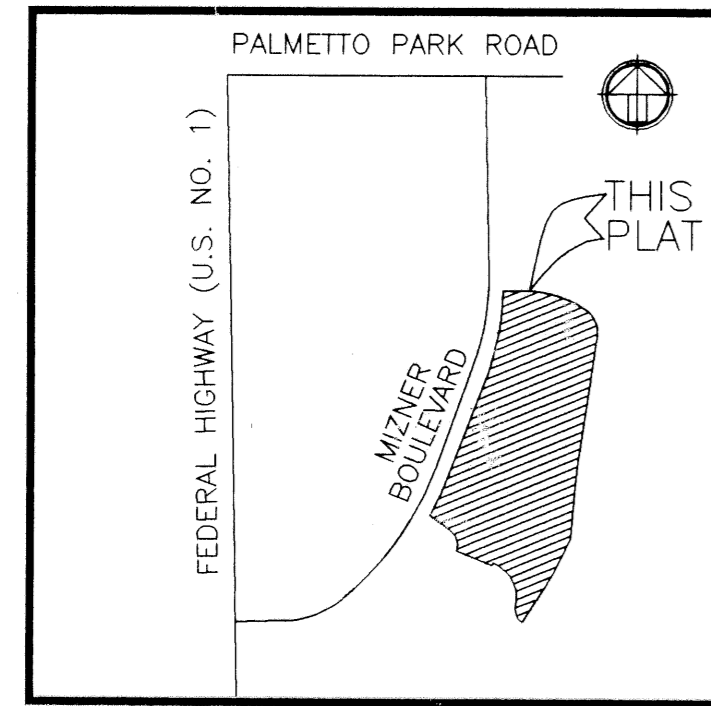


# MIZNER VILLAGE

## A RESUBDIVISION OF A PORTION OF SPANISH RIVER LAND COMPANY PLAT "A" PLAT BOOK 16, PAGES 27 THROUGH 30, PALM BEACH COUNTY RECORDS A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST CITY OF BOCA RATON - PALM BEACH COUNTY - FLORIDA



LOCATION MAP  
NOT TO SCALE

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT ARVIDA/JMB PARTNERS, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MIZNER VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°01'02" WEST ALONG THE COMMON LINE BETWEEN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 495.44 FEET; THENCE NORTH 89°41'58" WEST ALONG THE NORTH LINE AND EASTERLY PROJECTION THEREOF, PARCEL "A", BOCA RATON HOTEL AND CLUB, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,292.08 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THENCE SOUTH 00°17'38" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 194.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE SOUTHERLY AND EASTERLY ALONG THE WEST LINE OF SAID PARCEL "A", AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,553.79 FEET, AN ARC DISTANCE OF 60.00 FEET; THENCE NORTH 89°53'31" EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 5.68 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°53'31" EAST, A DISTANCE OF 75.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 219.96 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 113.03 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08°15'43" WEST, A DISTANCE OF 472.26 FEET; THENCE SOUTH 05°12'47" WEST, A DISTANCE OF 232.65 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 66°23'27" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 613.05 FEET, AN ARC DISTANCE OF 334.81 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 35°07'33" EAST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 70.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 178.90 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 70°00'00" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 10.50 FEET; THE LAST NINE COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 67°19'25" WEST, A DISTANCE OF 132.47 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 71°51'17" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 82.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°59'46" WEST, A DISTANCE OF 84.90 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 61°47'36" WEST FROM THE LAST DESCRIBED POINT; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,187.92 FEET, AN ARC DISTANCE OF 143.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 21°17'38" EAST, A DISTANCE OF 344.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 982.93 FEET, AN ARC DISTANCE OF 338.20 FEET TO THE POINT OF BEGINNING, THE LAST THREE COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6301, PAGE 1133.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 8.765 ACRES, MORE OR LESS.

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

- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ARVIDA/JMB MANAGERS, INC., A DELAWARE CORPORATION, THIS 9th DAY OF September, 1994.

