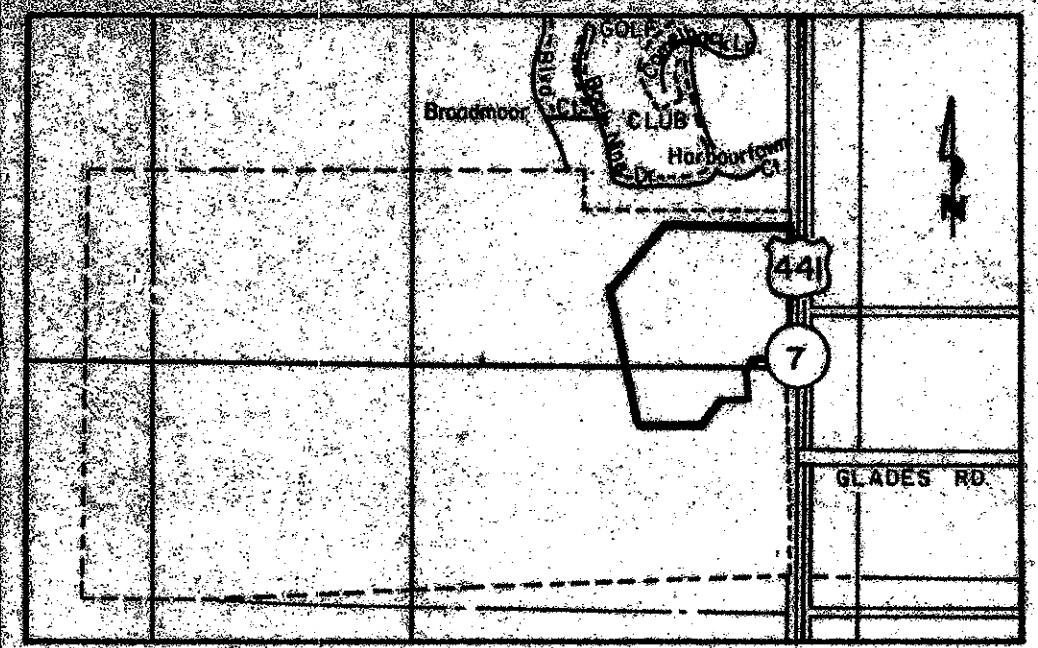


49/160



MISSION BAY PLAZA

160

IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF TRACTS 7, 8, 9, 49, 50, 51 & 52 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102. PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 1984
SHEET 1 OF 3 SHEETS

THIS INSTRUMENT PREPARED BY:
MICHAEL T. KOLODZIEJCZYK P.L.S. 3864 STATE OF FLORIDA
LAWSON & NOBLE, INC.
ENGINEERS - PLANNERS - SURVEYORS
LAKE WORTH, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 16th day of November, 1984 and duly recorded in Plat Book 49 on page 160.
JOHN B. DUNKLE, Clerk, Circuit Court
Margaret K. ...



DEDICATION

Know all men by these presents, that MISSION BAY DEVELOPMENT CO., INC., a Florida corporation, owners of the lands shown hereon as MISSION BAY PLAZA, being a portion of Tracts 7, 8, 9, 49, 50, 51 & 52 of Florida Fruit Lands Company's Subdivision No. 2 as recorded in Plat Book 1, Page 102 of the public records of Palm Beach County, Florida, and located in Section 13, Township 47 South, Range 41 East, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 13; Thence North 00°54'39" West, along the East line of said Section 13, a distance of 1644.81 feet; Thence South 89°08'17" West, a distance of 86.69 feet to the existing West Right-Of-Way line of State Road 7 and the POINT-OF-BEGINNING; Thence continue South 89°08'17" West, a distance of 259.50 feet; Thence North 00°51'43" West, a distance of 560.64 feet; Thence South 89°08'17" West, a distance of 100.00 feet; Thence South 37°08'17" West, a distance of 180.00 feet; Thence South 89°08'17" West, a distance of 140.00 feet; Thence South 37°08'17" West, a distance of 180.00 feet; Thence South 89°08'17" West, a distance of 375.00 feet; Thence North 12°51'43" West, a distance of 100.00 feet; Thence North 39°14'42" East, a distance of 489.88 feet; Thence North 89°08'17" East, a distance of 960.00 feet to the said Right-Of-Way line of State Road 7; Thence South 00°51'43" East, along said Right-Of-Way a distance of 1610.64 feet to the Point-Of-Beginning Less and except Rights-of-Way of Record.

Said lands situate, lying and being in Palm Beach County, Florida, Containing 36.4501 acres more or less.

Has caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

- The additional Right-Of-Way for State Road 7 and the Limited Access Easements as shown hereon are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of Control and Jurisdiction over Access Rights and Road Right-Of-Way.
- The Drainage Easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes.
- This plot to be replatted prior to issuance of Land Development Permit.
- When the future interchange is constructed at S.R. #7 and Glades Road the three access points on S.R. #7 will be serviced by a one way access road.

In witness whereof MISSION BAY DEVELOPMENT CO., INC., a Florida Corporation, has caused these presents to be signed by its President and attested by its Secretary and its Corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of SEPT. A.D., 1984.

MISSION BAY DEVELOPMENT CO., INC.
Attest: V.M. Brady
V.M. BRADY
Its: SECRETARY
By: James G. Brady
JAMES G. BRADY
Its: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements JAMES G. BRADY and V.M. BRADY, PRESIDENT and SECRETARY, respectively of MISSION BAY DEVELOPMENT CO., INC., a Florida corporation, to me well known and known to me to be the individuals described in and who executed the foregoing dedication, and they acknowledged before me that they executed the same as such officers of said corporation, by and with the authority of its Board of Directors, for the purposes therein expressed and that their act and deed is the act and deed of said corporation.

