

# A REPLAT OF LOT 140 SONATA AT MISSION BAY P U D

454-019  
SHEET 1 OF 1 SHEETS

127

STATE OF FLORIDA }  
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT 11:33 AM THIS 18th DAY OF NOVEMBER 1993 A.D. AND DULY RECORDED IN PLAT BOOK No. 71 ON PAGES 13-17 AND DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY *Sally Rawalt* D.C.

A REPLAT OF LOT 140, SONATA AT MISSION BAY P.U.D., AS RECORDED IN PLAT BOOK 60, PAGES 81 THRU 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN PART OF SECTION 13, 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. CONROD, III, P.L.S. No. 2816  
SEPTEMBER, 1992

### DEDICATION AND RESERVATION

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

KNOW ALL MEN BE THESE PRESENTS, that Excel Sonata, Ltd., a Florida Limited Partnership, authorized to do business in the State of Florida, the owner of lands shown and described herein, to be known as A Replat of Lot 140, Sonata at Mission Bay P.U.D., lying in Sections 13 and 14, Township 47 South, Range 41 East, Palm Beach County, Florida and being a replat of Lot 140, Sonata at Mission Bay P.U.D. according to the plat thereof as recorded in Plat Book 60 at Pages 81 thru 85 of the Public Records of Palm Beach County, Florida. Said lands lying in Palm Beach County, Florida, containing 0.159 acres, more or less.

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

Parcel 'K1' is hereby reserved for the SONATA AT MISSION BAY ASSOCIATION, INC., its successors and assigns for open space and landscape purposes and is the perpetual maintenance obligation of said association, its successors and assigns without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the said Limited Partnership has caused these presents to be signed by the President and attested by the Vice President/Secretary of Excel Development Corporation as general partner and seal to be affixed hereto by and with the authority of the Board of Directors this 22 day of April, A.D., 1993.

BY: EXCEL SONATA, LTD., A Florida Limited Partnership

BY: EXCEL DEVELOPMENT CORPORATION - General Partner  
Fernando Zulueta, President

ATTEST  
Miguel Balais, Vice President/Secretary

### 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 Sonata, LTD., a Florida Limited Partnership, that the current taxes have been paid; and that all mortgages not satisfied or released or record not otherwise terminated by law are shown hereon; and that there are encumbrances on record but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 4/22/93 By: IGNACIO G. ZULUETA, Notary Public

