

# MISSION BAY - TRACT F - PHASE II

454-021  
SHEET 1 OF 2

131

## A REPLAT OF A PORTION OF TRACT "F", MISSION BAY, (P.B. 53, PG. 112-120) IN SECTION 13, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

PREPARED BY:  
WILLIAM A. HALL, P.L.S.

**AVIROM-HALL AND ASSOCIATES, INC.**  
LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(407) 392-2594  
DECEMBER, 1992.

P.U.D. TABULATION  
PETITION # 84-95

TOTAL ACREAGE.....3.089 ACRES  
TOTAL DWELLING UNITS.....40  
DENSITY.....12.95 UNITS/ACRE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record  
at 3:17 P.M. this 6<sup>th</sup>  
day of May, 1993,  
and duly recorded in Plat Book  
70, Pages 131, through  
132.

DOROTHY H. WILKEN  
Clerk of Circuit Court  
By: *Isabara A. Clark, D.C.*

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that International Sports Associates, Inc., a Delaware Corporation, licensed to do business in Florida, owner of the land shown hereon, being in Section 13, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as MISSION BAY - TRACT F - PHASE II, being more particularly described as follows:

A portion of Tract "F", MISSION BAY, a P.U.D., according to the plat thereof as recorded in Plat Book 53, Pages 112 through 120, inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGIN at a point of intersection of the southerly right-of-way line of Calle Comercio as shown by said plat of MISSION BAY, with a westerly line of MISSION BAY PARCEL "F" - PHASE I, as recorded in Plat Book 62, Pages 92 and 93 of said Public Records of Palm Beach County, Florida; thence South 09°44'57" West, a distance of 113.03 feet; thence North 76°56'37" West, a distance of 134.21 feet to the point of curvature of a circular curve concave to the Northeast having a radius of 237.50 feet and a central angle of 07°14'14"; thence westerly, along the arc of said curve, an arc distance of 30.00 feet to a point, the radius point of said curve bears North 201°7'37" East from said point; thence South 07°10'35" West, a distance of 120.86 feet; thence South 51°32'25" West, a distance of 28.60 feet to a point on a circular curve concave to the Southeast, whose radius point bears South 03°22'56" West from said point having a radius of 205.00 feet and a central angle of 46°53'41"; thence southwesterly along the arc of said curve, an arc distance of 167.79 feet to a point of tangency; thence South 46°29'15" West, a distance of 97.15 feet to the point of curvature of a circular curve concave to the Northwest having a radius of 417.00 feet and a central angle of 04°29'14"; thence southwesterly along the arc of said curve, an arc distance of 32.66 feet to a point, the radius point of said curve bears North 39°01'31" West from said point; thence North 80°53'17" West, a distance of 37.24 feet; thence North 32°45'03" West, a distance of 73.36 feet to the point of curvature of a circular curve concave to the Southwest having a radius of 351.00 feet and a central angle of 03°44'53"; thence northwesterly along the arc of said curve, an arc distance of 22.96 feet to a point of tangency; thence North 36°29'56" West, a distance of 70.00 feet; thence North 04°01'08" East, a distance of 45.61 feet to a point on the easterly right-of-way line of said Diego Drive East (the last thirteen described courses being coincident with the boundary of said MISSION BAY PARCEL "F" - PHASE I) said point lying on a circular curve concave to the northwest whose radius point bears North 44°10'48" West from said point, having a radius of 520.99 feet and a central angle of 03°40'55"; thence northerly along the arc of said curve an arc distance of 33.48 feet to a point of compound curvature with a curve concave to the northwest having a radius of 1640.00 feet and a central angle of 04°53'40"; thence northerly along the arc of said curve, an arc distance of 140.10 feet to a point of reverse curvature with a curve concave to the southeast having a radius of 50.00 feet and a central angle of 32°02'16"; thence northerly along the arc of said curve, an arc distance of 27.96 feet to a point of reverse curvature with a curve concave to the northwest having a radius of 180.00 feet and a central angle of 54°12'11"; thence northerly along the arc of said curve, an arc distance of 170.28 feet to a point, the radius point of said curve bears North 74°55'18" West from said point; thence North 66°51'29" East, a distance of 39.28 feet (the last five described courses being coincident with the easterly right-of-way line of said Diego Drive East); thence South 61°21'43" East, a distance of 61.50 feet to the point of curvature of a circular curve concave to the northeast having a radius of 830.00 feet and a central angle of 18°53'20"; thence southeasterly along the arc of said curve, an arc distance of 273.63 feet to the POINT OF BEGINNING (the last two described courses being coincident with the southerly right-of-way line of Calle Comercio).

