

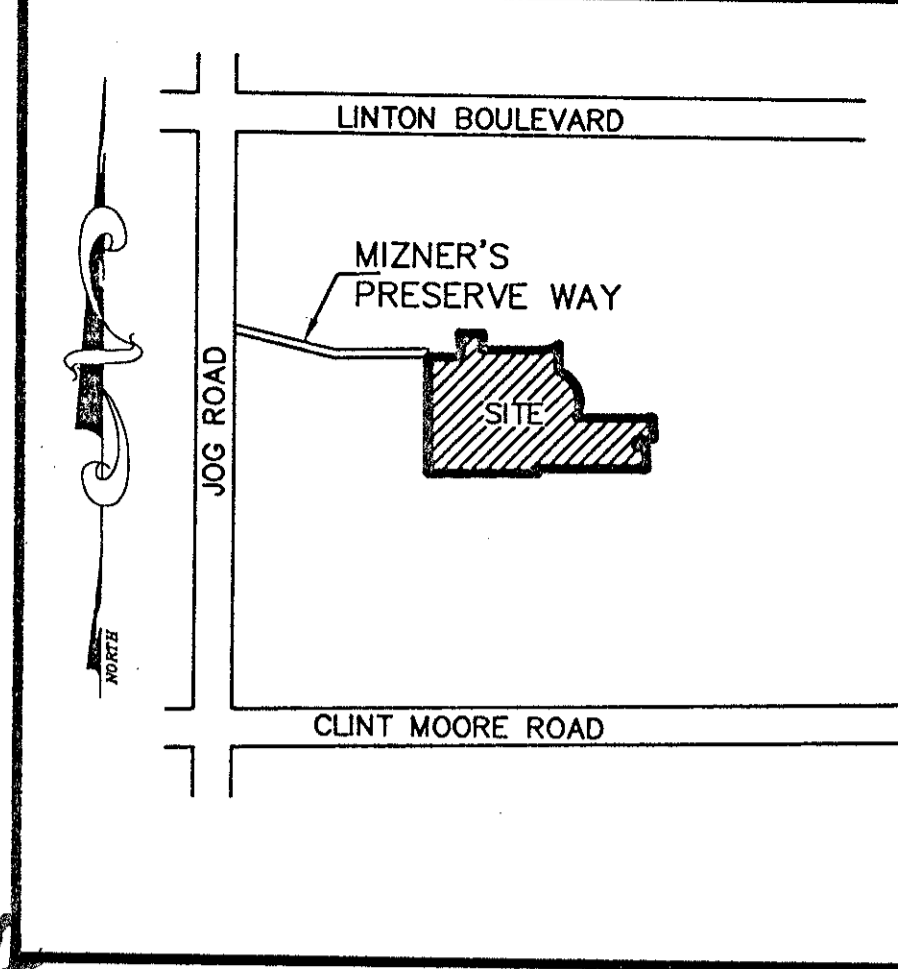
# MIZNER'S PRESERVE PLAT TWO

A PLANNED UNIT DEVELOPMENT

A REPLAT OF PARCEL "B" AND A PORTION OF TRACT "L-1", "MIZNER'S PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 167-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0704-002

Aug-05-1998 08:30am 98-301442



**32**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD ON 14 DAY OF August  
A.D. 1998 AND DULY RECORDED  
IN PLAT BOOK 82  
ON PAGES 32 AND 33  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
By: David P. Lindley  
DEPUTY CLERK

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CRISTAL-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND LE CHATEAU-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MIZNER'S PRESERVE PLAT TWO", A REPLAT OF PARCEL "B" AND A PORTION OF TRACT "L-1", "MIZNER'S PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 167-170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 59, AS SHOWN ON SAID PLAT; THENCE S89°22'35"W ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 667.73 FEET TO A POINT OF INTERSECTION WITH A BOUNDARY LINE OF SAID "MIZNER'S PRESERVE"; THENCE S00°20'42"E ALONG SAID BOUNDARY LINE, A DISTANCE OF 30.00 FEET; THENCE S89°22'35"W ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID "MIZNER'S PRESERVE" AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOTT GROSS AND IN USE, A DISTANCE OF 671.43 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOTT GROSS AND IN USE; THENCE N00°19'27"W ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, A DISTANCE OF 705.86 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MIZNER'S PRESERVE WAY, AS SHOWN ON SAID PLAT; THENCE N89°21'59"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET; THENCE N00°19'27"W ALONG THE EAST RIGHT-OF-WAY LINE OF VIA VENETIA WEST, AS SHOWN ON SAID PLAT, A DISTANCE OF 48.67 FEET; THENCE N04°25'13"W CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 98.10 FEET TO THE SOUTHWEST CORNER OF LOT 105, AS SHOWN ON SAID PLAT; THENCE N89°40'34"E ALONG THE SOUTH LINE OF SAID LOT 105, A DISTANCE OF 137.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 105; THENCE S00°19'27"E, A DISTANCE OF 102.51 FEET; THENCE N89°40'34"E, A DISTANCE OF 354.88 FEET; THENCE N00°19'26"W, A DISTANCE OF 2.72 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N04°35'3"E, HAVING A RADIUS OF 188.76 FEET, A CENTRAL ANGLE OF 36°35'26", AN ARC DISTANCE OF 120.55 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S00°19'26"E, A DISTANCE OF 159.30 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S18°34'43"W, HAVING A RADIUS OF 190.50 FEET, A CENTRAL ANGLE OF 78°46'04", AN ARC DISTANCE OF 261.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S07°22'47"W, A DISTANCE OF 77.75 FEET; THENCE N89°22'35"E, A DISTANCE OF 432.89 FEET; THENCE N00°22'33"W, A DISTANCE OF 6.00 FEET; THENCE N89°37'27"E, A DISTANCE OF 30.78 FEET; THENCE S00°37'25"E, A DISTANCE OF 135.87 FEET; THENCE S89°22'35"W, A DISTANCE OF 101.04 FEET; THENCE S00°37'25"E, A DISTANCE OF 50.00 FEET; THENCE N89°22'35"E, A DISTANCE OF 59.50 FEET; THENCE S00°37'25"E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING (THE PREVIOUS FIFTEEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY OF SAID PARCEL "B").  
CONTAINING 800,003 SQUARE FEET/18.366 ACRES, MORE OR LESS.

