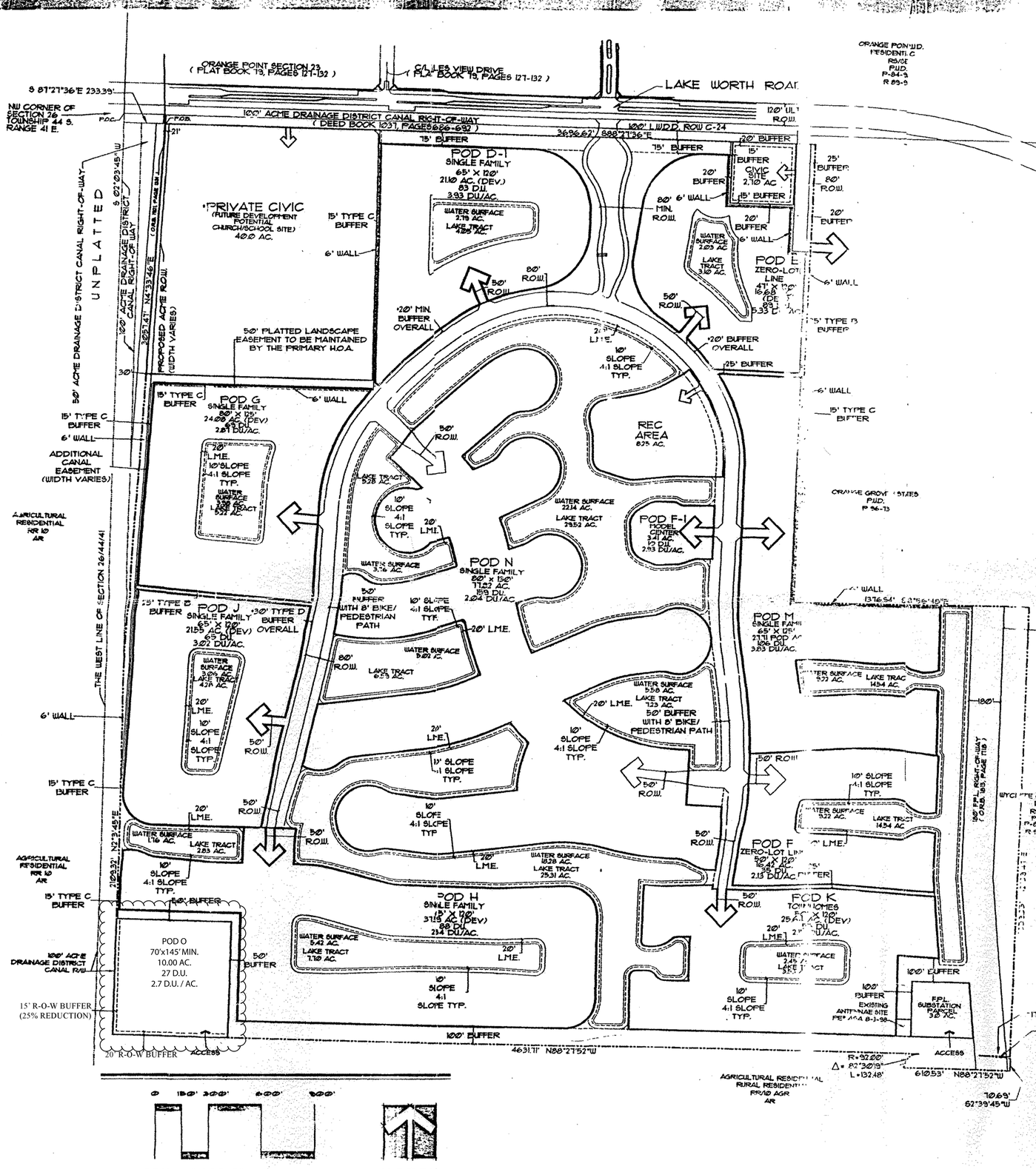


SECTION 26 SITE DATA

SECTION 26 TOWNSHIP 44	RANGE 41
TOTAL SITE AREA	821.71 AC.
TOTAL DWELLING UNITS	785 D.U.
ZONING CLASSIFICATION	P.U.D.
LANDUSE DESIGNATION	RE6 C 1-3 DU/AC
LANDUSE DESIGNATION	RE6 B 3-10 DU/AC
TOTAL LAKE TRACT AREA	88.19 AC.
TOTAL WATER SURFACE AREA	85.19 AC.
RECREATION AREA	8.41 AC.
CIVIC AREA	24.10 AC.
COMMERCIAL AREA	2.61 AC.
FPL SUBSTATION PARCEL	3.0 AC.

