

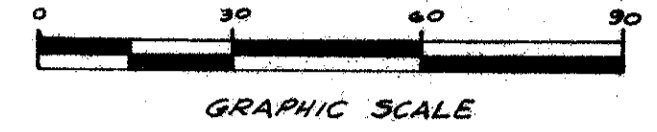
# P.U.D. TIBURON I - PHASE VI

48

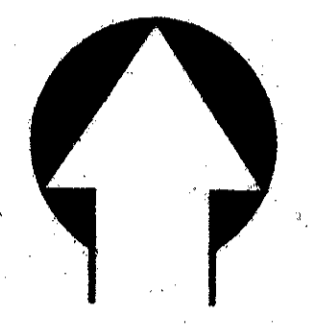
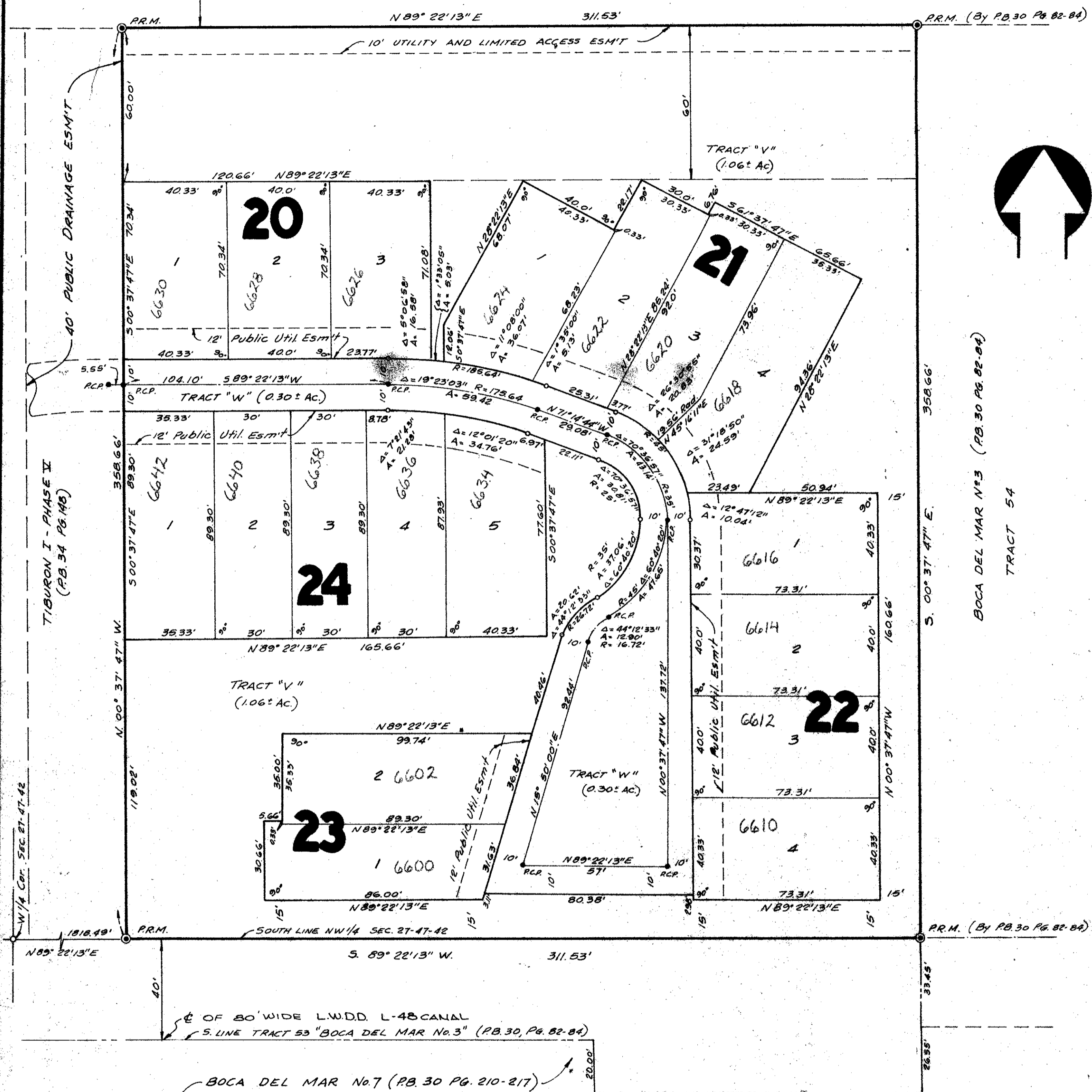
BEING A REPLAT OF A PORTION OF TRACT 53 "BOCA DEL MAR No. 3" PLAT BOOK 30, PAGES 82-84, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING IN THE NW 1/4 OF SECTION 27, TWP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLA.

