

TOTAL AREA 3.21 AC
OPEN SPACE 1.57 AC
TOTAL NO. OF UNITS 23
DENSITY 7.2 Unit/AC

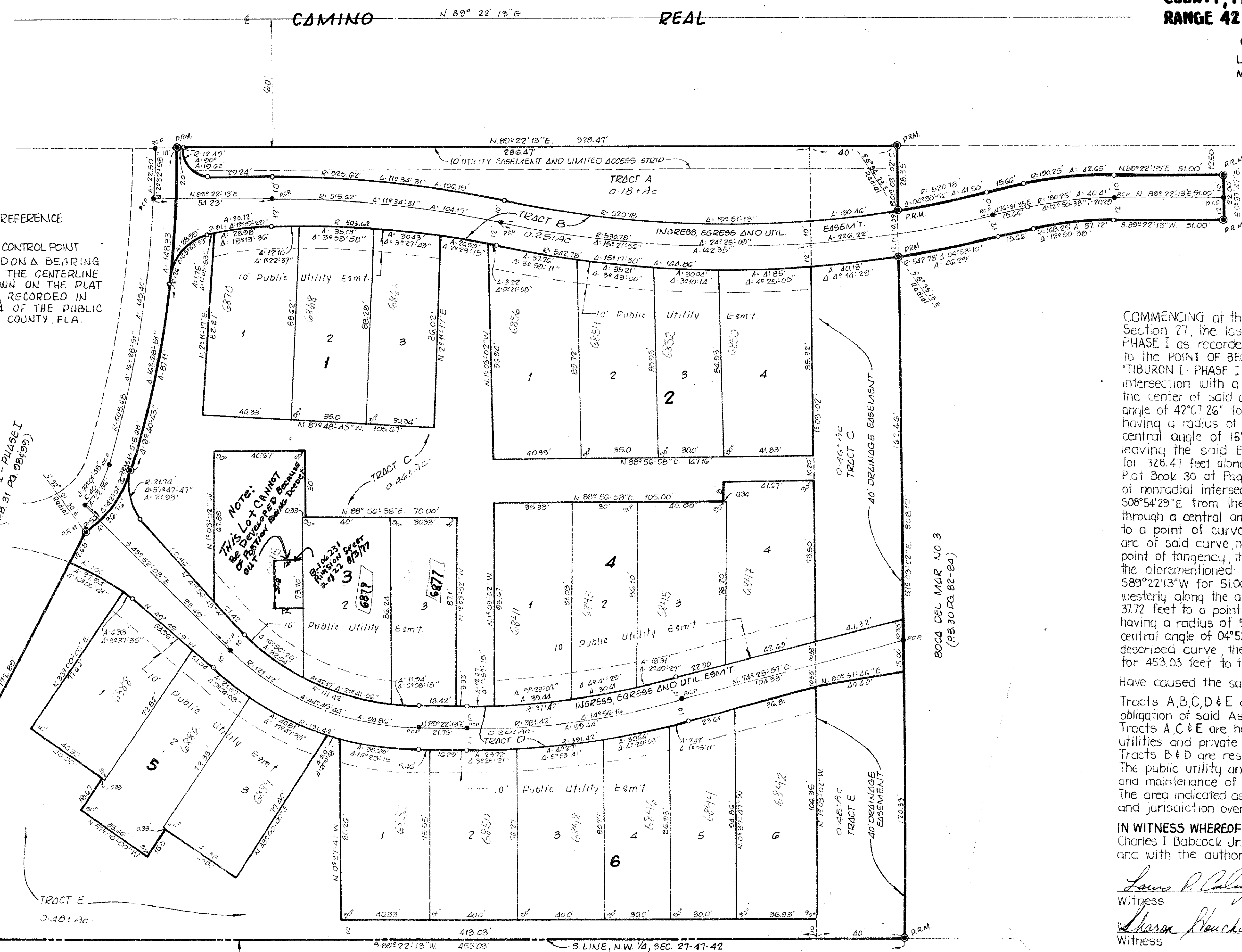
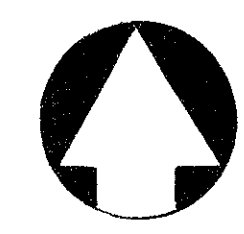
P.U.D. TIBURON I - PHASE II

A REPLAT OF A PORTION OF TRACT 53, "BOCA DEL MAR NO. 3",
PLAT BOOK 30, PAGES 82-84, PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, AND BEING IN SECTION 27, TOWNSHIP 47 SOUTH,
RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SCHWEBKE-SHISKIN & ASSOC., INC.
LAND SURVEYORS - ENGINEERS - ARCHITECTS - LAND PLANNERS
MIAMI FLORIDA
ORDER NO. 128120 SCALE 1"=30' APRIL, 1977

