

# MISSION BAY PARCEL F - PHASE I REPLAT

454-023

6

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record at 10:38 a.m. this 27th day of July, 1994, and duly recorded in Plat Book 62, Pages 92 through 93.

DOROTHY H. WILKIN  
Clerk of Circuit Court  
*Ruth A. Stanley* D.C.

PREPARED BY  
MICHAEL D. AVIROM, P.L.S.  
AVIROM - HALL & ASSOCIATES, INC.  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(407) 392-2594

A PART OF MISSION BAY, A P.U.D.  
LYING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA  
BEING A REPLAT OF A PORTION OF "MISSION BAY PARCEL 'F' - PHASE I"  
RECORDED IN PLAT BOOK 62, PAGES 92 AND 93, PALM BEACH COUNTY RECORDS

SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PUDER HOMES AT MISSION BAY, INC., a Florida Corporation, and LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., a Florida Not For Profit Association, owners of the land shown hereon, as MISSION BAY PARCEL F - PHASE I REPLAT, a part of MISSION BAY, A P.U.D., lying in Section 13, Township 47 South, Range 41 East, being a replat of a portion of "MISSION BAY PARCEL 'F' - PHASE I", recorded in Plat Book 62, Pages 92 and 93, Palm Beach County Records, being more particularly described as follows:

Lot 2, 3, and 4, Block 1; AND Lots 1, 2, 3, and 4, Block 2; AND Lots 1, 2, 3, 4, 5, and 6, Block 5; Lots 2, 3, and 4, Block 13; AND Lots 1, 2, 3, and 4, Block 16; AND Lots 1, 2, 3, and 4, Block 23; AND Lots 1, 2, 3, 4, and 5, Block 27; AND Parcels "B", "C", "D", "E", and "F", "MISSION BAY PARCEL 'F' - PHASE I", according to the Plat thereof as recorded in Plat Book 62, Pages 92 and 93 of the Public Records of Palm Beach County, Florida.

have caused the same to be surveyed and plotted as shown hereon and does hereby dedicate as follows:

Parcels "B", "C", "D", AND "E", as shown hereon, are hereby reserved for the Las Flores at Mission Bay Village Association, Inc., a Florida Not For Profit Association, its successors and assigns, as driveway and parking tracts serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Parcel "F", as shown hereon, is hereby reserved for the Las Flores at Mission Bay Village Association, Inc., a Florida Not For Profit Association, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

