



# UPJOHN P.U.D. PLAT ONE

## BEING A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

### JANUARY, 1999 SHEET 1 OF 3

THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF  
**W.L.FISH & COMPANY**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 105 S. Narcissus Ave., Suite 712, West Palm Beach, Florida 33401  
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0672-001

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COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD  
 AT 9:06 A. M. THIS 22 DAY  
 OF September 1999 AND DULY  
 RECORDED IN PLAT BOOK NO. 86  
 ON PAGE 1-3

DOROTHY H. WILKEN,  
 Clerk Circuit Court  
 BY: Lydia A. Hall, D.C.

#### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT **UPJOHN-DELRAY LIMITED PARTNERSHIP**, A FLORIDA LIMITED PARTNERSHIP AND **MIZNER VILLAGE, INC.**, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, SHOWN HEREON AS **UPJOHN P.U.D. PLAT ONE**, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF (E. 1/2) OF THE EAST HALF (E. 1/2) OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THAT PARCEL CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 7034, PAGE 429 FOR RIGHT-OF-WAY OF LINTON BOULEVARD, AND LESS THE NORTH 63.62 FEET THEREOF, AND LESS THE NORTH 56.43 FEET OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21.

BEING MORE PARTICULARLY DESCRIBED AS **PARCEL 1** AND **PARCEL 2** AS FOLLOWS:

#### PARCEL 1:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 02°17'27" EAST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 63.63 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL CLAIMED BY THE LAKE WORTH DRAINAGE DISTRICT IN ACCORDANCE WITH CHANCERY CASE 407, AS SAID CHANCERY CASE IS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED **PARCEL 1**:

THENCE SOUTH 02°17'27" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2606.87 FEET, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°07'43" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21 AND ALONG THE NORTH LINE OF THE PARCEL CONVEYED BY QUIT-CLAIM DEED TO THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 10038, PAGE 1670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1350.90 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 21; THENCE NORTH 02°06'03" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2603.32 FEET, TO A POINT ON THE PREVIOUSLY DESCRIBED SOUTHERLY LINE CLAIMED BY THE LAKE WORTH DRAINAGE DISTRICT; THENCE NORTH 88°59'08" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1342.18 FEET, TO THE POINT OF BEGINNING.

#### PARCEL 2:

**COMMENCE** AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 02°16'40" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 55.44 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL CONVEYED BY QUIT-CLAIM DEED TO THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 10038, PAGE 1670 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED **PARCEL 2**:

THENCE SOUTH 02°16'40" EAST, CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2533.60 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LINTON BOULEVARD, AS SAID NORTHERLY RIGHT-OF-WAY LINE IS DESCRIBED IN A RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 7034, PAGE 429 OF SAID PUBLIC RECORDS; THENCE NORTH 83°44'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 450.00 FEET, THENCE NORTH 88°28'11" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 449.85 FEET, THENCE SOUTH 84°35'19" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 465.52 FEET, TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 21; THENCE NORTH 02°05'38" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2495.58 FEET, TO A POINT ON THE PREVIOUSLY DESCRIBED SOUTHERLY LINE OF THE PARCEL CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT; THENCE NORTH 89°07'43" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1351.09 FEET, TO THE POINT OF BEGINNING.

**PARCEL 1** CONTAINING 3,507.022 SQUARE FEET OR 80.5102 ACRES, MORE OR LESS AND **PARCEL 2** CONTAINING 3,364.520 SQUARE FEET OR 77.2387 ACRES, MORE OR LESS.

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

- 1) TRACTS "A" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED BY **UPJOHN-DELRAY LIMITED PARTNERSHIP**, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND **MIZNER VILLAGE, INC.**, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL HOUSING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND MUST BE REPLATTED PRIOR TO DEVELOPMENT. SAID MAINTENANCE OBLIGATION SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING ORDINANCE AT THE TIME OF REPLATTING.
- 2) TRACT "B" (RECREATION TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE **VIZCAYA NEIGHBORHOOD PROPERTY OWNERS 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. **SEE SHEET 2 FOR ACCEPTANCE AND ACKNOWLEDGMENT.**
- 3) TRACTS "D-1" AND "D-2", (PRIVATE ROADWAY TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE **VIZCAYA P.U.D. MASTER 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. **NOTE:** THAT PORTION OF TRACTS "D-1" AND "D-2" WHICH LIE WITHIN THE LAKE WORTH DRAINAGE DISTRICT EASEMENTS FOR CANALS AS DELINEATED IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6588, PAGE 921 ARE SUBJECT TO THE PROVISIONS AS SET FORTH IN OFFICIAL RECORD BOOK 6588, PAGE 921 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- 4) TRACT "E", (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 9812 AT PAGE 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5) TRACTS "O.S.-1", "O.S.-2", "O.S.-3", AND "O.S.-4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. **NOTE:** TRACTS "O.S.-3" AND "O.S.-4" ARE SUBJECT TO THE RESTRICTION AS SET FORTH BY THE LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN O.R.B. 6588, PAGE 921 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 6) TRACTS "L.B./O.S.-1", "L.B./O.S.-2", "L.B./O.S.-3", "L.B./O.S.-4", "L.B./O.S.-5", "L.B./O.S.-6", "L.B./O.S.-7", "L.B./O.S.-8", "L.B./O.S.-9", "L.B./O.S.-10", "L.B./O.S.-11", "L.B./O.S.-12", "L.B./O.S.-13" AND "L.B./O.S.-14", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**, FOR LANDSCAPE BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. **NOTE:** A MAXIMUM OF FIVE (5) FOOT ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.
- 7) 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 **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 8) THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.
- 9) 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.
- 10) 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.

