

WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2024

DEDICATION AND DESCRIPTION continued:

IN WITNESS WHEREOF, PCSI REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS CARLOS SANCHEZ AND LUIS FERNANDEZ THIS 20th DAY OF February, 2025

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE

PCSI REALTY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS NAME Elany Duran
WITNESS NAME Angelica Duque
WITNESS NAME Elany Duran
WITNESS NAME Angelica Duque

BY [Signature]
PRINT NAME CARLOS SANCHEZ
TITLE MANAGER
BY [Signature]
PRINT NAME LUIS FERNANDEZ
TITLE MANAGER

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 20th DAY OF February, 2025, BY CARLOS SANCHEZ, A MANAGER OF PCSI REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION



STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 20th DAY OF February, 2025, BY LUIS FERNANDEZ, A MANAGER OF PCSI REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION



DEDICATION AND DESCRIPTION:

IN WITNESS WHEREOF, A.S.L.M. INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ELIZABETH MARULL AS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF April, 2025

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE

A.S.L.M. INC.
A FLORIDA CORPORATION

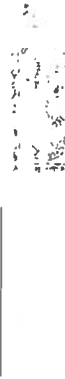
WITNESS NAME Samantha Rubin
WITNESS NAME Sharmarie S. Ward
WITNESS NAME Rosemarie S. Ward

BY [Signature]
PRINT NAME ELIZABETH MARULL
TITLE PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 21st DAY OF April, 2025, BY ELIZABETH MARULL AS PRESIDENT OF A.S.L.M. INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION



DEDICATION AND DESCRIPTION:

IN WITNESS WHEREOF, FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS, GLEN C. BERNSTEIN AND SARA J. BERNSTEIN, THIS 25th DAY OF April, 2025

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE

FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS NAME Samantha Rubin
WITNESS NAME Sharmarie S. Ward
WITNESS NAME Samantha Rubin
WITNESS NAME Sharmarie S. Ward

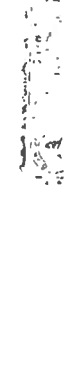
BY [Signature]
PRINT NAME GLEN C. BERNSTEIN, MANAGER
BY [Signature]
PRINT NAME SARA J. BERNSTEIN, MANAGER

DEDICATION AND DESCRIPTION continued:

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF April, 2025, BY GLEN C. BERNSTEIN, WHO IS A MANAGER OF FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION



STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF April, 2025, BY SARA J. BERNSTEIN, WHO IS A MANAGER OF FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION



DEDICATION AND DESCRIPTION:

IN WITNESS WHEREOF, KAMIREDDY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AMITA KAMIREDDY, M.D., THIS 2nd DAY OF July, 2025

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE

KAMIREDDY PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS NAME MANASI ANANTHI
WITNESS NAME Julio Aguirre

BY [Signature]
PRINT NAME AMITA KAMIREDDY, M.D.
TITLE MANAGER



ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 2nd DAY OF July, 2025, BY AMITA KAMIREDDY, M.D. THE MANAGER OF KAMIREDDY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION



DEDICATION AND DESCRIPTION:

IN WITNESS WHEREOF, VENKATACHALAM SHANNUGASUNDARAM AND SHANTHI SUNDARAM, THE CO-TRUSTEES OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04, HAVE SIGNED THESE PRESENTS, THIS 25th DAY OF April, 2025

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE

THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04

WITNESS NAME Rosemarie S. Ward
WITNESS NAME Samantha Rubin
WITNESS NAME Sharmarie S. Ward
WITNESS NAME Samantha Rubin

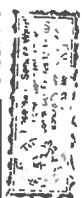
BY [Signature]
PRINT NAME VENKATACHALAM SHANNUGASUNDARAM
TITLE CO-TRUSTEE
BY [Signature]
PRINT NAME SHANTHI SUNDARAM
TITLE CO-TRUSTEE

DEDICATION AND DESCRIPTION continued:

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF April, 2025, BY VENKATACHALAM SHANNUGASUNDARAM, A CO-TRUSTEE OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION



STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25th DAY OF April, 2025, BY SHANTHI SUNDARAM, A CO-TRUSTEE OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION



DEDICATION AND DESCRIPTION:

IN WITNESS WHEREOF, HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1/4th HGM HOLDINGS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 24th DAY OF April, 2025

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE

HGM PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS NAME Alexandra Gerluse
WITNESS NAME Jillian Herrera

BY [Signature]
PRINT NAME HARVEY MONTUJO
TITLE MANAGER

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24th DAY OF April, 2025, BY HARVEY MONTUJO THE MANAGER OF HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1/4th HGM HOLDINGS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION



THIS INSTRUMENT WAS PREPARED BY
DAVID BOWEN, P.S.M. #8888 IN THE OFFICES
OF DENNIS J. LEAVY & ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL. • 33411
PHONE (561) 753-0650 FAX (561) 753-0290

SCALE N/A CHECKED BY D.B. DATE 10/20/2008
DRAWN BY T.B. JOB NO. 04-052-08PLAT

WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2024

WELLINGTON MEDICAL CONDOMINIUM, INC.
DEDICATION ACCEPTANCE:

WELLINGTON MEDICAL CONDOMINIUM, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK, 28406, AT PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

DATED THIS 24th DAY OF April, 2025

WITNESS Amantha Rubin
PRINT NAME Amantha Rubin
WITNESS James S Ward
PRINT NAME James S Ward

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS 24th DAY OF April, 2025, BY ARMONDO MARULL, MD, THE PRESIDENT OF WELLINGTON MEDICAL CONDOMINIUM, INC., A FLORIDA NON-PROFIT, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

James S Ward
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12/18/2027
HH468484

WRMC IV CONDOMINIUM ASSOCIATION, INC.
DEDICATION ACCEPTANCE:

WRMC IV CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK, 28406, AT PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

DATED THIS 29th DAY OF Jan, 2025

WITNESS Stephen Dejo
PRINT NAME Stephen Dejo
WITNESS Angela Ruby
PRINT NAME Angela Ruby

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS 29th DAY OF Jan, 2025, BY STEVEN FERN, THE PRESIDENT OF WRMC IV CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

James S Ward
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12/18/2027
HH468484

MORTGAGEE'S CONSENT:

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK, 28406, AT PAGE 14 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE UNDERSIGNED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SUCCESSOR-IN-INTEREST TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____th DAY OF _____, 2025

PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR-IN-INTEREST TO
FIDELITY FEDERAL SAVINGS BANK OF FLORIDA
BY _____
PRINTED NAME _____
TITLE _____

WITNESS _____
PRINTED NAME _____
WITNESS _____
PRINTED NAME _____

ACKNOWLEDGMENT:

THE ABOVE MORTGAGE HAS BEEN SATISFIED BY THE SATISFACTION OF MORTGAGE AS RECORDED IN O.R.B. 28406, PG. 442, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STATE OF _____
COUNTY OF _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY PNC BANK, NATIONAL ASSOCIATION, 1/N/O FIDELITY FEDERAL BANK & TRUST, ON BEHALF OF THE ASSOCIATION AS HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT:

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF 1st UNITED BANK RECORDED IN OFFICIAL RECORD BOOK 20811, PAGE 1841, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT BY AND BETWEEN HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VALLEY NATIONAL BANK, AS SUCCESSOR IN INTEREST TO 1st UNITED BANK, RECORDED IN OFFICIAL RECORD BOOK 29054, PAGE 2 AND ITS MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 34949, PAGE 30, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BOTH BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE UNDERSIGNED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SUCCESSOR-IN-INTEREST TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF August, 2025

VALLEY NATIONAL BANK, A NATIONAL
BANKING ASSOCIATION

WITNESS Janice Brunson
PRINTED NAME Janice Brunson
WITNESS Janice Brunson
PRINTED NAME Janice Brunson

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF Aug, 2025, BY Janice Brunson, AS Vice President, OF VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

Janice Brunson
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES Nov 6, 2025

MORTGAGEE'S CONSENT:

STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK, 32581 AT PAGE 1001, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE UNDERSIGNED ENTITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SUCCESSOR-IN-INTEREST TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3th DAY OF September 2025

FIFTH THIRD BANK NATIONAL ASSOCIATION

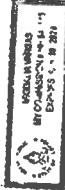
WITNESS Elizabeth A. Rocha
PRINTED NAME Elizabeth A. Rocha
WITNESS Michael Campos
PRINTED NAME Michael Campos

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Sept, 2025, BY Michael Campos, AS Vice President, OF FIFTH THIRD BANK, NATIONAL ASSOCIATION, HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

Michael Campos
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES April 19, 2009



WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ OF 2025 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON AND IN ACCORDANCE WITH SEC 177.081(1) F.S.

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

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF WELLINGTON

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON THIS _____ DAY OF _____ OF 2025

THE VILLAGE OF WELLINGTON
A FLORIDA MUNICIPAL CORPORATION

ATTEST CHEVELLE D. HALL, MMC
VILLAGE CLERK BY MICHAEL J. NAPOLEONE
MAYOR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, WHO ARE FULLY COMPETENT ADULTS, WHO PRODUCED TO ME SUFFICIENT EVIDENCE TO Satisfy ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VOLUNTARY ACTS AND NOT UNDER COERCION, AND A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL 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 _____ 2025

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
COMMISSION No. _____
PRINTED NAME _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Enrique A. Cubio, AN AUTHORIZED SIGNATORY OF ATTORNEYS' TITLE FUND SERVICES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE FEE SIMPLE TITLE TO THE PROPERTY IS VESTED IN WELLINGTON REGIONAL MEDICAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE RECORDS REFLECT THE FOLLOWING: WELLINGTON REGIONAL MEDICAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FIRST LIEN, PCSI REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A S.L.M., INC., A FLORIDA CORPORATION, FIRST LIEN, LIABILITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KAMREDDY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SIVA SAI VENKATACHALAM SHANNUGASUNDARAM AND SHANTHI SUNDARAM, CO-TRUSTEES OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST did 5/25/04 AND HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES ENCUMBERING THE FEE SIMPLE TITLE TO THE PROPERTY 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 ON THIS PLAT.

