

BAINBRIDGE AT WELLINGTON GREEN

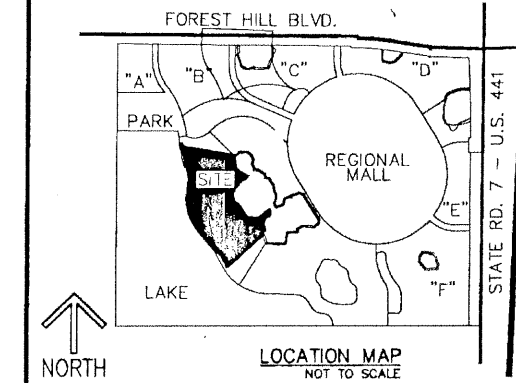
A PLANNED UNIT DEVELOPMENT BEING A PART OF WELLINGTON GREEN MUPD/PUD
BEING A REPLAT OF A PORTION OF PARCEL 1, "WELLINGTON GREEN, A MUPD/PUD",
AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE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

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JULY - 2000

TABULAR DATA	
TOTAL AREA THIS PLAT	125.982 ACRES
LAND USE - RESIDENTIAL - MULTI-FAMILY	
PETITION NO. PDD 96-40	

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GRID
SCALE FACTOR = 1.0000171
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:15 AM
THIS 11th DAY OF MARCH
A.D. 2001 AND FULLY RECORDED
IN PLAT BOOK 98 ON
PAGES 68 - 78
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 3

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BREFRANK, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BAINBRIDGE AT WELLINGTON GREEN, A PLANNED UNIT DEVELOPMENT, BEING A PART OF WELLINGTON GREEN MUPD/PUD BEING A REPLAT OF A PORTION OF PARCEL 1, WELLINGTON GREEN, A MUPD/PUD, 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:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG A BOUNDARY LINE OF SAID PARCEL 1 ALONG A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N78°58'07"E, A RADIAL DISTANCE OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°15'13", A DISTANCE OF 112.91 FEET; THENCE S78°01'12"E, A DISTANCE OF 688.33 FEET; THENCE S09°42'15"W, A DISTANCE OF 34.69 FEET; THENCE S01°50'48"E, A DISTANCE OF 42.91 FEET; THENCE S10°05'09"E, A DISTANCE OF 31.66 FEET; THENCE S03°07'31"E, A DISTANCE OF 52.15 FEET; THENCE S12°10'04"E, A DISTANCE OF 34.74 FEET; THENCE S47°45'01"E, A DISTANCE OF 34.08 FEET; THENCE S34°54'12"E, A DISTANCE OF 48.68 FEET; THENCE S76°44'02"E, A DISTANCE OF 23.83 FEET; THENCE S52°39'10"E, A DISTANCE OF 54.60 FEET; THENCE S65°34'14"E, A DISTANCE OF 32.29 FEET; THENCE S37°20'50"W, A DISTANCE OF 6.33 FEET; THENCE S27°42'26"W, A DISTANCE OF 24.58 FEET; THENCE S73°02'04"W, A DISTANCE OF 24.23 FEET; THENCE S53°05'08"W, A DISTANCE OF 35.51 FEET; THENCE S46°41'19"W, A DISTANCE OF 51.63 FEET; THENCE S34°23'05"W, A DISTANCE OF 18.61 FEET; THENCE S35°54'00"W, A DISTANCE OF 23.19 FEET; THENCE S48°05'36"W, A DISTANCE OF 36.06 FEET; THENCE S30°47'26"W, A DISTANCE OF 30.51 FEET; THENCE S19°41'47"W, A DISTANCE OF 42.95 FEET; THENCE S25°03'05"W, A DISTANCE OF 28.86 FEET; THENCE S02°44'42"E, A DISTANCE OF 62.49 FEET; THENCE S05°53'33"E, A DISTANCE OF 41.70 FEET; THENCE S34°21'47"E, A DISTANCE OF 32.78 FEET; THENCE S44°04'39"E, A DISTANCE OF 47.38 FEET; THENCE S47°14'45"E, A DISTANCE OF 28.66 FEET; THENCE S32°04'35"E, A DISTANCE OF 49.08 FEET; THENCE S23°30'33"E, A DISTANCE OF 43.72 FEET; THENCE S30°48'42"E, A DISTANCE OF 49.59 FEET; THENCE S41°29'54"E, A DISTANCE OF 61.67 FEET; THENCE S78°12'53"E, A DISTANCE OF 75.34 FEET; THENCE S74°46'28"E, A DISTANCE OF 71.24 FEET; THENCE N63°37'59"E, A DISTANCE OF 69.53 FEET; THENCE N54°19'41"E, A DISTANCE OF 39.09 FEET; THENCE N49°11'35"E, A DISTANCE OF 63.00 FEET; THENCE N4°08'21"E, A DISTANCE OF 11.98 FEET; THENCE N68°27'27"E, A DISTANCE OF 29.47 FEET; THENCE S06°53'41"E, A DISTANCE OF 47.73 FEET; THENCE S37°58'08"W, A DISTANCE OF 18.75 FEET; THENCE N72°11'01"W, A DISTANCE OF 29.15 FEET; THENCE S30°26'46"W, A DISTANCE OF 80.79 FEET; THENCE S18°53'01"W, A DISTANCE OF 57.17 FEET; THENCE S09°25'37"E, A DISTANCE OF 42.13 FEET; THENCE S10°13'00"E, A DISTANCE OF 53.98 FEET; THENCE S65°47'07"W, A DISTANCE OF 39.17 FEET; THENCE S15°05'19"E, A DISTANCE OF 52.57 FEET (THE PREVIOUS FORTY SIX COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID PARCEL 1); THENCE S49°38'32"W, A DISTANCE OF 689.79 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N59°11'22"E, A RADIAL DISTANCE OF 674.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°23'55", A DISTANCE OF 157.82 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 126.00 FEET AND A CENTRAL ANGLE OF 32°47'52"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 72.13 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 949.00 FEET AND A CENTRAL ANGLE OF 19°13'26"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 318.41 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 11°13'20"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 24.68 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 839.00 FEET AND A CENTRAL ANGLE OF 50°36'04"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 740.97 FEET; THENCE N08°23'35"E, A DISTANCE OF 116.55 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 19°10'08"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 97.02 FEET; THENCE N10°46'30"W, A DISTANCE OF 364.89 FEET; THENCE N11°01'53"W, A DISTANCE OF 96.91 FEET TO THE POINT OF BEGINNING (THE PREVIOUS NINE COURSES AND DISTANCES ARE ALONG THE BOUNDARY OF SAID PARCEL 1)

