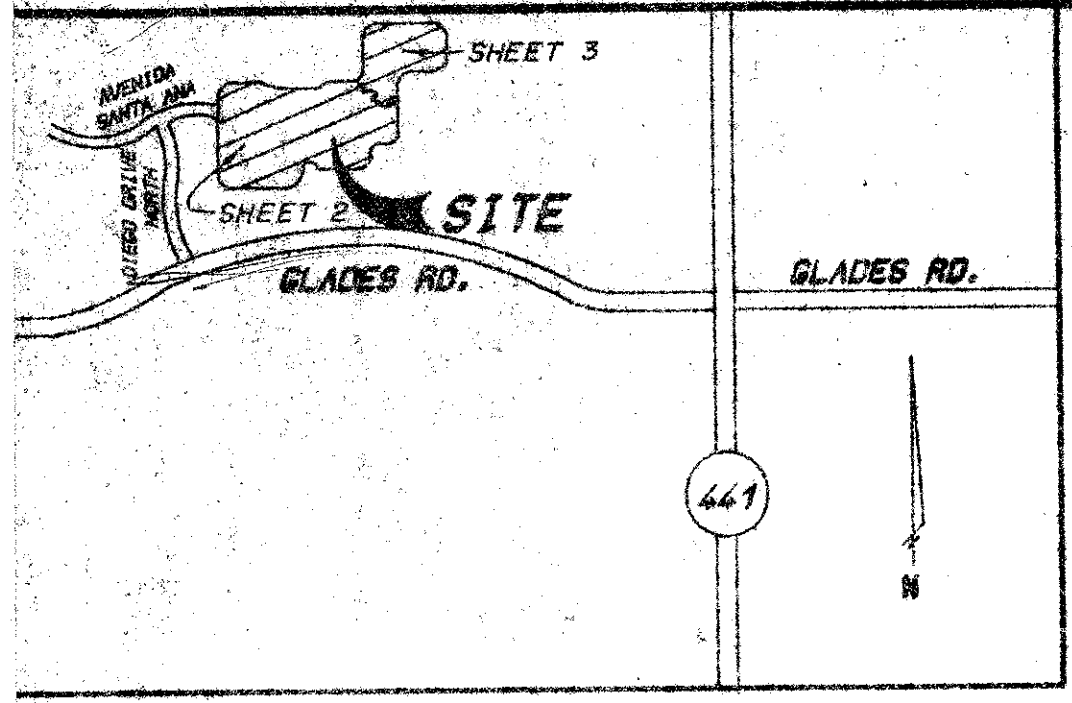


DRAWING NUMBER  
53/126



# TRACT C

A REPLAT OF ALL OF TRACT C OF THE PLAT OF MISSION BAY A P.U.D., AS RECORDED IN PLAT BOOK 53, PAGES 112 - 120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SHEET 1 OF 3 JANUARY, 1986

126

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on the 27th day of May, 1986.  
and duly recorded in Plat Book 53 on page 126-127-128  
JOHN B. DUNKLE, Clerk of Court

LOCATION MAP  
N.T.S.

### DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS TRACT C, BEING A REPLAT OF ALL OF TRACT C OF THE PLAT OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112-120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 34.5013 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) **DRAINAGE EASEMENT** - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLE AT MISSION BAY HOMEOWNERS ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS.
- 2.) **UTILITIES** - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 3.) **TRACT "A"** - TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE ISLE AT MISSION BAY HOMEOWNERS ASSOCIATION, INC. FOR A PRIVATE RIGHT-OF-WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4.) **LIMITED ACCESS EASEMENTS** - THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 5.) **OPEN SPACE TRACT** - THE OPEN SPACE TRACT, SHOWN HEREON AS TRACT O-1 IS HEREBY DEDICATED TO THE ISLE AT MISSION BAY HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF May, A.D., 1986.

MISSION BAY DEVELOPMENT CO., INC.  
ATTEST: James G. Brady BY: James G. Brady  
V.M. BRADY JAMES G. BRADY  
ITS: SECRETARY ITS: PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS JAMES G. BRADY AND V.M. BRADY, PRESIDENT AND SECRETARY, RESPECTIVELY OF MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF May, 1986.  
James G. Brady  
3-16-1986  
NOTARY PUBLIC STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 111, AT PAGE 111-112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF May, 1986.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
ATTEST: John A. Dunkle BY: Herbert F. Kahlert  
ITS: Asst. Vice President ITS: Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
BEFORE ME PERSONALLY APPEARED Carl Gott AND Herbert F. Kahlert TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Asst. Vice President RESPECTIVELY, OF THE AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A 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 2nd DAY OF May, 1986.  
June 4, 1986 Herbert F. Kahlert  
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
I, WALLACE J. McDONALD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

April 29, 1986 Wallace J. McDonald  
DATE WALLACE J. McDONALD  
ATTORNEY-OF-LAW

### APPROVAL - PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1986.  
ATTEST: JOHN B. DUNKLE  
BY: Kathryn L. Miller  
KAREN T. MARCUS  
CHAIR  
DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1986.  
BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E.

### SURVEYOR'S CERTIFICATE

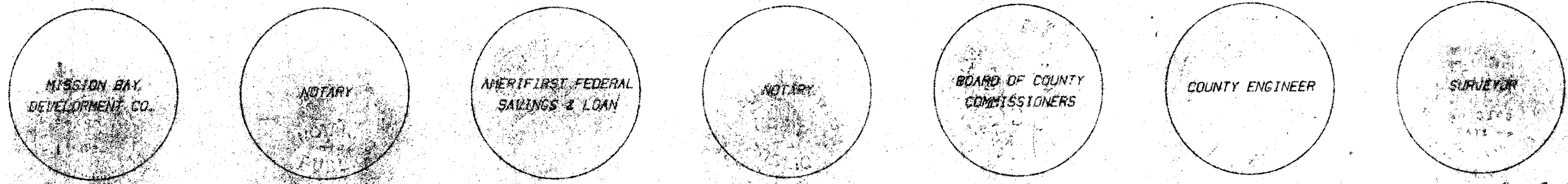
STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }  
THIS IS TO CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Leo E. Noble  
DATE LEO E. NOBLE  
PROFESSIONAL LAND SURVEYOR NO. 3143  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:  
LEO E. NOBLE P.L.S. 3143 STATE OF FLORIDA  
LAWSON & NOBLE, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
LAKE WORTH, FLORIDA

P.U.D. SITE PLAN DATA	
SITE AREA	34.5013
TOTAL LOTS	116
DENSITY	3.36 D.U./AC.
OPEN SPACE	0.08 ACRES

SUBDIVISION - Tract C  
BOOK 53 PAGE 120  
FLOOD ZONE D FLOOD MAP # 100D  
QUAD # 53 ZONING - RT5  
SE PUD ZONING CODE 3243  
PUD NAME Mission Bay



# MISSION BAY

53  
126

0454-302

13/47/41