

A PART OF A P.U.D.
MIRROR LAKES
PLAT NO. 1

LYING IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF PREVIOUSLY PLATTED LOTS 25 THROUGH 28 AND 35 THROUGH 38, INCLUSIVE, BOYNTON GARDENS, (AS RECORDED IN PLAT BOOK 6, PAGE 32 AND VACATED IN OFFICIAL RECORD BOOK 1700, PAGE 558).

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	18.0277 ACRES
LESS ROAD RIGHTS OF WAY	3.4271 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	14.6006 ACRES
APPLICABLE DENSITY FACTOR	N/A
TOTAL UNITS PERMITTED	N/A
TOTAL UNITS THIS PLAT	43 UNITS PROPOSED
OPEN SPACE THIS PLAT	16.0534 ACRES PROPOSED
DENSITY	2.3 UNITS PER ACRE

AREA TABULATIONS

AREA OF BLOCK 1	0.6253 ACRES
AREA OF BLOCK 2	3.8962 ACRES
AREA OF BLOCK 3	4.9165 ACRES
AREA OF ADDITIONAL MILITARY TRAIL RIGHT OF WAY	0.1515 ACRES
AREA OF TRACT "A" (ROAD RIGHT OF WAY)	0.2756 ACRES
AREA OF TRACT "B"	1.2955 ACRES
AREA OF TRACT "C"	2.1420 ACRES
AREA OF TRACT "E"	1.2594 ACRES
AREA OF BUFFER ZONE	0.4636 ACRES
TOTAL AREA THIS PLAT	18.0277 ACRES

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ DAY OF _____ A.D., 1978 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

JOHN B. DUNKLE, CLERK
 CIRCUIT COURT
 BY: _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO CONSTRUCTION LIMITED, INC., AN ONTARIO CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, LYING IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF PREVIOUSLY PLATTED LOTS 25 THROUGH 28, AND 35 THROUGH 38, INCLUSIVE, BOYNTON GARDENS, AS RECORDED IN PLAT BOOK 6, PAGE 32, AND VACATED IN OFFICIAL RECORDS BOOK 1700, PAGE 558, SHOWN HEREON AS MIRROR LAKES PLAT NO. 1, A PART OF A P.U.D., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 23; THENCE, RUN SOUTH 89°40'58" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89°40'58" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1760.11 FEET; THENCE, NORTH 00°19'02" WEST, A DISTANCE OF 100.00 FEET; THENCE, SOUTH 89°40'58" WEST, A DISTANCE OF 63.00 FEET; THENCE, NORTH 00°19'02" WEST, A DISTANCE OF 172.00 FEET; THENCE, NORTH 89°40'58" EAST, A DISTANCE OF 15.00 FEET; THENCE, NORTH 00°19'02" WEST, A DISTANCE OF 143.00 FEET; THENCE, NORTH 89°40'58" EAST, A DISTANCE OF 325.02 FEET; THENCE, SOUTH 36°44'32" EAST, A DISTANCE OF 52.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 565.59 FEET AND WHOSE RADIUS POINT BEARS SOUTH 36°44'32" EAST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°16'44", A DISTANCE OF 81.72 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 28°27'49" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 465.59 FEET AND WHOSE RADIUS POINT BEARS SOUTH 28°27'49" EAST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°10'26", A DISTANCE OF 228.94 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 89°42'37" EAST, A DISTANCE OF 842.92 FEET; THENCE, NORTH 00°17'23" WEST, A DISTANCE OF 100.00 FEET; THENCE, SOUTH 89°42'37" WEST, A DISTANCE OF 21.00 FEET; THENCE, NORTH 00°17'23" WEST, A DISTANCE OF 177.00 FEET; THENCE, NORTH 89°42'37" EAST, A DISTANCE OF 297.76 FEET TO A POINT ON A LINE PARALLEL WITH AND 50 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 23; THENCE, SOUTH 00°00'00" WEST, ALONG SAID LINE, A DISTANCE OF 660.12 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.88 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE MIRROR LAKES HOME OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER ROAD PURPOSES AND CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- TRACTS "B" AND "C", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MIRROR LAKES HOME OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- TRACT "D", AS SHOWN HEREON IS HEREBY DEDICATED TO THE MIRROR LAKES HOME OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE BUFFER ZONE AS SHOWN HEREON IS HEREBY DEDICATED TO THE MIRROR LAKES HOME OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5TH DAY OF OCTOBER, A.D., 1978.

WITNESS
 Ophelia P. Perez
 MINTO CONSTRUCTION LIMITED, INC., AN ONTARIO CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA.
 BY: J. E. MacKenzie, VICE-PRESIDENT

