

LOCATION MAP NOT TO SCALE

## DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT 5221 LAREDO WAY, INC., A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS WELLINGTON PRESERVE REPLAT NO. 4 BEING A REPLAT OF LOTS 3 THROUGH 6, BLOCK B, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 44, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING LOTS 3 THROUGH 6, BLOCK B, OF WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK B, WELLINGTON PRESERVE; THENCE NORTH 02°04'30" EAST ALONG THE WEST LINE OF SAID LOT 3 THROUGH 6, BLOCK B, WELLINGTON PRESERVE, A DISTANCE OF 1,367.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK B, WELLINGTON PRESERVE; THENCE SOUTH 88°23'19" EAST ALONG THE NORTH LINE OF SAID LOT 3, BLOCK B, WELLINGTON PRESERVE, A DISTANCE OF 652.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK B, WELLINGTON PRESERVE; THENCE SOUTH 02°04'30" WEST ALONG THE EAST LINE OF LOTS 3, 4, 5 AND 6, BLOCK B, WELLINGTON PRESERVE, A DISTANCE OF 1,367.04 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK B, WELLINGTON PRESERVE; THENCE NORTH 88°23'19" WEST ALONG THE SOUTH LINE OF LOT 6, BLOCK B, WELLINGTON PRESERVE, A DISTANCE OF 652.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA,  
CONTAINING 20.468 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DESCRIBED HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. LOTS 3B, 4B, 5B AND 6B AS SHOWN HEREON ARE HEREBY RESERVED FOR 5221 LAREDO WAY, INC., A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 5221 LAREDO WAY INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS. 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS. 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES, THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS. 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, 5221 LAREDO WAY INC., A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SIGNED IN THE PRESENCE OF

WITNESS 1 SIGNATURE \_\_\_\_\_

WITNESS 1 PRINTED NAME \_\_\_\_\_

WITNESS 2 SIGNATURE \_\_\_\_\_

WITNESS 2 PRINTED NAME \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY DAVID PAIN AS PRESIDENT FOR 5221 LAREDO WAY, INC., A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOW TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINTED NAME-NOTARY PUBLIC SEAL

# WELLINGTON PRESERVE REPLAT NO. 4

BEING A REPLAT OF LOTS 3 THROUGH 6 OF BLOCK B, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
SHEET NO. 1 OF 2  
MAY, 2024

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DONALD P. DJUFRESNE, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 5221 LAREDO WAY, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: \_\_\_\_\_  
DONALD P. DJUFRESNE, ESQ.  
FLORIDA BAR NO.: 600120

## APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST: \_\_\_\_\_  
CHEVELLE D. HALL, MMC  
VILLAGE CLERK

BY: \_\_\_\_\_  
MICHAEL J. NAPOLEONE  
MAYOR

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, MMC, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO IS  PERSONALLY KNOW TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINTED NAME-NOTARY PUBLIC SEAL

## ACCEPTANCE OF DEDICATION BY THE HOMEOWNERS ASSOCIATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST: \_\_\_\_\_  
ZACHARIE VINIOS, SECRETARY

BY: \_\_\_\_\_  
AMY CARR, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY AMY CARR, AS PRESIDENT, AND ZACHARIE VINIOS, AS SECRETARY, OF THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINTED NAME-NOTARY PUBLIC SEAL

AREA TABULATION  
LOT 3B 5.233 ACRES  
LOT 4B 5.233 ACRES  
LOT 5B 5.001 ACRES  
LOT 6B 5.001 ACRES  
TOTAL 20.468 ACRES

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FIELD FOR RECORD AT \_\_\_\_\_ P.M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ AND \_\_\_\_\_

JOSEPH ABRUZZO  
CLERK AND COMPTROLLER

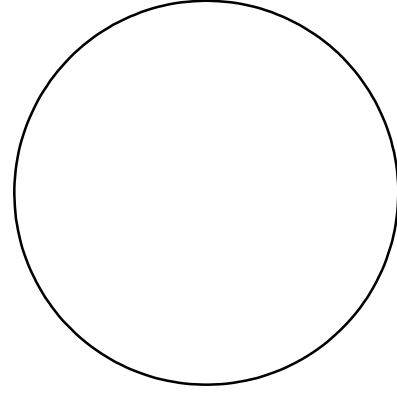
## APPROVAL BY VILLAGE ENGINEER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.08(11), FLORIDA STATUTES.

