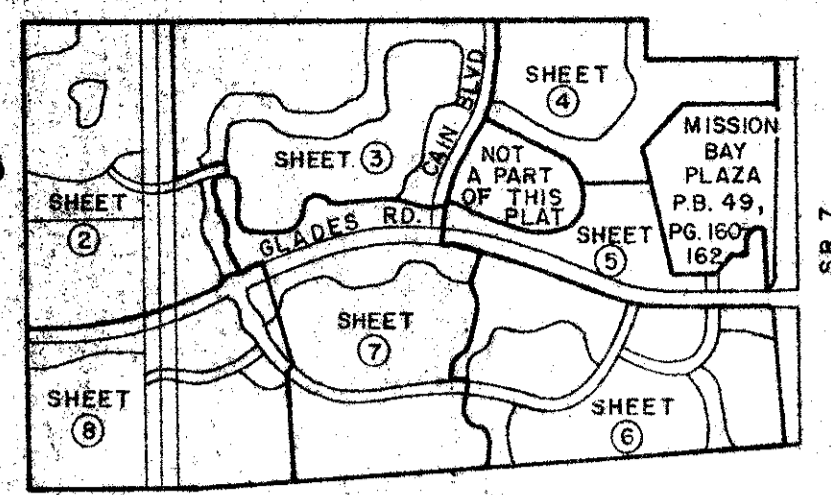


DRAWING NUMBER 53/112



MISSION BAY

A P.U.D.

IN SECTIONS 13 & 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. BEING A PORTION OF THE EAST 1/4 OF SECTION 14 AND A REPLAT OF A PORTION OF TRACTS 7, 8, 9, 10, 23, 24, 33, 34, 40, 41, 49, 50, 51, 55, 56, 57, 63, 64, AND ALL OF TRACTS 6, 11, 12, 21, 22, 25-28, 35-39, 42-48, 52-54 & 58-62 INCLUSIVE OF THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 OF SECTION 13-47-41, AS RECORDED IN PLAT BOOK 1, PAGE 102, PALM BEACH COUNTY, FLORIDA.

