

20080379193

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIG DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF A PORTION OF THE LANDS SHOWN HEREON, AND FERN DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF A PORTION OF THE LANDS SHOWN HEREON, AND BREFRANK, INC. A FLORIDA CORPORATION, OWNER OF A PORTION OF THE LANDS SHOWN HEREON, AND KNOWN AS WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 1 BEING A RE-PLAT OF TRACT F, TRACT W-7 AND WATER MANAGEMENT TRACT D OF THE PLAT OF WELLINGTON GREEN, A MUPD/PUD AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT F AND TRACT W-7 AND WATER MANAGEMENT TRACT D OF WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA,

CONTAINING 35.74 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 (U.E.) 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 SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
2. WATER MANAGEMENT TRACT F AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO VILLAGE OF WELLINGTON, FLORIDA.
3. THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
4. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC. 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, FLORIDA.
5. THE DRAINAGE DETENTION EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR THE EXCLUSIVE USE OF TRACT G FOR DRAINAGE AND STORM WATER TREATMENT PURPOSES. THE MAINTENANCE OF SAID EASEMENTS 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, FLORIDA.
6. THE LAKE MAINTENANCE EASEMENT (LME) SHOWN HEREON AND THE LAKE MAINTENANCE ACCESS EASEMENT (LMAE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORM WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
7. THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
8. THE LANDSCAPE BUFFERS AS SHOWN HEREON, ARE HEREBY DEDICATED TO 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, FLORIDA.
9. THE LIMITED ACCESS EASEMENTS (LAE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
10. THE SAFE SIGHT DISTANCE EASEMENT (SSDE) SHOWN HEREON IS HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR THE CONTROL OF LINE OF SIGHT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. SAID EASEMENT MUST PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE THE ADJACENT ROADWAY.
11. TRACT H AS SHOWN HEREON, IS HEREBY DEDICATED TO FIG DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
12. TRACTS J, K AND L AS SHOWN HEREON, ARE HEREBY DEDICATED TO FERN DEVELOPMENT, LTD. ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, FIG DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT J. SCHMIER AS THE PRESIDENT OF FERN DEVELOPMENT CORP., THE MANAGER OF FIG DEVELOPMENT, LLC 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 September, 2008.

FIG DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: FERN DEVELOPMENT CORP., A FLORIDA CORPORATION ATTEST BY: [Signature] PRINT NAME: Douglas R. Fenning TITLE: CEO

ITS: MANAGER BY: [Signature] ROBERT J. SCHMIER, PRESIDENT TITLE: CEO

IN WITNESS WHEREOF, FERN DEVELOPMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT J. SCHMIER AS THE PRESIDENT OF FERN DEVELOPMENT CORP., THE GENERAL PARTNER OF FERN DEVELOPMENT, LTD 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 September, 2008.

FERN DEVELOPMENT, LTD. A FLORIDA LIMITED PARTNERSHIP

BY: FERN DEVELOPMENT CORP., A FLORIDA CORPORATION ATTEST BY: [Signature] PRINT NAME: Douglas R. Fenning TITLE: CEO