Witness my hand and official seal in the county of Palm Beach and the State of Florida, this 24th day of SEPT. A.D., 1984.
May 15, 1984
My Commission Expires
Eileen Stafford
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA } S.S. The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 4177 at page 1208 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. In witness whereof, the said corporation has caused these presents to be signed by its SENIOR VICE-PRESIDENT and attested to by its ASSISTANT VICE-PRESIDENT and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22 day of SEPT., 1984.

BARNETT BANK OF PALM BEACH COUNTY CORPORATION OF THE STATE OF FLORIDA
Attest: Philip M. Sasinek
PHILIP M. SASINEK
By: Raymond E. Weeks
RAYMOND E. WEEKS
Its: ASSISTANT VICE-PRESIDENT Its: SENIOR VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. Before me personally appeared RAYMOND E. WEEKS and PHILLIP M. SASINEK, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as SENIOR VICE-PRESIDENT and ASSISTANT VICE-PRESIDENT respectively, of the BARNETT BANK OF PALM BEACH COUNTY, 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 22nd day of October, 1984.

November 7, 1987
My Commission Expires
Jan McRay
Notary Public - State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA } S.S. The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, lien, or other encumbrance which is recorded in Official Record Book 4173 at page 1637 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. In witness whereof we JAMES H. MEDLIN and ARTELLE G. MEDLIN do hereunto set our hands and seals this 19 day of October, 1984.

WITNESSES:
James H. Medlin
AS TO BOTH
Arteme G. Medlin
AS TO BOTH
James H. Medlin
JAMES H. MEDLIN
Arteme G. Medlin
ARTELLE G. MEDLIN

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. Before me personally appeared JAMES H. MEDLIN and ARTELLE G. MEDLIN to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

Witness my hand and official seal this 19 day of October, 1984.
Notary Public - State of Florida

TITLE CERTIFICATION

STATE OF FLORIDA } S.S. I, WALLACE J. McDONALD, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the property described hereon, that I find the title to the property is vested to MISSION BAY DEVELOPMENT CO., INC., a Florida corporation; that the current taxes have been paid; and that I find that all mortgages are shown and are true and correct. And there are no other encumbrances of record.

Sept. 24, 1984
DATE
Wallace J. McDonald
WALLACE J. McDONALD
ATTORNEY-OF-LAW

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 13 day of November, 1984.
BY: Ken Spillias
KEN SPILLIAS, CHAIRMAN

COUNTY ENGINEER

This plat is hereby approved for record this 13 day of November, 1984.
BY: Herb F. Kahlert
HERB F. KAHLERT, P.E.

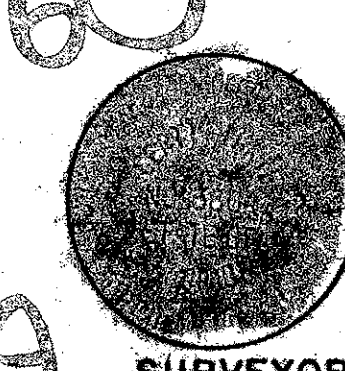
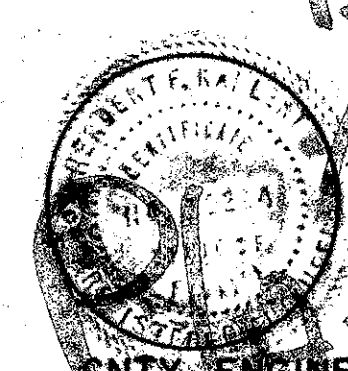
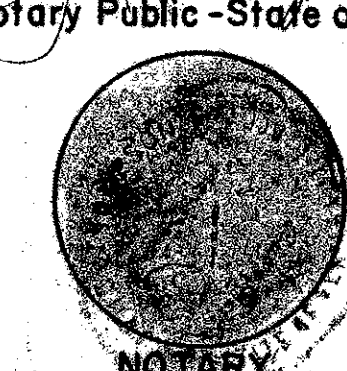
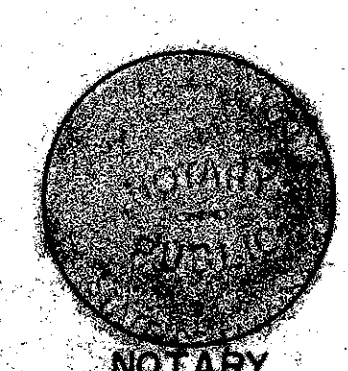
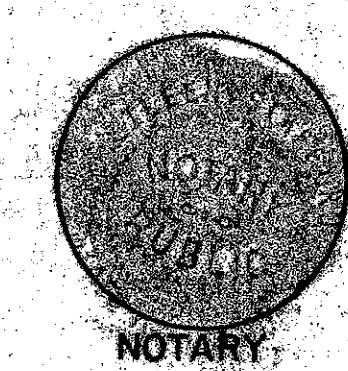
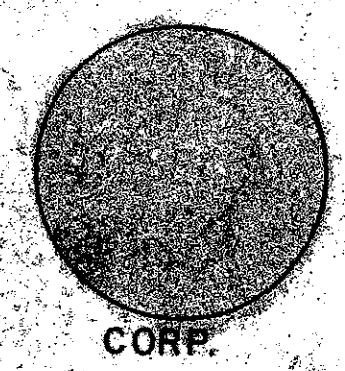
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY, COMMISSIONERS

BY: Ruth H. Compton
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } S.S. 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 have been set and that Permanent Control Points will be set under the guarantees posted with the Board of County Commissioners for the required improvements, and further that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

October 22, 1984
DATE
Michael T. Kolodziejczyk
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR NO. 3864
STATE OF FLORIDA



49/160
0454-301
Mission Bay Plaza