DATE 09/11/2025

BY ATTORNEYS' TITLE FUND SERVICES, INC.,
A FLORIDA CORPORATION, A DIVISION OF
OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY

BY Enrique A. Cubio
PRINT NAME
TITLE Palm Beach Branch Manager

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID PLAT AND SURVEY MONUMENTS ("PLATS") AND MONUMENTS ACCORD TO SEC 177.081(1) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA

DATED 11/15/2025
DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

SURVEYOR'S NOTES

- 1 ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE AND HAVING A BEARING OF NORTH 87°44'43" WEST
- 2 ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS NOTED OTHERWISE
- 3 CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING THE SAME
- 4 NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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 THIS COUNTY.

5 BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON

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

7 THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS

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

9 IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED

10 PER THE 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.10(1)(2) VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WELLINGTON GREEN, A MUPD/PUD AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

"WHENEVER IT IS DISCOVERED THAT AFTER THE FILING OF A PLAT SUBDIVIDING A PARCEL OF LAND LOCATED IN THIS COUNTY, THE DEVELOPER OF THE LANDS THEREON AND THEREBY SUBDIVIDED DID CAUSE SUCH LANDS EMBRACED IN SAID PLAT OR A PART THEREOF, TO BE AGAIN AND SUBSEQUENTLY DIFFERENTLY SUBDIVIDED UNDER ANOTHER PLAT OF THE SAME AND IDENTICAL LANDS OR A PART THEREOF, WHICH SAID SECOND PLAT WAS ALSO FILED AT A LATER DATE, AND IT IS FURTHER MADE TO APPEAR TO THE GOVERNING BODY OF THE COUNTY THAT THE FILING AND RECORDING OF THE SECOND PLAT WAS INTENTIONALLY MADE BY THE DEVELOPER OF THE LANDS TO ACCESS TO LOTS PREVIOUSLY COVERED UNDER THE FIRST PLAT, THE GOVERNING BODY OF THE COUNTY IS AUTHORIZED BY RESOLUTION TO VACATE AND ANNUL SO MUCH OF THE FIRST PLAT OF SUCH LANDS APPEARING OF RECORD AS ARE INCLUDED IN THE SECOND PLAT, UPON APPLICATION OF THE OWNERS AND DEVELOPER OF SUCH LANDS UNDER THE FIRST PLAT OR THEIR SUCCESSORS, GRANTEES, OR ASSIGNEES, AND UPON CERTIFICATION BY THE COUNTY CLERK THAT THE DEVELOPER HAS MADE PROPER NOTATION OF THE ACTION OF THE GOVERNING BODY UPON THE FIRST PLAT. 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 AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

11 THE FOLLOWING DOCUMENTS CONTAIN VARIOUS EASEMENTS WHICH ARE BLANKET IN NATURE AND DO NOT PROVIDE SUFFICIENT DATA TO GEOMETRICALLY PLACE THEM "LIMITED CROSS EASEMENT FOR INGRESS AND EGRESS AND PARKING" RECORDED IN OFFICIAL RECORDS BOOK 7325, PAGE 780

"AGREEMENT OF EASEMENT" RECORDED IN OFFICIAL RECORDS BOOK 4990, PAGE 1203, AS AMENDED IN OFFICIAL RECORDS BOOK 6891, PAGE 404

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 11069, PAGE 1986, AS AMENDED IN OFFICIAL RECORDS BOOK 11638, PAGE 1091

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 13326, PAGE 3

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 19676, PAGE 1425, AS AMENDED IN OFFICIAL RECORDS BOOK 21146, PAGE 236

"DECLARATION OF MAINTENANCE COVENANTS" RECORDED IN OFFICIAL RECORDS BOOK 11062, PAGE 810

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 22847, PAGE 18

12 THIS PLAT IS SUBJECT TO THE DECLARATION OF UNITY OF CONTROL AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

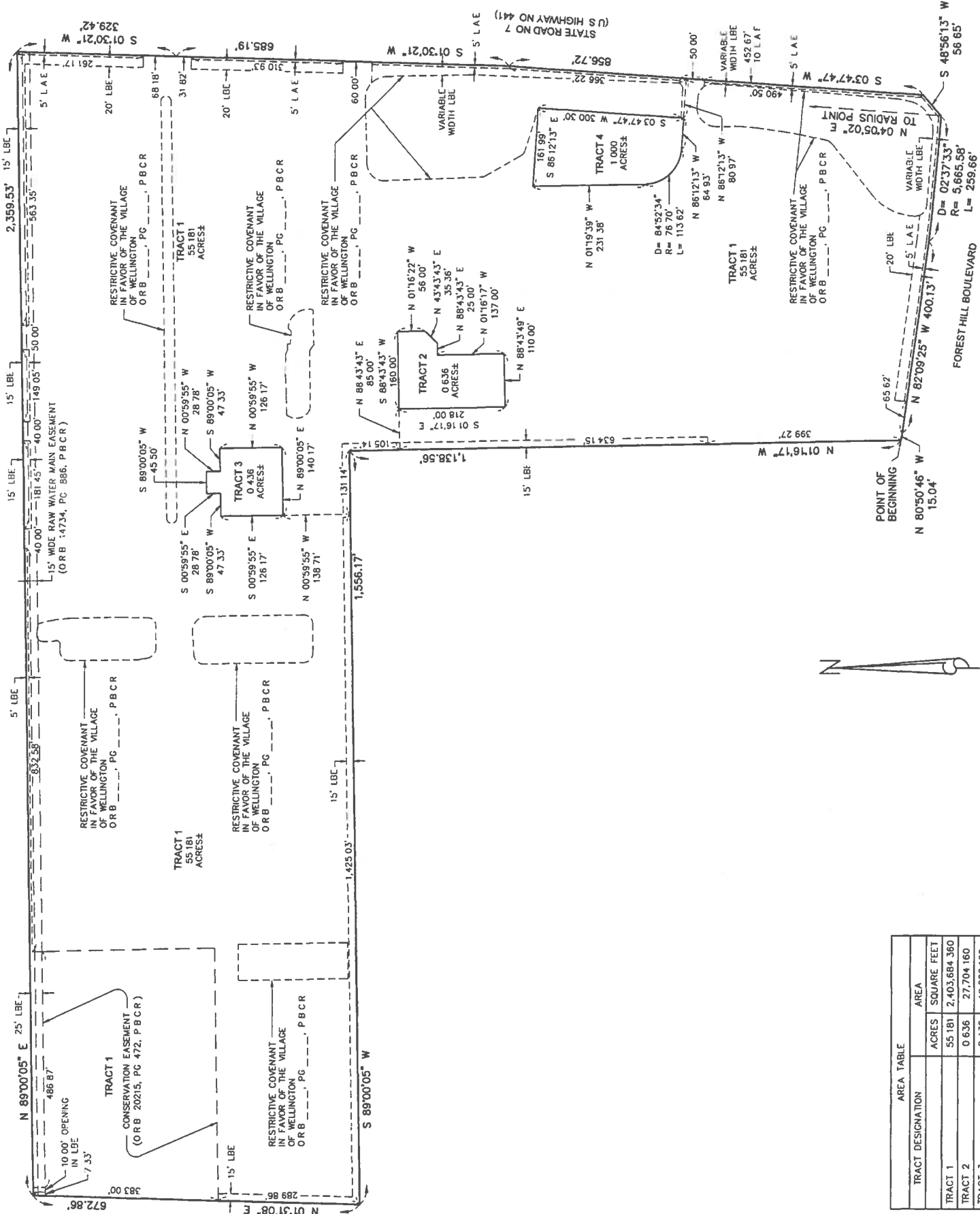
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE (561) 753-0650 FAX (561) 753-0280

SCALE N/A CHECKED BY D.B. DATE 10/20/2008
DRAWN BY E.B. JOB NO 04-052-06PLAT

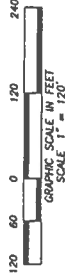
WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024



AREA TABLE		
TRACT DESIGNATION	ACRES	AREA SQUARE FEET
TRACT 1	55.181	2,403,684.360
TRACT 2	0.636	27,704.160
TRACT 3	0.436	18,992.160
TRACT 4	1.000	43,560.000
TOTAL PLATTED AREA	57.253	2,493,940.680



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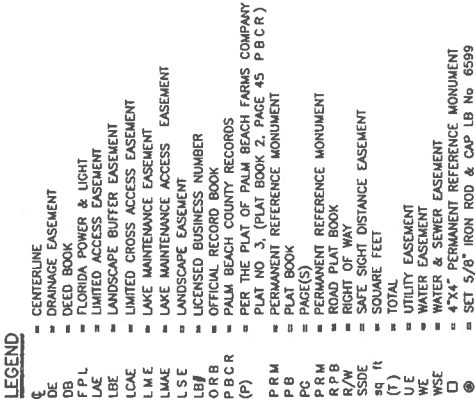
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PHONE (561) 753-0650 FAX (561) 753-0290

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DRAWN BY F H JOB NO 04-052-08PLAT

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024



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ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

SCALE 1"=40'	CHECKED BY DB	DATE 10/20/2008
DRAWN BY FR	JOB NO 04-052-06PLAT	

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2024



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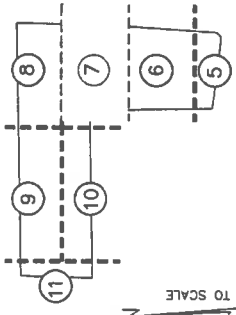
NOT TO SCALE

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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
 ■ ■ ■ PERMANENT REFERENCE MONUMENT
 NOVEMBER 2024

LEGEND

- CENTERLINE
- DRAINAGE EASEMENT
- DEED BOOK
- FLORIDA POWER & LIGHT
- LIMITED ACCESS EASEMENT
- LIMITED CROSS ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LANDSCAPE EASEMENT
- LICENSED BUSINESS NUMBER
- OFFICIAL RECORD BOOK
- PALM BEACH COUNTY RECORDS
- PLAN OF PALM BEACH FARMS
- PLAT NO. 3, (PLAT BOOK 2, PAGE 45)

[illegible]

