

HARBOUR SPRINGS AT MISSION BAY P U D

454-013 SHEET 1 OF 3 SHEETS

154

DEDICATION AND RESERVATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS, that EXCEL HARBOUR LIMITED PARTNERSHIP, a Delaware limited partnership, through its General Partner, EXCEL DEVELOPMENT CORPORATION, a Florida corporation, and MISSION BAY COMMUNITY ASSOCIATION, INC., a Florida corporation, the owners of the land shown hereon being in Section 14, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as HARBOUR SPRINGS AT MISSION BAY P U D, being more particularly described as follows:

Tract 'I', together with a portion of Tract O-1, MISSION BAY A P.U.D., as recorded in Plat Book 53, Pages 112 through 120, of the Public Records of Palm Beach County, Florida, lying in Section 14, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

All of said Tract 'I' together with the following described lands; COMMENCING at the Southeast corner of said Tract 'I';

THENCE North 00° 54' 31" West, along the East line of said Tract 'I', 975.71 feet to the POINT OF BEGINNING;

THENCE continue North 00° 54' 31" West, 61.37 feet to a point on the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears North 00° 13' 01" West from the radius point of the next described curve);

THENCE Southeasterly, along the arc of said curve, having a radius of 935.32 feet, a delta of 15° 36' 48", an arc distance of 254.74 feet to a Point of Tangency;

THENCE North 74° 36' 43" West, 35.25 feet to the East line of said Tract O-1;

THENCE South 00° 54' 31" East, along said East line, 0.22 feet to a point on the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears North 13° 42' 08" East from the radius point of the next described curve);

THENCE Southwesterly, along the arc of said curve, having a radius of 477.81 feet, a delta of 34° 44' 42", an arc distance of 289.75 feet to the POINT OF BEGINNING;

Said lands lying in Palm Beach County, containing 25.154 acres, more or less.

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

1. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

2. The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located thereon shall be the perpetual maintenance obligation of the MISSION BAY COMMUNITY ASSOCIATION, INC. Its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage easements associated with said drainage system.

3. Tract 'A' and Tract 'B', as shown hereon, are hereby reserved for the MISSION BAY COMMUNITY ASSOCIATION, INC., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Parcels 'A', 'B', 'C' and 'D', as shown hereon, are hereby reserved for the MISSION BAY COMMUNITY ASSOCIATION, INC., its successors and assigns for open space and landscape purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

5. The Roof Overhang Easements, as shown hereon, are hereby reserved for the MISSION BAY COMMUNITY ASSOCIATION, INC., its successors and assigns, for roof overhangs and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

6. The Lake Maintenance Tract, as shown hereon, is hereby reserved for the MISSION BAY COMMUNITY ASSOCIATION, INC., its successors and assigns, for lake maintenance purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

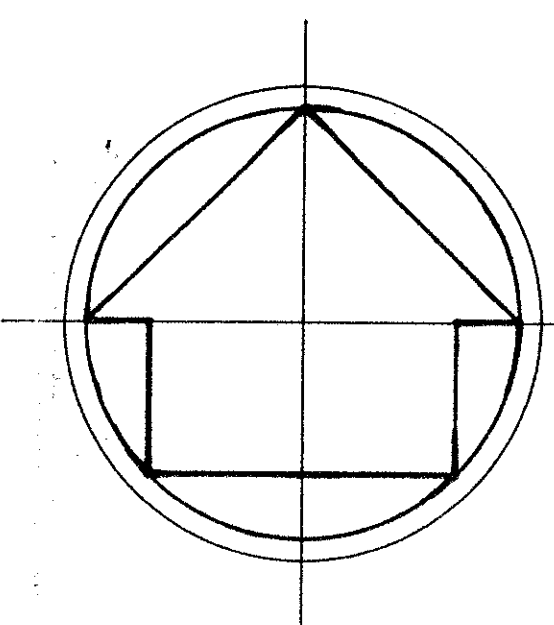
IN WITNESS WHEREOF, the above named limited partnership and corporations have caused these presents to be signed and attested by the Vice Presidents of EXCEL DEVELOPMENT CORPORATION, a Florida corporation, General Partner of EXCEL HARBOUR LIMITED PARTNERSHIP, a Delaware limited partnership, and to be signed by the President and attested by the Vice President of MISSION BAY COMMUNITY ASSOCIATION, INC., a Florida corporation and their corporate seals to be affixed hereby and with the authority of their Board of Directors, this 28th day of December, 1992.

