

Open Space: 1.07 Ac.
 Total Number of Units: 20
 Density: 8.2 Units/Acre

BOCA DEL MAR NO 3 (PB 30, PG. 82-84)

P.U.D. TIBURON I - PHASE III

BEING 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, FLA AND BEING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLA.

SCHWEBKE-SHISKIN & ASSOC., INC.
 LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS
 MIAMI, FLORIDA
 ORDER NO. 122955 SCALE: 1" = 30' OCTOBER 1977

193
 29th December 1977
 33 193
 Title: Tiburon I

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THE BABCOCK COMPANY, a Florida Corporation, and THE TIBURON I HOMEOWNERS ASSOCIATION, INC. a Florida Corporation, the owners of the land shown hereon being in the Northwest 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 III, and being more particularly described as follows:

Commence at the West 1/4 corner of said Section 27, thence N. 89° 22' 13" E along the South line of the Northwest 1/4 of said Section 27, the last described course being coincident in part with the southerly boundaries of the plats of TIBURON I - PHASE I, and TIBURON I - PHASE II, as recorded in Plat Book 31 on Pages 28-29, and in Plat Book 33 on Page 62, respectively, all of the Public Records of Palm Beach County, Florida, for 923.03 feet to the Point of Beginning, thence continue N. 89° 22' 13" E along said South line of said Section 27 for 344.00 feet; thence N. 0° 31' 47" W, as measured at right angles to the last and next described courses for 86.33 feet, thence N. 89° 22' 13" E for 28.92 feet; thence N. 0° 31' 47" W, as measured at right angles to the last and next described courses for 86.33 feet for 156.02 feet; thence N. 0° 31' 47" W for 141.35 feet; thence S. 89° 22' 13" W, along the southerly right-of-way of CAMINO REAL, as shown on said plat of BOCA DEL MAR NO 3 for 22.55 feet; thence S. 1° 03' 02" E for 28.35 feet to a point on a curve (said point bears 88° 54' 29" E from the radius point); thence Northeasterly along a circular curve to the left having a radius of 520.78 feet, and a central angle of 4° 33' 56" for an arc distance of 41.50 feet to a Point of Tangency, thence N. 76° 31' 35" E for 156.02 feet to a Point of Tangency, thence N. 89° 22' 13" E along a line parallel with and 12.50 feet South of, as measured at right angles to the above-mentioned southerly right-of-way line of CAMINO REAL for 51.00 feet; thence S. 89° 22' 13" W for 22.00 feet; thence S. 89° 22' 13" W for 51.00 feet to a Point of Curvature; thence Southwesterly along a circular curve to the left having a radius of 168.25 feet and a central angle of 12° 50' 38" for an arc distance of 37.12 feet to a Point of Tangency; thence S. 76° 31' 35" W for 15.66 feet to a Point of Curvature; thence Southwesterly along a circular curve to the right having a radius of 542.78 feet, and a central angle of 4° 53' 10" for an arc distance of 46.29 feet; thence S. 1° 03' 02" E for 308.12 feet to the Point of Beginning, (the last eleven courses being coincident with the Easternmost boundaries of said TIBURON I - PHASE I) all lying and being in Palm Beach County, Florida. Have caused the same to be surveyed and plotted as shown hereon, and do hereby dedicate as follows:

Tracts F, G, H, J, and K are hereby dedicated to the Tiburon I Homeowners Association and are the perpetual maintenance obligation of said Association.
 Tracts G and J are hereby reserved as common area and as an easement for the installation and maintenance of public utilities and private drainage facilities.
 Tract H is hereby 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 its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of November, 1977.

WITNESS: Janet Grace, Charles I. Babcock Jr. (President)
 WITNESS: Sharon Beacham, Margaret K. Dansyear (Secretary)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE ss. BEFORE ME personally appeared before me Charles I. Babcock and Margaret K. Dansyear, to me well known to be the individuals described in and who executed the foregoing instrument as President and Secretary of THE BABCOCK COMPANY, 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 27th day of November, 1977.
 My commission expires: June 21, 1980.

IN WITNESS WHEREOF: said corporation, THE TIBURON I HOMEOWNERS ASSOCIATION, INC. a Florida corporation has caused these presents to be signed by its President, William F. Furr, and attested by its Secretary, Margaret K. Dansyear, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of November, 1977.

