THE VILLAGE OF WELLINGTON

SURVEYOR'S CERTIFICATION

Plat Name: Wellington Countryplace Estates II
Surveyor: Michael F. Sexton, P.E., P.S.M.
Company: Sexton Engineering Associates, Inc.

As a Professional Surveyor & Mapper in the State of Florida, to the best of my knowledge, information, and belief, I hereby certify that:

(*Please check all that apply)*

A. PERMANENT REFERENCE MONUMENTS

[X] The Permanent Reference Monuments ("P.R.M.s") for the referenced Plat have been set in accordance with the plat recordation process and the Subdivision and Development Regulation of the Village of Wellington, Florida, in effect on the date of plat approval.

B. PLAT CHANGES

[ ] There have been no changes to the approved final Plat.

[X] There have been changes to the approved final Plat and have listed the changes below. These changes have been reviewed and approved by the Village of Wellington after Technical Compliance was issued.

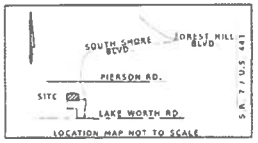
1. The Plat Date has been changed from October to November on Pages 1 & 2 of 2.
2. The word "of" was added after "Portion" on line 2 of the dedication.
3. A correction was made on Page 2 of 2 to read: Lots "4 & 5" Block 2.
4. A correction was made on Page 2 of 2 to correct the arrow to the SW Corner of Lot 10.
5. A correction was made for the location of the PRM Reference monument along Lot 5. and ties to property corner.
6. A correction as made for the location of the PRM Reference Monument at the southeast corner of the plat.
7.

[seal]

Signature: Michael F Sexton

Digitally signed by Michael F Sexton
DN: cn=Michael F Sexton c=US o=SEXTON ENGINEERING ASSOCIATES INC
Reason: I am the author of this document
Location:
Date: 2024-11-04 11:33:06-00

Print: Michael F. Sexton, P.S.M.
Surveyor No. 3596



LOCATION MAP NOT TO SCALE

WELLINGTON COUNTRYPLACE ESTATES II

BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS, SHEET NO. 1
NOVEMBER, 2024

DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FAR MENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON COUNTRYPLACE ESTATES II, BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00°51'46" EAST ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2622.47 FEET; THENCE SOUTH 89°37'28" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°37'28" EAST, A DISTANCE OF 1326.80 FEET; THENCE NORTH 00°37'01" EAST, A DISTANCE OF 83.70 FEET TO THE SOUTHWEST CORNER OF CIVIC SITE OF WELLINGTON COUNTRYPLACE - P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 190 AND 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°37'01" EAST ALONG THE WEST LINE OF SAID CIVIC SITE, A DISTANCE OF 784.33 FEET TO A POINT IN THE SOUTH LINE OF LOT 3, BLOCK 2, MALLETT HILL OF WELLINGTON COUNTRYPLACE - PU D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 173 AND 174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 81°05'12" WEST ALONG SAID SOUTH LINE OF LOT 3, A DISTANCE OF 208.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 2, MALLETT HILL; THENCE NORTH 67°54'20" WEST ALONG THE SOUTHERLY LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, MALLETT HILL, A DISTANCE OF 622.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 79°35'13" WEST ALONG THE SOUTH LINE OF LOT 8 AND LOT 9 OF SAID BLOCK 2, MALLETT HILL, A DISTANCE OF 574.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89°37'48" WEST ALONG THE SOUTH LINE OF LOT 10 OF SAID BLOCK 2, MALLETT HILL, A DISTANCE OF 368.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ACME IMPROVEMENT DISTRICT C-4 CANAL; THENCE SOUTH 00°51'46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C 4 CANAL; SAID EAST RIGHT OF WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 21, A DISTANCE OF 1013.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.14 ACRES MORE OR LESS

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

1. TRACT 1 AS SHOWN HEREON IS HEREBY RESERVED FOR FAR MENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES.

2. TRACT 2 IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE OF STORM WATER CANALS.

3. THE BRIDLE PATH AND CANAL MAINTENANCE EASEMENT, AS SHOWN IS HEREBY DEDICATED AS A NON-EXCLUSIVE PERPETUAL INGRESS, EGRESS, ACCESS EASEMENT FOR HORSES, PEDESTRIAN FOOT TRAFFIC, AND CANAL MAINTENANCE TO FAR MENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FAR MENTE STABLES VII, LLC, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, FAR MENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS MCMAHON, ITS MANAGER, AS OF THIS ____ DAY OF _____, 2024.

