ALL OF BLOCK 'F', OLYMPIA—PLAT II, AS RECORDED IN PLAT BOOK 98, PAGES 1 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AREA OF OLYMPIA-PLAT II, BLOCK 'F' REPLAT: 31.256 AC.

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

DUPONT PLACE AND BRYDEN COURT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BRYDEN 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.

INTERIOR DRAINAGE EASEMENTS F-1, F-2, F-3, F-4, F-5, F-6, F-7, F-8, F-9, F-10, F-11, F-12, F-13 AND F-14, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BRYDEN 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 BRYDEN VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA

THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS 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,

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, 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 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, 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

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 19th DAY OF December, 2003.

MINTO COMMUNITIES, INC.

A FLORIDA CORPORAZION CRAIG'S. UNGER

PRESIDENT

SR. VICE-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 ______ DAY OF <u>December</u>, 2003.

MY COMMISSION EXPIRES: Sept. 26, 2006

COMMISSION NUMBER DD152862

LINDA D. YONKE PRINT NAME: **NOTARY PUBLIC** STATE OF FLORIDA COMMISSION NO. DD15 2862

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

BRYDEN VILLAGE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 184h DAY OF <u>December</u> 2003.

BRYDEN VILLAGE HOMEOWNERS ASSOCIATION, INC.

A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: PRINT NAME: MICHELLE STEELMAN

MINTO COMMUNITIES









ACKNOWLEDGMENT

COUNTY OF PALM BEACH

ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: Sept. 24, 2006

ACCEPTANCE OF RESERVATIONS

OLYMPIA MASTER ASSOCIATION, INC.

A FLORIDA CORPORATION, NOT FOR PROFIT

LINDA D YONKE

COMMISSION NUMBER

COMMISSION EXPIRES

DD152862

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE

FOREGOING INSTRUMENT AS PRESIDENT OF BRYDEN VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA

CORPORATION, NOT FOR PROFIT, 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

OLYMPIA MASTER ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID

ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS

MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 1846 _____ DAY OF December,

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE

FOREGOING INSTRUMENT AS PRESIDENT OF OLYMPIA MASTER ASSOCIATION, INC., A FLORIDA CORPORATION,

NOT FOR PROFIT, 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

WE, FOUNDERS TITLE, 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 THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, 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

PRINTED NAME

NOTARY PUBLIC

STATE OF FLORIDA

COMMISSION NODD 152862.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF December 2003

NOTARY PUBLIC

STATE OF FLORIDA

COMMISSION NO. DD 152862.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1846 DAY OF December, 2003

STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF PALM BEACH

ACKNOWLEDGMENT

COUNTY OF PALM BEACH

TITLE CERTIFICATE

COUNTY OF PALM BEACH

STATE OF FLORIDA

AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: Sept. 24, 2006

COMMISSION NUMBER

DD152862

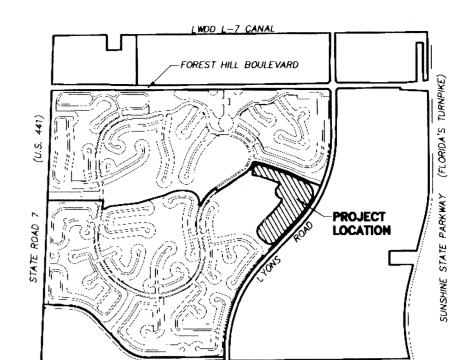
SEPT 26,2008

STATE OF FLORIDA





SURVEYOR'S SEAL



LOCATION MAP

(NOT TO SCALE)

COUNTY OF PALM BEACH STATE OF FLORIDA THIS PLAT WAS FILED FOR RECORD AT

DAY OF Tebruary DULY RECORDED IN PLAT BOOK NO. 101, ON PAGE 36 THRU

DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF FEBRUATU, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC 177.081 (1), F.S.

DATE: 2-10-04

VILLAGE ENGINEER

SURVEYOR'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 REOUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS AS REOUIRED BY SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. AS AMENDED AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON.

PROFESSIONAL SURVEYOR AND MAPPER **CERTIFICATE NO.5974** STATE OF FLORIDA

SURVEYOR'S NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

"PRM LB 4318"

2. PERMANENT CONTROL POINTS ARE SHOWN THUS: • "PCP LB 4318" 3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF NORTH 89 DEGREES, 23 MINUTES, 32 SECONDS EAST ALONG THE NORTH RIGHT OF WAY OF FOREST HILL

4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON,

5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR

6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

7. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410-3335.

LAND USE TABLE

DUPONT PLACE AND BRYDEN COURT 5.819 AC. 25.437 AC. LOTS 1783 THROUGH 1971 31.256 AC NUMBER OF LOTS 45' X 115' APPROXIMATE LOT DIMENSIONS APPROXIMATE LOT SIZE 0.119 AC LINEAR FEET OF STREETS

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

OLYMPIA - PLAT II, BLOCK 'F' REPLAT

BEING A REPLAT OF BLOCK 'F', OLYMPIA - PLAT II, AS RECORDED IN PLAT BOOK 98, PAGES 1

THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING IN

PORTIONS OF SECTIONS 17 AND 18, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF

WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

SEPTEMBER 2003

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 RECORDS BOOK 12416 AT PAGE 832 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF December, 2003.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN B. WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PYCS. OF BANK OF AMERICA, N.A., 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

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES:

STATE OF FLORIDA COMMISSION NO. DD 153548

VILLAGE OF WELLINGTON

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS-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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS 10 Km DAY OF Jebbuary 2004.

VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

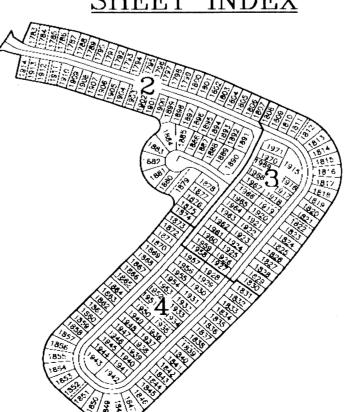
BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

MY COMMISSION EXPIRES: CC939391

KATHY A TATGENHORST NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC938391 MY COMMISSION EXP. MAY 18,2004

WITNESS MY HAND AND OFFICIAL SEAL THIS /OF DAY OF FIBRER 2004

STATE OF FLORIDA COMMISSION NO.



OLYMPIA - PLAT II, BLOCK 'F' REPLAT



D.B.P.R. BUSINESS LICENSE No. 4318

1 of 4 EL: 561.627.5200 FAX: 561.627.0983 www.nickmillerinc.com

SHEET NO. SCALE: 1"=50' DATE: SEPTEMBER 2003 JOB NO. 1008.123 1008.123.dwg