ITS: GENERAL PARTNER BY: [Signature] ROBERT J. SCHMIER, PRESIDENT TITLE: CEO

WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 1

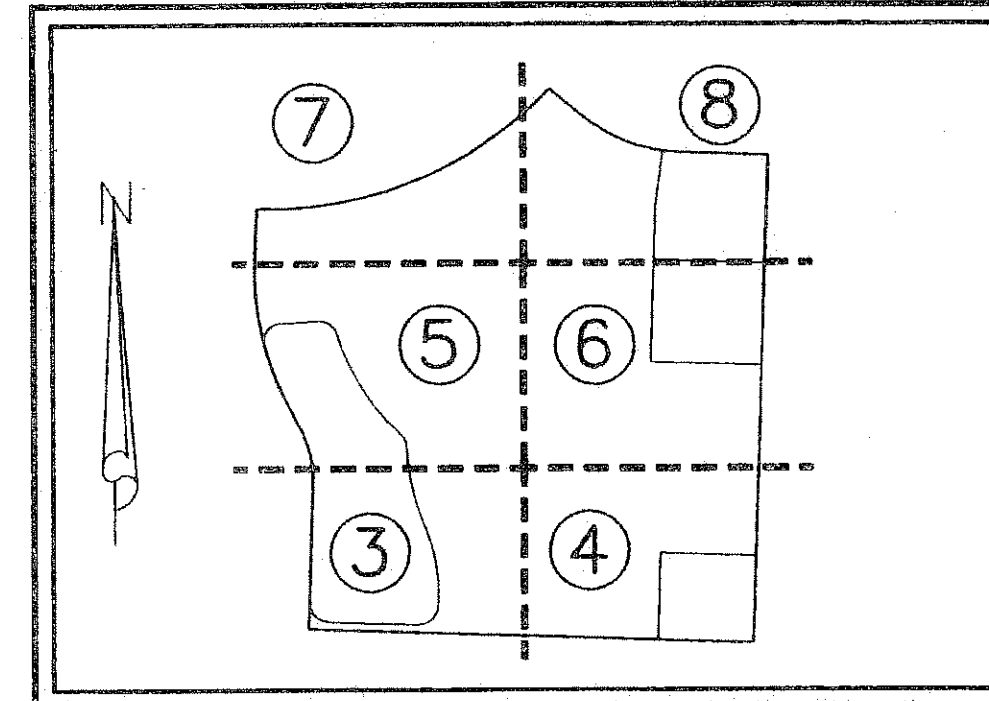
BEING A RE-PLAT OF TRACT F, TRACT W-7 AND WATER MANAGEMENT TRACT D OF THE PLAT OF WELLINGTON GREEN, A MUPD/PUD AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA JUNE 2008

00073-049

DEDICATION

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 Sept, 2008.

ATTEST BY: [Signature] BREFRANK INC., A FLORIDA CORPORATION BY: [Signature] HAROLD JACOBSON, PRESIDENT PRINT NAME: Ralph B. Jacobsohn TITLE: Vice President



KEY MAP NOT TO SCALE

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT J. SCHMIER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF FERN DEVELOPMENT CORP., THE MANAGER OF FIG DEVELOPMENT, LLC, 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 September, 2008.

MY COMMISSION EXPIRES: April 8, 2011. [Signature] DOMINIQUE GUILLARD NOTARY PUBLIC COMMISSION No. 00318928 PRINTED NAME: Dominique Guillard

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT J. SCHMIER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FERN DEVELOPMENT CORP., THE GENERAL PARTNER OF FERN DEVELOPMENT, LTD., 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 September, 2008.

MY COMMISSION EXPIRES: April 8, 2011. [Signature] DOMINIQUE GUILLARD NOTARY PUBLIC COMMISSION No. 00318928 PRINTED NAME: Dominique Guillard

