

MIZNER ESTATES OF PALM BEACH POLO AND COUNTRY CLUB- WELLINGTON P.U.D.

IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
SEPTEMBER 1998 SHEET 1 OF 4 SHEETS

DESCRIPTION AND DEDICATION

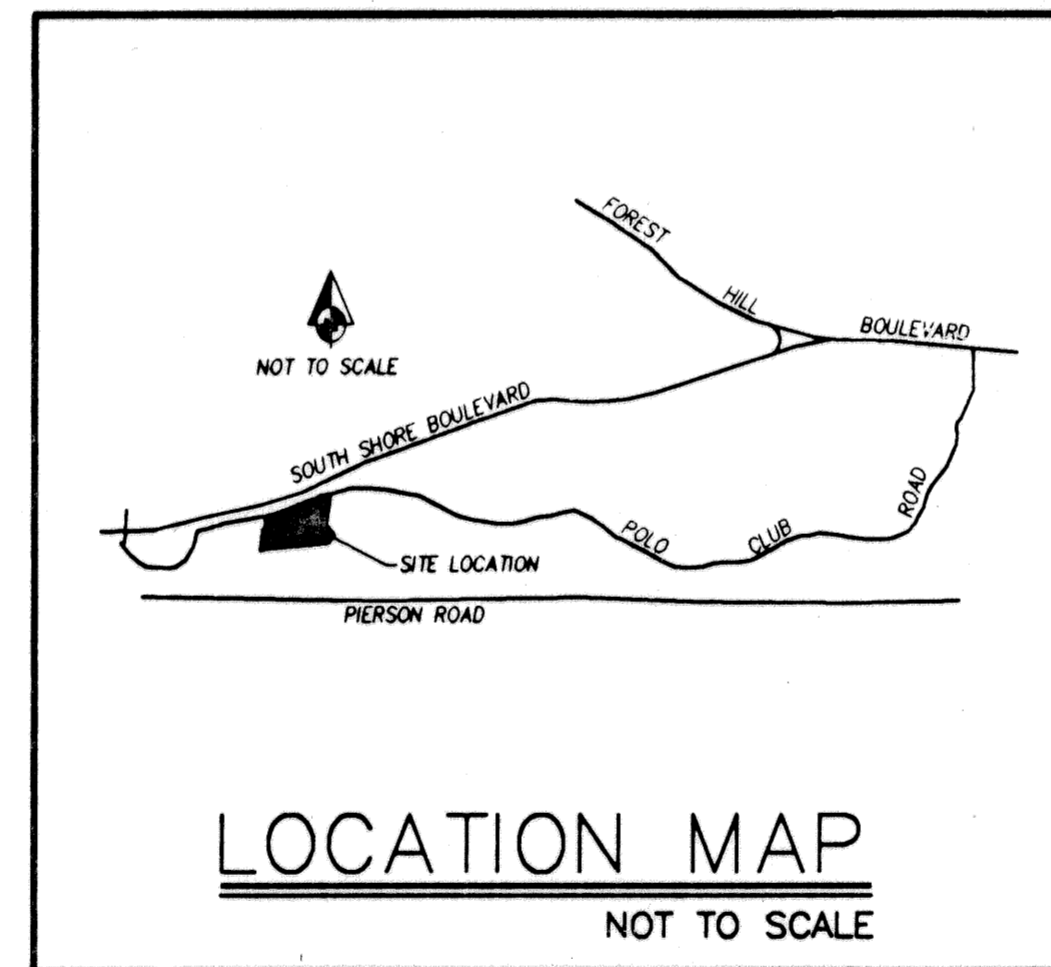
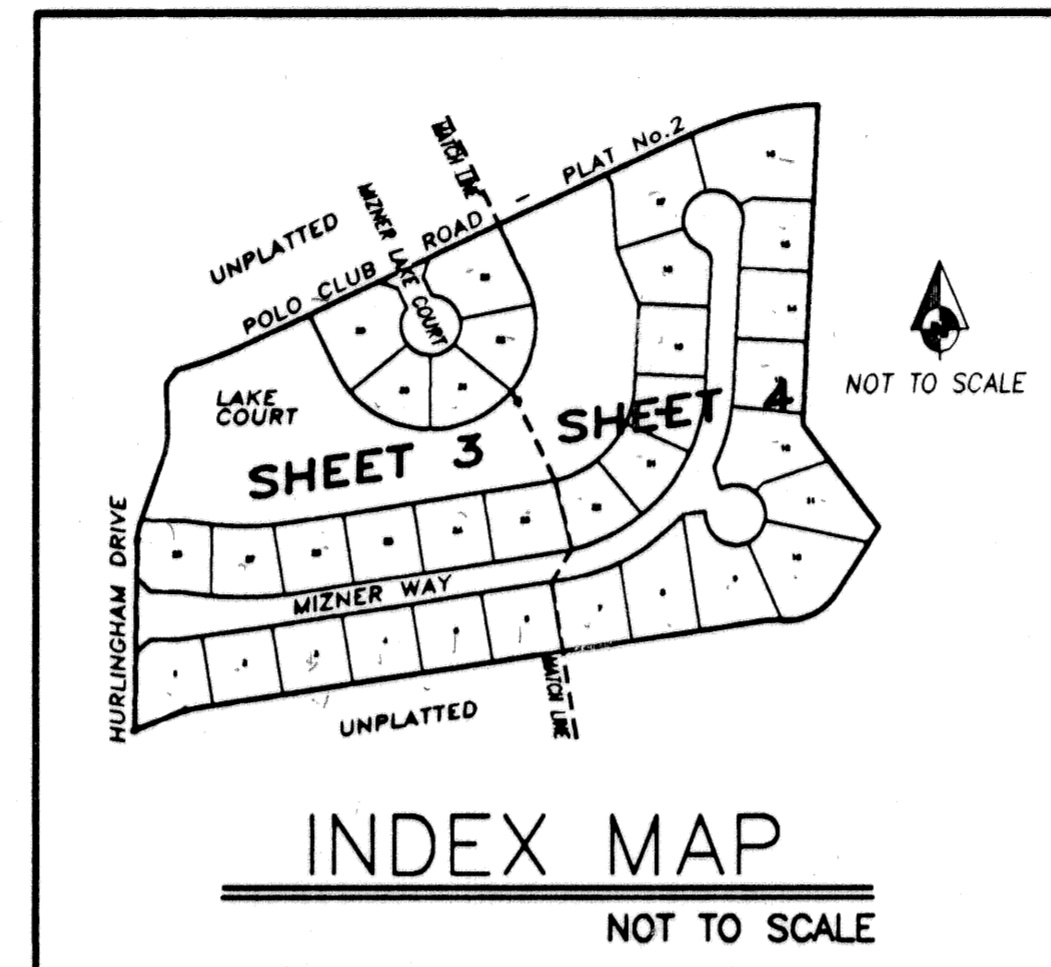
KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MIZNER ESTATES OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE SOUTHWESTERLY CORNER OF MUIRFIELD - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB, WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGES 18 THROUGH 20, SAID PUBLIC RECORDS, SAID POINT OF COMMENCEMENT LYING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING AT SAID POINT OF NORTH 16 DEGREES 41 MINUTES 35 SECONDS EAST, AND HAVING A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 23 MINUTES 33 SECONDS, A DISTANCE OF 305.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 930.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 40 MINUTES 40 SECONDS, A DISTANCE OF 441.36 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 24 MINUTES 28 SECONDS WEST, A DISTANCE OF 661.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66 DEGREES 44 MINUTES 50 SECONDS, A DISTANCE OF 745.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 192.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 09 MINUTES 18 SECONDS, A DISTANCE OF 99.25 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 251.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 30 SECONDS, A DISTANCE OF 391.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 59 MINUTES 30 SECONDS, A DISTANCE OF 234.49 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 875.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 56 MINUTES 52 SECONDS, A DISTANCE OF 122.29 FEET; THENCE SOUTH 37 DEGREES 28 MINUTES 26 SECONDS WEST, A DISTANCE OF 31.11 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 59 MINUTES 04 SECONDS, A DISTANCE OF 54.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 19 DEGREES 59 MINUTES 04 SECONDS WEST, A DISTANCE OF 114.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 49 MINUTES 10 SECONDS, A DISTANCE OF 32.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 339.00 FEET; THENCE NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 96.97 FEET; THENCE NORTH 81 DEGREES 30 MINUTES 51 EAST, A DISTANCE OF 1042.04 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 110.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 28 MINUTES 02 SECONDS, A DISTANCE OF 116.02 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 133.72 FEET; THENCE NORTH 36 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 226.17 FEET; THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 570.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 916,113 SQUARE FEET OR 21.031 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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



