

0454-026

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MISSION BAY - TRACT F - PHASE II - LAKEVIEW TOWNHOMES REPLAT

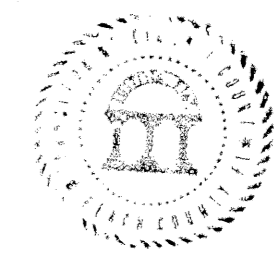
A PART OF A P.U.D.

A PORTION OF MISSION BAY - TRACT F - PHASE II (P.B. 70, PGS. 131 AND 132, P.B.C.R.)

SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST,

PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 11:45 AM this 3rd day of February, 1999, and duly recorded in Plat Book 84, Pages 89, through 90.

DOROTHY H. WILKEN
 Clerk of Circuit Court
 By: *Leigh A. Stanley*

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT INTERNATIONAL SPORTS ASSOCIATES, INC, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MISSION BAY - TRACT F - PHASE II - LAKEVIEW TOWNHOMES REPLAT, A PART OF A P.U.D., A PORTION OF MISSION BAY - TRACT F - PHASE II, PLAT BOOK 70, PAGES 131 AND 132, PALM BEACH COUNTY RECORDS, SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", MISSION BAY - TRACT F - PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 131 AND 132 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL "A"; THENCE S09°44'57"W, ALONG THE EAST BOUNDARY OF SAID PARCEL "A", 113.03 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PARCEL "A"; THENCE N78°56'37"W, ALONG SAID SOUTH BOUNDARY, 134.21 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 237.50 FEET, A CENTRAL ANGLE OF 07°14'14" AND AN ARC DISTANCE OF 30.00 FEET; THENCE N22°26'57"E, 116.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST (RADIAL LINE TO SAID POINT BEARS S19°20'10"W); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 09°35'13" AND AN ARC DISTANCE OF 138.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 17,099 SQUARE FEET, 0.392 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LAS FLORES AT MISSION BAY VILLAGE 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF SEPTEMBER, 1998.

INTERNATIONAL SPORTS ASSOCIATES, INC.,
 A DELAWARE CORPORATION,
 LICENSED TO DO BUSINESS
 IN THE STATE OF FLORIDA

WITNESS: *John Abney* PRINT NAME: JOHN ABNEY
 BY: *Robert Sebuso* PRINT NAME: ROBERT SEBUSO, PRESIDENT

WITNESS: *Nicole Dizon* PRINT NAME: NICOLE DIZON
Leslie Fernandez PRINT NAME: LESLIE FERNANDEZ

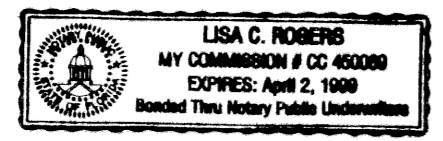
ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

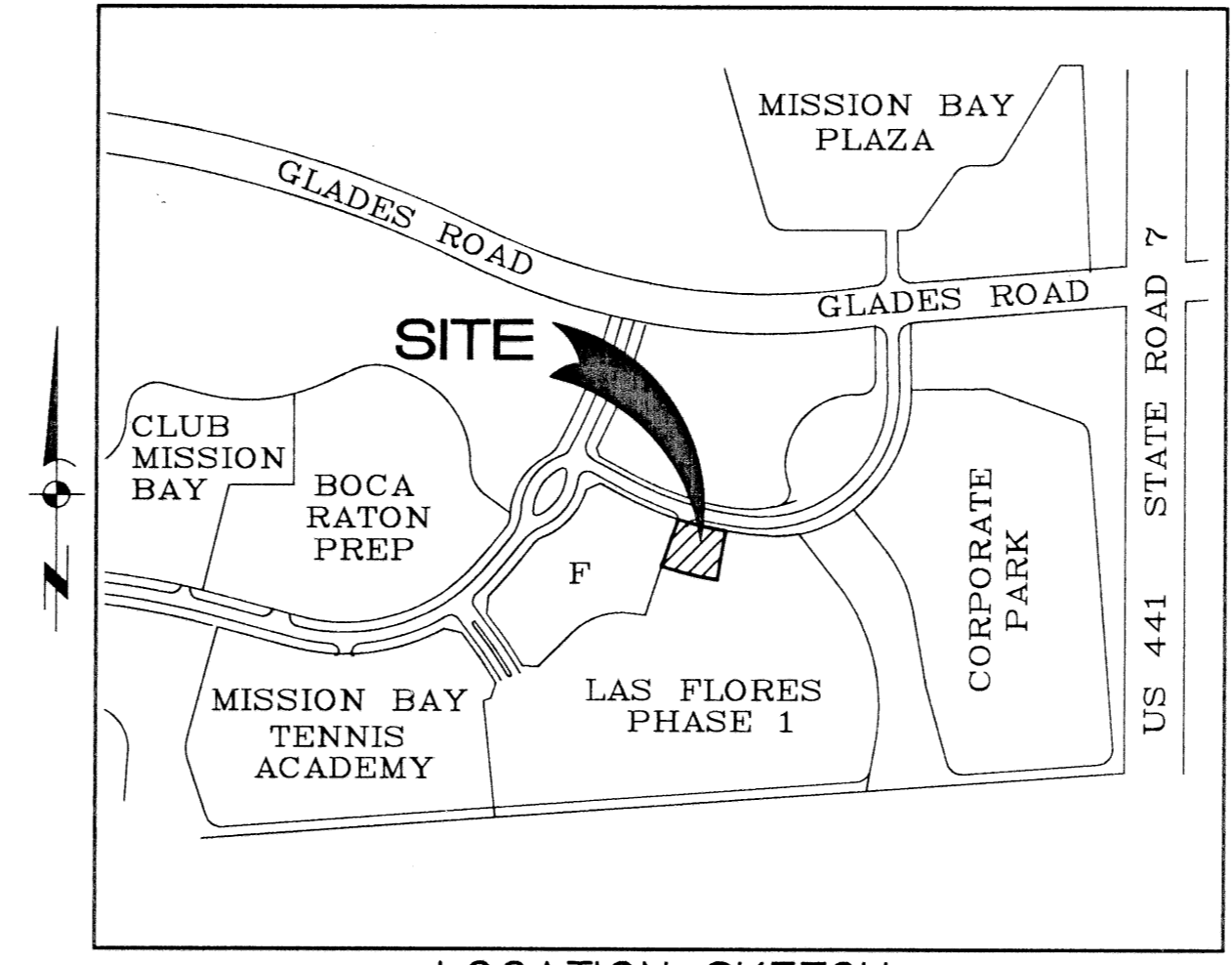
BEFORE ME PERSONALLY APPEARED ROBERT SEBUSO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL DRIVER'S LICENSE AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTERNATIONAL SPORTS ASSOCIATES, INC., A DELAWARE CORPORATION AND SEVERALLY ACKNOWLEDGED 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 15th DAY OF September, 1998.

