

DRAWING NUMBER  
39-43

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

# P.U.D. MISSION VIEJO

BEING A REPLAT OF TRACT 22, "BOCA DEL MAR No. 4" PLAT BOOK 30, PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING AND BEING IN THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

PREPARED BY:  
**SCHWEBKE-SHISKIN & ASSOC., INC.**  
LAND SURVEYORS-ENGINEERS-ARCHITECTS-LAND PLANNERS  
MIAMI FLORIDA.  
ORDER No 135035 DEC. 1979

SHEET 1 OF 2 SHEETS

39-43-780

43

CITY OF PALM BEACH  
COUNTY OF PALM BEACH  
STATE OF FLORIDA

7 February 1980

78 43-44

39 43-44

FILED IN PUBLIC RECORDS  
OF PALM BEACH COUNTY  
BY: *[Signature]*  
1980

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE BABCOCK COMPANY, A FLORIDA CORPORATION, AND THE OWNER OF THE LAND SHOWN HEREON, BEING IN THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALSO A REPLAT OF TRACT 22 "BOCA DEL MAR No. 4" AS RECORDED IN PLAT BOOK 30 AT PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MISSION VIEJO", HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

TRACT "B", BEING THE WATER MANAGEMENT TRACT, IS HEREBY DEDICATED TO THE BABCOCK COMPANY FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BABCOCK COMPANY.

IN WITNESS WHEREOF: SAID CORPORATION, THE BABCOCK COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, R. RAY GOODE, AND ATTESTED BY ITS SECRETARY, MARGARET K. DANSEYER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF January A.D. 1980.

THE BABCOCK COMPANY  
WITNESS: *[Signature]* BY: *[Signature]* PRESIDENT  
R. RAY GOODE  
WITNESS: *[Signature]* ATTEST: *[Signature]* SECRETARY  
MARGARET K. DANSEYER

### ACKNOWLEDGMENT:

STATE OF FLORIDA SS BEFORE ME PERSONALLY APPEARED R. RAY GOODE, AND MARGARET K. DANSEYER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE BABCOCK COMPANY, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 4th DAY OF January A.D. 1980

MY COMMISSION EXPIRES: March 6, 1983  
*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

### TITLE CERTIFICATE:

I, DAVID KAYTON (A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE BABCOCK COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: DECEMBER 26, 1979  
BY: *[Signature]*

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS,  
PALM BEACH COUNTY, FLORIDA.  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5 DAY OF February A.D. 1980  
BY: *[Signature]*  
Dennis P. Koehler