MATCHLINE SEE SHEET 6 OF 20

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LAND SURVEYORS AND MAPPERS

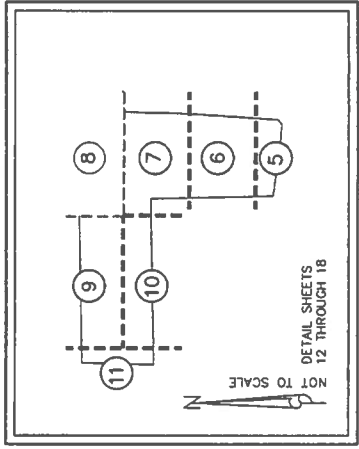
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(561) 753 -- 0650

SCALE 1"=40'	CHECKED BY DB	DATE 10/20/2008
DRAWN BY ER	JOB NO 04-052--06PLAT	

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NOVEMBER 2024

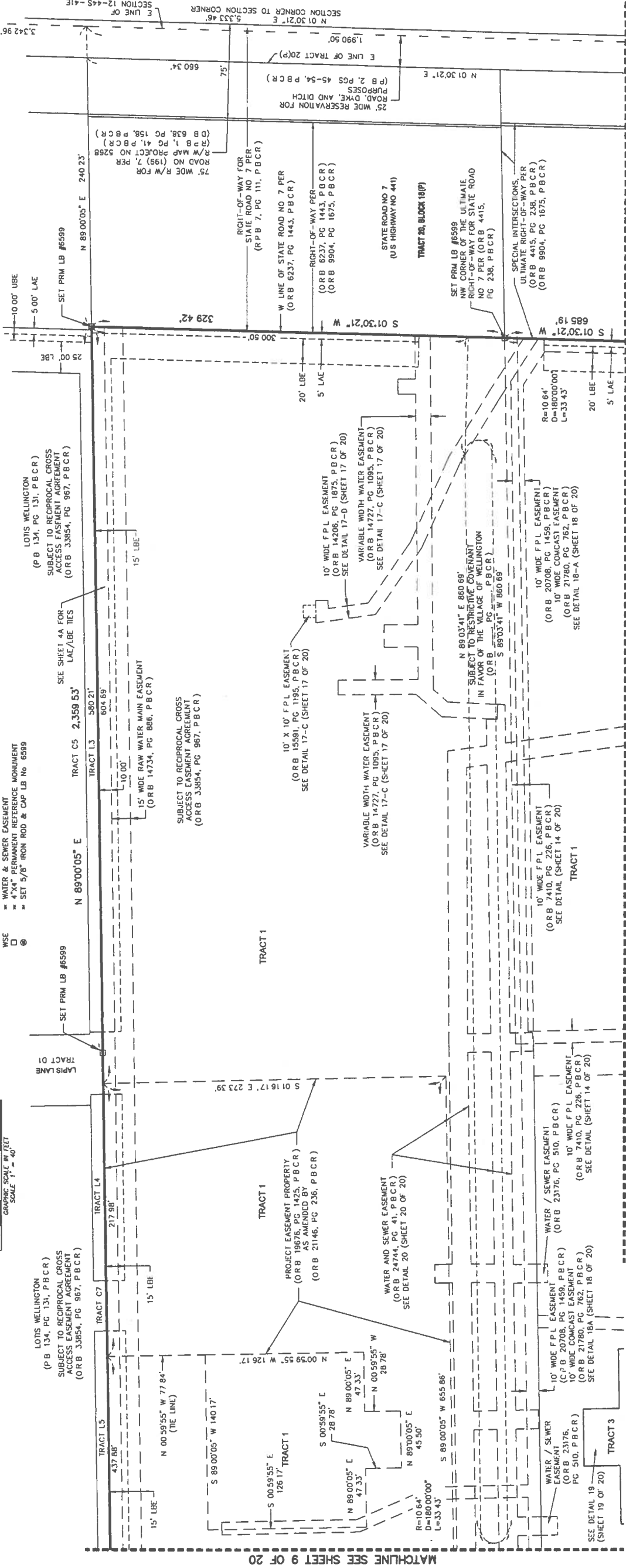


KEY MAP

- | | | |
|-------|---|--|
| CL | = | CENTERLINE |
| DE | = | DRAINAGE EASEMENT |
| DR | = | DRIVE |
| FL | = | FLUOROPOLYMER & LIGHT |
| PL | = | LIMITED ACCESS EASEMENT |
| LAE | = | LANDSCAPE BUFFER EASEMENT |
| LBE | = | LIMITED CROSS ACCESS EASEMENT |
| LOAE | = | LAKE MAINTENANCE EASEMENT |
| LWE | = | LAKE MAINTENANCE EASEMENT |
| LME | = | LAKE MAINTENANCE ACCESS EASEMENT |
| LMAE | = | LANDSCAPE EASEMENT |
| LSE | = | LICENSED BUSINESS NUMBER |
| LB# | = | OFFICIAL RECORD BOOK |
| ORB | = | PALM BEACH COUNTY RECORDS |
| PBR | = | PER LOT 3, (PLAT BOOK 2, FARM COMPANY |
| P (P) | = | PER THE NO. PLAT BOOK 2, PAGE 45 P B C R) |
| PRM | = | PERMANENT REFERENCE MONUMENT |
| PRB | = | PERMANENT REFERENCE MONUMENT |
| PBC | = | PAGE(S) |
| PRM | = | PERMANENT REFERENCE MONUMENT |
| PRB | = | ROAD PLAT BOOK |
| RPB | = | RIGHT OF WAY |
| R/W | = | SAFE SIGHT DISTANCE EASEMENT |
| SSDE | = | SQUARE FEET |
| sq ft | = | SQUARE FEET |
| UT | = | UTILITY EASEMENT |
| UTL | = | UTILITY EASEMENT |
| WE | = | WATER & SEWER EASEMENT |
| WSE | = | 4" x 4" PERMANENT REFERENCE MONUMENT |
| □ | = | SET 5/8" IRON ROD & CAP LB NO 6599 |
| ⊙ | = | |



SHEET 8 OF 20



MATCHLINE SEE SHEET 7 OF 20

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

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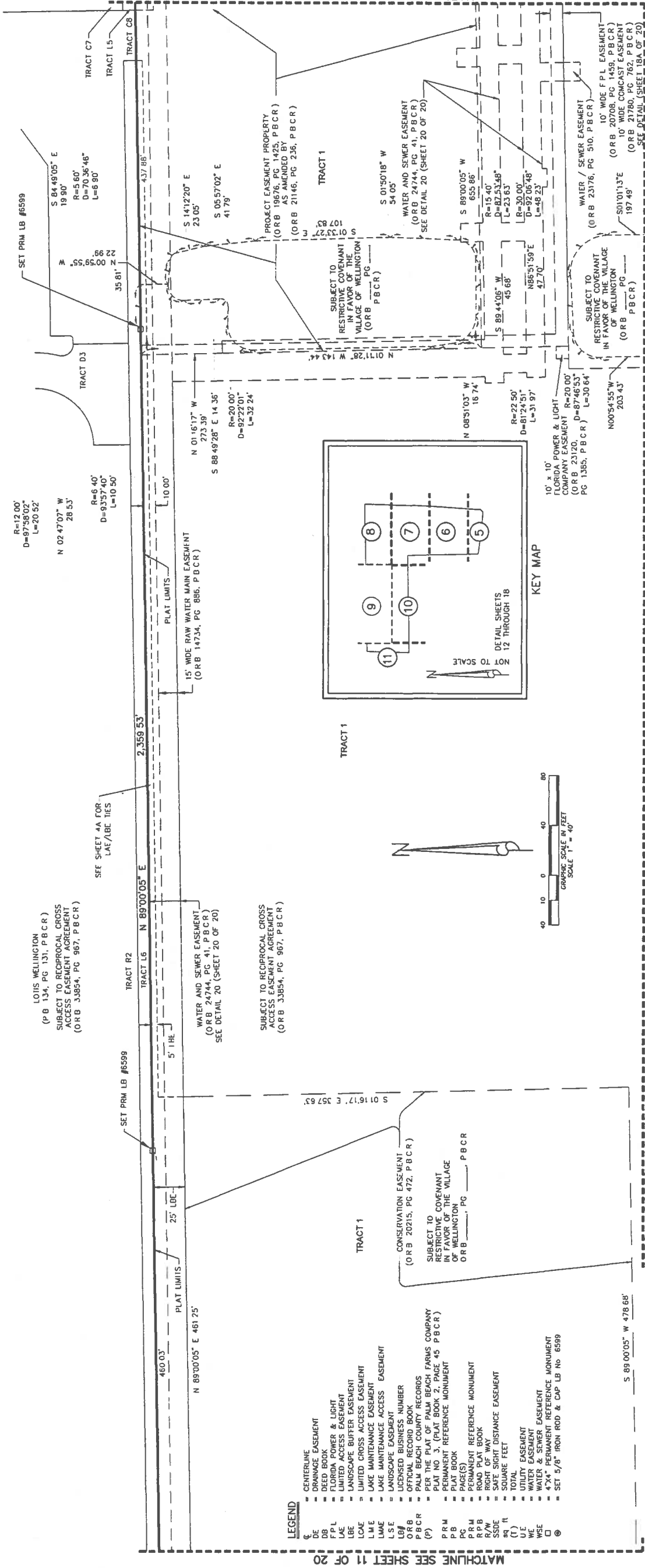
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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

SHEET 9 OF 20



THIS INSTRUMENT WAS PREPARED BY
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460 BUSINESS PARK WAY, SUITE 100
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(561) 753 - 0650

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LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE (561) 753-0650 FAX (561) 753-0280

