

MIZNER LUXURY TOWNHOMES P.U.D.

140

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.

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

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JOSEPH S. GRENADIER AND CHARLES BARRETT WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-MANAGERS OF MIZNER LUXURY TOWNHOMES, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, A.D., 2006.

MY COMMISSION EXPIRES: 11/11/07
MY COMMISSION NUMBER: DP 246068



MORTGAGEE'S CONSENT

STATE OF Florida)
COUNTY OF Palm Beach) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK , AT PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF May, A.D., 2006.

FIDELITY FEDERAL BANK AND TRUST, N.A.,
A Florida BANKING CORPORATION

WITNESS: [Signature]
SIGN
ED CRISSEY
PRINT
Debbie Gambarotti
SIGN
Debbie Gambarotti
PRINT

BY: [Signature]
Joseph P. Fiore
PRINT

ACKNOWLEDGMENT

STATE OF Florida)
COUNTY OF Palm Beach) SS

BEFORE ME PERSONALLY APPEARED Joseph P. Fiore WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF FIDELITY FEDERAL BANK AND TRUST, N.A., A Florida BANKING 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 24th DAY OF May, A.D., 2006.

MY COMMISSION EXPIRES: 11/11/07
MY COMMISSION NUMBER: DP 246068



CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD, PURSUANT TO THE ORDINANCES OF THE CITY OF BOCA RATON, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 11th DAY OF October, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH CHAPTER 177.081 (1), F.S.

[Signature]
MAURICE C. MOREL, P.E., CITY ENGINEER

THE APPROVAL AND ACCEPTANCE OF THIS PLAT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO IMPROVE ANY STREETS, OTHER THAN PROVIDED UNDER EXISTING CHARTER, NOR TO INSTALL WATER OR SEWER MAINS.

ACCEPTED AND APPROVED THIS 11 DAY OF October, A.D., 2006.

[Signature]
JORGE A. CAMEJO,
DIRECTOR-DEVELOPMENT SERVICES DEPARTMENT

[Signature]
STEVEN L. ABRAMS, MAYOR

[Signature]
SHARMA CARANNANTE, CITY CLERK

SHEET 2 OF 3
SEPTEMBER 2005

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

MIZNER TOWNHOMES HOMEOWNER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION 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 24th DAY OF May, A.D., 2006.

MIZNER TOWNHOMES HOMEOWNER ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: [Signature]
SIGN
SCOTT P. ALLEN
PRINT
MAGNES
SIGN
MAGNES
PRINT

BY: [Signature]

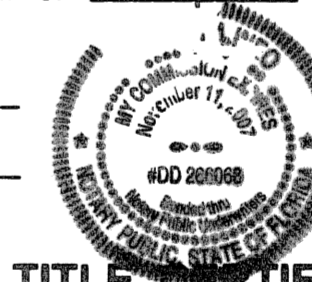
ACKNOWLEDGMENT

STATE OF FLORIDA Florida)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED Joseph S. Grenadier WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIZNER TOWNHOMES HOMEOWNER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF May, A.D., 2006.

MY COMMISSION EXPIRES: 11/11/07
MY COMMISSION NUMBER: DP 246068



TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, PETER WEINTRAUB, P.A., 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 MIZNER LUXURY TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 5/25/06

[Signature]
PETER WEINTRAUB, P.A.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

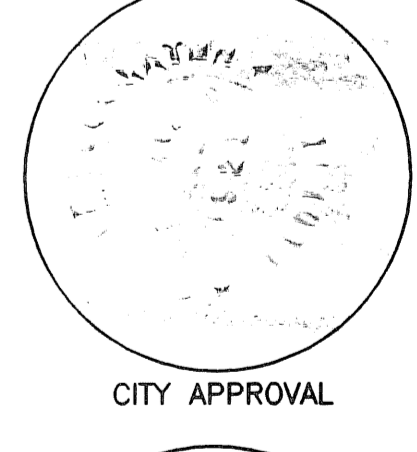
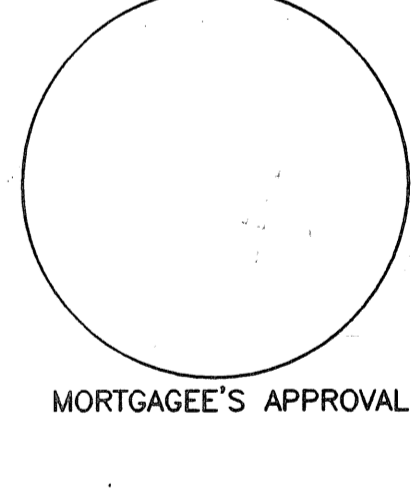
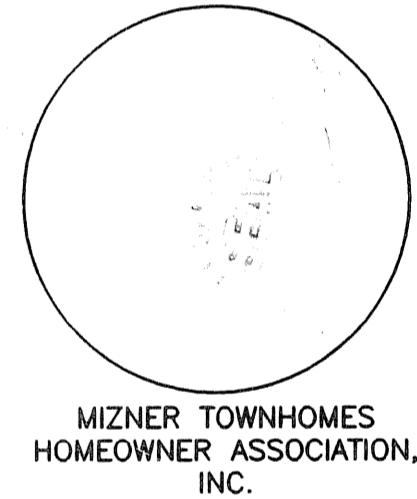
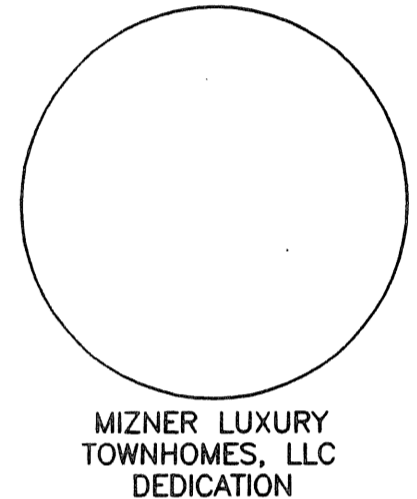
SURVEYOR'S CERTIFICATE

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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

5/25/04
DATE

[Signature]
FREDERICK M. LEHMAN
PROFESSIONAL LAND SURVEYOR NO. 4304
STATE OF FLORIDA
PREPARED IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
3333 NORTH FEDERAL HIGHWAY, STE. #3
BOCA RATON, FLORIDA 33431
LICENSED BUSINESS LB-50

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 _____
AND _____ ON PAGES _____
AND _____
SHARON R. BOCK
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK



REVISED DATE : MAY 17, 2006
REVISED DATE : APRIL 12, 2006
REVISED DATE : MARCH 17, 2006
REVISED DATE : SEPTEMBER 21, 2005
DATE : OCTOBER 24, 2000
JOB NUMBER : JG-100-9065-B
FILE NAME : \\JAG\CADD2\JG9055-B\SPANISH RIVER LAND CO PLAT B-C-D BK 67\RECORD_PLAT.DWG
BJS