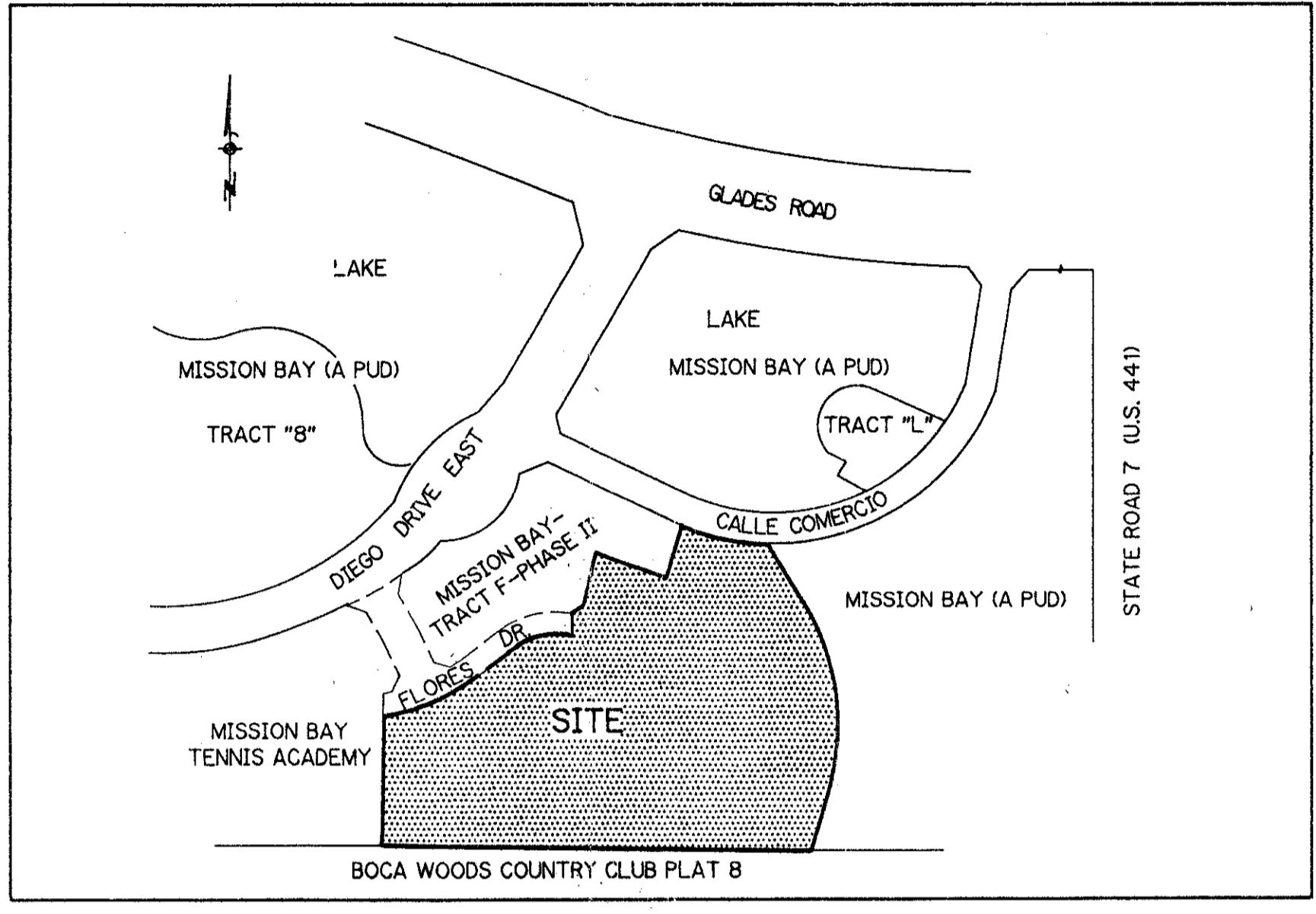
Right of Access is hereby granted to Palm Beach County over Parcels "B", "C", "D" AND "E" for Emergency Services, Water and Sewer Maintenance, and Solid Waste Collection purposes.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested to by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of July, 1994.

ATTEST: *[Signature]* Gary Rosen, Vice President  
*[Signature]* Michael Puder, President  
PUDER HOMES AT MISSION BAY, INC.,  
a Florida Corporation,

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its Secretary and attested to by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of July, 1994.

ATTEST: *[Signature]* Cyndi Voller, Secretary  
*[Signature]* Gary Rosen, President  
LAS FLORES AT MISSION BAY  
VILLAGE ASSOCIATION, INC.  
A Florida Not for Profit Association



LOCATION SKETCH  
(NOT TO SCALE)

P.U.D. TABULATION PETITION #84-95	
TOTAL ACREAGE	7.373 ACRES
TOTAL DWELLING UNITS	29
DENSITY	3.93

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

This plat is hereby approved for record this 19 day of July, 1994.

ATTEST: DOROTHY H. WILKIN, CLERK  
*[Signature]* Deputy Clerk  
By: *[Signature]* Mary McCarty, Chair of the County Commission

PET. 84-95  
ALLOC. #0001  
5/3/3/M

### COUNTY ENGINEER

This plat is hereby approved for record this 19 day of July, 1994.