*TOTAL NUMBER OF DWELLING UNITS CANNOT BE CONFIRMED DUE TO SHEET LEGIBILITY.

POD D-1 (APPROVED)

POD D-1 DEVELOPABLE AREA W/ LAKE TRACTS	19.16 AC.
POD D-1 NET DEVELOPABLE AREA W/O LAKE TRACTS	21.10 AC.
POD D-1 DWELLING UNITS	83 D.U.
POD D-1 DENSITY	3.93 DU/AC.
POD D-1 LAKE TRACT AREA	4.25 AC.
POD D-1 WATER SURFACE AREA	2.79 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD E (APPROVED)

POD E DEVELOPABLE AREA W/ LAKES TRACTS	13.98 AC.
POD E NET DEVELOPABLE AREA W/O LAKE TRACTS	16.68 AC.
POD E DWELLING UNITS	89 D.U.
POD E DENSITY	5.33 DU/AC.
POD E LAKE TRACT AREA	3.10 AC.
POD E WATER SURFACE AREA	1.20 AC.
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	41' x 120'

POD F

POD F DEVELOPABLE AREA W/ LAKES TRACTS	-
POD F NET DEVELOPABLE AREA W/O LAKE TRACTS	16.42 AC.
POD F DWELLING UNITS	38 D.U.
POD F DENSITY	2.13 DU/AC.
POD F LAKE TRACT AREA	-
POD F WATER SURFACE AREA	-
HOUSING TYPE	ZERO-LOT-LINE
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	50' x 120'

POD F-1 MODEL CENTER

POD F-1 DEVELOPABLE AREA W/ LAKE TRACTS	-
POD F-1 NET DEVELOPABLE AREA W/O LAKE TRACTS	3.41 AC.
POD F-1 DWELLING UNITS	10 D.U.
POD F-1 DENSITY	2.93 DU/AC.
POD F-1 LAKE TRACT AREA	-
POD F-1 WATER SURFACE AREA	-
HOUSING TYPE	MIXED
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	VARIES
	SINGLE FAMILY
	10 D.U.

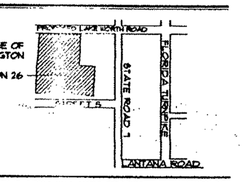
RECREATION POD

RECREATION NET POD AREA	8.25 AC.
CLUBHOUSE AREA	5,000 S.F.
POOL AREA	1,665 S.F.
TOT LOT	1,500 S.F.
PARKING (PROPOSED)	94 SPACES
4 HANDICAPPED SPACES	

POD G

POD G GROSS SURVEY/PLAT ACREAGE	36.42 AC.
POD G DEVELOPABLE AREA W/ LAKES TRACTS	29.30 AC.
POD G NET DEVELOPABLE AREA W/O LAKE TRACTS	24.00 AC.
POD G DWELLING UNITS	69 D.U.
POD G DENSITY	2.87 DU/AC.
POD G LAKE TRACT AREA	5.72 AC.
POD G WATER SURFACE AREA	3.98 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80' x 125'

LOCATION MAP



POD H

POD H DEVELOPABLE AREA W/ LAKES TRACTS	45.25 AC.
POD H NET DEVELOPABLE AREA W/O LAKE TRACTS	37.59 AC.
POD H DWELLING UNITS	88 D.U.
POD H DENSITY	2.34 DU/AC.
POD H LAKE TRACT AREA	7.10 AC.
POD H WATER SURFACE AREA	5.42 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD J

POD J DEVELOPABLE AREA W/ LAKE TRACTS	25.83 AC.
POD J NET DEVELOPABLE AREA W/O LAKE TRACTS	21.55 AC.
POD J DWELLING UNITS	65 D.U.
POD J DENSITY	3.02 DU/AC.
POD J LAKE TRACT AREA	4.28 AC.
POD J WATER SURFACE AREA	3.96 AC.
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 120'