DATE: \_\_\_\_\_  
JONATHAN REINSVOLD, P.E.  
VILLAGE ENGINEER

CLERK



## SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 40 EAST WHICH BEARS SOUTH 01°18'22" WEST, ALL BEARINGS ARE RELATIVE THERETO.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.

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

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS 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 THE USE OF RIGHTS GRANTED.

6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE 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 PALM BEACH COUNTY, FLORIDA.

7. THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON, P.S.M. IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

8. 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 VACATE AND ANNULL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE REPLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PLAT 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO CHAPTER 177.09(19), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

BY \_\_\_\_\_ DATE: \_\_\_\_\_

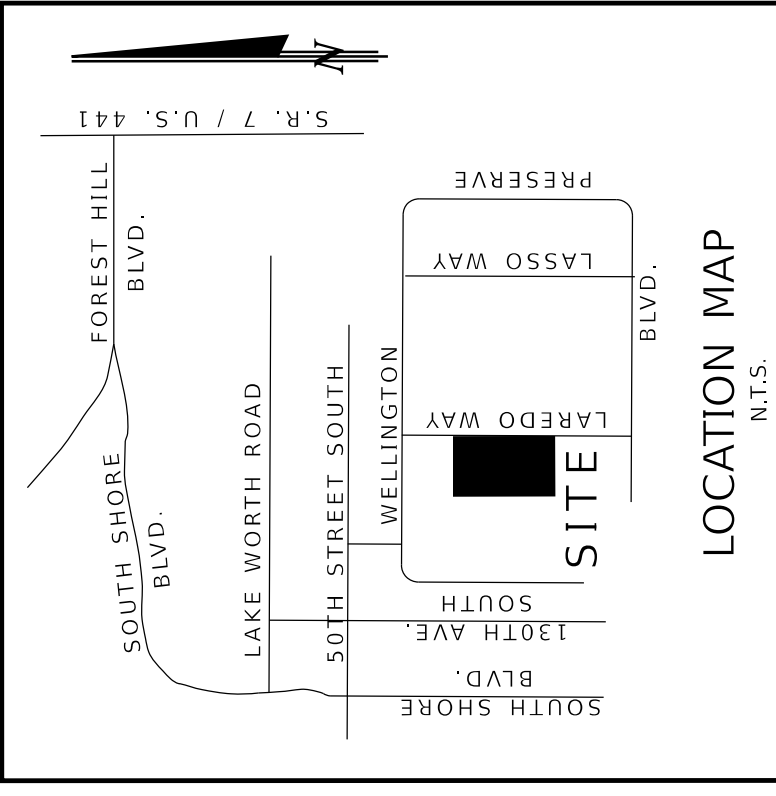
MICHAEL F. SEXTON, P.S.M.  
LICENSE NO. 3596  
STATE OF FLORIDA

