A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST BEING A REPLAT OF A PORTION OF PLAT "A" SPANISH RIVER LAND COMPANY AS RECORDED IN PLAT BOOK 16, PAGES 27-30 CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 2

PREPARED BY: MICHAEL G. PURMORT, P.L.S.

MICHAEL G. PURMORT & ASSOCIATES, INC.

843 S.E. 8TH AVENUE

DEERFIELD BEACH, FLORIDA 33441

APRIL 1997

LAND USE

PARCEL (A)---- 7.76 ACRES ±

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST

LINE OF THE N.W. 1/4 OF SECTION 29 WHICH IS ASSUMED

BUILDING SETBACK LINES SHALL BE AS REQUIRED PURSUANT

OF BOCA RATON, FLORIDA AND ANY FUTURE AMENDMENTS

THERETO APPLICABLE TO THE REAL PROPERTY DESCRIBED

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED

ON UTILITY, DRAINAGE, OR WATER AND SEWER EASEMENTS WITHOUT CITY OF BOCA RATON APPROVAL "BUILDING CONSTRUCTION"

DOES NOT INCLUDE ENTRY DRIVES, PARKING AREAS, AND VEHICULAR

LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH THE APPROVAL OF ALL UTILITIES HAVING THE RIGHT TO OCCUPY

EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE

WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS

THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BEUREAU OF STANDARDS

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE

NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE

APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED

AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON 10_ DAY OF Que,

TO RESOLUTION NO. 59-97 OF THE CITY COUNCIL OF THE CITY

• ---- PERMANENT REFERENCE MONUMENT (#2539)

O---- PERMANENT CONTROL POINT (P.C.P.)

P.O.B. --- POINT OF BEGINNING

C/L ---- CENTERLINE

P.B. ---- PLAT BOOK

S.F. ---- SQUARE FEET

TO BEAR S 00°01'02" W.

NON ACCESS LINE

PG. ---- PAGE

HEREON.

1997.

NOTARY

P.O.C. --- POINT OF COMMENCEMENT

O.R.B. --- OFFICIAL RECORD BOOK

AND PEDESTRIAN CIRCULATION AREAS.

EASEMENTS TAKE PRECEDENCE.

AND REFER TO THE HORIZONTAL PLANE.

PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION

DESCRIPTION: A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST; THENCE RUN SOUTH 00'01'02" WEST, ALONG THE COMMON LINE BETWEEN THE NE 1/4 AND THE NW 1/4 OF SAID SECTION 29, FOR A DISTANCE OF 495.44 FEET; THENCE RUN SOUTH 89°42'48" EAST, ALONG THE CENTERLINE AND WESTERLY PROJECTION THEREOF, BLOCK 16, MAP OF BOCARATONE, AS RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 630.32 FEET TO A POINT ON THE EASTERN LINE OF SAID BLOCK 16, THENCE RUN NORTH 00'00'46" EAST FOR A DISTANCE OF 135.46 FEET; THENCE RUN SOUTH 89'42'58" EAST FOR A DISTANCE OF 319.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 62.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 45'17'08" EAST FOR A DISTANCE OF 17.54 FEET; THENCE RUN SOUTH 89'42'50" EAST FOR A DISTANCE OF 239.70 FEET; THENCE RUN SOUTH 04.06'34" EAST FOR A DISTANCE OF 837.10 FEET; THENCE RUN SOUTH 16'11'50" WEST FOR A DISTANCE OF 765.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN SOUTH 16'11'50" WEST FOR A DISTANCE OF 739.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 48.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 23'56'09" WEST FOR A DISTANCE OF 84.45 FEET; THENCE RUN NORTH 89'49'31" WEST FOR A DISTANCE OF 294.28 FEET; THENCE RUN NORTH 00'06'30" WEST FOR A DISTANCE OF 24.60 FEET; THENCE RUN NORTH 06'29'01" WEST FOR A DISTANCE OF 61.13 FEET; THENCE RUN NORTH 17"14'10" WEST FOR A DISTANCE OF 65.31 FEET; THENCE RUN NORTH 07.45'07" WEST FOR A DISTANCE OF 28.03 FEET; THENCE RUN NORTH 05.15'27" EAST FOR A DISTANCE OF 42.90 FEET; THENCE RUN NORTH 24.52.49" EAST FOR A DISTANCE OF 40.16 FEET; THENCE RUN NORTH 05'08'28" EAST FOR A DISTANCE OF 119.13 FEET; THENCE RUN NORTH 08'34'13" EAST FOR A DISTANCE OF 70.58 FEET; THENCE RUN NORTH 24.52.52" EAST FOR A DISTANCE OF 55.81 FEET; THENCE RUN NORTH 47'05'33" EAST FOR A DISTANCE OF 35.37 FEET; THENCE RUN NORTH 62'03'03" WEST FOR A DISTANCE OF 52.11 FEET; THENCE RUN NORTH 29°53'29" WEST FOR A DISTANCE OF 41.53 FEET; THENCE RUN NORTH 02'01'01" WEST FOR A DISTANCE OF 60.93 FEET; THENCE RUN NORTH 35'26'26" EAST FOR A DISTANCE OF 68.08 FEET; THENCE RUN NORTH 18'11'12" EAST FOR A DISTANCE OF 63.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 349.90 FEET, AN ARC DISTANCE OF 59.89 FEET; THENCE RUN SOUTH 50°24'08" EAST FOR A DISTANCE OF 259.74 FEET; THENCE RUN NORTH 85.50'39" EAST FOR A DISTANCE OF 150.70 FEET; THENCE RUN SOUTH 50'46'58" EAST FOR A DISTANCE OF 56.39 FEET; THENCE RUN NORTH 81'55'39" EAST FOR A DISTANCE OF 103.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.76 ACRES, MORE OR LESS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOCA MARINA, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED UNDER DESCRIPTION, TO BE KNOWN AS MIZNER GRAND BEING A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN:

THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL DAY OF ______ 1997. A FLORIDA LIMITED PARTINE INC., A FLORIDA CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRIAN STREET, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOCA DEVELOPERS, INC., A FLORIDA CORPORATION, AS THE GENERAL PARTNER OF BOCA MARINA, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AS THE GENERAL PARTNER OF BOCA MARINA, LTD., A FLORIDA LIMITED PARTNERSHIP

MY COMMISSION EXPIRES:

Benita J. Weaver Notary Public, State of Florida Notary Public, State of Figure 07/28/ My Commission Expires 07/28/98 -800-3 NOTARY - Pla. Notary Service & Bonding C

BENITH J. WEAVER

CORPORATE SEAL

NOTARY

CITY OF " BOÇA RATON SEAL

OF DEVELOPMENT SERVICES

SURVEYOR'S SEAL 170 - STATE C

GAGNON, P.E., ACTING CITY CIVIL ENGINEER LICENSE NO. 2720

PALMETTO PARK ROAD NE 5TH AVE. THIS SITE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:19 M. THIS 25 HDAY OF JUNE 1997, AND DULY RECORED IN PLAT BOOK 79 ON PAGES (18 THRU 119.

MORTGAGEE'S CONSENT

NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK __8932_ AT PAGE(S) 1512 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED RAYMOND J. NICHOLSON, TRUSTEE U/A OCTOBER 27, 1976, AS AMENDED, WHO IS PERSONALLY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE U/A OCTOBER 27, 1976, AS AMENDED, AND ACKNOWLEDGED TO AND BEFORE ME, THAT HE EXECUTED SUCH INSTRUMENT AS SUCH

WITNESS MY HAND AND OFFICIAL SEAL THIS __ MY COMMISSION EXPIRES: BENITA J. WEAVER

Benita J. Weaver Notary Public, State of Florida Commission No. CC 396103 My Commission Expires 07/28/98 -800-3-NOTARY - Fla. Notary Service & Bonding Co.

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH }

THE UNDERSIGNED ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO BOCA MARINA, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO ENCUMBERANCES OF RECORD OTHER THAN STATED HEREIN.

SURVEYOR'S CERTIFICATION

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 THAT PERMANENT CONTROL POINTS (P.C.P.S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON, FLORIDA FOR THE REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 PART I, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

MICHAEL G. PURMORT,