

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DEVONSHIRE AT WELLINGTON GREEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF WATER MANAGEMENT TRACT C, TOGETHER WITH A PORTION OF PARCEL A AND A PORTION OF WATER MANAGEMENT TRACT B, WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, AT PAGES 126 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE EASTERMOST NORTHEAST CORNER OF SAID PARCEL A, THE FOLLOWING TWO (2) COURSES BEING ALONG THE EASTERLY BOUNDARY OF SAID PARCEL A; THENCE SOUTH 02°12'42" WEST, A DISTANCE OF 78.03 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST; SAID CURVE HAVING A RADIUS OF 785.76 FEET AND A CENTRAL ANGLE OF 8°43'28"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.60 FEET; THENCE NORTH 44°47'05" WEST, A DISTANCE OF 31.56 FEET; THENCE SOUTH 82°25'28" WEST, A DISTANCE OF 89.04 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 160.00 FEET, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 69°35'14" WEST, THE FOLLOWING COURSE BEING ALONG THE EASTERLY LINE OF THAT CERTAIN 42 FOOT WIDE ACCESS, WATER AND SEWER EASEMENT AS SHOWN ON SAID PLAT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°21'43", A DISTANCE OF 34.52 FEET; THENCE SOUTH 57°13'31" WEST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 42.00 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 118.00 FEET, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 57°13'31" WEST, THE FOLLOWING COURSE BEING ALONG THE WESTERLY LINE OF THAT CERTAIN 42 FOOT WIDE ACCESS, WATER AND SEWER EASEMENT AS SHOWN ON SAID PLAT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'01", A DISTANCE OF 36.25 FEET; THENCE SOUTH 68°26'42" WEST, A DISTANCE OF 89.48 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 68°26'42" WEST, THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTHERLY LINE OF THAT CERTAIN 20 FOOT WIDE LAKE MAINTENANCE EASEMENT AS SHOWN ON SAID PLAT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°33'27", A DISTANCE OF 56.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°53'15" WEST, A DISTANCE OF 110.27 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 45°56'17"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.03 FEET; THENCE SOUTH 07°01'00" WEST, A DISTANCE OF 20.95 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.07 FEET; THENCE SOUTH 85°00'52" WEST, A DISTANCE OF 20.00 FEET, THE FOLLOWING NINE (9) COURSES BEING ALONG THE WESTERLY LINE OF THAT CERTAIN 20 FOOT WIDE LAKE MAINTENANCE EASEMENT AS SHOWN ON SAID PLAT; THENCE SOUTH 04°59'08" EAST, A DISTANCE OF 55.29 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 45°02'25"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 50°01'33" EAST, A DISTANCE OF 174.67 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°58'27" WEST, A DISTANCE OF 39.24 FEET; THENCE SOUTH 49°59'08" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 39°58'27" WEST, A DISTANCE OF 392.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 63.00 FEET AND A CENTRAL ANGLE OF 57°51'39"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.62 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 152°55'48"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.08 FEET; THENCE SOUTH 34°54'18" WEST, A DISTANCE OF 22.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 158.00 FEET, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 34°54'18" WEST, THE FOLLOWING TWENTY-ONE (21) COURSES BEING ALONG THE BOUNDARY OF SAID WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°11'16", A DISTANCE OF 82.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°16'58" WEST, A DISTANCE OF 9.77 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 194.00 FEET AND A CENTRAL ANGLE OF 59°28'23"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 201.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°48'35" WEST, A DISTANCE OF 138.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.00 FEET AND A CENTRAL ANGLE OF 62°18'30"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°05'25" WEST, A DISTANCE OF 213.70 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH; SAID CURVE HAVING A RADIUS OF 74.00 FEET AND A CENTRAL ANGLE OF 05°19'15"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°46'10" WEST, A DISTANCE OF 242.42 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 874.00 FEET AND A CENTRAL ANGLE OF 50°57'33"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.46 FEET; THENCE NORTH 49°38'39" EAST, A DISTANCE OF 689.79 FEET; THENCE SOUTH 15°05'19" EAST, A DISTANCE OF 128.27 FEET; THENCE SOUTH 81°46'10" EAST, A DISTANCE OF 191.09 FEET; THENCE NORTH 85°50'10" EAST, A DISTANCE OF 111.44 FEET; THENCE NORTH 08°55'40" EAST, A DISTANCE OF 148.87 FEET; THENCE NORTH 86°57'17" EAST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 44.76 FEET; THENCE NORTH 58°18'49" EAST, A DISTANCE OF 72.50 FEET; THENCE SOUTH 83°07'36" EAST, A DISTANCE OF 174.08 FEET; THENCE NORTH 47°23'56" EAST, A DISTANCE OF 102.95 FEET; THENCE NORTH 01°04'12" EAST, A DISTANCE OF 14.45 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 49°30'38" AND FROM SAID POINT A RADIAL LINE BEARS NORTH 51°43'21" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 915.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA. SAID LANDS CONTAIN 1,431,684 SQUARE FEET OR 32.867 ACRES, MORE OR LESS. AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