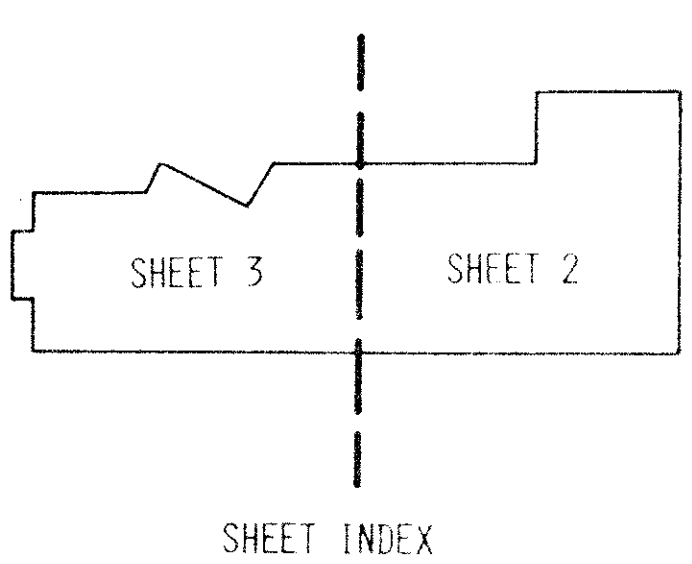
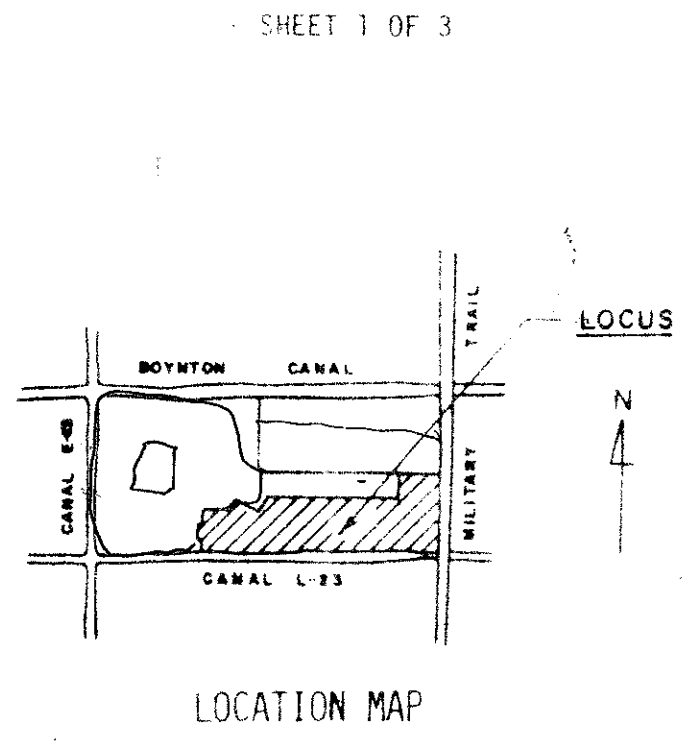
ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. E. MacKenzie, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE MINTO CONSTRUCTION LIMITED, INC., AN ONTARIO CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, AND 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 5th DAY OF October, A.D., 1978.

NOTARY PUBLIC: Ophelia Perez
 MY COMMISSION EXPIRES: 9-19-81



MORTGAGEES CONSENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2879, PAGES 353-7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, RICHARD W. ROE, TRUSTEE, DO HERETO SET MY HAND AND SEAL THIS 5TH DAY OF OCTOBER, A.D., 1978.

WITNESS
 Conrad W. Schaffer
 Ophelia P. Perez
 Richard W. Roe, TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD W. ROE, TRUSTEE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF OCTOBER, A.D., 1978.

NOTARY PUBLIC: Ophelia Perez
 MY COMMISSION EXPIRES: 9-19-81

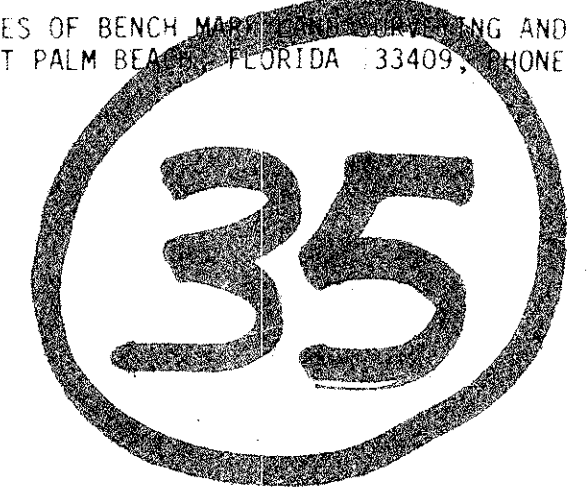
TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, GEORGE ORD, 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 TO BE VESTED TO MINTO CONSTRUCTION LIMITED, INC., AN ONTARIO CORPORATION AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 10/5/78 BY: George E. Ord
 GEORGE ORD, ATTORNEY-AT-LAW
 LICENSED IN THE STATE OF FLORIDA

23/45/42

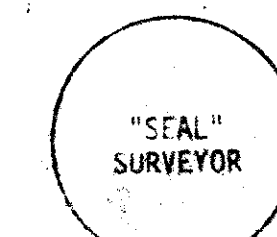
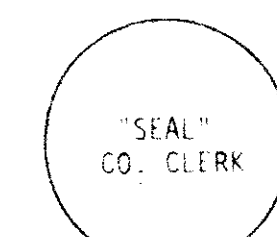
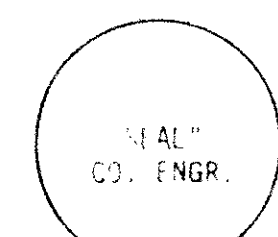
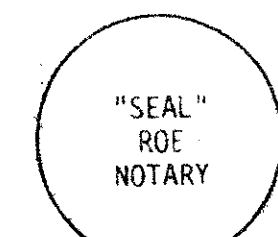


SURVEYOR'S CERTIFICATE:

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 (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'s) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 5th DAY OF OCTOBER, A.D., 1978. BY: Wm. R. Van Campen
 Wm. R. VAN CAMPEN, P.L.S.
 REGISTERED SURVEYOR NO. 2424
 STATE OF FLORIDA



MIRROR LAKES #1

1000-131

35 MARK
 35/165
 DR 6 1
 1"=50'