

# A REPLAT OF LOT 1 SONATA AT MISSION BAY P U D

A REPLAT OF LOT 1, 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 AND 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA.

## DEDICATION AND RESERVATION

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

KNOW ALL MEN BE THESE PRESENTS, that Excel Development Corporation, a Florida corporation, authorized to do business in the State of Florida, the owner of lands shown and described hereon, to be known as A Replat of Lot 1, 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 'A1' 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 corporation has caused these presents to be signed by its President and attested by its Vice President/Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 22 day of April, A. D., 1993.

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

THIS PLAT WAS FILED FOR RECORD AT 9:43 AM THIS 22 DAY OF April, 1993 A.D. AND DULY RECORDED IN PLAT BOOK No. 114 ON PAGES 114 AND DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY Leigh A. Standley D.C.

## TITLE CERTIFICATE:

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

I, IGNACIO G. ZULUETA, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the heron 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 of record but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 8/23/93  
IGNACIO G. ZULUETA  
DORIS BURT, BERENSON, KLINGENSMITH & SUAREZ

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

This plat is hereby approved for record this 19 day of Oct A.D., 1993.

BY: Ken Foster  
Dorothy H. Wilken, Clerk  
Debra Rowland, Deputy Clerk

## COUNTY ENGINEER

This plat is hereby approved for record this 19 day of Oct A.D., 1993.

