

MIZNER LUXURY TOWNHOMES P.U.D.

A PLAT OF A PORTION OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT B, C & D, BLOCK 67 & PORTIONS OF THE ADJACENT ALLEYS OF SPANISH RIVER LAND COMPANY, PLAT "A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30, AND ALL OF LOT 13, BLOCK 37, PLAT NO 2, A SUBDIVISION OF MIZNER DEVELOPMENT CORP., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 38, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

139

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:01 AM.
THIS 24 DAY OF
Oct A.D. 2006 AND DULY
RECORDED IN PLAT BOOK
108 ON PAGES 139
141
SHARON R. BOCK
CLERK CIRCUIT COURT
BY *Sharon Bock*
DEPUTY CLERK

00006.054

JOHN A. GRANT, JR., INC.
DEDICATION
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA
LEGAL DESCRIPTION
(CONT.)

SHEET 1 OF 3
SEPTEMBER 2005

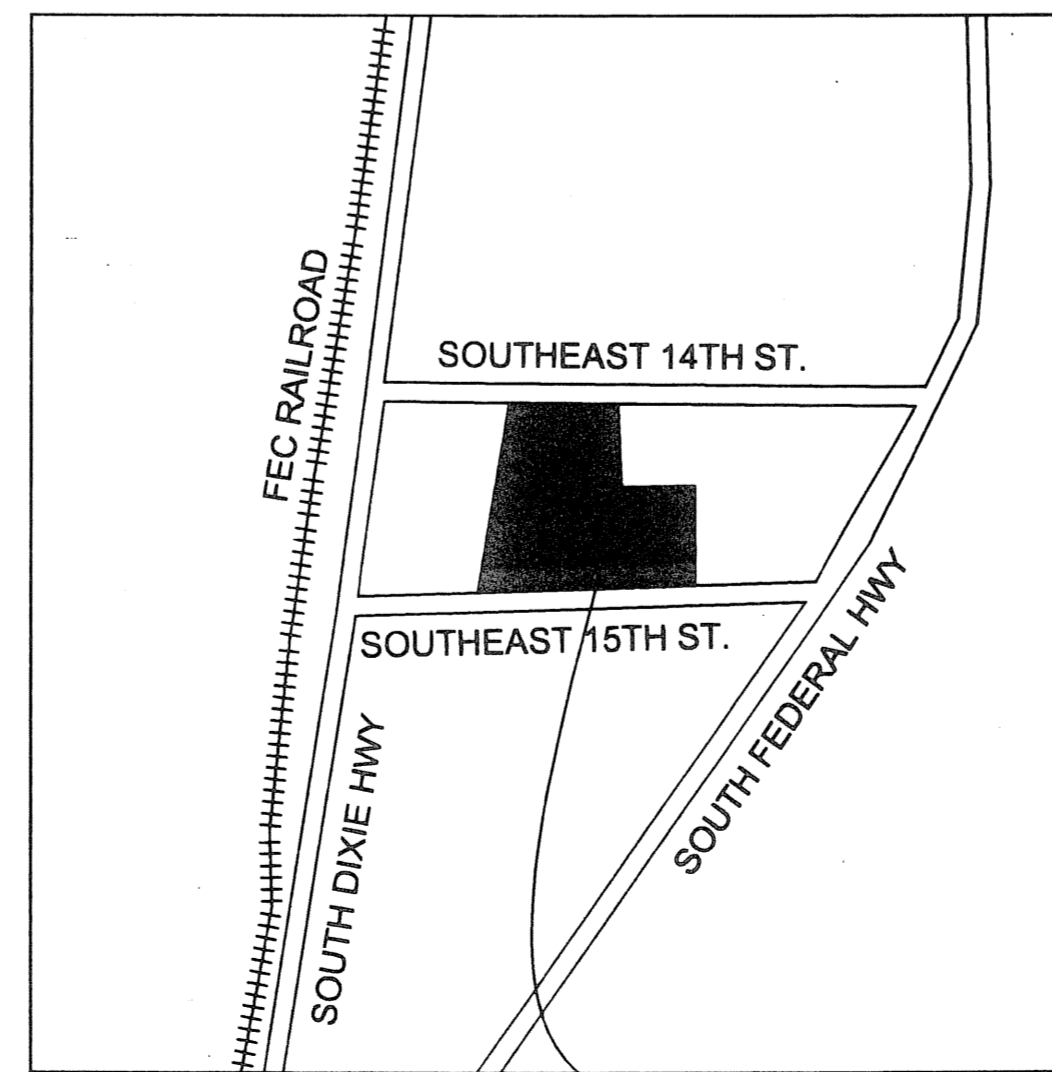
INDEX OF SHEETS
SHEET NO. 1 & 2 TITLE SHEET & CERTIFICATES
SHEET NO. 3 DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY:
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (561) 395-3333
FAX NUMBER: (561) 395-3315

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 THIS COUNTY.

