

VICINITY SKETCH

This instrument was prepared by: John A. Grant, Jr., John A. Grant, Jr., Inc. 3333 North Federal Highway, Boca Raton, Fla.



P.U.D. TIBURON I - PHASE I A PLAT OF A PORTION OF SECT. 27, TWP. 47 S., RGE. 42 E. AND ALSO BEING A REPLAT OF A PORTION OF TRACT 53, BOCA DEL MAR NO. 3, AS RECORDED IN PLAT BOOK 30, PAGES 82-84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 10:25 A.M. on 28 day of May 1975, and duly recorded in Plat Book No. 31, on page 98 & 99. JOHN B. DUNKLE, Clerk of Circuit Court



FEBRUARY 1975 SHEET 1 of 2

MORTGAGE CERTIFICATE

STATE OF CALIFORNIA } The undersigned hereby certifies that it is the holder of a mortgage, lien COUNTY OF LOS ANGELES } or other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage, lien or other encumbrance which is recorded in Official Record Book 2099, Page 1725 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness whereof, the said corporation has caused these presents to be signed by its Agent and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 11th day of March A.D. 1975.

CONTINENTAL ILLINOIS REALTY

Witness: [Signature]

[Signature] AGENT FOR CONTINENTAL ILLINOIS REALTY

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage, lien or COUNTY OF PALM BEACH } other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage, lien or other encumbrance which is recorded in Official Record Book 2149, Page 205 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Senior Vice-President and attested by its Assistant Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 25 day of February A.D. 1975.

FIRST BANK AND TRUST COMPANY OF BOCA RATON, NATIONAL ASSOCIATION

Witness: [Signature]

[Signature] EUGENE F. STREWS, Senior Vice-President

Witness: [Signature]

[Signature] FREDERICK R. BAUMAN, Ass't Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared EUGENE F. STREWS and FREDERICK R. COUNTY OF PALM BEACH } BAUMAN to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as EUGENE F. STREWS, Senior Vice-President and FREDERICK R. BAUMAN, Assistant Vice-President of the above named FIRST BANK AND TRUST COMPANY OF BOCA RATON, NATIONAL ASSOCIATION, a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such Vice-Presidents respectively, of said corporation and 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 25th day of February A.D. 1975.

July 29, 1978 My Commission Expires

[Signature] Notary Public, State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA } The undersigned hereby certifies that it is the holder of a mortgage, lien, COUNTY OF PALM BEACH } or other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 2099, Page 1812 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In witness whereof, the said partnership has caused these presents to be signed by its General Manager of the Partnership, PAUL SCHNABEL, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 25th day of February A.D. 1975.

BOCA DEL MAR ASSOCIATES

Witness: [Signature]

[Signature] PAUL SCHNABEL, General Manager

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared PAUL SCHNABEL, to me well known, and COUNTY OF PALM BEACH } known to me to be the individual described in and who executed the foregoing instrument as PAUL SCHNABEL, General Manager of the Partnership, of the above named BOCA DEL MAR ASSOCIATES, a Partnership, and he acknowledged to and before me that he executed such instrument as General Manager of the Partnership, of said Partnership, and that the seal affixed to the foregoing instrument is all by and with the authority of their Board of Directors and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal, this 25th day of February A.D. 1975.

Dec. 1, 1978 My Commission Expires

[Signature] Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } I, H. WILLIAM WALKER, JR., DO HEREBY CERTIFY, that I am an attorney COUNTY OF PALM BEACH } at law and a member of the Florida Bar, licensed and practicing in Florida, and that, in my opinion, (1) apparent record title to the lands described and shown hereon is vested in Babcock Development Co., a Florida corporation, and (2) all taxes assessed and levied upon said land prior to 1975 have been paid, and (3) all record mortgages encumbering the property are correctly shown hereon.

