

TRACT D

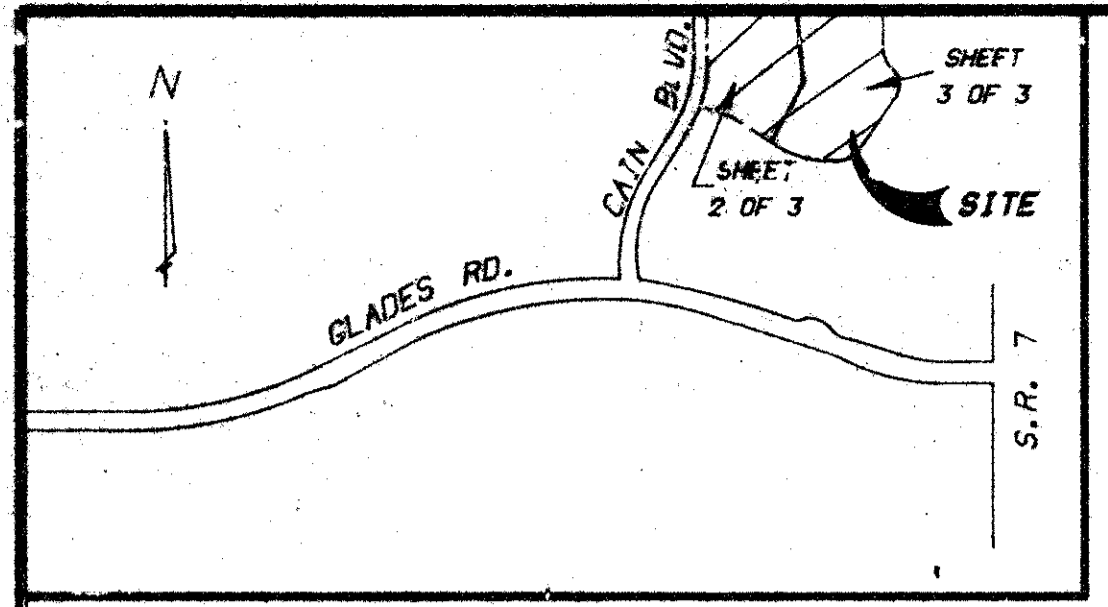
A REPLAT OF ALL OF TRACT D OF THE PLAT OF MISSION BAY, A P.U.D., AS RECORDED IN PLAT BOOK 53, PAGES 112-120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SHEET 1 OF 3 MARCH, 1986

13/47/41

SUBDIVISION	* Tract D
BOOK	54 PAGE 157
FLOOD ZONE	B FLOOD MAP #100B
QUAD	* 68
SE	33434
PUD NAME	

COUNTY OF PALM BEACH }
 STATE OF FLORIDA }
 This Plat was filed for record on 16th day of October 1986, and duly recorded in Plat Book No. 54 on pages 152-159
 JOHN B. DUNKLE, Clerk Circuit Court
 Barbara A. Platt



LOCATION & INDEX MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS TRACT D, BEING A REPLAT OF ALL OF TRACT D OF THE PLAT OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112-120, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 24.0000 ACRES, MORE OR LESS,

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) DRAINAGE EASEMENTS** - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS SERVING COUNTY ROADS.
- 2.) UTILITY EASEMENTS** - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- 3.) TRACT "A"** - TRACT "A" AS SHOWN HEREON IS DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC., FOR A PRIVATE RIGHT-OF-WAY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4.) TRACTS "B" AND "C"** - TRACTS "B" AND "C" AS SHOWN HEREON ARE DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR PRIVATE ACCESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5.) LIMITED ACCESS EASEMENTS** - THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6.) PEDESTRIAN ACCESS EASEMENTS** - THE PEDESTRIAN ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR THE OPERATION AND MAINTENANCE OF PEDESTRIAN ACCESS FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7.) OVERHANG EASEMENTS** - THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC., OR ITS SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.
- 8.) OPEN SPACE TRACTS 0-1 THROUGH 0-7** - THE AREAS NOT COVERED BY ITEMS 1-7 INCLUSIVE ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC., FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF September A.D., 1986.