POD K

POD K DEVELOPABLE AREA W/ LAKES TRACTS	29.11 AC.
POD K NET DEVELOPABLE AREA W/O LAKE TRACTS	25.41 AC.
POD K DWELLING UNITS	90 D.U.
POD K DENSITY	3.53 DU/AC.
POD K LAKE TRACT AREA	2.45 AC.
POD K WATER SURFACE AREA	3.96 AC.
HOUSING TYPE	TOWNHOUSE
HOUSING CLASSIFICATION	ATTACHED
TYPICAL UNIT SIZE	50' x 120'

POD M

POD M GROSS SURVEY/PLAT ACREAGE	49.21 AC.
POD M DEVELOPABLE AREA W/ LAKES TRACTS	-
POD M NET DEVELOPABLE AREA W/O LAKE TRACTS	27.71 AC.
POD M DWELLING UNITS	106 D.U.
POD M DENSITY	3.83 DU/AC.
POD M LAKE TRACT AREA	-
POD M WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	65' x 125'

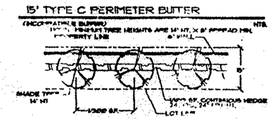
POD N

POD N DEVELOPABLE AREA W/ LAKE TRACTS	-
POD N NET DEVELOPABLE AREA W/O LAKE TRACTS	77.82 AC.
POD N DWELLING UNITS	159 D.U.
POD N DENSITY	2.04 DU/AC.
POD N LAKE TRACT AREA	-
POD N WATER SURFACE AREA	-
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	80' x 150'

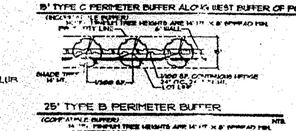
POD O

POD O DEVELOPABLE AREA W/ LAKE TRACTS	N/A
POD O NET DEVELOPABLE AREA W/O LAKE TRACTS	10.00 AC.
POD O DWELLING UNITS	27 D.U.
POD O DENSITY	2.7 DU./ AC.
POD O LAKE TRACT AREA	N/A
POD O WATER SURFACE AREA	N/A
HOUSING TYPE	SINGLE FAMILY
HOUSING CLASSIFICATION	DETACHED
TYPICAL UNIT SIZE	70'x145'

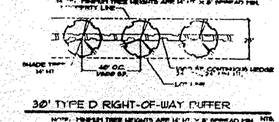
15' TYPE C PERIMETER BUFFER



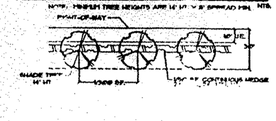
15' TYPE C PERIMETER BUFFER ALONG WEST BUFFER OF POD G



25' TYPE B PERIMETER BUFFER



30' TYPE D RIGHT-OF-WAY BUFFER



NOTES

1. BUFFERS:
   - 30' BUFFER OVERALL DIMENSION INCLUDES:
   - 25' LANDSCAPE BUFFER W/40' U.E. AND 5' OVERLAP
   - 20' BUFFER OVERALL DIMENSION INCLUDES:
   - 15' LANDSCAPE TYPE 'D' BUFFER W/ 10' U.E. AND 5' OVERLAP
2. PRIVATE CIVIC SITE:
   - SPECIFIC CIVIC USE IS NOT APPROVED FOR THE PROPOSED SITE AT THIS TIME.
   - CONCURRENCY HAS NOT YET BEEN RESERVED FOR ANY USE AT THIS POD (POD D).
   - SPECIFIC USES MUST BE APPROVED AT A LATER DATE AT WHICH TRAFFIC CONCURRENCY MUST BE MET.
3. 50' LANDSCAPE BUFFER OVERALL DIMENSIONS INCLUDE
   - 45' LANDSCAPE BUFFER WITH 10' EASEMENT AND 5' OVERLAP.
   - INCLUDES 8' WIDE MEANDERING BIKE/PEDESTRIAN PATH
   - 15' LANDSCAPE TYPE 'D' BUFFER W/ 10' U.E. AND 5' OVERLAP
4. ALL EXISTING, UNNECESSARY EASEMENTS (ROADWAYS, ACCESS, DRAINAGE, UTILITY, ETC.) SHALL BE ABANDONED PRIOR TO OR CONCURRENT WITH THE PLATTING OF DEVELOPMENT PARCELS.

