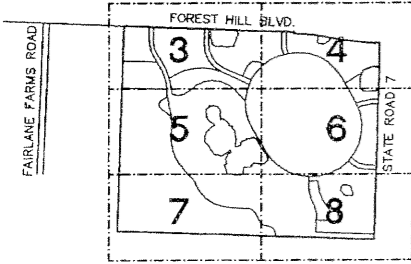


# WELLINGTON GREEN, A MUPD/PUD

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 2 of 10



LOCATION MAP

## ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 14<sup>th</sup> DAY OF December, 2000, 1999.

ACME IMPROVEMENT DISTRICT  
 A DEPENDENT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON

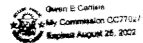
ATTEST: Mary M. Victor SECRETARY  
 BY: Carmine A. Priore PRESIDENT

## ACKNOWLEDGMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED AND WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF December, 1999, 2000.

MY COMMISSION EXPIRES: 8/25/2002  
Gwen E. Carlisle  
 NOTARY PUBLIC  
Gwen E. Carlisle  
 PRINTED NAME



## TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 I, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PART IN BREFRANK INC., A FLORIDA CORPORATION AND IN PART IN TJ PALM BEACH ASSOCIATES LIMITED PARTNERSHIP. THAT THE CURRENT TAXES FOR 1999 AND PRIOR YEARS HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.  
 BY: Steven R. Parson  
 STEVEN R. PARSON, ESQ.  
 DATED: AS OF JAN. 20, 2000

## 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

James E. Park  
 JAMES E. PARK, P.S.M.  
 LICENSE NO 3915  
 STATE OF FLORIDA

## NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID AND ARE RELATIVE TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING S87°44'43"E.
- 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.
  - ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915)
  - R/W - DENOTES RIGHT-OF-WAY
  - ORB - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY RECORDS
  - LAE - DENOTES LIMITED ACCESS EASEMENT
  - LWDD - DENOTES LAKE WORTH DRAINAGE DISTRICT
  - DE - DENOTES DRAINAGE EASEMENT
  - UE - DENOTES UTILITY EASEMENT
  - LME - DENOTES LAKE MAINTENANCE EASEMENT
  - LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
  - WSE - DENOTES WATER AND SEWER EASEMENT
  - WE - DENOTES WATER EASEMENT
  - SE - DENOTES SEWER EASEMENT
  - SSDE - DENOTES SAFE SIGHT DISTANCE EASEMENT
- CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- PLAT BEARINGS SHOWN HEREIN ARE ON A GRID AZIMUTH (NAD 83, 1990 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF S87° 44' 43"E.
 

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = U.S. FOOT  
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 SCALE FACTOR = 1.0000171  
 GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

## PUD TABULAR DATA

LAND USE	ACREAGE
COMMERCIAL HIGH (CH)	241.46 ACRES
RESIDENTIAL HIGH (HRB)	48.75 ACRES
RESIDENTIAL MEDIUM (MR5)	35 ACRES
WETLAND/BUFFER <sup>1</sup>	28.23 ACRES
ACTIVE PARK	10.0 ACRES
LAKES <sup>2</sup>	146.3 ACRES
PETITION NUMBER	96-40

1. INCLUDES 23.5 ACRES PRESERVE AND 4.73 ACRES UPLAND BUFFER.  
 2. INCLUDES 11.0 ACRES LAKE, 3.3 ACRES WATER MANAGEMENT TRACT, 23.5 ACRES WETLAND PRESERVE.

## STATE PLANE COORDINATES

	NORTHING	EASTING
1	N 843215.6510	E 911153.6600
1A	N 843163.6458	E 912474.5054
2	N 843111.6400	E 913795.3720
3	N 843084.7016	E 914479.5719
4	N 843057.7222	E 914478.5097
5	N 842967.0277	E 915213.4940
6	N 842922.4615	E 915426.5528
7	N 842866.5517	E 915902.9303
8	N 842854.9081	E 916088.9363
9	N 842856.0918	E 916159.2338
9A	N 843007.6300	E 916437.0850
10	N 842353.1070	E 916162.4605
11	N 841107.4534	E 916119.6801
12	N 841106.9403	E 916131.3713
13	N 839795.1695	E 916087.8452
14	N 838968.4510	E 916060.4304
14A	N 838996.5928	E 915216.3924
14B	N 839043.2454	E 913817.1698
14C	N 839089.8979	E 912417.9471
15	N 839136.5505	E 911018.7245
16	N 840496.5890	E 911063.4400
16A	N 841866.1237	E 911108.8819

## AREA TABULATIONS

TRACT	AREA
TRACT A	8.67 ACRES
TRACT B	17.10 ACRES
TRACT C	18.33 ACRES
TRACT D	21.28 ACRES
TRACT E	10.26 ACRES
TRACT F	30.98 ACRES
TRACT G	97.00 ACRES
TRACT C-1	3.00 ACRES
PARK TRACT	10.00 ACRES
CIVIC TRACT	2.07 ACRES
PARCEL 1	113.30 ACRES
PARCEL 1A	3.11 ACRES
PARCEL 1B	2.53 ACRES
PARCEL G-1	3.16 ACRES
PARCEL G-2	0.92 ACRES
PARCEL G-3	0.89 ACRES
PARCEL G-4	1.21 ACRES

TRACT	AREA (ACRES)
WATER MANAGEMENT TRACT A	97.97 ACRES
WATER MANAGEMENT TRACT B	10.61 ACRES
WATER MANAGEMENT TRACT C	1.70 ACRES
WATER MANAGEMENT TRACT D	4.76 ACRES
WATER MANAGEMENT TRACT E	3.92 ACRES
TRACT W-1	3.85 ACRES
TRACT W-1A	97 SQ FT
TRACT W-1B	0.07 ACRES
TRACT W-2	0.77 ACRES
TRACT W-3 (TOTAL)	3.89 ACRES
TRACT W-3 (WETLAND)	3.26 ACRES
TRACT W-5 (TOTAL)	17.62 ACRES
TRACT W-5 (WETLAND)	14.61 ACRES
TRACT W-6	1.15 ACRES
TRACT W-7	0.94 ACRES