

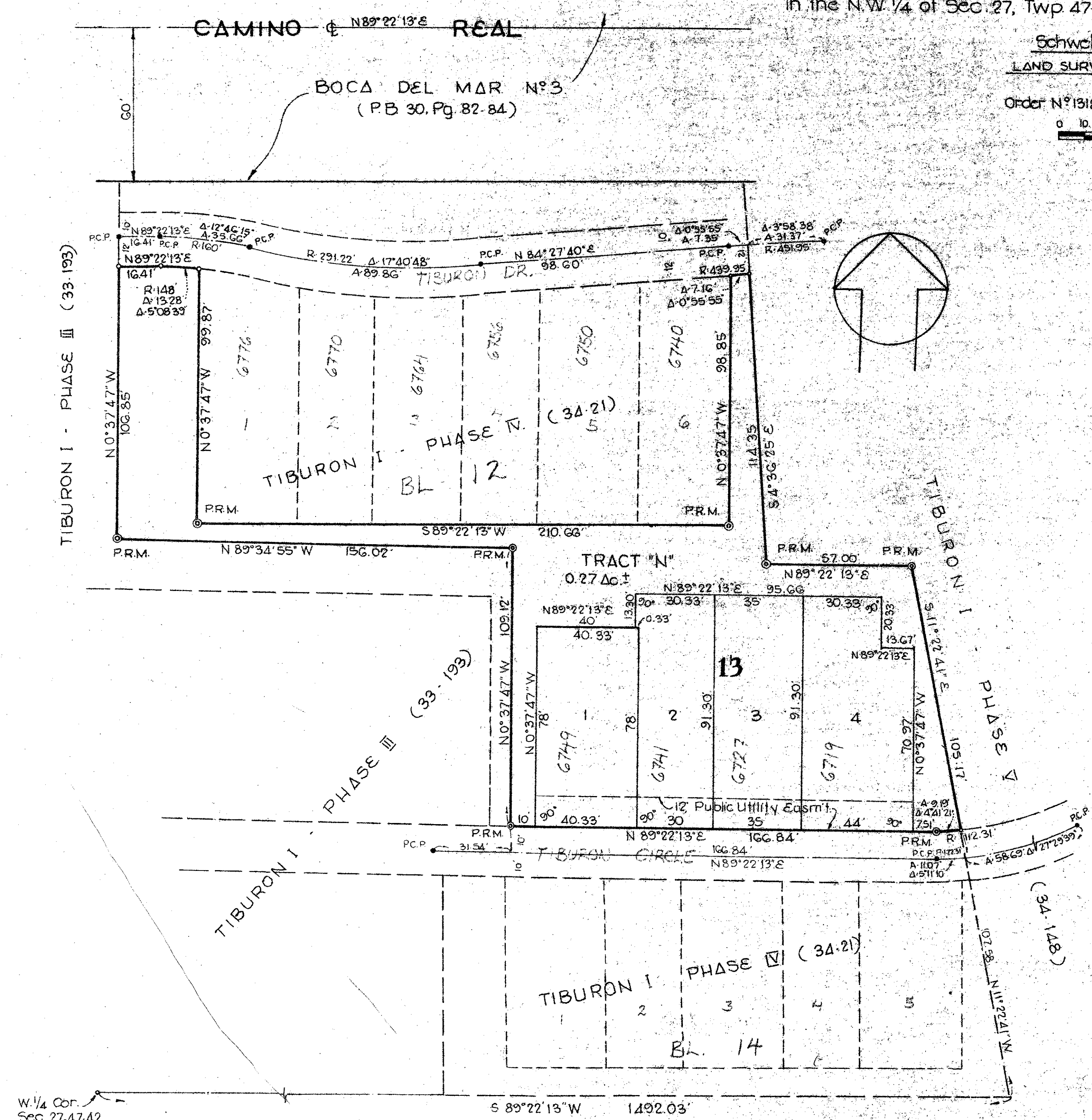
# REPLAT OF A PORTION OF TIBURON I PHASE IV

103

Being a Replat of Block 13 and Tract-N "TIBURON I, PHASE IV", P.B. 34, Pg. 21 in the N.W. 1/4 of Sec. 27, Twp. 47 S., Rge. 42 E. Palm Beach County, Florida.

Schwabke - Shiskin AND ASSOC. INC.,  
 LAND SURVEYORS - ENGINEERS - ARCHITECTS  
 MIAMI, FLORIDA  
 Order No. 131848 July, 1978 Scale: 1"=30'  
 Graphic Scale

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on 9:00 AM  
7 day of September  
1978 and duly recorded in Plat Book No. 35 Page 103  
*E. J. Shuff*



**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 N.W. 1/4 of Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, being also a Replat of Block 13 and Tract-N "TIBURON I, PHASE IV"; as recorded in Plat Book 34 at Page 21, of the Public Records of Palm Beach County, Florida, shown hereon as "REPLAT OF A PORTION OF TIBURON I PHASE IV"; has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:  
 Tract-N is hereby dedicated to the TIBURON I HOMEOWNERS ASSOCIATION and is the perpetual maintenance obligation of said Association. Tract-N is hereby reserved as common area and as an easement for the installation and maintenance of public utilities and private drainage facilities.  
 The Public Utility Easement as shown hereon is hereby dedicated as perpetual easement for the installation and maintenance of public utilities.

