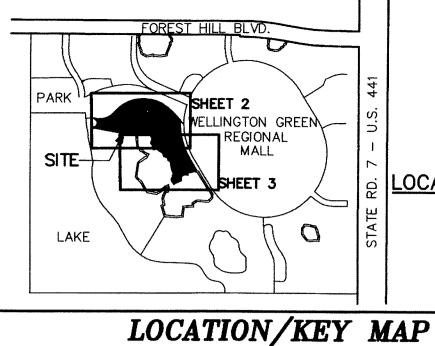
BEING A REPLAT OF A PORTION OF PARCEL 1, WELLINGTON GREEN, A MUPD/PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RÉCORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JANUARY - 2012

TABULAR AREA DATA



NORTH LOCATION MAP

STATE OF FLORIDA COUNTY OF PALM BEACH

SHARON R. BOCK CLERK AND COMPTROLLER

SHEET 1 OF 3

DEDICATION AND RESERVATIONS:

RECORDS OF PALM BEACH COUNTY.

KNOW ALL MEN BY THESE PRESENTS THAT CAMDEN COURT, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS CAMDEN COURT AT WELLINGTON GREEN, BEING A REPLAT OF A PORTION OF PARCEL 1. WELLINGTON GREEN, A MUPD/PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"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

BEGINNING AT THE NORTHEAST CORNER OF "BAINBRIDGE AT WELLINGTON GREEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 6 THROUGH 8 OF SAID PUBLIC RECORDS, THENCE N.78'01'12"W. ALONG THE NORTH LINE OF SAID "BAINBRIDGE AT WELLINGTON GREEN", A DISTANCE OF 688.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.07"17'06"W., A RADIAL DISTANCE OF 75.00 FEET: THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 153'19'37", A DISTANCE OF 200.70 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.19'23'17"E., A RADIAL DISTANCE OF 300.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 67°01'15", A DISTANCE OF 350.92 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 607.70 FEET AND A CENTRAL ANGLE OF 95'46'26"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 1,015.81 FEET; THENCE S.41'51'32"E., A DISTANCE OF 203.59 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT (THE PREVIOUS FOUR COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID PARCEL 1), OF WHICH THE RADIUS POINT LIES S.85'02'53"E.. A RADIAL DISTANCE OF 1,060.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 34'34'37". A DISTANCE OF 639.69 FEET; THENCE S.29'37'30"E., A DISTANCE OF 208.39 FEET (THE PREVIOUS TWO COURSES AND DISTANCES ARE ALONG THE WEST LINE OF A 60 FOOT WIDE DRAINAGE AND DETENTION EASEMENT, AS SHOWN ON SAID PLAT OF "WELLINGTON GREEN, A MUPD/PUD"); THENCE N.53'57'13"W., A DISTANCE OF 31.63 FEET; THENCE S.63'04'38"W., A DISTANCE OF 43.43 FEET; THENCE S.80'37'48"W., A DISTANCE OF 94.27 FEET; THENCE S.02"14'37"E., A DISTANCE OF 23.19 FEET: THENCE N.73'59'32"W., A DISTANCE OF 19.13 FEET; THENCE S.72'16'59"W., A DISTANCE OF 41.10 FEET; THENCE S.63'01'38"W., A DISTANCE OF 46.11 FEET; THENCE S.13'28'02"W., A DISTANCE OF 51.44 FEET; THENCE S.00'00'44"W., A DISTANCE OF 25.12 FEET; THENCE S.70'36'33"W., A DISTANCE OF 53.71 FEET; THENCE S.73'47'03"W., A DISTANCE OF 25.49 FEET; THENCE S.57'43'42"W., A DISTANCE OF 17.40 FEET; THENCE N.26'26'33"W., A DISTANCE OF 5.63 FEET; THENCE N.31"19'34"W., A DISTANCE OF 23.73 FEET; THENCE N.09'26'52"W., A DISTANCE OF 27.29 FEET; THENCE N.2014'59"E., A DISTANCE OF 90.12 FEET; THENCE N.16'38'50"W., A DISTANCE OF 82.39 FEET; THENCE N.09'58'50"W., A DISTANCE OF 54.06 FEET; THENCE N.07'51'10"W., A DISTANCE OF 63.23 FEET; THENCE N.47'06'22"W., A DISTANCE OF 48.83 FEET: THENCE N.18'52'54"W., A DISTANCE OF 54.67 FEET: THENCE N.74'07'46"W., A DISTANCE OF 52.81 FEET: THENCE N.10'34'19"W., A DISTANCE OF 44.18 FEET; THENCE N.53'20'41"W., A DISTANCE OF 67.22 FEET: THENCE N.54'10'41"W., A DISTANCE OF 71.63 FEET; THENCE S.81'50'36"W., A DISTANCE OF 44.76 FEET; THENCE N.08'35'15"W., A DISTANCE OF 54.88 FEET; THENCE N.35'09'09"W., A DISTANCE OF 33.99 FEET; THENCE N.19'28'22"E., A DISTANCE OF 70.63 FEET; THENCE N.23'57'06"W., A DISTANCE OF 53.87 FEET; THENCE N.36'26'23"W., A DISTANCE OF 51.15 FEET; THENCE N.54'10'41"W., A DISTANCE OF 46.58 FEET: THENCE N.80'35'26"W., A DISTANCE OF 53.48 FEET: THENCE S.66'48'54"W., A DISTANCE OF 31.95 FEET; THENCE N.73'37'08"W., A DISTANCE OF 47.45 FEET; THENCE S.34'43'21"W., A DISTANCE OF 51.30 FEET: THENCE S.53'56'11"W., A DISTANCE OF 39.52 FEET TO THE POINT OF BEGINNING (THE PREVIOUS THIRTY-SEVEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID PARCEL 1).