ATTES:

BY: ARVIDA/JMB PARTNERS,  
A FLORIDA GENERAL PARTNERSHIP  
BY: ARVIDA/JMB MANAGERS, INC.,  
A DELAWARE CORPORATION,  
ITS GENERAL PARTNER

BY: Beatrice T. Williams  
ASS. SECRETARY  
PRINTED NAME: Beatrice T. Williams

BY: Jed R. Brown  
VICE PRESIDENT  
PRINTED NAME: Jed R. Brown

THIS INSTRUMENT PREPARED BY:

MICHAEL D. ROSE, PLS

SDA SHAH ENGINEERING  
DROTOS SURVEYING  
& ASSOCIATES PLANNING

4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, FL 33309  
PH: 305-776-7604 • FAX: 305-776-7608

MARCH, 1994

### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

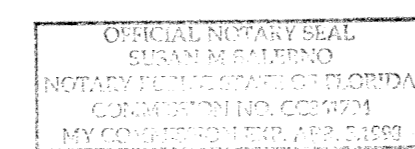
BEFORE ME PERSONALLY APPEARED Jed R. Brown AND Beatrice T. Williams (WHO ARE PERSONALLY KNOWN TO ME) OR HAVE PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF ARVIDA/JMB MANAGERS, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 9th DAY OF September, 1994

NOTARY PUBLIC:

Susan M. Salerno  
PRINTED NAME: Susan M. Salerno

MY COMMISSION EXPIRES:



### MORTGAGEE'S CONSENT

STATE OF NEW YORK SS  
COUNTY OF NEW YORK

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 AGREE THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 15th DAY OF September, 1994.

WITNESSES:

Daniella Casagnot  
SIGNATURE OF WITNESS

Daniella Casagnot  
PRINTED NAME OF WITNESS

Sonia Morris  
SIGNATURE OF WITNESS

Sonia Morris  
PRINTED NAME OF WITNESS

CHEMICAL BANK, A NEW YORK BANKING CORPORATION, as Agent

BY: Thomas S. Matesich  
SIGNATURE

THOMAS S. MATESICH  
PRINTED NAME

VICE PRESIDENT  
TITLE

### ACKNOWLEDGEMENT:

STATE OF NEW YORK SS  
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED THOMAS S. MATESICH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CHEMICAL BANK, A NEW YORK BANKING CORPORATION, AND 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 September, 1994

NOTARY PUBLIC:

Barbara A. Sandoli  
PRINTED NAME: BARBARA A. SANDOLI

MY COMMISSION EXPIRES:

BARBARA A. SANDOLI  
Notary Public, State of New York  
No. 24-482950  
Qualified in Kings County  
Commission Expires November 30, 1994

### APPROVALS - CITY OF BOCA RATON

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 11th DAY OF September, 1994.

BY: Bill T. Smith, Jr. MAYOR  
BY: Sandra M. McGinn ACTING DIRECTOR OF COMMUNITY DEVELOPMENT  
BY: Candace Brigowater CITY CLERK  
BY: Ronald M. Ash, P.E. CITY CIVIL ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

WE, Gold Coast Title Company, A TITLE INSURANCE COMPANY, FULLY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO Arvida/JMB Partners; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.  
\* EXCEPT AS SHOWN HEREON

DATED: 9-19-94  
J. Herman Dance Pres.  
PRINTED NAME: J. Herman Dance

### 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 ("PRM's") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("PCP's") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON 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.

DATED: SEPTEMBER 20, 1994 BY: Michael D. Rose  
MICHAEL D. ROSE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3998

SUBDIVISION: Mizner Village  
BOOK: 74  
PAGE: 75  
FLOOD MAP: \*  
FLOOD ZONE: \*  
QUAD: \*  
SE: \*  
ZIP CODE: \*  
PUD NAME: Boca Raton

ARVIDA/JMB MANAGERS, INC.	ACKNOWLEDGEMENT (NOTARY)	MORTGAGEE'S CONSENT	ACKNOWLEDGEMENT (NOTARY)	SURVEYOR CERTIFICATE	CITY OF BOCA RATON
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