

A PART OF A P.U.D.
MIRROR LAKES
PLAT NO. 2

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).

79 103062

135

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 9:40 A.M.
 THIS 14th DAY OF
 A.D., 1979 AND DULY RE-
 CORDED IN PLAT BOOK 37
 ON PAGES 135 THROUGH 137
 JOHN B. DUNKLE, CLERK
 CIRCUIT COURT.
 BY: *[Signature]* DC

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. 2, A PART OF A P.U.D., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MIRROR LAKES, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 165 THROUGH 167, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23;

THENCE, SOUTH 89°40'58" WEST ALONG SAID LINE A DISTANCE OF 787.26 FEET TO A POINT ON A LINE 40.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE, NORTH 00°05'18" EAST ALONG SAID LINE A DISTANCE OF 1252.72 FEET TO A POINT ON A LINE 70.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE, NORTH 89°44'17" EAST, ALONG SAID LINE A DISTANCE OF 1282.71 FEET; THENCE SOUTH 00°02'39" WEST, A DISTANCE OF 590.74 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID PLAT OF MIRROR LAKES PLAT NO. 1; THENCE NORTH 89°42'37" EAST, ALONG SAID LINE A DISTANCE OF 965.41 FEET TO THE BOUNDARY OF SAID PLAT; THENCE THE FOLLOWING COURSES ALONG SAID BOUNDARY; THENCE, SOUTH 00°17'23" EAST, A DISTANCE OF 177.00 FEET; THENCE, NORTH 89°42'37" EAST, A DISTANCE OF 21.00 FEET; THENCE, SOUTH 00°17'23" EAST, A DISTANCE OF 100.00 FEET; THENCE, SOUTH 89°42'37" WEST, A DISTANCE OF 842.92 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 465.59 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°10'26" A DISTANCE OF 228.94 FEET, TO THE END OF SAID CURVE; THENCE, NORTH 28°27'49" WEST, A DISTANCE OF 100.00 FEET, TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 565.59 FEET AND WHOSE RADIUS POINT BEARS SOUTH 28°27'49" EAST; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°16'44" A DISTANCE OF 81.72 FEET TO THE END OF SAID CURVE; THENCE, NORTH 36°44'32" WEST, A DISTANCE OF 52.00 FEET; THENCE, SOUTH 89°40'58" WEST, A DISTANCE OF 325.02 FEET; THENCE, SOUTH 00°19'02" EAST, A DISTANCE OF 143.00 FEET; THENCE, SOUTH 89°40'58" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°19'02" EAST, A DISTANCE OF 172.00 FEET; THENCE, NORTH 89°40'58" EAST, A DISTANCE OF 63.00 FEET; THENCE SOUTH 00°19'02" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.1627 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOME OWNERS' ASSOCIATION.
- TRACT "F", AS SHOWN HEREON IS HEREBY DEDICATED TO THE MIRROR LAKES HOME OWNERS' ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION, FOR DRAINAGE MAINTENANCE ACCESS PURPOSES AND IS 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 (A WATER MANAGEMENT TRACT).
- 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 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 11th DAY OF April, A.D., 1979.

[Signature]
 MINTO CONSTRUCTION LIMITED, INC.,
 AN ONTARIO CORPORATION AUTHORIZED TO TRANSACT
 BUSINESS IN THE STATE OF FLORIDA.
 BY: *[Signature]*
 JAMES E. MACKENZIE, VICE-PRESIDENT

ACKNOWLEDGMENT:

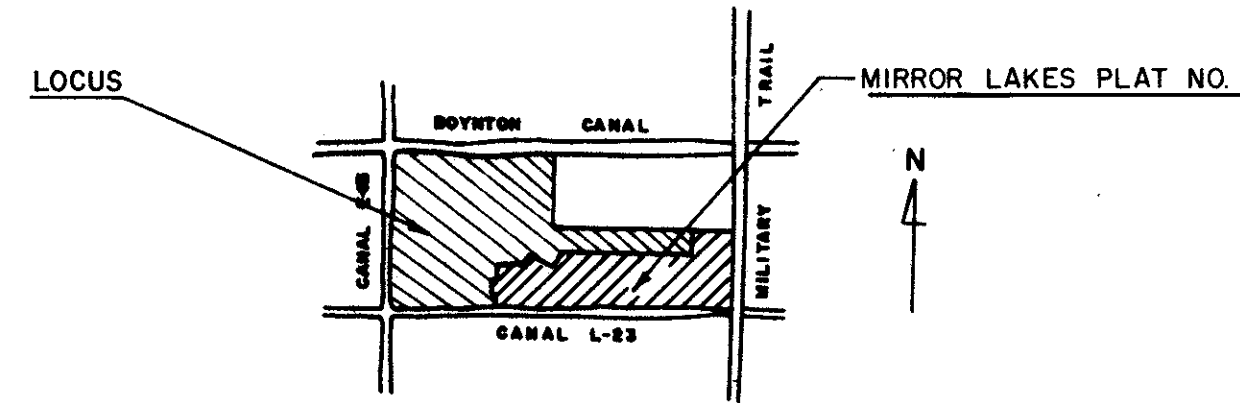
STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____, 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.

