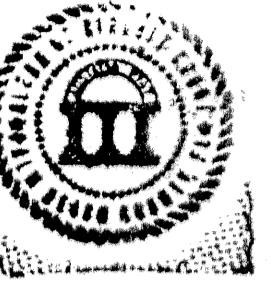


COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 1:43 P.M.
this 22 day of JULY 1995
and duly recorded in Plat Book No. 75
on page 122-125
DOMESTIC WILLKIN City of Circuit Court
by *Linda C. Madsen* D.C.



MIRA FLORES

LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA
CITY OF PALM BEACH GARDENS, FLORIDA
MAY 1995

RESERVATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MCM VENTURE LTD., A FLORIDA LIMITED PARTNERSHIP AND NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS MIRA FLORES LYING IN SECTION 6, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 42, SOUTH, RANGE 43 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE S88°44'48"E ALONG THE NORTH LINE OF SAID SECTION, (THE NORTH LINE OF SECTION 6 IS ASSUMED TO BEAR N88°44'48"W AND ALL OTHER BEARINGS REFERENCED HEREIN ARE RELATIVE THERETO), A DISTANCE OF 715.58 FEET; THENCE S01°15'12"W, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 30.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC ROAD AS DESCRIBED IN O.R.B. 7128 PAGE 1706 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S01°34'00"W A DISTANCE OF 9.92 FEET; THENCE N88°43'42"W A DISTANCE OF 40.00 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R.B. 1310, PAGE 42; THENCE S01°34'00"W ALONG SAID EAST LINE A DISTANCE OF 303.00 FEET; THENCE ALONG THE BOUNDARIES OF THAT CERTAIN WATER MANAGEMENT TRACT AS DESCRIBED IN O.R.B. 5072 PAGE 371 PUBLIC RECORDS OF PALM BEACH COUNTY BY THE FOLLOWING FOUR COURSES; S88°44'02"E A DISTANCE OF 40.00 FEET; THENCE S01°34'00"W, A DISTANCE OF 166.22 FEET; THENCE S88°44'48"E, A DISTANCE OF 258.38 FEET; THENCE S25°49'52"W, A DISTANCE OF 139.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GARDENS BOULEVARD (AS DESCRIBED IN O.R.B. 5072, PAGE 360); THENCE S66°02'37"E, A DISTANCE OF 100.05 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S19°10'08"E, A DISTANCE OF 35.36 FEET; THENCE S64°10'08"E, A DISTANCE OF 436.19 FEET TO A CURVE HAVING A RADIAL BEARING OF N25°49'52"E, A RADIUS OF 941.45 FEET, AND A CENTRAL ANGLE OF 36°15'16"; THENCE PROCEED SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ARC OF SAID CURVE; A DISTANCE OF 595.71 FEET TO THE END OF SAID CURVE; THENCE N79°34'36"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 152.71 FEET; THENCE N34°04'49"E A DISTANCE OF 35.66 FEET; THENCE N87°17'34"E A DISTANCE OF 80.93 FEET; THENCE S55°55'11"E A DISTANCE OF 35.05 FEET; THENCE N79°34'36"E A DISTANCE OF 5.93 FEET; THENCE N53°32'54"W DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.49 FEET; THENCE N06°40'24"W A DISTANCE OF 75.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 185.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°44'16", A DISTANCE OF 205.80 TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N57°03'52"E A DISTANCE OF 230.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 265.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°48'40" A DISTANCE OF 258.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N01°15'12"E A DISTANCE OF 152.74 FEET; THENCE N46°15'12"E A DISTANCE OF 35.36 FEET; THENCE N01°15'12"E A DISTANCE OF 18.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC ROAD AS DESCRIBED IN O.R.B. 7128, PAGE 1706; THENCE N88°44'48"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ATLANTIC ROAD, A DISTANCE OF 1,936.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 32.938 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- WATER MANAGEMENT TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- DRAINAGE EASEMENTS #1, #2, AND #3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE STREETS SHOWN HEREON AS TRACTS "B" AND "C" ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR ROADWAYS, INGRESS, EGRESS, DRAINAGE, UTILITIES AND RELATED PURPOSES, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF PALM BEACH GARDENS, ITS SUCCESSORS AND/OR ASSIGNS.
- DRAINAGE EASEMENTS #4, #5, #6, #7 AND #8 ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, AND SHALL BE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID CITY, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACT "D" AS SHOWN HEREON IS HEREBY DEDICATED TO THE MACARTHUR CENTER PROPERTY OWNERS ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND PEDESTRIAN ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE LANDSCAPE EASEMENTS AS SHOWN HEREON AND HEREBY DEDICATED TO THE MACARTHUR CENTER PROPERTY OWNERS ASSOCIATION, INC. A NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- WATER MANAGEMENT EASEMENTS AS SHOWN AND DESIGNATED HEREON AS W.M.E. ARE HEREBY DEDICATED SOLELY TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF OF THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CON AM VISTA FLORIDA PARTNERS, A CALIFORNIA PARTNERSHIP QUALIFIED TO DO BUSINESS IN FLORIDA THIS ___ DAY OF ___ 1995.

