DEDICATION:

KNOW ALL MEN THESE PRESENTS, THAT CENTEX REAL ESTATE CORPORATION A NEVADA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS MISSION

BAY - TRACT H - PHASE TWO BEING A REPLAT OF TRACT "H" ACCORDING TO THE PLAT OF MISSION BAY AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120 INCLUSIVE LESS AND EXCEPT THAT PORTION WHICH HAS BEEN

REPLATTED AS MISSION BAY, TRACT H - PHASE I AS RECORDED IN PLAT BOOK

58, PAGES 52 AND 53 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "H" OF MISSION BAY; THENCE NORTH 00°54'31" WEST ALONG THE WEST LINE OF SAID TRACT "H", A DISTANCE OF 930.62 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE

NORTH WHOSE RADIUS POINT BEARS NORTH 15°02'15" EAST FROM SAID POINT.

HAVING A RADIUS OF 562.29 FEET AND A CENTRAL ANGLE OF 36°39'06";

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF

359.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE

CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,430.00 FEET AND A CENTRAL ANGLE OF 06°59'55"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 174.67 FEET: THENCE SOUTH 28°36'43"

EAST ALONG A PROLONGATION OF A RADIAL LINE FROM THE LAST DESCRIBED CURVE; A DISTANCE OF 54.27 FEET; THENCE SOUTH 49°01'04" EAST, A DISTANCE OF 169.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 90°50'39"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN

ARC DISTANCE OF 237.83 FEET; THENCE NORTH 40°08'17" EAST, A DISTANCE

OF 87.87 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 40°08'17 EAST FROM SAID POINT, HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 15°48'00";

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 259.23 FEET (THE LAST SEVEN DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT "H OF MISSION BAY); THENCE

SOUTH 24°20'17" WEST ALONG A PROLONGATION OF A RADIAL LINE FROM THE

LAST DESCRIBED CURVE, A DISTANCE OF 152.44 FEET; THENCE SOUTH

05°47'34" WEST, A DISTANCE OF 252.82 FEET; THENCE SOUTH 04°12'26" EAST,

A DISTANCE OF 346.72 FEET (THE LAST THREE COURSED BEING COINCIDENT

WITH THE WEST LINE OF SAID PLAT OF MISSION BAY, TRACT "H" - PHASE I);

THENCE SOUTH 85°47'34" WEST, ALONG THE SOUTH LINE OF SAID TRACT "H"

OF MISSION BAY, A DISTANCE OF 1,028.49 FEET; THENCE CONTINUE ALONG

SAID SOUTH LINE SOUTH 89°46′44" WEST, A DISTANCE OF 50.00 FEET TO THE

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON,

1.) TRACT A - AS SHOWN HEREON IS DEDICATED TO THE MISSION BAY

2.) DRAINAGE EASEMENTS - THAT THE EASEMENTS SHOWN HEREON AND

COMMUNITY ASSOCIATION, INC. FOR PRIVATE ROADWAY PURPOSES AND

UTILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID

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

EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE

CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION

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

OPEN SPACE TRACTS - TRACTS OS-1 THROUGH TRACTS OS-5 AS SHOWN

HEREON ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL

MAINTENANCE OBLIGATION OF THE MISSION BAY COMMUNITY

ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS FOR OPEN SPACE

TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT IT'S

SUCCESSORS AND ASSIGNS FOR ROOF OVERHANG AND BUILDING

MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

CENTEX

TREAL ESTATE

CORPORATION

NOTARY .

ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

6.) LIMITED ACCESS EASEMENT - AS SHOWN HEREON ARE HEREBY DEDICATED

7.) OVERHANG EASEMENTS - AS SHOWN HEREON ARE HEREBY DEDICATED TO

8.) FLORIDA POWER AND LIGHT COMPANY EASEMENTS - AS SHOWN HEREON

WITHOUT RECOURSE TO PALM BEACH COUNTY.

PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ASSOCIATED WITH THE DRAINAGE OF PALM BEACH COUNTY ROADS.

3.) UTILITY EASEMENTS - AS SHOWN HEREON AND DESIGNATED AS UTILITY

4.) LAKE ACCESS EASEMENT - AS SHOWN HEREON IS HEREBY DEDICATED TO

SYSTEMS WITHOUT RECOURSE TO PALM BEACH COUNTY.

ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO

CONTAINING 21.755 ACRES MORE OR LESS.

AND DOES HEREBY DEDICATE AS FOLLOWS:

PALM BEACH COUNTY.

FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(A P.U.D.) MISSION BAY - TRACT H - PHASE TWO

A REPLAT OF A PORTION OF TRACT "H" ACCORDING TO THE PLAT OF MISSION BAY P.U.D. AS RECORDED IN PLAT BOOK 53, PAGES 112 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTIONS 13 AND 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST

> 9.) 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.

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 ATTESTED TO BY IT'S ASSISTANT SECRETARY 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.

MARCH, 1992

CENTEX REAL ESTATE CORPORATION

SHEET 1 OF 3

ACKNOWLEDGEMENT:

STATE OF FLORIDA

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 INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT AND ASST. 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 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 <u>MAY</u>, AD.1992.

FEB 7. 1994 MY COMMISSION EXPIRES NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA

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 ORDINANCÉS OF PALM BÉACH COUNTY, FLORIDA.

PROFESSIONAL LAND SURVEYOR NO. 4213 STATE OF FLORIDA

WINIT?

SURVEYOR

TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

WE, METROPOLITANTITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY. DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON 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

PATRICIA C. GALPONITH, MANAGER

BOARD OF COUNTY COMMISSIONERS

PALM BEACH COUNTY, FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS Z DAY OF _____A.D., 1992

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF North 85°47'34" EAST. ALONG THE EASTERLY, SOUTH LINE OF TRACT"H, ACCORDING TO THE PLAT OF MISSION BAY, PLAT BOOK 53, PAGES 112 - 120, PALM BEACH
- 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 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
- THERE SHALL BE NO ABOVE GROUND APPURTENANCES WITHIN THE 201 LAKE MAINTENANCE EASEMENT WITHOUT THE CONSENT OF PALM BEACH

LEGEND

SBT - SOUTHERN BELL TELEPHONE L.A.E - LIMITED ACCESS EASEMENT R - RADIUS

Δ - DELTA ANGLE P.B. -PLAT BOOK P.G.S. - PAGES

O.R. - OFFICIAL RECORD P.U.D. - PLANNED UNIT DEVELOPMENT P.L.S. - PROFESSIONAL LAND SURVEYOR

N.R. - NOT RADIAL **■ - SQUARE FOOTAGE**

 PERMANENT REFERENCE MONUMENT, PLS #4213 PERMANENT CONTROL POINT, PLS #4213

O.E. - OVERHANG EASEMENT U.E. - UTILITY EASEMENT

- DRAINAGE EASEMENT

FPL - FLORIDA POWER AND LIGHT COMPANY SITE PLAN DATA

DENSITY 4.92 LOTS PER ACR

BOARD OF COUNTY

COMMISSIONERS

COUNTY ENGINEER