POD O REVISED BY:
WGI
2035 VISTA PKWY, WEST PALM BEACH FL. 33411
(561) 687-2220

LAND DESIGN SOUTH

ORANGE POINT P.U.D.
(A.K.A. THE ISLES AT WELLINGTON)
PREPARED FOR LENNAR HOMES
VILLAGE OF WELLINGTON, FLORIDA

MASTER PLAN
SECTION 26

Congress Business Center
1280 N. Congress Ave., Suite 215
West Palm Beach, Fl 33409
561-478-6501

SCALE:	1"=300'
DRAWN BY:	K.D.D.
DRAWING #	2348MP2C
FILE #	234.0
DATE:	7/14/99
REVISED	10/4/99 11/22/99 1/11/00

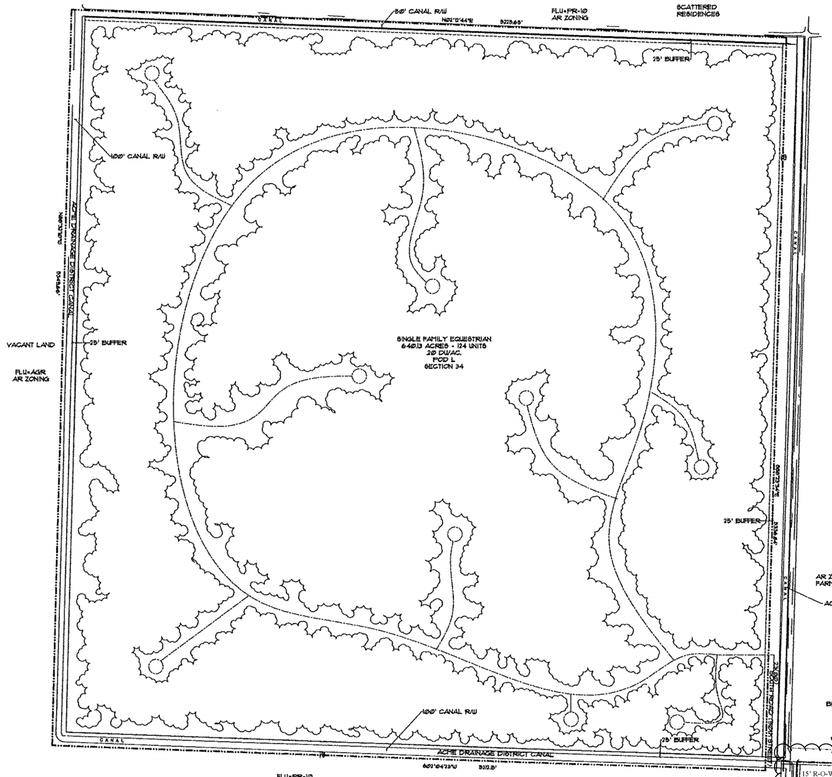
SHEET # 1 OF 2

DRAWING NUMBER 1 of 1

SAFCO PRODUCTS • NEW HOPE, MINNESOTA

REORDER BY PART NUMBER 6552

POSTITAL EDGE OF POST SA THIS LINE



POD NAME	DRC AND VC APPROVAL			
	ACRES	UNIT	DENSITY	CLASS
A	33.38	183	5.48	ZLL
B	47.11	180	3.82	SF
B-1	37.23	87	2.34	SF
C	23.71	120	5.06	ZLL
C-1	14.45	41	2.80	SF
D PRIV. CIVIC	40.00	N/A	N/A	PRIVATE CIVIC
D-1	17.13	83	3.30	SF
E	13.54	89	4.45	ZLL
F	17.77	35	1.97	SF
F-1 MODELS	3.41	10	2.93	MIXED
G	19.65	69	2.87	SF
H	32.88	61	1.86	SF
I	N/A	N/A	N/A	N/A
J	23.01	62	2.69	SF
K	26.44	53	2.00	TH
L	576.13	124	0.20	SF
M	27.71	106	3.83	SF
N	69.92	191	2.72	SF
O	10.00	27	2.70	SF
PUB CIVIC	31.2	N/A	N/A	N/A
LAKE TRACT	250.75	N/A	N/A	N/A
REC.	10.03	N/A	N/A	N/A
FPL UTIL	3.00	N/A	N/A	N/A
BUFFER / RD. ROW	200.08	N/A	N/A	N/A
COM.	1.00	N/A	N/A	N/A
PRESV.	31.27	N/A	N/A	N/A
TOTAL	1,561.80	1,494 1,521		