SIGNED IN THE PRESENCE OF

WITNESS SIGNATURE: _____
PRINT WITNESS NAME: _____
WITNESS ADDRESS: _____

FAR MENTE STABLES VII, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
DOUGLAS MCMAHON, MANAGER

WITNESS SIGNATURE: _____
PRINT WITNESS NAME: _____
WITNESS ADDRESS: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY DOUGLAS MCMAHON, AS MANAGER FOR FAR MENTE STABLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION

MY COMMISSION EXPIRES: _____

SIGNATURE

SEAL

PRINTED NAME – NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33922 AT PAGE 1227 AND AMENDED BY OFFICIAL RECORD BOOK 33961 AT PAGE 1561 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

DATED THIS ____ DAY OF _____, 2024

SIGNED IN THE PRESENCE OF

WITNESS SIGNATURE: _____
PRINT WITNESS NAME: _____
WITNESS ADDRESS: _____

CITY NATIONAL BANK OF FLORIDA
NATIONAL BANKING ASSOCIATION
BY: _____
DAVID ALBRIGHT, VICE PRESIDENT

WITNESS SIGNATURE: _____
PRINT WITNESS NAME: _____
WITNESS ADDRESS: _____

ACKNOWLEDGMENT:

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 ALBRIGHT, AS VICE PRESIDENT FOR CITY NATIONAL BANK OF FLORIDA, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

SEAL

PRINTED NAME – NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CRAIG E. GALLE, 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 VESTED IN FAR MENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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: _____, 2024

BY: _____
CRAIG E. GALLE
FLORIDA BAR NO. 856568
ATTORNEY AT LAW LICENSED IN FLORIDA

APPROVAL OF PLAT VILLAGE OF WELLINGTON:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS ____ DAY OF _____, 2024

VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION

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, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

SEAL

PRINTED NAME – NOTARY PUBLIC

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS _____ DAY OF _____, 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SEC. 177.091(1) FLORIDA STATUTES.

DATE: _____

BY: _____
JONATHAN REINSVOLD, P.E. VILLAGE ENGINEER

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS ____ DAY OF _____, 2024.

ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON

ATTEST: _____
CHEVELLE D. HALL, MMC
BOARD SECRETARY

BY: _____
MICHAEL J. NAPOLEONE
BOARD 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 MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, AS BOARD PRESIDENT AND BOARD SECRETARY OF THE ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE

SEAL

PRINTED NAME – NOTARY PUBLIC

VILLAGE OF WELLINGTON
(APPROVAL)

VILLAGE OF WELLINGTON
(ENGINEER)

MICHAEL F. SEXTON, P.S.M.

AREA TABULATION

TRACT 1	34.85 ACRES
TRACT 2	5.19 ACRES
TOTAL	40.14 ACRES

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ P.M. THIS ____ DAY OF _____, A.D. 2024 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

JOSEPH ABRUZZO
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK SEAL

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST AS SHOWN ON THE PLAT FOR PALM BEACH INTERNATIONAL EQUESTRIAN CENTER, AS RECORDED IN PLAT BOOK 114, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 00°51'46" EAST, ALL BEARINGS ARE RELATIVE THERETO.

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

3. 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.

4. 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.

5. 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.

SURVEYOR AND MAPPER CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON.