MY COMMISSION EXPIRES: *Lisa C. Rogers* NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
 KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 SEPTEMBER, 1998



NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF October, 1998.

LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC.,
 A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *Nicole Dizon* PRINT NAME: NICOLE DIZON
 BY: *James Mautner* PRINT NAME: JAMES MAUTNER, PRESIDENT

WITNESS: *Leslie Fernandez* PRINT NAME: LESLIE FERNANDEZ

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JAMES MAUTNER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FL DRIVER'S LICENSE AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LAS FLORES AT MISSION BAY VILLAGE ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, 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 2nd DAY OF October, 1998.

MY COMMISSION EXPIRES: *Lisa C. Rogers* NOTARY PUBLIC



COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 3 DAY OF February, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *George T. Webb*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

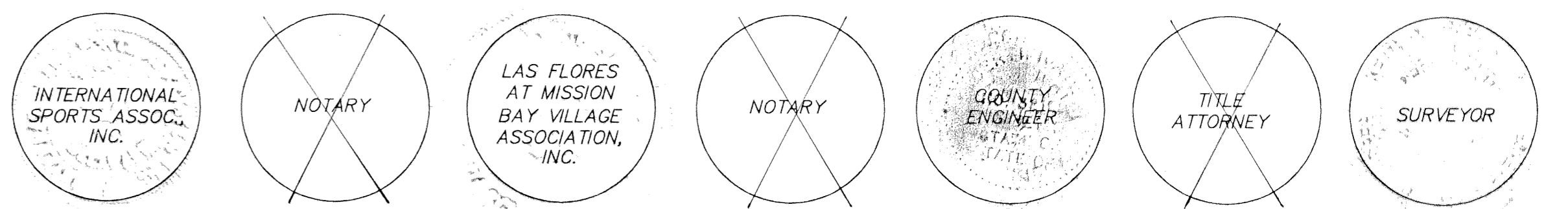
I, ROBERT M. SCHWARTZ A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO INTERNATIONAL SPORTS ASSOCIATES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 1/4/99 *Robert M. Schwartz*
 7/12/98
Robert M. Schwartz
 NAME: ROBERT M. SCHWARTZ
 ATTORNEY-AT-LAW
 LICENCED IN FLORIDA

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, 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.

Keith M. Chee-A-Tow
 KEITH M. CHEE-A-TOW, P.L.S.
 FLORIDA REGISTRATION NO. 5328
 AVIROM & ASSOCIATES, INC.
 L.B. NO. 3300



SUBDIVISION: Mission Bay
 BOOK: 04
 PAGE: 69
 FLOOD ZONE: B
 FLOOD MAP # 100B
 QUAD # 00
 ZONING: PD
 ZIP CODE: 33498
 TRACT: 04-95
 PLAT: 1036
 PUD NAME: Mission Bay
 RECORDED: 4-27-99