

BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

BY: JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER

C

COUNTY OF PALM BEACH

BY: \_\_\_\_\_  
ANNE GERWIG, MAYOR

ATTEST:

**CHIEVELLE D. ADDIE, VILLAGE CLERK**

## ACKNOWLEDGEMENT

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CIEVELLE D. ADDIE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THEREAFTER PERSONALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED 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

DAY OF

2022

**MY COMMISSION EXPIRES:**

NOTARY PUBLIC

PRINT NAME:

(REAL)

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.08(1) F.S.

ATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**JONATHAN REINSVOLD, P.E.,  
VILLAGE ENGINEER**

## TITLE CERTIFICATION

STATE OF FLORIDA )

COUNTY OF PALM BEACH)

RONALD P. DUFFENRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY TO THE PERSON DESCRIBED PROPERTY; THAT THE TITLE TO THE PROPERTY IS VESTED IN HELSTON, INC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT SUBJECT TO ANY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN RELEASED; THAT THE MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY THE STATE OF FLORIDA, 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.

16  
TED: TINS DAY OF AUGUST: 2022

DONALD P. DUFRESNE  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
BAR NO. 0600120

## TE DATA

**COMPETITION NUMBER 2021-0002-SP**

HELGSTRAND

WINDSOME, LLC

VILLAGE OF

WELLINGTON

Viii | ACFE

## VILLAGE ENGINEER

THIS INSTRUMENT PREPARED BY  
LUIS J. ORTIZ, P.S.M.  
LS7006 STATE OF FLORIDA.  
GEOPLOINT SURVEYING, INC.  
1152 WEST BLUE HERON BOULEVARD  
AIVIERA BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION

THIS INSTRUMENT PREPARED BY  
 LUIS J. ORTIZ, P.S.M.  
 157006 STATE OF FLORIDA.  
 LEOPOLD SURVEYING, INC.  
 1152 WEST BLUE HERON BOULEVARD, SUITE 105,  
 PALM BEACH, FLORIDA 33404.  
 CERTIFICATE OF AUTHORIZATION NO. LB7768

**SURVEYOR'S SEAL**

**SURVEYOR'S SEAL**



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**GeoPoint** Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

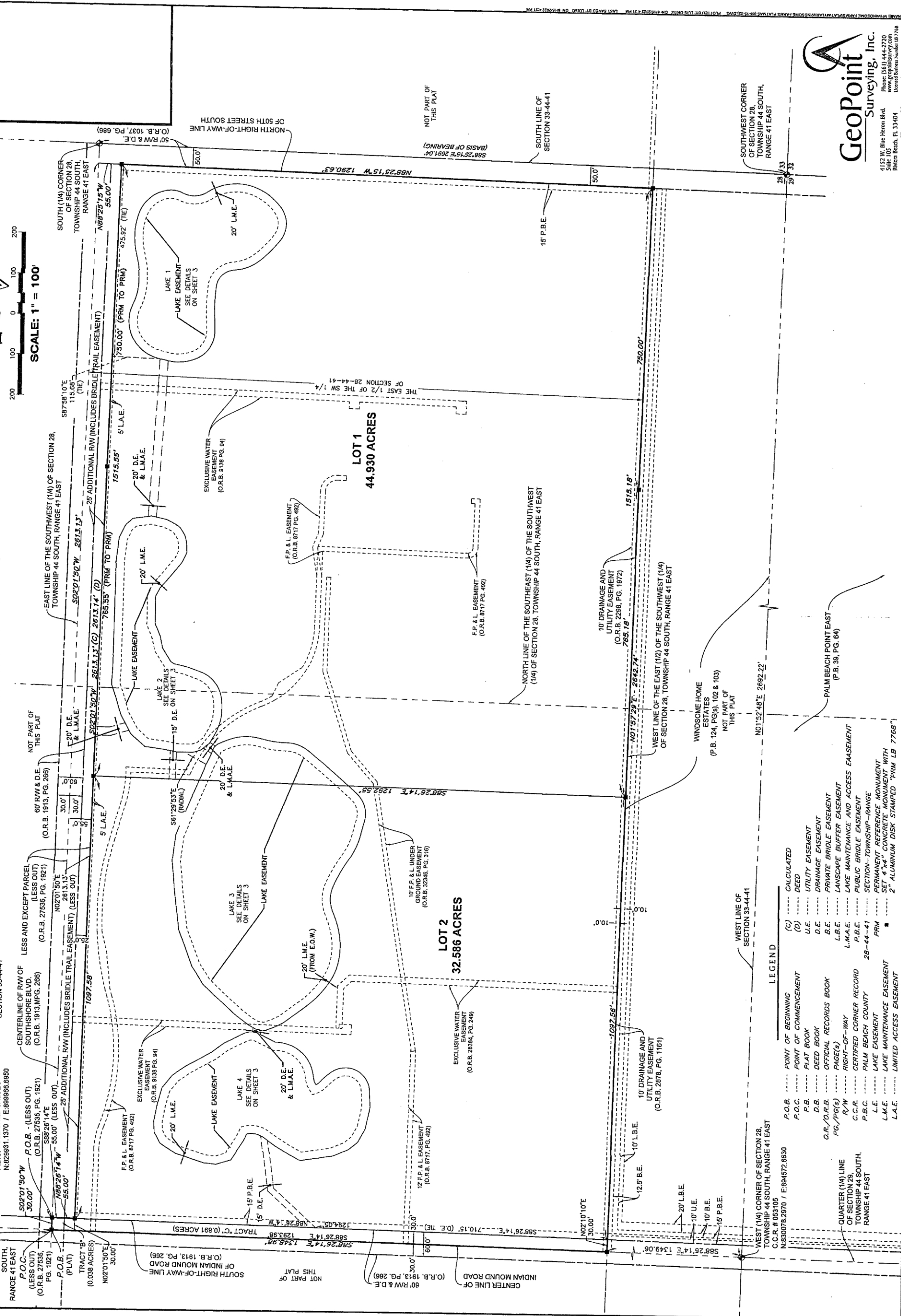
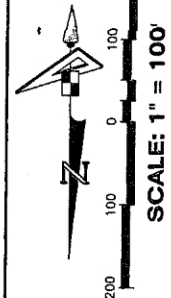
Sheet No. 1 of 3 Sheets