BY: EXCEL HARBOUR LIMITED PARTNERSHIP, a Delaware limited partnership
BY: EXCEL DEVELOPMENT CORPORATION, a Florida corporation
BY: Miguel F. Balais, Vice President
ATTEST:
BY: David J. Schack, Vice President

MISSION BAY COMMUNITY ASSOCIATION, INC., a Florida corporation
BY: Allan Schnier, President
ATTEST:
JOHN ARNEY, VICE PRES.

P. U. D. TABULAR DATA

SITE AREA	25.154 ACRES
TOTAL DWELLING UNITS	127 UNITS
DENSITY	5.05 UNITS / ACRE
PRIVATE ROADS	5.36 ACRES
OPEN SPACE	0.212 ACRES
PETITION NUMBER	84-95



A REPLAT OF TRACT 'I', TOGETHER WITH A PORTION OF TRACT O - 1, MISSION BAY, A P. U. D. AS RECORDED IN PLAT BOOK 53, PAGES 112 THRU 120, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1000 WEST McNAB ROAD
POMPANO BEACH, FLORIDA 33069
BY: FREDERICK E. CONRAD, III, P.L.S. No. 2816
SEPTEMBER, 1992

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } S.S.

BEFORE ME personally appeared Miguel F. Balais and David J. Schack who are personally known to me, did not take an oath, and who executed the foregoing instrument as Vice Presidents of EXCEL DEVELOPMENT CORPORATION, a Florida corporation and General Partner of EXCEL HARBOUR LIMITED PARTNERSHIP, a Delaware limited partnership, 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 18th day of DECEMBER 1992.

Ana E. Nardoni
Name: ANA E. NARDONI
Notary Public
Commission No. CC 229919
My Commission Expires 10/14/96

ACKNOWLEDGEMENT

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

BEFORE ME personally appeared Allan Schnier and John Abney, who are personally known to me, did not take an oath, and who executed the foregoing instrument as President and Vice President of MISSION BAY COMMUNITY ASSOCIATION, 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 21st day of December, 1992.

Charlotte C. Stearn
Name: CHARLOTTE C. STEARN
Notary Public
Commission No. CC 119587
My Commission Expires 2/14/95

MORTGAGEE'S CONSENT

STATE OF OHIO }
COUNTY OF CUYAHOGA } 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 owners thereof and agrees that its mortgages, which are recorded in Official Record Book 7366 at Page 491 ET. SEQ., and Official Record Book 7366 at Page 531 ET. SEQ., in the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication as shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and attested by its Assistant Secretary and its seal affixed hereto by and with the authority of its Board of Directors this 28th day of December, 1992.

OHIO SAVINGS BANK
an Ohio corporation

ATTEST:
Steven S. Swartz, Assistant Secretary
Frank J. Bologna, Senior Vice President