NOTE: TABLE WAS COMBINED AND SIMPLIFIED WITH THE POD O AMENDMENT.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE SOUTH 00°19'41" EAST, ALONG THE EASTERLY LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 848 AT PAGE 388 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2628.40' TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°19'41" EAST, ALONG SAID LINE, A DISTANCE OF 2626.25' TO A POINT 208.96 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 23 AND 485' NORTH OF THE SOUTH LINE OF SAID SECTION 23, THENCE SOUTH 88°31'53" EAST, A DISTANCE OF 5273.11 FEET TO A POINT OF THE EAST LINE OF SAID SECTION 23 AND 849 FEET NORTH OF SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 00°33'30" WEST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 2712.67' TO THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 00°19'44" EAST, ALONG SAID EAST LINE, A DISTANCE OF 66.00', THENCE NORTH 88°14'59" WEST, A DISTANCE OF 9266.58' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 23 BEARING NORTH 88°36'16" WEST, ACCORDING TO STATE PLANE COORDINATES BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTIONS, WITH THE NAD 83 1990 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 340.0 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITH SECTIONS 23 AND 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID SECTION 26, THENCE SOUTH 88°27'52" EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5408.25' TO A POINT ON A LINE THAT IS 313.50' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 26, THENCE NORTH 02°39'48" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2746.12' TO THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 526, PAGE 210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°36'49" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 1334.50' TO THE SOUTHWEST CORNER THEREOF, THENCE NORTH 02°39'48" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 261.48' TO A POINT ON THE SOUTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3269 AT PAGE 1846, AS PARCEL III, THENCE NORTH 88°31'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 34.94.90' TO THE EAST LINE OF THE ACME DRAINAGE DISTRICT'S CANAL RIGHT OF WAY AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS BOOK 1931 AT PAGE 1931 OF SAID PUBLIC RECORDS, THENCE SOUTH 04°33'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 5404.84' TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 26 BEARING NORTH 02°39'48" WEST ACCORDING TO STATE PLANE COORDINATES BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTIONS, WITH THE NAD 83 1990 ADJUSTMENT.)

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 569.37 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

ALL SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 656.31 ACRES, MORE OR LESS.

DEVELOPMENT TEAM

LANDSCAPE ARCHITECT/PLANNER
LAND DESIGN SOUTH
1280 N. CONGRESS AVE. SUITE 215
WEST PALM BEACH, FLORIDA 33409

OWNER/DEVELOPER
LENNAR HOMES, INC.
12330 FOREST HILL BLVD. SUITE 150
WELLINGTON, FLORIDA 33414

SURVEYOR
LANDMARK SURVEYING & MAPPING
1880 FOREST HILL BLVD. SUITE 100
WEST PALM BEACH, FLORIDA 33406

ENGINEERS
MICHAEL B. SCHORAH & ASSOC. INC.
1880 FOREST HILL BLVD.
WEST PALM BEACH, FLORIDA 33406

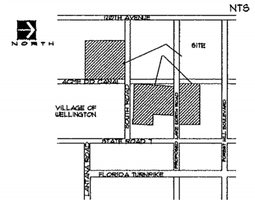
POD O REVISED BY:
WGI
2035 VISTA PKWY. WEST PALM BEACH FL. 33411
(561) 687-2220

NOTES

1. BUFFERS
   - 30' BUFFER OVERALL DIMENSION INCLUDES:
     25' LANDSCAPE BUFFER W/10' U.E. AND 5' OVERLAP
   - 20' BUFFER OVERALL DIMENSION INCLUDES:
     15' LANDSCAPE TYPE 'D' BUFFER W/10' U.E. AND 5' OVERLAP
2. PRIVATE CIVIC SITE
   - SPECIFIC CIVIC USE IS NOT APPROVED FOR THE PROPOSED SITE AT THIS TIME
   - CONCURRENCY HAS NOT YET BEEN RESERVED FOR ANY USE AT THIS POD (POD D)
   - SPECIFIC USES MUST BE APPROVED AT A LATER DATE AT WHICH TRAFFIC CONCURRENCY MUST BE MET
3. SEE CONDITIONS OF APPROVAL

