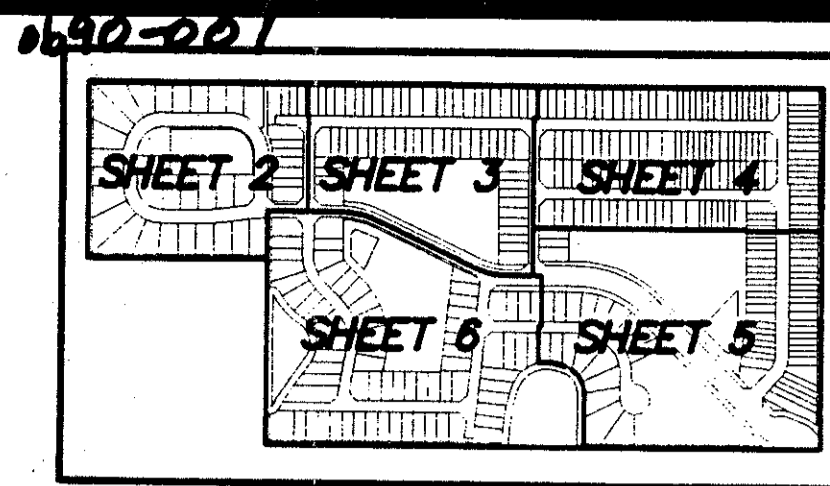
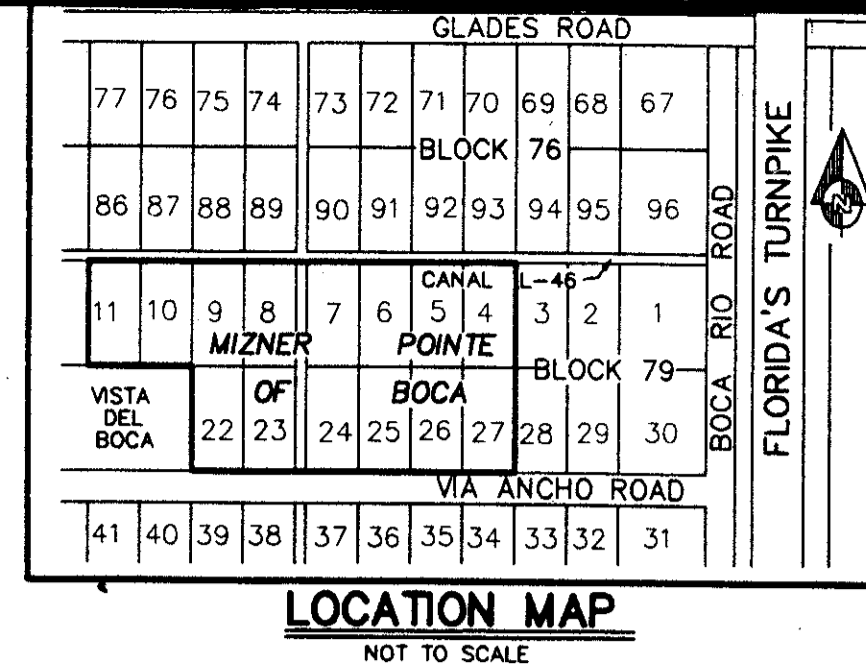


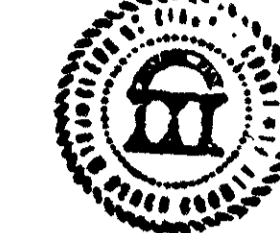
PLAT OF MIZNER POINTE OF BOCA, VIA ANCHO PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF PORTION OF BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3,
PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST.
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 6 SHEETS FEBRUARY 1997



KEY MAP
N. T.S.



