

MISSION BAY - TENNIS ACADEMY

'A PART OF P.U.D.'

A REPLAT OF A PORTION OF TRACT "F", MISSION BAY, I.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

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 12:08 PM this 08
day of JULY, 1993,
and duly recorded in Plat Book
74, Pages 8, through
9.

DOROTHY H. WILKEN
Clerk of Circuit Court
By Barbara A. Platt

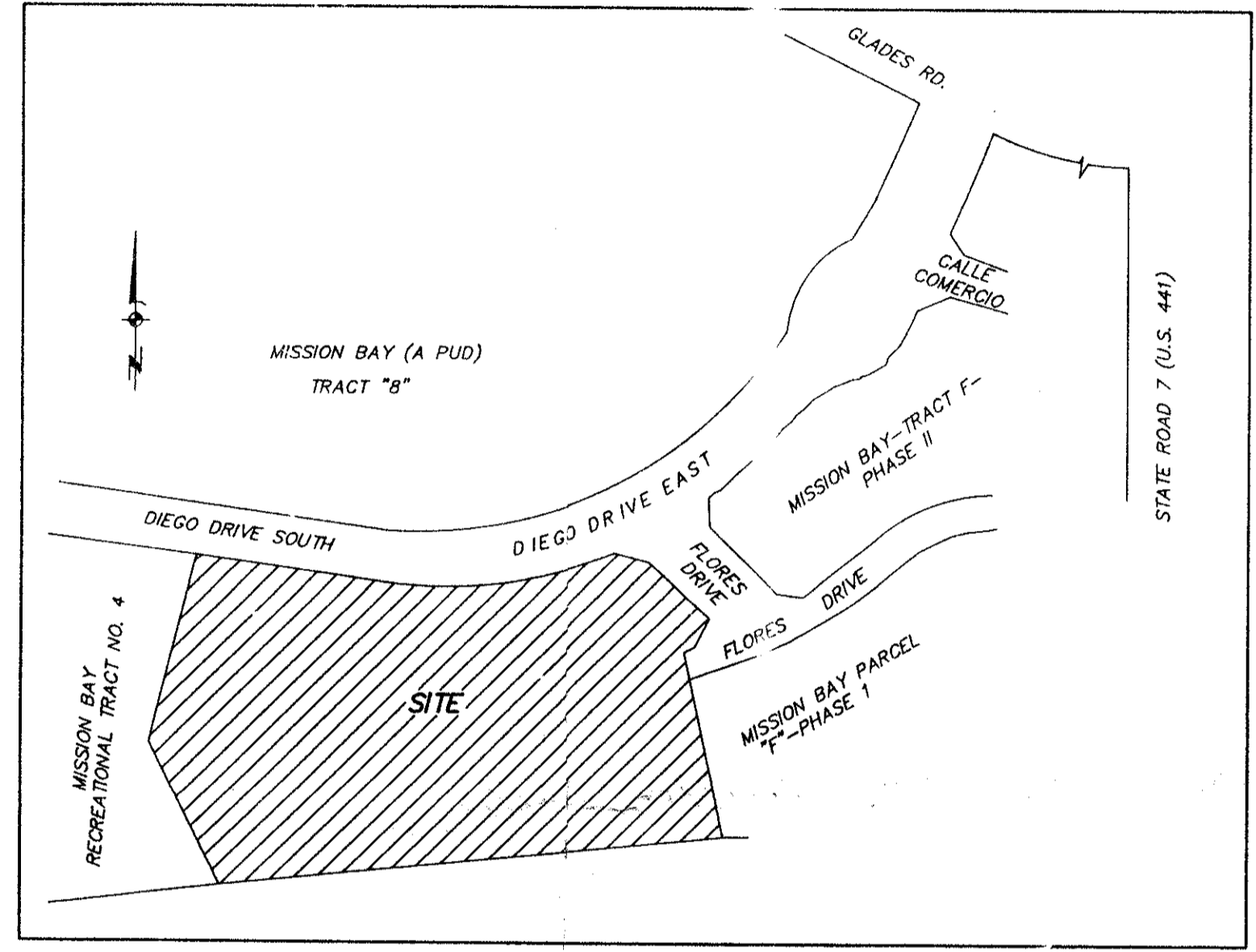


DEDICATION

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 - TENNIS ACADEMY, being more particularly described as follows:

