

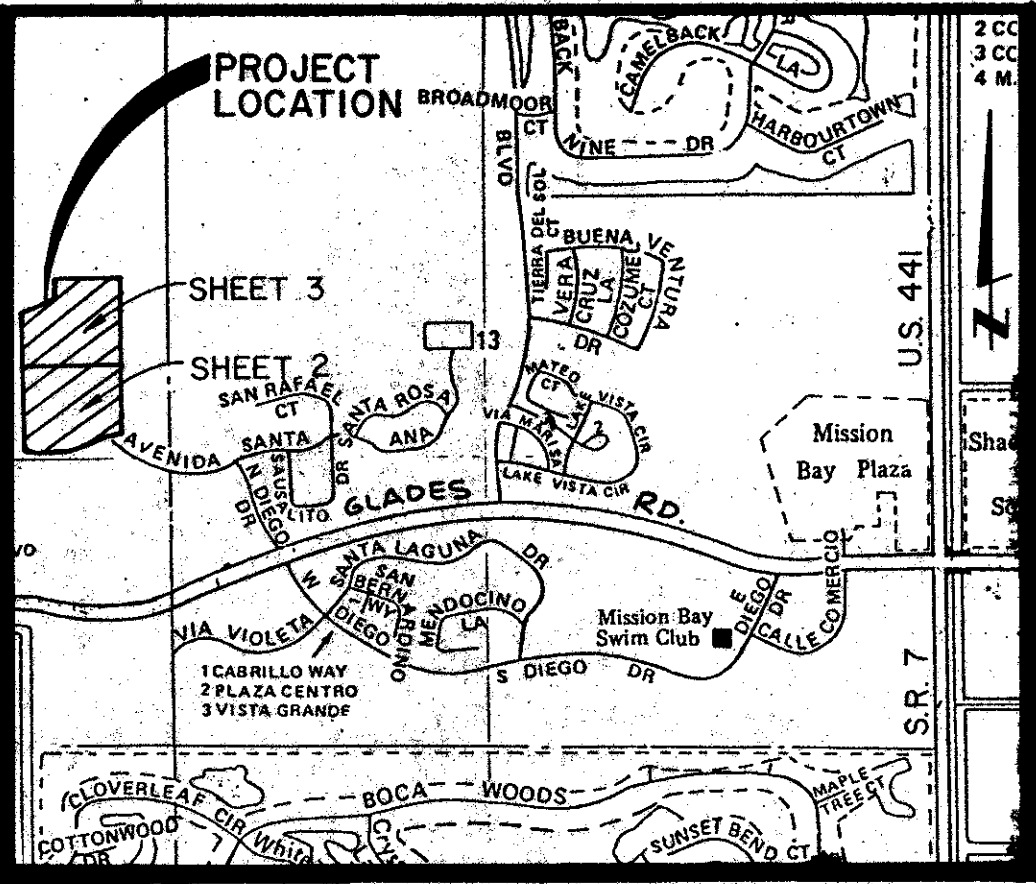
MISSION BAY - TRACT A

(A PART OF A P.U.D.)

A REPLAT OF TRACT A OF THE PLAT OF MISSION BAY, A P.U.D.
AS RECORDED IN PLAT BOOK 53, PAGES 112-120 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST

SHEET 1 OF 3

FEBRUARY, 1992



LOCATION SKETCH

NOT TO SCALE

DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS MISSION BAY - TRACT A BEING A REPLAT OF ALL OF TRACT A ACCORDING TO THE PLAT OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 24,009 ACRES MORE OR LESS.

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

- TRACT A - AS SHOWN HEREON IS DEDICATED TO THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR PRIVATE ROADWAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- DRAINAGE EASEMENTS - THAT THE EASEMENTS SHOWN HERON AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MISSION BAY COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- UTILITY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE ACCESS EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR LAKE MAINTENANCE ACCESS PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE LAKE ACCESS EASEMENT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.
- CONSERVATION TRACT ACCESS EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MISSION BAY COMMUNITY ASSOCIATION, INC. FOR CONSERVATION TRACT MAINTENANCE, ACCESS PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- FLORIDA POWER AND LIGHT COMPANY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS FLORIDA POWER AND LIGHT COMPANY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF FLORIDA POWER AND LIGHT COMPANY UTILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- SOUTHERN BELL TELEPHONE COMPANY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS SOUTHERN BELL TELEPHONE COMPANY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF SOUTHERN BELL TELEPHONE COMPANY UTILITIES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE TRACTS - TRACTS OS-1 AND TRACTS OS-2 AS SHOWN HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MISSION BAY COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERE TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF May 1992.

SECRETARY AND

CENTEX REAL ESTATE CORPORATION

BY: David L. Barclay
DAVID L. BARCLAY

ATTEST: L. Hammond
ITS: ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
SS
COUNTY OF BROWARD

BEFORE ME, PERSONALLY APPEARED DAVID L. BARCLAY AND LEONA L. HAMMOND TO ME WELL KNOWN AND KNOWN TO BE TO BE THE INDIVIDUAL DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT AND ASSIST. SECRETARY OF THE CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS THEY 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 27 DAY OF May, AD. 1992.