96

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:18 AM on this 25 day of August 1997 and duly recorded in Plat Book No. 80 on page 101
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, SHOWN HEREON AS PLAT OF MIZNER POINTE OF BOCA, VIA ANCHO, PLANNED UNIT DEVELOPMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 4 THROUGH 11, INCLUSIVE AND 22 THROUGH 27, INCLUSIVE, BLOCK 79, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH ALL THAT PART OF THAT CERTAIN 30 FOOT PLATTED ROADWAY LYING BETWEEN TRACTS 7 AND 8, BLOCK 79, AND TRACTS 23 AND 24, BLOCK 79, OF THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 26.00 FEET OF TRACT 8, BLOCK 79 OF SAID PLAT; BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT 23, BLOCK 79 OF SAID PLAT; SAID RIGHT-OF-WAY ABANDONED AS PER OFFICIAL RECORD BOOK 9676, AT PAGE 339, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 28 FEET OF TRACTS 4 THROUGH 7 AND LESS THE NORTH 26 FEET OF TRACTS 8 THROUGH 11, CONTAINING: 69.258 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE SWALE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LIFT STATION EASEMENT AND LIFT STATION ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS (R.R.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LOT OWNER WHOSE BUILDING UNIT SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20' WETLAND ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO WETLAND TRACT "W-2" FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS AND THE LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS W-1 AND W-2 (THE CONSERVATION AREAS) ARE HEREBY DEDICATED TO THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREAS, THEY SHALL BE THE PERPETUAL RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/INVASIVE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DINKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

CONTINUED...

DEDICATION CONTINUED...

TRACTS "L-1" THROUGH "L-4", AS SHOWN HEREON AS WATER MANAGEMENT TRACTS ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "Q", "R" AND "S", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

TRACT "P", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

25' WETLAND BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION/Common AREAS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSERVATION/Common AREAS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

TRACTS "D", "E", "F", "G", "H", "I", "J", "K", "L", AND "M" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE/BUFFER AND PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "N" AND "O", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "T", AS SHOWN HEREON, IS HEREBY RESERVED TO ENGLE HOMES/PALM BEACH, INC. FOR FUTURE CANAL RIGHT OF WAY PURPOSES. SAID TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ENGLE HOMES/PALM BEACH, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF July, 1997.

ENGLE HOMES/PALM BEACH, INC.
A FLORIDA CORPORATION
ATTEST: DAVID SHAPIRO, SECRETARY
BY: HARRY ENGELSTEIN, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY ENGELSTEIN AND DAVID SHAPIRO, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF ENGLE HOMES/PALM BEACH, INC., 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 25th DAY OF July, 1997.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
CAROLINA DIBENEDUM

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, UNIVERSAL LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS 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 ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 6-20-97
EILEEN C. ELMS
COMMERCIAL ACCOUNTS MANAGER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25th DAY OF July, 1997.

MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
BY: [Signature]
NAME: HARRY ENGELSTEIN
TITLE: VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HARRY ENGELSTEIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF _____ A FLORIDA CORPORATION 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 25th DAY OF July, 1997.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
CAROLINA DIBENEDUM

COUNTY APPROVALS

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 25th DAY OF August, 1997.
EDWIN A. JACKPPE
DEPUTY COUNTY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N 90°00'00" E. ALONG THE NORTH LINE OF THE REPLAT OF BOCA LAGO AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS INDICATED ON THE APPROVED FINAL SUBDIVISION PLAN PETITION NO. 80-153 B, EXHIBIT NO. 151.
- ALL RADIAL LINES ARE LABELED * ALL OTHER LINES INTERSECTING CURVES ARE NOT RADIAL.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION, AND 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 THAT THE PERMANENT CONTROL POINTS ("P.C.P.S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS WELL AS THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

PAUL POTORNY, P.L.S.
LICENSE NO. 2297
STATE OF FLORIDA

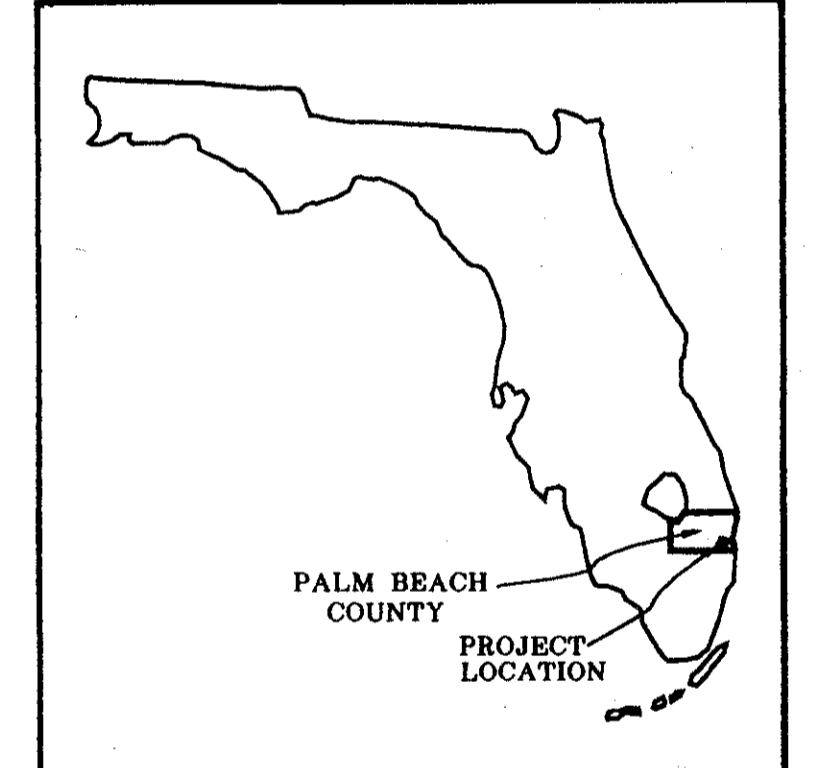
ALL DISTANCES ARE GRID
SCALE FACTOR = 1.000256
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

