

APARTMENT
BUILDING F.F.
ELEV. = 21.8

WATER EASEMENT
(ORB 20963, PG 637)

TEQUESTA HILLS CONDOMINIUM

APARTMENT
BUILDING F.F.
ELEV. = 21.7

VILLAGE OF TEQUESTA
WATER PLANT

FOUND
4"x4" CONCRETE
MONUMENT

BOUNDARY & TOPOGRAPHIC SURVEY ROYAL TEQUESTA, LLC

I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED
HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY CONFORMS TO THE
STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYOR AND MAPPERS AS OUTLINED
IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOVEMBER 1, 2018
DATE OF FIELD SURVEY

GREGORY T. TUCKER
LEGACY SURVEYING AND MAPPING, INC.
FLORIDA LAND SURVEYOR NO. 6147

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.

CASA DEL SOL OF TEQUESTA
(PLAT BOOK 105, PAGE
92-95)

DEL SOL CIRCLE

PARCEL 2

PARCEL 1

COUNTYLINE PLAZA
(ORB 07250, PAGE 0899)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE WEST RIGHT-OF-WAY LINE OF
U.S. HIGHWAY ONE BEING S16°50'20"E PER ROAD PLAT BOOK 2 PAGE 105.
- UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL
SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.
- PROPERTY CONTAINS 262,654 SQUARE FEET OR 6.030 ACRES, MORE OR LESS.
- NO TITLE POLICY OR COMMITMENT AFFECTING TITLE OR BOUNDARY TO
THE SUBJECT PROPERTY HAS BEEN PROVIDED. DEEDS AND EASEMENTS,
RECORDED OR UNRECORDED, WHICH COULD AFFECT THIS BOUNDARY SURVEY
MAY EXIST.
- NO RESPONSIBILITY IS ASSUMED BY THIS SURVEY FOR THE CONSTRUCTION
OF IMPROVEMENTS, FROM BUILDING TIES SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988
- PARCEL LIES IN FLOOD ZONE: "X" COMMUNITY PANEL NO. 12099C0180F,
DATED 10/05/2017.
- PCN PARCEL 1 : 60-43-40-30-00-001-0170
PCN PARCEL 2 : 60-43-40-30-00-001-0120

CASA DEL SOL OF TEQUESTA
TRACT "A"
(PLAT BOOK 105, PAGE
92-95)

DEL SOL CIRCLE

PARCEL 2

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

PARCEL 1

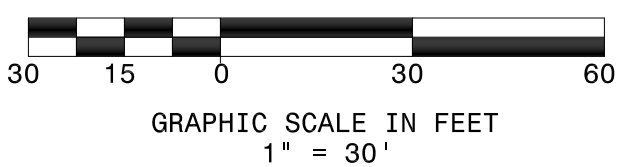
LEGAL DESCRIPTION

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. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1, BEAR N. 0 DEGREES 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. 0 DEGREES 16'10" E., ALONG THE WESTERLY
LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 147.47 FEET; THENCE S. 89 DEGREES 24'30" E., A
DISTANCE OF 620.98 FEET; THENCE N. 0 DEGREES 30'10" E., A DISTANCE OF 3.49 FEET; THENCE S. 89
DEGREES 29' 50" E., A DISTANCE OF 81.14 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF
STATE 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 DEGREES 50'20" E., ALONG SAID WESTERLY
RIGHT OF WAY LINE, A DISTANCE OF 157.14 FEET; THENCE N. 89 DEGREES 29'50" W., 748.35 FEET TO THE
POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.



LEGEND

- FOUND 4"x4" CONCRETE MONUMENT "PRM 2439"
- WPP WOOD POWER POLE
- CPP CONC. POWER POLE
- C CENTERLINE
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- COV COVERED
- CONC. CONCRETE
- ELEV. ELEVATION
- F.F. FINISH FLOOR
- FP&L FLORIDA POWER & LIGHT
- WM WATER METER
- FH FIRE HYDRANT
- BFP BACK FLOW PREVENTOR
- C.B.S. CONCRETE BLOCK STRUCTURE
- SSCO SANITARY SEWER CLEAN-OUT
- BST BELLSOUTH TELEPHONE
- CTV CABLE TELEVISION
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- D DELTA ANGLE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PROPOSED DRAINAGE
- EXISTING ELEVATION
- FIRE HYDRANT
- WATER VALVE
- TRAFFIC SIGN
- ORB OFFICIAL RECORD BOOK
- CB CATCH BASIN
- LP LIGHT POLE
- RPZ REVERSE PRESSURE ZONE

Legacy

Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-6424
BUSINESS LICENSE: LB# 8130

DATE: 11/1/2018
SCALE: 1" = 30'
DRAWN BY: R.M.
PROJECT: 18-120
DATE: 14-022
DRAWING NO.: 18-120
WORK ORDER NO.: 18-120