Feb 7, 1994 MY COMMISSION EXPIRES
Lady B. Romano NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

WE, METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ENCUMBERING THE PROPERTY, AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND WE FIND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

METROPOLITAN TITLE AND GUARANTY COMPANY

DATE: 5/21/92
Patricia C. Galbraith
PATRICIA C. GALBRAITH, MANAGER
2090 PALM BEACH LAKES BOULEVARD
WEST PALM BEACH, FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
SS
COUNTY OF PALM BEACH

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 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 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 21, HH-6, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: June 1, 1992
Perry C. White
PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR NO. 4213
STATE OF FLORIDA

SITE PLAN DATA

ZONING PETITION No. 84-95
TOTAL AREA 24,009 ACRES
DENSITY 2.75 LOTS PER ACRE
NUMBER OF UNITS 66 LOTS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF July A.D., 1992

K. Marcus
KAREN MARCUS
CHAIR

ATTEST: MILTON T. BAUER, CLERK

BY: Milla Duran
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF July A.D., 1992

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

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF North 0° 55'25" West. ALONG THE WEST LINE OF TRACT A, ACCORDING TO THE PLAT OF MISSION BAY, PLAT BOOK 53, PAGES 112 - 120, PALM BEACH COUNTY.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE OR ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 20' LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH COUNTY.

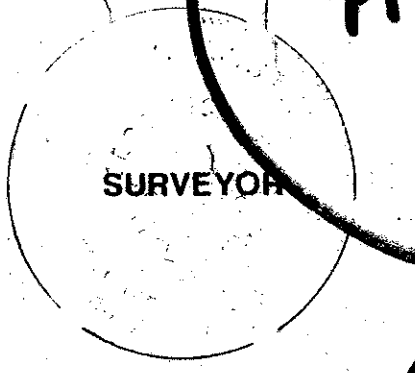
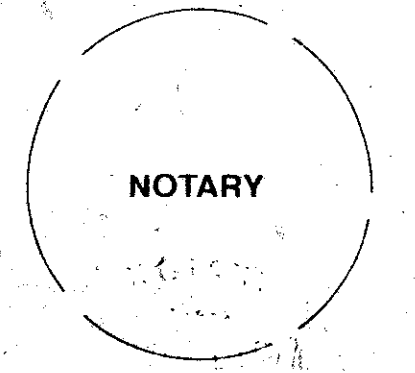
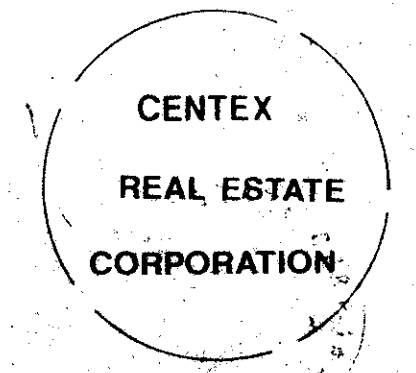
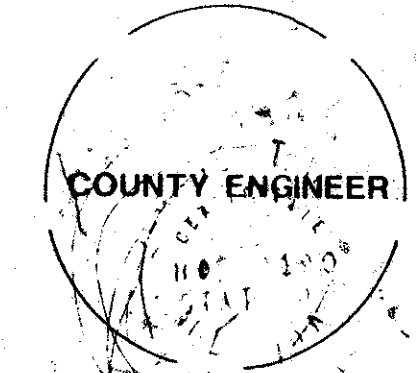
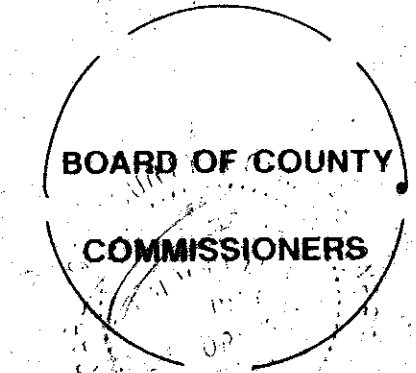
LEGEND

- R - RADIUS
- Δ - DELTA ANGLE
- A - ARC LENGTH
- P.B. - PLAT BOOK
- PGS. - PAGES
- O.R. - OFFICIAL RECORD
- P.U.D. - PLANNED UNIT DEVELOPMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- M.R. - NOT RADIAL
- - SQUARE FOOTAGE
- - PERMANENT REFERENCE MONUMENT, PLS #4213
- ◆ - PERMANENT CONTROL POINT, PLS #4213
- FP&L - FLORIDA POWER & LIGHT COMPANY
- SBT - SOUTHERN BELL TELEPHONE COMPANY

0454-016

69/57

PET. 84-95B
ALLOC. #0001
COLLECT



MISSION BAY-TRACT A SHEET 1 OF 3

SUBDIVISION # ...
BOOK 69
PAGE 57
FLOOD MAP 1008
FLOOD ZONE A-1
LOWING REETS
QUAD 68
SE 84-95B
Z. CODE 33434
PUD NAME SOMLO
DATE 11/11

TAZ-777