

# WELLINGTON COUNTRYPLACE ESTATES

IN PART OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
 VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
 NOVEMBER, 2016  
 SHEET 1 OF 2

AREA TABULATION  
 TRACT 1 69.16 ACRES

## DEDICATIONS

STATE OF FLORIDA, COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENTE STABLES LLC, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON COUNTRYPLACE ESTATES, LYING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA 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 1,391.00 FEET; THENCE SOUTH 89° 16' 44" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 SAID EAST RIGHT OF WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 21, AND THE POINT OF BEGINNING; THENCE NORTH 00° 51' 46" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 360.00 FEET; THENCE SOUTH 89° 17' 07" EAST, A DISTANCE OF 149.92 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 260.00 FEET; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 204.20 FEET; THENCE SOUTH 44° 17' 07" EAST, A DISTANCE OF 187.87 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 140.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 109.96 FEET; THENCE SOUTH 89° 17' 07" EAST, A DISTANCE OF 532.16 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 452.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 355.66 FEET; THENCE NORTH 45° 42' 53" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 463.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 12' 11", A DISTANCE OF 204.04 FEET; THENCE N 00° 27' 01" EAST, A DISTANCE OF 825.86 FEET TO THE SOUTHWEST CORNER OF CIVIC SITE OF WELLINGTON COUNTRYPLACE P.U.D., AS RECORDED IN PLAT BOOK 38, PAGES 190 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE THENCE SOUTH 89° 32' 59" EAST ALONG THE SOUTH LINE OF SAID CIVIC SITE, A DISTANCE OF 1,018.91 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1,440.00 FEET, AT SAID INTERSECTION TANGENT BEARS NORTH 19° 38' 38" WEST; TO THE WEST RIGHT-OF-WAY OF SOUTH SHORE BLVD.; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD, AS SHOWN ON THE PLAT OF SOUTHFIELDS PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 39, PAGES 19 THROUGH 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SOUTHFIELDS PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 39, PAGES 23 THROUGH 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 40° 08' 16", A DISTANCE OF 1,008.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20° 29' 38" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 184.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1,560.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19° 28' 36", A DISTANCE OF 530.29 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 01' 02" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 281.62 FEET TO THE NORTHEAST CORNER OF COMMERCIAL SITE - WELLINGTON COUNTRY PLACE P.U.D., AS RECORDED IN PLAT BOOK 45, PAGE 12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88° 58' 58" WEST, ALONG THE NORTH LINE OF SAID COMMERCIAL SITE, A DISTANCE OF 440.00 FEET TO THE NORTHWEST CORNER OF SAID COMMERCIAL SITE; THENCE SOUTH 01° 01' 02" WEST, ALONG THE WEST LINE OF SAID COMMERCIAL SITE, A DISTANCE OF 696.57 FEET TO A POINT ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1118, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89° 28' 03" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 715.27 FEET TO THE SOUTHWEST CORNER OF MIDA FARMS, AS RECORDED IN PLAT BOOK 114, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 51' 46" EAST ALONG THE EAST LINE OF SAID MIDA FARMS, A DISTANCE OF 1,336.26 FEET TO THE NORTHEAST CORNER OF SAID MIDA FARMS; THENCE NORTH 89° 17' 07" WEST, ALONG THE NORTH LINE OF SAID MIDA FARMS, A DISTANCE OF 1,440.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 69.16 ACRES MORE OR LESS.

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

- THE BUFFER EASEMENT AS SHOWN HEREON, ARE DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE BRIDLE EASEMENT, AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
- THE GOLF CART EASEMENT, AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
- THE 50 FOOT MAINTENANCE EASEMENT ALONG THE NORTH PLAT LINE IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE OF STORM WATER CANALS.

IN WITNESS WHEREOF, FAR NIENTE STABLES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO, THIS 28<sup>th</sup> DAY OF November, 2016.

BY: Mark Bellissimo  
 MARK BELLISSIMO, MANAGER  
 FAR NIENTE STABLES, LLC.

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF November, 2016, BY MARK BELLISSIMO, AS MANAGER OF FAR NIENTE STABLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF November, 2016.

MY COMMISSION EXPIRES: 9-23-2018  
 COMMISSION NO.: FF 128868

Kelli Perez  
 PRINT NAME

NOTARY SEAL:



## MORTGAGEES CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND SECURITY AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE AND SECURITY AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD 28211, PAGE 1537 AND THE MORTGAGE AND SECURITY AGREEMENT (SECOND MORTGAGE FOR CROSS-COLLATERAL) RECORDED IN OFFICIAL RECORD BOOK 28211, PAGE 1553 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 SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28<sup>th</sup> DAY OF November, 2016

ATTEST: Terry Farina  
 Terry Farina, Vice President  
 PRINT NAME AND TITLE

BY: David Albright  
 FLORIDA COMMUNITY BANK, N.A.  
 A NATIONAL BANKING ASSOCIATION  
 David Albright, Sr. Vice President  
 PRINT NAME AND TITLE

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright and Terry Farina, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President and Vice President OF FLORIDA COMMUNITY BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF November, 2016.