CONTAINING 1,130,911 SQUARE FEET OR 25.982 ACRES, MORE OR LESS.

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

1. UTILITY EASEMENTS:

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.

2. LANDSCAPE BUFFER EASEMENTS:

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO BREFRANK, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BREFRANK, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

3. OPEN SPACE TRACTS:

TRACTS "A" AND "B" AS SHOWN HEREON ARE HEREBY DEDICATED TO BREFRANK, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BREFRANK, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

4. PARCEL "A":

PARCEL "A" AS SHOWN HEREON IS HEREBY RESERVED FOR BREFRANK, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BREFRANK, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

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 5th DAY OF MARCH, 2001.

WITNESS: *[Signature]*
PRINT: DAVID P. LINDLEY
WITNESS: *[Signature]*
PRINT: Gary R. Clough

BY: BREFRANK, INC.,
A FLORIDA CORPORATION
BY: *[Signature]*
PRINT: RALPH B. JACOBSON
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RALPH B. JACOBSON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED THE FOREGOING INSTRUMENT AS PRESIDENT OF BREFRANK, INC., A FLORIDA 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 5th DAY OF MARCH, 2001.
MY COMMISSION EXPIRES: 9-21-02
[Signature]
NOTARY PUBLIC

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, DATED THIS 13th DAY OF MARCH, 2001.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*
PRINT NAME: Thomas M. Wenham
MAYOR
ATTEST: *[Signature]*
PRINT NAME: Anilda Rodriguez
VILLAGE CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Thomas M. Wenham and Anilda 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 SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF March, 2001.

MY COMMISSION EXPIRES: 5/1/04

[Signature]
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 93839

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY A. DEUTCH, PA, 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 BREFRANK, 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.

DATED: MARCH 5, 2001

[Signature]
JEFFREY A. DEUTCH
ATTORNEY AT LAW
LICENSED IN FLORIDA

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 AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3/5/01

[Signature]
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF MARCH, 2001, 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: 3-13-01

BY: *[Signature]*
GARY CLOUGH, P.E.
VILLAGE ENGINEER