STATISTICAL DATA

| | |
|----------------------|-----------|
| TOTAL AREA THIS PLAT | 1.729 AC. |
| AREA OF TRACT A | 0.607 AC. |
| AREA OF BLOCK 1 | 0.389 AC. |
| AREA OF BLOCK 2 | 0.210 AC. |
| AREA OF BLOCK 3 | 0.171 AC. |
| AREA OF BLOCK 4 | 0.171 AC. |
| AREA OF BLOCK 5 | 0.181 AC. |
| LAND USE: RM | |
| ZONING: R4 | |
| NUMBER OF UNITS: 26 | |
| DENSITY: 15 UNITS/AC | |



KNOW ALL MEN BY THESE PRESENTS THAT MIZNER LUXURY TOWNHOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT B, C & D, BLOCK 67 & PORTIONS OF THE ADJACENT ALLEYS OF SPANISH RIVER LAND COMPANY, PLAT "A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30, AND ALL OF LOT 13, BLOCK 37, PLAT NUMBER 2, A SUBDIVISION OF MIZNER DEVELOPMENT CORP., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 38, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS MIZNER LUXURY TOWNHOMES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 13, BLOCK 37, PLAT NO. 2, A SUBDIVISION OF MIZNER DEVELOPMENT CORP., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH:

PARCEL 2:

THE WEST 70.00 FEET OF LOT D, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH:

PARCEL 3:

LOT C, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEY ADJACENT THERETO AS DESCRIBED IN ORDINANCE NO. 1860 RECORDED IN OFFICIAL RECORDS BOOK 2259, PAGE 1394, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABANDONED ALLEY IS ALSO DESCRIBED AS:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING THE EAST ONE-HALF (E 1/2) OF THAT CERTAIN ABANDONED ALLEY LYING WEST OF, AND ADJACENT TO LOT C, BLOCK 67, SPANISH RIVER LAND COMPANY SUBDIVISION, PLAT A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT C, BLOCK 67;

THENCE WITH A BEARING OF S 89°26'37"W., ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT C FOR A DISTANCE OF 10.12 FEET TO A POINT;

THENCE WITH A BEARING OF N 08°14'51"E., ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT C FOR A DISTANCE OF 131.54 FEET TO A POINT;

THENCE WITH A BEARING OF N 89°27'37"E., ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT C FOR A DISTANCE OF 10.12 FEET TO THE NORTHWEST CORNER OF SAID LOT C;

THENCE WITH A BEARING OF S 08°14'51"W., ALONG THE WEST LINE OF SAID LOT C FOR A DISTANCE OF 131.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TOGETHER WITH:

PARCEL 4:

THAT PORTION OF LOT B, BLOCK 67, SPANISH RIVER LAND COMPANY'S PLAT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 27-30, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT B;

THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID LOT B, A DISTANCE OF 486.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE AFORESAID COURSE A DISTANCE OF 199.75 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT B;

THENCE SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF LOT B, MAKING AN INCLUDED ANGLE OF 98°47'14", A DISTANCE OF 131.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT B;

THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT B, MAKING AN INCLUDED ANGLE OF 81°12'46", A DISTANCE OF 219.85 FEET;

THENCE NORTHERLY, MAKING AN INCLUDED ANGLE OF 90°, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:

PARCEL 5:

THE EAST ONE-HALF (E-1/2) OF THE FOLLOWING DESCRIBED PROPERTY;

THE 20.00 FOOT WIDE, NORTH-SOUTH ALLEY LYING EASTERLY OF AND ADJACENT TO LOT A, AND WESTERLY OF AND ADJACENT TO LOT B, BLOCK 67, SPANISH RIVER LAND COMPANY'S PLAT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 27-30, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH:

