

# MISSION BAY - TRACT F - PHASE II

"A PART OF P.U.D."

A REPLAT OF A PORTION OF TRACT "F", MISSION BAY, (P.B. 53, PG. 112-120)  
IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA.

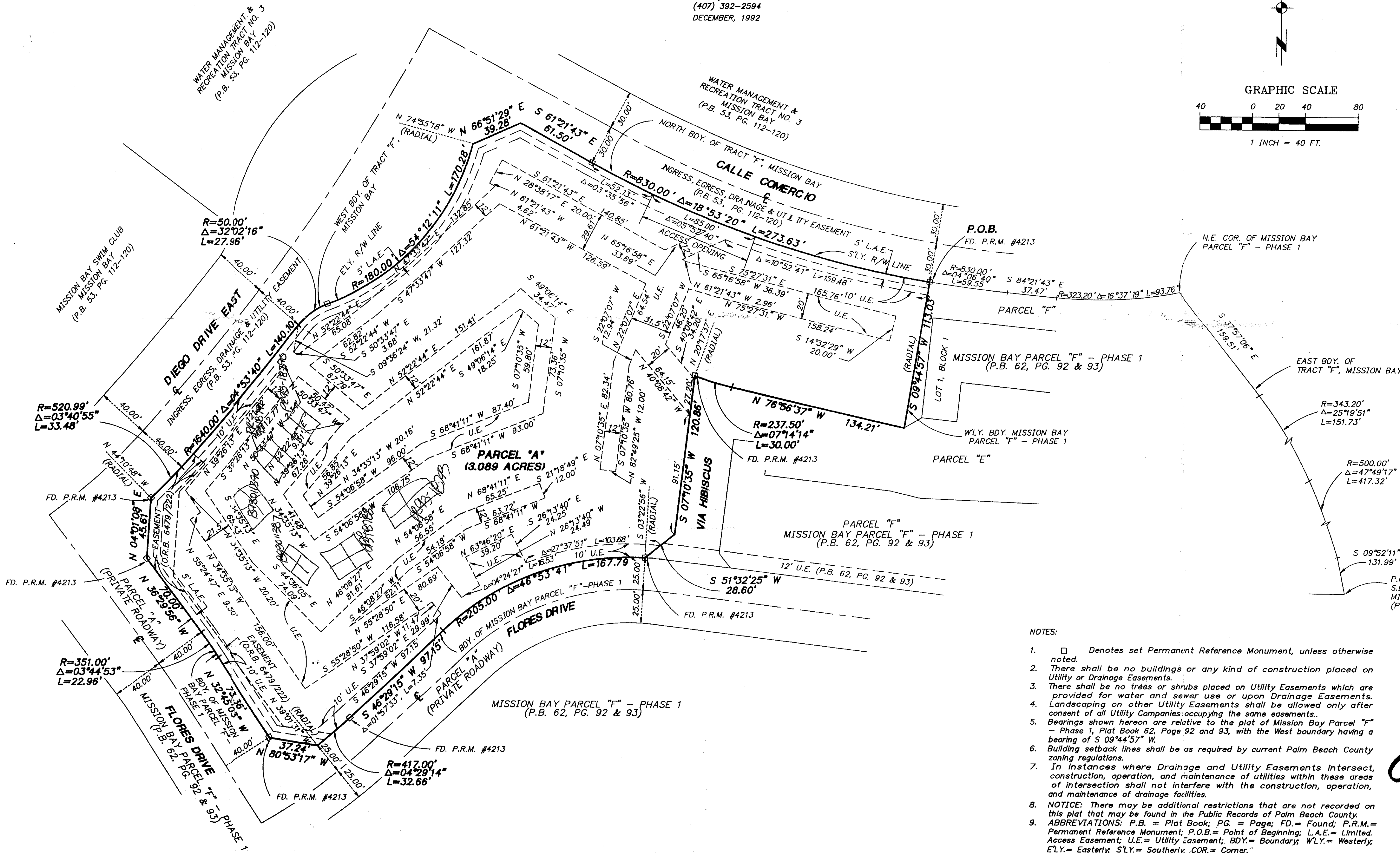
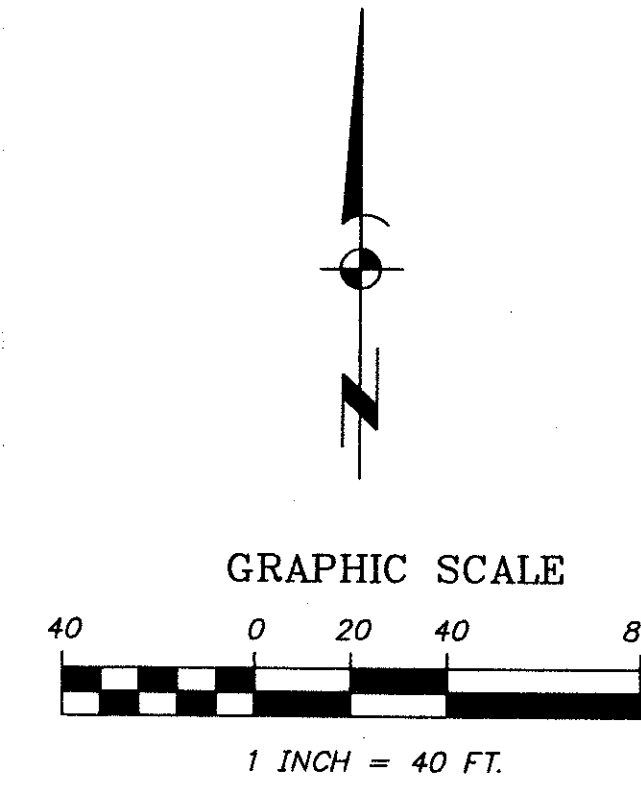
454-021  
SHEET 2 OF 2