SCALE 1" = 40' CHECKED BY D.B. DATE 10/20/2008
DRAWN BY E.B. JOB NO. 04-052-06PLAT

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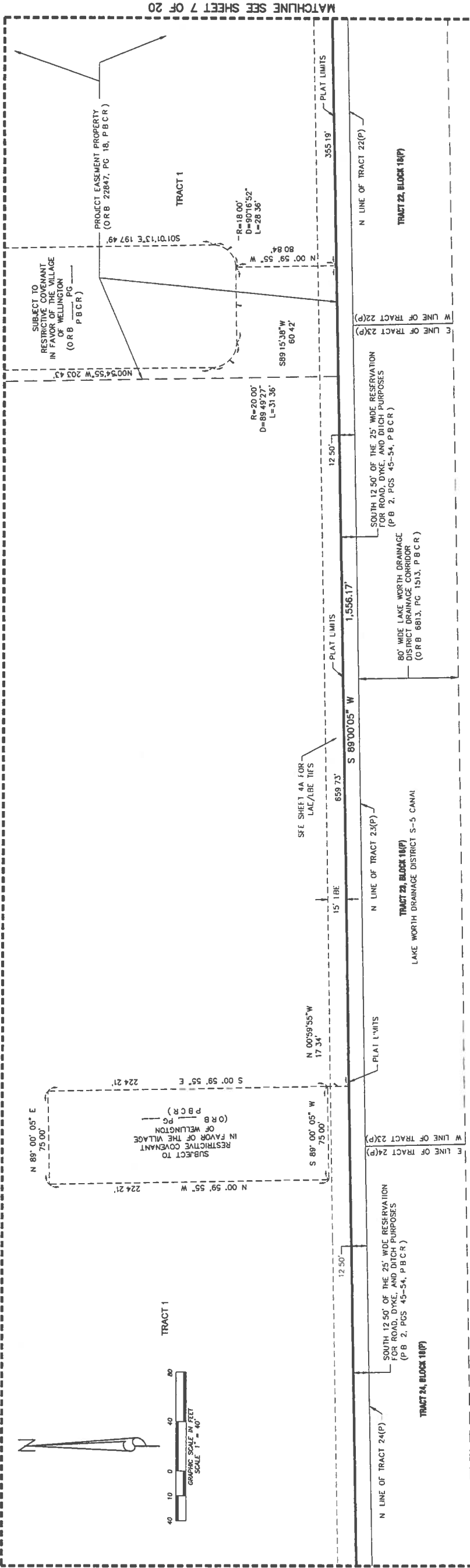
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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2024

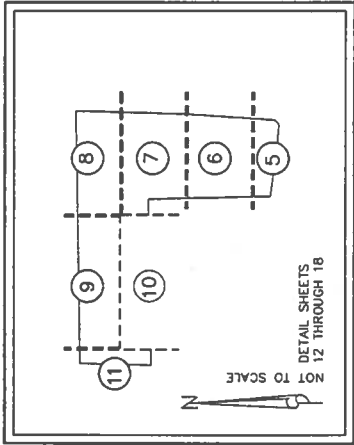
MATCHLINE SEE SHEET 9 OF 20

SHEET 10 OF 20



LEGEND

- CL CENTERLINE
- DE DRAINAGE EASEMENT
- DB DEED BOOK
- F.P.L. FLORIDA POWER & LIGHT
- LAE LIMITED ACCESS EASEMENT
- LBUE LIMITED BUFFER EASEMENT
- LCOE LIMITED CROSS ACCESS EASEMENT
- LME LAKE MAINTENANCE ACCESS EASEMENT
- LSE LANDSCAPE EASEMENT
- OPB OPENED BUSINESS NUMBER
- ORBC ORANGE BEACH COUNTY RECORDS
- P.B.C.R. PALM BEACH COUNTY RECORDS
- (P) PER THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P.B.C.R.)
- PRM PERMANENT REFERENCE MONUMENT
- PB PLAT BOOK
- PG PAGE(S)
- PRM PERMANENT REFERENCE MONUMENT
- RPB ROAD PLAT BOOK
- SSOE SAFE SIGHT DISTANCE EASEMENT
- SQ SQUARE FEET
- (T) TOTAL
- UE UTILITY EASEMENT
- WE WATER EASEMENT
- WSE WATER & SEWER EASEMENT
- 4\"X4\" PERMANENT REFERENCE MONUMENT
- SET 5/8\" IRON ROD & CAP LB No. 6599



KEY MAP

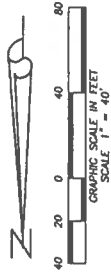
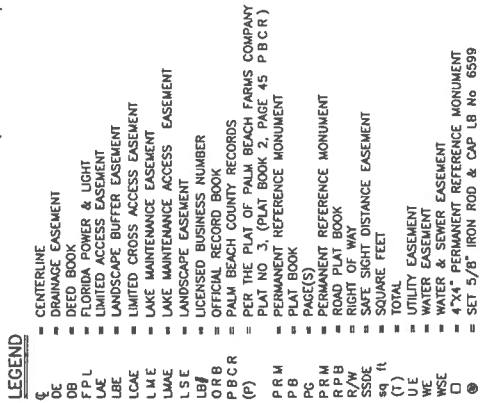
DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

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(561) 753 - 0650

SCALE 1\"=40'
DRAWN BY E.B.
CHECKED BY D.B.
JOB NO. 04-052-06PLAT
DATE 10/20/2008

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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024



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 460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
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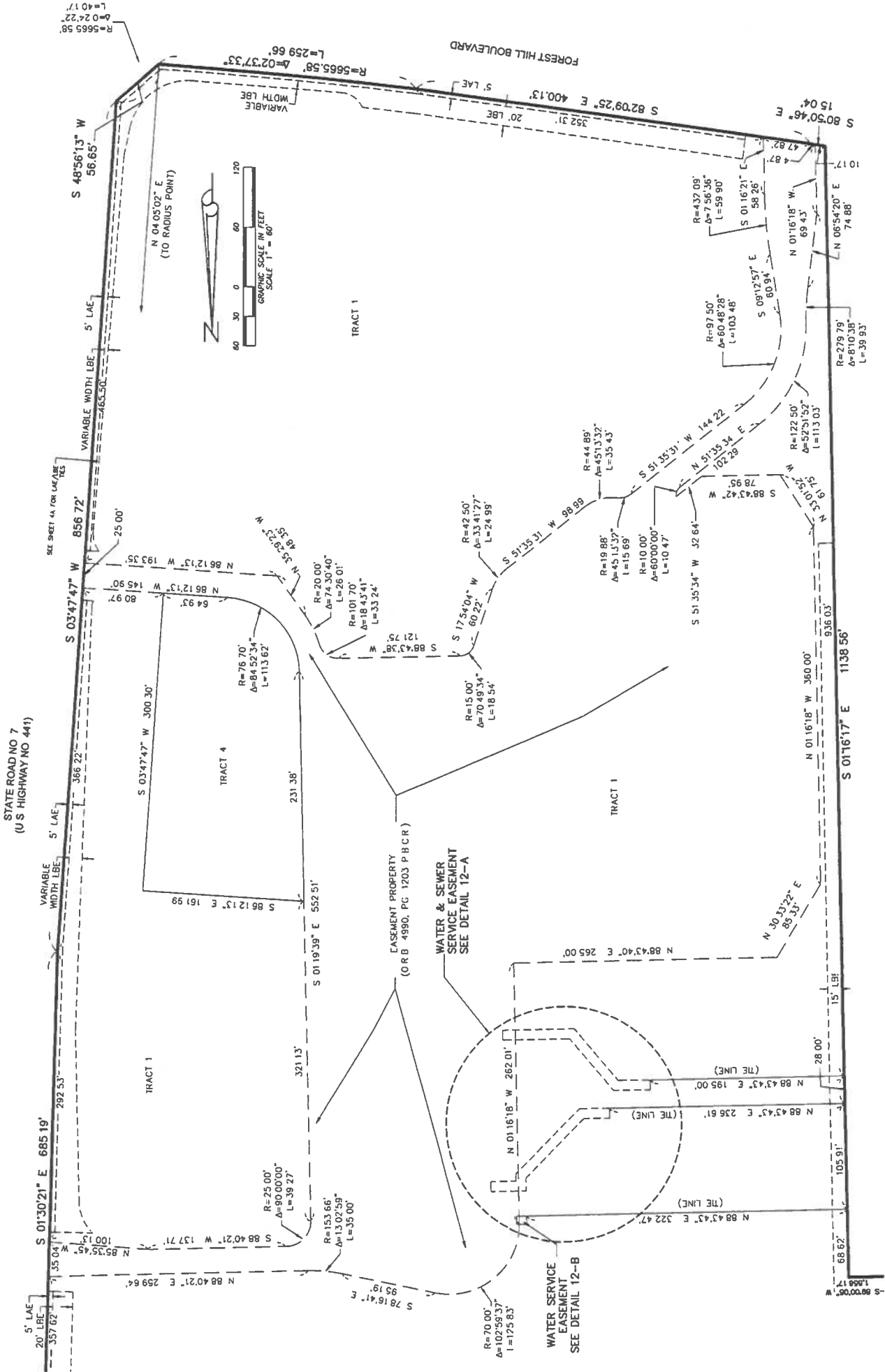
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NOVEMBER 2024

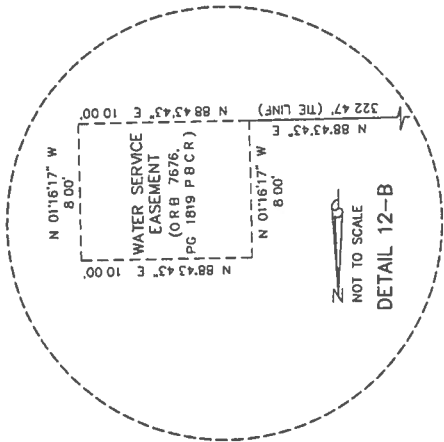
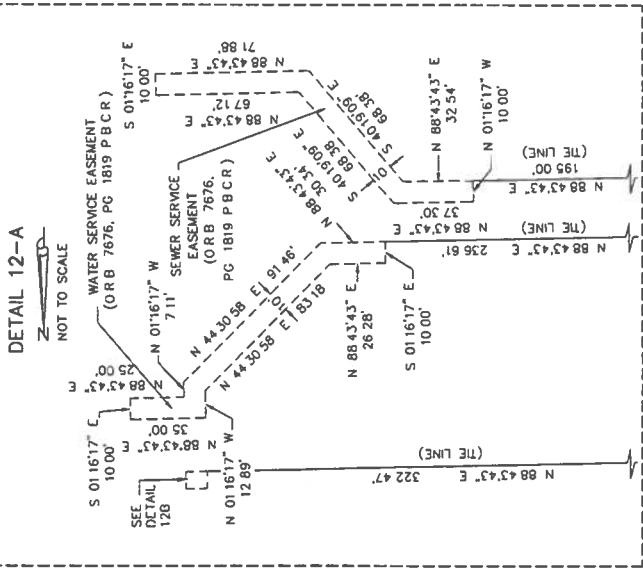
DETAIL SHEET