### APPROVALS BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 16 day of Nov A.D., 1993.

ATTEST: Dorothy H. Wilken, Clerk  
Sally Rawalt, Deputy Clerk

Pct. 84-95  
ALLOC. #0001

### COUNTY ENGINEER

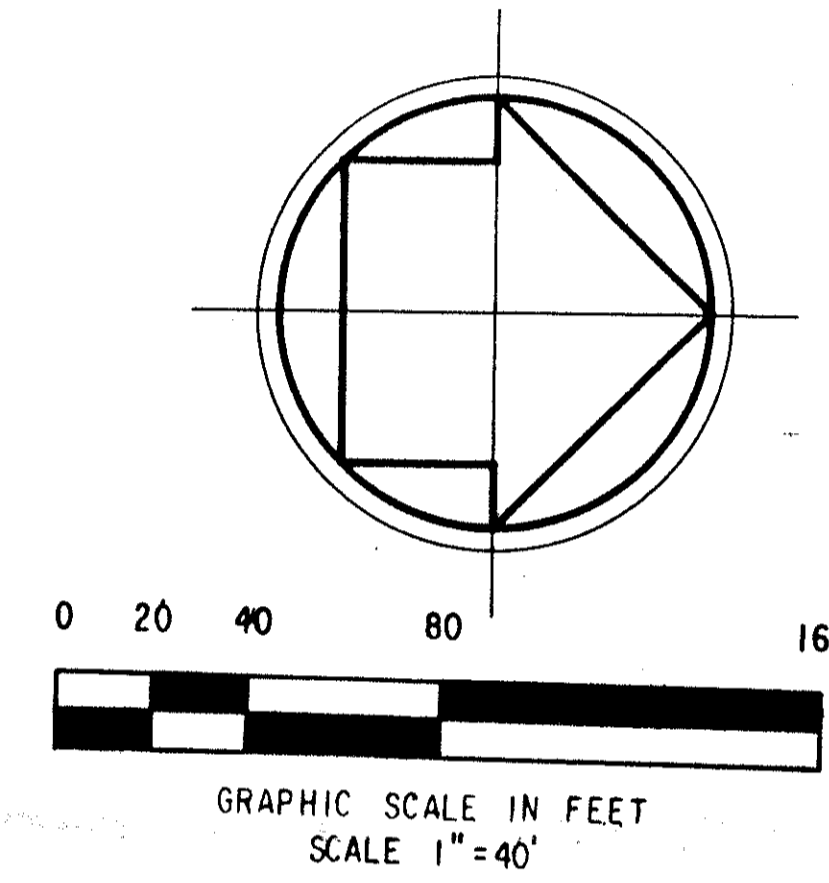
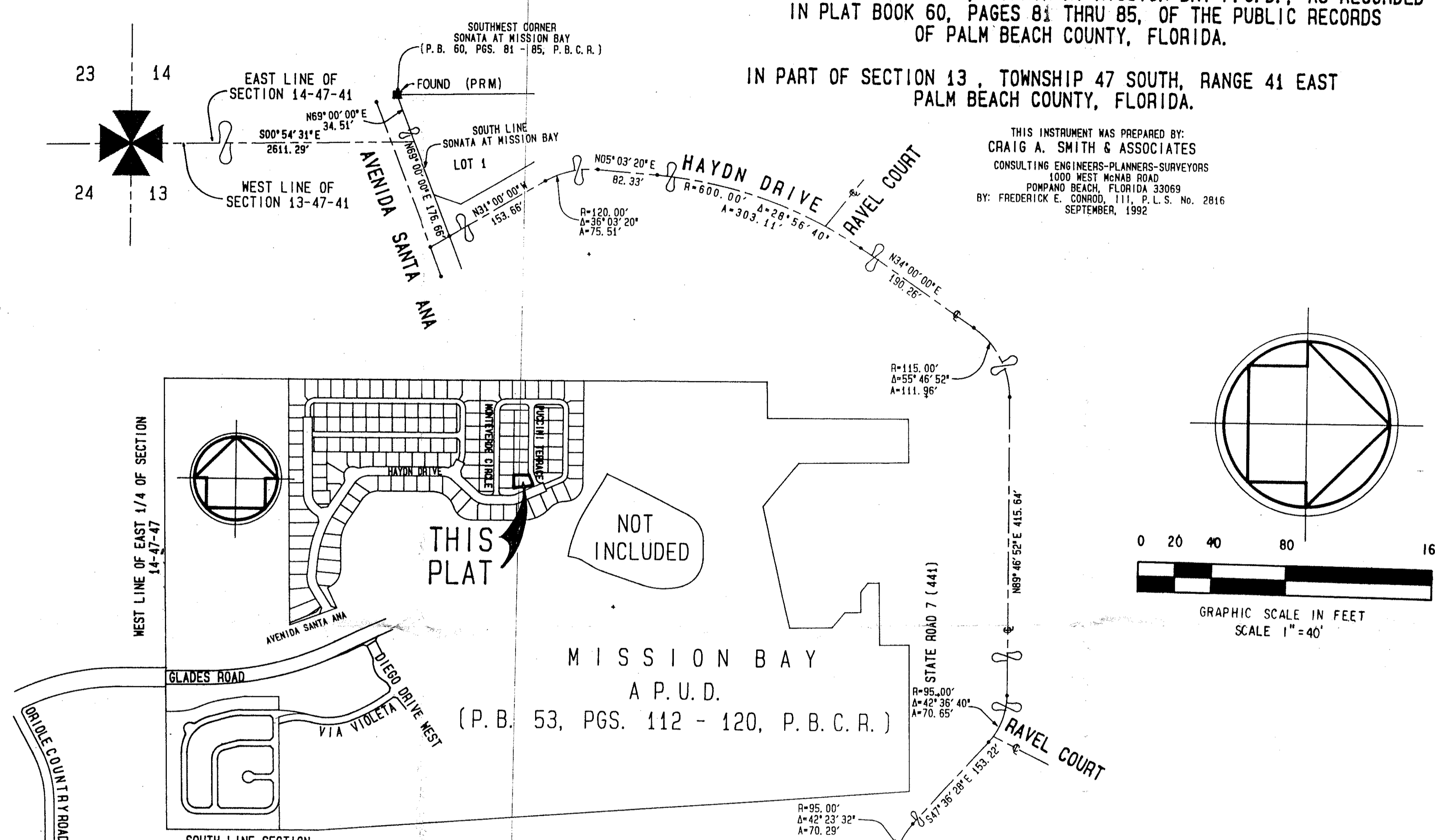
This plat is hereby approved for record this 16 day of Nov A.D., 1993.

BY: George T. Webb, P.E., Palm Beach County Engineer

0454-019  
SURVEYOR'S CERTIFICATE:  
7/11/27

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 (P.R.M.'s) have been placed at all the requirements of Chapter 177 Florida Statutes, as amended, and ordinance of Palm Beach County, Florida and Minimum Technical Standards Chapter 21 HH-6, Florida Administrative Code.

Date: 10/18/92  
Frederick E. Conrod, III  
Professional Land Surveyor  
Florida Registration No. 2816



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

### ACCEPTANCE OF RESERVATIONS

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

The SONATA AT MISSION BAY 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 14 day of May, 1993.

Witness: *Don Rosenthal*  
BY: *Don Rosenthal* - President

### ACKNOWLEDGEMENT

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

BEFORE ME personally appeared *Don Rosenthal* who is personally known to me and who executed the foregoing instrument as President of SONATA AT MISSION BAY 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 17 day of May 1993.  
*Laurie Thompson*  
Name: Laurie Thompson  
Notary Public  
Commission No. CC259680

### 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 herein, 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 mortgage, which is recorded in Official Record Book 7228, of Page 1753 ET. SEQ., and Official Record Book 7577, of Page 1051 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 bank 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 22 day of April, 1993.

BY: *Frank J. Biognia*  
Senior Vice President

ATTEST: *Steven S. Swartz*  
Assistant Secretary

### ACKNOWLEDGEMENT

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

BEFORE ME personally appeared Frank J. Biognia 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 bank and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is a free act and deed of said bank.

WITNESS my hand and official seal this 28th day of April, A.D., 1993.

My Commission Expires: *Don E. Wilts*  
Notary Public - State of Ohio  
Commission No. *CC259680*

REPLAT OF LOT 140, SONATA AT MISSION BAY

SUBMISSION \* Sonata, Lot 140  
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FILED MAP # 100B  
INDEX # 68  
RISING RTS  
84-95  
ZIP CODE 33428  
SONATA MISSION BAY P.U.D.

732 777