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CITY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on August 10, 1977, and duly recorded in Plat Book 33 on page 69.
By *Stylé Shirraffa*



SURVEYORS NOTES
① PERM DENOTES PERMANENT REFERENCE MONUMENT
● PER DENOTES PERMANENT CONTROL POINT
BEARINGS SHOWN ARE BASED ON A BEARING OF N 89° 22' 13" E ALONG THE CENTERLINE OF CAMINO REAL AS SHOWN ON THE PLAT OF BOCA DEL MAR NO. 3, RECORDED IN PLAT BOOK 30 PAGES 82-84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that THE BABCOCK COMPANY, a Florida Corporation, and the owner of the land shown hereon being in the NW 1/4 of Section 27, Township 47, South Range 42 East, Palm Beach County, Florida, being also a portion of TRACT 53 of the plat of "BOCA DEL MAR NO. 3" as recorded in Plat Book 30 on Pages 82-84 of the Public Records of Palm Beach County, Florida, shown hereon as "TIBURON I - PHASE II" and being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 27, thence N 89° 22' 13" E, along the South line of the NW 1/4 of said Section 27, the last described line being coincident in part with the Southerly boundary of the plat of "TIBURON I - PHASE I" as recorded in Plat Book 31 on Pages 98-99 of the Public Records of Palm Beach County, Florida, for 470.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land, thence along the Easterly boundary of said "TIBURON I - PHASE I" the following courses, N 00° 37' 41" W for 30.00 feet, N 2° 30' 00" E for 172.89 feet to a point of nonradial intersection with a circular curve to the left having a radius of 50.00 feet, said point of intersection bearing S 32° 01' 30" E from the center of said curve, thence Northeastly along the arc of said curve, having a radius of 50.00 feet, through a central angle of 42° 07' 26" for an arc distance of 36.76 feet to a point of compound curvature with a circular curve to the left having a radius of 515.68 feet, thence Northeastly along the arc of said curve, having a radius of 515.68 feet, through a central angle of 16° 28' 51" for an arc distance of 148.33 feet to the Northeastly corner of said "TIBURON I - PHASE I", thence, leaving the said Easterly boundary of "TIBURON I - PHASE I" and at right angles to the tangent of the last call, N 89° 22' 13" E for 328.47 feet along the Southerly right-of-way of CAMINO REAL as shown on the plat of "BOCA DEL MAR NO. 3" as recorded in Plat Book 30 at Pages 82-84 of the Public Records of Palm Beach County, Florida, thence S 01° 03' 02" E for 28.35 feet to a point of nonradial intersection with a circular curve to the left having a radius of 520.78 feet, said point of intersection bearing S 08° 54' 29" E from the center of said curve, thence Northeastly along the arc of said curve, having a radius of 520.78 feet, through a central angle of 04° 33' 56" for an arc distance of 41.50 feet to a point of tangency, thence N 76° 31' 35" E for 15.66 feet to a point of curvature of a circular curve to the right having a radius of 190.25 feet, thence Northeastly along the arc of said curve, having a radius of 190.25 feet, through a central angle of 12° 50' 38" for an arc distance of 42.65 feet to a point of tangency, thence N 89° 22' 13" E along a line 12.50 feet Southerly of a measured at right angles to and parallel with the aforementioned Southerly right-of-way line of CAMINO REAL for 51.00 feet, thence S 00° 37' 47" E for 22.00 feet, thence S 89° 22' 13" W for 51.00 feet to a point of curvature of a circular curve to the left having a radius of 168.25 feet, thence South-westerly along the arc of said curve, having a radius of 168.25 feet, through a central angle of 12° 50' 38" for an arc distance of 37.72 feet to a point of tangency, thence S 76° 31' 35" W for 15.66 feet to a point of curvature of a circular curve to the right having a radius of 542.78 feet, thence Southwesterly along the arc of said curve, having a radius of 542.78 feet, through a central angle of 04° 53' 10" for an arc distance of 46.29 feet to a point, said point bearing S 08° 35' 15" E from the center of the last described curve, thence S 01° 03' 02" E for 308.12 feet, thence S 89° 22' 13" W along the said South line of the NW 1/4 of Section 27 for 453.03 feet to the POINT OF BEGINNING.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:
Tracts A, B, C, D & E are hereby dedicated to the Tiburon I Homeowners Association and are the perpetual maintenance obligation of said Association.
Tracts A, C & E are hereby reserved as common area and as an easement for the installation and maintenance of public utilities and private drainage facilities.
Tracts B & D are reserved for ingress, egress and utility easements.
The public utility and drainage easements as shown hereon are hereby dedicated as perpetual easements for the installation and maintenance of public utilities and drainage facilities.
The area indicated as a limited access strip is dedicated to the Board of County Commissioners for the purpose of control and jurisdiction over access rights.

