

DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN PORTIONS OF SECTIONS 17, 18 AND 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, FLORIDA, SHOWN HEREON AS OLYMPIA - PLAT II, BEING A REPLAT OF A PORTION OF BLOCKS 19 AND 20 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 53 THROUGH 60, BLOCK 16, TRACTS 37 THROUGH 48, BLOCK 17, TRACTS 1 THROUGH 47, TRACTS 51 THROUGH 55, BLOCK 19, TRACTS 5 THROUGH 12, TRACTS 21 THROUGH 27, TRACTS 39 THROUGH 41, TRACT 56, BLOCK 20, TOGETHER WITH ALL THOSE STRIPS OF LAND MARKED AS ROADS WITHIN OR ADJACENT TO BLOCKS 16, 17, 19 AND 20 AS ALL ARE SHOWN ON THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIE WITHIN THE BOUNDARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 19, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 23 MINUTES, 00 SECONDS EAST ALONG A LINE 25.0 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE ROAD, 50.0 FEET IN WIDTH, BETWEEN BLOCKS 19 AND 25 AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, SAID PARALLEL LINE BEING THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-10 AND CONNECTING THE SOUTH LINE OF TRACTS 49 THROUGH 55 OF SAID BLOCK 19, A DISTANCE OF 4486.53 FEET; THENCE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF LYONS ROAD AS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED AT OFFICIAL RECORD BOOK 5712, PAGE 1556, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE OF LYONS ROAD, A DISTANCE OF 63.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 3260.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 44 DEGREES, 17 MINUTES, 02 SECONDS, A DISTANCE OF 2519.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43 DEGREES, 41 MINUTES, 02 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1238.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 3140.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 44 DEGREES, 17 MINUTES, 02 SECONDS, A DISTANCE OF 2426.90 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 173.99 FEET; THENCE NORTH 01 DEGREES, 10 MINUTES, 23 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 400.00 FEET; THENCE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 466.00 FEET; THENCE NORTH 45 DEGREES, 36 MINUTES, 12 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES, 32 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1556, SAID RIGHT OF WAY LINE LYING 68.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 53, BLOCK 16 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 511.99 FEET; THENCE NORTH 88 DEGREES, 19 MINUTES, 02 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1556, A DISTANCE OF 400.33 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES, 32 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1646, SAID RIGHT OF WAY LINE LYING 52.0 FEET SOUTH OF AND PARALLEL WITH THE LINE CONNECTING THE NORTH LINE OF TRACTS 54 THROUGH 56 OF SAID BLOCK 16 AND TRACTS 37 THROUGH 40 OF BLOCK 17 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 2973.00 FEET; THENCE SOUTH 00 DEGREES, 36 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 26.00 FEET OF TRACT 38 OF SAID BLOCK 17, A DISTANCE OF 466.00 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES, 32 SECONDS WEST ALONG A LINE 44.0 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD, A DISTANCE OF 466.00 FEET; THENCE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE WEST TWO-THIRDS OF TRACT 39 OF SAID BLOCK 17, A DISTANCE OF 466.00 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES, 32 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 5712, PAGE 1646, SAID RIGHT OF WAY LINE LYING 52.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 39 AND 40 OF SAID BLOCK 17, A DISTANCE OF 800.00 FEET; THENCE NORTH 00 DEGREES, 36 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 40, A DISTANCE OF 14.0 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES, 32 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD AS SHOWN ON ROAD PLAT BOOK 2, PAGE 147 OF SAID PUBLIC RECORDS, SAID SOUTH RIGHT OF WAY LINE LYING 38.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACTS 41 AND 42 OF SAID BLOCK 17 AND EXTENDING EASTERLY TO THE WEST LINE OF SAID TRACT 40, A DISTANCE OF 1554.17 FEET; THENCE SOUTH 01 DEGREE, 57 MINUTES, 23 SECONDS WEST ALONG THE EAST LINE OF A ROAD, 25.0 FEET IN WIDTH, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, SAID EAST LINE ALSO BEING THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-1, AND CONNECTING THE WEST LINE OF TRACTS 42 AND 43 OF SAID BLOCK 17, A DISTANCE OF 1307.23 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE ROAD, 50.0 FEET IN WIDTH, BETWEEN BLOCKS 17 AND 19 AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 02 DEGREES, 17 MINUTES, 20 SECONDS WEST ALONG SAID EAST LINE OF THE ROAD, 25.0 FEET IN WIDTH, AS SHOWN ON THE PALM BEACH FARMS COMPANY PLAT NO. 3, SAID EAST LINE ALSO BEING THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-1, AND CONNECTING THE WEST LINE OF TRACTS 6, 7, 20, 21, 34, 35, AND 48 OF SAID BLOCK 19, A DISTANCE OF 3947.61 FEET; THENCE SOUTH 87 DEGREES, 42 MINUTES, 40 SECONDS EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID PIERSON ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1524, PAGE 1524, OF SAID PUBLIC RECORDS, A DISTANCE OF 189.25 FEET; THENCE SOUTH 74 DEGREES, 56 MINUTES, 40 SECONDS EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID PIERSON ROAD, A DISTANCE OF 51.27 FEET; THENCE SOUTH 87 DEGREES, 42 MINUTES, 40 SECONDS EAST, A DISTANCE OF 381.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 940.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE OF PIERSON ROAD THROUGH A CENTRAL ANGLE OF 45 DEGREES, 15 MINUTES, 00 SECONDS, A DISTANCE OF 742.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 42 DEGREES, 27 MINUTES, 40 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY LINE OF PIERSON ROAD, A DISTANCE OF 955.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 860.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE OF PIERSON ROAD THROUGH A CENTRAL ANGLE OF 48 DEGREES, 09 MINUTES, 20 SECONDS, A DISTANCE OF 722.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89 DEGREES, 23 MINUTES, 00 SECONDS EAST, ALONG A LINE 125.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE ROAD 50.0 FEET IN WIDTH, BETWEEN BLOCKS 19 AND 25, AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID PIERSON ROAD, A DISTANCE OF 1828.03 FEET; THENCE NORTH 44 DEGREES, 23 MINUTES, 30 SECONDS EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID PIERSON ROAD, A DISTANCE OF 49.50 FEET TO THE WEST RIGHT OF WAY LINE OF SAID LYONS ROAD AND THE POINT OF BEGINNING.