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS - ENGINEERS - ARCHITECTS - LAND PLANNERS

Order No. 131/96 Scale: 1" = 30' MAY, 1978.



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 3:09 P.M.  
this 26th day of July  
1978 and duly recorded in Plat Book  
35 on page 48  
JOHN B. DUNKLE, Clerk, Circuit Court  
By: *John B. Dunkle*



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE BABCOCK COMPANY, A FLORIDA CORPORATION, AND THE OWNER OF THE LAND SHOWN HEREON BEING IN THE NW 1/4 OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALSO A PORTION OF TRACT 53 OF THE PLAT OF "BOCA DEL MAR No. 3" AS RECORDED IN PLAT BOOK 30, PAGES 82-84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "TIBURON I - PHASE VI" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 27, THENCE N. 89° 22' 13" E, ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27, FOR 1818.49 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N. 00° 37' 47" W, FOR 358.66 FEET; (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF "TIBURON I - PHASE V", AS RECORDED IN PLAT BOOK 30, PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) THENCE N. 89° 22' 13" E, ALONG THE NORTH LINE OF SAID TRACT 53 OF THE PLAT OF "BOCA DEL MAR No. 3" FOR 311.53 FEET; THENCE S. 00° 37' 47" E, ALONG THE EAST LINE OF SAID TRACT 53, FOR 358.66 FEET; THENCE S. 00° 37' 47" E, ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27, FOR 311.53 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: TRACTS "V" AND "W" ARE HEREBY DEDICATED TO THE TIBURON I HOMEOWNERS ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

TRACT "V" IS HEREBY RESERVED AS COMMON AREA, AND AS AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE FACILITIES.

TRACT "W" IS RESERVED FOR INGRESS, EGRESS AND UTILITY EASEMENTS. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THE AREA INDICATED AS A LIMITED ACCESS STRIP IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF: SAID CORPORATION THE BABCOCK COMPANY, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, CHARLES I. BABCOCK JR, AND ATTESTED BY ITS SECRETARY, MARGARET K. DANSYEAR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF July, A.D. 1978.

THE BABCOCK COMPANY

*Sharon E. Houchins*  
WITNESS  
*Louis P. Corling*  
WITNESS

By: *Charles I. Babcock Jr.*  
CHARLES I. BABCOCK JR.  
PRESIDENT  
Attest: *Margaret K. Dansyear*  
MARGARET K. DANSYEAR  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA ss. BEFORE ME PERSONALLY APPEARED CHARLES I. BABCOCK, JR. AND MARGARET K. DANSYEAR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN, 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 26th DAY OF June, A.D. 1978  
MY COMMISSION EXPIRES: June 21, 1980

*Adrian D. Juen*  
NOTARY PUBLIC - STATE OF FLORIDA

### 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS, AND (R.C.P.'S) PERMANENT CONTROL POINTS, HAVE BEEN PLACED AS REQUIRED BY LAW 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, FLORIDA.

SCHWEBKE-SHISKIN AND ASSOCIATES, INC.  
By: *James P. Shiskin*  
JAMES P. SHISKIN - FLS # 1115 - STATE OF FLORIDA  
SURVEYOR

### TITLE CERTIFICATE

I, ROBERT B. TANNER (A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA) DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON 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 NO RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.  
DATE: JUNE 15, 1978

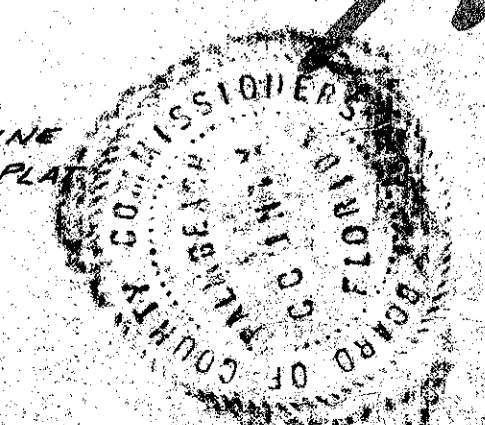
By: *Robert B. Tanner*

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA.  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF July, A.D. 1978.  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF July, A.D. 1978.  
ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
By: *Marjorie B. Jennings* 27/47/78 DEPUTY CLERK