LOCATION & KEY MAP

SHEET No.	DESCRIPTION
1	SIGNATURE SHEET
2-8	GRAPHIC SHEETS
9	EASEMENT DETAIL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN HEREON AS MISSION BAY, BEING A PORTION OF THE EAST 1/4 OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACTS 7, 8, 9, 10, 23, 24, 33, 34, 40, 41, 49, 50, 51, 55, 56, 57, 63, 64, AND ALL OF TRACTS 6, 11, 12, 21, 22, 25-28 INCLUSIVE, 35-39 INCLUSIVE, 42-48 INCLUSIVE, 52-54 INCLUSIVE, AND 58-62 INCLUSIVE, ALL IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 89°46'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1320.63 FEET TO THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 14; THENCE NORTH 00°59'25" WEST ALONG THE SAID WEST LINE OF THE EAST 1/4, A DISTANCE OF 3960.34 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 14; THENCE NORTH 89°26'45" EAST ALONG THE SAID NORTH LINE OF THE SOUTH 3/4, A DISTANCE OF 1321.66 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE NORTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID TRACTS 28, 21 AND 12, A DISTANCE OF 3961.31 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12; THENCE SOUTH 00°54'39" EAST ALONG THE EAST LINE OF SAID TRACT 12, A DISTANCE OF 326.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE NORTH 89°26'57" EAST ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 1235.44 FEET TO THE WEST RIGHT-OF-WAY OF S.R. 7 AS RECORDED IN ROAD PLAT BOOK 1, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°51'43" EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 379.80 FEET; THENCE SOUTH 89°08'17" WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 39°14'42" WEST, A DISTANCE OF 489.88 FEET; THENCE SOUTH 12°51'43" EAST, A DISTANCE OF 1100.00 FEET; THENCE NORTH 89°08'17" EAST, A DISTANCE OF 379.00 FEET; THENCE NORTH 37°09'16" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 89°08'17" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 00°51'43" WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 37°09'18" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°08'17" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°51'43" EAST, A DISTANCE OF 560.64 FEET TO THE NORTH RIGHT-OF-WAY OF GLADES ROAD AS RECORDED IN ROAD BOOK 6, PAGE 143, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°08'17" EAST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 259.50 FEET TO THE SAID WEST RIGHT-OF-WAY OF S.R. 7; THENCE SOUTH 00°51'43" EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1261.74 FEET TO A POINT OF INTERSECTION WITH A LINE THAT BEARS SOUTH 85°47'34" WEST BETWEEN THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND THE SAID SOUTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 85°47'34" WEST ALONG THE LAST ABOVE MENTIONED SAID LINE, A DISTANCE OF 5202.34 FEET TO THE SAID POINT-OF-BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEING A PORTION OF TRACTS 9, 10, 23, 24, 33, 34, 63, & 64 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LOCATED IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 00°54'31" WEST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 3,108.88 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 2,357.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°02'17" EAST, A DISTANCE OF 788.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 62°02'17"; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 279.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 162.99 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 73°00'00"; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 318.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 575.16 FEET AND A CENTRAL ANGLE OF 35°09'17"; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 352.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 13°06'10"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 114.34 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°45'33" WEST, A DISTANCE OF 104.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 22°14'27"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°00'00" WEST, A DISTANCE OF 50.69 FEET TO THE INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 22°46'52" AND WHOSE RADIUS POINT BEARS SOUTH 81°00'00" EAST FROM SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 461.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31°46'52" EAST, A DISTANCE OF 233.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,040.00 FEET AND A CENTRAL ANGLE OF 05°49'09"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 105.63 FEET TO THE SAID POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING ROAD RIGHTS-OF-WAY, GLADES ROAD, CAIN BOULEVARD, AND ADDITIONAL RIGHTS-OF-WAY FOR S.R. 7 (U.S. 441) AS RECORDED IN ROAD BOOK 6, PAGE 143-146, PUBLIC RECORDS OF SAID COUNTY.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 478.2411 ACRES MORE OR LESS.

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

- STREETS - THAT THE STREETS SHOWN HEREON AND DESIGNATED AS AVENIDA SANTA ANA, CALLE COMERCIO, DIEGO DRIVE NORTH, DIEGO DRIVE SOUTH, DIEGO DRIVE EAST, DIEGO DRIVE WEST AND VIA VIOLETA ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR INGRESS, EGRESS, ROADWAYS, DRAINAGE, AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS - THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS WATER MANAGEMENT TRACT NO. 1 - NO. 14 INCLUSIVE ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- CONSERVATION TRACT - THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS CONSERVATION TRACT NO. 1 - NO. 4 INCLUSIVE ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION TRACTS - THAT THE TRACTS SHOWN HEREON AND DESIGNATED AS RECREATION TRACT NO. 1 - NO. 12, INCLUSIVE ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- MAINTENANCE EASEMENT - THAT THE DESIGNATED 20' MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE BUFFER EASEMENT - THAT THE DESIGNATED 25' LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE EASEMENT - THAT THE DESIGNATED LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENT - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE OBLIGATION, BUT NOT THE OBLIGATION, TO MAINTAIN ALL DRAINAGE EASEMENTS.
- UTILITIES - THAT THE DESIGNATED UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
- LANDSCAPE & RECREATION - THAT TRACT N SHOWN HEREON AND DESIGNATED AS LANDSCAPE AND RECREATION IS HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACT 0-1 - TRACT 0-1 IS HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC., FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- SIGNAGE AND LANDSCAPE - THAT THE DESIGNATED SIGNAGE AND LANDSCAPE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LANDSCAPE - THAT TRACT P SHOWN HEREON AND DESIGNATED AS LANDSCAPE BUFFER IS HEREBY DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ADDITIONAL RIGHT-OF-WAY - THAT THE DESIGNATED ADDITIONAL RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS AND ROAD RIGHT-OF-WAY.
- GOVERNMENT SERVICES - THAT TRACT M SHOWN HEREON AND DESIGNATED AS GOVERNMENT SERVICES (SCHOOL SITE) IS HEREBY DEDICATED TO THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- LIFT STATIONS - THAT THE DESIGNATED LIFT STATION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATIONS.
- LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF May, A.D., 1986.