WITNESS: Janet Grace, William F. Furr (President)
 WITNESS: Sharon Beacham, Margaret K. Dansyear (Secretary)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF DADE ss. BEFORE ME personally appeared before me William F. Furr and Margaret K. Dansyear, to me well known to be the individuals described in and who executed the foregoing instrument as President and Secretary of THE TIBURON I HOMEOWNERS ASSOCIATION, 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 27th day of November, 1977.
 My commission expires: June 21, 1980.

TITLE CERTIFICATE

ROBERT TANNER (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, and the TIBURON I HOMEOWNERS ASSOCIATION, INC., 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: NOVEMBER 17, 1977

APPROVALS

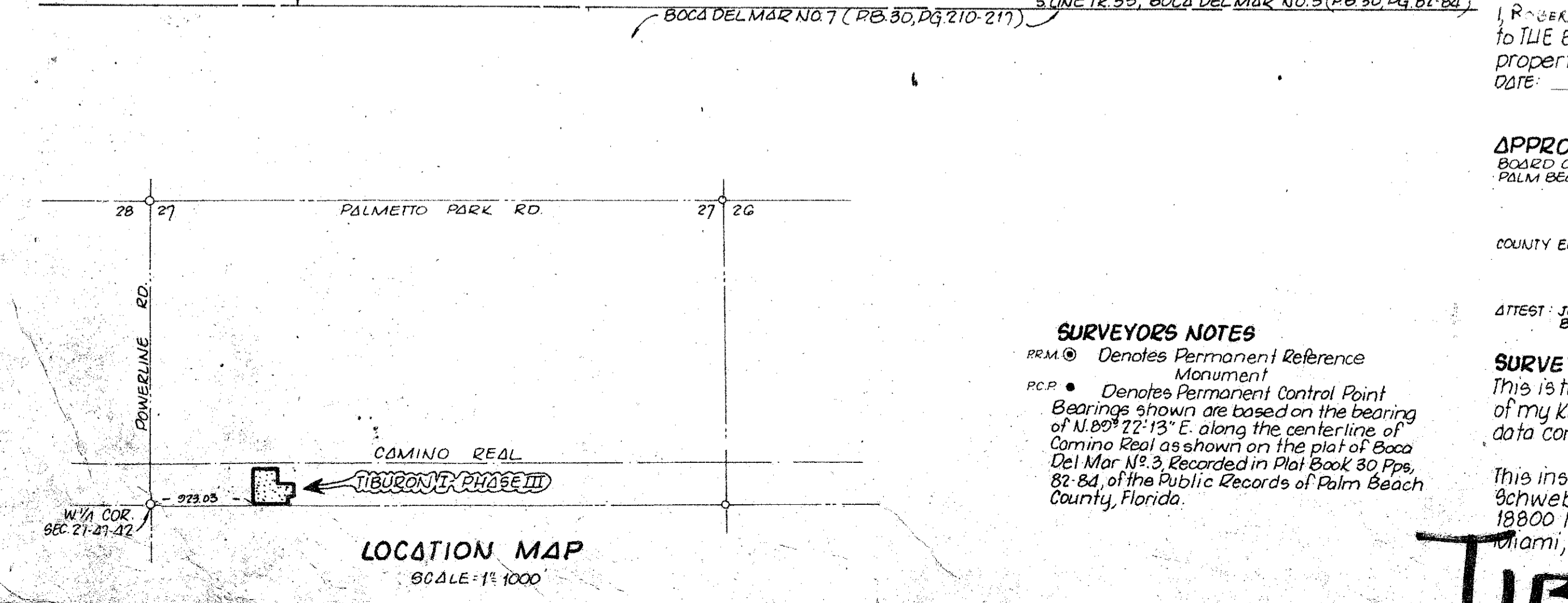
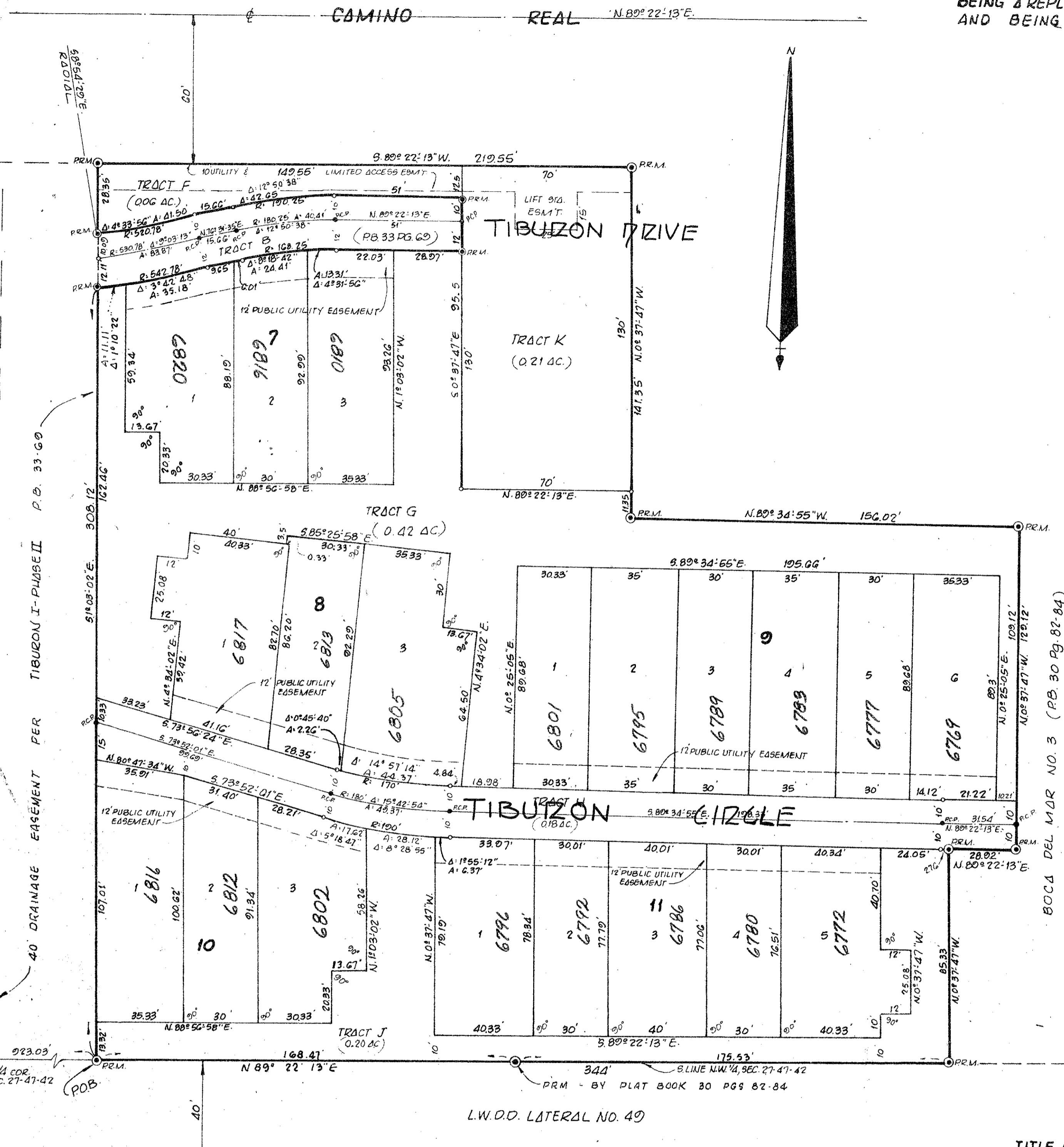
BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA This plat is hereby approved for record this 27th day of December, 1977.
 COUNTY ENGINEER This plat is hereby approved for record this 27th day of December, 1977.
 DEPUTY CLERK This plat is hereby approved for record this 27th day of December, 1977.

SURVEYORS 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, and that the plat is correct in accordance to the best of my knowledge and belief, and that said (R.M.'s) Permanent Reference Monuments, and (P.C.P.) Permanent Control Points, have been placed as required by the survey data complies with all the requirements of Chap. 177, Pt. 1, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

This instrument was prepared by James P. Shiskin
 Schwelke-Shiskin & Associates, Inc.
 18800 N.W. 2nd Ave.
 Miami, Florida.

TIBURON I PHASE III



27/11/77
 0205-374
 33
 193