MCM VENTURE LTD., A FLORIDA LIMITED PARTNERSHIP

BY: CON AM VISTA FLORIDA PARTNERS,
A CALIFORNIA GENERAL PARTNERSHIP,
GENERAL PARTNER

BY: CONTINENTAL AMERICAN PROPERTIES, LTD.
A CALIFORNIA LIMITED PARTNERSHIP,
A GENERAL PARTNER

BY: DJE FINANCIAL CORP.,
A CALIFORNIA CORPORATION,
ONE OF THE GENERAL PARTNERS

BY: *Daniel J. Epstein*
DANIEL J. EPSTEIN
PRESIDENT

BY: VISTA FLORIDA LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP,
A GENERAL PARTNER

BY: *Michael A. Saltman*
MICHAEL A. SALTMAN
GENERAL PARTNER

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 28 DAY OF June 1995.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ATTEST: *Peter L. Pimentel* BY *William L. Kerslake*
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED DANIEL J. EPSTEIN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DJE FINANCIAL CORPORATION, A CALIFORNIA 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

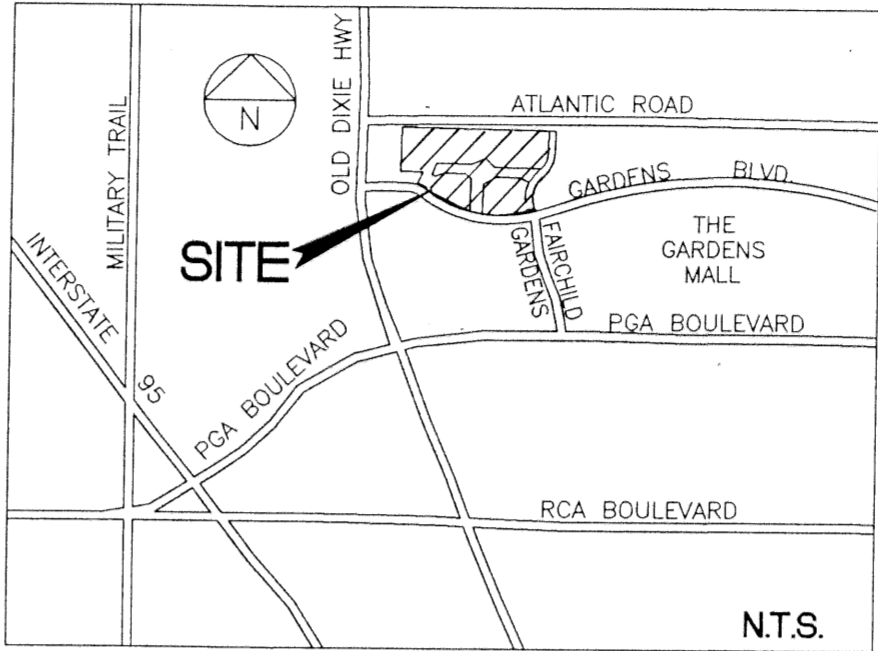
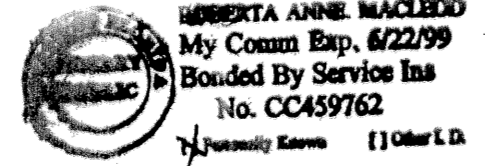
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF June 1995.
Dorothy H. Laska NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/20/96

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED MICHAEL A. SALTMAN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL PARTNER OF THE VISTA FLORIDA LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID PARTNERSHIP FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF June 1995.
Dorothy H. Laska NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/20/96

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED WILLIAM L. KERSLAKE AND PETER L. PIMENTEL, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID POLITICAL SUBDIVISION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID POLITICAL SUBDIVISION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID POLITICAL SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF June 1995.
Roberta Anne MacLeod NOTARY PUBLIC
MY COMMISSION EXPIRES:



LOCATION MAP

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE
THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF WATER MANAGEMENT TRACT "A" AS SHOWN HEREON.

