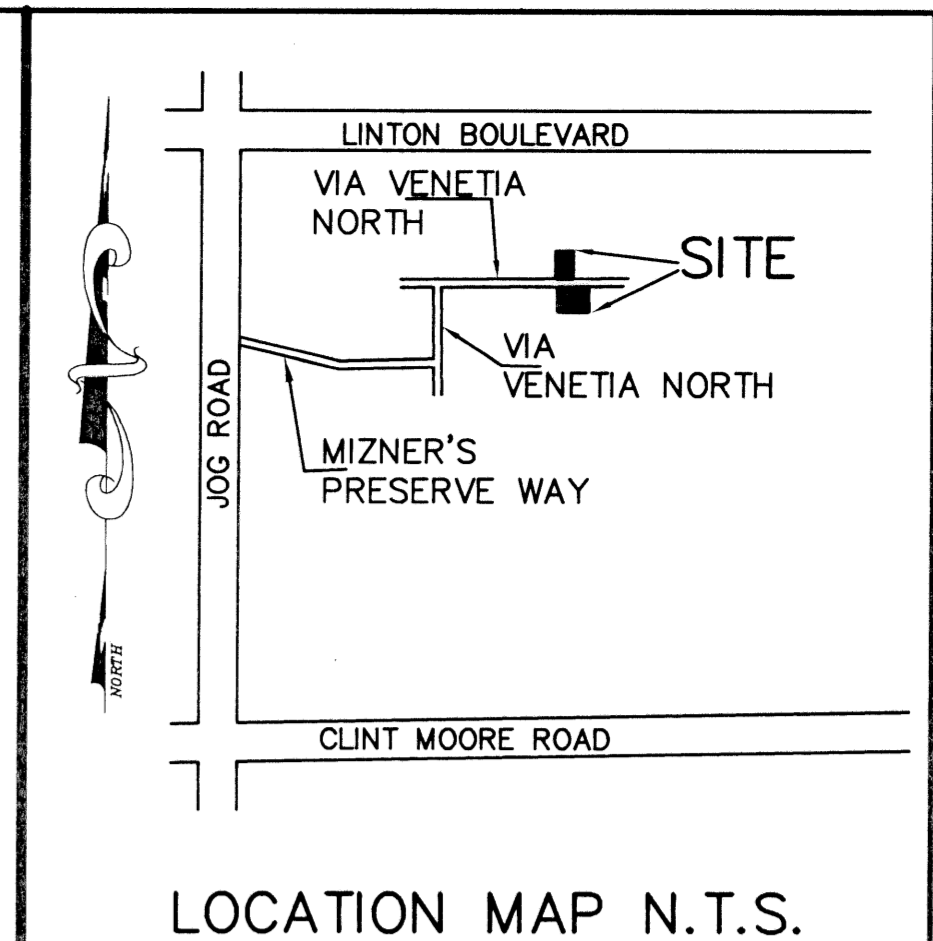


MIZNER'S PRESERVE PLAT THREE

A PLANNED UNIT DEVELOPMENT

A REPLAT OF LOTS 36, 80 AND 81, "MIZNER'S PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 167 THROUGH 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

0704-003



181

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:59 P.M.
THIS 20 DAY OF APRIL
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK 82 ON
PAGES 167 AND 170

DOROTHY H. WILKIN
CLERK CIRCUIT COURT

By: *Leigh R. Stally*
DEPUTY CLERK

SHEET 1 OF 1

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 THREE", A REPLAT OF LOTS 36, 80 AND 81, "MIZNER'S PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 167 THROUGH 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN THE NORTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 36, 80 AND 81, "MIZNER'S PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 167 THROUGH 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

CONTAINING 27,690 SQUARE FEET/0.636 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. RESIDENTIAL LOTS

LOTS 36A, 80A AND 81A ARE HEREBY RESERVED FOR CRISTAL-MIZNER'S PRESERVE LIMITED PARTNERSHIP AND LE CHATEAU-MIZNER'S PRESERVE LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIPS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. 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.

