

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MIZNER PLACE, L.L.C. IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "MIZNER PLACE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING PARCEL A, 1.000±AC., PARCEL B, 2.691±AC., AND PARCEL C, 1.057±AC., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH SHORE BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO. 2 OF WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THENCE NORTH 42°44'25" WEST (BEARING BASIS) ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BIG BLUE TRACE AND WESTERLY LIMITS OF RIGHT-OF-WAY FOR SOUTH SHORE BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 2439, PAGES 989 THROUGH 991, A DISTANCE OF 145.00 FEET.

THENCE SOUTH 87°44'25" EAST, A DISTANCE OF 35.36 FEET.

THENCE NORTH 47°15'35" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 315.33 FEET.

THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'28", A DISTANCE OF 600.78 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'09", A DISTANCE OF 200.00 FEET TO THE POINT OF TANGENCY.

THENCE SOUTH 82°36'48" EAST, A DISTANCE OF 265.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1803.81 FEET.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°34'11", A DISTANCE OF 206.63 FEET.

THENCE NORTH 46°20'10" EAST, 35.03 FEET.

THENCE NORTH 01°51'19" EAST A DISTANCE OF 167.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET.

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00", A DISTANCE OF 48.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 165.00 FEET.

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°00'56", A DISTANCE OF 152.67 FEET TO THE POINT OF TANGENCY.

THENCE NORTH 88°09'37" WEST, A DISTANCE OF 646.04 FEET TO THE EAST BOUNDARY OF TRACT 44 OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 11 THROUGH 13 OF SAID PUBLIC RECORDS.

THENCE SOUTH 18°00'19" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 289.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 4.75 ACRES, MORE OR LESS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION 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 UTILITIES.

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

NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM OF 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE ACME IMPROVEMENT DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM VILLAGE OF WELLINGTON. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM OF 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN THE UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE ACME IMPROVEMENT DISTRICT MUST BE REVIEWED AND PERMITTED BY THE ACME IMPROVEMENT DISTRICT.

THE LANDSCAPE BUFFER, AS SHOWN HEREON, IS HEREBY DEDICATED TO MIZNER PLACE LLC, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MIZNER PLACE, L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

IN WITNESS WHEREOF, WE, MIZNER PLACE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY SET OUR HANDS

THIS 10th DAY OF Dec 1999

MIZNER PLACE LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: SUMMIT BUILDING & DESIGN, INC. AND BY: RUCKMAN PROPERTIES, INC.

BY: James E. Block, PRESIDENT OF MIZNER PLACE LLC AND BY: Norman S. Weinstein, PRESIDENT OF RUCKMAN PROPERTIES, INC.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JAMES E. BLOCK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUMMIT BUILDING & DESIGN, INC. A FLORIDA CORPORATION, AS MANAGER OF MIZNER PLACE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND NORMAN S. WEINSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RUCKMAN PROPERTIES, INC. A NEW YORK CORPORATION REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA, AS MANAGER OF MIZNER PLACE LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANIES AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEALS OF SAID COMPANIES AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS.

MY COMMISSION EXPIRES: MAR 2 2002 DATE Kim E. Drozdosz NOTARY PUBLIC

PRINT NAME: KIM E. DROZDOSZ NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC714788

ACCEPTANCE OF DEDICATION - ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA COUNTY OF PALM BEACH THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION OF SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON DATED THIS 28th DAY OF March 2000.

ACME IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Carmine A. Priore, Mayor AND BY: Mary M. Victor, Secretary

"MIZNER PLACE"

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Carmine A. Priore AND Mary M. Victor WHO ARE PERSONALLY KNOWN AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March 2000

MY COMMISSION EXPIRES: 8/25/2002 DATE Gwen E. Carlisle NOTARY PUBLIC

PRINT NAME: GWEN E. CARLISLE NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC770270

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

VILLAGE OF WELLINGTON STATE OF FLORIDA COUNTY OF PALM BEACH THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION OF SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 28th DAY OF March 2000

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Carmine A. Priore, Mayor

ATTEST: Awilda Rodriguez, Village Clerk

PRINT NAME: Awilda Rodriguez VILLAGE CLERK

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11400, AT PAGE 1474, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIDELITY FEDERAL SAVINGS BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS U.S. Joseph B. Shearman III AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF December 1999.