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

### 1. WATER MANAGEMENT TRACT:

TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER'S PRESERVE 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 EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10319, PAGE 779, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### 2. DRAINAGE AND LAKE MAINTENANCE EASEMENTS:

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'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER'S PRESERVE 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### DEDICATION AND RESERVATIONS CONTINUED:

### 3. RESIDENTIAL ACCESS STREET:

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

### 4. RECREATION AREA:

TRACTS "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 5. BUFFER TRACTS

TRACTS "L" AND "L-1", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER'S PRESERVE 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. SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS, SET FORTH IN OFFICIAL RECORDS BOOK 10289, PAGE 1902 OVER THE SOUTH 20.00 FEET OF TRACT "L-1", AS SHOWN ON SHEET 2 OF 2)

### 6. UTILITY EASEMENTS:

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.

IN WITNESS WHEREOF, CRISTAL-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF June 1998.

WITNESS: Janet A. Wargin BY: FL MS/HIP GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
WITNESS: Mary P. Olligs BY: HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, ITS MANAGER  
BY: James K. Griffin Jr.  
ITS: Senior Vice President

IN WITNESS WHEREOF, LE CHATEAU-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF June 1998.

WITNESS: Janet A. Wargin BY: FL MS/HIP GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
WITNESS: Mary P. Olligs BY: HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, ITS MANAGER  
BY: James K. Griffin Jr.  
ITS: Senior Vice President

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
FEBRUARY - 1998

*Pet. 96-107A  
CURRENT  
5/3/3/K*

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED James K. Griffin Jr. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, MANAGER OF FL MS/HIP GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF CRISTAL-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE 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 16th DAY OF June 1998.  
MY COMMISSION EXPIRES: Notary Public

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED James K. Griffin Jr. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, MANAGER OF FL MS/HIP GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF LE CHATEAU-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE 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 16th DAY OF June 1998.  
MY COMMISSION EXPIRES: Notary Public

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH 177.071(2), F.S., THIS 3 DAY OF August 1998.  
BY: George T. Webb, P.E.  
COUNTY ENGINEER

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OF RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF June 1998.

WITNESS: James Griffin BY: Michael Morton  
MICHAEL MORTON, PRESIDENT  
WITNESS: Patricia Shawe

LOCATION MAP N.T.S.

SHEET 1 OF 2

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000315  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIZNER'S PRESERVE 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 15th DAY OF June 1998.  
MY COMMISSION EXPIRES: Notary Public

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I, ERIC A. SIMON, 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 IS VESTED TO CRISTAL-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND LE CHATEAU-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; 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.

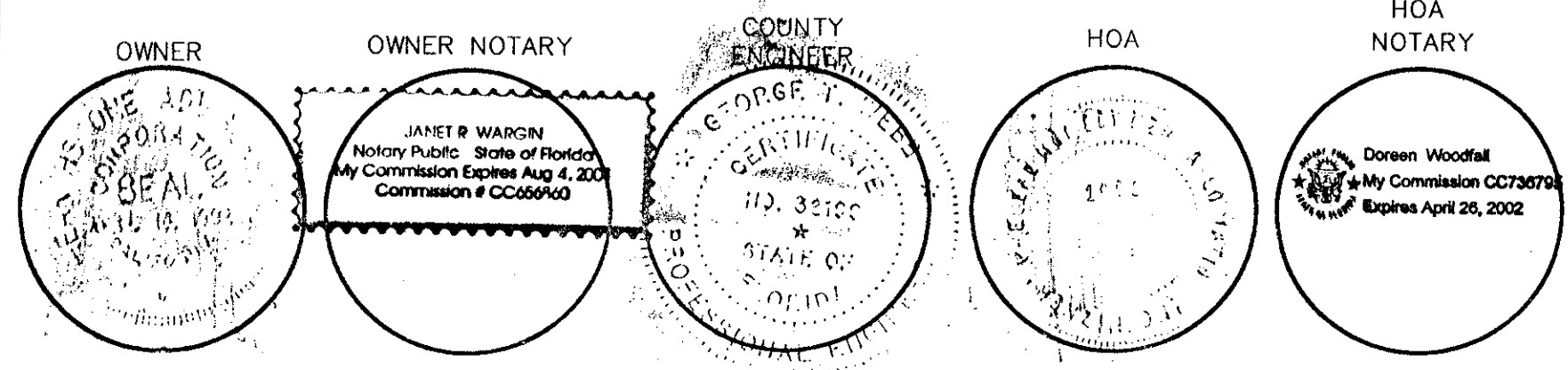
DATED: 6/16/98  
BY: Eric A. Simon  
ERIC A. SIMON  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### 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) WILL BE SET UNDER THE GUARANTEE 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.

DATE: 6/22/98  
BY: David P. Lindley  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

*TAZ  
974  
WILLIAMS TRACT  
974  
96-107  
WILLIAMS TRACT  
974*



0704-002

83/32