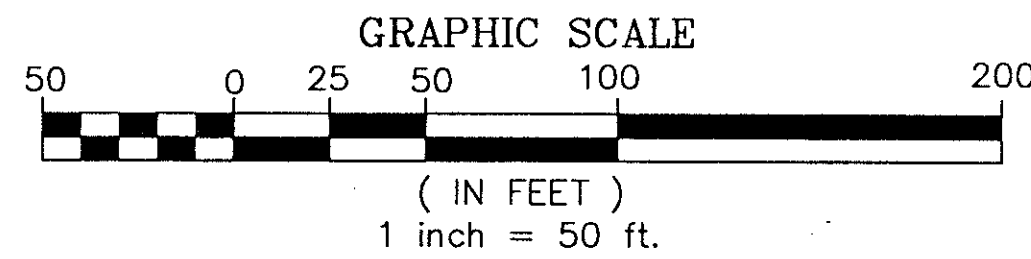


MIZNER'S PRESERVE

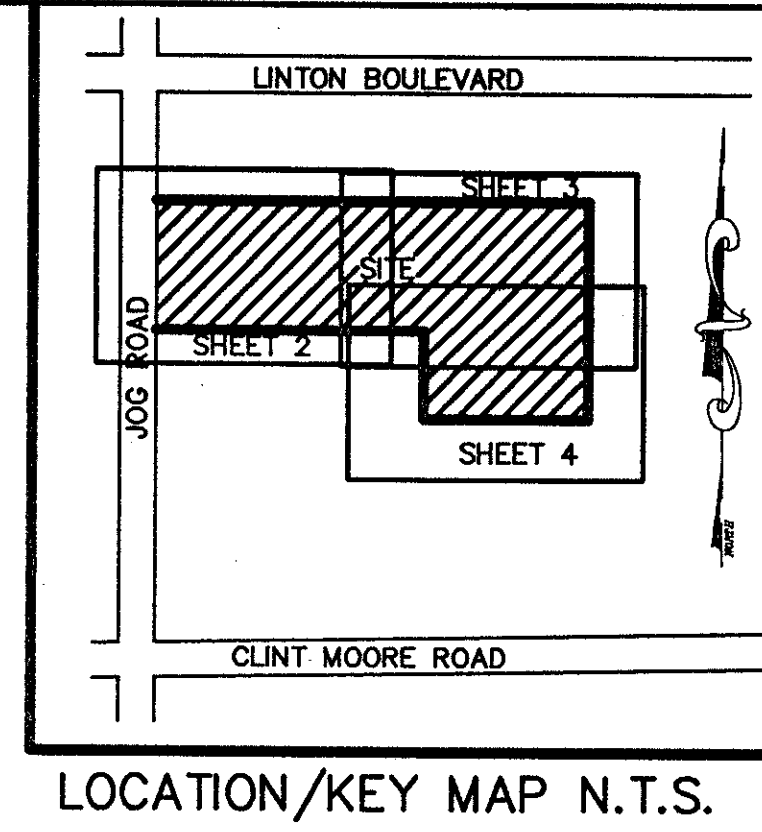
A PLANNED UNIT DEVELOPMENT
 A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH,
 RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 NOVEMBER - 1997

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.