IN WITNESS WHEREOF said corporation, THE BABCOCK COMPANY, a Florida corporation, has caused these presents to be signed by its President, R. Ray Goode 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 1<sup>st</sup> day of August A.D. 1978.

Witness: Judith Diamond THE BABCOCK COMPANY  
 By: R. Ray Goode President  
 Witness: Charles Babcock Jr.  
 Attest: Margaret K. Dansyear Secretary  
 Margaret K. Dansyear

**ACKNOWLEDGMENT:**

STATE OF FLORIDA S.S.  
 COUNTY OF DADE Before me personally appeared Charles I. Babcock, Jr., and Margaret K. Dansyear, to me well 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 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 1<sup>st</sup> day of August A.D. 1978.  
 My Commission Expires: August 15, 1982

**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, and that said survey is accurate to the best of my knowledge and belief and that the (P.R.M.'s) Permanent Reference Monuments and (P.C.P.'s) Permanent Control Points have been placed as required by law and further that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Schwabke - Shiskin AND ASSOC. INC.  
 By: James P. Shiskin Sec'y. Treas.  
 Prof. Land Surveyor No. 1115 State of Florida

**TITLE CERTIFICATE:**

I, Robert B. 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; 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 AUGUST 16, 1978  
 By: Robert B. Tanner

**APPROVALS:**

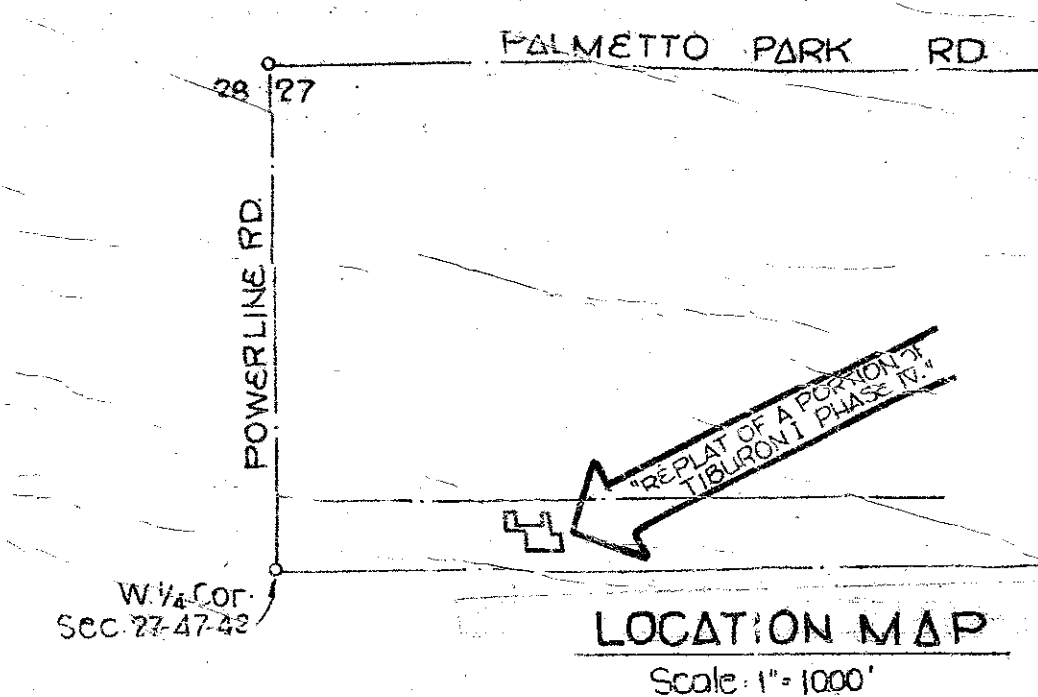
BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA  
 This Plat is hereby approved for Record this 5<sup>th</sup> day of Sept A.D. 1978.  
 COUNTY ENGINEER  
 This Plat is hereby approved for Record this 6<sup>th</sup> day of Sept A.D. 1978.  
 Attest: John B. Dunkle, Clerk  
 Board of County Commissioners By: Maryjane Jennings Deputy Clerk

**SURVEYOR'S NOTES:**

PR.M. - Denotes: Permanent Reference Monument  
 P.C.P. - Denotes: Permanent Control Point  
 Bearings shown are based on a bearing of N89°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, Florida.  
 This Replat is a result of Palm Beach County Ordinance No. 78-187A in compliance with Palm Beach County Ordinance No. 77-3, authorizing Tract-N and Block 13 of TIBURON I PHASE IV recorded in Plat Book 34 at Page 21 of the Public Records of Palm Beach County, Florida.

W. 1/4 Cor. Sec. 27.47.42

L.W.D.D. LATERAL No. 49



## REPLAT OF TIBURON I PHASE IV

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 205-  
 This instrument prepared by:  
 James P. Shiskin  
 18800 N.W. 2nd Ave  
 Miami, FL.  
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