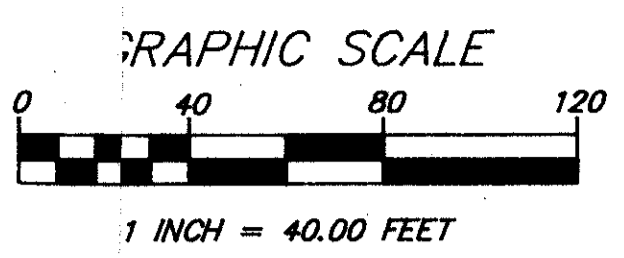


"MISSION BAY PARCEL 'F' - PHASE I"
LYING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF TRACT "F" OF MISSION BAY P.U.D.
AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 2



- LEGEND**
- (P) PLAT DISTANCE
 - (C) CALCULATED DISTANCE
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - N/R DENOTES NON-RADIAL LINE
 - C70 DENOTES CURVE NUMBER (SEE CURVE TABLE)
 - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
 - DENOTES P.C./P.T. (POINT OF CURVATURE/POINT OF TANGENCY)
 - DENOTES PERMANENT CONTROL POINT (P.C.P.)
 - ⊙ DENOTES BLOCK NUMBER

QUANTITATIVE DATA

ZONING DISTRICT P.U.D.
PARCEL SIZE 12.07 AC.
No. DWELLING UNITS 127 DU
DENSITY 10.52 DU./AC.

BEARING REFERENCE

ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°54'39"W ON THE EAST LINE OF SEC 13, TWP 47S, RGE 41E

- NOTES**
1. BUILDING SETBACKS AND/OR SEPARATIONS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 2. NO BUILDING OR ANY KIND OF PERMANENT STRUCTURE SHALL BE PLACED WITHIN UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE, ACCESS, OR LANDSCAPING EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 3. THERE SHALL BE NO TREES OR SHRUBS PLACED WITHIN UTILITY EASEMENTS WHICH ARE PROVIDED FOR THE PURPOSE OF WATER AND SEWER USE OR WITHIN DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER RECEIPT OF APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 4. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 6. LOT LINES AND/OR BOUNDARY LINES WHICH INTERSECT A CURVE ARE RADIAL TO SAID CURVE UNLESS OTHERWISE NOTED.
 7. WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
 8. THERE SHALL BE NO CONSTRUCTION, TREES OR SHRUBS WITHIN LAKE MAINTENANCE EASEMENTS.

THIS INSTRUMENT PREPARED BY:
MANUEL QUIJERO, P.L.S.
IN THE OFFICE OF:
SHEREMETA ASSOCIATES CONSULTING ENGINEERS



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA
C1	467.000'	80.057'	N89°01'53"E	09°49'20"
C2	467.000'	60.097'	N81°19'59"E	17°37'58"
C3	467.000'	83.823'	N51°37'02"E	10°15'35"
C4	467.000'	223.777'	N69°25'54"E	27°27'18"
C5	155.000'	58.080'	N87°24'32"E	21°50'34"
C6	155.000'	68.848'	N81°03'19"E	25°27'00"
C7	155.000'	9.187'	S84°31'18"E	03°23'46"
C8	155.000'	137.128'	N71°49'55"E	50°41'20"
C9	520.990'	69.843'	S57°20'29"E	07°40'51"
C10	520.990'	69.843'	N49°39'38"E	07°40'51"

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS DAY OF _____ 198__, AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGE _____

JOHN B. DUNKLE
CLERK CIRCUIT COURT

BY: _____ D.C.

Mission Bay Parcel #1
62 93
48
RIS 84-95 TR2 III
33434
Mission Bay P.U.D.
13/4/41

0454-014
TRACT NO.2 (P.B. 53 PG. 117)

ADD. BY _____
CHECKED BY _____

Mission Bay PARCEL "F" Phase I