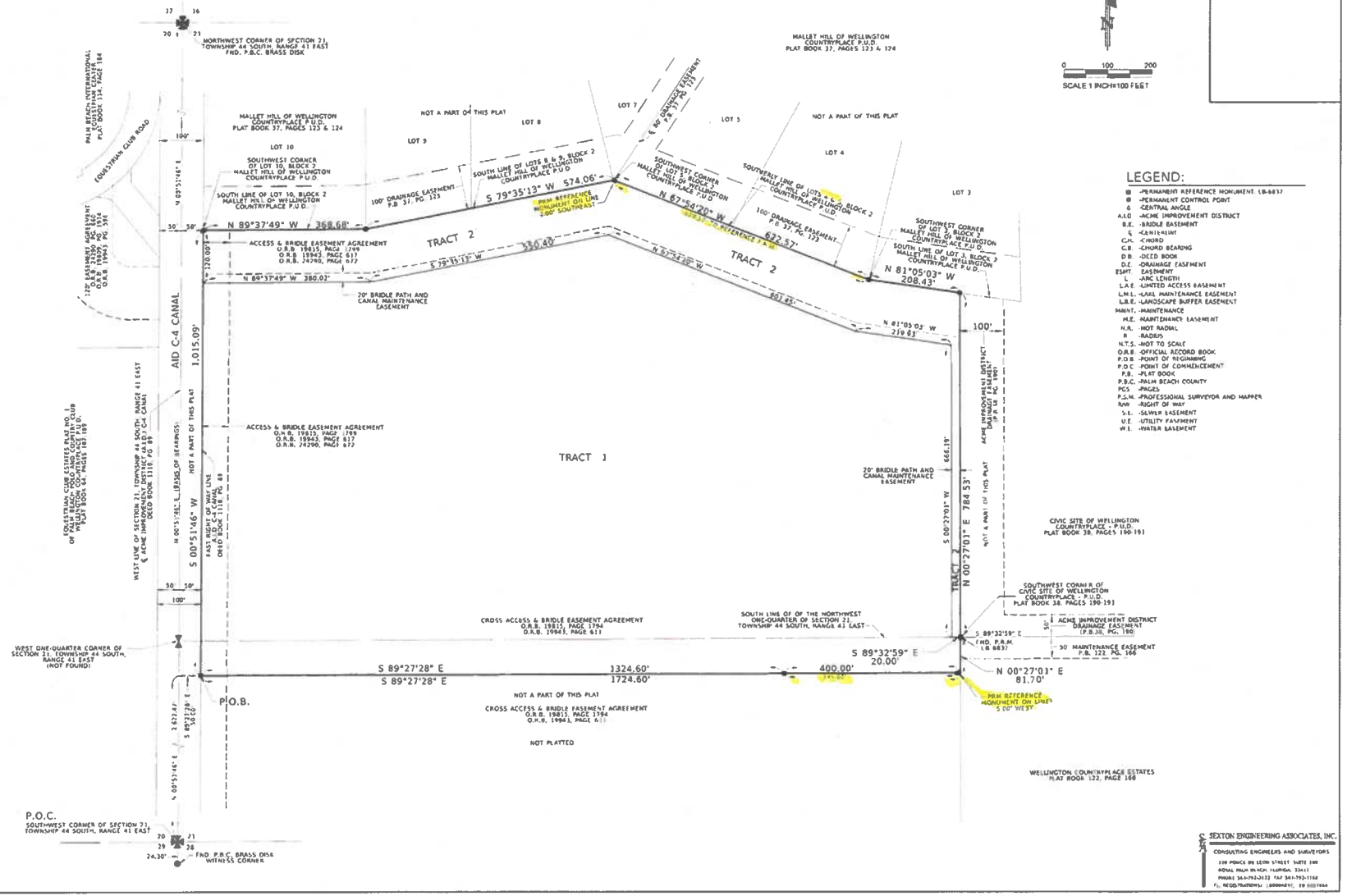
AND, FURTHER, THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

BY: _____
MICHAEL F. SEXTON, P.S.M.
LICENSE NO. 5986
STATE OF FLORIDA

CONSULTING ENGINEERS AND SURVEYORS
110 FORCE OF LION STREET SUITE 100
NORTH PALM BEACH, FLORIDA, 33410
PHONE 561-793-3123, FAX 561-793-3160
FL REGISTRATIONS : 00000627, LB 0007664

WELLINGTON COUNTRYPLACE ESTATES II

BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS, SHEET NO. 2
NOVEMBER, 2024



LEGEND:

- ● -PERMANENT REFERENCE MONUMENT (LB-6837)
- ⊕ -PERMANENT CONTROL POINT
- Δ -CENTRAL ANGLE
- A.I.D. -ACME IMPROVEMENT DISTRICT
- B.E. -BRIDLE EASEMENT
- ℄ -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.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.B. -PLAT BOOK
- P.B.C. -PALM BEACH COUNTY
- 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

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
330 PONCE DE LEON STREET SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
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