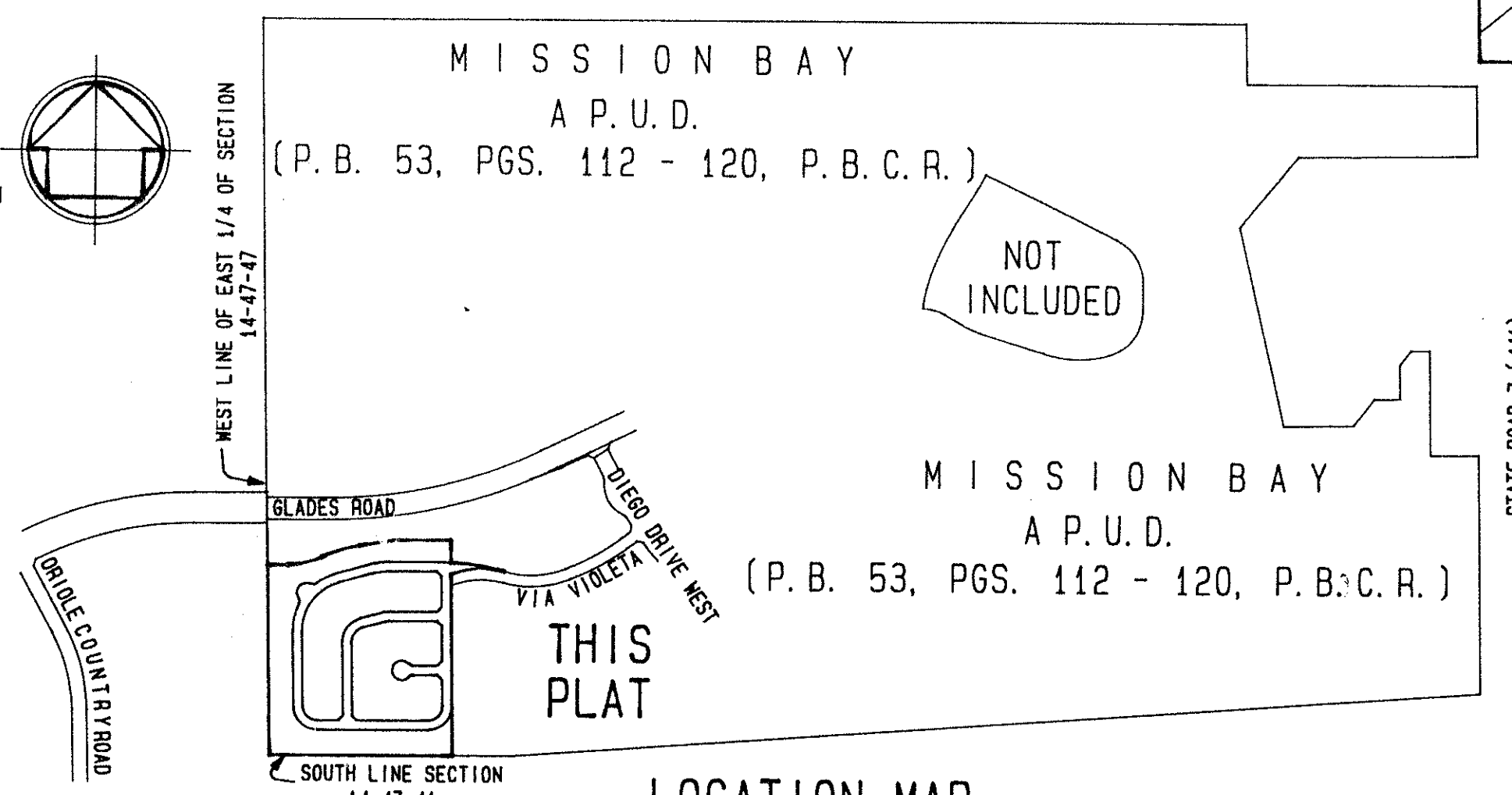
ACKNOWLEDGEMENT

STATE OF OHIO }
COUNTY OF CUYAHOGA } S.S.

