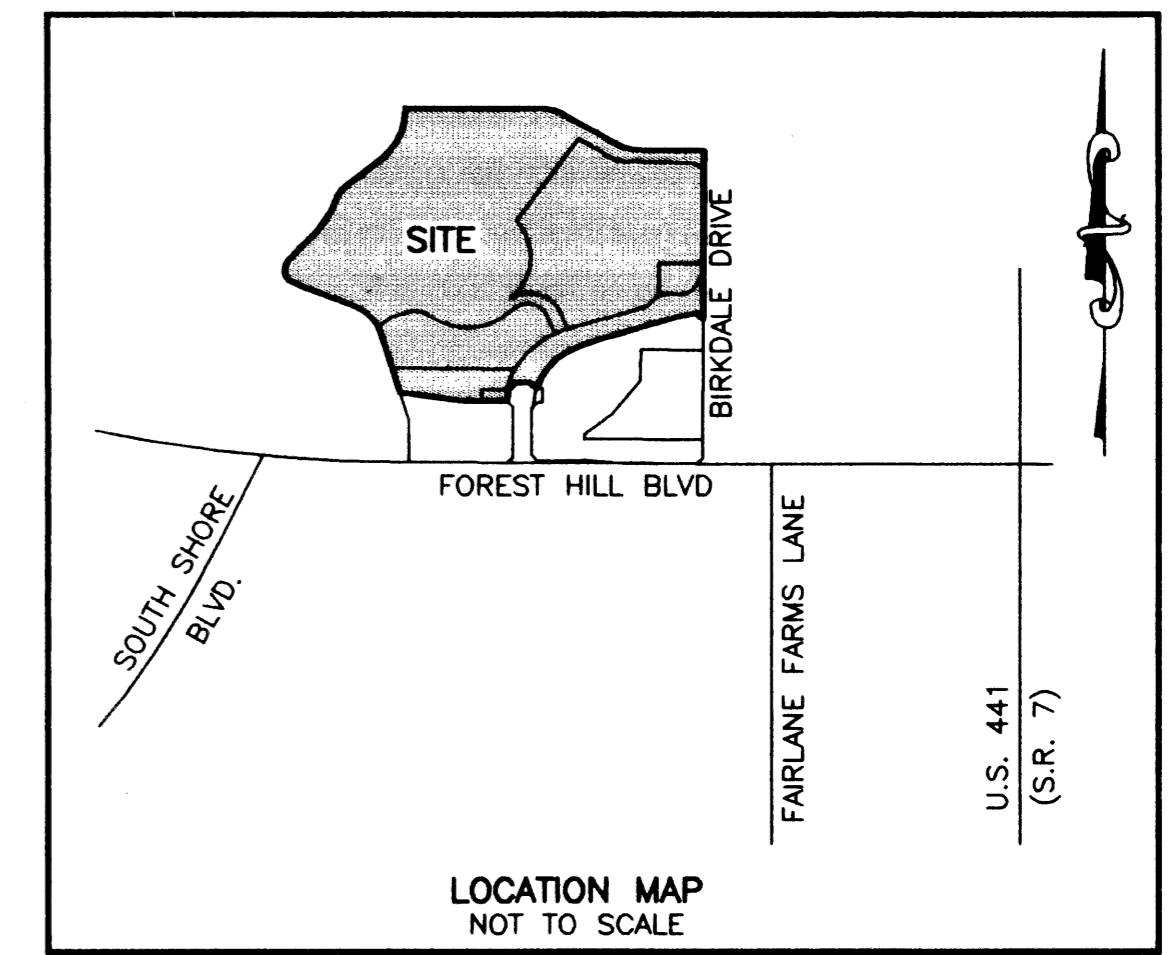


BIRKDALE CIVIC SITE REPLAT NO. ONE

BEING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
BEING A PORTION OF LOT 2 AND TRACT "C",
BIRKDALE CIVIC SITE, PLAT BOOK 71, PG 112
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD 12:12 P.M.
THIS 25 DAY OF November
AD, 2003 AND DULY RECORDED
IN PLAT BOOK 100 ON PAGES
130 THROUGH 131