Exhibit B - Windsome Farms Plat  
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WINDSOME FARMS

BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.



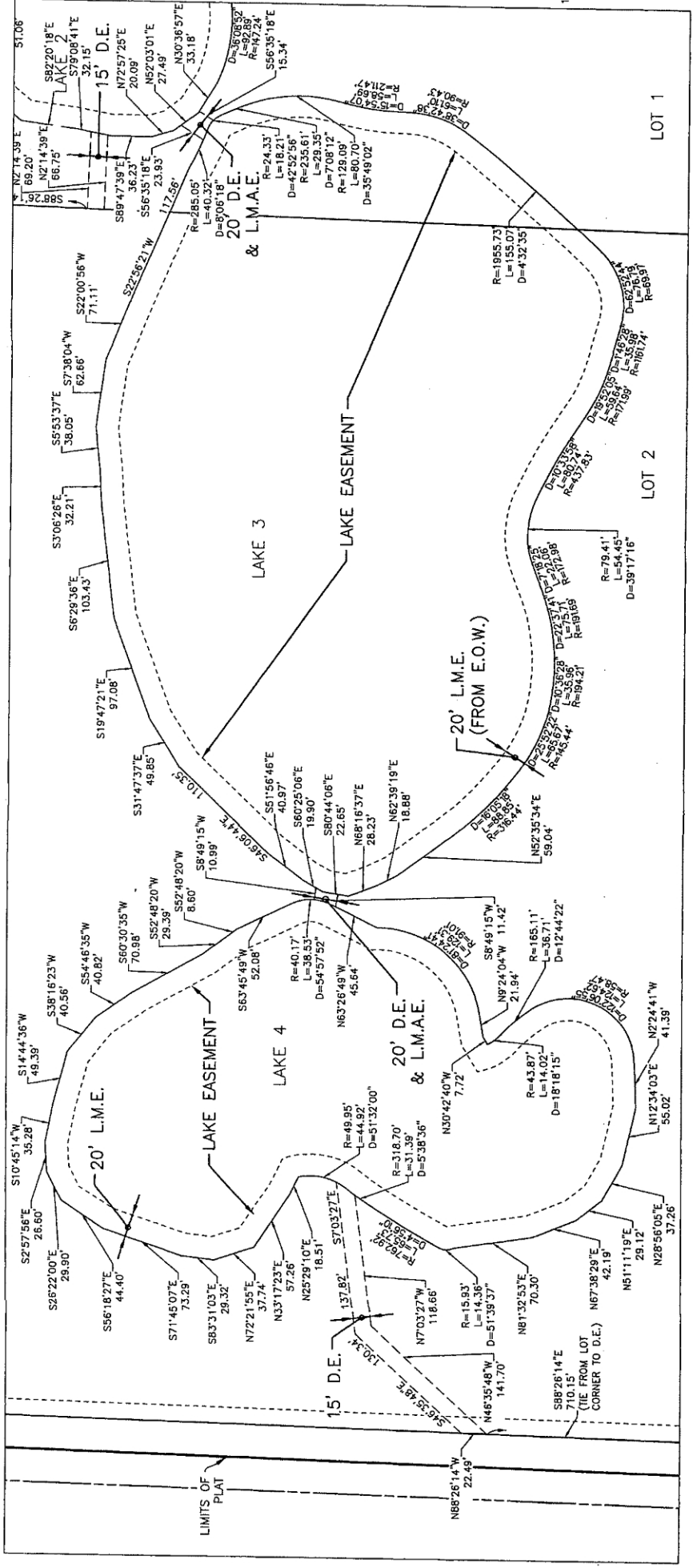
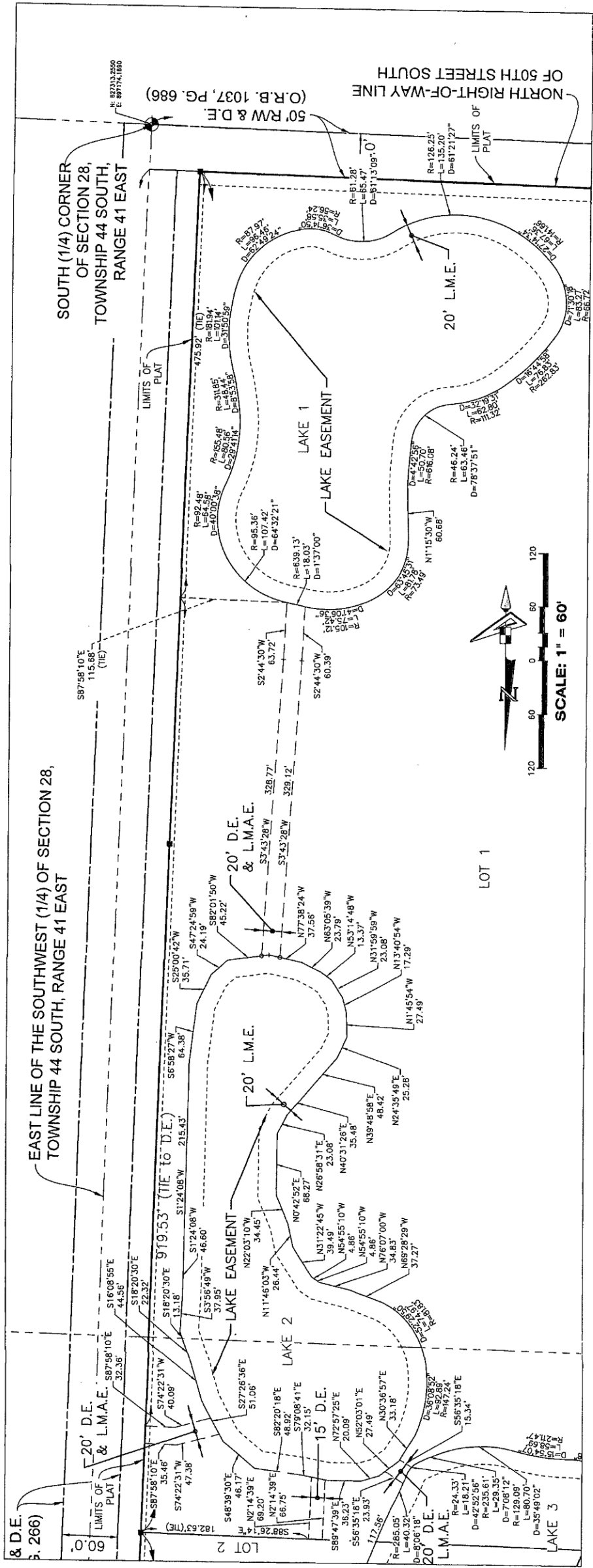
LEGEND