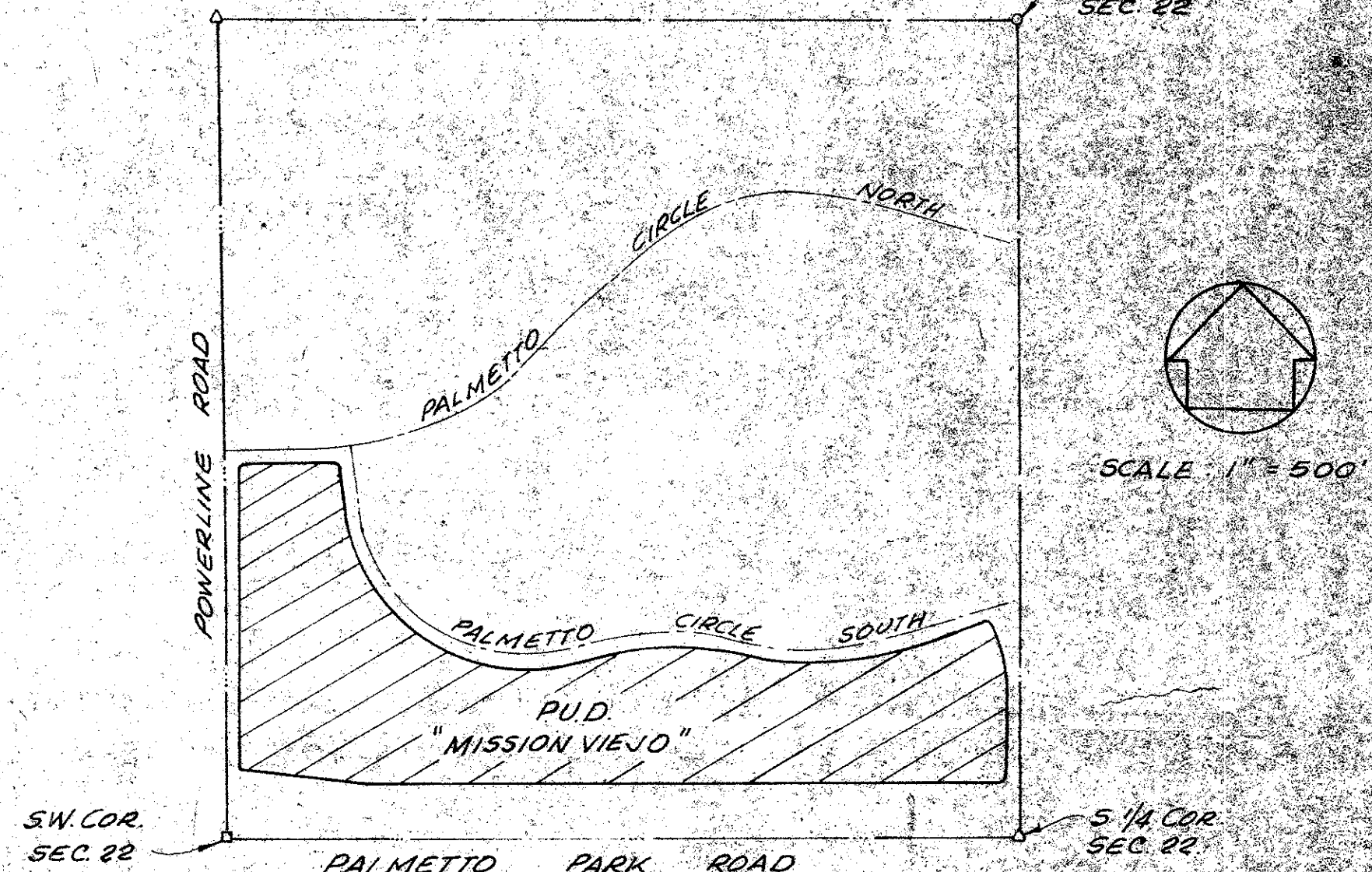
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5 DAY OF February A.D. 1980  
BY: *[Signature]*  
Herbert F. Kahert

ATTEST: John B. Dunkle, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *[Signature]* DEPUTY CLERK

### 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 PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS (P.C.P.) HAVE BEEN SET, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY.

SCHWEBKE-SHISKIN & ASSOC., INC.  
BY: *[Signature]* SECY. TREAS.  
JAMES P. SHISKIN  
PROF. LAND SURVEYOR No. 1115 STATE OF FLORIDA.



LOCATION MAP  
SW 1/4 SECTION 22, TOWNSHIP 17 SOUTH, RANGE 42 EAST

### SURVEYOR'S NOTES:

- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET BY THIS PLAT
- P.R.M. DENOTES EXISTING PERMANENT REFERENCE MONUMENT SET BY THE PLAT OF "BOCA DEL MAR No. 4" (PB. 30 PG. 86)
- P.C.P. DENOTES EXISTING PERMANENT CONTROL POINT SET BY THE PLAT OF "BOCA DEL MAR No. 4" (PB. 30 PG. 86)

BEARINGS SHOWN ARE BASED ON THE BEARING OF N. 0° 29' 33" W. FOR THE WEST LINE OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF "BOCA DEL MAR No. 4", AS RECORDED IN PLAT BOOK 30 AT PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOTAL AREA:	33.03 ACRES
TRACT "A":	31.72 ACRES
TRACT "B" (WATER MANAGEMENT TRACT):	1.31 ACRES
TOTAL NUMBER OF UNITS:	488
DENSITY:	14.77 UNITS PER ACRE

0205-334

THIS INSTRUMENT WAS PREPARED BY:  
JAMES P. SHISKIN  
1880 NW 2ND AVENUE  
MIAMI, FLORIDA, 33169

MISSION VIEJO  
39/43

