

MIZNER'S PRESERVE

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF

CAULFIELD and WHEELER, INC.

SURVEYS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
NOVEMBER - 1997

POINT OF COMMENCEMENT

NW CORNER OF THE NE 1/4
SECTION 27-46-42
AS ESTABLISHED BY PALM BEACH COUNTY ENGINEERING
FOUND MOCK ROOS PCP

TABULAR DATA

TOTAL AREA THIS PLAT	56.631 ACRES
AREA OF PRIVATE ROAD (TRACTS "R", "R-1")	7.725 ACRES
AREA OF RESIDENTIAL	25.867 ACRES
AREA OF LAKES (TRACTS W-1 THROUGH W-3)	8.972 ACRES
AREA OF RECREATION (TRACT "F" AND "F-1")	4.216 ACRES
AREA OF TRACT L-1	4.216 ACRES
AREA OF PARCEL "B"	7.456 ACRES
TOTAL NUMBER OF UNITS	125 UNITS
DENSITY PROPOSED THIS PLAT	2.21 UNITS/ACRE
USE SINGLE FAMILY/PATIO HOME	
PETITION NO. 96-107	

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 conform to the Florida State Plane Coordinate System, Transverse Mercator Projection, East Zone, on the North American Datum of 1983, 1990 Adjustment based upon the West line of the Northeast one-quarter (NE 1/4) of Section 27, Township 46 South, Range 42 East, bearing S 00° 34' 55" 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.
- (R) - indicates radial line.
- Lines intersecting curves are non-radial unless shown otherwise.
- "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.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- O.H.M.E. - DENOTES OVERHANG CONTROL POINT
- DE - DENOTES OVERHANG EASEMENT
- n.t.s. - denotes not to scale
- FND - denotes found
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- C - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- POB - DENOTES POINT OF BEGINNING.

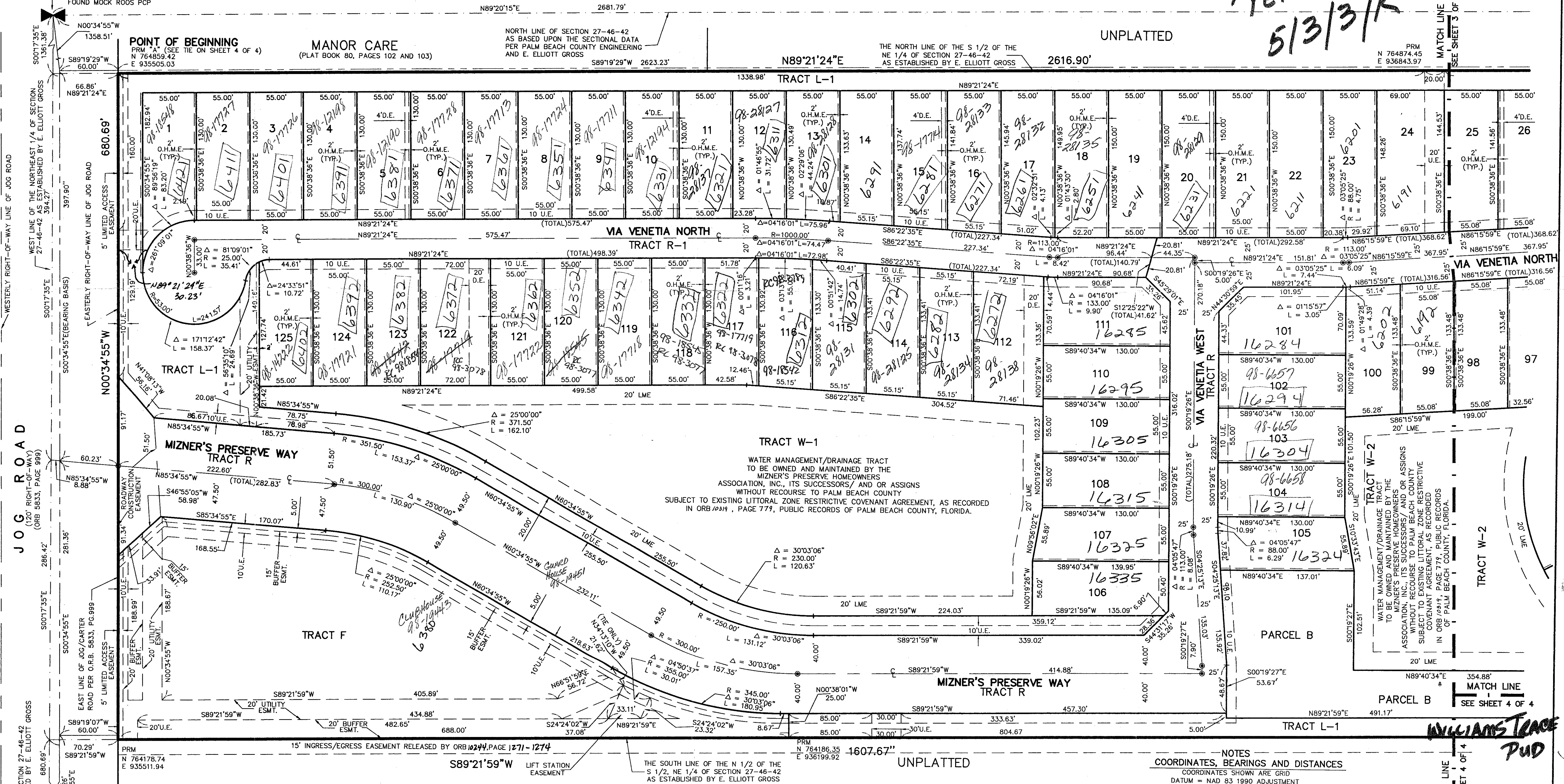
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1997 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

LOCATION/KEY MAP N.T.S.

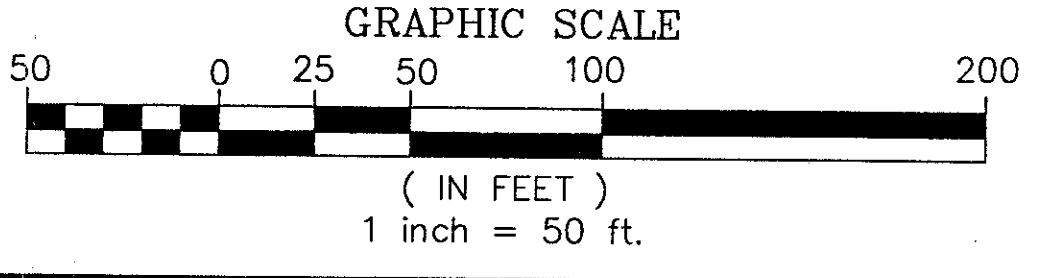
*PET. 96-107A
5/3/3/K*

SHEET 2 OF 4



SUBDIVISION - Mizner's Preserve
BOOK 02 PAGE 168
FLOOD MAP # 215-A
FLOOR ZONE B
ZONING PUD
QUAD # 37
SEE 96-107
PUD NAME Williams Trace

0704-001



NOTES - COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE 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.

*WILLIAMS TRACE
PUD
82/168*