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

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

DRAWER Nº 13-1402 SCALE 1"=40' MAY, 1979

0 10 25 50 75 100
GRAPHIC SCALE

SHEET 1 OF 3 SHEETS

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COUNTY OF PALM BEACH } ss
STATE OF FLORIDA }
This plat was filed for record on the 17 day of September A.D. 19 79 and duly recorded in Plat Book 32 on page 40, 41 and 42
JOHN B. DUNKLE, Clerk Circuit Court
By [illegible] Deputy Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE BABCOCK COMPANY, A FLORIDA CORPORATION AND THE OWNER OF THE LAND SHOWN HEREON, LYING IN THE SW 1/4 OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALSO A PORTION OF TRACT 31-A, "BOCA DEL MAR Nº 4", AS RECORDED IN PLAT BOOK 30 AT PAGE 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TIBURON II - PHASE II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 31-A (SAID POINT BEING ALSO THE SOUTHWEST CORNER OF TRACT 30-A OF SAID PLAT); THENCE N 89°59'30"E, ALONG THE NORTH LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO A POINT; THENCE S 0°00'30"E, ALONG THE EAST LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO A POINT; THENCE S 89°59'30"W, ALONG THE SOUTH LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO A POINT; THENCE N 0°00'30"W, ALONG THE WEST LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE N 0°00'30"W, ALONG THE WEST LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO A POINT; THENCE N 89°59'30"E, ALONG THE NORTH LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO A POINT; THENCE S 0°00'30"E, ALONG THE EAST LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO A POINT; THENCE S 89°59'30"W, ALONG THE SOUTH LINE OF SAID TRACT 31-A, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING. CONTAINING 40.00 ACRES, MORE OR LESS. THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER THE STREETS AS SHOWN HEREON FOR PUBLIC USE. THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROAD RIGHTS-OF-WAY AS SHOWN HEREON. THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROAD RIGHTS-OF-WAY AS SHOWN HEREON FOR PRIVATE ROAD PURPOSES AND IS ALSO GRANTED THE RIGHT TO PROVIDE FOR POLICE AND FIRE PROTECTION AND DRAINAGE. THE UNDERSIGNED HEREBY RESERVES TO THE ASSOCIATION HEREINAFTER DESCRIBED, AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO PROVIDE FOR THE MAINTENANCE OF THE ROADWAY