

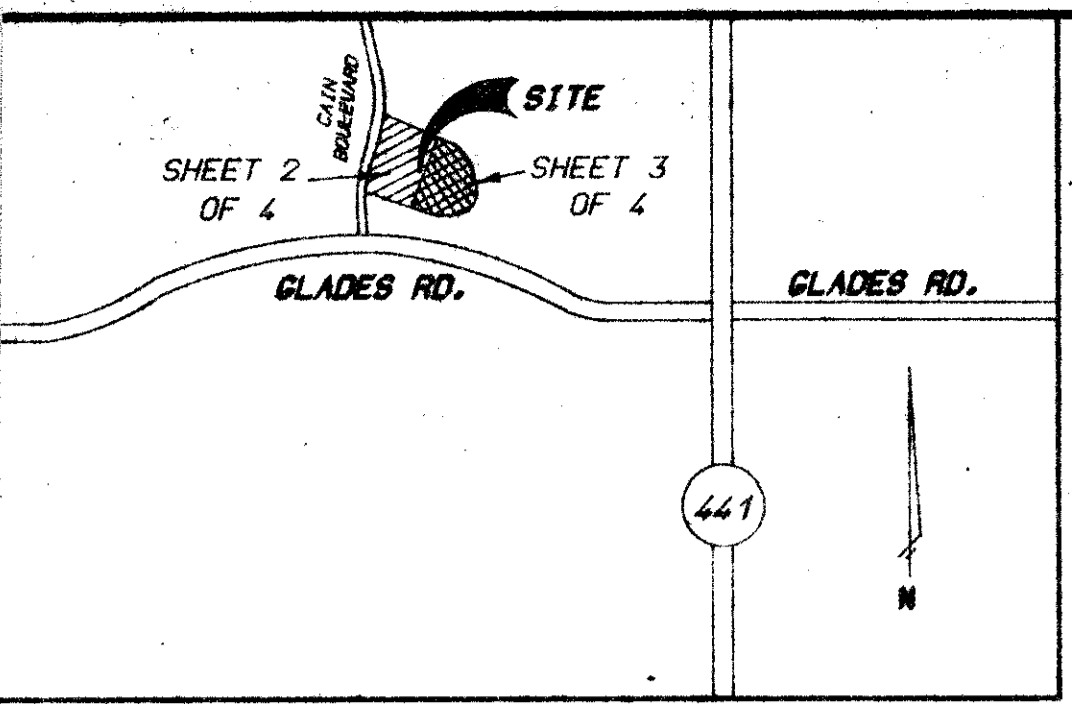
# MISSION BAY P.U.D. PLAT NO. 2

IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 23, 24, 33, 34, 63 & 64 OF THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 OF SECTION 13-47-41, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 MAY, 1986

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 11:54 AM  
on 24th day of July  
1986, and duly recorded in Plat Book No.  
54 on page 21-24  
JOHN B. DUNKLE, Clerk Circuit Court  
By *[Signature]* D.C.

DRAWING NUMBER  
54/21  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07548



LOCATION MAP  
N.T.S.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ELLISH BUILDERS, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS MISSION BAY PUD PLAT NO. 2.

BEING A PORTION OF TRACTS 9, 10, 23, 24, 33, 34, 63, & 64 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LOCATED IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 00°54'31" WEST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 3,108.88 FEET, THENCE NORTH 89°05'29" EAST, A DISTANCE OF 2,557.64 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 64°02'17" EAST, A DISTANCE OF 788.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 64°02'17"; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 162.99 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 73°00'00"; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 318.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 575.18 FEET AND A CENTRAL ANGLE OF 35°08'17"; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 352.74 FEET TO THE POINT OF TANGENCY, THENCE NORTH 71°51'43" WEST, A DISTANCE OF 364.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°06'10"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 114.34 FEET TO THE POINT OF TANGENCY, THENCE NORTH 58°45'33" WEST, A DISTANCE OF 101.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 22°14'27"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.64 FEET TO THE POINT OF TANGENCY, THENCE NORTH 81°00'00" WEST, A DISTANCE OF 50.69 FEET TO THE INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 22°46'52" AND WHOSE RADIUS POINT BEARS SOUTH 81°00'00" EAST FROM SAID INTERSECTION, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 461.22 FEET TO THE POINT OF TANGENCY, THENCE NORTH 31°46'52" EAST, A DISTANCE OF 233.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 05°49'09"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 105.63 FEET TO THE SAID POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 18.0005 ACRES MORE OR LESS.

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

- DRAINAGE EASEMENTS** - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE REFLECTIONS 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.
- UTILITIES** - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- TRACT "A"** - TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE REFLECTIONS 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.
- TRACT "B"** - TRACT "B" AS SHOWN HEREON IS DEDICATED TO THE REFLECTIONS AT MISSION BAY HOMEOWNERS ASSOCIATION, INC., FOR PRIVATE ACCESS, UTILITY AND DRAINAGE PURPOSES AND IS 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 AREAS NOT COVERED BY ITEMS 1-6 INCLUSIVE ABOVE ARE HEREBY DEDICATED TO THE REFLECTIONS AT MISSION BAY HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA** - AS SHOWN HEREON IS HEREBY DEDICATED FOR RECREATION PURPOSES TO THE REFLECTIONS AT MISSION BAY HOMEOWNERS ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MAINTENANCE EASEMENT** - THAT THE DESIGNATED 5' MAINTENANCE EASEMENTS 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 AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF ELLISH BUILDERS, 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 14th DAY OF MAY, A.D., 1986.

