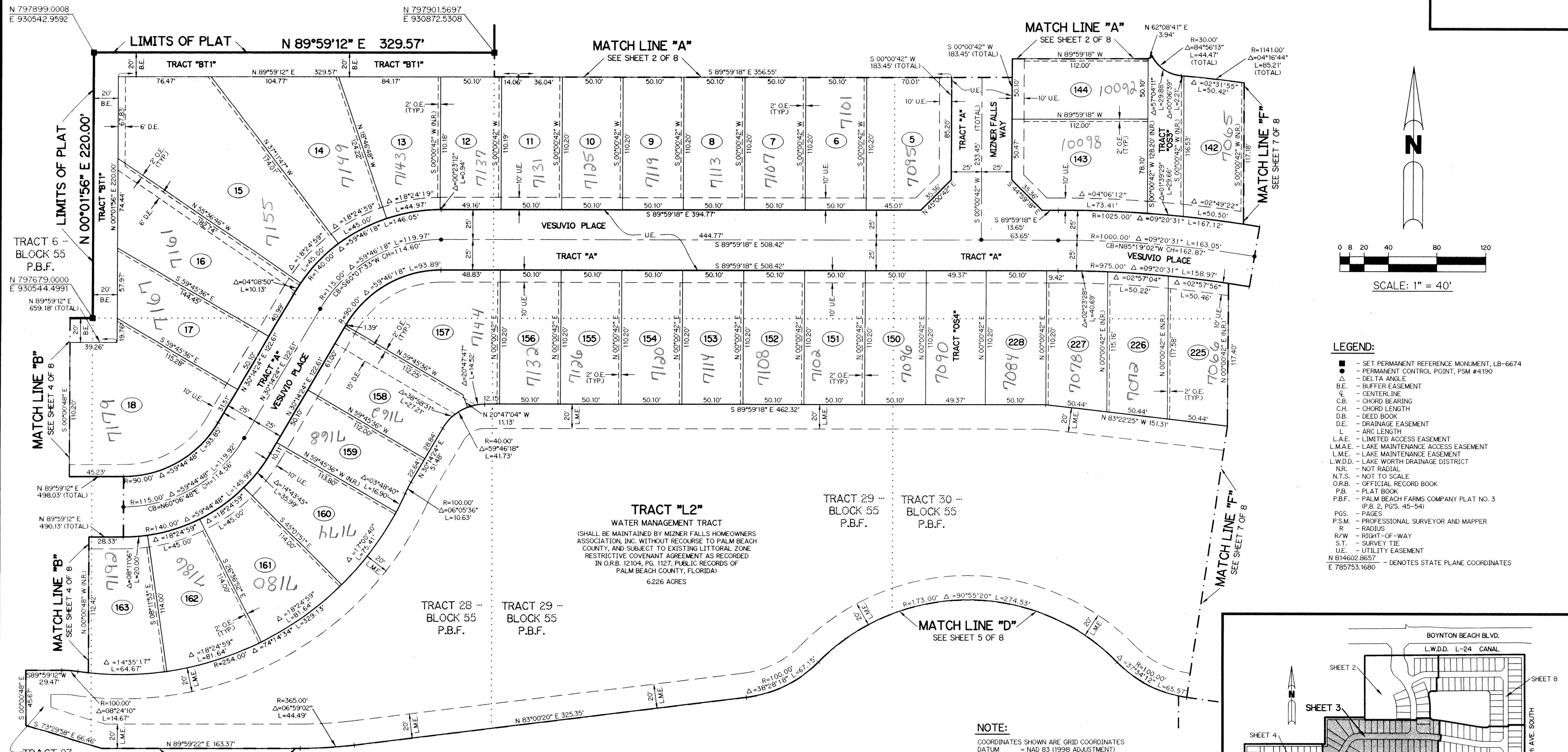


# MIZNER FALLS

BEING A REPLAT OF TRACTS 1 THROUGH 4, BLOCK 55, LESS THE NORTH 75 FEET THEREOF, TRACTS 26 THROUGH 32 AND THE SOUTH 220 FEET OF TRACT 5, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 3 OF 8 AUGUST, 2000



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, LB-6674
  - - PERMANENT CONTROL POINT, PSM #4190
  - Δ - DELTA ANGLE
  - B.E. - BUFFER EASEMENT
  - C.L. - CENTERLINE
  - C.B. - CHORD BEARING
  - C.H. - CHORD LENGTH
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - L - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
  - N.R. - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - P.B.F. - PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54)
  - PGS. - PAGES
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - S.T. - SURVEY TIE
  - U.E. - UTILITY EASEMENT
  - N 814602.8657 E 785753.1680 - DENOTES STATE PLANE COORDINATES

**TRACT "L2"**  
 WATER MANAGEMENT TRACT  
 (SHALL BE MAINTAINED BY MIZNER FALLS HOMEOWNERS ASSOCIATION, INC. WITHOUT RECOURSE TO PALM BEACH COUNTY, AND SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 12104, PG. 1127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
 6.226 ACRES