LEGEND

- CL CENTERLINE
 - DE DRAINAGE EASEMENT
 - DB DEED BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - LAE LIMITED ACCESS EASEMENT
 - LCAE LIMITED CROSS ACCESS EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LSE LANDSCAPE EASEMENT
 - LB LICENSED BUSINESS NUMBER
 - ORB OFFICIAL RECORD BOOK
 - P.B.C.R. PALM BEACH COUNTY RECORDS
 - (P) PER THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P.B.C.R.)
 - PRM PERMANENT REFERENCE MONUMENT
 - PRPB PERMANENT REFERENCE MONUMENT
 - R/W ROAD PLAT BOOK
 - PG PAGE(S)
 - PB PLAT BOOK
 - SSDE SAFE SIGHT DISTANCE EASEMENT
 - sq ft SQUARE FEET
 - (T) TOTAL
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
 - WSE WATER & SEWER EASEMENT
 - 4"x4" PERMANENT REFERENCE MONUMENT
 - SET 5/8" IRON ROD & CAP LB NO. 6599
- THIS INSTRUMENT WAS PREPARED BY
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SHEET 12 OF 20



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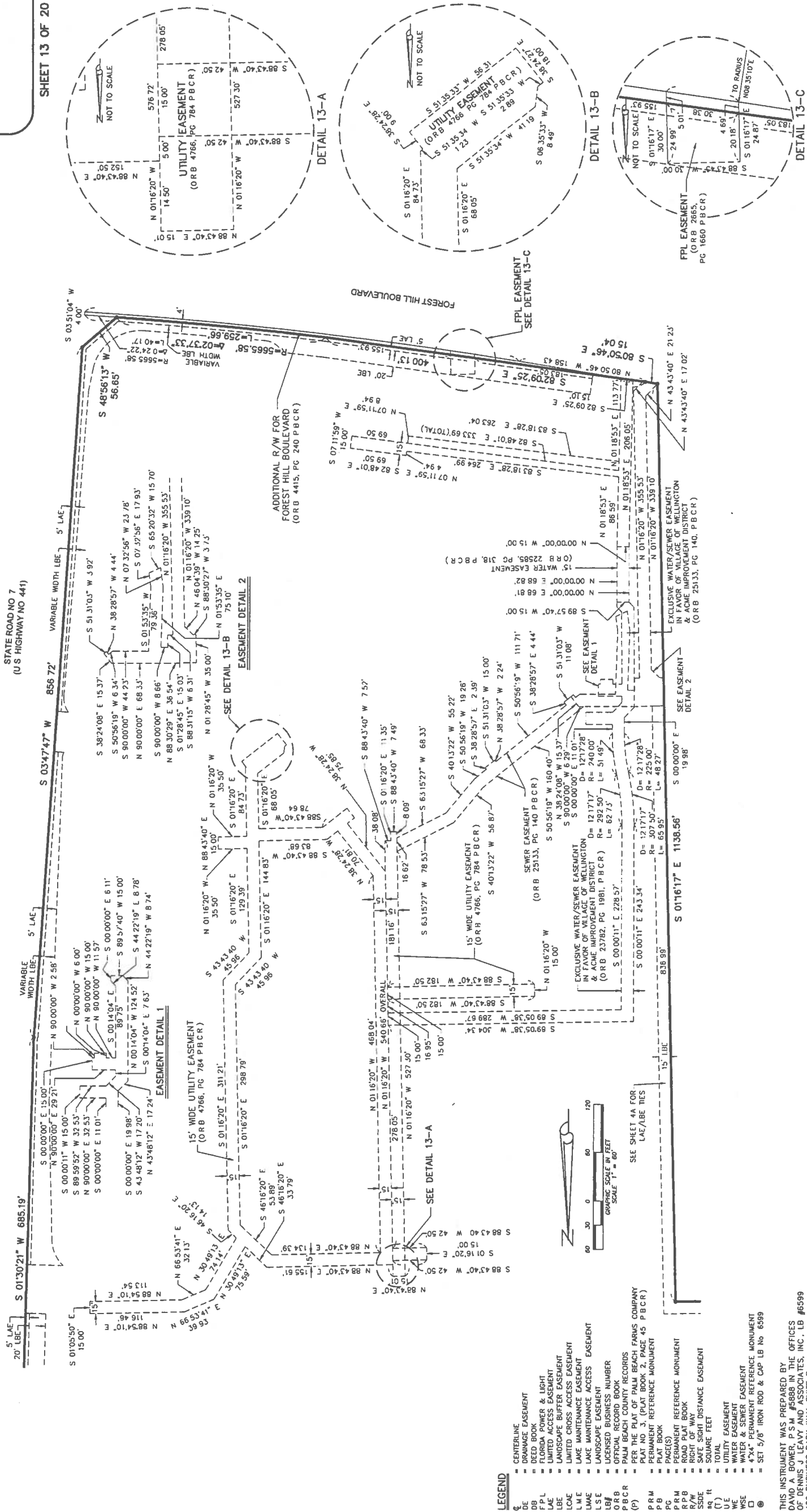
SCALE 1"=60' DRAWN BY EB CHECKED BY DB DATE 10/20/2008 JOB NO. 04-052-06PLAT

WELLINGTON REGIONAL MEDICAL CENTER

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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET



- LEGEND**
- CENTERLINE
 - DE — DRAINAGE EASEMENT
 - DB — DEED BOOK
 - F.P.L. — FLORIDA POWER & LIGHT
 - LAE — LIMITED ACCESS EASEMENT
 - LBE — LANDSCAPE BUFFER EASEMENT
 - LOAE — LIMITED CROSS ACCESS EASEMENT
 - LME — LAKE MAINTENANCE ACCESS EASEMENT
 - LMAE — LAKE MAINTENANCE ACCESS EASEMENT
 - LSE — LANDSCAPE EASEMENT
 - LB# — LICENSED BUSINESS NUMBER
 - ORB — OFFICIAL RECORD BOOK
 - P.B.C.R. — PALM BEACH COUNTY RECORDS
 - (P) — PLAT NO. (PLAT BOOK PAGE NO. P.B.C.R.)
 - PRM — PERMANENT REFERENCE MONUMENT
 - P.B. — PLAT BOOK
 - PG — PAGE(S)
 - PRM — PERMANENT REFERENCE MONUMENT
 - R.P.B. — ROAD PLAT BOOK
 - R/W — RIGHT-OF-WAY DISTANCE EASEMENT
 - SSDE — SETBACK DISTANCE EASEMENT
 - (T) — TOTAL
 - UT — UTILITY EASEMENT
 - WE — WATER EASEMENT
 - WSE — WATER & SEWER EASEMENT
 - — 4"x4" PERMANENT REFERENCE MONUMENT
 - ⊙ — SET 5/8" IRON ROD & CAP LB NO. 6599

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SCALE 1"=60'
DRAWN BY: E.B.
CHECKED BY: D.B.
JOB NO. 04-052-06PLAT
DATE 10/20/2008

SHEET 13 OF 20

WELLINGTON REGIONAL MEDICAL CENTER

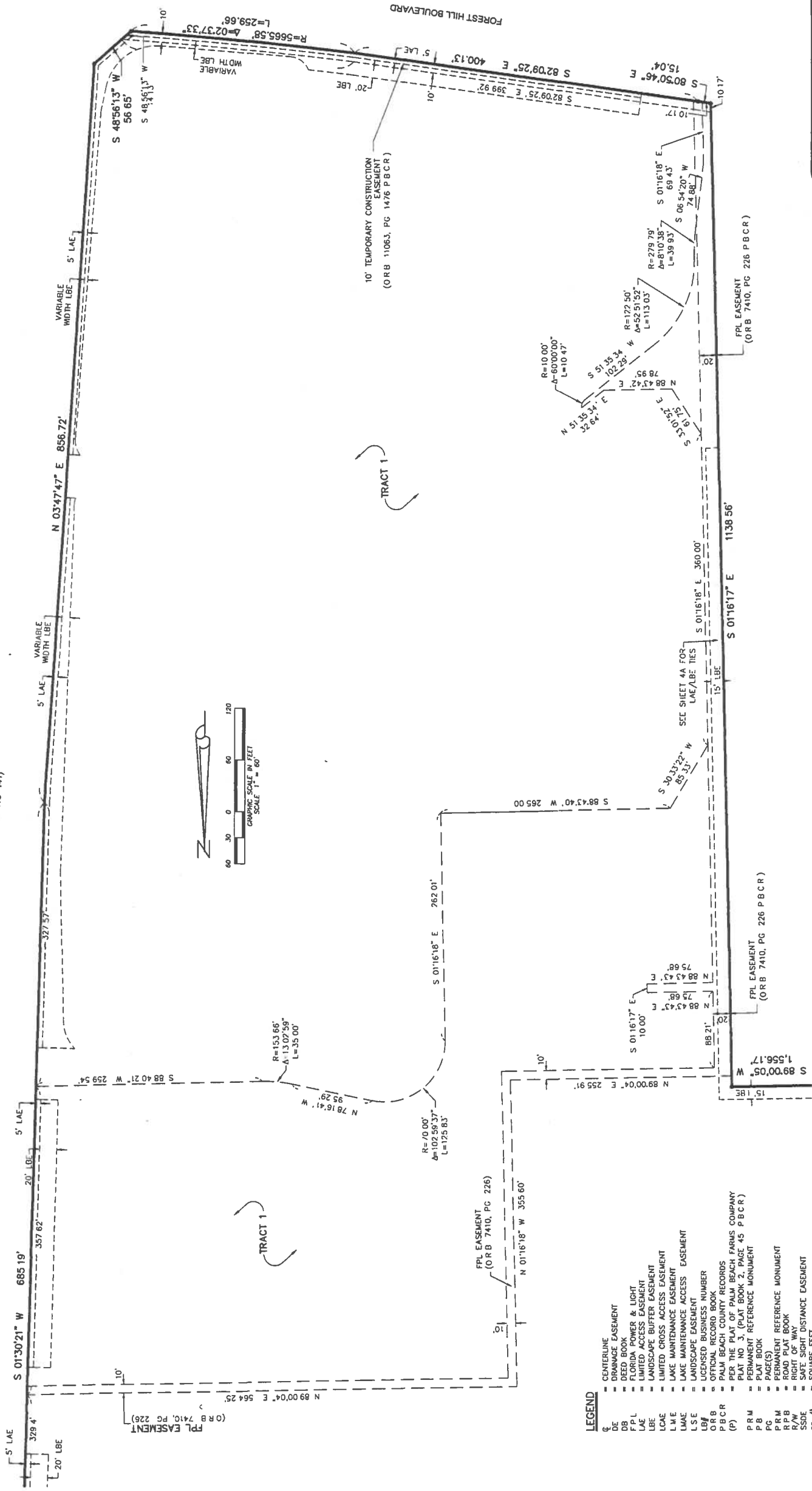
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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET

STATE ROAD NO 7
(U S HIGHWAY NO 441)

SHEET 14 OF 20



- | | |
|-------|---|
| q | = CENTERLINE |
| DB | = DRAINAGE EASEMENT |
| DE | = DEED BOOK |
| DL | = DEED, POWER & LIGHT |
| LAE | = LIMITED ACCESS EASEMENT |
| LBE | = LANDSCAPE BUFFER EASEMENT |
| LOAE | = LIMITED CROSS ACCESS EASEMENT |
| LVE | = LAKE MAINTENANCE EASEMENT |
| LWE | = LAKE MAINTENANCE ACCESS EASEMENT |
| LSE | = LANDSCAPE EASEMENT |
| LB | = LICENSED BUSINESS NUMBER |
| OB | = OFFICIAL RECORD BOOK |
| PBCB | = PALM BEACH COUNTY RECORDS |
| P (P) | = PER PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P B C R) |
| PRM | = PERMANENT REFERENCE MONUMENT |
| PB | = PLAT BOOK |
| PG | = PLAT |
| PRM | = PERMANENT REFERENCE MONUMENT |
| RPB | = ROAD PLAT BOOK |
| R/W | = RIGHT OF WAY |
| SSDE | = SAFE SIGHT DISTANCE EASEMENT |
| sq ft | = SQUARE FEET |
| (T) | = TOTAL |
| VE | = EASEMENT |
| WE | = WATER EASEMENT |
| WSE | = WATER & SEWER EASEMENT |
| □ | = 4"x4" PERMANENT REFERENCE MONUMENT |
| □ | = SET 5/8" IRON ROD & CAP LB No 6599 |

THIS INSTRUMENT WAS PREPARED BY
DAVID A BOWER, P.S.M. #5888 IN THE
OFFICES
OF DENNIS J LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC.
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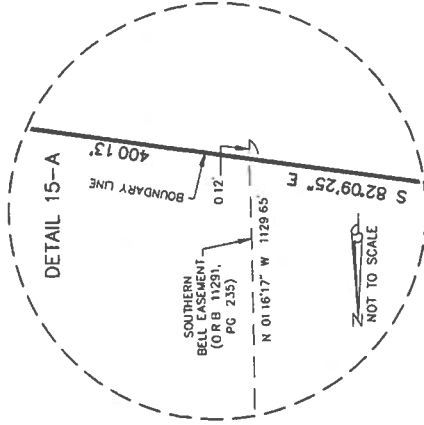
460 HUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE (561) 753-0650 FAX (561) 753-0290

SCALE 1"=60'	CHECKED BY DB	DATE 10/20/2008
DRAWN BY FR	JOB NO 04-052-06PLAT	

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DETAIL SHEET

DETAIL 15-C
(FROM SHEET 6 OF 20)



- | LEGEND | |
|--------|--|
| ☐ | CENTERLINE |
| — | DRAINAGE EASEMENT |
| DB | DEED BOOK |
| DL | DEED BOOK & LIGHT |
| LAE | LIMITED ACCESS EASEMENT |
| LBE | LANDSCAPE BUFFER EASEMENT |
| LCOE | LIMITED CROSS ACCESS EASEMENT |
| LME | LAKE MAINTENANCE EASEMENT |
| LWME | LAKE MAINTENANCE ACCESS EASEMENT |
| LSE | LANDSCAPE EASEMENT |
| LSB | LICENSED BUSINESS NUMBER |
| ORB | OFFICIAL RECORD BOOK |
| PBCR | PALM BEACH COUNTY RECORDS |
| (P) | PER THE PLAT OF PALM BEACH FARMS COMPANY
PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P B C R) |
| PRM | PERMANENT REFERENCE MONUMENT |
| PB | PLAT BOOK |
| PG | PAGE(S) |
| PRP | PERMANENT REFERENCE MONUMENT |
| RPB | ROAD PLAT BOOK |
| R/W | RIGHT OF WAY |
| SSDE | SAFEST SIGHT DISTANCE EASEMENT |
| sq ft | SQUARE FEET |
| (T) | TOTAL |
| (T) | TOTAL EASEMENT |
| WSE | WATER EASEMENT |
| WSE | WATER & SEWER EASEMENT |
| ☐ | 4" X 4" PERMANENT REFERENCE MONUMENT |
| ☐ | SET 5/8" IRON ROD & CAP LB NO 6599 |

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SCALE	N/A	CHECKED BY	DB	DATE	10/20/2008
DRAWN BY	FR	JOB NO	04-052-06PLAT		

WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2024

DETAIL SHEET

DETAIL 16-A
(FROM SHEET 7 OF 20)

SHEET 16 OF 20

DETAIL 16--C
(FROM SHEET 5 & 6 OF 20)