PARCEL 6:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN TWENTY FOOT (20') ALLEY LYING IN BLOCK 37 OF PLAT NO 2 OF A SUBDIVISION OF MIZNER DEVELOPMENT CORP., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID ALLEY FURTHER BEING SHOWN AS LYING BETWEEN LOT B LOT C, BLOCK 67 OF SPANISH RIVER LAND COMPANY PLAT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT B, SAID PLAT OF "SPANISH RIVER LAND COMPANY PLAT A";

THENCE WITH AN ASSUMED BEARING OF N 89°25'35" E., ALONG THE NORTHERLY LINE OF SAID LOT B, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SE 14TH STREET FOR A DISTANCE OF 199.75 FEET TO A POINT;

THENCE WITH A BEARING OF S 00°34'25" E., FOR A DISTANCE OF 130.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT B, BEING THE POINT OF BEGINNING;

THENCE CONTINUE WITH A BEARING OF S 00°34'25" E., FOR A DISTANCE OF 20.00 FEET TO A POINT LYING ON THE NORTHERLY LINE OF LOT 13, BLOCK 37, SAID PLAT NO. 2 OF MIZNER DEVELOPMENT CORP.;

THENCE WITH A BEARING OF S 89°25'35" W., ALONG THE NORTH LINE OF SAID LOT 13, BLOCK 37 OF PLAT NO. 2 OF MIZNER DEVELOPMENT CORP., AND THE NORTH LINE OF LOT C, SAID PLAT OF SPANISH RIVER LAND CO, PLAT A FOR A DISTANCE OF 222.94 FEET TO THE NORTHWEST CORNER OF SAID LOT C;

THENCE WITH A BEARING OF N 08°12'49" E., FOR A DISTANCE OF 20.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT B, SPANISH RIVER LAND COMPANY, PLAT A;

THENCE WITH A BEARING OF N 89°25'35" E., ALONG THE SOUTHERLY LINE OF SAID LOT B FOR A DISTANCE OF 219.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TOGETHER WITH:

PARCEL 7:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN TWENTY FOOT (20') ALLEY LYING IN BLOCK 37 OF PLAT NO 2 OF A SUBDIVISION OF MIZNER DEVELOPMENT CORP., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID ALLEY FURTHER BEING SHOWN AS LYING BETWEEN THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT B, AND THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT C, PROJECTED TO THE CENTERLINE OF THE NORTH-SOUTH ALLEY, BLOCK 67 OF SPANISH RIVER LAND COMPANY PLAT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT B, SAID PLAT OF "SPANISH RIVER LAND COMPANY, PLAT A";

THENCE WITH AN ASSUMED BEARING OF N 89°25'35" E., ALONG THE NORTHERLY LINE OF SAID LOT B, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SE 14TH STREET FOR A DISTANCE OF 199.75 FEET TO A POINT;

THENCE WITH A BEARING OF S 00°34'25" E., FOR A DISTANCE OF 130.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT B,

THENCE CONTINUE WITH A BEARING OF S 00°34'25" E., FOR A DISTANCE OF 20.00 FEET TO A POINT LYING ON THE NORTHERLY LINE OF LOT 13, BLOCK 37, SAID PLAT NO. 2 OF MIZNER DEVELOPMENT CORP.;

THENCE WITH A BEARING OF S 89°25'35" W., ALONG THE NORTH LINE OF SAID LOT 13, BLOCK 37 OF PLAT NO. 2 OF MIZNER DEVELOPMENT CORP., AND THE NORTH LINE OF LOT C, SAID PLAT OF SPANISH RIVER LAND CO, PLAT A FOR A DISTANCE OF 222.94 FEET TO THE NORTHWEST CORNER OF SAID LOT C, BEING THE POINT OF BEGINNING;

THENCE CONTINUE WITH A BEARING OF S 89°25'35" W., ALONG THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT C, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT A, FOR A DISTANCE OF 10.12 FEET TO A POINT LYING ON THE CENTERLINE OF A NORTH-SOUTH ALLEY;

THENCE WITH A BEARING OF N 08°12'49" E., ALONG THE CENTERLINE OF SAID NORTH-SOUTH ALLEY FOR A DISTANCE OF 20.24 FEET TO A POINT;