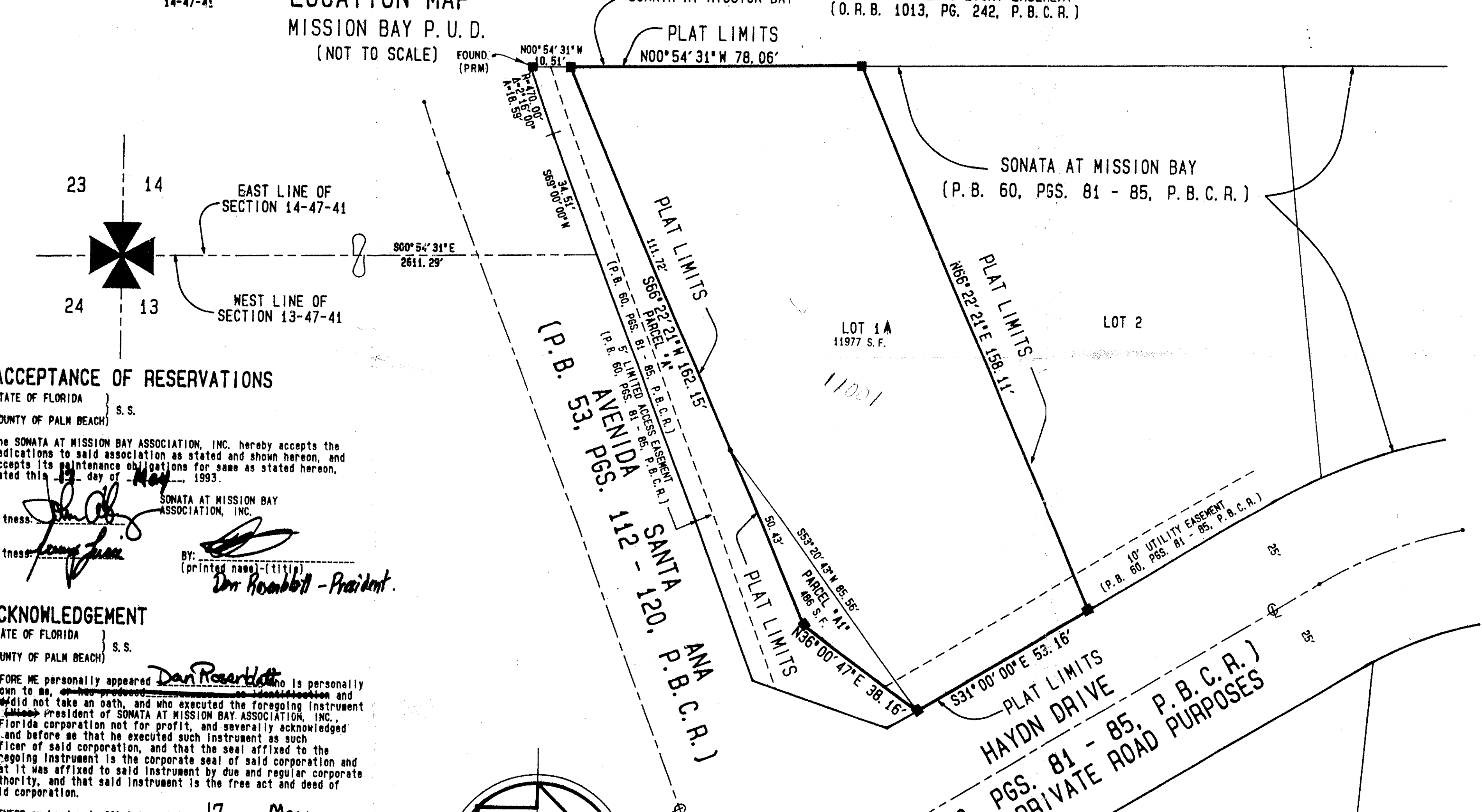
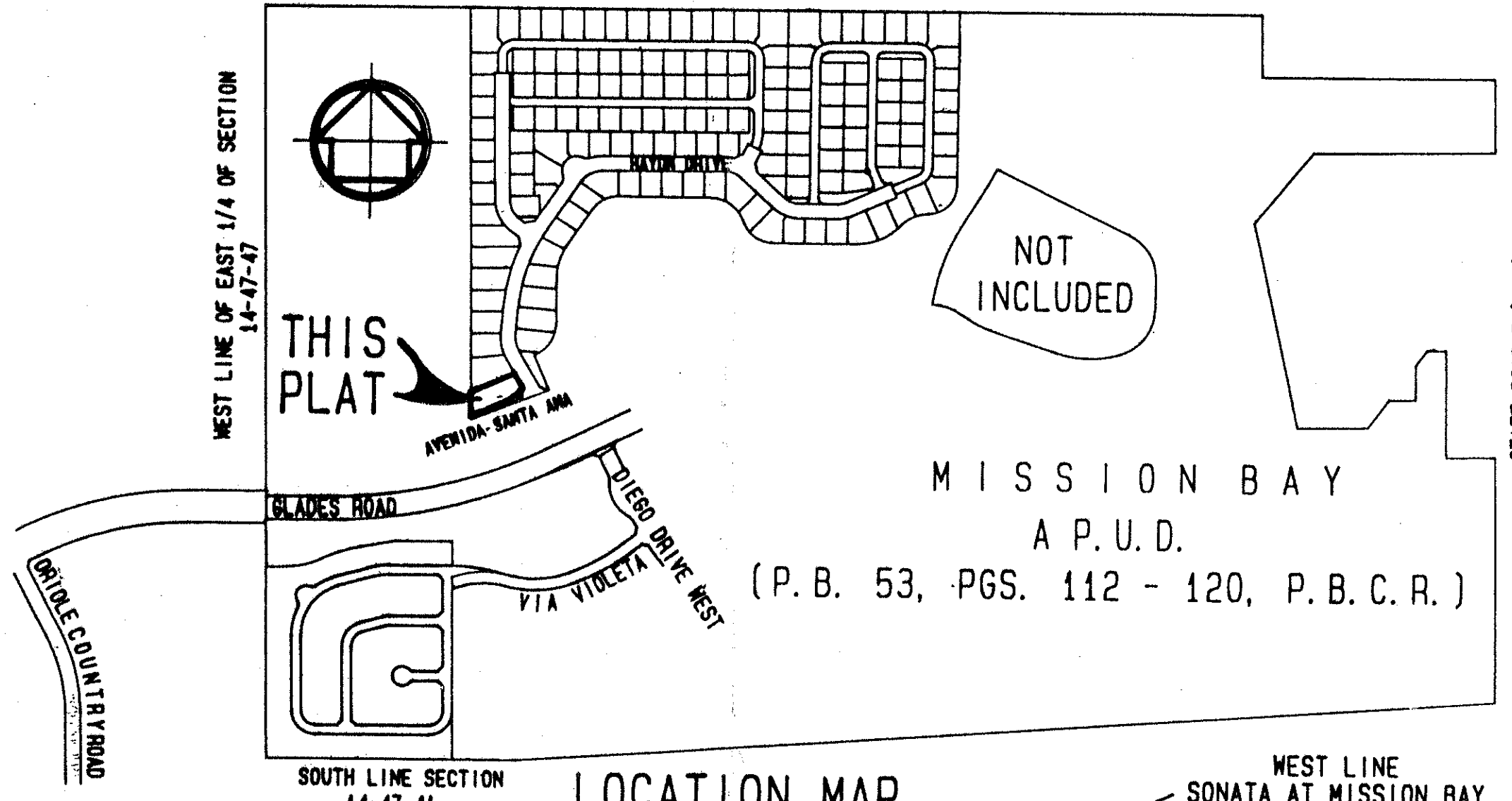
BY: George T. Webb, P.E.  
PALM BEACH COUNTY ENGINEER