MISSION BAY DEVELOPMENT CO. INC.
ATTEST: James C. Brady BY: James C. Brady
V.M. BRADY JAMES C. BRADY
ITS: SECRETARY ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY
COUNTY OF PALM BEACH } APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED
TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,
JAMES C. BRADY AND V.M. BRADY, PRESIDENT AND SECRETARY, RESPECTIVELY OF MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID CORPORATION, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED AND THAT THEIR ACT AND DEED IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF May, A.D., 1986.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA } S.S. THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE
COUNTY OF PALM BEACH } HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED
HEREIN 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, LIENS, OR OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4473 AT PAGES 481 AND 488 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 BOARD OF DIRECTORS AND ATTESTED TO BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF May, A.D., 1986.

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
ATTEST: John A. Stewart BY: William J. Stewart
ITS: John A. Stewart ITS: William J. Stewart

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S. BEFORE ME PERSONALLY APPEARED Wallace J. McDonald
COUNTY OF PALM BEACH } AND Marie M. McDonald TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Wallace J. McDonald AND Marie M. McDonald RESPECTIVELY, OF THE AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A 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 26 DAY OF May, A.D., 1986.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA } S.S. I, WALLACE J. McDONALD, A DULY LICENSED
COUNTY OF PALM BEACH } ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE TITLE TO
THE PROPERTY DESCRIBED HEREON, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE MISSION BAY DEVELOPMENT CO., INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: May 27, 1986 Wallace J. McDonald
WALLACE J. McDONALD
ATTORNEY-AT-LAW

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, A.D., 1986.
BY: Karen V. Marcus
KAREN V. MARCUS
CHAIR
BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, A.D., 1986.
BY: Herbert F. Kahlert, P.E.
HERBERT F. KAHLERT, P.E.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } S.S. THIS IS TO CERTIFY THAT THE PLAT HEREON IS A
COUNTY OF PALM BEACH } 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 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 117, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: May 27, 1986
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL LAND SURVEYOR, NO. 3864
STATE OF FLORIDA

P.U.D. SITE PLAN DATA

SITE AREA	325.09 ACRES
SINGLE FAMILY DWELLING UNITS	867 UNITS
MULTI-FAMILY DWELLING UNITS	638 UNITS
TOTAL DWELLING UNITS	1505 UNITS/528.09 ACRES
GROSS DENSITY	4.63 U.D.U./ACRE
RIGHT-OF-WAY DEDICATION	28.85 ACRES
RETENTION	133.2 ACRES
PROJECT IN RESIDENTIAL USE	252.5 ACRES
PROJECT IN GOVERNMENT SERVICES	20.0 ACRES
PROJECT IN OPEN SPACE	366.72 ACRES
PROJECT IN COMMERCIAL	2.0 ACRES
PROJECT IN RECREATION	3.4 ACRES
TRACT E NOT PART OF THIS PLAT	
P.U.D. TABULAR DATA - TRACT E	
SITE AREA	18.0005 ACRES
TOTAL DWELLING UNITS	162 UNITS
GROSS DENSITY	9.0 U.D.U./ACRE
RECREATION	0.1193 ACRES

13-14-47/41
SUBDIVISION * Mission Bay
BOOK 53
FLOOD ZONE 14-A-1 PAGE 112
QUAD * 68 FLOOD MAP * 1000
ZONING R15/Pud
SEAL 215 CODE 33434
THIS INSTRUMENT PREPARED BY James T. Lawson
MICHAEL T. KOLODZIEJCZYK, P.L.S. 3864 STATE OF FLORIDA

LAWSON, NOBLE & ASSOCIATES, INC.

ENGINEERS PLANNERS TESTING SURVEYORS
BRYNTON BEACH, FLORIDA

MISSION BAY 0454-002-53

