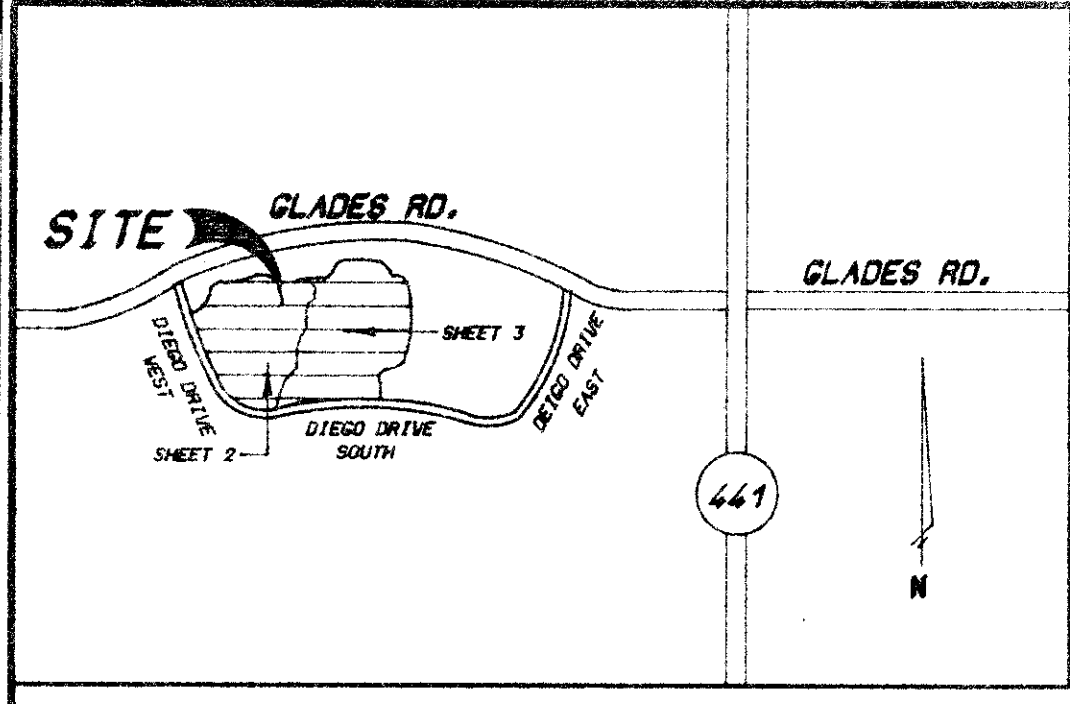


53/192

DRAWING NUMBER

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LOCATION MAP N.T.S.

TRACT G

A REPLAT OF ALL OF TRACT G 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

192

RECORDED IN PLAT BOOK 53, PAGES 112-120, JULY 1984. BY WALLACE J. McDONALD, ATTORNEY-AT-LAW.



DEDICATION

KNOW ALL MEN THESE PRESENTS, THAT MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS TRACT G, BEING A REPLAT OF ALL OF TRACT G 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 35.0005 ACRES MORE OR LESS.

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

- DRAINAGE EASEMENT** - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS.
- UTILITIES** - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- TRACTS A & D** - TRACTS A & D AS SHOWN HEREON ARE DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR A PRIVATE RIGHT-OF-WAY AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B, C & E** - TRACTS B, C & E AS SHOWN HEREON ARE DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR PRIVATE ACCESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- OPEN SPACE TRACTS** - THE OPEN SPACE TRACTS, SHOWN HEREON AS TRACTS 0-1 THRU 0-11, ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY 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.
- OVERHANG EASEMENTS** - THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT OR ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANGS AND BUILDING MAINTENANCE PURPOSES.

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 _____ DAY OF _____, A.D., 1986.

MISSION BAY DEVELOPMENT CO., INC.

ATTEST: U.M. BRADY SECRETARY BY: JAMES G. BRADY PRESIDENT

P.U.D. SITE PLAN DATA

SITE AREA.....33.000 ACRES
TOTAL LOTS.....132
DENSITY.....4.50 U./AC.
OPEN SPACE.....10312 AC.

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY
COUNTY OF PALM BEACH } PERSONALLY APPEARED BEFORE ME, AN OFFICER
DULY AUTHORIZED TO ADMINISTER OATHS
AND TAKE ACKNOWLEDGEMENTS JAMES G. BRADY AND U.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 _____ DAY OF _____, 1986.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA } S.S. THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS
COUNTY OF PALM BEACH } 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 _____ AT PAGE _____ 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 _____ AND ATTESTED TO BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 1986.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

ATTEST: _____ BY: _____
ITS: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. BEFORE ME PERSONALLY APPEARED _____
COUNTY OF PALM BEACH } AND _____ TO ME WELL KNOWN, AND
KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED
IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND _____ 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 ONE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1986.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA } S.S. I, WALLACE J. McDONALD, A DULY LICENSED
COUNTY OF PALM BEACH } 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.

DATE _____ WALLACE J. McDONALD
ATTORNEY-AT-LAW

APPROVAL BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF June 1986.

BY: *Karen T. Marcus*
KAREN T. MARCUS
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Kathryn S. Miller*
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF June 1986.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } S.S. THIS IS TO CERTIFY THAT THE PLAT
COUNTY OF PALM BEACH } 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.

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

0454-007

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