# 0454-020

## 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 further that the survey dated complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida and Minimum Technical Standards Chapter 21 HH-6, Florida Administrative Code.

Date: 9/17/93  
Frederick E. Conrad, III  
Professional Land Surveyor  
Florida Registration No. 28168



### ACCEPTANCE OF RESERVATIONS

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

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 17 day of May, 1993.

Witness: Don Roanbolt  
BY: Don Roanbolt - President

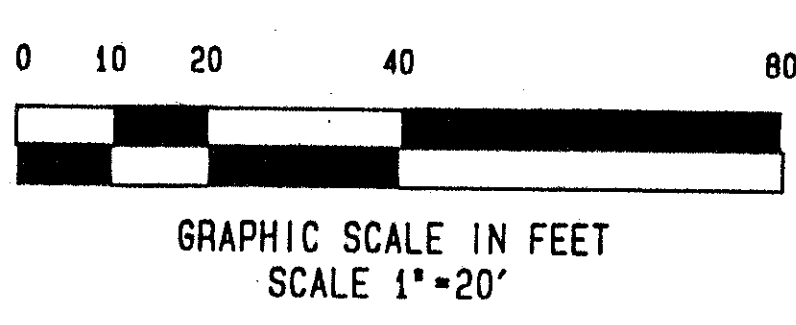
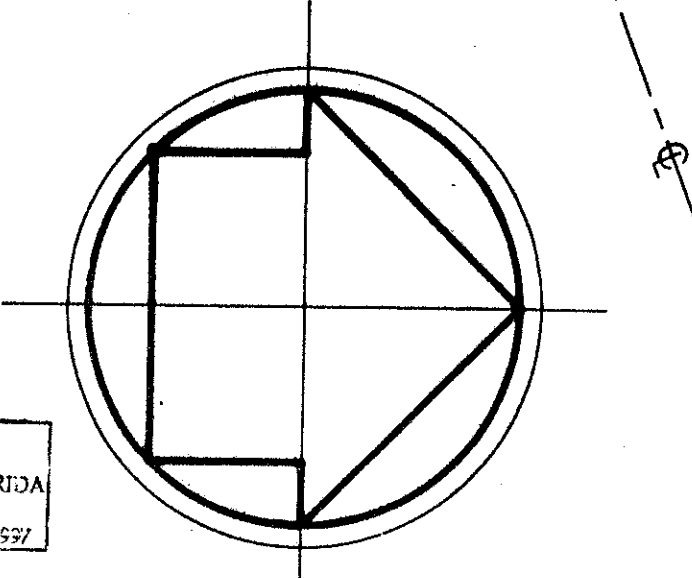
### ACKNOWLEDGEMENT

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

BEFORE ME personally appeared Don Roanbolt 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  
Notary Public  
Commission No. CC259680