LESS OLYMPIA PLAT I, AS RECORDED IN PLAT BOOK 93, PAGES 135 THROUGH 161 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AREA OF OLYMPIA-PLAT II: 450.28 AC  
AREA OF OLYMPIA PLAT I PER PLAT BOOK 93, PAGES 135-161: 382.28 AC  
COMBINED AREA OF OLYMPIA PLAT I AND OLYMPIA PLAT-II: 832.57 AC

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

FATIO BOULEVARD AND DONAHUE WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OLYMPIA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES 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.

OLYMPIA - PLAT II

BEING A REPLAT OF A PORTION OF BLOCKS 19 AND 20 OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. BEING IN PORTIONS OF SECTIONS 17, 18 AND 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 24  
DECEMBER 2002

SCRIBNER LANE LYING WEST OF FATIO BOULEVARD AND SAWYER TERRACE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SCRIBNER VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

POSTLEY COURT LYING WEST OF FATIO BOULEVARD, SHAUGHNESSY DRIVE, QUINN COURT, ROCHE PLACE AND STOVER WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SHAUGHNESSY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

PHIPPS LANE AND PAYSON WAY LYING SOUTH OF FATIO BOULEVARD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PHIPPS VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

HAMBLIN WAY, GLIDDEN COURT AND HARTRIDGE TERRACE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMBLIN VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

COOPER LANE LYING EAST OF FATIO BOULEVARD, DANFORTH TERRACE, DELEMAR COURT AND ELEANOR WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DANFORTH VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

BLOCK "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR FUTURE SUBDIVISION AND DEVELOPMENT PURPOSES FOR MINTO COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TREANOR TERRACE AND SCRIBNER LANE LYING EAST OF FATIO BOULEVARD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TREANOR VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

POSTLEY COURT LYING EAST OF FATIO BOULEVARD AND PILLSBURY WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POSTLEY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

PAYSON WAY LYING NORTH OF FATIO BOULEVARD AND MCANEENY COURT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PAYSON VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

COOPER WAY AND COOPER LANE LYING WEST OF FATIO BOULEVARD, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COOPER VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES 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.