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON , PALM BEACH COUNTY, FLORIDA.

CONTAINING 768,348 SQUARE FEET OR 17.64 ACRES, MORE OR LESS.

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

PARCEL A

PARCEL A. AS SHOWN HEREON IS HEREBY RESERVED BY CAMDEN COURT, LLC A FLORIDA LIMITED LIABILITY COMPANY THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CAMDEN COURT, LLC A FLORIDA LIMITED LIABILITY COMPANY. THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. LANDSCAPE BUFFER EASEMENTS

LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CAMDEN COURT. LLC A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

UTILITY EASEMENT

THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

4. LIFT STATION, FORCE MAIN, LIFT STATION ACCESS AND WATER EASEMENTS

THE LIFT STATION, FORCE MAIN, LIFT STATION ACCESS AND WATER EASEMENTS, AS SHOWN HEREON ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER, LIFT STATION AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING WITHIN THESE EASEMENTS MUST RECEIVE APPROVAL FROM THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

"2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WELLINGTON GREEN, A MUPD / PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90, OF THE PUBLIC RECORDS OF PALM BEACH

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT. AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

IN WITNESS WHEREOF, CAMDEN COURT, LLC A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, BREFRANK ENTERPRISES, LLC, BY ITS MANAGING MEMBER BREFRANK, INC., A FLORIDA CORPORATION, BY HAROLD B. JACOBSOHN, ITS PRESIDENT. THIS _______ DAY OF ____

> CAMDEN COURT, LLC A FLORIDA LIMITED LIABILITY COMPANY

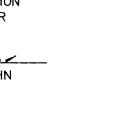
BY: BREFRANK ENTERPRISES, LLC. A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGING MEMBER

BY: BREFRANK, INC. A FLORIDA CORPORATION ITS MANAGING MEMBER HAROLD B. JACOBSOHN

PRESIDENT

PRINT NAME CATY KOOLIK WITNESS: Nathalie J. Wimmick PRINT NAME NATHOLIC J. Winnick

an





STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HAROLD B. JACOBSOHN, WHO IS PERSONALLY KNOWN TO ME, OR AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BREFRANK, INC. A FLORIDA CORPORATION, MANAGING MEMBER OF BREFRANK ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF CAMDEN COURT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24TH DAY OF APRIL MY COMMISSION EXPIRES THE MY CEMENTS FOR THE PROPERTY NOTARY PUBLIC

