



LOCATION MAP

WELLINGTON GREEN, A MUPD/PUD

A Portion of Section 13, Township 44 South, Range 41 East
Village of Wellington, Palm Beach County, Florida
This instrument prepared by James E. Park, P.S.M.
Williams, Hatfield & Stoner, Inc. - Engineers Surveyors Planners Environmental Scientists
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

Sheet 1 of 10

CITY OF PALM BEACH
STATE OF FLORIDA
I, Clerk of the Board of Public Works, do hereby certify that this instrument was filed for record in the Public Records of the City of Palm Beach on the 10th day of February, 2002.
Witness my hand and official seal this 10th day of February, 2002.
CITY CLERK
By: *[Signature]*
CITY OF PALM BEACH, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BREFRANK INC., A FLORIDA CORPORATION, OWNER OF A PORTION OF THE LAND SHOWN HEREON, AND T J PALM BEACH ASSOCIATES LIMITED PARTNERSHIP, OWNER OF A PORTION OF THE LAND SHOWN HEREON, AND KNOWN AS WELLINGTON GREEN, A MUPD/PUD, BEING A PORTION OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13;
- THENCE S87°44'43"E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2643.75 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 13;
- THENCE CONTINUE S87°44'43"E A DISTANCE OF 684.73 FEET;
- THENCE S02°15'17"W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N02°15'17"E;
- THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4443.85 FEET AND A CENTRAL ANGLE OF 09°33'35" FOR AN ARC DISTANCE OF 741.42 FEET TO THE POINT OF TANGENCY;
- THENCE S78°11'08"E A DISTANCE OF 217.67 FEET TO A POINT CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;
- THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING RADIUS OF 2687.05 FEET AND A CENTRAL ANGLE OF 10°14'28" FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT ON A NON-TANGENT LINE;
- THENCE S86°25'05"E A DISTANCE OF 186.37 FEET;
- THENCE N89°02'07"E A DISTANCE OF 70.31 FEET;
- THENCE S00°22'03"E A DISTANCE OF 503.00 FEET;
- THENCE S01°58'00"W ALONG A LINE PARALLEL WITH AND 252.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1246.38 FEET;
- THENCE S88°02'00"E A DISTANCE OF 11.66 FEET;
- THENCE S01°53'53"W A DISTANCE OF 1312.60 FEET;
- THENCE S01°53'57"W A DISTANCE OF 827.17 FEET;
- THENCE N88°05'25"W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 13 A DISTANCE OF 5044.51 FEET TO THE WEST LINE OF SAID SECTION 13;
- THENCE N01°52'59"E A DISTANCE OF 1360.77 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 13;
- THENCE N01°54'01"E A DISTANCE OF 2720.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 466.30 ACRES MORE OR LESS.

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

- 1. THE UTILITY EASEMENTS AS SHOWN HEREON AS UE ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2. LIFT STATION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.
- 3. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4. THE LANDSCAPE BUFFERS AS SHOWN HEREON, EXCEPT WITHIN TRACT G, ARE HEREBY RESERVED FOR THE "WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING TRACT OR PARCEL OWNERS AS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. THE LANDSCAPE BUFFERS WITHIN TRACT G AS SHOWN HEREON ARE HEREBY RESERVED FOR T J PALM BEACH ASSOCIATES LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 5. WATER MANAGEMENT TRACTS A, B, C, D, AND E AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R. BOOK 11240, PAGES 413 TO 426, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

