

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LORTON LEGACY INVESTMENT'S, LLC, A FLOR LIMITED LIABILITY COMPANY LICENSEED TO DO BUSINESS IN FLORIDA, OWNER OF THE LUSHICAN AND TRESCHEED. HEACTON ASHIV VISION CHATER, LYNIG, IN SECTION TOWNSHIP AS SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNT, PANDE 44 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY BRADE COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 46 THROUGH SA, PUB RECORDED IN PLAT BOOK 2, PAGES 46 THROUGH SA, PUB RECORDED IN PLAT BOOK 2, PAGES 46 THROUGH SA, PUB RECORDED FOLLOWS.

BLOCK 28, A DISTANCE OF 28.38 FEET TO AN INTERBECTION WITH THE EACH LINE OF 07.250 GEO OF WHITHOUSE ESTATES BLOCK WITH THEREOF AD ACCORDED IN PLAN BOOK TO A PAGE AS THE PLAN THEREOF AD ACCORDED IN PLAN BOOK TO A PAGE AS THROUGH SO, PAM BACAD COUNTY, FLORIDA, PUBLIC RECORDS, THECKE SOUTH BOTHOT EAST ALMORS AND EAST LINE AND ALONG THE EAST LINE OF LOTS AT AND 28.0 FS AID PLAT, A DISTANCE OF 20.30 FEET, THENCE NORTH 667207 EAST AND 28.0 FS AID PLAT, A DISTANCE OF 23.37 AND 28.0 FS AID PLAT, A DISTANCE OF 22.25 FEET OF WHITHELY REPORT RESTOR AND ADDITION AND ADDITION OF ADDITION

CONTAINING 50,722 SQUARE FEET OR 1.164 ACRES, MORE OR LESS.

THE UTLITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETU."Y FOR THE ACCESS, CONSTRUCTION, DEPETATION BY AN MANIFEMANCE OF UTLITY FACILITIES, INCLUDING CARLE TELEVISION SYSTEMS SHALL NOTINTEREES WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTLITIES.

THE WATER EASEMENT, AS SHOWN I YEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WALLENGTON, THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF WALLINGTON, IT'S SUCCESSORS AND ASSIGNS.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE VILLAGE WELLINGTON, PLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCER RIGHTS.

THE LANDSCAPE BLFER EAGEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO LORTON LEGACY INVESTIMENTS, LLC, A FLORIDA, LIMITED LIABILITY COMPANY, IS BUCCESSORA AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL, MANITEMANCE OBLIGATION OF SAID LORTON LEGACY INVESTIMENTS, LLC, ITS SUCCESSORS AND ASSIGNS.

THE DRY RETENTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LORTON LEGACY INVESTMENTS, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION OF THE DRY RETENTION AREA AND IS THE PERPETUAL, MANTENANCE OBLIGATION OF SAID LORTON LEGACY INVESTMENTS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT '4" AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY FOR FUTURE DEVELOPMENT PURPOSES TO LORTON LEGACY INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MANYENANCE OBLOATION OF LORTON LEGACY INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGON, FLORION, FLO

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF 2014, AND HAS BEEN REMEMBED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.061(1), F.S.

THIS PLAT WAS FILED FOR RECORD AT THIS PLAT WAS FILED FOR RECORDED IN PLAT BOOK NO.

ON PAGE
THRU

COUNTY OF PALM BEACH)

STATE OF FLORIDA

SHARON R. BOCK, CLERK AND COMPTROLLER

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, HERENY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS THIS DAY OF

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

SURVEYOR'S NOTES

THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON WATER OR SEMER EASEMENTS OR UTILITY EASEMENTS. THERE SHALL BE NO THEES ON SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, WATER OR SEMENTS SHALL HAVE FIRST PRIORITY UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS, SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANRIED.

LANDSCABING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 8, BLOCK 26, PAGAM BEACH FRANK SOUMPAYN PLAY TO. 3, AS RECORDED IN PLAT BROK 2, PGS. 46-54, PLBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSIMED BEARING OF SEKSZOZY, ALL BEARINGS ARE RELATIVE THERETO.

ALL BEARINGS SHOWN HEHEON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERBIN 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 COUNT.

VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: BOB MARGOLIS MAYOR

STATE OF FLORIDA COUNTY OF PALM BEACH **ACKNOWLEDGMENT**

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS AND AWILDA RODRIGUEZ WHO ARE PERSONALLY TO ME AND WHO EXECUTED THE FOREGORDE INSTRUMENT AS MAYOR AND INLEGED CLERK OF THE GAS OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY MAND BEFORE MET THAT THEY EXECUTED SUICE INSTRUMENTA AS BUCH OFFICERS OF SAID GAS AND THAT THE SEAL, SEFRED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS CAND THAT THE SEAL, SEFRED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS CAND ALLAGE AND THAT THE SEAL AS THE SEAL OF SAID VILLAGE AND THAT IT WAS CAND THAT THE REAL AS THE SEAL OF SAID VILLAGE AND THAT IT WAS CAND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT THE SEAL AS THE SEAL OF SAID VILLAGE AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT AND DEED THAT SAID INSTRUMENT IS THE FREE ACT AND DEED THAT SAID INSTRUMENT IN THE SAID THAT SAID INSTRUMENT IN THE SAID THAT SAID INSTRUMENT IN THE SAID THAT SAID TH

WITNESS MY HAND AND OFFICIAL SEAL THIS

PRINT NAME: NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, ALAN ZANGEN, ESQ., 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 VEREIN YO, LOKTON LEGACY INVESTIBENTS. LUCK A ENOBLY LANGEMENT TAXES HAVE BEEN PARD: THAT THE OTHERWEST TAXES HAVE BEEN PADT: THAT ALL MORTGAGES NOT SATISFED ON RELEASED OF RECORD NOT OTHERWASE TRANSMINTED BY LAW ARE SHOWN HEREON, THAT THERE AND FENCENCES OF RECORD NOT THOSE ENCUMBERANCES OF NOT PROHIBIT THE CREATION OF THE SUBJIVISION PARKEED BY THIS PLAY.