IN WITNESS WHEREOF, said corporation THE BABCOCK COMPANY has caused these presents to be signed by its President, Charles I. Babcock Jr. and attested by its Secretary, Margaret K. Dansyear, and the corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 16th day of May, A.D. 1977.

James P. Collins
Witness
Sharon Knecht
Witness
THE BABCOCK COMPANY
Charles I. Babcock Jr.
Charles I. Babcock Jr., President
Margaret K. Dansyear
Margaret K. Dansyear, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF DADE
SS: BEFORE ME personally appeared before me Charles I. Babcock Jr. and Margaret K. Dansyear, known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of THE BABCOCK COMPANY, 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 16th day of May, 1977.
My commission expires: June 27, 1980 day of May, 1977

SURVEYORS CERTIFICATE

This is to certify that the survey shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that the survey is accurate to the best of my knowledge and belief, and that said (PERM) Permanent Reference Monuments, and (PCP) Permanent Control Points, have been placed as required by law, and further, the same comply with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

TITLE CERTIFICATE

I, *Robert I. MacLaren II*, (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 THE BABCOCK COMPANY, a Florida corporation; that the current taxes have been paid, and that I find that the property is free of encumbrances, and the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property.

Date *May 13, 1977* By *Robert I. MacLaren II*

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this *12th* day of *August*, 1977.

COUNTY ENGINEER
This plat is hereby approved for record this *12th* day of *August*, 1977.

TIBURON I - PHASE II

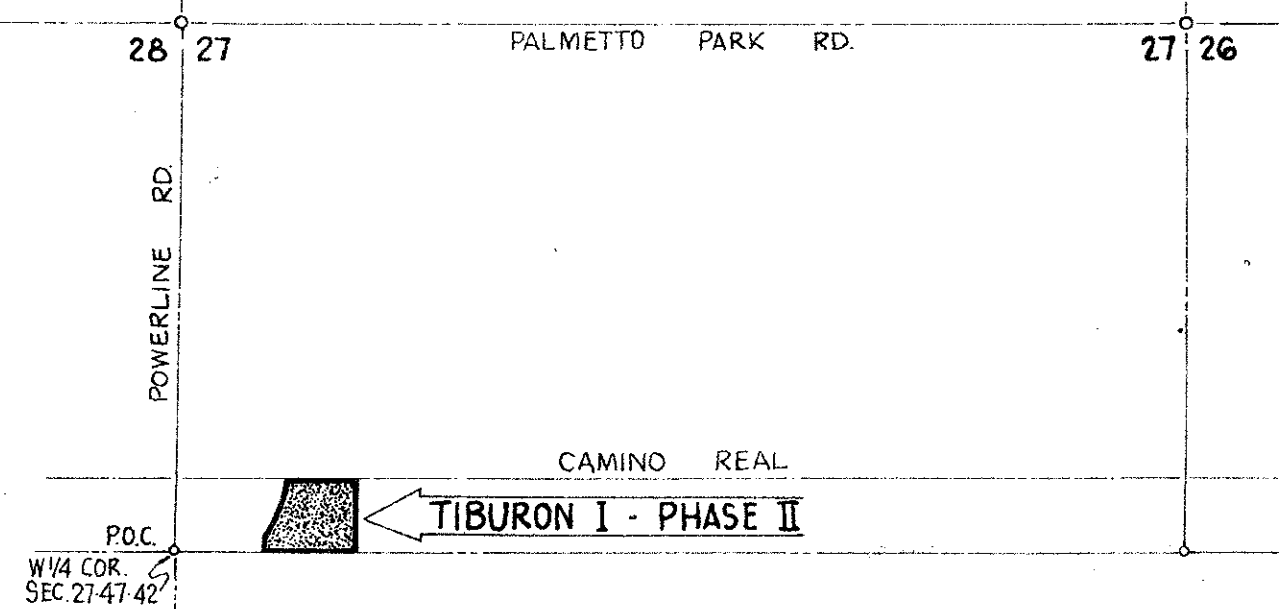
This instrument was prepared by James P. Shiskin, 50 W. W. 111th Ave., Miami, Florida.

SCHWEBKE-SHISKIN & ASSOC., INC.
BY *James P. Shiskin*
JAMES P. SHISKIN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
NO. 1111
DATE REC. FEB 28 1977

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0205-376



LOCATION MAP
SCALE 1"=1000'