WATER MANAGEMENT TRACTS 4, 6, 7, 8 AND 9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OLYMPIA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DRAINAGE EASEMENTS (1 THROUGH 22) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OLYMPIA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, AND A-13, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SCRIBNER VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21 AND B-22, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SHAUGHNESSY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13 AND C-14, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PHIPPS VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10 AND D-11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMBLIN VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13 AND E-14, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE DANFORTH VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS N-1, N-2, N-3, N-4 AND N-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TREANOR VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS O-1, O-2, O-3 AND O-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE POSTLEY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS P-1, P-2, P-3, P-4 AND P-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PAYSON VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

INTERIOR DRAINAGE EASEMENTS Q-1, Q-2, Q-3, Q-4 AND Q-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COOPER VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OLYMPIA MASTER 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 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 LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

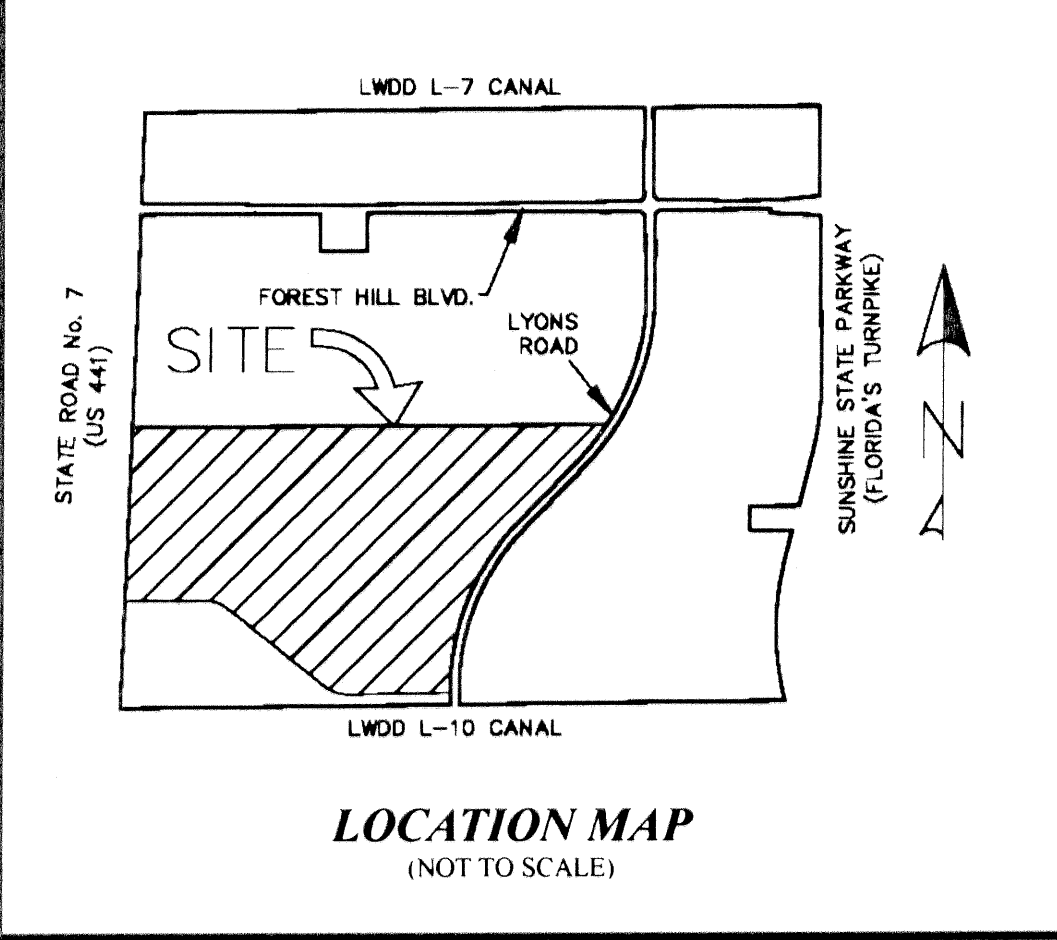
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

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

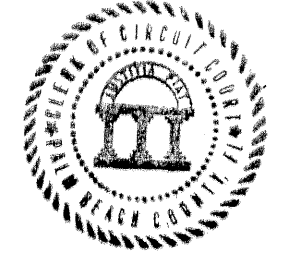
A PERPETUAL EASEMENT IS HEREBY DEDICATED FOR ACCESS TO, MAINTENANCE AND CONSTRUCTION OF ALL UTILITY FACILITIES LOCATED IN SCRIBNER LANE, SAWYER TERRACE, SHAUGHNESSY DRIVE, QUINN COURT, ROCHE PLACE, STOVER WAY, DONAHUE WAY, FATIO BOULEVARD, PHIPPS LANE, HARTRIDGE TERRACE, DANFORTH TERRACE, ELEANOR WAY, HAMBLIN WAY, GLIDDEN COURT, DELEMAR COURT, TREANOR TERRACE, SCRIBNER LANE, POSTLEY COURT, PILLSBURY WAY, PAYSON WAY, MCANEENY COURT, COOPER LANE AND COOPER WAY.

TRACTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10 AND B-11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OLYMPIA MASTER 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 THE VILLAGE OF WELLINGTON, FLORIDA. TRACT B-1 IS SUBJECT TO RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 3839, PAGE 1119 IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT B-12, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SHAUGHNESSY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.



COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT )  
12:00 P. M. THIS )  
25th )  
DAY OF March ) 2003 ) AND  
DUPLICATED IN PLAT BOOK NO )  
98 ) ON PAGE 01 ) THRU  
24 )  
DOROTHY H. WILKEN,  
CLERK OF CIRCUIT COURT  
BY *Shirley A. McElwain* D.C.



TRACT O.S.-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PHIPPS VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL WITH THE TRACTS FOR PRIVATE STREET PURPOSES AND ADJACENT TO PIERSON ROAD AND THE TWELVE FOOT WIDE UTILITY EASEMENT RUNNING ADJACENT TO AND PARALLEL WITH LYONS ROAD, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL PREVIOUS PLATS OF THE LANDS SHOWN HEREON, ARE CANCELED AND SUPERSEDED. IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE AND ABANDON FROM PUBLIC RECORD AND USE THAT PORTION OF ROADWAYS DEDICATED BY PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING WITHIN THE LIMITS OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION 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 5th DAY OF March, 2003.

MINTO COMMUNITIES, INC.  
A FLORIDA CORPORATION  
ATTEST: *S. Unger*  
CRAIG S. UNGER  
SR. VICE PRESIDENT  
BY: *Michael Greenberg*  
MICHAEL GREENBERG  
PRESIDENT

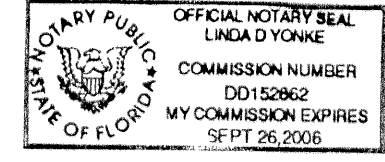
ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

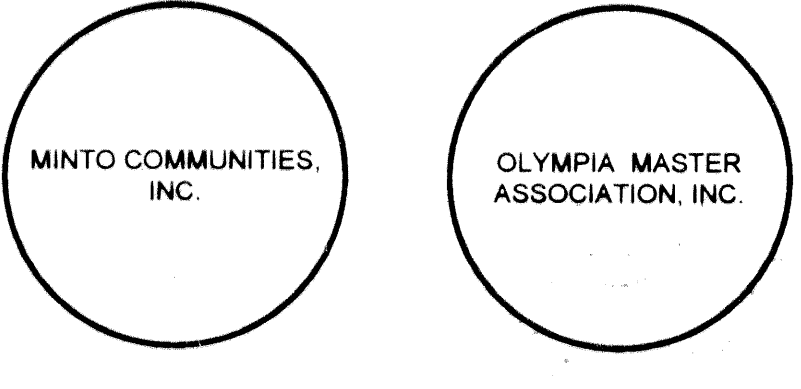
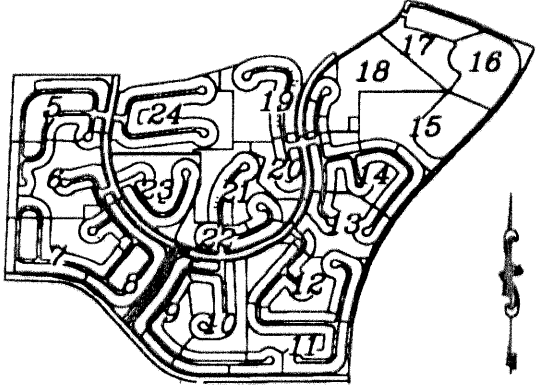
BEFORE ME PERSONALLY APPEARED MICHAEL GREENBERG AND CRAIG S. UNGER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SR. VICE -PRESIDENT RESPECTIVELY, OF MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 5th DAY OF March, 2003.

MY COMMISSION EXPIRES: Sept. 26, 2006  
*Linda D. Yanke*  
Linda D. Yanke  
PRINT NAME:  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. 00152862



SHEET INDEX



OLYMPIA - PLAT II  
NICK MILLER, INC.  
Surveying & Mapping Consultants  
SUITE 105  
2560 RCA BLVD.  
PALM BEACH GARDENS, FLORIDA 33410  
TEL 561 627-5200 FAX 561 627-0983  
D.B.P.R. LICENSED BUSINESS No. 4318  
SHEET NO. 1  
SCALE: N/A  
DATE: DECEMBER 2002  
JOB NO.: 1008.044  
FILE: 1008.044-TITLE