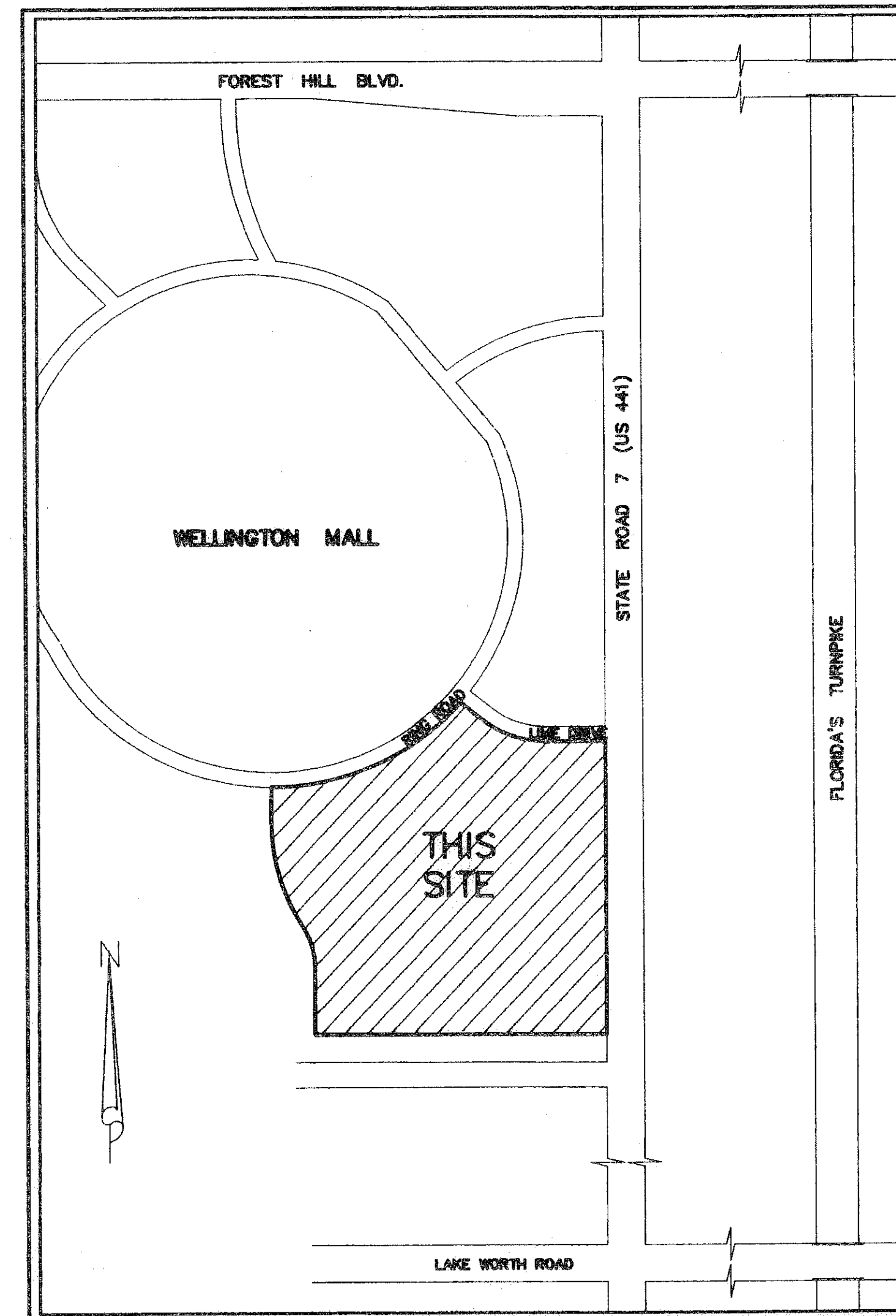
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HAROLD JACOBSON AND RALPH JACOBSON, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF BREFRANK, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 11 DAY OF September, 2008.

MY COMMISSION EXPIRES: November 12, 2010. [Signature] NATHALIE J. WINNICK NOTARY PUBLIC COMMISSION No. DD 5756416 PRINTED NAME: Nathalie J. Winnick



LOCATION MAP NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY: DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599 460 BUSINESS PARK WAY, SUITE D ROYAL PALM BEACH, FLORIDA 33411 (561) 753-0650

STATE OF FLORIDA COUNTY OF PALM BEACH } S.S. 176 THIS INSTRUMENT WAS FILED FOR RECORD AT 1:14 P.M. THIS 11th DAY OF September 2008 AND DULY RECORDED IN: PLAT BOOK 176-18 ON PAGE 176-18 SHARON BOCK CLERK CIRCUIT COURT BY: [Signature] DEPUTY CLERK

SHEET 1 OF 11 SEE SHEET 2 OF 11 COMERICA BANK A TEXAS BANKING ASSOCIATION WACHOVIA BANK, N.A.

FERN DEVELOPMENT CORP.

BREFRANK INC.

WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC.

VILLAGE OF WELLINGTON ENGINEER

VILLAGE OF WELLINGTON

SURVEYOR SEAL

DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS 460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL 33411 PHONE: (561) 753-0650 FAX: (561) 753-0290 SCALE: N/A CHECKED BY: D.B. DATE: 2/20/2007 DRAWN BY: E.B. JOB NO.: 06-023