

# P.U.D. TIBURON II - PHASE I

BEING A REPLAT OF A PORTION OF TRACT 31-A "BOCA DEL MAR NO. 4", PLAT BOOK 30, PAGE 86, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SW 1/4 OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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## 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 SW 1/4 of Section 22, Township 41 South, Range 42 East, Palm Beach County, Florida, being also a portion of Tract 31-A "BOCA DEL MAR NO. 4" as recorded in Plat Book 30 at Page 86 of the Public Records of Palm Beach County, Florida, shown hereon as TIBURON II, PHASE I, and being more particularly described as follows:

Commence at the most easterly corner of said Tract 31-A (said point bears N. 45° 27' 43" W. from the radius point of the next described curve), thence Southwesterly along a circular curve to the left having a radius of 294.93 feet and a central angle of 6° 42' 17" for an arc distance of 116.43 feet to a point of tangency; thence S. 37° 50' 00" W. for 68.56 feet to a Point of Curvature; thence Southwesterly along a circular curve to the right having a radius of 1001.74 feet and a central angle of 19° 15' 42", for an arc distance of 336.76 feet to the Point of Beginning of the following described parcel of land: (said point bears S. 32° 54' 18" E. from the radius point of the last and next described curve), thence continue along the last described curve, having a radius of 1001.74 feet, and a central angle of 32° 24' 45"; for an arc distance of 566.69 feet to a point of tangency; thence S. 80° 30' 27" W. for 240.15 feet to a point of curvature; thence Westerly, Northwesterly, and Northerly along a circular curve to the right having a radius of 25.00 feet and a central angle of 90° 00' 00", for an arc distance of 39.27 feet to a point of tangency (said last mentioned six courses being coincident with the Southerly boundary line of said Tract 31-A); thence N. 0° 29' 33" W. for 245.74 feet to a Point of Curvature; thence Northerly along a circular curve to the right having a radius of 1857.08 feet, and a central angle of 8° 50' 29", for an arc distance of 291.43 feet (said last mentioned two courses being coincident with the Westerly boundary line of said Tract 31-A); thence S. 78° 47' 16" E. along a line non-radial to the last described curve for 166.98 feet; thence N. 11° 12' 44" E. for 177.42 feet; thence S. 70° 48' 30" E. for 175.90 feet; thence N. 10° 11' 30" E. for 77.22 feet; thence N. 88° 55' 05" E. for 209.20 feet; thence S. 1° 04' 55" E. for 176.92 feet to a Point of Curvature; thence Southerly along a circular curve to the left, having a radius of 575.00 feet and a central angle of 28° 53' 20" for an arc distance of 289.92 feet, to a Point of Tangency; thence S. 29° 58' 15" E. for 146.37 feet; thence S. 76° 26' 08" E. for 36.25 feet to the Point of Beginning, lying and being in Palm Beach County, Florida.

Has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate as follows: Tracts A, B, C, D and E are hereby dedicated to the Casa Vieja Homeowners Association, Inc. and are the perpetual maintenance obligation of said Association. Tract E is hereby reserved for private road purposes and is also dedicated as an easement for utilities and drainage. Tracts A, B, C, and D are hereby reserved as common area, and as an easement for the installation and maintenance of utilities and drainage facilities. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights. Tract D is reserved for recreational purposes.

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. DANSEYER, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19 day of March, A.D. 1979.

By: John B. Thompson  
 WITNESSES: John C. Stutz  
 By: R. Ray Goode  
 Attest: Margaret K. Danseyer

## ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF DADE: Before me personally appeared R. RAY GOODE and MARGARET K. DANSEYER, to me well known, and known to me to be the individuals described herein, 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 19th day of March, A.D. 1979. My commission expires: June 27, 1980.

THIS INSTRUMENT WAS PREPARED BY:

JAMES P. SHISKIN  
 SCHWEBKE-SHISKIN & ASSOCIATES, INC.  
 18800 N.W. 2ND AVE.  
 MIAMI, FLORIDA 33169

Arlena D. Green  
 NOTARY PUBLIC - STATE OF FLORIDA

## 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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements, 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.

SCHWEBKE-SHISKIN AND ASSOCIATES, INC.

By: J. P. Shiskin SECRETARY-TREAS.  
 JAMES P. SHISKIN - PROFESSIONAL LAND SURVEYOR H 1115 - STATE OF FLORIDA

## TITLE CERTIFICATE

I, David Kayton (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: March 14, 1979 By: David Kayton

## APPROVALS

BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this April day of April A.D. 1979.

COUNTY ENGINEER

This plat is hereby approved for record this 17 day of APRIL A.D. 1979.

Attest: John B. Dunkle, Clerk  
 Board of County Commissioners

By: Marjorie B. Jennings Deputy Clerk

## SURVEYOR'S NOTES

- P.R.M. Denotes Permanent Reference Monument
- P.C.P. Denotes Permanent Control Point

Bearings shown are based on the bearing of N. 0° 29' 33" W. for the West line of the SW 1/4 of Section 22, Twp. 41 S., Rge. 42 E. as shown on the plat of Boca Del Mar No. 4, as recorded in P.B. 30, Pg. 86, of the Public Records of Palm Beach County, Florida.

Total area: 989 acres  
 Open Space: 4.83 acres  
 Total Number of Units: 57  
 Density: 5.76 units per acre

SCHWEBKE-SHISKIN & ASSOCIATES, INC.  
 LAND SURVEYORS-ENGINEERS-ARCHITECTS-LAND PLANNERS  
 ORDER NO 132900 SCALE: 1" = 40' OCTOBER, 1978  
 SHEET 1 OF 2 SHEETS

0205-350