

MIZNER VILLAGE

A REPLAT OF ALL OF TRACT "A", UPJOHN P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGES 1-3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
A PORTION OF UPJOHN P.U.D.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AMERITON PROPERTIES, INC., A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND OH INVESTMENTS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS MIZNER VILLAGE, BEING A REPLAT OF ALL OF TRACT "A", UPJOHN P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGES 1-3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A", UPJOHN P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGES 1-3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 21, SOUTH 02°17'27" EAST 63.64 FEET TO THE SOUTH LINE OF THE PARCEL CLAIMED BY THE LAKE WORTH DRAINAGE DISTRICT IN ACCORDANCE WITH CHANCERY CASE 407 AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 88°59'08" WEST 712.07 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID TRACT "A"; THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 02°05'51" EAST 91.46 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A", SAID CORNER ALSO BEING THE POINT OF BEGINNING; THE FOLLOWING NINETEEN (19) COURSES FOLLOW THE BOUNDARY OF SAID TRACT "A": (1) SOUTH 02°05'51" EAST 304.23 FEET TO A POINT OF CURVATURE OF A 660.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; (2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°54'08" AN ARC DISTANCE OF 79.51 FEET TO A POINT OF NON-TANGENCY; (3) SOUTH 34°53'44" WEST 10.80 FEET TO A POINT ON A 667.53 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 80°19'56" EAST; (4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°52'14" AN ARC DISTANCE OF 80.05 FEET TO A POINT OF NON-TANGENCY; (5) SOUTH 61°06'06" EAST 10.80 FEET TO A POINT ON A 660.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 72°47'37" EAST; (6) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°29'52" AN ARC DISTANCE OF 339.79 FEET TO A POINT OF TANGENCY; (7) SOUTH 46°42'15" EAST 343.52 FEET TO A POINT OF CURVATURE OF A 540.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; (8) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°20'43" AN ARC DISTANCE OF 389.67 FEET TO A POINT OF NON-TANGENCY; (9) SOUTH 40°11'16" WEST 16.70 FEET; (10) SOUTH 03°45'35" EAST 80.03 FEET; (11) SOUTH 47°17'27" EAST 14.14 FEET; (12) SOUTH 02°17'27" EAST 89.74 FEET; (13) SOUTH 42°42'33" WEST 14.14 FEET; (14) SOUTH 02°17'27" EAST 40.01 FEET; (15) SOUTH 47°17'27" EAST 14.14 FEET; (16) SOUTH 02°17'27" EAST 105.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; (17) SOUTH 89°07'43" WEST 1205.86 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; (18) NORTH 02°06'03" WEST 2515.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; (19) NORTH 89°18'10" EAST 615.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 2,515,922 SQUARE FEET (57.758 ACRES) MORE OR LESS.

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

- PARCEL "A" AS SHOWN HEREON IS HEREBY RESERVED FOR AMERITON PROPERTIES, INC., A MARYLAND CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR HOUSING AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCEL "D" AS SHOWN HEREON IS HEREBY RESERVED FOR OH INVESTMENTS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR HOUSING AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PARCELS "B" AND "C", (WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 9812 AT PAGE 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 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 VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., 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 ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT PARCEL 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.

- 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 LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE WATER AND SEWER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES, AS RECORDED IN OFFICIAL RECORDS BOOK 12151 AT PAGES 379 THROUGH 385 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

IN WITNESS WHEREOF, AMERITON PROPERTIES, INC., A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF JANUARY 2001.

AMERITON PROPERTIES, INC.
A MARYLAND CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA
BY: Jeffrey A. Jones
JEFFREY A. JONES, PRESIDENT

WITNESS: Keith Willy
Keith Willy
WITNESS: Robert P. Legg
Robert P. Legg

IN WITNESS WHEREOF, OH INVESTMENTS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO/CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF JANUARY 2001.

OH INVESTMENTS, INC.
A FLORIDA CORPORATION
BY: Richard Levy
RICHARD LEVY, CEO/CHAIRMAN

WITNESS: Stacey Beeler
Stacey Beeler
WITNESS: Richard Levy
Richard Levy

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD LEVY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CEO/CHAIRMAN OF OH INVESTMENTS, INC., A FLORIDA 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 JANUARY 2001

MY COMMISSION EXPIRES: 9/24/04
JEANETTE CALDERONE
MY COMMISSION # CC 855945
EXPIRES NOVEMBER 17, 2003
Notary Public - State of Florida

Jeanette Calderone
NOTARY PUBLIC
Jeanette Calderone
#CC 855945

ACKNOWLEDGEMENT:

STATE OF COLORADO
COUNTY OF ARAPAHOE

BEFORE ME PERSONALLY APPEARED JEFFREY A. JONES WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AMERITON PROPERTIES, INC., A MARYLAND CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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 8 DAY OF January 2001.

MY COMMISSION EXPIRES: 01/24/04
Paige Brown
NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 9 DAY OF JANUARY 2001.

VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC.

WITNESS: Stacy Chapman
Stacy Chapman
WITNESS: Jeffrey A. Jones
Jeffrey A. Jones
WITNESS: Jimmy Kahler
Jimmy Kahler

BY: Mitchell A. Cox
MITCHELL A. COX, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MITCHELL A. COX WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VIZCAYA P.U.D. MASTER HOMEOWNERS ASSOCIATION, INC., 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 JANUARY 2001.