CHRISTY ANNKANE

MORTGAGEES CONSENT:

COMMISSION NUMBER ES 03-1278

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 RECORDS BOOK 25071, AT PAGE 1167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY

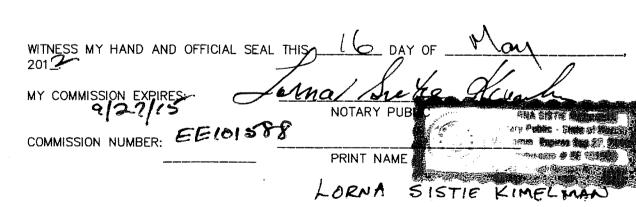
NAME PAULA PEREZ NAME PRINT NAME STEVEN HATING

PNC BANK, NATIONAL ASSOCIATION TITLE CORY CLEMENT

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED SOM 3. WHO IS PERSONALLY KNOWN ► TO ME OR HAS PRODUCED___ ___ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _______ , OF PNC BANK, NATIONAL ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY



MASTER ASSOCIATION ACCEPTANCE:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF _________, 2012.

Gary Koolik

WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT HAROLD B. JACOBSOHN PRESIDENT

00073-076

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HAROLD B. JACOBSOHN, WHO IS PERSONALLY KNOWN TO ME, AS IDENTIFICATION, AND WHO OR HAVE PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WELLINGTON GREEN MASTER PROPERTY OWNERS 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 ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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 24TH DAY OF APRIL MY COMMISSION EXPIRES: 11/25/2014 NOTARY PUBLIC HY COMMISSION WIN 034273 CHRISTY ANN KANS

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON: STATE OF FLORIDA

COUNTY OF PALM BEACH

NOT TO SCALE

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, DATED THIS 28 DAY OF THE UST OF 2012

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA dat Mondo ROBERT MARGOLIS

ATTEST: Wilde Todique AWILDA RODRIGUEZ VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT MARGOLIS 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. 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

MY COMMISSION EXPIRES: 12 216 2012

Carlo Carlo

PRINT NAME: Rachet P. Callovi NOTARY PUBLIC COMMISSION NO. EE 135457

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS ZE 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

WILLIAM RIEBE, P.E. VILLAGE ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)

COUNTY OF PALM BEACH) I, JEFFREY A DEUTCH 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 CAMDEN COURT, 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.

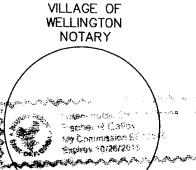
DATED: APRIL 24, 2012 ATTORNEY AT LAW FLORIDA BAR 3161449

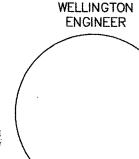
SURVEYOR'S CERTIFICATE:

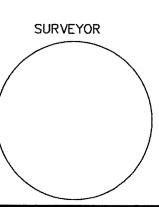
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SEC. 177.091(9), F.S., AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

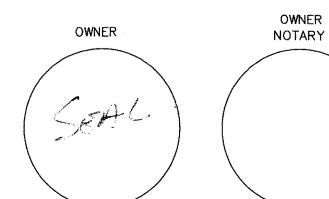
me of the state of

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

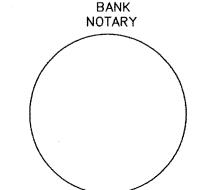




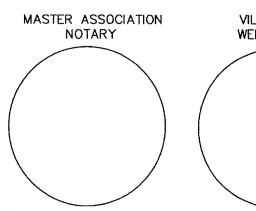












VILLAGE OF WELLINGTON

Tennes of Callov toy Commission Ed English 10/26/2015 Was a series of the series of

VILLAGE OF WELLINGTON