- 6. THE DRAINAGE EASEMENTS, SHOWN HEREON AS DE, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 7. THE "PARK TRACT", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, IN FEE SIMPLE FOR PARK AND RECREATION PURPOSES.
- 8. TRACTS W-1 THROUGH W-3, W-5, W-7, W-1A, W-1B AND THE UPLAND BUFFERS SHOWN HEREON ARE HEREBY RESERVED FOR CONSERVATION PURPOSES AND COMMON AREAS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., AND IS SUBJECT TO THOSE CONDITIONS SET FORTH IN THE COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 11510, PAGES 765-853 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 9. TRACTS G-1 THROUGH G-4, INCLUSIVE, ARE HEREBY RESERVED TO T J PALM BEACH ASSOCIATES LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR INGRESS/EGRESS AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC. SHALL HAVE THE RIGHT OF INGRESS/EGRESS OVER SAID TRACTS G-1 THROUGH G-4, INCLUSIVE.
- 10. PARCEL 1A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES. THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARCEL SHALL BE THE OBLIGATION OF THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 11. PARCEL 1B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE "WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 12. THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT OF INGRESS/EGRESS OVER PARCEL 1B FOR THE PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OF ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT.
- 13. THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- 14. THE SAFE SIGHT DISTANCE EASEMENTS SHOWN HEREON AS SSDE ARE HEREBY RESERVED FOR THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONTROL OF LINE SIGHT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. SAID EASEMENTS MUST PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE THE ADJACENT ROADWAY.
- 15. TRACT W-6 SHOWN HEREON IS HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. THE PRESERVE IS SUBJECT TO THE CONDITIONS SET FORTH IN THE COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 11289, PAGES 464 TO 479, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, BREFRANK INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF January, 2000.

ATTEST: *[Signature]* BY: *[Signature]*
RALPH JACOBSON, VICE PRESIDENT HAROLD JACOBSON, PRESIDENT

IN WITNESS WHEREOF, T J PALM BEACH ASSOCIATES LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED GENERAL PARTNER THIS 27th DAY OF January, 2000.

ATTEST: *[Signature]* BY: *[Signature]*
T J PALM BEACH ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP

ATTEST: *[Signature]* BY: *[Signature]*
WITNESS: Cadey Brown, Sally Rose

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED HAROLD JACOBSON AND RALPH JACOBSON WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF BREFRANK INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 11th DAY OF January, 2000.
MY COMMISSION EXPIRES: Sept. 21, 2002 *[Signature]*
NOTARY PUBLIC
SUSAN V. HATFIELD
PRINTED NAME

ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OF OAKLAND
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Robert S. Taubman, President of TAUBMAN CENTERS, INC., A MICHIGAN CORPORATION, AS THE GENERAL PARTNER OF THE TAUBMAN REALTY GROUP LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS THE GENERAL PARTNER OF T J PALM BEACH ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN HIM BY SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF January, 2000.
MY COMMISSION EXPIRES: Nov. 8, 2000 *[Signature]*
NOTARY PUBLIC
DIANE TAVIS
PRINTED NAME

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 THIS 11th DAY OF January, 2000.

WITNESS: *[Signature]* BY: *[Signature]*
NOTARY PUBLIC
HAROLD JACOBSON
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Harold Jacobson, who is personally known to me, and who executed the foregoing instrument as president of WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 11th DAY OF January, 2000.
MY COMMISSION EXPIRES: Sept. 21, 2002 *[Signature]*
NOTARY PUBLIC
SUSAN V. HATFIELD
PRINTED NAME

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 THIS 26th DAY OF January, 2000.

THE VILLAGE OF WELLINGTON
A FLORIDA MUNICIPAL CORPORATION
ATTEST: *[Signature]* BY: *[Signature]*
VILLAGE CLERK PRINTED NAME: CARMINE A. PRIORE
MAYOR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CARMINE A. PRIORE 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 MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF January, 2000.
MY COMMISSION EXPIRES: 8/25/2002 *[Signature]*
NOTARY PUBLIC
GUEN E. CARLISLE
PRINTED NAME

VILLAGE ENGINEER

THIS PLAT IS HEREBY ACCEPTS FOR RECORD THIS 27th DAY OF January, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC 177.08(1), F.S. UNDER A CENTER-LOCAL AGREEMENT PER PALM BEACH COUNTY RESOLUTION R 86-377 D.

DATE: 1-15-00 BY: *[Signature]*
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

MODEL V:\ROOT\422600\PLAT\W-PLATCOVER

SEAL BREFRANK INC. SEAL NOTARY PUBLIC *[Signature]* SEAL T.J. PALM BEACH ASSOCIATES LIMITED PARTNERSHIP SEAL NOTARY PUBLIC *[Signature]* SEAL WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION INC. SEAL NOTARY PUBLIC *[Signature]* SEAL ACME IMPROVEMENT DISTRICT SEAL VILLAGE OF WELLINGTON SEAL NOTARY PUBLIC *[Signature]* SEAL PROFESSIONAL SURVEYOR & MAPPER