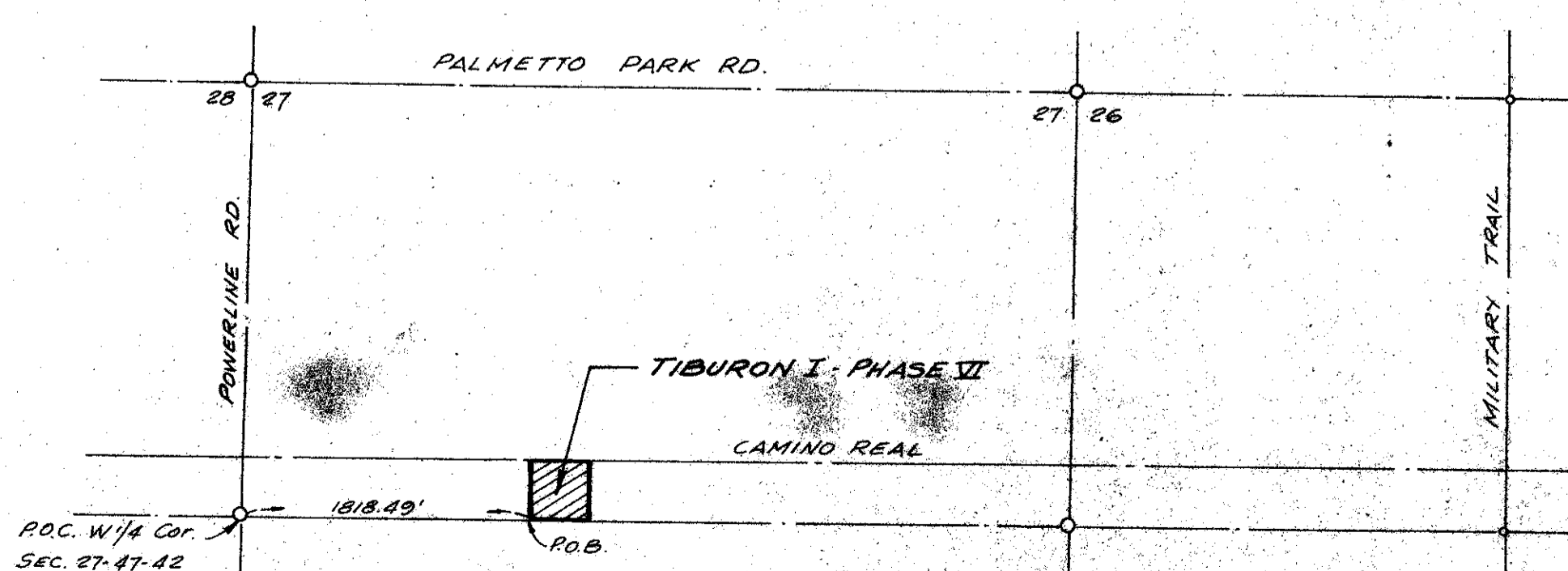
### SURVEYOR'S NOTES

- PRM. DENOTES PERMANENT REFERENCE MONUMENT
- R.C.P. DENOTES PERMANENT CONTROL POINT
- BEARINGS SHOWN ARE BASED ON A BEARING OF N. 89° 22' 13" E. ALONG THE CENTERLINE OF CAMINO REAL, AS SHOWN ON THE PLAT OF BOCA DEL MAR No. 3, RECORDED IN PLAT BOOK 30, PAGES 82-84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TOTAL AREA = 256 ACRES
- OPEN SPACE = 1.36 ACRES
- TOTAL NO. OF UNITS = 18
- DENSITY = 20 UNITS PER ACRE



THIS INSTRUMENT WAS PREPARED BY  
JAMES P. SHISKIN  
SCHWEBKE-SHISKIN & ASSOCIATES, INC.  
188 00 N.W. 2ND AVE.  
MIAMI, FLORIDA 33169

35/48



# TIBURON I - PHASE VI