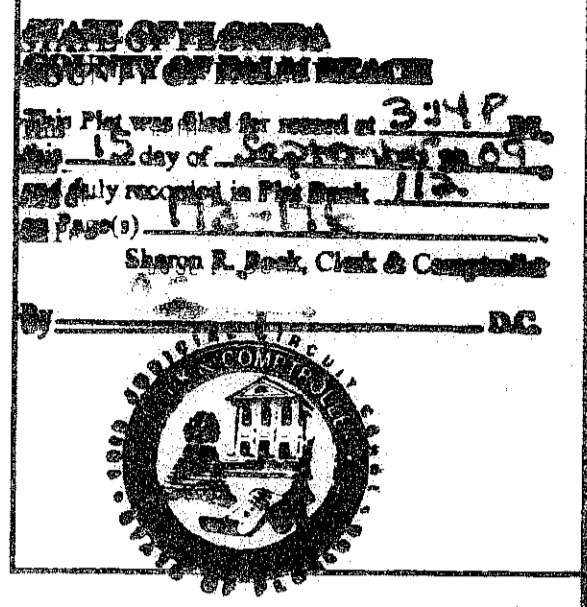
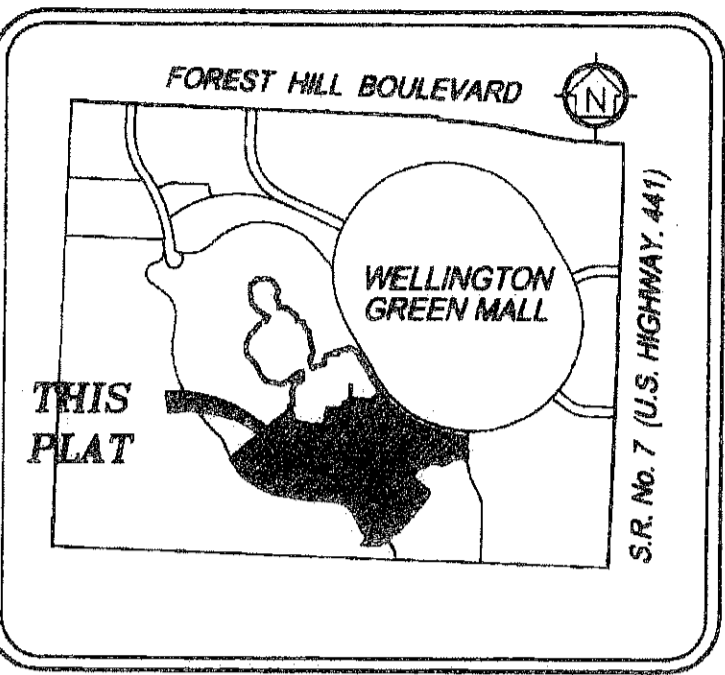
- 1. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO DEVONSHIRE AT WELLINGTON GREEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DEVONSHIRE AT WELLINGTON GREEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE ACCESS EASEMENT, FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT.
2. 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
3. THE LAKE MAINTENANCE ACCESS EASEMENT AND LAKE MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS 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 OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2

BEING A REPLAT OF A PORTION OF WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1 (PLAT BOOK 112, PAGES 126 THROUGH 129 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

DATE: APRIL, 2009

00073-055



SHEET INDEX: SHEET 1 - COVER SHEET SHEET 2 - MAP SHEET AND SURVEY NOTES SHEET 3 - MAP SHEET SHEET 4 - MAP SHEET

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH) I, DENNIS M. SOLOMON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DEVONSHIRE AT WELLINGTON GREEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.
DATED: 25 DAY OF June, 2009. Dennis M. Solomon, Attorney at Law, Florida Bar Number 092950

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15TH DAY OF September, 2009, 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.
BY: William R. Callow, P.E. FL 49597, Village Engineer

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 TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON THIS 15th DAY OF July, 2009.
VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.
BY: DARELL BOWEN, Mayor; ATTEST: Amlida Rodriguez, Village Clerk

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED DARELL BOWEN AND AMLIDA 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 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.
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF July, 2009.
MY COMMISSION EXPIRES: 10/26/2011; COMMISSION NUMBER: DD312417.
Notary Public: Rachel R. Callow, Notary Public, State of Florida, My Commission Expires 03/29/11, Expires 10/26/11.

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED WILLIAM A. MEYER, WHO IS PERSONALLY KNOWN TO ME, OR WHO PRODUCED IDENTIFICATION IN THE FORM OF AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WELLINGTON LIFE CARE ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO EXECUTED SUCH INSTRUMENT AS SUCH OFFICER AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT OF DEVONSHIRE AT WELLINGTON GREEN, LLC.
WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF June, 2009.
MY COMMISSION EXPIRES: 4-29-11; COMMISSION NUMBER: DD65A321.
Notary Public: Aline M. Johnson, Notary Public, State of Florida, My Commission Expires 04/29/11, Expires 04/29/11.

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 THIS COUNTY.

This Instrument Prepared By: James A. Hamilton, III. IBI GROUP, INC. ENGINEERS SURVEYORS PLANNERS. AUTHORIZATION #85610.

Notary seals for Devonshire at Wellington Green, LLC, Wellington Green, LLC, Village of Wellington, and Wellington Green Master Property Owners Association, Inc.

DATED: 6/24/09. James A. Hamilton, III, Professional Surveyor and Mapper No. 3406, State of Florida, IBI Group, Inc. Certificate of Authorization No. LB5610.