Said lands situate, lying and being in Palm Beach County, Florida, containing 3.089 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

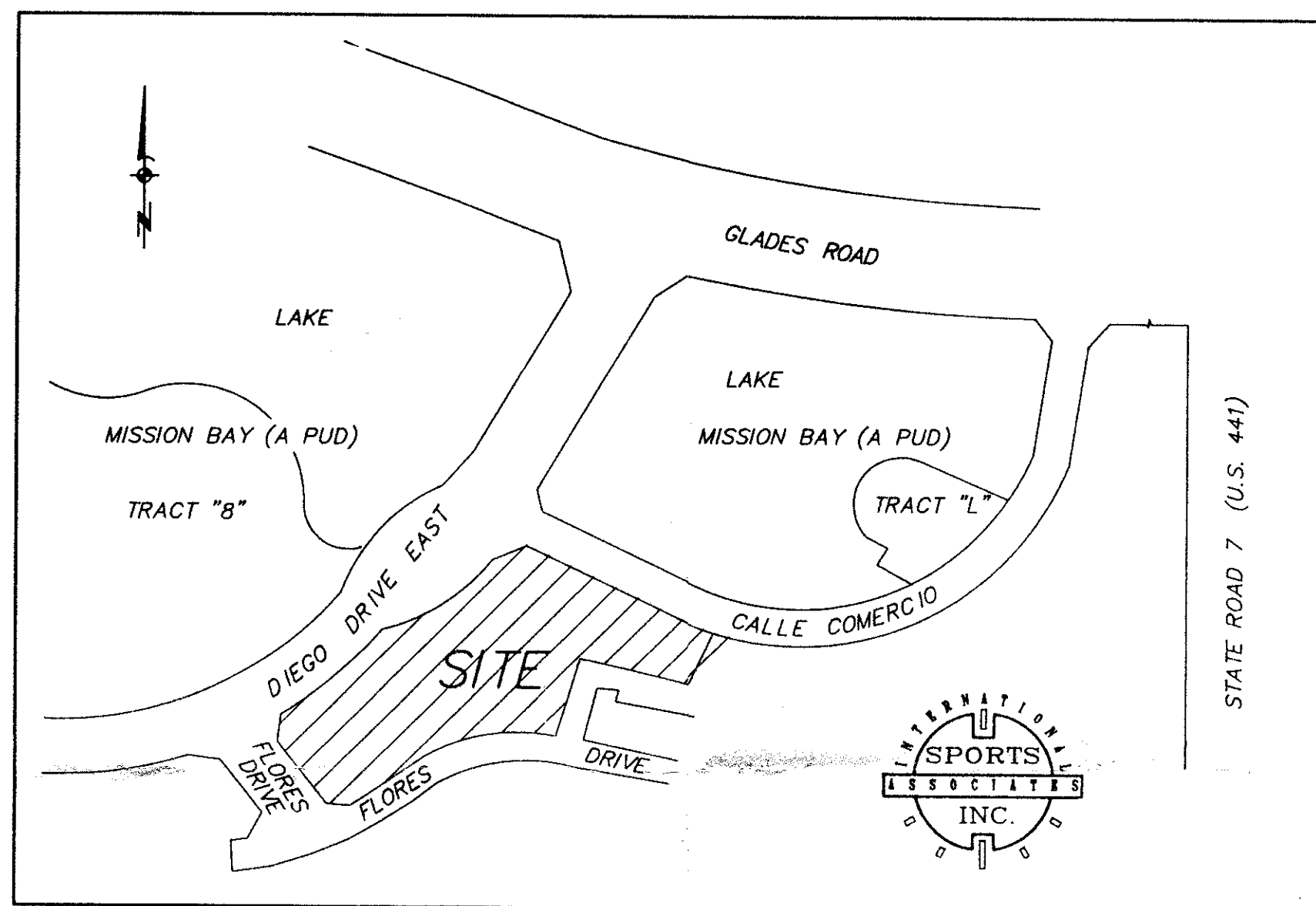
#### 1. EASEMENTS

- a. Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television facilities. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.
- b. Limited Access Easements - The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS THEREOF, the above named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 6<sup>th</sup> day of May, 1993.

INTERNATIONAL SPORTS ASSOCIATES, INC.,  
a Delaware Corporation, licensed to do  
business in Florida

Witness: *[Signature]*  
By: *[Signature]* Robert Sequo, President  
Witness: *[Signature]*



LOCATION SKETCH  
(NOT TO SCALE)

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared Robert Sequo, who is personally known to me, or has produced to me a valid identification and did not take an oath, and who executed the foregoing instrument as president of International Sports Associates, Inc., a Delaware Corporation licensed to do business in Florida 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 if 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 6<sup>th</sup> day of May, 1993.

My commission expires:

*[Signature]*  
Notary Public

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

