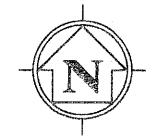
WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2

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



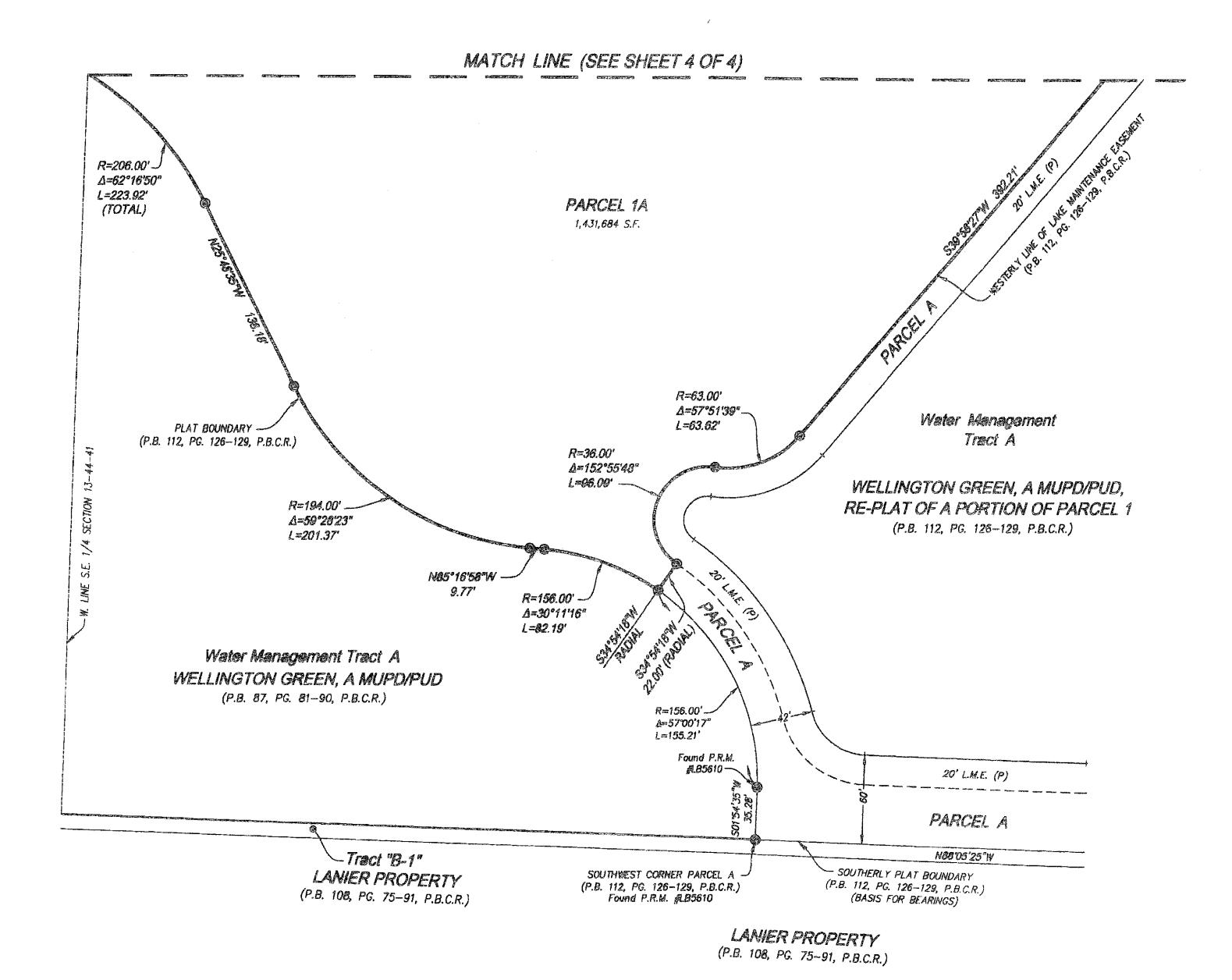


GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 feet



This Instrument Prepared By: James A. Hamilton, III 2200 PARK CENTRAL BLVD. NORTH SUITE 100 FOMPANO BEACH, FLORIDA 33064 (954) 974-2200 IBI GROUP, INC. ENGINEERS SURVEYORS PLANNERS

AUTHORIZATION (LB5610

SHEET INDEX:

SHEET 1 — COVER SHEET SHEET 2 — MAP SHEET AND SURVEY NOTES SHEET 3 — MAP SHEET SHEET 4 — MAP SHEET

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON.

2. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN AN EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE EASEMENTS WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF NB8'05'25"W ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF PORTION OF PARCEL 1, AS RECORDED IN PLAT BOOK 112, PAGES 126 THROUGH 129 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.

6. 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.

7. 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, A REPLAT OF A PORTION OF PARCEL 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 126 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

LEGEND

= CENTERLINE

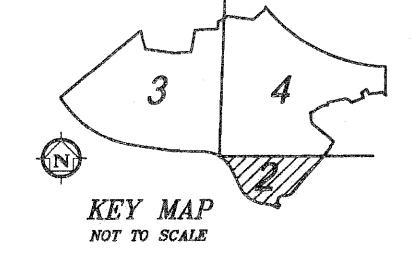
= RADIUS

= SQUARE FEET = UTILITY EASEMENT

W.M.E. = WATERMAIN EASEMENT W.S.E. = WATER AND SEWER EASEMENT

S.F.

= DELTA (CENTRAL ANGLE) = FLORIDA POWER AND LIGHT = LICENSED SURVEYING BUSINESS = LENGTH OF ARC = LANDSCAPE BUFFER EASEMENT = LAKE MAINTENANCE EASEMENT L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT = OFFICIAL RECORDS BOOK = PER PLAT RECORDED IN PLAT BOOK 112, PAGES 126-129 (PALM BEACH COUNTY RECORDS) = PLAT BOOK P.B.C.R. = PALM BEACH COUNTY RECORDS = PAGE = PERMANENT REFERENCE MONUMENT (P.R.M.) NAIL & 1-1/2" BRASS WASHER STAMPED: PRM LB 5610 SET IN TOP OF 4" x 4" x 24" CONCRETE POST (UNLESS SHOWN OTHERWISE) = PERMANENT REFERENCE MONUMENT



SHEET 2 OF 4 SHEETS