PROFESSIONAL  
SURVEYOR  
AND MAPPER

VILLAGE  
OF WELLINGTON

JONATHAN REINSVOLD  
VILLAGE ENGINEER

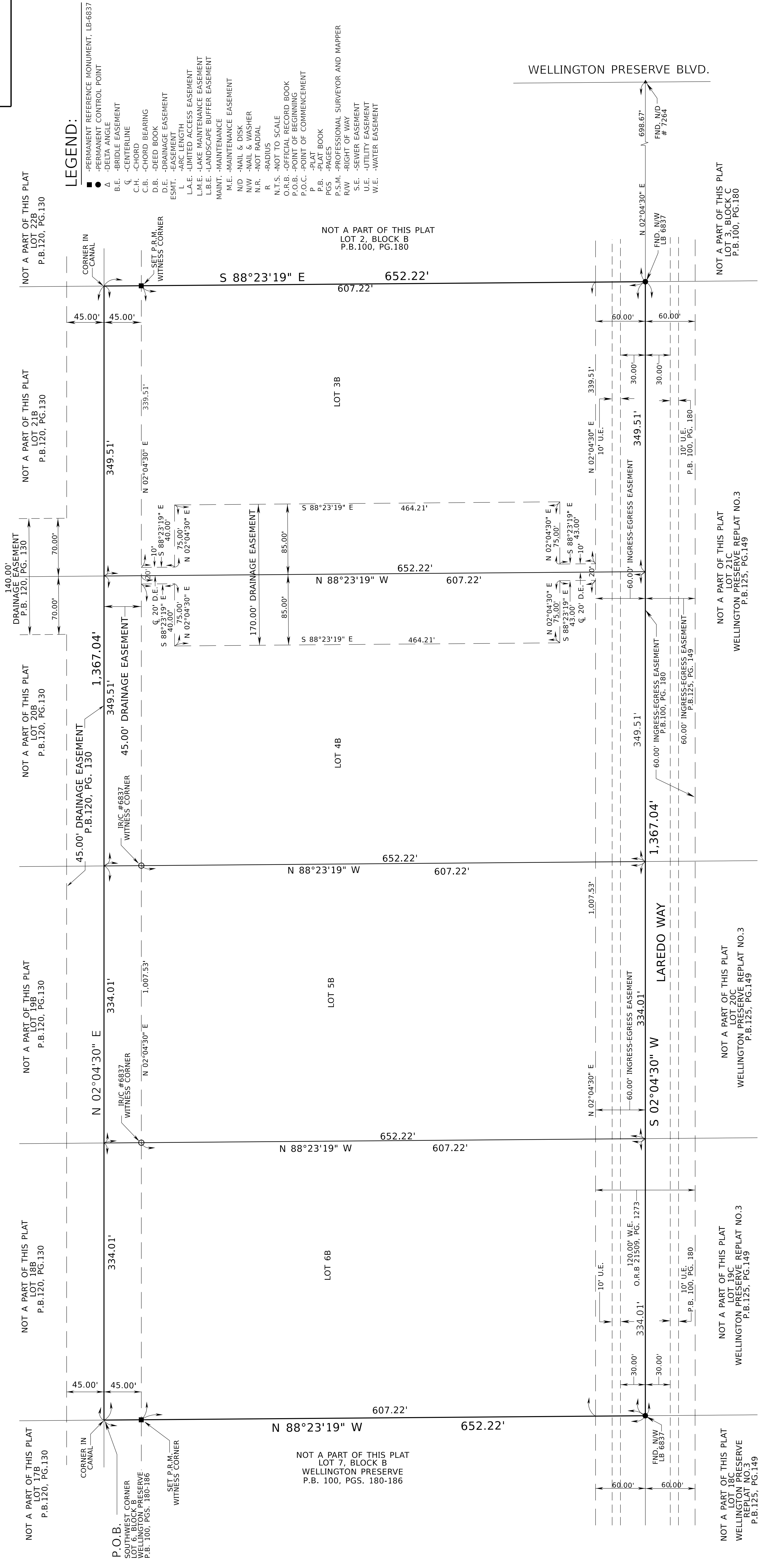
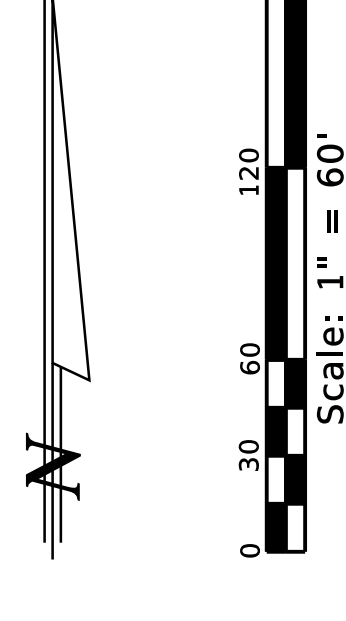
SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
100 PINE BLVD LEWIS STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-782-3122 FAX 561-782-3668  
FL REGISTRATION# LB000637, EB 000784



# WELLINGTON PRESERVE REPLAT NO. 4

BEING A REPLAT OF LOTS 3 THROUGH 6 OF BLOCK B, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

SHEET NO. 2 OF 2  
MAY, 2024



- LEGEND:**
- - PERMANENT REFERENCE MONUMENT, LB-6837
  - △ - PERMANENT CONTROL POINT
  - B.E. - BRIDLE EASEMENT
  - ∠ - DELTA ANGLE
  - ⊕ - CENTERLINE
  - C.H. - CHORD
  - C.B. - CHORD BEARING
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - ESMT. - EASEMENT
  - L. - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - L.B.E. - LANDSCAPE BUFFER EASEMENT
  - MAINT. - MAINTENANCE
  - M.E. - MAINTENANCE EASEMENT
  - N/D - NAIL & DISK
  - N/W - NAIL & WASHER
  - N.R. - NOT RADIAL
  - R. - RADIUS
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P. - PLAT
  - P.B. - PLAT BOOK
  - PGS. - PAGES
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R/W - RIGHT OF WAY
  - S.E. - SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.E. - WATER EASEMENT

WELLINGTON PRESERVE BLVD.