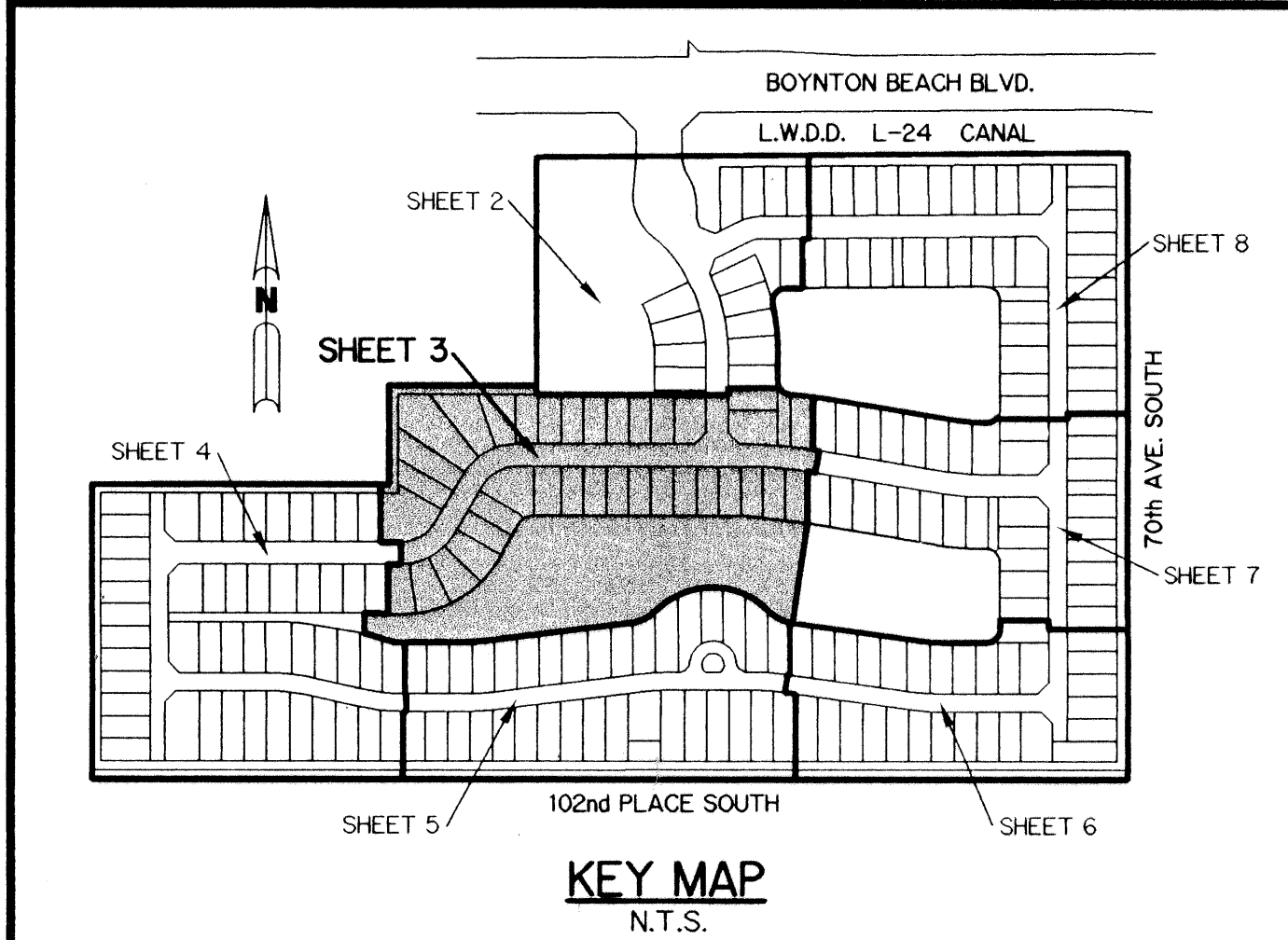
TRACT 29 - BLOCK 55 P.B.F.  
 TRACT 30 - BLOCK 55 P.B.F.

TRACT 28 - BLOCK 55 P.B.F.  
 TRACT 29 - BLOCK 55 P.B.F.

TRACT 27 - BLOCK 55 P.B.F.

**NOTE:**  
 COORDINATES SHOWN ARE GRID COORDINATES  
 DATUM = NAD 83 (1998 ADJUSTMENT)  
 ZONE = FLORIDA EAST ZONE  
 LINEAR UNIT = U.S. SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000277  
 PLAT BEARING = S89°59'22"W  
 GRID BEARING = S89°33'22"W  
 BEARING ROTATION (PLAT TO GRID) 00°26'00" COUNTER CLOCKWISE

THIS INSTRUMENT PREPARED BY  
 WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA  
 LAWSON, NOBLE AND WEBB, INC., LB-6674  
 ENGINEERS PLANNERS SURVEYORS  
 420 COLUMBIA DRIVE, SUITE 110  
 WEST PALM BEACH, FLORIDA



SUBDIVISION Mizner Falls  
 BOOK 97  
 PAGE 185A  
 FLOOD MAP # 185A  
 ZONING 33437  
 SE 958  
 TAZ 958  
 FUD NAME