P.O.B.	POINT OF BEGINNING	(C)	CALCULATED
P.O.C.	POINT OF COMMENCEMENT	(D)	DEED
P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
D.B.	DEED BOOK	D.E.	DRAINAGE EASEMENT
O.R./O.R.B.	OFFICIAL RECORDS BOOK	B.E.	PRIVATE BRIDGE EASEMENT
P.G./P.G.B.	PAGE(S)	L.B.E.	LANDSCAPE BUFFER EASEMENT
R/W	RIGHT-OF-WAY	L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
C.C.R.	CERTIFIED CORNER RECORD	P.B.E.	PUBLIC BRIDGE EASEMENT
P.B.C.	PALM BEACH COUNTY	28-44-41	SECTION-TOWNSHIP-RANGE
L.E.	LAKE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT
L.M.E.	LAKE MAINTENANCE EASEMENT		SET 4"x4" CONCRETE MONUMENT WITH
L.A.E.	LIMITED ACCESS EASEMENT		2" ALUMINUM DISK STAMPED "PRM LB 7766"

Exhibit B - Windsome Farms Plat  
Page 2 of 3

WINDSOME FARMS

BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
D.B.	DEED BOOK
O.R./O.R.B.	OFFICIAL RECORDS BOOK
P.G./P.G.B.	PAGE(S)
R/W	RIGHT-OF-WAY
C.C.R.	CERTIFIED CORNER RECORD
P.B.C.	PALM BEACH COUNTY
L.E.	LAKE EASEMENT
L.M.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
D	CENTRAL ANGLE
L	ARC LENGTH
R	RADIUS
(C)	CALCULATED
(O)	DEED
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.E.	PRIVATE BRIDLE EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
P.B.E.	PUBLIC BRIDLE EASEMENT
28-44-41	SECTION-TOWNSHIP-RANGE
FRM	PERMANENT REFERENCE MONUMENT WITH SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "FRM LB 7768"