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 15TH DAY OF MARCH 1999.

CRISTAL-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

WITNESS: *Edward Jaffy* BY: FL MS/HIP GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 PRINT: EDWARD JAFFY
 WITNESS: *Laura Murphy* BY: HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, ITS MANAGER
 PRINT: LAURA MURPHY
 BY: *Senior V.P.*
 ITS: Senior V.P.

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 15TH DAY OF MARCH 1999.

LE CHATEAU-MIZNER'S PRESERVE LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

WITNESS: *Edward Jaffy* BY: FL MS/HIP GP, L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 PRINT: EDWARD JAFFY
 WITNESS: *Laura Murphy* BY: HEARTHSTONE ADVISORS, INC., A CALIFORNIA CORPORATION, ITS MANAGER
 PRINT: LAURA MURPHY
 BY: *Senior V.P.*
 ITS: Senior V.P.

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *James Guffin* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Sharon E. Gallagher* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Sharon E. Gallagher* 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 1 DAY OF MARCH 1999.

MY COMMISSION EXPIRES: *Sharon E. Gallagher* NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *James Guffin* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Sharon E. Gallagher* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Sharon E. Gallagher* 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 1 DAY OF MARCH 1999.

MY COMMISSION EXPIRES: *Sharon E. Gallagher* NOTARY PUBLIC

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 20 DAY OF APRIL 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: *George Webb*
GEORGE 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 OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25TH DAY OF FEBRUARY 1999.

MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., A CALIFORNIA CORPORATION NOT FOR PROFIT

WITNESS: *Michael Morton* BY: *Michael Morton*
MICHAEL MORTON, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MICHAEL MORTON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Michael Morton* 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 25TH DAY OF FEBRUARY 1999.

MY COMMISSION EXPIRES: *Doreen Woodall* NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JAMES M. PAINTER DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON 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: 02-25-99