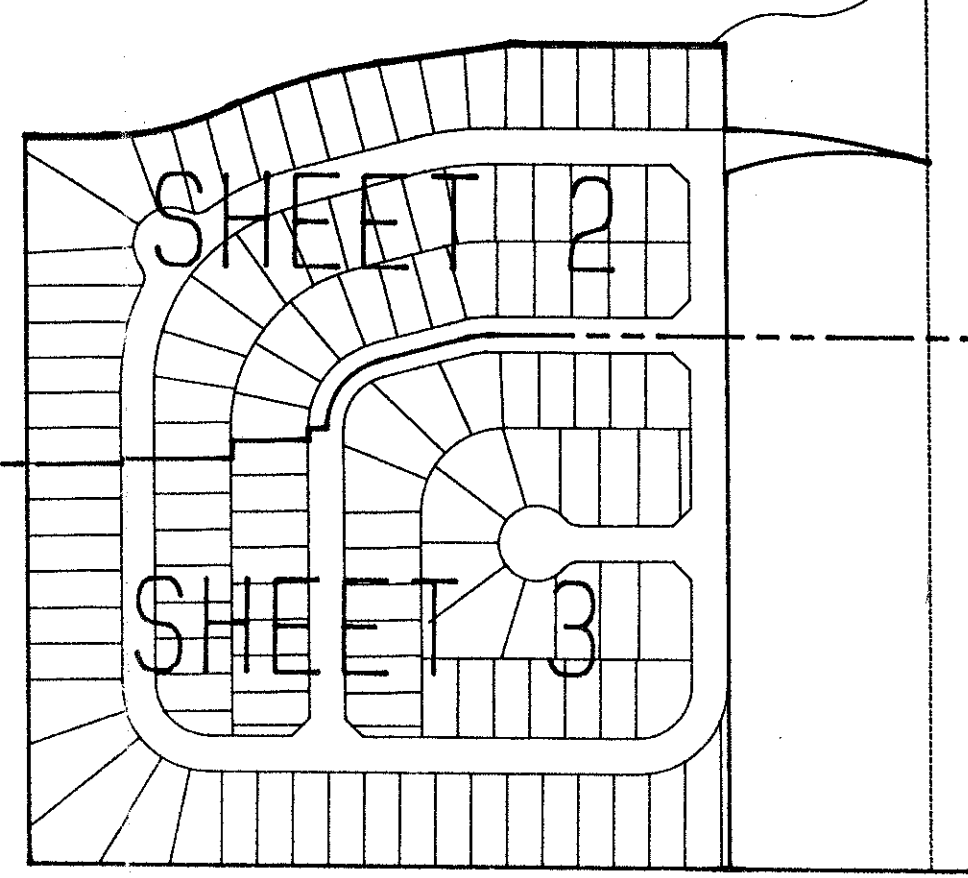
BEFORE ME personally appeared Frank J. Bologna and Steven S. Swartz who are personally known to me, did not take an oath, and who executed the foregoing instrument as Senior Vice President and Assistant Secretary, respectively of OHIO SAVINGS BANK, an Ohio corporation and severally acknowledged to and 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 December, 1992.

Judith M. Paskert
Name: JUDITH M. PASKERT
Notary Public
Commission No. N/A IN OHIO
My Commission Expires 11/18/96



LOCATION MAP
MISSION BAY P.U.D.
(NOT TO SCALE)



SHEET INDEX

ACCEPTANCE OF RESERVATIONS

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

The MISSION BAY COMMUNITY ASSOCIATION, INC. hereby accepts the dedications to said association as stated and shown hereon, and accepts its maintenance obligations for same as stated hereon, dated this 18th day of December, 1992.

MISSION BAY COMMUNITY ASSOCIATION, INC.

Witness: *[Signature]*
BY: *[Signature]* Allan M. Schnier, Pres.
(printed name)-(title)

ACKNOWLEDGEMENT

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

BEFORE ME personally appeared Allan M. Schnier who is personally known to me, did not take an oath, and who executed the foregoing instrument as (Vice) President of MISSION BAY COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, and severally acknowledged to and before me that he 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 free act and deed of said corporation.

WITNESS my hand and official seal this 21st day of December, 1992.

Charlotte C. Stearn
Name: CHARLOTTE C. STEARN
Notary Public
Commission No. CC 119587
My Commission Expires 2/14/95

TITLE CERTIFICATE:

STATE OF FLORIDA }
COUNTY OF DADE } S.S.

I, IGNACIO G. ZULUETA, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested to EXCEL HARBOUR LIMITED PARTNERSHIP, a Delaware limited partnership, and MISSION BAY COMMUNITY ASSOCIATION, INC., a Florida corporation, that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 12/17/92
By: *[Signature]* Ignacio G. Zulueta
Joseph, Schulte & Burchette, P.A.

APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 18th day of MAY, 1993.
BY: *[Signature]* RON ROOSTER
VICE CHAIR

COUNTY ENGINEER

This plat is hereby approved for record this 18th day of MAY, 1993.
BY: *[Signature]* George T. Webb, P.E.
PALM BEACH COUNTY ENGINEER

SURVEYOR'S CERTIFICATE:

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 that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law and that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Date: 12/10/92
[Signature]
Frederick E. Conrad, III
Professional Land Surveyor
Florida Registration No. 2816

BOOK 70
PAGE 154
FLOOD ZONE AO-1
QUAD #168
SE
PUD NAME MISSION BAY
ZIP CODE 33428

PET. 84-95
ALOC #0001

0454-018

HARBOUR SPRINGS AT MISSION BAY 70/154