

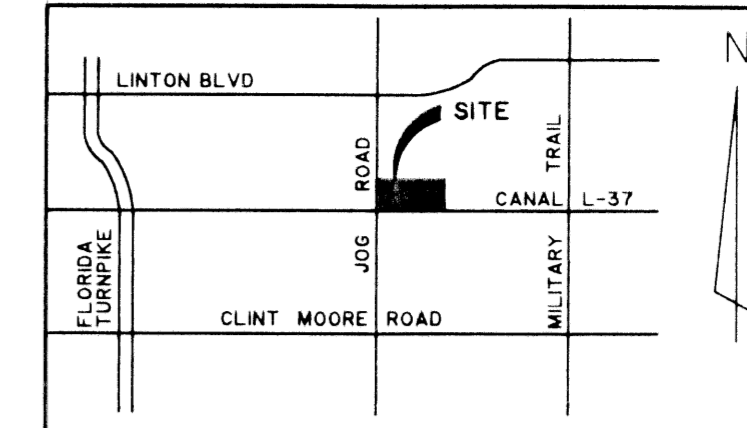
# MIZNER'S PRESERVE P.U.D. - PARC CHANDON

0704-007

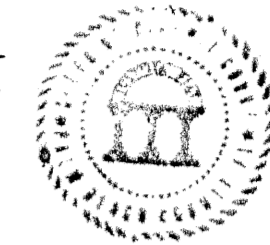
A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACT L-1, MIZNER'S PRESERVE, AS RECORDED IN PLAT BOOK 82, PAGES 167 THRU 170 PUBLIC RECORDS OF, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 2

# 113



LOCATION MAP  
SEC. 27 TWP. 46 RING. 42



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 8:32  
P.M. THIS 2nd DAY OF March 2000  
AND DULY RECORDED IN PLAT BOOK NO. 87  
ON PAGE 113-114  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY Seah & Steady D.C.

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT PARK CHANDON - DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, LICENCED TO DO BUSINESS IN THE STATE OF FLORIDA, AND BRADLEY A. MORTON AND KRISTA MORTON OWNERS OF THE LAND SHOWN HEREON BEING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MIZNER'S PRESERVE P.U.D. - PARC CHANDON, BEING A REPLAT OF A PORTION OF TRACT "L-1" AS SHOWN ON THE PLAT OF MIZNER'S PRESERVE, AS RECORDED IN PLAT BOOK 82, PAGES 167 THRU 170, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT AS ESTABLISHED BY THE PALM BEACH COUNTY DEPARTMENT OF ENGINEERING SURVEY SECTION; THENCE SOUTH 00°34'55" EAST, ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER AS ESTABLISHED BY SAID PALM BEACH COUNTY SURVEY SECTION, A DISTANCE OF 1361.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE NORTH 89°21'24" EAST, ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 60.0 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG/CARTER ROAD ACCORDING TO OFFICIAL RECORD BOOK 5833, PAGE 999 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°34'55" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°34'55" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.69 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE NORTH 89°22'35" EAST ALONG SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 933.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE SOUTH 00°19'27" WEST ALONG SAID WEST LINE, A DISTANCE OF 680.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE SOUTH 89°21'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 157.66 FEET; THENCE SOUTH 00°34'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 115.96 FEET; THENCE NORTH 44°31'16" EAST, A DISTANCE OF 35.45 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MIZNER'S PRESERVE WAY, AS SHOWN ON SAID PLAT OF MIZNER'S PRESERVE; THENCE SOUTH 89°21'59" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 157.66 FEET; THENCE SOUTH 00°38'01" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27, AS SAID SECTION 27 WAS ESTABLISHED BY E. ELLIOT GROSS AND IN USE; THENCE SOUTH 89°21'59" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 688.00 FEET TO THE POINT OF BEGINNING AFORD DESCRIBED.

CONTAINING 14.695 ACRES MORE OR LESS.

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

### TRACTS:

TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 11,161 PAGE 1609 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "R", AS SHOWN HEREON, IS RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "0-1" AND "0-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "0-6", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT PROVISIONS, SET FORTH IN OFFICIAL RECORDS BOOK 11,302, PAGE 1066, OVER THE SOUTH 20.00 FEET.

TRACT "0-5", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "0-2", "0-3" AND "0-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### EASEMENTS:

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED IN PERPETUITY TO THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG POURPOSES, UTILITY SERVICES AND BUILDING MAINTENANCES POURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, PARK CHANDON - DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF December 1999.