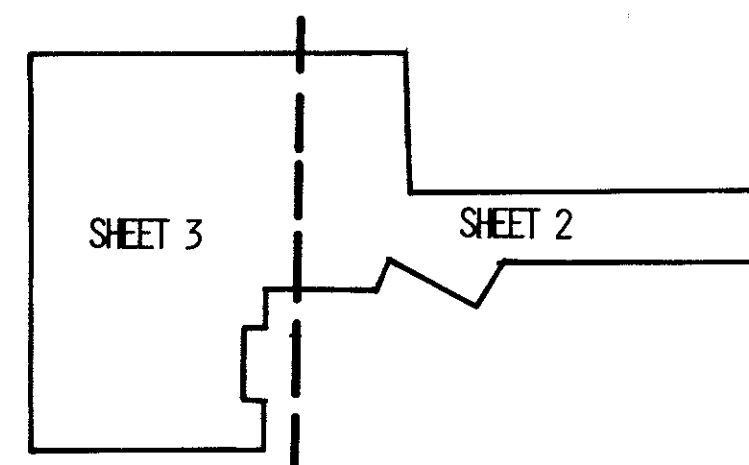
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF April, A.D., 1979.

NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: 3-20-80
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES MAY 20 1980
 BONDED THROUGH GENERAL INS. UNDERWRITERS

SHEET 1 OF 3



LOCATION MAP



SHEET INDEX

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, PAGE 353, 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 HEREUNTO SET MY HAND AND SEAL THIS 9th DAY OF March, A.D., 1979.

[Signature]
 RICHARD W. ROE, TRUSTEE
 WITNESS: *[Signature]*

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 9th DAY OF MARCH, A.D., 1979.

NOTARY PUBLIC: *[Signature]*
 MY COMMISSION EXPIRES: 12-20-82

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: March 16, 1979 BY: *[Signature]*
 GEORGE ORD, ATTORNEY-AT-LAW
 LICENSED IN THE STATE OF FLORIDA

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT 38.1627 ACRES
 LESS ROAD RIGHTS OF WAY 5.1104 ACRES
 EQUALS EFFECTIVE BASE RESIDENTIAL AREA 33.0523 ACRES

APPLICABLE DENSITY FACTOR N/A
 TOTAL UNITS PERMITTED N/A

TOTAL UNITS THIS PLAT 76 UNITS PROPOSED
 OPEN SPACE THIS PLAT 27.9158 ACRES PROPOSED
 DENSITY 3.98 D.U./AC.

AREA TABULATIONS

AREA OF BLOCK 4 5.8581 ACRES
 AREA OF BLOCK 1 3.6620 ACRES
 AREA OF BLOCK 2 2.5171 ACRES
 AREA OF BLOCK 3 4.1438 ACRES
 AREA OF TRACT "A" (ROAD RIGHT OF WAY) 5.1104 ACRES
 AREA OF TRACT "D" 10.0015 ACRES
 AREA OF TRACT "F" 1.3423 ACRES
 AREA OF BUFFER ZONE 0.9076 ACRES
 AREA OF FLORIDA POWER & LIGHT EASEMENT 4.6199 ACRES

TOTAL AREA THIS PLAT 38.1627 ACRES

APPROVAL: PALM BEACH COUNTY, FLORIDA
 BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF June, A.D., 1979.

BY: *[Signature]*
 BILL BAILEY, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF JUNE, A.D., 1979.

BY: *[Signature]*
 ROBERT E. GANLEY, P.E. COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S NOTES:

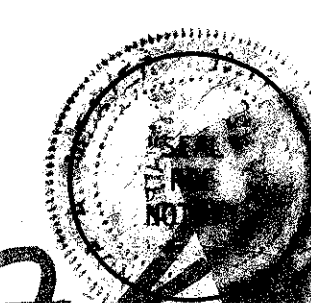
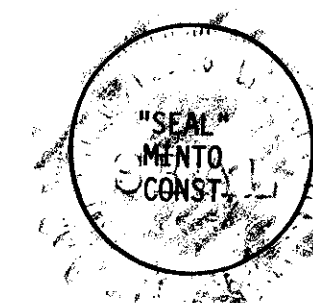
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET-BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL BEARINGS STATED HEREON AND AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N. 00°00'00" W., FOR THE CENTERLINE OF MILITARY TRAIL AND THE EAST LINE OF SECTION 23-45-42.
- THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, SUITE 209, WEST PALM BEACH, FLORIDA 33409, PHONE 689-2111.

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 GUARANTEES 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: 24th DAY OF May, A.D., 1979. BY: *[Signature]*
 WM. R. VAN CAMPEN, P.L.S.
 REGISTERED SURVEYOR NO. 2424
 STATE OF FLORIDA



MIRROR LAKES PLAT NO. 2

BENCH MARK
 land surveying and mapping, inc.
 DRAWN: DR FIELD BOOK: DATE: 3-6-78 JOB NO: 78-024 SHEET: 1 OF 3
 CHECKED: MEASUREMENT: 1" = 50' DRAWING NO: 35