

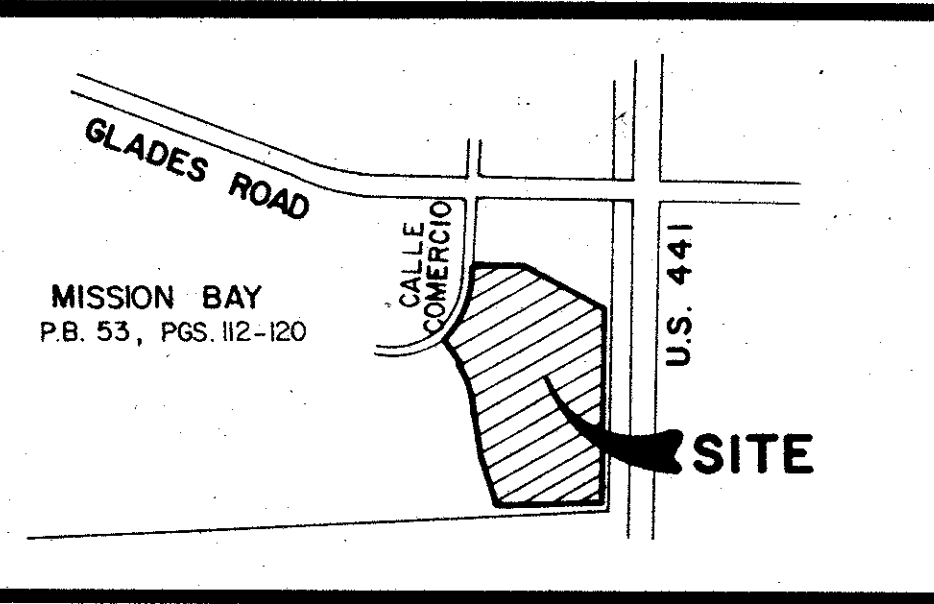
MISSION BAY - TRACT 0

A REPLAT OF ALL OF TRACT 0 CORPORATE PARK, ACCORDING TO THE PLAT OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112 - 120 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

OCTOBER, 1987

(REVISED DECEMBER, 1987)



LOCATION MAP N.T.S.

DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION AND P. RODNEY CUNNINGHAM AND JAMES M. ROSEMURGY, OWNERS OF THE LANDS SHOWN HEREON AS BEING A REPLAT OF ALL OF TRACT 0 CORPORATE PARK 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.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.48 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 RESERVED UNTO MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, P. RODNEY CUNNINGHAM AND JAMES M. ROSEMURGY AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID CORPORATION AND INDIVIDUALS OR THEIR SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE AUTHORITY, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS.
- 2) UTILITY EASEMENTS - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS.
- 3) 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.
- 4) ACCESS EASEMENT - AS SHOWN HEREON IS RESERVED FOR INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT PURPOSES, AND IS RESERVED UNTO MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, P. RODNEY CUNNINGHAM AND JAMES M. ROSEMURGY AND IS THE MAINTENANCE OBLIGATION OF SAID CORPORATION AND INDIVIDUALS OR THEIR SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5) PARCELS NO. 1 & NO. 2 - THAT THE DESIGNATED PARCELS ARE RESERVED UNTO THE DEVELOPER OR ITS SUCCESSOR AND/OR ASSIGNS FOR COMMERCIAL BUILDING PURPOSES, 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 CHAIRMAN AND ATTESTED BY ITS VICE - PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF February A.D., 1988.

MISSION BAY DEVELOPMENT CO., INC.

ATTEST: Larry Z. Glickman
LARRY Z. GLICKMAN
ITS: VICE - PRESIDENT

By: James G. Brady
JAMES G. BRADY
ITS: CHAIRMAN

IN WITNESS WHEREOF, P. RODNEY CUNNINGHAM DOES SET HIS HAND AND SEAL THIS 18th DAY OF February 1988.

