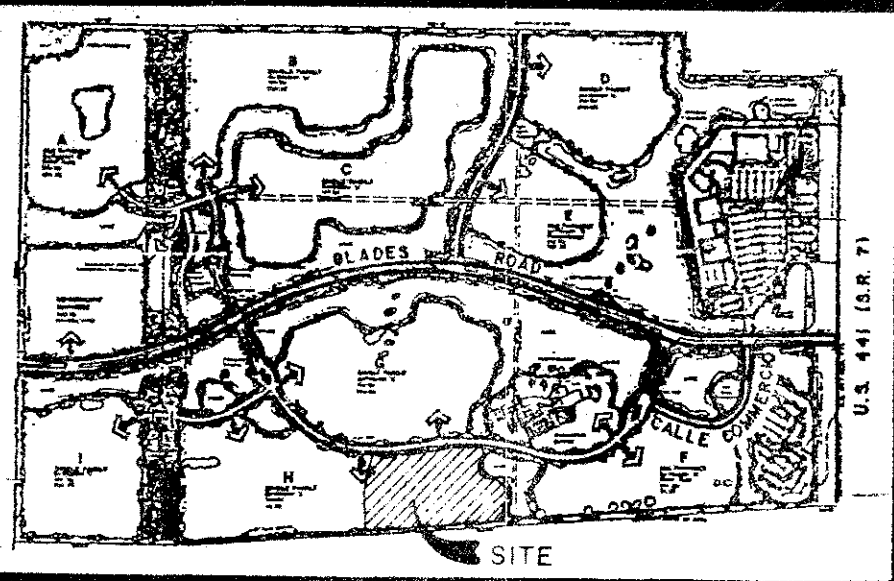


MISSION BAY, TRACT H - PHASE I

(A PART OF A P.U.D.)

A REPLAT OF A PORTION OF TRACT H 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



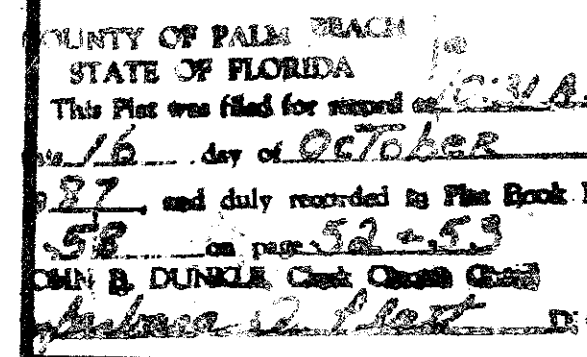
LOCATION MAP
SEC 13 TWP 47S. RGE 41E

SHEET 1 OF 2

APRIL, 1987

P.U.D. TABULAR DATA:

SITE AREA 21.245 ACRES
TOTAL DWELLING UNITS 106 UNITS
DENSITY 4.99 UNITS/ACRE



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS MISSION BAY, TRACT H - PHASE I, BEING A REPLAT OF A PORTION OF TRACT H OF THE PLAT OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT H, THENCE SOUTH 85°47'34" WEST ALONG THE SOUTH LINE OF SAID TRACT H, A DISTANCE OF 197.34 FEET; THENCE NORTH 04°12'26" WEST, A DISTANCE OF 346.72 FEET; THENCE NORTH 05°47'34" EAST, A DISTANCE OF 252.82 FEET; THENCE NORTH 24°20'17" EAST, A DISTANCE OF 152.43 FEET TO A POINT OF RADIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTH-EAST WHOSE RADIUS POINT BEARS NORTH 24°20'17" EAST FROM SAID POINT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 32°12'00", A CHORD BEARING OF SOUTH 81°45'43" EAST AND A CHORD DISTANCE OF 521.35 FEET SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF DIEGO DRIVE WEST ACCORDING TO SAID PLAT OF MISSION BAY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE, AN ARC DISTANCE OF 528.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°08'17" EAST ALONG THE SOUTH LINE OF DIEGO DRIVE SOUTH ACCORDING TO SAID PLAT OF MISSION BAY, A DISTANCE OF 374.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,960.00 FEET A CENTRAL ANGLE OF 10°52'37" A CHORD BEARING OF NORTH 87°34'36" EAST AND A CHORD DISTANCE OF 371.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE OF DIEGO DRIVE SOUTH, AN ARC DISTANCE OF 372.08 FEET TO A POINT OF RADIAL INTERSECTION, WHOSE RADIUS POINT BEARS SOUTH 03°00'54" WEST, THENCE SOUTH 03°00'54" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 41°59'06" EAST AND A CHORD DISTANCE OF 155.56 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 172.79 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 108.35 FEET, A CENTRAL ANGLE OF 90°55'00", A CHORD BEARING OF SOUTH 41°31'30" EAST AND A CHORD DISTANCE OF 154.45 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 171.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 03°55'54" WEST, A DISTANCE OF 237.34 FEET TO THE POINT OF BEGINNING, THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE EAST BOUNDARY OF SAID TRACT H.
SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 21.245 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 REGATTA HOMEOWNERS 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 REGATTA HOMEOWNERS 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", "C", "D", AND "E" - TRACTS "B", "C", "D", AND "E" AS SHOWN HEREON ARE DEDICATED TO THE REGATTA HOMEOWNERS 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) OVERHANG EASEMENTS - THE OVERHANG EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE BUILDING UNIT ADJUTS SAID EASEMENT, OR ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 7) OPEN SPACE TRACTS 0-1 THROUGH 0-12 - TRACTS 0-1 THROUGH 0-12 INCLUSIVE ARE HEREBY DEDICATED TO THE REGATTA HOMEOWNERS 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.
- 8) LANDSCAPE BUFFER EASEMENT - THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE REGATTA HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF 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 DAY OF