WITNESS: Louis MacDuell, BY: Joseph B. Shearman III

WITNESS: Deborah, TITLE: Senior Vice President

ACKNOWLEDGEMENT

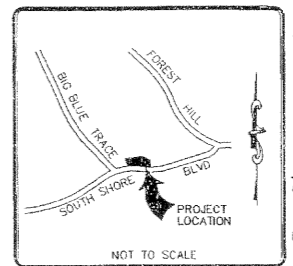
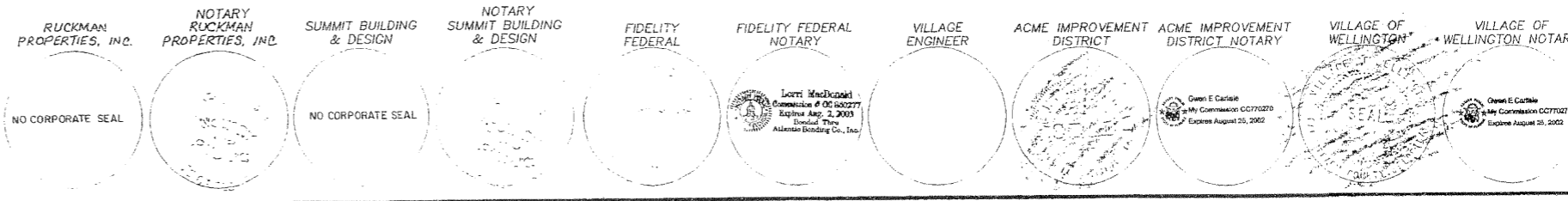
STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Joseph B. Shearman III AND WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICER OF SAID CORPORATION, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED 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: 8/2/03 DATE Louis MacDuell NOTARY PUBLIC



PRINT NAME: Louis MacDuell NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC 860277



THIS INSTRUMENT WAS PREPARED BY: GEORGE D. GIBSON III, P.S.M. 1300 Corporate Center Way Suite 201 Wellington Florida 33414-8593

MILLER LEGG & ASSOCIATES, INC. Engineers • Planners Land Surveyors Environmental Professionals (561)798-9981 Fax: (561)795-9408

163 STATE OF FLORIDA COUNTY OF WEST PALM BEACH This plat was filed for record at 12:30 PM this 6 day of April 2000 and duly recorded in Plat Book 81 Pages 163 Through 164 DOROTHY H. WILKINSON Clerk of Circuit Court By: Susan Williams

SHEET 1 OF 2

VILLAGE OF WELLINGTON ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF March 2000 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), F.S. DATE: 3-28-00 GARY R. CLOUGH, P.E. VILLAGE ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Carmine A. Priore, DDS AND Awilda Rodriguez WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF March 2000

MY COMMISSION EXPIRES: 8/25/2002 DATE Gwen E. Carlisle NOTARY PUBLIC

PRINT NAME: GWEN E. CARLISLE NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC 770270

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH WE, BROAD AND CASSEL, AS DULY LICENSED ATTORNEYS, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MIZNER PLACE LLC, A LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BROAD & CASSEL 7777 GLADES ROAD, SUITE 300 BOCA RATON, FLORIDA 33434 DATE: 3-20-00 JAD BY: Jeffrey A. Deutch, P.A.

SURVEYOR'S CERTIFICATE

I, GEORGE D. GIBSON III, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THAT THE SURVEY AND PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART I FLORIDA STATUTES AND THE APPLICABLE SECTIONS OF CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AS SHOWN ON THIS PLAT HAVE BEEN SET WHERE INDICATED. THE PERMANENT CONTROL POINTS (PCP'S) AND INTERIOR MONUMENTS SHOWN HEREON WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATED AT WELLINGTON, PALM BEACH COUNTY, FLORIDA, THIS 12th DAY OF NOVEMBER A.D. 1999. George D. Gibson III PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA REGISTRATION NO. 5830