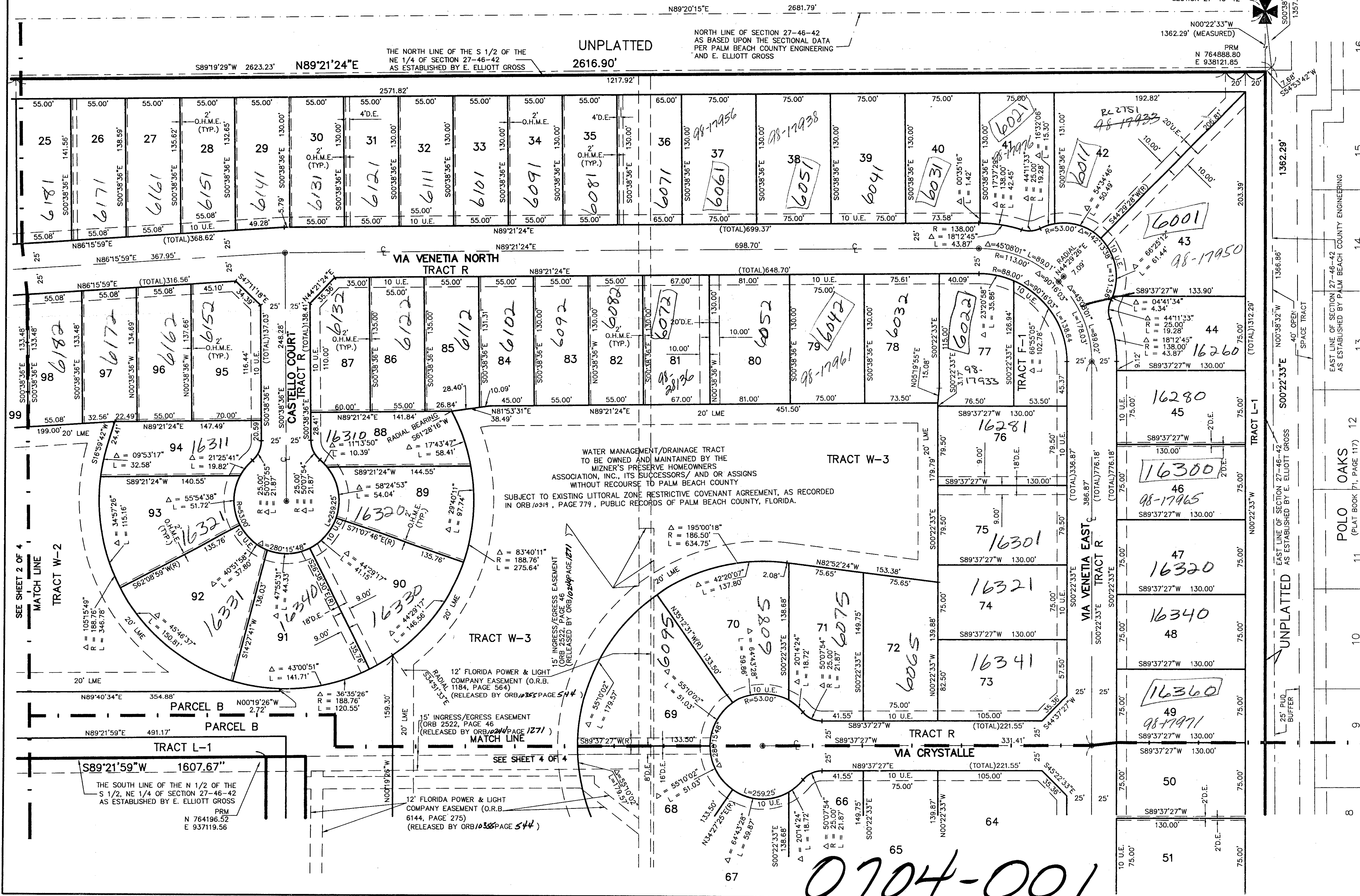
169

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 199 _____ AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

SHEET 3 OF 4



- 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
 - OP - DENOTES OVERHANG EASEMENT
 - n.t.s. - denotes not to scale
 - FPD - denotes found
 - TYD - DENOTES TYPICAL
 - NO - DENOTES NUMBER
 - MEAS - DENOTES MEASURED
 - (C) - DENOTES CENTERLINE
 - CONC - DENOTES CONCRETE
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - POB - DENOTES POINT OF BEGINNING.

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

*WILLIAMS TRACE
 PUD*

82/16A

0704-001

BOOK 88
 PAGE 169
 PLACED MAP # 2154
 RECORDING PUD
 ORDER # 87
 ZIP CODE 33496
 SEE 96-107
 PUD NAME Williams Trace

TAZ
 974

THE SOUTH LINE OF THE N 1/2 OF THE
 S 1/2, NE 1/4 OF SECTION 27-46-42
 AS ESTABLISHED BY E. ELLIOTT GROSS
 PRM
 N 764196.52
 E 937119.56

12' FLORIDA POWER & LIGHT
 COMPANY EASEMENT (O.R.B.
 1184, PAGE 564)
 (RELEASED BY ORB 10355 PAGE 544)

15' INGRESS/EGRESS EASEMENT
 (ORB 2522, PAGE 46
 (RELEASED BY ORB 10244 PAGE 1271))

12' FLORIDA POWER & LIGHT
 COMPANY EASEMENT (O.R.B.
 6144, PAGE 275)
 (RELEASED BY ORB 10355 PAGE 544)

WATER MANAGEMENT/DRAINAGE TRACT
 TO BE OWNED AND MAINTAINED BY THE
 MIZNER'S PRESERVE HOMEOWNERS
 ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS
 WITHOUT RECOURSE TO PALM BEACH COUNTY
 SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED
 IN ORB 10319, PAGE 779, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEE SHEET 2 OF 4
 MATCH LINE

SEE SHEET 4 OF 4

EAST LINE OF SECTION 27-46-42
 AS ESTABLISHED BY E. ELLIOTT GROSS

EAST LINE OF SECTION 27-46-42
 AS ESTABLISHED BY PALM BEACH COUNTY ENGINEERING

SECTION 27-46-42
 NE CORNER
 FND PK NAIL IN CUT-OUT
 ADJUSTMENT, FLORIDA EAST ZONE.