LOCATION MAP

NTS



SITE & TABULAR DATA

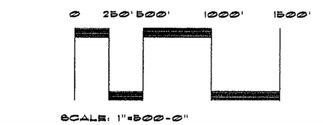
SECTION 23, 26, & 34	TOWNSHIP 44	RANGE 41
TOTAL DWELLING UNITS		1,521 DU.
TOTAL SITE AREA		1561.8 AC.
TOTAL SITE DENSITY		0.97 DU/AC
ZONING DESIGNATION		PUD
LAND USE DESIGNATION		RES C 1-3 DU/AC RES A 0-1 DU/AC
UNIT TYPE		PROPOSED DWELLING UNITS
SINGLE FAMILY		995
ZERO-LOT-LINE		430
SINGLE FAMILY/EQUES.		124
TOWNHOMES		
MODELS		10
TOTAL		1,521
MODEL CENTER UNIT BREAKDOWN		UNITS
SINGLE FAMILY		10
TOTAL MODEL UNITS		10
SITE ACREAGE BREAKDOWN		
RESIDENTIAL AREA		984.47 AC.
COMMERCIAL AREA		1 AC.
PUBLIC CIVIC (FIRE STATION)		2.7 AC.
FUTURE POTENTIAL CHURCH/SCHOOL CIVIC		40 AC.
CIVIC/ SCHOOL		28.5 AC.
TOTAL LAKE TRACT AREA		250.75 AC.
TOTAL RECREATION/ CLUB AREA		10.03 AC.
PRESERVE AREA/ OPEN SPACE		31.27 AC.
FPL SUBSTATION CENTER		3 AC.
BUFFER/ROAD ROW. AREA		200.08 AC.
TOTAL ACRES		1561.8 AC

