

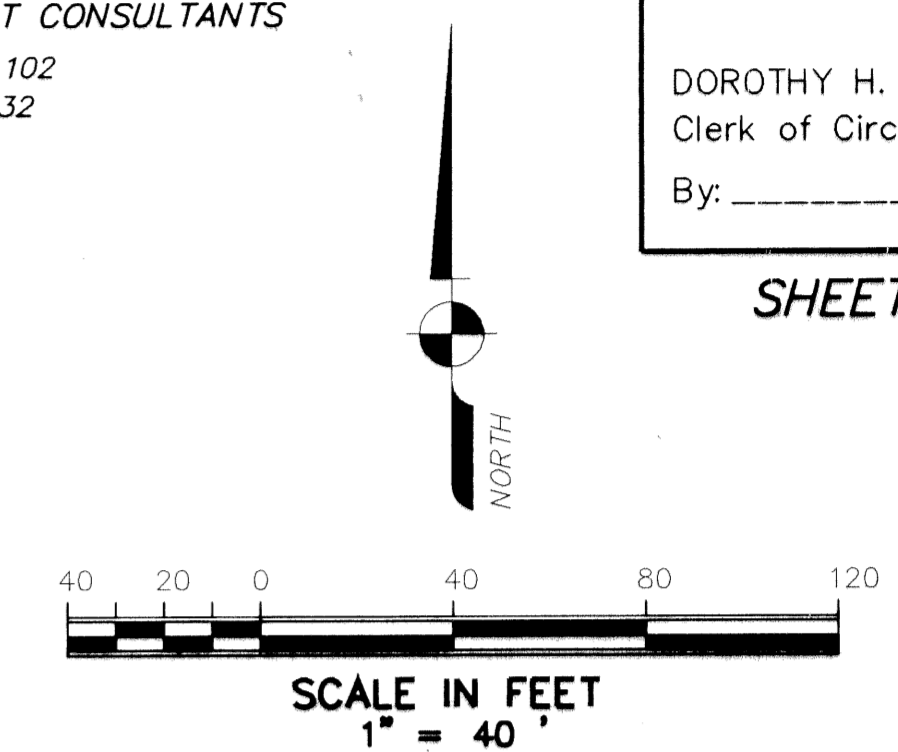
STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This plat was filed for record  
 at \_\_\_\_\_ this \_\_\_\_\_  
 day of \_\_\_\_\_, 1995,  
 and duly recorded in Plat Book  
 \_\_\_\_\_, Pages \_\_\_\_\_ through  
 \_\_\_\_\_

DOROTHY H. WILKEN  
 Clerk of Circuit Court  
 By: \_\_\_\_\_

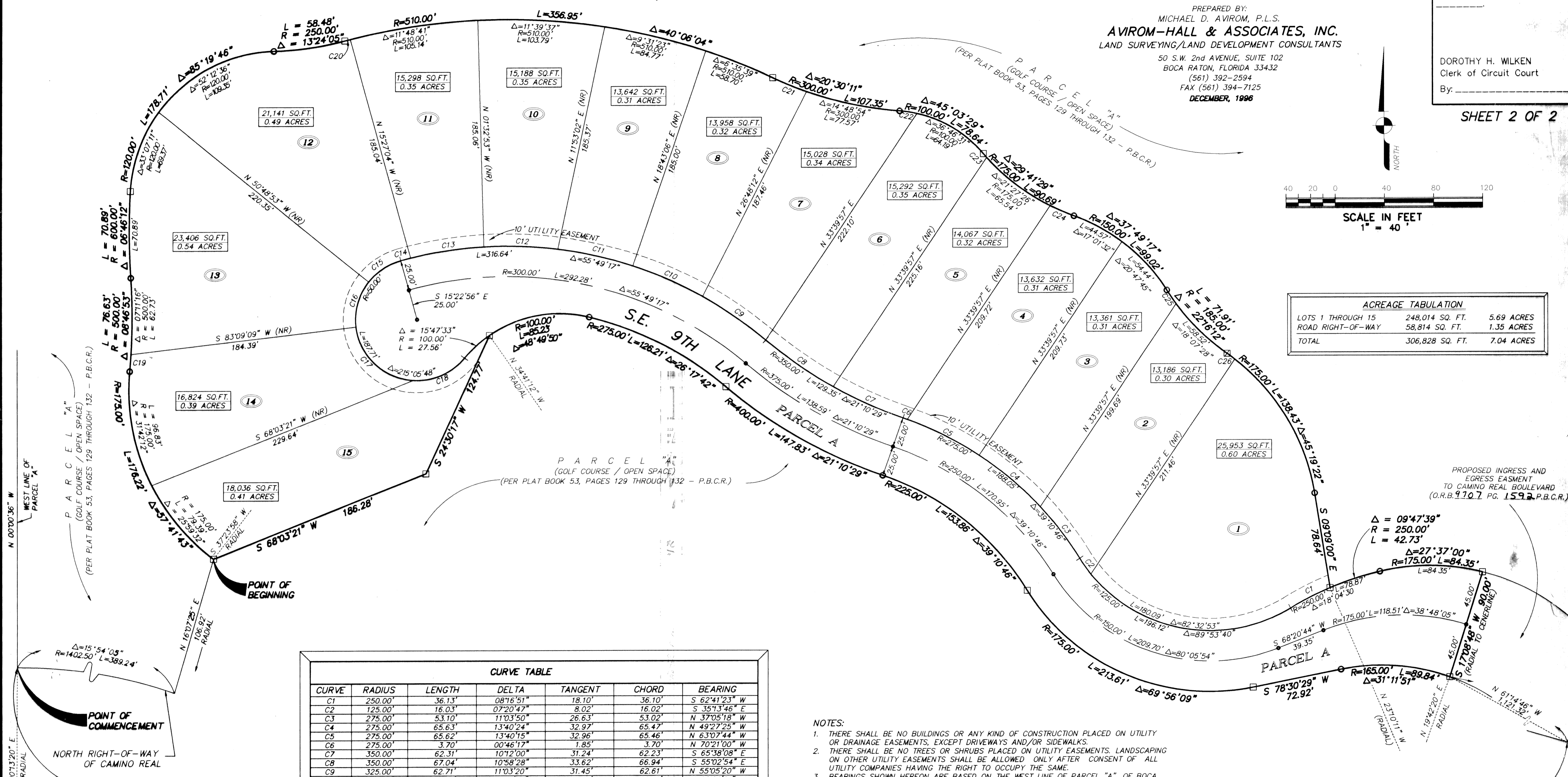
# MIZNER LAKE ESTATES P.U.D.