By: *[Signature]* George T. Webb, P.E., County Engineer

### TITLE CERTIFICATION

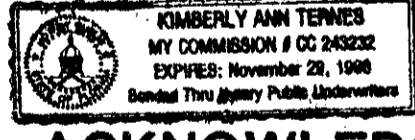
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, James Painter, P.A., a duly licensed Attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested to PUDER HOMES AT MISSION BAY, INC., a Florida Corporation, and LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., a Florida Not For Profit Association, that the current taxes have been paid; and that there are no mortgages of record and that there are no other encumbrances of record.  
Dated: 07-29-94  
*[Signature]* James Painter, P.A., Attorney-at-Law

### 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, that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law; and, further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.  
DATED: 4/11/94  
*[Signature]* Michael D. Avrom, P.L.S., Registered Surveyor No. 3268, State of Florida

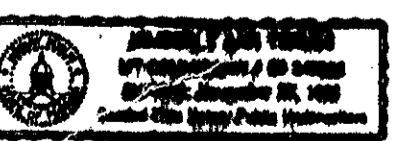
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared Michael Puder and Gary Rosen, who are personally known to me, or have produced ~~as identification~~ and did not take an oath, and who executed the foregoing instrument as President and Vice President of Puder Homes at Mission Bay, Inc., 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 29th day of APRIL, 1994.  
My commission expires: 11-29-96  
*[Signature]*  
Notary Public  
State of Florida



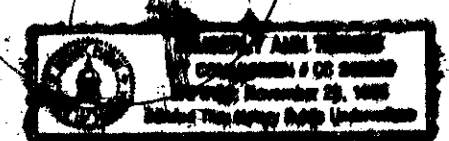
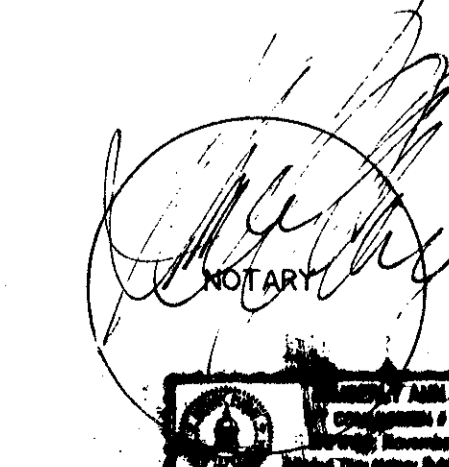
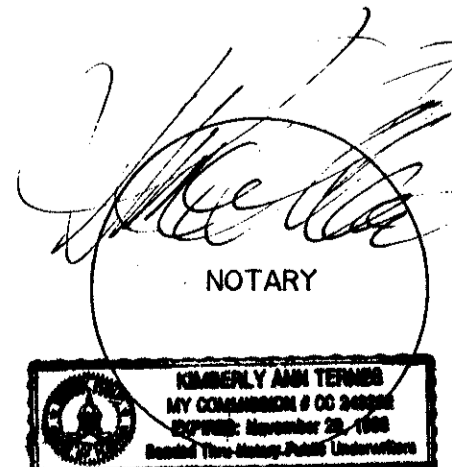
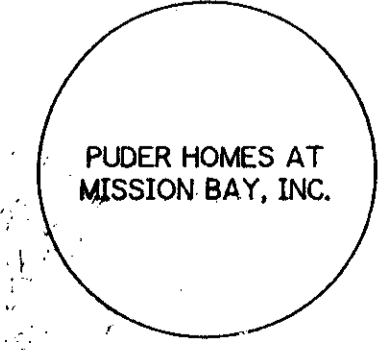
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared Gary Rosen and Cyndi Voller, who are personally known to me, or have produced ~~as identification~~ and did not take an oath, and who executed the foregoing instrument as President and Secretary of Las Flores at Mission Bay Village Association, Inc., a Florida Not For Profit Association, 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 such instrument is the free act and deed of said corporation.  
WITNESS my hand and official seal this 29th day of APRIL, 1994.  
My commission expires: 11-29-96  
*[Signature]*  
Notary Public  
State of Florida



722782

MISSION BAY Parcel F  
BLOCK 13  
BLOCK 16  
BLOCK 23  
BLOCK 27  
CROSS ST  
ZIP CODE 33434  
SE 24-95  
PUD NAME same  
[initials]



0454-023  
MISSION BAY PARCEL F - PHASE I REPLAT  
Seals: BOARD OF COUNTY COMMISSIONERS, COUNTY ENGINEER, CLERK OF CIRCUIT COURT, SURVEYOR