PORTEN SULLIVAN CORPORATION OF FLORIDA

ATTEST: John M. Taylor BY: [Signature]
ITS: VP, Asst Secretary ITS: VICE PRESIDENT

PORTEN SULLIVAN CORPORATION OF FLORIDA

NOTARY PORTEN SULLIVAN

LOMAS AND NETTLETON COMPANY

NOTARY LOMAS AND NETTLETON

BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

SURVEYOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA
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, Stephen Batten AND George Krabe, VICE-PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF PORTEN SULLIVAN CORPORATION OF FLORIDA, 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 25th DAY OF AUGUST A.D., 1987.

MY COMMISSION EXPIRES [Signature] NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA - TEXAS
COUNTY OF PALM BEACH - DALLAS

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 5266 AT PAGE 1085 AND OFFICIAL AT PAGE 1956 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 Authorized Officer ATTESTED TO BY ITS [Signature] AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF August A.D., 1987.

LOMAS AND NETTLETON COMPANY

ATTEST: [Signature] BY: [Signature]
ITS: Assistant Secretary ITS: Authorized Officer

ACKNOWLEDGEMENT:

STATE OF FLORIDA - TEXAS
COUNTY OF PALM BEACH - DALLAS

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED John Jurnonville AND Ray Thomas, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Authorized Officer AND Asst Secretary, RESPECTIVELY, OF THE LOMAS AND NETTLETON COMPANY, A CONNECTICUT 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 28th DAY OF August A.D., 1987.

11688 [Signature]
MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA - TEXAS

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE P.L.S. 4213 STATE OF FLORIDA
ENGINEERS PLANNERS TESTING SURVEYORS
BOYNTON BEACH, FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BOND, SCHOENECK & KING, DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PORTEN SULLIVAN CORPORATION OF FLORIDA, A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID, THAT WE FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE August 18, 1987
[Signature]
BOND, SCHOENECK & KING
5301 N. FEDERAL HIGHWAY
BOCA RATON, FL. 33431

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF OCTOBER A.D., 1987.

ATTEST: JOHN B. DUNKLE, CLERK

BY: [Signature]
CAROL ROBERTS
CHAIR
BY: [Signature]
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF OCTOBER A.D., 1987.

BY: [Signature]
HERBERT F. KAHLERT, P.E.

SURVEYOR'S NOTES:

- 1) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 2) DENOTES PERMANENT CONTROL POINT (P.C.P.)
- 3) D.E. DENOTES DRAINAGE EASEMENT.
- 4) U.E. DENOTES UTILITY EASEMENT.
- 5) O.E. DENOTES OVERHANG EASEMENT.
- 6) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF MISSION BAY, P.B. 53, PGS. 112-120.
- 7) NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENT.
- 8) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- 9) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 10) ROADWAYS WITHIN THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 OF SECTION 13-47-41 WERE ABANDONED PER RESOLUTION NO. R-84-1932, AS RECORDED IN BOOK 4438, PAGE 1770-1773, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 11) ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL UNLESS NOTED: R.F.L. (RADIAL TO FRONT LINE), R.R.L. (RADIAL TO REAR LINE).
- 12) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 9-3-87
[Signature]
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA

TAX 782
SUBDIVISION Mission Bay Tract # Phase I
BOOK 58
PAGE 52
Q-168
S-1 PUD
PUD PLANS
ETS 1000
33431

MISSION BAY, TRACT H - PHASE I

Plat 84-95
04543300

TR
H
Phase I