6-28-2002
Michael R. Bouzzo, City Manager

Date: 6-28-02
Seraldine Senco, Mayor

Date: 6/28/2002
Jeremy C. Newell, Official

Date: 7/2/02
Mary Wolcott, Clerk



VILLAGE SEAL

Tequesta Trace Condominium Association SEAL

Managing General Partner

Surveyor