PARK CHANDON - DELRAY BEACH LIMITED PARTNERSHIP  
BY: James R. Griffin Jr.  
PRINT: James R. Griffin Jr.  
WITNESS: Virginia Crossan  
PRINT: Virginia Crossan  
BY: James R. Griffin Jr.  
ITS: Senior Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED James R. Griffin Jr. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NOTAR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF HEARTHSTONE, A CALIFORNIA 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 9th DAY OF December 1999.  
MY COMMISSION EXPIRES: Aug 4, 2001  
CC 656860

IN WITNESS WHEREOF, BRADLEY A. MORTON AND KRISTA MORTON DO HEREUNTO SET OUR HANDS AND SEALS THIS 2nd DAY OF Dec. 19 99

WITNESS: Bradley A. Morton  
WITNESS: Krista Morton  
WITNESS: Janet R. Warkins  
WITNESS: Janet R. Warkins  
BY: Bradley A. Morton  
BY: Krista Morton  
KRISTA MORTON

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRADLEY A. MORTON AND KRISTA MORTON WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED NOTAR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December 1999.  
MY COMMISSION EXPIRES: October 17, 2003

NOTARY PUBLIC Sherry Small  
CC 880278  
SHERRY SMALL

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC. 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 10th DAY OF Dec. 1999.

MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION FOR PROFIT

WITNESS: Stephen J. Siegel BY: Stephen J. Siegel  
PRINT: Stephen J. Siegel  
WITNESS: Sherry Small

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEPHEN J. SIEGEL WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED NOTAR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 10 DAY OF December 1999.

MY COMMISSION EXPIRES: July 5, 2000  
NOTARY PUBLIC Joyce Lane  
JOYCE LANE

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Brent Moody, 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 PARK CHANDON - DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; AND BRADLEY A. MORTON AND KRISTA MORTON; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: December 30, 1999  
BY: Brent Moody  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### TABULAR DATA

MIZNER'S PRESERVE P.U.D. - PARC CHANDON (PETITION NO. 96-107C)

TOTAL AREA THIS PLAT	14.695 ACRES
TRACT "0-1"	0.662 ACRES
TRACT "0-2"	0.063 ACRES
TRACT "0-3"	0.069 ACRES
TRACT "0-4"	0.019 ACRES
TRACT "0-5"	0.068 ACRES
TRACT "R"	1.867 ACRES
TRACT "W"	3.138 ACRES
LOTS	8.343 ACRES
TRACT "0-6"	0.429 ACRES
TRACT "0-7"	0.038 ACRES
36 DWELLING UNITS ZERO LOT LINE/DETACHED DENSITY = 2.46 DWELLING UNITS PER ACRE.	

### COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S. THIS 29 DAY OF February 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.

BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS #5604 (P.R.M.)  
● DENOTES SET PERMANENT CONTROL POINTS #5604 (P.C.P.)
- 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.

3. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE WEST LINE OF THE NORTHEAST ONE QUARTER SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°34'55" EAST, GRID 83, 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

### LEGEND

- TYP. DENOTES TYPICAL
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- R. DENOTES RADIUS
- P.B. DENOTES PLAT BOOK
- P.G.S. DENOTES PAGES
- L. DENOTES ARC LENGTH
- Δ DENOTES DELTA ANGLE
- ⊥ DENOTES CENTERLINE
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- F.N.D. DENOTES FOUND
- P.B.C. DENOTES PALM BEACH COUNTY
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENTS
- D.E. DENOTES DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- L.A.E. DENOTES LIMITED ACCESS EASEMENTS
- C.B. DENOTES CHORD BEARING
- O.H. M.E. DENOTES RECIPROCAL MAINTENANCE & ROOF OVERHANG EASEMENT
- H.O.A. DENOTES HOMEOWNERS ASSOCIATION

6. BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

### SURVEYOR AND MAPPER'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12/13/99  
BY: Jonathan T. Gilbert  
JONATHAN T. GILBERT  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5604  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD, SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART, UNDER THE SUPERVISION OF JONATHAN T. GILBERT, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION  
PARK CHANDON - DELRAY BEACH LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

DEDICATION  
NOTARY

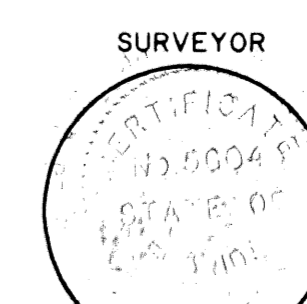
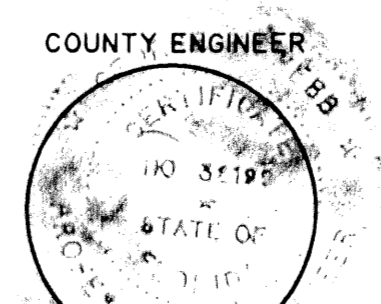
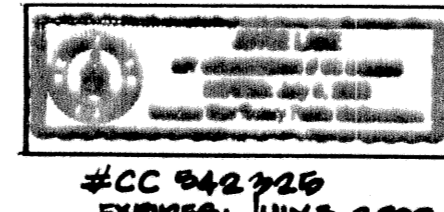
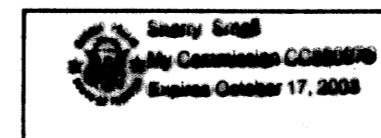
MIZNER'S PRESERVE HOMEOWNERS ASSOCIATION, INC.

NOTARY

H.O.A. NOTARY

COUNTY ENGINEER

SURVEYOR



Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB NO. 4396

MIZNER'S PRESERVE P.U.D.  
PARC CHANDON

SECTION 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.