

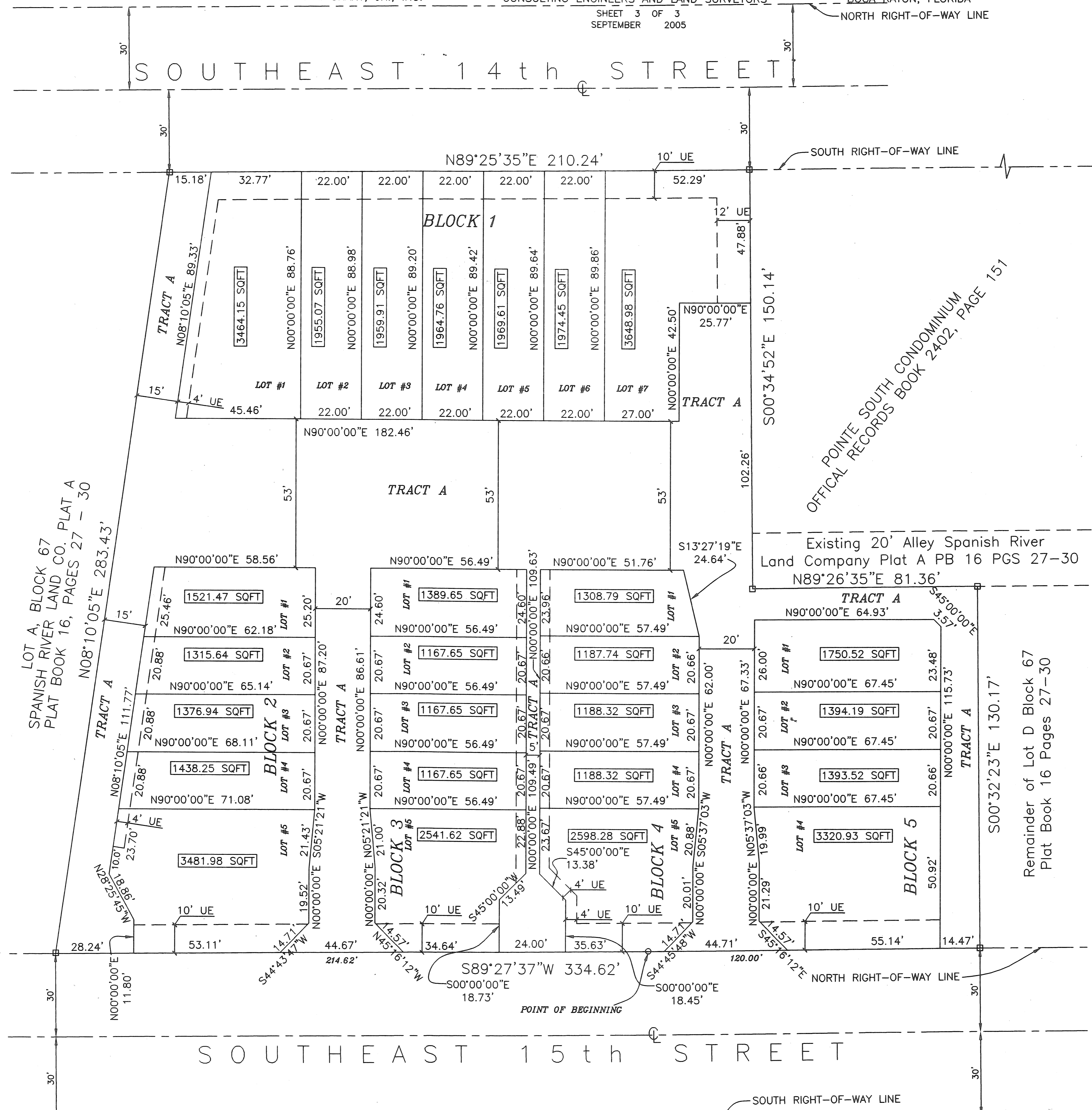
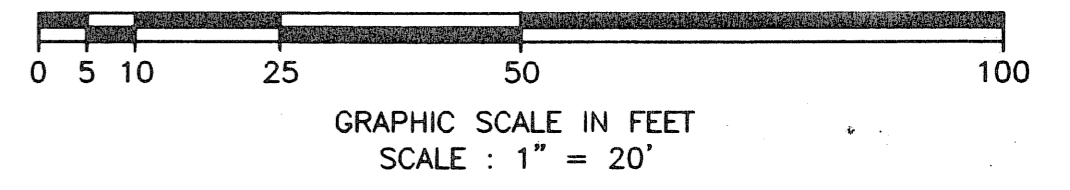
MIZNER LUXURY TOWNHOMES P.U.D.

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 & PORTION 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.

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA
 SHEET 3 OF 3 SEPTEMBER 2005 NORTH RIGHT-OF-WAY LINE

141
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF
 _____ A.D. 2006 AND DULY
 RECORDED IN PLAT BOOK
 _____ ON PAGES _____
 AND _____
 SHARON R. BOCK
 CLERK CIRCUIT COURT
 BY : _____
 DEPUTY CLERK



NOTES :
 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.89°25'35"E. ALONG THE NORTH LINE OF THIS SUBJECT PROPERTY.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF BOCA RATON ZONING REQUIREMENTS.

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

- LEGEND :
- C CENTERLINE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA OR CENTRAL ANGLE
 - T TANGENT
 - CH CHORD
 - CB CHORD BEARING
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - PRM PERMANENT REFERENCE MONUMENT
 - LB-50 NUMBER LB-50
 - EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER 2398
 - UE UTILITY EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - * DENOTES NON-RADIAL LINE

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

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\CADD\9065-B\SPANISH RIVER LAND CO PLAT A\LOTS B-C-D BK 67\RECORD_PLAT.DWG
 BUS