This plat is hereby approved for record this 4<sup>th</sup> day of May, 1993.

ATTEST: DOROTHY H. WILKEN, CLERK  
By: *[Signature]* Deputy Clerk

By: *[Signature]* Mary McCart  
Chair of the County Commission

### COUNTY ENGINEER

This plat is hereby approved for record this 4<sup>th</sup> day of May, 1993.

By: *[Signature]* George T. Webb, P.E.  
County Engineer

### TITLE CERTIFICATION

I, Peter D. Siavis, 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 International Sports Associates, Inc.; that the current taxes have been paid; and that I find that there are no mortgages of record; and that there are no other encumbrances of record.

Dated: MARCH 18, 1993

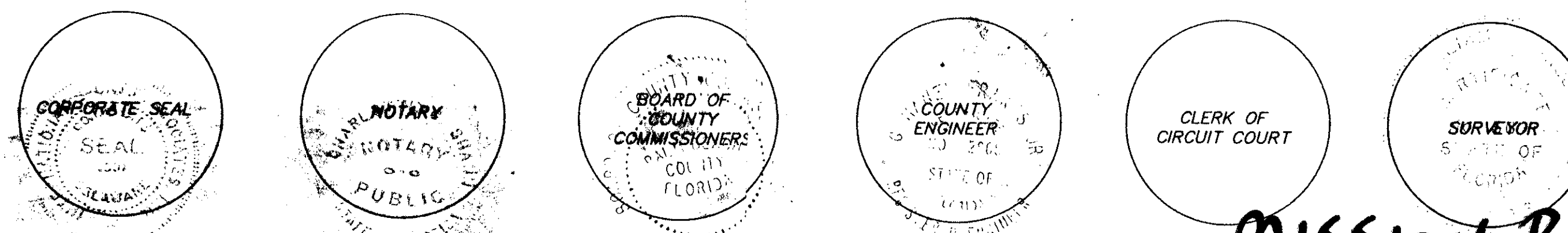
*[Signature]* Peter D. Siavis  
Attorney-at-Law

PET. 84-95  
ALLOT. #0001

### 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; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law; and, further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

*[Signature]* Wm A. Hall  
William A. Hall, P.L.S.  
Registered Surveyor No. 3671  
State of Florida



0454-021 70/131

MISSION BAY - TRACT F - PHASE II

TAZ = 702  
SUBDIVISION \* MISSION BAY - TRACT F - Ph. II  
BOOK 70  
PAGE 131  
FLOOD ZONE #1008  
QUAD #68  
ZONING RTS  
SE 84-95  
ZIP CODE 33434  
PUD NAME MISSION BAY PUD  
12/17/91