ELLISH BUILDERS, INC.  
ATTEST: *[Signature]* BY: *[Signature]*  
MORTON V. ELLISH RONALD S. ELLISH  
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, RONALD S. ELLISH AND MORTON V. ELLISH, PRESIDENT AND SECRETARY, RESPECTIVELY OF ELLISH BUILDERS, 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 14th DAY OF MAY, 1986.  
*[Signature]* MY COMMISSION EXPIRES *[Signature]* 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 MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH ARE RECORDED IN O.R.B. 404, PG. 1652; O.R.B. 400, PG. 452; O.R.B. 401, PG. 537; O.R.B. 402, PG. 572; O.R.B. 403, PG. 554; O.R.B. 404, PG. 644; O.R.B. 405, PG. 714; O.R.B. 406, PG. 802; O.R.B. 407, PG. 872; O.R.B. 408, PG. 922; 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 VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF MAY, 1986.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION  
ATTEST: *[Signature]* BY: *[Signature]*  
ITS: ASSISTANT SECRETARY ITS: VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. COUNTY OF PALM BEACH }  
BEFORE ME PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* AND *[Signature]* RESPECTIVELY, OF THE CALIFORNIA 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 14th DAY OF MAY, 1986.  
*[Signature]* MY COMMISSION EXPIRES *[Signature]* NOTARY PUBLIC - STATE OF FLORIDA

### P.U.D. TABULAR DATA

SITE AREA ..... 18.0005 ACRES  
TOTAL DWELLING UNITS ..... 162 UNITS  
DENSITY ..... 9 UNITS / ACRE

### TITLE CERTIFICATION

STATE OF FLORIDA } S.S. COUNTY OF PALM BEACH }  
WE, GOLD COAST TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ELLISH BUILDERS, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND ARE CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

*[Signature]* JUNE 2, 1986

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF July, 1986.  
BY: *[Signature]*  
KAREN T. MARCUS  
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BY: *[Signature]*  
DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF July, 1986.  
BY: *[Signature]*  
HERBERT F. KAHLERT, P.E.

### SURVEYOR'S CERTIFICATE

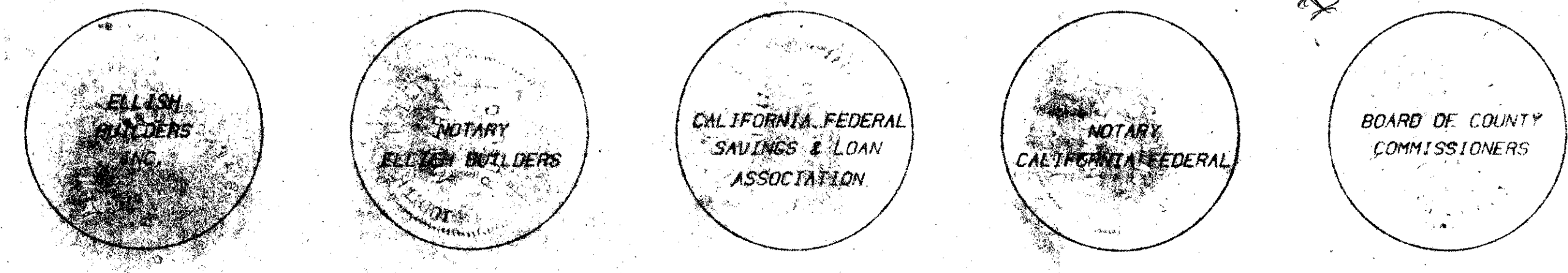
STATE OF FLORIDA } S.S. COUNTY OF PALM BEACH }  
THIS IS TO CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS 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.

*[Signature]* DATE: July 8, 1986  
MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL LAND SURVEYOR NO. 3864  
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY  
MICHAEL T. KOLODZIEJCZYK P.L.S. 3864 STATE OF FLORIDA

### LAWSON, NOBLE & ASSOCIATES, INC.

ENGINEERS PLANNERS TESTING SURVEYORS FOR SITE PLAN APPROVAL  
BOYNTON BEACH, FLORIDA SEE TRACT B 12/47/41/21



MISSION BAY

SUBDIVISION BOOK 1, PAGE 21  
FLOOR PLANS QUAD 18  
FLOOD MAP 100B  
ZONING QUAD 18  
MAP CODE 33-434

MISSION BAY PUD 2  
PAGE 21  
FLOOD MAP 100B  
ZONING QUAD 18  
MAP CODE 33-434

SHEET 1 OF 4

DRAWING NUMBER  
54/21  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07548

DRAWING NUMBER  
54/21  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07548

DRAWING NUMBER  
54/21  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07548