MISSION BAY DEVELOPMENT CO., INC.
 ATTEST: U. M. Brady BY: James G. Brady
 U. M. BRADY JAMES G. BRADY
 ITS: SECRETARY ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
 COUNTY OF PALM BEACH }
 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 U. M. BRADY, PRESIDENT AND SECRETARY, RESPECTIVELY, OF MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN BY 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 THIS 4th DAY OF September A.D., 1986.
 Oct. 11, 1986
 MY COMMISSION EXPIRES Carolyn S. Callahan
 NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA } S.S.
 COUNTY OF PALM BEACH }

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 4713 AT PAGE 481-482 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 Division Vice President AND ATTESTED TO BY ITS Assistant Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF August A.D., 1986.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
 ATTEST: Carolyn S. Callahan BY: Carolyn S. Callahan
 ITS: Assistant Vice President ITS: Division Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
 COUNTY OF PALM BEACH }

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED John A. Deane AND John A. Deane, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Division Vice President AND Assistant Vice President RESPECTIVELY, OF THE AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 FRE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF August A.D., 1986.
 June 4, 1990 MY COMMISSION EXPIRES James H. Donald
 NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA } S.S.
 COUNTY OF BROWARD }

I, ALLEN H. SHEPTOW, 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, THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

August 5, 1986
 DATE: Allen H. Sheptow
 ALLEN H. SHEPTOW
 ATTORNEY-OF-LAW

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Oct A.D., 1986.

Karen J. Marcus
 KAREN J. MARCUS
 CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

BY: Kathryn S. Miller
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Oct A.D., 1986.

Herbert F. Kahlert
 HERBERT F. KAHLERT, P.E.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } S.S.
 COUNTY OF PALM BEACH }

THIS IS TO CERTIFY THAT THE PLAT 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.

9/9/86
 DATE: Leo E. Noble
 LEO E. NOBLE
 PROFESSIONAL LAND SURVEYOR No. 3143
 STATE OF FLORIDA

P.U.D. TABULAR DATA

SITE AREA	24.0000 ACRES
TOTAL DWELLING UNITS	118 UNITS
DENSITY	4.917 UNITS/ACRE

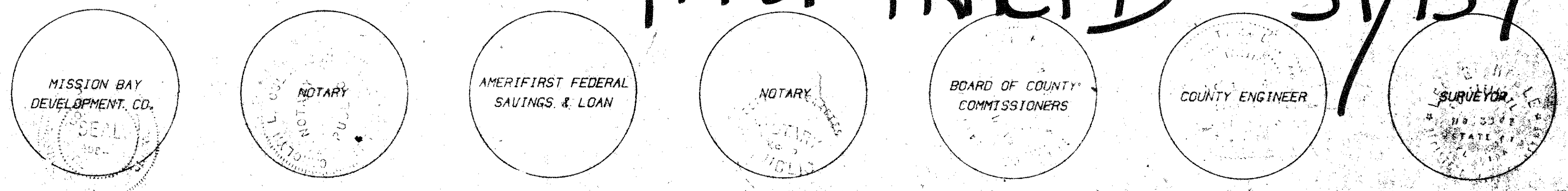
0454-303

THIS INSTRUMENT PREPARED BY
 LEO E. NOBLE P.L.S. 3143 STATE OF FLORIDA

LAWSON, NOBLE & ASSOCIATES, INC.

ENGINEERS PLANNERS TESTING SURVEYORS
 BOYNTON BEACH, FLORIDA

Replat of TRACT D 5A/157



DRAWING NUMBER 54/157

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 07348
 REGISTERED NUMBER 07348
 REGISTERED NUMBER 07348