RESIDENTIAL LANDSCAPE REQUIREMENTS

* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES

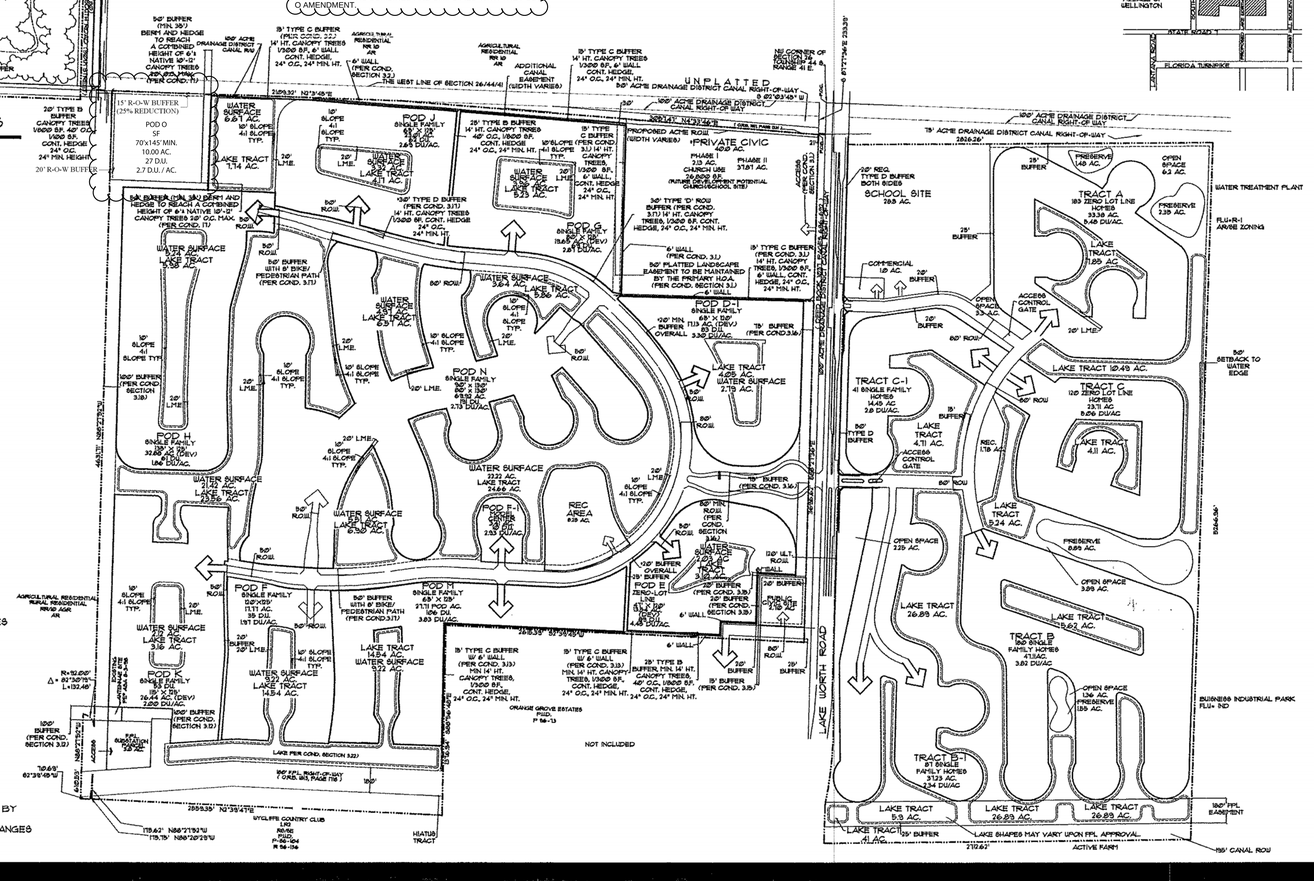
POD NAME	*ACRES	TOTAL LOT AREA (AC.)	INTERNAL TREES REQUIRED (1/2500 S.F.)**	INTERNAL SHRUBS REQUIRED (175/ LOT)***
A	33.38	22.69	791	32,157
B	47.11	33.57	1170	32,220
B-1	37.23	16.82	587	15,573
C	23.71	16.53	576	21,480
C-1	14.45	9.79	342	7,339
REC	10.03	8.25	175	525
D-1	17.13	14.86	518	14,857
E	13.54	11.52	402	15,931
F	17.77	12.05	420	6,265
F-1 MODELS	3.41	3.41	118	1,750
G	19.65	15.84	552	12,351
H	32.88	23.63	824	10,919
I	N/A	N/A	N/A	N/A
J	23.01	11.56	403	11,098
K	26.44	17.49	610	9,487
L	576.13	310	10803	22,196
M	27.71	19.77	689	18,974
N	69.92	47.92	1,670	34,189
O	10.00	10.00	***	***
TOTAL	1003.5	605.7	20,650***	267,951***

* ALL ACREAGES LISTED FOR PODS ARE NET POD ACREAGES
**INTERNAL TREE REQUIREMENT FOR REC AREA 1/2500 S.F. INTERNAL SHRUB REQUIREMENT 3/2500 S.F.
*** SEE POD O LANDSCAPE PLANS FOR INTERNAL TREES REQUIRED AND INTERNAL SHRUBS REQUIRED
- MIN. NATIVE TREE REQUIREMENT IS 50%
- TREE AND SHRUB REQUIREMENTS CALCULATED PER ORD. 98-10/ Sec. 6.5.3.5.n.2o



NORTH

ORIGINAL MASTER PLAN DESIGNED BY JULIAN BRYAN AND ASSOCIATES. MASTER PLAN REDRAFTED FOR CHANGES TO SECTION 26 ONLY.



DRAWING NUMBER 1996-AP-3

Orange Point PUD
Village of Wellington

ORANGE POINT P.U.D.
(A.K.A. THE ISLES AT WELLINGTON)
PREPARED FOR LENNAR HOMES
VILLAGE OF WELLINGTON, FLORIDA

LAND DESIGN SOUTH
Landscape Architecture / Land Planning

OVERALL MASTER PLAN

Congress Business Center
1280 N. Congress Ave.,Suite 215
West Palm Beach, Fl 33409
561-478-8501

SCALE:	1"=500'
DRAWN BY:	J.L.C./K.D.D./R.W.D.
DRAWING #	OVERALLMP5
FILE #	234.6
DATE:	8/07/01
REVISED	9/18/01 10/29/01

SHEET # 2 OF 2