N90°07'00"E (PLAT) = BEARING ROTATION PLAT TO GRID
N89°43'57"E (GRID) = 00°16'03" COUNTERCLOCKWISE

TABULAR DATA

PETITION NUMBER	PDD 96-48
TOTAL AREA	69.258 ACRES
UNITS	372
DENSITY	5.37 UNITS/ACRE

THIS INSTRUMENT WAS PREPARED BY PEDRO B. MORALES IN THE OFFICES OF SHALEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463



VICINITY MAP

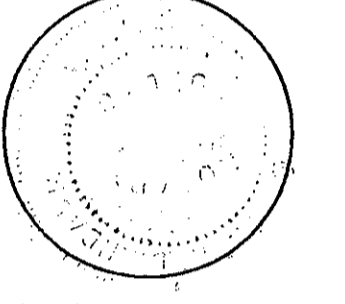
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- Δ = DELTA ANGLE
- A = ARC LENGTH
- C.B. = CHORD BEARING
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- R/W. = RIGHT-OF-WAY
- F.P.&L. = FLORIDA POWER & LIGHT
- CL. = CENTERLINE
- R.R.M.E. = ROOF OVERHANG AND RECIPROCAL MAINTENANCE EASEMENTS
- = DENOTES SET P.R.M. # 2297 UNLESS OTHERWISE NOTED
- = DENOTES FOUND P.R.M. AS NOTED
- = DENOTES SET PERMANENT CONTROL POINT (P.C.P.)
- ⊥ = DENOTES ZERO LOT LINE ON THE SIDE OF THE LINE SHOWN.
- S.D.E. = SWALE DRAINAGE EASEMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- * = RADIAL LINE
- P.O.B. = POINT OF BEGINNING
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT

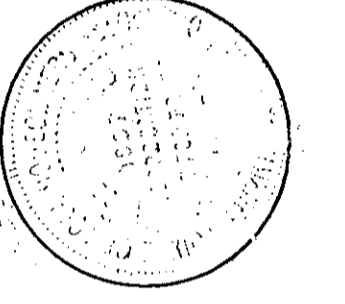
DEDICATION



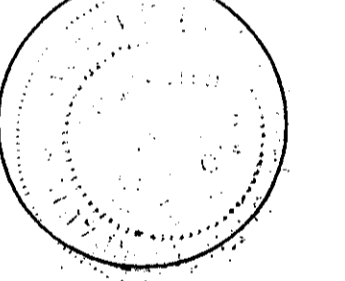
DEDICATION NOTARY



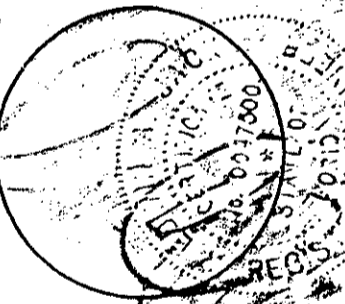
MIZNER POINTE OF BOCA HOMEOWNERS ASSOCIATION, INC.



NOTARY



DEPUTY COUNTY ENGINEER



LAND SURVEYOR



SUBDIVISION #10, MIZNER POINTE OF BOCA
BOOK 20, PAGE 96
FLOOD ZONE 1
ZONING 1-4
ROAD # 54
ZIP CODE 33463

Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite 1 - Lake Worth, FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8963