MY COMMISSION EXPIRES: 9-23-2018

Kelli Perez  
 PRINT NAME Kelli Perez  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO.: FF 128868



## MORTGAGEES CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE MODIFICATION AND SPREADER AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE MODIFICATION AND SPREADER AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD 28211, PAGE 1586 AND THE MORTGAGE AND SECURITY AGREEMENT (SECOND MORTGAGE FOR CROSS-COLLATERAL) RECORDED IN OFFICIAL RECORD BOOK 27267, PAGE 0042 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 SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28<sup>th</sup> DAY OF November, 2016

ATTEST: Terry Farina  
 Terry Farina, Vice President  
 PRINT NAME AND TITLE

BY: David Albright  
 FLORIDA COMMUNITY BANK, N.A.  
 A NATIONAL BANKING ASSOCIATION  
 David Albright, Sr. Vice President  
 PRINT NAME AND TITLE

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright and Terry Farina, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President and Vice President OF FLORIDA COMMUNITY BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF November, 2016.

MY COMMISSION EXPIRES: 9-23-2018

Kelli Perez  
 PRINT NAME Kelli Perez  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO.: FF 128868



## MORTGAGEES CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE MODIFICATION AND SPREADER AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE MODIFICATION AND SPREADER AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD 28211, PAGE 1596 AND THE MORTGAGE AND SECURITY AGREEMENT (SECOND MORTGAGE FOR CROSS-COLLATERAL) RECORDED IN OFFICIAL RECORD BOOK 27267, PAGE 0027 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 SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28<sup>th</sup> DAY OF November, 2016

ATTEST: Terry Farina  
 Terry Farina, Vice President  
 PRINT NAME AND TITLE

BY: David Albright  
 FLORIDA COMMUNITY BANK, N.A.  
 A NATIONAL BANKING ASSOCIATION  
 David Albright, Sr. Vice President  
 PRINT NAME AND TITLE

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright and Terry Farina, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President and Vice President OF FLORIDA COMMUNITY BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF November, 2016.

MY COMMISSION EXPIRES: 9-23-2018

Kelli Perez  
 PRINT NAME Kelli Perez  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO.: FF 128868



## ACCEPTANCE OF DEDICATION BY THE PROPERTY OWNERS ASSOCIATIONS

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., 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 28<sup>th</sup> DAY OF November, 2016.

ATTEST: Michael Stone  
 Michael Stone, Treasurer

BY: Mark Bellissimo  
 MARK BELLISSIMO, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BELLISSIMO AND MICHAEL STONE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER OF THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28<sup>th</sup> DAY OF November, 2016.

MY COMMISSION EXPIRES: 9-23-18  
 COMMISSION NO.: FF 128868  
Kelli Perez  
 PRINT NAME  
 NOTARY SEAL:



VILLAGE OF WELLINGTON  
 DEC 05 2016  
 ENGINEERING DEPT.

SEXTON ENGINEERING ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA, 33411  
 PHONE: 561-792-3122, FAX: 561-792-3168  
 FL REGISTRATIONS: LB0006837, EB 0007864