WITNESS: P. Rodney Cunningham
P. RODNEY CUNNINGHAM

By: P. Rodney Cunningham
P. RODNEY CUNNINGHAM

IN WITNESS WHEREOF, JAMES M. ROSEMURGY DOES SET HIS HAND AND SEAL THIS 19th DAY OF February 1988.

WITNESS: Sally C. Hargrave
SALLY C. HARGRAVE

By: James M. Rosemurgy
JAMES M. ROSEMURGY

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES G. BRADY AND LARRY Z. GLICKMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND VICE-PRESIDENT OF MISSION DEVELOPMENT CO., INC., 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 5th DAY OF February A.D., 1988.

August 28, 1990
MY COMMISSION EXPIRES

William P. Johnson
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED P. RODNEY CUNNINGHAM TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF February A.D., 1988.

10/29/88
MY COMMISSION EXPIRES

Donna M. Mahon
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES M. ROSEMURGY TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF February A.D., 1988.

10/29/88
MY COMMISSION EXPIRES

Donna M. Mahon
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 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 5289 AT PAGE 2192 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 ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF February A.D., 1988.

ATTEST: W. Scott Dixon

By: Barney Bank of Palm Beach County
A FLORIDA CORPORATION

ITS: Vice President

ITS: Senior Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED Raymond E. Weeks AND Scott Dixon TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP AND VP RESPECTIVELY, OF BARNETT BANK OF PALM BEACH COUNTY, 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 25th DAY OF February A.D., 1988.

September 20, 1989
MY COMMISSION EXPIRES

Deputy J. Kelley
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIS THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4173 AT PAGE 491 AND OFFICIAL RECORD BOOK 4172 AT PAGE 492 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 Vice Pres. ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF February A.D., 1988.

ATTEST: Maria Ali

By: John A. Diehl
AMERIFIRST FEDERAL SAVINGS & LOAN ASSOCIATION,
A FLORIDA CORPORATION

ITS: Assistant Secretary

ITS: 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. Diehl AND Maria Ali TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. AND Asst. Sec. RESPECTIVELY, OF AMERIFIRST FEDERAL SAVINGS & LOAN ASSOCIATION, 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 SAL THIS 5 DAY OF February A.D., 1988.

December 8, 1989
MY COMMISSION EXPIRES

Donna M. Mahon
NOTARY PUBLIC STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIB THAT HE 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 3222 AT PAGE 219 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, P. RODNEY CUNNINGHAM DOES HEREUNTO SET HIS HAND AND SEAL THIS 18th DAY OF February 1988.

WITNESS: P. Rodney Cunningham

By: P. Rodney Cunningham
P. RODNEY CUNNINGHAM

WITNESS: Sally C. Hargrave

THIS INSTRUMENT PREPARED BY
LEO E. NOBLE P.L.S. 3143 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS TESTING SURVEYORS
BOYNTON BEACH, FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED P. RODNEY CUNNINGHAM, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF February A.D., 1988.

10/29/88
MY COMMISSION EXPIRES

Donna M. Mahon
NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA S.S.
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 MISSION BAY DEVELOPMENT COMPANY, INC., P. RODNEY CUNNINGHAM, AND JAMES M. ROSEMURGY, 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.

MARCH 29, 1988
DATE

Wallace J. McDonald
WALLACE J. McDONALD
BOND, SCHOENECK & KING
5301 N. FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF JUNE A.D., 1988.

By: Carol A. Roberts
CAROL A. ROBERTS
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK

By: John B. Dunkle
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21st DAY OF JUNE A.D., 1988.

By: Herbert F. Kahler
HERBERT F. KAHLERT, P.E.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF TRACT 0 ACCORDING TO THE PLAT OF MISSION BAY, P.B. 53, PGS. 112-120, HAVING A BEARING OF S 04°33'42"E.
- 2) NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENT.
- 3) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- 4) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 5) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 7) ■ DENOTES PERMANENT REFERENCE MONUMENT SET No. 3143.