DOROTHY H. WILKENT, CLERK
BY: *[Signature]*

CIRCUIT COURT

130

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT, BY THE VILLAGE OF WELLINGTON, FLORIDA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE ACME IMPROVEMENT DISTRICT, PURSUANT TO THAT INTERLOCAL AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON, FLORIDA AND THE ACME IMPROVEMENT DISTRICT DATED JUNE 22, 1999, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "BIRKDALE CIVIC SITE REPLAT NO. ONE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 2 AND TRACT "C", BIRKDALE CIVIC SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BIRKDALE CIVIC SITE, SAID POINT BEING ON THE WEST LINE OF SAID PLAT; THENCE ALONG SAID WEST LINE, NORTH 17°41'28" WEST, A DISTANCE OF 264.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 185.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°42'02", AN ARC DISTANCE OF 163.70 FEET TO THE POINT OF TANGENCY; THENCE NORTH 68°23'30" WEST, A DISTANCE OF 282.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 57.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 112°05'37", AN ARC DISTANCE OF 111.51 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°42'07" EAST, A DISTANCE OF 170.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 380.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'02", AN ARC DISTANCE OF 163.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 120.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°25'33", AN ARC DISTANCE OF 70.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°27'38" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 263.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°16'03", AN ARC DISTANCE OF 240.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°11'35" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED LOT 2; THENCE ALONG SAID NORTH LINE, SOUTH 89°48'25" EAST, A DISTANCE OF 590.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 136.60 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 71.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 59°48'25" EAST, A DISTANCE OF 252.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 237.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°49'32", AN ARC DISTANCE OF 123.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°37'57" EAST, A DISTANCE OF 264.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BIRKDALE DRIVE AS SHOWN ON EASTWOOD NO. 3 OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 168 OF THE AFOREMENTIONED PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°22'03" WEST, A DISTANCE OF 722.38 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 45°47'13" WEST, A DISTANCE OF 36.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 321.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'08", AN ARC DISTANCE OF 80.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 73°40'23" WEST, A DISTANCE OF 334.14 FEET; THENCE SOUTH 70°47'27" WEST, A DISTANCE OF 106.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 286.59 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 19°09'10" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°53'39", AN ARC DISTANCE OF 259.57 FEET; THENCE NORTH 89°48'25" WEST, A DISTANCE OF 5.52 FEET; THENCE NORTH 44°48'25" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 89°48'25" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°11'35" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 45°11'35" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 11°30'02" WEST, A DISTANCE OF 50.99 FEET; THENCE NORTH 89°48'25" WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 82°12'44" WEST, A DISTANCE OF 268.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,537,479.66 SQUARE FEET OR 35.30 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS A, C, D, E AND F, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS.
- TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.
- TRACT G, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, IN FEE SIMPLE, FOR PUBLIC STREET, DRAINAGE AND UTILITY PURPOSES.
- 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.

5. THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES.

IN WITNESS WHEREOF, THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND VILLAGE CLERK AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 18th DAY OF November, 2003.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

WITNESS: *[Signature]*
PRINT NAME: Jamika Rogers

WITNESS: *[Signature]*
PRINT NAME: Janice C Rutan

BY: *[Signature]*
THOMAS M. WENHAM
MAYOR

BY: *[Signature]*
AWILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK, RESPECTIVELY, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, 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 VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November, 2003.

MY COMMISSION EXPIRES: 5-18-04
DATE

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Kathy A Tatgenhorst
NOTARY LICENSE NO. 00938391

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 18th DAY OF November, 2003.

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

WITNESS: *[Signature]*
PRINT NAME: Jamika Rogers

WITNESS: *[Signature]*
PRINT NAME: Janice C Rutan

BY: *[Signature]*
THOMAS M. WENHAM
MAYOR

BY: *[Signature]*
AWILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND DID/DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK, RESPECTIVELY, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, 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 VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November, 2003.

MY COMMISSION EXPIRES: 5-18-04
DATE

NOTARY PUBLIC: *[Signature]*
PRINT NAME: Kathy A Tatgenhorst
NOTARY LICENSE NO. 00938391

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF November, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), F.S.