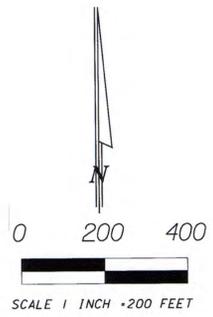
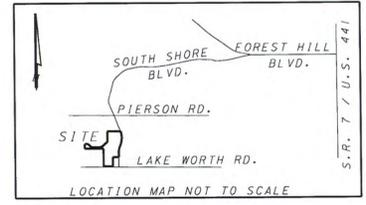
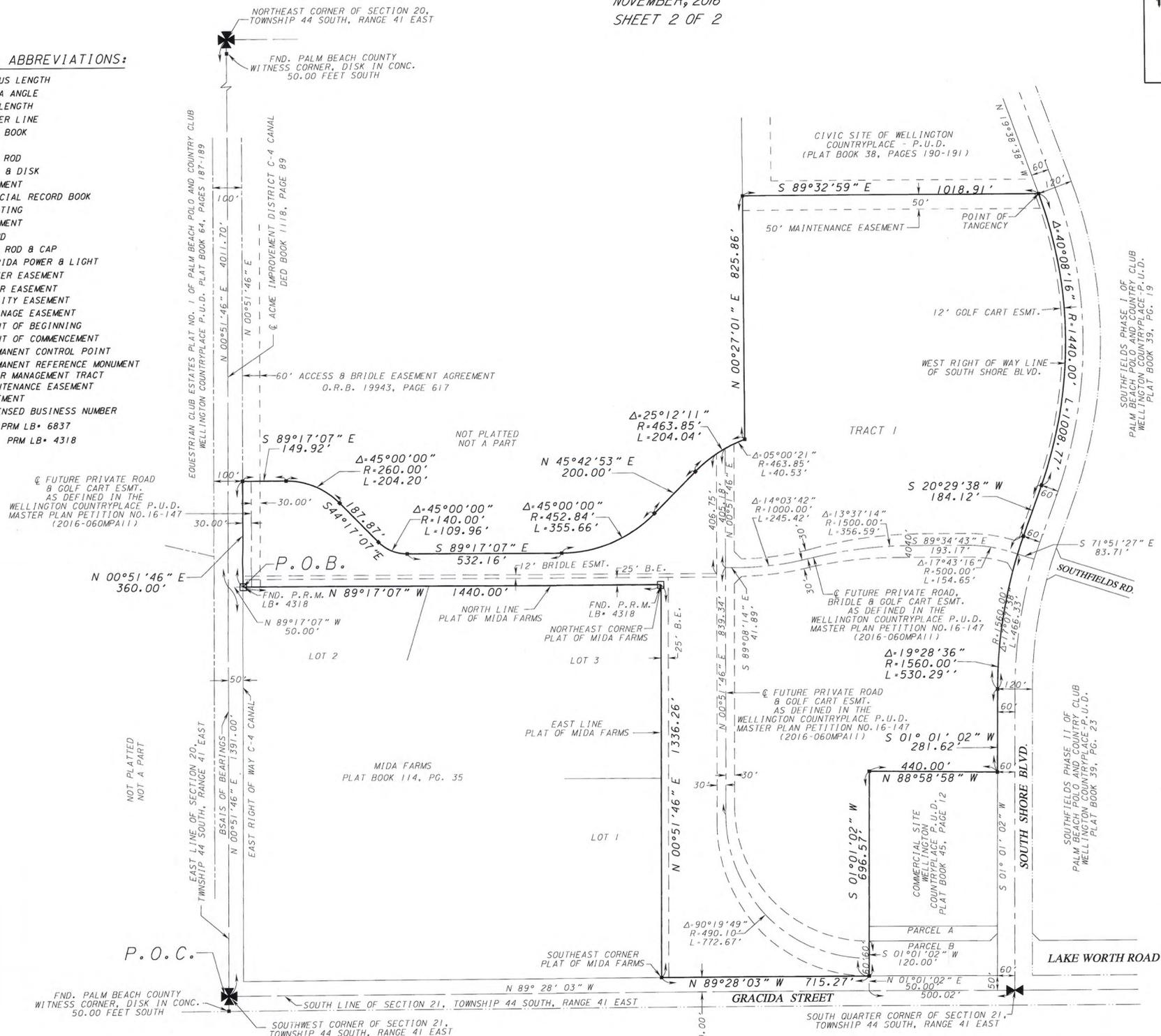
# WELLINGTON COUNTRYPLACE ESTATES

IN PART OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER, 2016  
SHEET 2 OF 2

## LEGEND & ABBREVIATIONS:

R	RADIUS LENGTH
Δ	DELTA ANGLE
L	ARC LENGTH
⊕	CENTER LINE
P.B.	PLAT BOOK
PG.	PAGE
IR	IRON ROD
N/D	NAIL & DISK
ESMT.	EASEMENT
ORB	OFFICIAL RECORD BOOK
EXIST	EXISTING
ESMT.	EASEMENT
FND.	FOUND
IR/C	IRON ROD & CAP
FPL	FLORIDA POWER & LIGHT
B.E.	BUFFER EASEMENT
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
W.M.T.	WATER MANAGEMENT TRACT
M.E.	MAINTENANCE EASEMENT
ESMT.	EASEMENT
LB*	LICENSED BUSINESS NUMBER
■	SET PRM LB* 6837
□	FND. PRM LB* 4318



## APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

VILLAGE ENGINEER  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

THOMAS J. LUNDEEN, P.E.  
VILLAGE ENGINEER

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGE OF WELLINGTON

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 \_\_\_\_\_, 2016.  
VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:  
RACHEL CALLOVI  
VILLAGE CLERK

ANNE GERWIG  
MAYOR

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND RACHEL CALLOVI, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 \_\_\_\_\_, 2016.

MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_ NOTARY PUBLIC

PRINT NAME  
NOTARY SEAL:

## SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 00°51'46" EAST AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
- LANDSCAPING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.
- ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
- TRACT I SHALL BE RE-PLATTED IN CONJUNCTION WITH THE ISSUANCE OF A LAND DEVELOPMENT PERMIT FOR PERMANENT DEVELOPMENT OF WELLINGTON COUNTRYPLACE PUD POD E.
- 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.
- THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.E., P.S.M., IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT 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 177.091(9), 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: *Michael F. Sexton*  
MICHAEL F. SEXTON  
LICENSE NO. 3596  
STATE OF FLORIDA

DATE: Dec. 2, 2016



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CRAIG T. GALLE, 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 FAR NIENSTE STABLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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: Nov. 29, 2016

*Craig T. Galle*  
CRAIG T. GALLE  
FLORIDA BAR NO.: 856568

VILLAGE OF WELLINGTON  
DEC 05 2016  
ENGINEERING DEPT.

SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA, 33411  
PHONE: 561-792-3122, FAX: 561-792-3168  
FL REGISTRATIONS: LB0006837, EB 0007864

Exhibit B - Wellington CountryPlace Estates Plat  
Page 2 of 2