SURVEYOR'S CERTIFICATE:

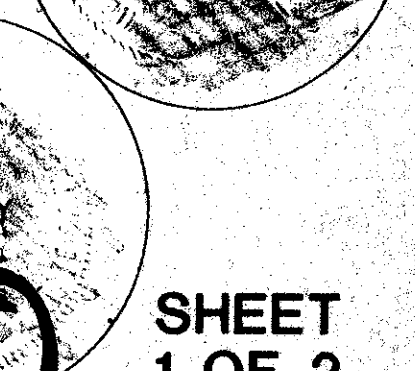
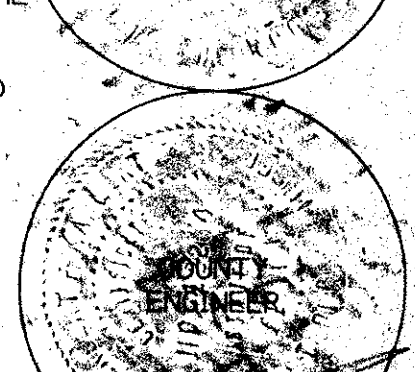
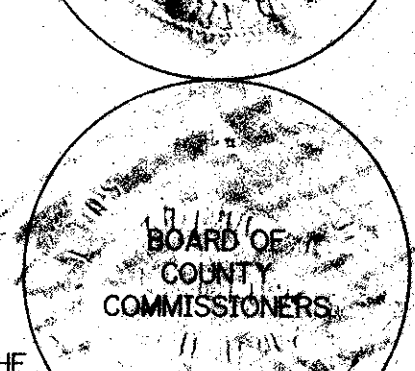
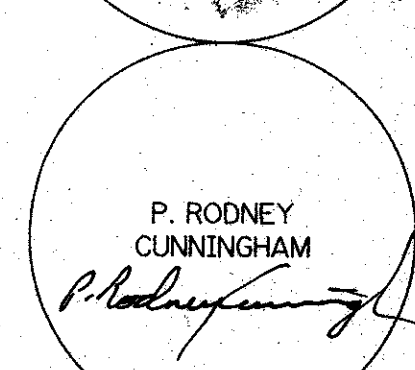
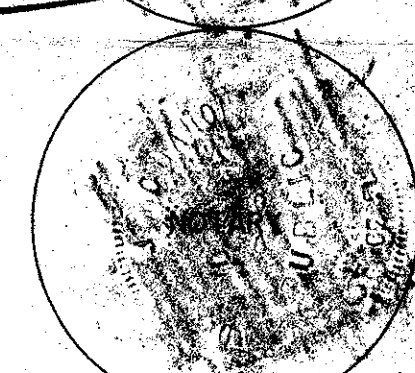
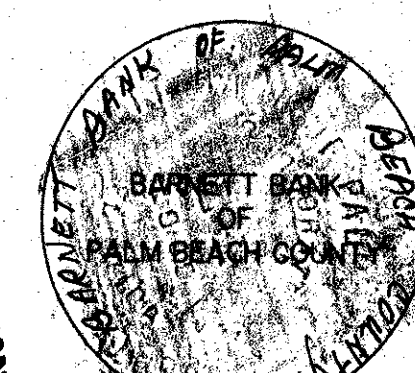
STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER BY 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.

3-10-88
DATE

Leo E. Noble
LEO E. NOBLE
PROFESSIONAL LAND SURVEYOR NO. 3143
STATE OF FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at P.S. 51A
on the 13 day of JUNE
1988 and duly recorded in Plat Book No.
59 on page 196-197
John B. Dunkle, Clerk
Boydton Beach, Florida



SUBDIVISION * Mission Bay - Tract 0
BOOK 53 PAGE 196
FLOOD MAP # 10015
ZONING RT5
ZIP CODE 33434

MISSION BAY TRACT 0