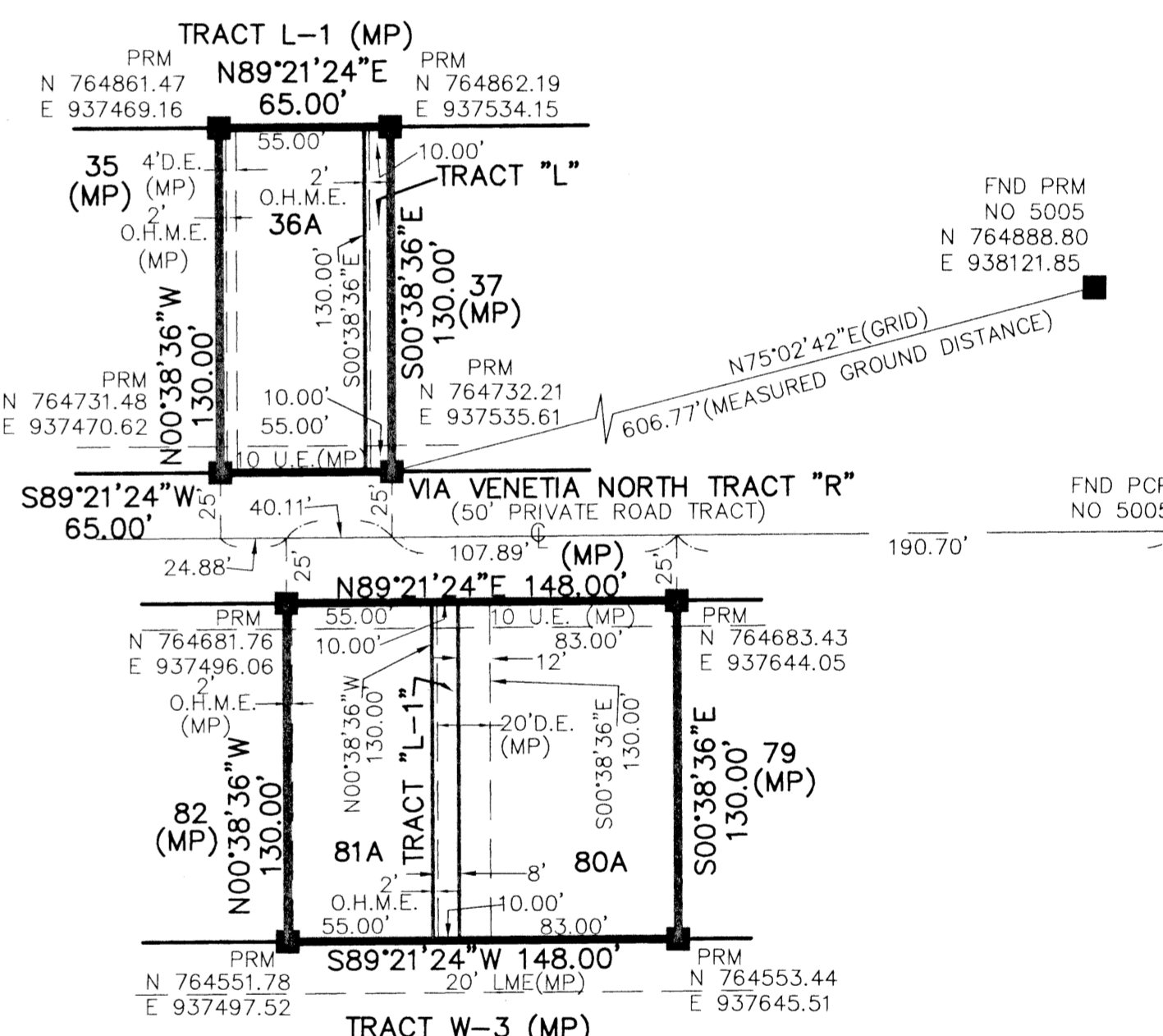
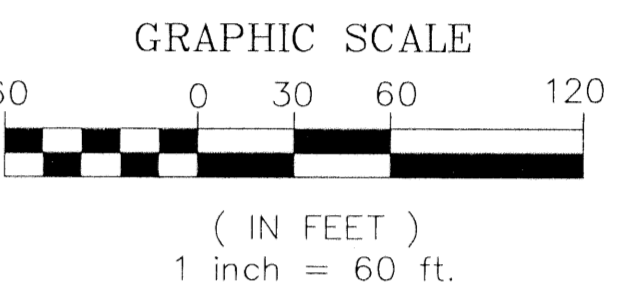
JAMES M. PAINTER
ATTORNEY AT LAW
LICENSED IN FLORIDA

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
JANUARY - 1998

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF LOT 36, MIZNER'S PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 167 THROUGH 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
BEARING S 00°38' 36" E.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 5005.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- C - DENOTES CENTERLINE
- (MP) DENOTES MIZNER'S PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 167 THROUGH 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO - DENOTES NUMBER
- TYP - DENOTES TYPICAL
- OE - DENOTES OVERHANG EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- PCP - PERMANENT CONTROL POINT
- "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.



**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 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.

TABULAR DATA

TOTAL AREA THIS PLAT	0.636 ACRES
AREA OF RESIDENTIAL	0.576 ACRES
AREA OF TRACTS L AND L-1	0.060 ACRES
TOTAL NUMBER OF UNITS	3 UNITS
DENSITY PROPOSED THIS PLAT	4.72 UNITS/ACRE
USE 1 SINGLE FAMILY UNIT/ 2 PATIO HOME UNIT	
PETITION NO. 96-107A	

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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 3/17/99

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SUBDIVISION Mizner's Preserve
 BOOK 84
 FLOOD ZONE B
 QUAD # 37
 SE 916-94
 TAG # 974
 FUD NAME William's Trace
 PAGE 181
 FLOOD MAP# 215A
 ZONING PUD
 ZIP CODE 33496