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

BEGIN at the Southwest corner of Tract "F" of said plat of MISSION BAY; thence North 18°24'02" West, along the West line of said Tract "F", a distance of 205.58 feet to a point of curvature of a circular curve to the East, having a radius of 100.00 feet and a central angle of 33°20'13"; thence Northerly, along the arc of said curve, an arc distance of 58.18 feet to a point of tangency; thence North 14°56'11" East, a distance of 289.12 feet to a point on the North line of said Tract "F", said point also being a point on the South line of Diego Drive South according to said plat of MISSION BAY, the last two described courses being coincident with the West line of said Tract "F"; thence South 74°51'43" East, along said North line of Tract "F" and said South line of Diego Drive South, a distance of 191.00 feet to a point of curvature of a circular curve concave to the North, having a radius of 520.99 feet and a central angle of 43°57'22"; thence Easterly, along the arc of said curve, an arc distance of 399.69 feet to a point on said curve whose radius point bears North 28°49'05" West from said point, said point being a point on the most Westerly West line of the plat of MISSION BAY PARCEL "F" - PHASE 1, as recorded in Plat Book 62, Pages 92 and 93 of the Public Records of Palm Beach County, Florida, the last described course being coincident with said North line of Tract "F", and the South line of Diego Drive East; thence South 77°01'01" East, a distance of 45.61 feet; thence South 36°29'56" East, a distance of 70.00 feet to a point of curvature of a circular curve concave to the Southwest, having a radius of 271.00 feet and a central angle of 03°44'53"; thence Southeasterly along the arc of said curve, an arc distance of 17.73 feet to a point of tangency; thence South 32°45'03" East, a distance of 65.90 feet; thence South 18°40'20" West, a distance of 30.09 feet to a point on a circular curve concave to the North whose radius point bears North 19°54'15" West, having a radius of 417.00 feet and a central angle of 02°36'23"; thence Westerly, along the arc of said curve, an arc distance of 18.97 feet to a point on said curve whose radius point bears North 17°17'52" West from said point; thence South 05°50'40" East, a distance of 297.96 feet to a point on the South line of said Tract "F", said point also being the Southwest corner of said plat of MISSION BAY PARCEL "F" - PHASE 1, the last seven courses being coincident with the most Westerly West line of said plat of MISSION BAY PARCEL "F" - PHASE 1; thence South 85°47'34" West, along the South line of said Tract "F", a distance of 713.02 feet to the POINT OF BEGINNING.



LOCATION SKETCH
(NOT TO SCALE)

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 6 day of July, 1993.

ATTEST: DOROTHY H. WILKEN
By Dorothy Wilken
Deputy Clerk

By Mary McCarty
Chair of the County Commission

COUNTY ENGINEER

This plat is hereby approved for record this 6 day of July, 1993.

By George T. Webb
County Engineer

TITLE CERTIFICATION

I, Geard Boyer, 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: 4-19-93

By Geard Boyer
Attorney-at-Law

ACKNOWLEDGEMENT

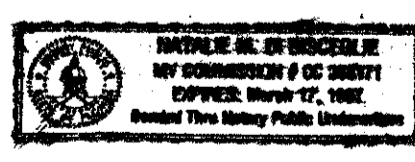
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Robert Sequo, who is personally known to me, and who executed the foregoing instrument as president 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 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 23 day of April, 1993.

My commission expires:

By Mark Wilberger
Notary Public



PET. 84-95
ALLOE #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.

By William A. Hall
Registered Surveyor No. 3671
State of Florida

Said lands situate, lying and being in Palm Beach County, Florida, containing 7.84 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.

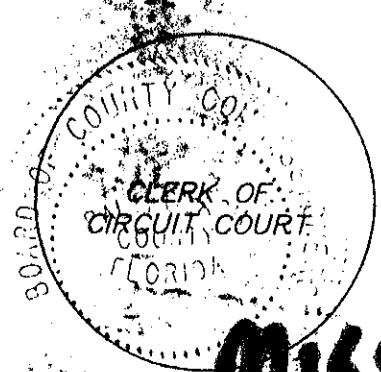
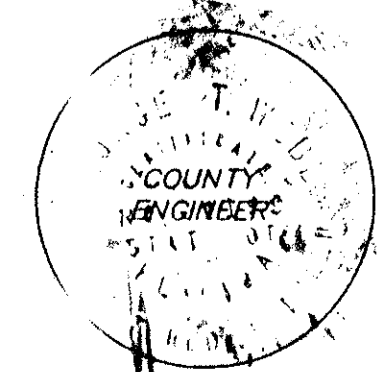
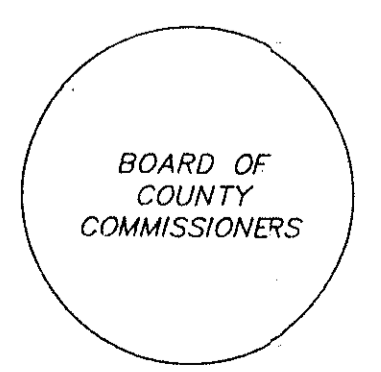
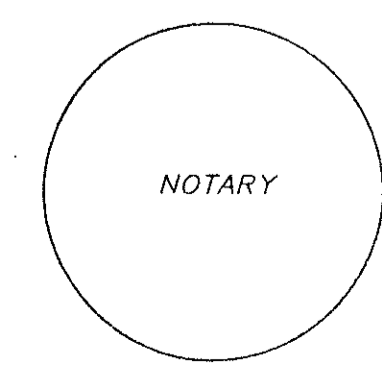
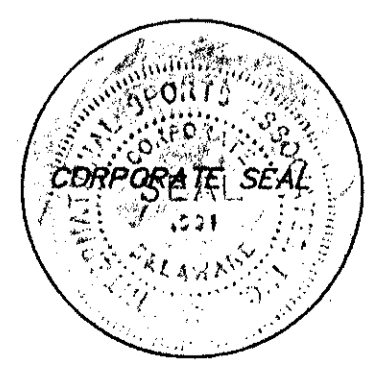
IN WITNESS THEREOF, the above named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 21st day of April, 1993.

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

Witness: [Signature]

By [Signature]
Robert Sequo, President

Witness: [Signature]



0454-022

MISSION BAY - TENNIS ACADEMY

71/8

TAZ = 780
BOOK 71
FLOOD ZONE B
FLOOD MAP # 100B
PAGE 8
ZONING RT5
QUAD # 68
SE 84-95
ZIP CODE 33434
PWP NAME SAME