DATE: 11/18/03

[Signature]
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

AREA TABULATION

| | |
|---------|-------------|
| TRACT A | 18.22 ACRES |
| TRACT B | 3.31 ACRES |
| TRACT C | 1.23 ACRES |
| TRACT D | 10.00 ACRES |
| TRACT E | 0.50 ACRES |
| TRACT F | 0.12 ACRES |
| TRACT G | 1.92 ACRES |
| TOTAL | 35.30 ACRES |

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE NORTH LINE OF LOT 1, BIRKDALE CIVIC SITE, RECORDED IN PLAT BOOK 71, PAGE 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING BEING NORTH 82°12'44" WEST.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
- EASEMENTS SHOWN HEREON AS BEING RECORDED IN PLAT BOOK 43, PAGE 69, PLAT BOOK 45, PAGE 178 AND PLAT BOOK 71, PAGE 112, ARE HEREBY RETAINED BY THIS REPLAT.
- NOTE: 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.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF BIRKDALE CIVIC SITE: "...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ROBERT A. ROSILLO, 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 TO THE ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT, BY THE VILLAGE OF WELLINGTON, FLORIDA, A POLITICAL SUBDIVISION, ON BEHALF OF THE ACME IMPROVEMENT DISTRICT, PURSUANT TO THAT INTERLOCAL AGREEMENT BETWEEN THE VILLAGE OF WELLINGTON, FLORIDA, AND THE ACME IMPROVEMENT DISTRICT DATED JUNE 22, 1999; THAT THE CURRENT TAXES 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.

DATE: 11/25/03

BY: *[Signature]*
ROBERT A. ROSILLO
FLORIDA BAR NO. 05-11481
14000 GREENBRIAR BOULEVARD
WELLINGTON, FL 33414

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

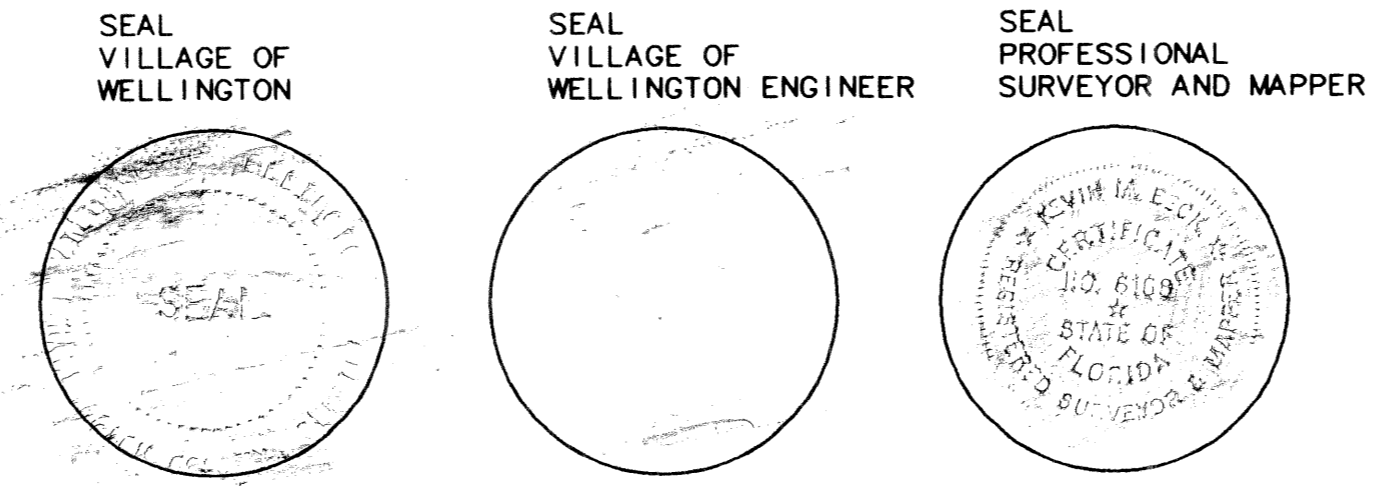
THIS 6th DAY OF November, 2003

[Signature]
KEVIN M. BECK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 6168

THIS INSTRUMENT WAS PREPARED BY KEVIN M. BECK, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

| | |
|-------------------------|--|
| SCALE: N/A | FLORIDA L.B. NO. 48 |
| P.A. NO.: A3704.00 | MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS |
| DATE: JULY 2003 | |
| DRAWING NO. 44-41-11-09 | 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248 |

**BIRKDALE CIVIC SITE
REPLAT NO. ONE**
IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
A PORTION OF LOT 2 AND TRACT "C",
BIRKDALE CIVIC SITE,
PLAT BOOK 71, PG 112
VILLAGE OF WELLINGTON,
PALM BEACH COUNTY, FLORIDA



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