- ### SURVEY NOTES:
- (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT
  - ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT MISSION BAY - P. U. D. THE WEST LINE OF SONATA AT MISSION BAY AS RECORDED IN PLAT BOOK 60 AT PAGES 81 THRU 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARS NORTH 00°54'31" WEST.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
  - ☉ DENOTES CENTERLINE.
  - S.F. DENOTES SQUARE FEET.
  - THERE SHALL BE NO STRUCTURES, TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER OR SEWER.
  - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

ATTEST  
Miguel Balais  
Vice President/Secretary

BY: EXCEL SONATA, LTD., A Florida Limited Partnership  
Fernando Zulueta  
President

### ACKNOWLEDGEMENT

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

BEFORE ME personally appeared Fernando Zulueta and Miguel Balais, who are personally known to me, did not take an oath and who executed the foregoing instrument as President and Vice President/Secretary, respectively, of Excel Development Corporation, a Florida corporation and General Partner of Excel Sonata, LTD., a Florida limited partnership 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 free act and deed of said corporation.

WITNESS my hand and official seal this 22 day of April, A.D., 1993.

OFFICIAL NOTARY SEAL  
RACHEL M. FRANCISCO  
COMMISSION NUMBER  
CC226581  
MY COMMISSION EXP.  
FEB. 17, 1997

Name: RACHEL M. FRANCISCO  
Notary Public - State of Florida  
Commission No.: CC 26 0581

My Commission Expires: Feb. 17, 1997

### MORTGAGEE'S CONSENT

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

The Undersigned, hereby certifies that it is the holder of a mortgage upon the property described hereon, 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 7524 at Page 115 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: Steven S. Swartz  
Assistant Secretary

BY: Frank J. Bologna  
Senior Vice President

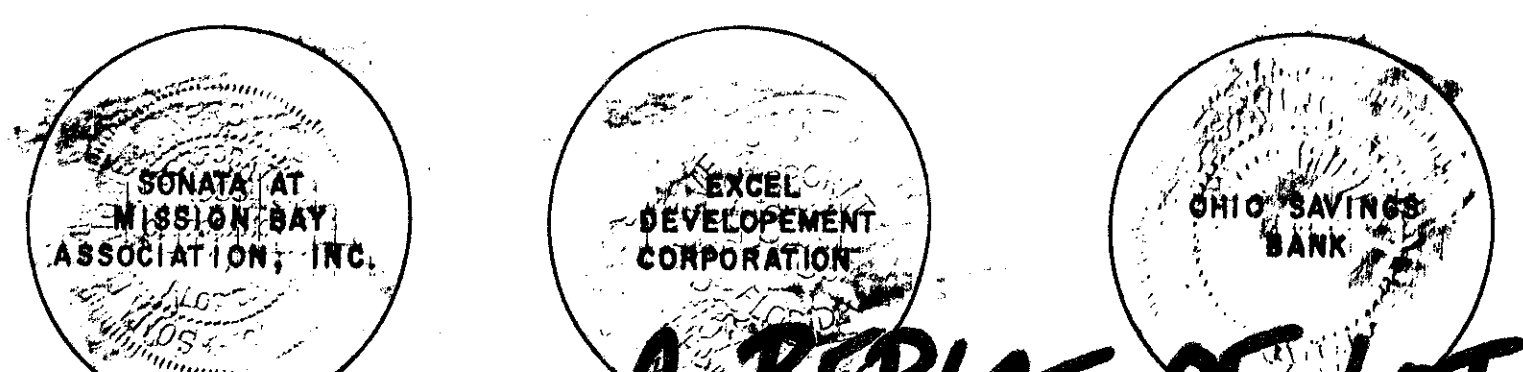
### ACKNOWLEDGEMENT

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

BEFORE ME personally appeared Frank J. Bologna 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 22 day of April, A.D., 1993.

My Commission Expires: 7/1/94  
Name: DOREEN E. WILKINSON  
Notary Public - State of Ohio  
Commission No. 100000000



# A REPLAT OF LOT 1, SONATA AT MISSION BAY

SONATA AT MISSION BAY  
PAGE 114  
PLAT BOOK 60  
PAGES 81-85  
RECORDS OF PALM BEACH COUNTY, FLORIDA

TR 777