SAID DISTRICT FURTHER ACKNOWLEDGES THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT DRAINAGE EASEMENTS AND WATER MANAGEMENT EASEMENTS TOGETHER WITH THE PERPETUAL MAINTENANCE OBLIGATION THEREOF, TOGETHER WITH THE EXISTING DRAINAGE EASEMENT SHOWN HEREON AND RECORDED IN OFFICIAL RECORD BOOK 8762 AT PAGE 1871, OF SAID PUBLIC RECORDS. SAID DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY AND ITS SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 28 DAY OF June 1995.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
Attest: *Peter L. Pimentel* BY *William L. Kerslake*
PETER L. PIMENTEL, Secretary WILLIAM L. KERSLAKE, President
Board of Supervisors Board of Supervisors

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MCM VENTURE LTD., A FLORIDA LIMITED PARTNERSHIP, AND NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 6/15/95 CHICAGO TITLE INSURANCE COMPANY
Ronald J. Madsen
-VICE PRESIDENT

SURVEYOR'S NOTES:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- WHEN DRAINAGE AND UTILITY EASEMENTS OVERLAP, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- NO STRUCTURES OR TREES SHALL BE PLACED WITHIN DRAINAGE OR WATER AND WASTEWATER EASEMENTS.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.'S) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THIS INSTRUMENT WAS PREPARED BY GARY M. RAYMAN, R.L.S., IN AND FOR THE OFFICES OF SHALLOWAY, FOY, RAYMAN & NEWELL, INC., 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. TELEPHONE (407) 655-1151.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I HEREBY 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

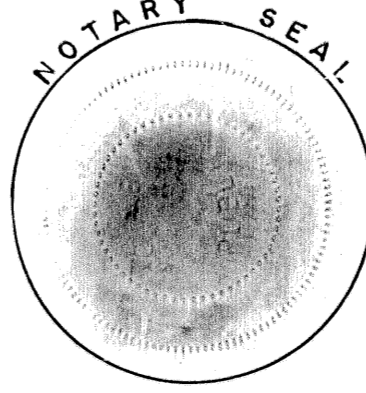
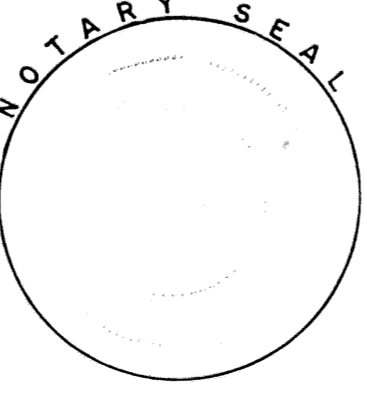
SHALLOWAY, FOY, RAYMAN & NEWELL, INC.
DATE: 6/15/95 BY: *Gary M. Rayman*
GARY M. RAYMAN, R.L.S. # 2633

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "MIRA FLORES" IS HEREBY APPROVED FOR RECORD BY THE CITY OF PALM BEACH GARDENS, FLORIDA, THIS 6th DAY OF July 1995.

BY: *Joseph Russo*
JOSEPH RUSSO, MAYOR
BY: *Linda Kosjar*
LINDA KOSJAR, DEPUTY CITY CLERK
BY: *Lennart E. Lindahl*
LENNART E. LINDAHL, P.E., CITY ENGINEER

SUBDIVISION * Mira Flores
BOOK 75 PAGE 122
FLOOD MAP *
QUAD * ZONING *
SE * ZIP CODE *
PUD NAME * JPB Gardens



Shalloway, Foy,
Rayman & Newell, Inc.
ENGINEERS - PLANNERS - SURVEYORS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405, (407) 655-1151

Date 02/17/1995
Designed
Drawn C.A.R.
Checked
B. LAMOTTE
Project Manager



PLAT NO. 1/4
JOB NO.
93072