

# P.U.D. TIBURON II - PHASE II

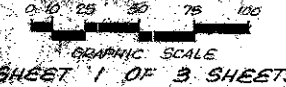
BEING A REPLAT OF A PORTION OF TRACT 31-A, "BOCA DEL MAR NO. 4", PLAT BOOK 30, PAGE 86 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

40

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This plat was filed for record on  
May 17, 1979, and duly recorded in Plat Book  
19, 27, on page 40, Volume 2.  
JOHN B. DUNKLE, Clerk  
John B. Dunkle

PREPARED BY  
**SCHWEBKE-SHISKIN & ASSOC., INC.**  
LAND SURVEYORS, ENGINEERS, ARCHITECTS, LAND PLANNERS  
MIAMI, FLORIDA

ORDER NO. E13402 SCALE 1" = 20'  
MAY 1979



SHEET 1 OF 3 SHEETS

### ACKNOWLEDGMENT:

STATE OF FLORIDA ss. COUNTY OF DADE. BEFORE ME, PERSONALLY APPEARED R. RAY GOODIE AND MARJORIE R. DAUSYEAR, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE BABCOCK COMPANY, 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 THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL, THIS 11th DAY OF September, A.D. 1979.

MY COMMISSION EXPIRES June 27, 1980 *Arline D. Zuercher*  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 11th DAY OF September, 1979.

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

### TITLE CERTIFICATE:

I, DAVID KAYTON (A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE BABCOCK COMPANY, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: June 14, 1979 BY: *D. Kayton*

### 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 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 AS REQUIRED BY LAW AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY.

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**

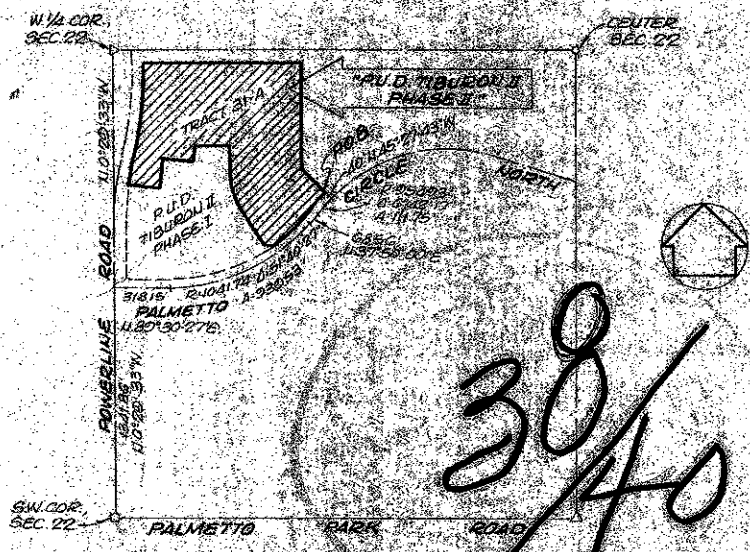
BY: *J.P.M.* SECY. TREAS.  
JAMES P. SHISKIN  
PROF. LAND SURVEYOR NO. 1115 STATE OF FLORIDA

### SURVEYOR'S NOTES:

- PRM. 6 - DENOTES PERMANENT REFERENCE MONUMENT.
- P.C.P. - DENOTES PERMANENT CONTROL POINT.
- BEARINGS SHOWN ARE BASED ON THE BEARING OF N.0°29'33"W. FOR THE WEST LINE OF THE SW 1/4 OF SECTION 22 TOWNSHIP 47 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF "BOCA DEL MAR NO. 4", AS RECORDED IN PLAT BOOK 30 AT PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TOTAL AREA: 17.12 ACRES, AS PLATTED (1880 AC. INCLUDING CANAL R/W FOR LAT. N° 47)
- OPEN SPACE: 703 ACRES (INCLUDING CANAL R/W FOR LAT. N° 37)
- TOTAL NUMBER OF UNITS: 134
- DENSITY: 71.3 UNITS PER ACRE.

THIS INSTRUMENT WAS PREPARED BY:

JAMES P. SHISKIN  
SCHWEBKE-SHISKIN & ASSOCIATES, INC.  
18800 N.W. 2ND AVENUE  
MIAMI, FLORIDA 33160



LOCATION MAP  
SW 1/4 SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
SCALE 1" = 200'

0205-341