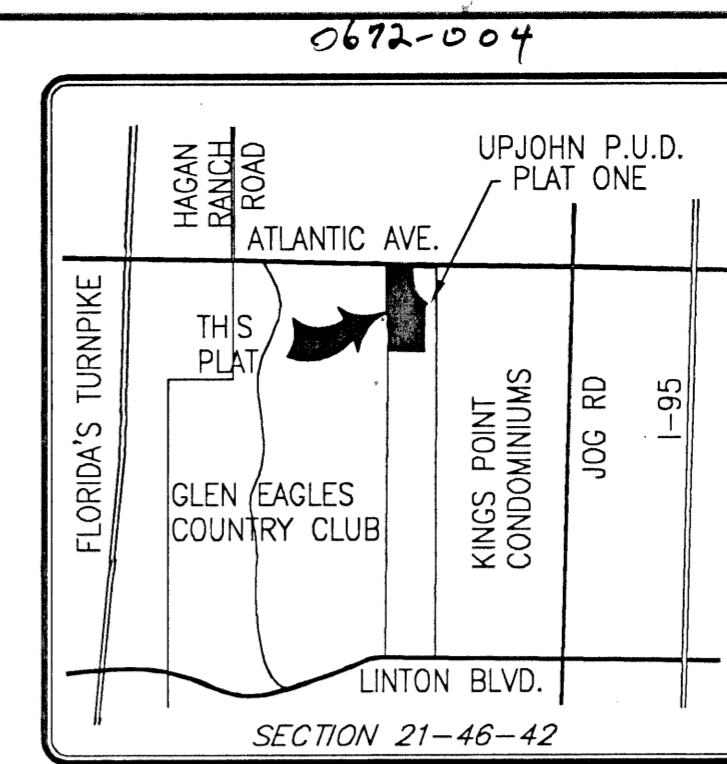
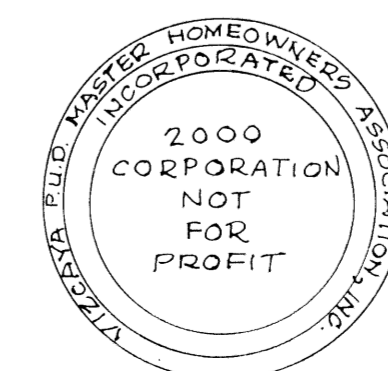
MY COMMISSION EXPIRES: 9/24/04
GABRIELA LAURENTI
MY COMMISSION # CC 982172
EXPIRES APRIL 16, 2004
Notary Public - State of Florida

Gabriela Laurenti
NOTARY PUBLIC

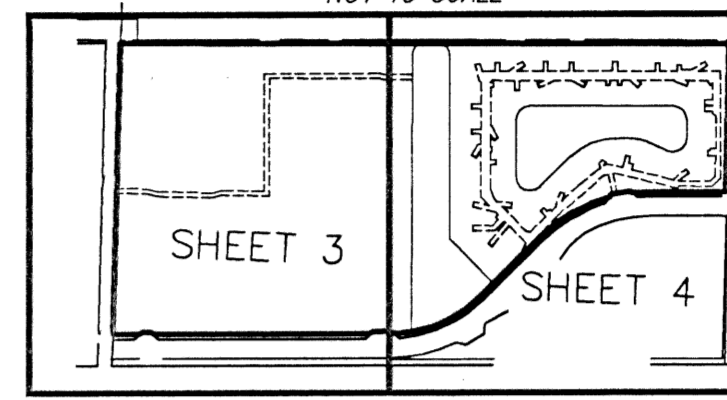
SURVEYOR AND MAPPER'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.071 (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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED AT PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THIS 15TH DAY OF FEBRUARY, 2000 A.D.

Robert P. Legg
ROBERT P. LEGG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 2972



LOCATION MAP
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 2:12 P.M. THIS 20 DAY OF February 2001 AND DULY RECORDED IN PLAT BOOK NO. 89
ON PAGE 170-173
DOROTHY H. WILKEN
Clerk Circuit Court
By: Amanda J. Miller D.C.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN AMERITON PROPERTIES, INC., A MARYLAND CORPORATION LICENSED TO DO BUSINESS IN FLORIDA AND OH INVESTMENTS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

TITLE COMPANY
DATED: 12/19/00
BY: Michael M. McCormick
Michael M. McCormick
Assistant Vice President

SURVEYOR'S NOTES:

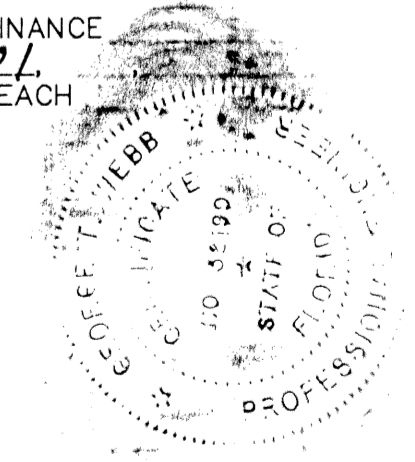
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21 HAVING A GRID BEARING OF NORTH 88°59'08" EAST AS DERIVED FROM STATE PLANE COORDINATES (NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT) AS PROVIDED BY THE PALM BEACH COUNTY SURVEY SECTION.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. STATE PLANE COORDINATES, AS SHOWN HEREON, ARE GRID COORDINATES BASED ON NORTH AMERICAN DATUM (1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE). SCALE FACTOR IS 1.0000284.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 PALM BEACH COUNTY, FLORIDA.

COUNTY APPROVALS:

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORDING PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 14 DAY OF Feb 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

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



Mizner Village
PAGE 170
FLOOD ZONE B
GLAD # 52
SR
TAX 448
PUD NAME: upjohn PUD