ALAN ZANGEN, ESQ.

NORTHING, WHEN USED WITH COORDINATES EASTING, WHEN USED WITH COORDINATES

COUNTY

SURVEYOR AND MAPPER'S CERTIFICATION

DATED: 47/14

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERIOSON, THAT SHOUP PLAT IS ACCUPATE TO THE BIEST OF MY KNOWNEDGE AND BELIEF. THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN HACKED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.S.) AND MONUMENTS ACCORDING TO CHAPTER 177.09(9), F.S., WILL BE SET UNDER THE GURANTEES POSITED WITH THE VILLAGE OF WELLIARDOW, PARM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVAMENTS, AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREDS MY PROVIDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

FLORIDA CERTIFICATE NO. 5686
1686 FOREST HILL BLVD., SUITE 206
1687 PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. #24387 WEYOR & MAPPER TE NO, 5696 <u>ا</u> DATE 4/16/2014

THIS INSTRUMENT WAS PREMARD BY LESUE C, BISPOTT, P.S.M. OF MICHAEL B. SCHOTAM AND ASSOCIATES, INC., 1850 FOREST HIL BOULE/ARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

NOTARY

VILLAGE ENGIN

SHEET 1 OF 2

MICHAEL B. SCHORAH
& ASSOCIATES, INC.
1200 FORET HIL BLOW, SUITE 200
WEST PALM BEACH, FLORIDA 33-400
TEL. (361) 588-0300 FAX. (361) 942-0728

FAMILY VISION CENTER

FAMILY VISION CENTER

if withers whereof. The above named limited linbility company has caused these presents to be signed by its manager this L_L day of $\overrightarrow{ABM_L}$. 2014.

LORTON LEGACY INVESTMENTS, LLC A FLORIDA LIMITED LIABILITY COMPANY LORI MAZZA, O.D. 27.
MANAGER

ACKNOWLEDGMENT

PRINTED NAME: MAY! A DYSENIOD

WINESS: Madoler

PRINTED NAME: Mary Lacrell

WINESS: May Could

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LORI MAZZA, O.D., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT. AS MANAGED FOLLORION LEGACY WINDSTRAINS. LIC, A FOREGOING LORILLY COMPANY AND SEVERALLY ACRIMOMALEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID IMITED LIABILITY COMPANY, AND THAT THE SEX AFRED TO THE FOREGOING INSTRUMENT SHE CORPORANT SEAL OF SAID COMPANY, AND THAT IT WAS AFRED TO THE GOREOLD SHE SEAL OF SAID COMPANY, AND THAT IT WAS AFRED TO BE AND INSTRUMENT BY DUE AND REGULAR CORPORATE SALL OF SAID COMPANY.

APRIL DAY OF WITNESS MY HAND AND OFFICIAL SEAL THIS _

PRINTED NAME SHARIN R. MYERS LANDAR R. MANO NOTARY PUBLIC MY COMMISSION EXPIRES: 10/29/2016 COMMISSION NO. EE 220757

MORTGAGEE'S CONSENT

STATE OF VIRGINIA CITY OF RICHMOND

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JUN IN AND CONSENT TO THE DESCRIBED AS AS DEDICATION OF THE LAND DESCRIBED OF SAS DEDICATION BY THE OWNER THEREOF AND CAREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL, RECORD BOOK ASSES AT PAGE 1786 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FIRST VICE PRESIDENT AND ITS CORPOSATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \$4M, DAY OF \$4M, DAY

SUNTRUST BANK one E Lipshelz PRINT NAME: JOSE PRINT NAME: BOSEA Pro Contraction WITNESS:

ACKNOWLEDGMENT STATE OF VIRGINIA CITY OF RICHMOND

SREGORY WHO IS PERSONALLY KNOWN TO ME, OR HAS DENTIFICATION, AND WHO EXECUTED THE FORECONN THAT HEART HEART HEART ES SUCH HASTNAMENT AS SUCH TO THE FORECOING INSTRUMENT IS THE CORPORATE BY OTHE FORECOING INSTRUMENT IS THE CORPORATE AS BUSHMINISHMENT BY DUE AND REGULAR CORPORATE. INSTRUMENT AS FREST VICE PRESIDENT OF THE SUMMENDET BANK, A NATIONAL BANK INSTRUMENT AS ANTIONAL BANK INSTRUMENT AND SUMMENDED TO AND BEFORE ME THAT HEISHE EXECUTED SUCH OFFICER OF SAID BANK, AND THAT THE SESL AFFIXED TO THE FOREGOING INSTRUMENT OF SAID BANK, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND ANTIONAL SAID INSTRUMENT BY DUE AND ANTIONAL SAID INSTRUMENT BY DUE AND AND AND THAT SAID INSTRUMÊNT IS THE FREE ACT AND DEED OF SAID BANK. BEFORE ME PERSONALLY APPEARED, MICHAEL D. GREGORY WRODICED.

AS IDENTIFICA

PRINTED NAME (PRICE BICCAT- CORRECT) DNO AM- ADOUT WITNESS MY HAND AND OFFICIAL SEAL THIS 941 DAY OF A HOXIL MY COMMISSION EXPIRES: 18 81 8017

71,35970

VILLAGE OF WELLINGTON

DEDICATION NOTARY

LORTON LEGACY INVESTMENTS, LLC