132

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at \_\_\_\_\_ this \_\_\_\_\_, 1993,  
day of \_\_\_\_\_, 1993,  
and duly recorded in Plat Book  
\_\_\_\_\_, Pages \_\_\_\_\_, through  
\_\_\_\_\_.

DOROTHY H. WILKEN  
Clerk of Circuit Court  
By: \_\_\_\_\_

PREPARED BY:  
WILLIAM A. HALL, P.L.S.  
**AVIROM-HALL AND ASSOCIATES, INC.**  
LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(407) 392-2594  
DECEMBER, 1992



PET. 84.95  
ALLOC. #0000

- NOTES:
- Denotes set Permanent Reference Monument, unless otherwise noted.
  - There shall be no buildings or any kind of construction placed on Utility or Drainage Easements.
  - There shall be no trees or shrubs placed on Utility Easements which are provided for water and sewer use or upon Drainage Easements.
  - Landscaping on other Utility Easements shall be allowed only after consent of all Utility Companies occupying the same easements.
  - Bearings shown hereon are relative to the plat of Mission Bay Parcel "F" - Phase I, Plat Book 62, Page 92 and 93, with the West boundary having a bearing of S 09°44'57" W.
  - Building setback lines shall be as required by current Palm Beach County zoning regulations.
  - In instances where Drainage and Utility Easements intersect, construction, operation, and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation, and maintenance of drainage facilities.
  - NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
  - ABBREVIATIONS: P.B. = Plat Book; PG. = Page; FD. = Found; P.R.M. = Permanent Reference Monument; P.O.B. = Point of Beginning; L.A.E. = Limited Access Easement; U.E. = Utility Easement; B.D.Y. = Boundary; W.L.Y. = Westerly; E.L.Y. = Easterly; S.L.Y. = Southerly; COR. = Corner.

0454-021

70/132

MISSION BAY - TRACT F - PHASE II

SUBDIVISION \* MISSION BAY - TRACT F - Ph. II  
BOOK 70 PAGE 132  
FLOOD ZONE D FLOOD MAP # 100B  
QUAD \* 08 ZONING RTS  
SE 84-95 ZIP CODE 33495  
PUD NAME MISSION RM. (33434)

TAZ = 7B2