THENCE WITH A BEARING OF N 89°25'35" E., ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT B, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT A, FOR A DISTANCE OF 10.12 FEET, TO THE SOUTHWEST CORNER OF SAID LOT B;

THENCE WITH A BEARING OF S 08°12'49" W., FOR A DISTANCE OF 20.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; CONTAINING 202.425 SQ. (0.0046 ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

ALL OF THE PREVIOUSLY DESCRIBED PARCELS OF LAND ALSO BEING DESCRIBED AS FOLLOWS;

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING ALL OF LOT 13, BLOCK 37, PLAT NO 2, A SUBDIVISION OF MIZNER DEVELOPMENT CORP., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL OF LOT C, AND A PORTION OF LOTS B AND D ALONG WITH PORTIONS OF THE ADJACENT D ALLEYS OF SPANISH RIVER LAND COMPANY, PLAT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27-30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT C, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A";

THENCE WITH A BEARING OF S 89°27'37"W., ALONG THE SOUTH LINE OF SAID LOT C, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A" AND NORTH RIGHT-OF-WAY OF SOUTHEAST 15TH STREET FOR A DISTANCE OF 214.62 FEET TO A POINT LYING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 15TH STREET AND THE CENTERLINE OF A 20 FOOT ALLEY;

THENCE WITH A BEARING OF N 80°10'05"E., ALONG THE CENTERLINE OF SAID ALLEY FOR A DISTANCE OF 283.43 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE SOUTHEAST 14TH STREET;

THENCE WITH A BEARING OF N 89°25'35"E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 14TH STREET AND THE NORTH LINE OF SAID LOT B, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A" FOR A DISTANCE OF 210.24 FEET TO A POINT;

THENCE WITH A BEARING OF S 00°34'52"E., FOR A DISTANCE OF 150.14 FEET TO A POINT LYING ON THE NORTH LINE OF SAID LOT 13, BLOCK 37, PLAT NO 2, A SUBDIVISION OF MIZNER DEVELOPMENT CORP.;

THENCE WITH A BEARING OF N 89°26'35"E., ALONG THE NORTH LINE OF SAID LOT 13, BLOCK 37, PLAT NO 2, A SUBDIVISION OF MIZNER DEVELOPMENT CORP., AND THE NORTH LINE OF LOT D, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A" FOR A DISTANCE OF 81.36 FEET TO A POINT;

THENCE WITH A BEARING OF S 00°32'23"E., FOR A DISTANCE OF 130.17 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT D, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A", ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 15TH STREET;

THENCE WITH A BEARING OF S 89°27'37"W., ALONG THE SOUTH LINE OF SAID LOT D, BLOCK 67, SPANISH RIVER LAND COMPANY, PLAT "A", AND THE SOUTH LINE OF LOT 13, BLOCK 37, PLAT NO 2, A SUBDIVISION OF MIZNER DEVELOPMENT CORP., ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 15TH STREET FOR A DISTANCE OF 120.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALL CONTAINING 75,298.824 SQUARE FEET (1.729 ACRES), MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

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

- TRACT A, AS SHOWN HEREON IS RESERVED TO MIZNER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE ROADWAY, INGRESS-EGRESS, PEDESTRIAN USE, DRAINAGE, AND UTILITY EASEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- UTILITY EASEMENT :

THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-MANAGING MEMBERS, JOSEPH S. GRENAIER, AND CHARLES BARRETT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF Oct, A.D. 2006.

MIZNER LUXURY TOWNHOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS : *John A. Grant, Jr.*
SIGN
Scott P. Avall
PRINT

BY : *Joseph S. Grenadier*
SIGN
JOSEPH S. GRENAIER, CO-MANAGING MEMBER

BY : *Charles Barrett*
SIGN
CHARLES BARRETT, CO-MANAGING MEMBER

REVISED DATE : MAY 17, 2006
REVISED DATE : APRIL 12, 2006
REVISED DATE : MARCH 17, 2006
REVISED DATE : SEPTEMBER 21, 2005
REVISED DATE : SEPTEMBER 30, 2005
DATE : OCTOBER 24, 2000
JOB NUMBER : JG-100-9065-B
FILE NAME : \\JAG7\CADD2\69055-B\SPANISH RIVER LAND CO PLAT A\LOTS B-C-D BK 67\RECORD_PLAT.DWG