- 11) THE LIFT STATION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
- 12) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 13) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 14) THE PERMANENT CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.

**IN WITNESS WHEREOF**, THE **UPJOHN-DELRAY LIMITED PARTNERSHIP** HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, **FL RFC/WA GP, L.C.**, A FLORIDA LIMITED LIABILITY COMPANY, THIS 6th DAY OF April 1999.

**UPJOHN-DELRAY LIMITED PARTNERSHIP**,  
A FLORIDA LIMITED PARTNERSHIP

BY: **FL RFC/WA GP, L.C.**,  
A FLORIDA LIMITED LIABILITY COMPANY,  
GENERAL PARTNER

BY: **HEARTHSTONE**  
A CALIFORNIA CORPORATION, LICENSED TO DO  
BUSINESS IN THE STATE OF FLORIDA,  
MANAGER

BY: **JAMES K. GRIFFIN, JR.**  
SENIOR VICE PRESIDENT

WITNESS: [Signature]  
WITNESS: [Signature]

#### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED **JAMES K. GRIFFIN** WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED **N/A** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS **SENIOR VICE PRESIDENT** OF **HEARTHSTONE ADVISORS, INC.**, A CALIFORNIA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AS MANAGER FOR THE ABOVE-NAMED LIMITED PARTNERSHIP, 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 6th DAY OF April 1999.  
 My Commission Expires Aug 4, 2001  
 Commission # CC65660

WITNESS: [Signature]  
 NOTARY PUBLIC

**IN WITNESS WHEREOF**, **MIZNER VILLAGE, INC.** HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS **Chairman/V.P.** AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 06 DAY OF April 1999.

**MIZNER VILLAGE, INC.**,  
A FLORIDA CORPORATION  
BY: [Signature]  
KENNETH M. ENDELSON, CHAIRMAN/V.P.

WITNESS: [Signature]  
WITNESS: [Signature]

#### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED **KENNETH M. ENDELSON** WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED **N/A** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS **CHAIRMAN/V.P.** OF **MIZNER VILLAGE, INC.**, 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 6th DAY OF April 1999.  
 My Commission Expires April 24, 2008

WITNESS: [Signature]  
 NOTARY PUBLIC

#### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH

THE **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.** HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 06th DAY OF April 1999.

**VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**,  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature]  
WITNESS: [Signature]

BY: [Signature]  
**CRAIG PERRY** PRESIDENT

#### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED **Craig Perry** WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED **N/A** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS **PRESIDENT** OF THE **VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.**, A 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 6 DAY OF April 1999.

MY COMMISSION EXPIRES: 11/13/99

**Larry Rotberg**  
NOTARY PUBLIC

#### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH

WE, RELIANCE TITLE COMPANY, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN **UPJOHN-DELRAY LIMITED PARTNERSHIP**, A FLORIDA LIMITED PARTNERSHIP AND **MIZNER VILLAGE, INC.**, A FLORIDA CORPORATION; 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. **Reliance Title Company**

DATED: 8/5/99

By: **LARRY ROTBERG**, PRESIDENT

#### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 HAVING A GRID BEARING OF NORTH 88°59'08" EAST AS DERIVED FROM STATE PLANE COORDINATES (NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT) AS PROVIDED BY THE PALM BEACH COUNTY SURVEY SECTION.
- 2) DISTANCES SHOWN HEREON ARE GROUND DISTANCES. STATE PLANE COORDINATES, AS SHOWN HEREON, ARE GRID COORDINATES BASED ON NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE. SCALE FACTOR IS 1.0000284
- 3) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- 4) THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5) **NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### SURVEYOR'S CERTIFICATE:

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), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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 DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]  
 WAYNE LARRY FISH, PROFESSIONAL SURVEYOR AND  
 MAPPER, LICENSE NO. 3238, STATE OF FLORIDA

#### COUNTY APPROVALS:

#### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.021, F.S. THIS 21 DAY OF September 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: [Signature]  
 GEORGE A. WEBB, P.E., COUNTY ENGINEER

#### P.U.D. TABULAR DATA:

FUTURE DEVELOPMENT TRACTS	130.4092 ACRES
PRIVATE ROADWAY TRACTS	10.4930 ACRES
WATER MANAGEMENT TRACT	6.0808 ACRES
OPEN SPACE/BUFFER TRACTS	8.0398 ACRES
OPEN SPACE TRACTS	2.7261 ACRES
TOTAL AREA	157.7489 ACRES

THIS INSTRUMENT WAS PREPARED BY **WAYNE LARRY FISH, P.S.M.** IN THE OFFICES OF **W.L. FISH & COMPANY, INC.**, 105 S. NARCISSESS AVE., SUITE 712, WEST PALM BEACH, FLORIDA 33401.

99-381607-01  
 RUD  
 CODE 33496  
 Upjohn PUD

**SEALS**

**NOTARY PUBLIC**  
 JANET R. MARGIN  
 Notary Public - State of Florida  
 My Commission Expires Aug 4, 2001  
 Commission # CC65660

**NOTARY PUBLIC**  
 MIZNER VILLAGE, INC.

**NOTARY PUBLIC**  
 VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.

**PROF. SURVEYOR AND MAPPER**  
 WAYNE LARRY FISH  
 LICENSE NO. 3238, STATE OF FLORIDA

**COUNTY ENGINEER**  
 GEORGE A. WEBB, P.E.