NOTES: COORDINATES, BEARINGS, & 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 = 1.00001247

GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

BEARING ROTATION PLAT TO GRID
01°00'41" CLOCKWISE

THIS INSTRUMENT WAS PREPARED BY
PAUL J. FOTORNY, P.L.S. IN THE OFFICES
OF DAILEY-FOTORNY, INC., 5050 10TH
AVENUE NORTH, LAKE WORTH, FLORIDA,
33463

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIZNER ESTATES OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS STREET TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

A WATER AND SEWER EASEMENT OVER ALL OF TRACTS A AND B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MIZNER ESTATES OF PALM BEACH POLO 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 THE VILLAGE OF WELLINGTON.

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MIZNER ESTATES OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MIZNER ESTATES OF PALM BEACH POLO 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 THE VILLAGE OF WELLINGTON.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MIZNER ESTATES OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MIZNER ESTATES OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE MIZNER ESTATES OF PALM BEACH POLO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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

THE 5 FOOT LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

BUFFER TRACTS A, B, AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALM BEACH POLO AND COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS 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 MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

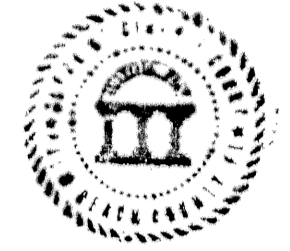
IN WITNESS WHEREOF, PALM BEACH POLO HOLDINGS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24TH DAY OF October, 1998.

PALM BEACH POLO HOLDINGS, INC.
A FLORIDA CORPORATION

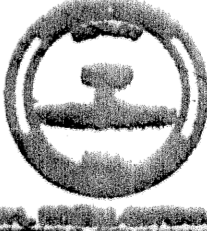
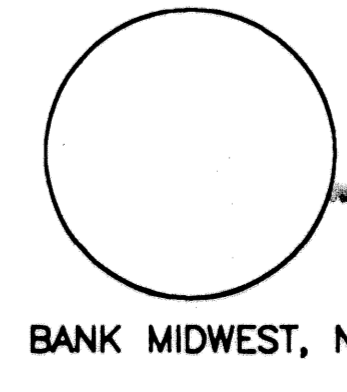
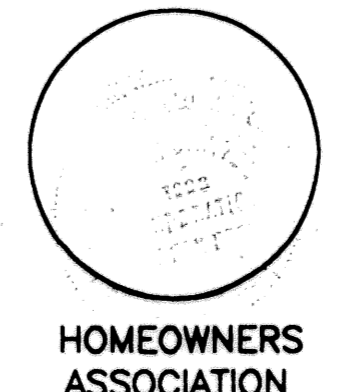
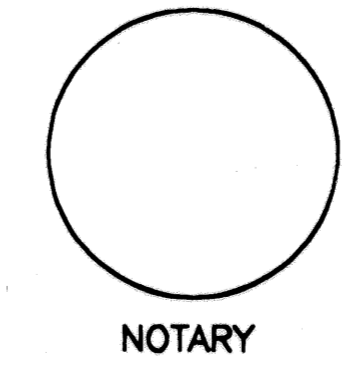
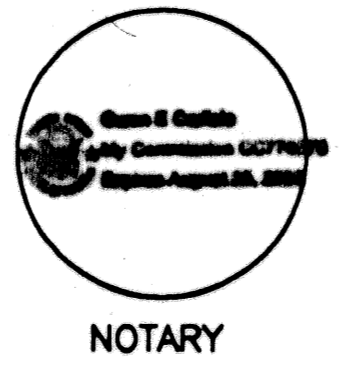
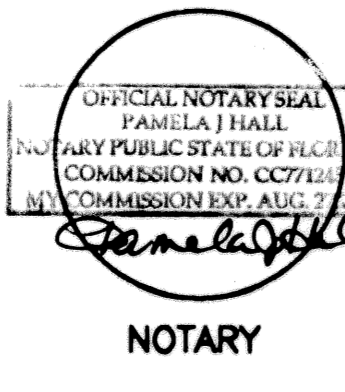
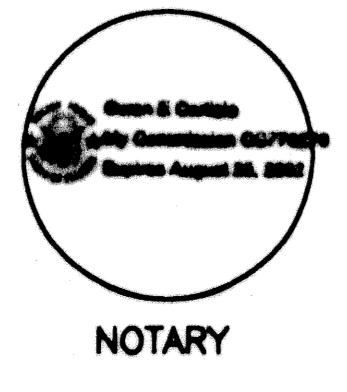
ATTEST: Donald W. Langdon
DONALD W. LANGDON
VICE-PRESIDENT

BY: Glenn F. Straub
GLENN F. STRAUB
PRESIDENT

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at)
this 24 day of January 1998)
and duly recorded in Plat Book No.)
on page 65-298)
DOROTHY H. WILKIN, Clerk of Circuit Court)
by Glenn F. Straub) C.R.



Mizner Estates of Palm Beach Polo & Country Club
SUBDIVISION Mizner Estates of Palm Beach Polo & Country Club
BOOK 84 PAGE 65
FLOOD ZONE CUB
QUAD # 6
SE 80-321
TAZ 1002
FLOOD MAP # 1008
ZONING PUD
ZIP CODE 33414
PUD NAME Wellington P.U.D.



Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite A - Lake Worth, FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8963