A REPLAT OF A PORTION OF PARCEL "A", BOCA RATON HOTEL AND CLUB, P.U.D.,  
 AS RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST,  
 CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

PREPARED BY:  
 MICHAEL D. AVIROM, P.L.S.  
**AVIROM-HALL & ASSOCIATES, INC.**  
 LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594  
 FAX (561) 394-7125  
 DECEMBER, 1996



ACREAGE TABULATION		
LOTS 1 THROUGH 15	248,014 SQ. FT.	5.69 ACRES
ROAD RIGHT-OF-WAY	58,814 SQ. FT.	1.35 ACRES
TOTAL	306,828 SQ. FT.	7.04 ACRES



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	250.00'	36.13'	08°16'51"	18.10'	36.10'	S 62°41'23" W
C2	125.00'	16.03'	07°20'47"	8.02'	16.02'	S 35°13'46" E
C3	275.00'	53.10'	11°03'50"	26.63'	53.02'	N 37°05'18" W
C4	275.00'	65.63'	13°40'24"	32.97'	65.47'	N 49°27'25" W
C5	275.00'	65.62'	13°40'15"	32.96'	65.46'	N 63°07'44" W
C6	275.00'	3.70'	00°46'17"	1.85'	3.70'	N 70°21'00" W
C7	350.00'	62.31'	10°12'00"	31.24'	62.23'	S 65°38'08" E
C8	350.00'	67.04'	10°58'28"	33.62'	66.94'	S 55°02'54" E
C9	325.00'	62.71'	11°03'20"	31.45'	62.61'	N 55°05'20" W
C10	325.00'	62.71'	11°03'22"	31.45'	62.62'	N 66°06'21" W
C11	325.00'	60.41'	10°38'57"	30.29'	60.32'	N 87°58'33" W
C12	325.00'	60.24'	10°37'14"	30.21'	60.16'	S 81°23'21" W
C13	325.00'	8.29'	01°27'41"	4.14'	8.29'	S 75°20'54" W
C14	50.00'	31.95'	36°36'32"	16.54'	31.41'	S 56°18'47" W
C15	50.00'	39.14'	44°51'22"	20.64'	38.15'	S 15°34'50" W
C16	50.00'	69.65'	79°48'56"	41.82'	64.16'	S 46°45'19" E
C17	50.00'	46.96'	53°48'58"	25.38'	45.26'	N 66°25'44" E
C18	500.00'	13.91'	01°35'37"	6.95'	13.91'	N 04°17'53" W
C19	510.00'	4.56'	00°30'44"	2.28'	4.56'	S 75°16'04" W
C20	300.00'	29.78'	05°41'17"	14.90'	29.77'	S 67°43'53" E
C21	100.00'	14.46'	08°16'58"	7.24'	14.44'	N 81°14'57" W
C22	175.00'	4.03'	01°19'10"	2.01'	4.03'	S 40°59'31" E
C23	175.00'	21.12'	06°54'54"	10.57'	21.11'	S 66°33'59" E
C24	185.00'	13.39'	04°08'45"	6.70'	13.38'	S 34°16'31" E
C25	175.00'	7.79'	02°33'03"	3.90'	7.79'	N 53°11'50" W

- NOTES:
1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS AND/OR SIDEWALKS.
  2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES HAVING THE RIGHT TO OCCUPY THE SAME.
  3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "A", OF BOCA RATON HOTEL & CLUB, P.U.D., HAVING A BEARING OF N 00°00'36" W.
  4. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
  5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
  6. □ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED L.B. #3300
  7. ○ INDICATES SET 5/8" IRON ROD WITH CAP #L.B. 3300 UNLESS NOTED OTHERWISE.
  8. ● INDICATES SET PERMANENT CONTROL POINT (P.C.P.) #L.B. 3300 UNLESS NOTED OTHERWISE.
  9. ABBREVIATION LEGEND: A = ARC LENGTH; Δ = CENTRAL ANGLE; FD. = FOUND; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; P. = PLAT; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.O.C. = POINT OF COMMENCEMENT; P.O.B. = POINT OF BEGINNING; R = RADIUS; R/W = RIGHT-OF-WAY; C = CENTERLINE.

NOTICE:  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

PROPOSED INGRESS AND EGRESS EASEMENT TO CAMINO REAL BOULEVARD (O.R.B. 1707 PG. 1592 P.B.C.R.)

SOUTHEAST CORNER PARCEL "A" BOCA RATON HOTEL AND CLUB, A P.U.D. RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBDIVISION: Mizner Lake Estates P.U.D.  
 BOOK: 79  
 PAGE: 68  
 FLOOD MAP:  
 ZONING:  
 QUAD:  
 SE:  
 PUD NAME: City of Boca Raton

SOUTHWEST CORNER PARCEL "A" BOCA RATON HOTEL AND CLUB, A P.U.D. RECORDED IN PLAT BOOK 53, PAGES 129 THROUGH 132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.