[Signature] H. WILLIAM WALKER, JR. Mershon, Sawyer, Johnston, Dunwoody and Cole

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

[Signature] COUNTY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BABCOCK DEVELOPMENT CO., a Florida Corporation, owners of the land shown hereon being in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as TIBURON I, PHASE I, being more particularly described as follows:

A Parcel of land lying in the Northwest Quarter (NW 1/4) of Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, being a portion of Tract 53, Boca Del Mar No. 3, as recorded in Plat Book 30, pages 82, 83 & 84 of the Public Records of Palm Beach County, said Parcel being more particularly described as follows:

Commencing at the West Quarter corner of Section 27; thence with a bearing of N. 89° 22' 13" E., along the East-West Quarter line of Section 27, a distance of 53.00 feet to the Point of Beginning; thence with a bearing of N. 1° 03' 02" W., along a line lying 53.00 feet East of and parallel to the West line of Section 27, a distance of 333.48 feet to a point; thence with a curve to the right, having a radius of 25.00 feet, an arc length of 39.45 feet to a point; thence with a bearing of N. 89° 22' 13" E., a distance of 516.37 feet to a point; thence with a curve to the right, having a tangent bearing of S. 0° 37' 47" E., a radius of 515.68 feet, an arc length of 148.33 feet to a point of compound curvature; thence with a curve to the right, having a radius of 50.00 feet, an arc length of 36.76 feet to a point; thence with a bearing of S. 26° 30' 00" W., a distance of 172.89 feet to a point; thence with a bearing of S. 0° 37' 47" E., a distance of 30.00 feet to a point; thence with a bearing of S. 89° 22' 13" W., along the East-West Quarter line of Section 27, a distance of 417.00 feet more or less to the Point of Beginning.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: The easement for street purposes (Tract "B") as shown is hereby dedicated to the Tiburon I Homeowners' Association and is the perpetual maintenance obligation of said association. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for construction and maintenance of utilities and drainage. The areas indicated as limited access strips as shown are dedicated to the Board of County Commissioners for the purpose of control and jurisdiction over access rights. The Green Belt (Tracts "A" & "C") as shown is hereby dedicated to the Tiburon I Homeowners' Association and is the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the said Corporation, BABCOCK DEVELOPMENT CO., has caused these presents to be signed by its President, CHARLES I. BABCOCK, JR. and attested by its Secretary, JAMES E. RETZKE, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of February A.D. 1975.

[Signature] Witness

[Signature] CHARLES I. BABCOCK, JR., President

[Signature] Witness

[Signature] JAMES E. RETZKE, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared CHARLES I. BABCOCK, JR. and JAMES E. COUNTY OF PALM BEACH } RETZKE, to me well known, and known to me to be the individuals described in an who executed the foregoing instrument as President, CHARLES I. BABCOCK, JR., and Secretary, JAMES E. RETZKE of the above named BABCOCK DEVELOPMENT CO. and severally acknowledged to and before me that they executed such instrument as President and Secretary respectively 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 24th day of February A.D. 1975.

May 6, 1976 My Commission Expires

[Signature] Notary Public, State of Florida

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 and that said survey is accurate to the best of my knowledge and belief and that (P. R. M.'s) Permanent Reference Monuments have been placed as required by law and (P. C. P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Subscribed and sworn to before me this 28th day of Mar A.D. 1975

[Signature] Registered Land Surveyor No. 1141 State of Florida

June 2, 1978 My Commission Expires

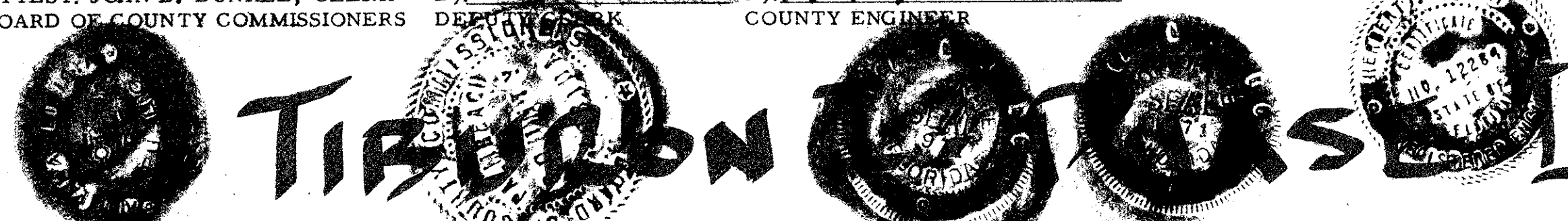
[Signature] Notary Public, State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this day of A.D. 1975

ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

[Signature] COUNTY ENGINEER



98 [Signature] Chairman