LEGEND

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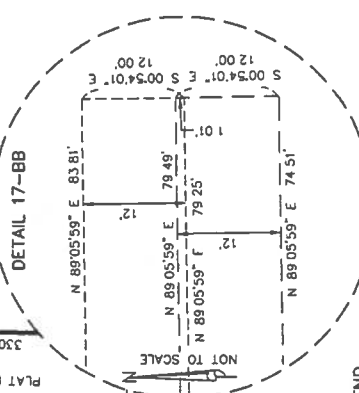
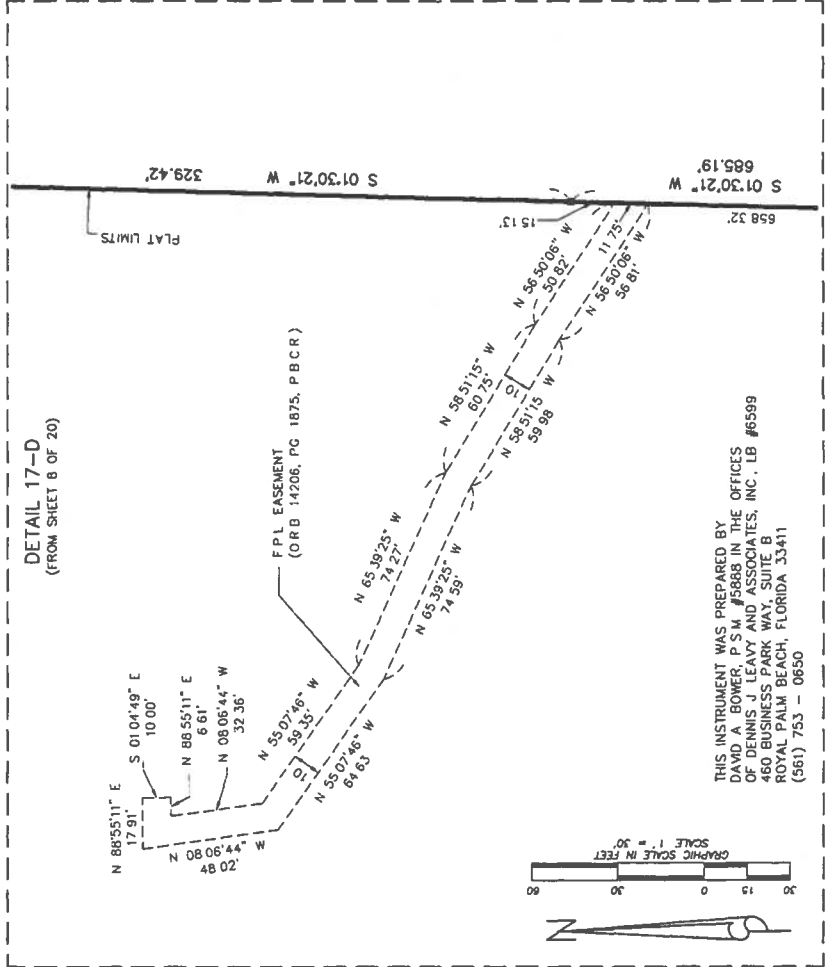
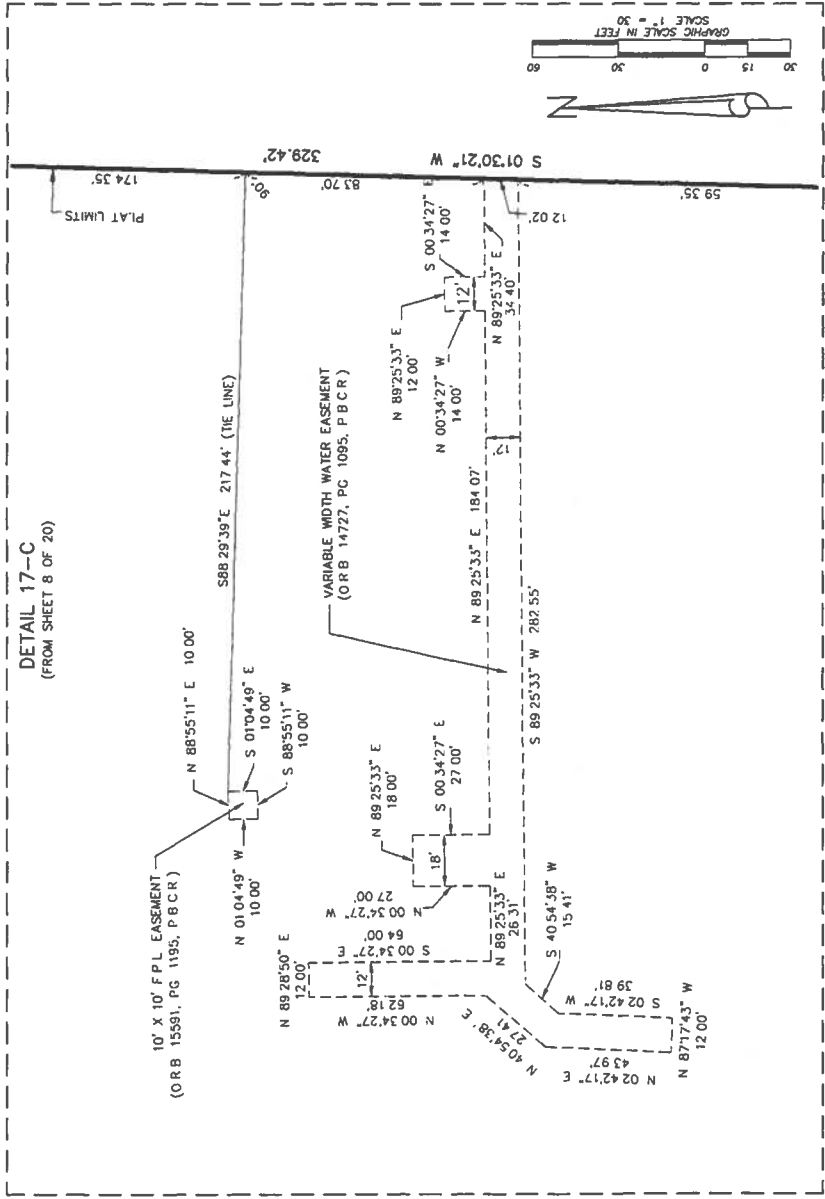
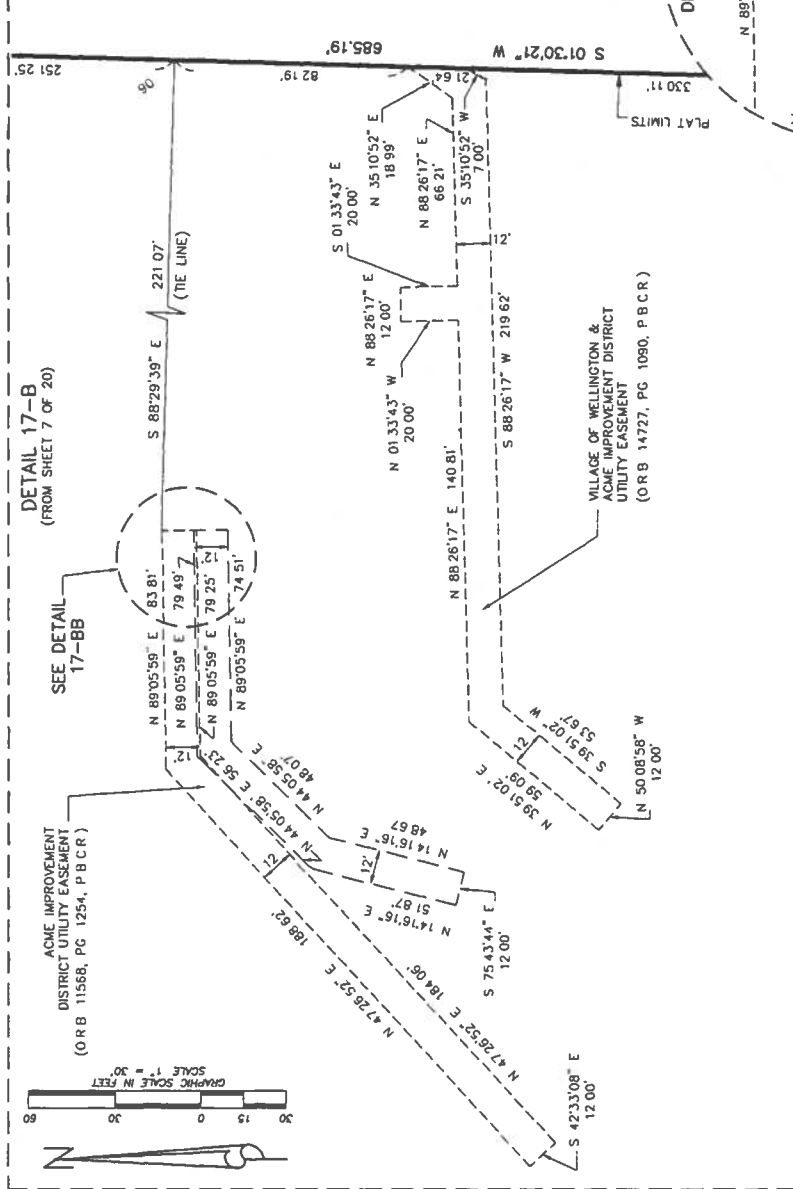
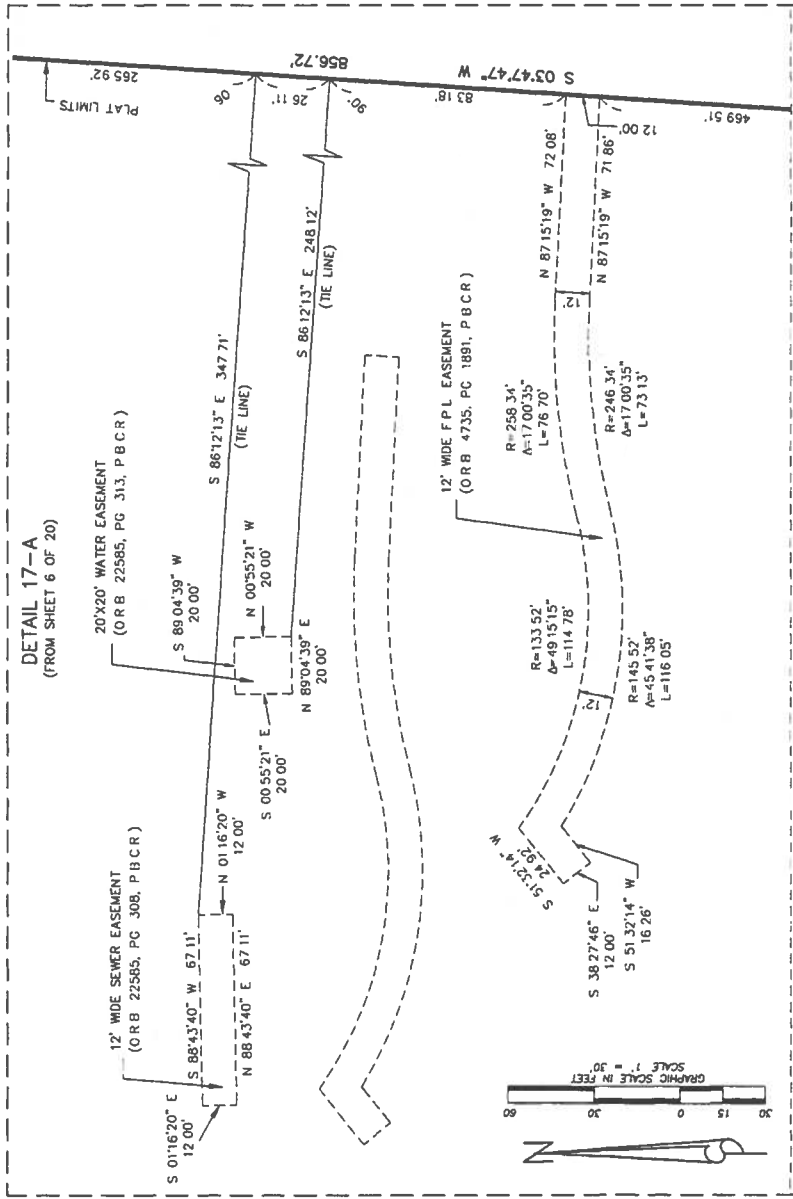
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DRAWN BY CB	JOB NO 04-052-06PLAT	

WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET



LEGEND

- CENTERLINE
- DEED BOOK
- FLORIDA POWER & LIGHT
- LIMITED ACCESS EASEMENT
- LANDSCAPE BUFFER EASEMENT
- LCAE
- LME
- LAKE MAINTENANCE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LANDSCAPE EASEMENT
- LSE
- LICENSED BUSINESS NUMBER
- ORB
- OFFICIAL RECORD BOOK
- PALM BEACH COUNTY RECORDS
- PER THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P.B.C.R.)
- PERMANENT REFERENCE MONUMENT
- PAGE(S)
- PERMANENT REFERENCE MONUMENT
- R/W
- ROAD PLAT BOOK
- RIGHT OF WAY
- SAFE SIGHT DISTANCE EASEMENT
- SQUARE FEET
- TOTAL
- UTILITY EASEMENT
- WATER EASEMENT
- WATER & SEWER EASEMENT
- WSE
- 4"x4" PERMANENT REFERENCE MONUMENT
- SET 5/8" IRON ROD & CAP LB NO. 6599

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LAND SURVEYORS AND MAPPERS
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PHONE (561) 753-0650 FAX (561) 753-0290

SCALE: N/A
DRAWN BY: EB
CHECKED BY: DB
DATE: 10/20/2008
JOB NO: 04-052-06PLAT

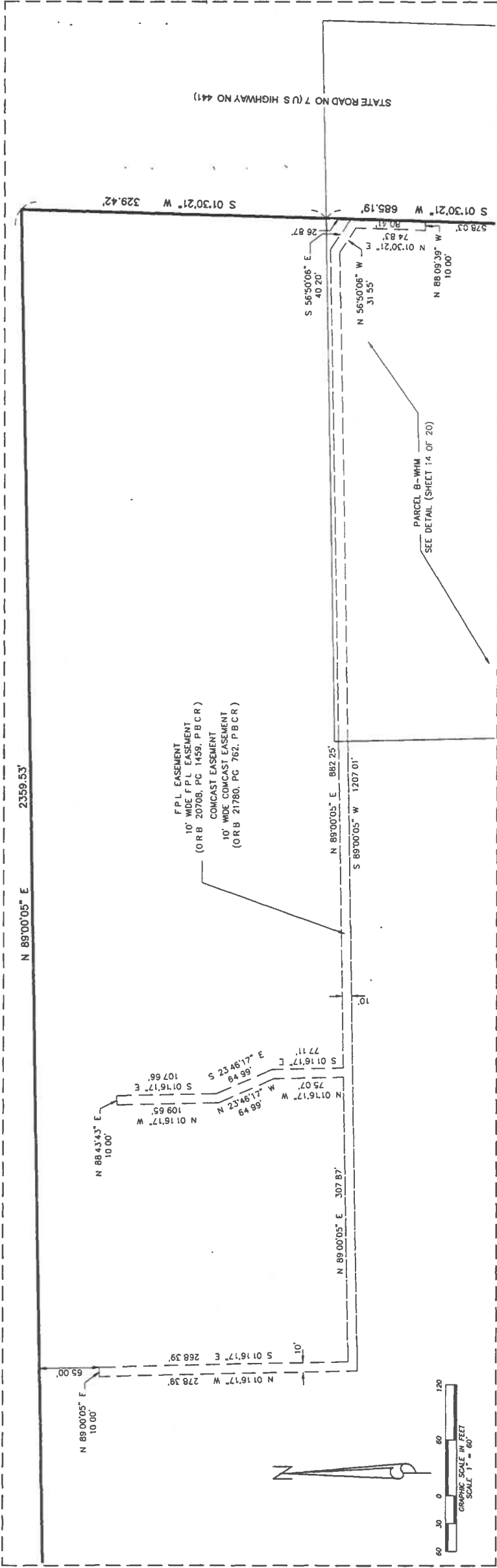
WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET

DETAIL 18-A
(FROM SHEETS 8 & 9 OF 20)

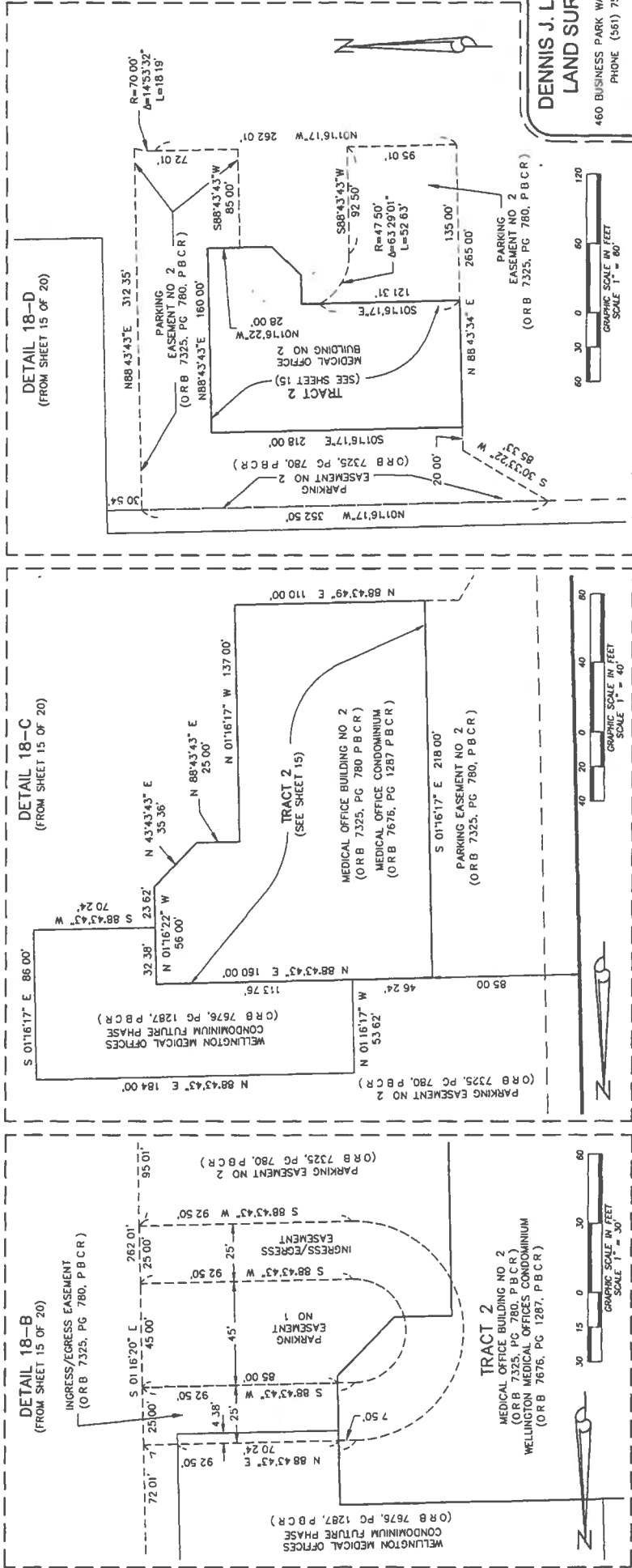


SHEET 18 OF 20

LEGEND

- ☐ CENTERLINE EASEMENT
- ☐ DEED BOOK
- ☐ FLORIDA POWER & LIGHT
- ☐ LIMITED ACCESS EASEMENT
- ☐ LANDSCAPE BUFFER EASEMENT
- ☐ LIMITED CROSS ACCESS EASEMENT
- ☐ LAKE MAINTENANCE ACCESS EASEMENT
- ☐ LANDSCAPE EASEMENT
- ☐ LICENSED BUSINESS NUMBER
- ☐ OFFICIAL RECORD BOOK
- ☐ PALM BEACH COUNTY RECORDS
- ☐ PER THE PLAT OF PALM BEACH FARMS COMPANY
- ☐ PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P.B.C.R.)
- ☐ PERMANENT REFERENCE MONUMENT
- ☐ PLAT BOOK
- ☐ PLAT BOOK
- ☐ PERMANENT REFERENCE MONUMENT
- ☐ ROAD PLAT BOOK
- ☐ RIGHT OF WAY
- ☐ SAFE SIGHT DISTANCE EASEMENT
- ☐ SQUARE FEET
- ☐ TOTAL
- ☐ UTILITY EASEMENT
- ☐ WATER EASEMENT
- ☐ 4" 74" PERMANENT REFERENCE MONUMENT
- ☐ SET 5/8" IRON ROD & CAP LB No 6599

THIS INSTRUMENT WAS PREPARED BY
DENNIS J. LEAVY & ASSOCIATES, INC.
OF DENNIS J. LEAVY & ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753-0650



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PHONE (561) 753-0650 FAX (561) 753-0290

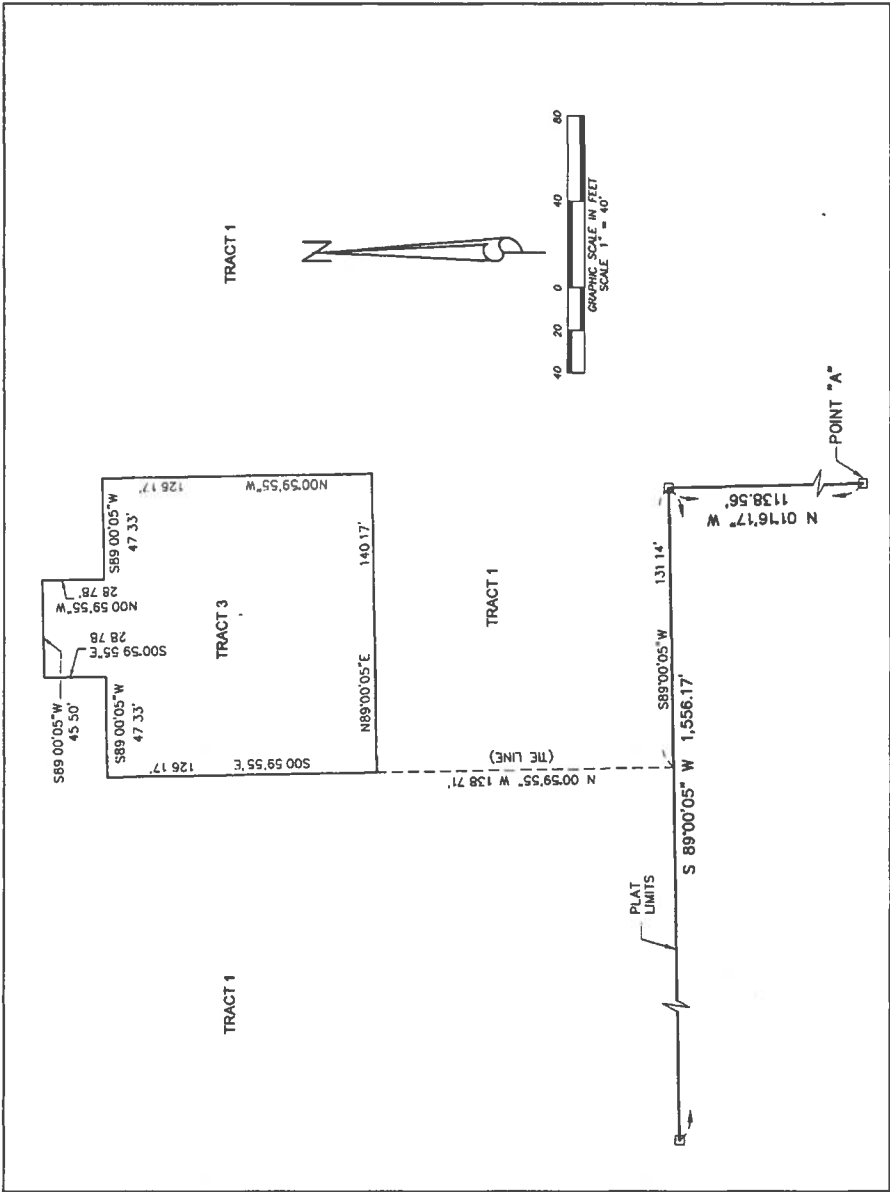
SCALE 1"=60'
DRAWN BY E.B.
CHECKED BY D.B.
JOB NO 04-052-06PLAT
DATE 10/20/2008

WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET
DETAIL 19
(FROM SHEET 7 & 8 OF 20)



- LEGEND**
- CL CENTERLINE
 - DE DRAINAGE EASEMENT
 - DB DEED BOOK
 - L LIGHT
 - LAE LIMITED ACCESS EASEMENT
 - LBE LIMITED BUFFER EASEMENT
 - LCAE LIMITED CROSS ACCESS EASEMENT
 - LME LAKE MAINTENANCE EASEMENT
 - LMAE LAKE MAINTENANCE ACCESS EASEMENT
 - LSE LANDSCAPE EASEMENT
 - LSEB LANDSCAPE BUSINESS EASEMENT
 - OB OFFICIAL RECORD BOOK
 - PBCR PALM BEACH COUNTY RECORDS
 - (P) PER THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, (PLAT BOOK 2, PAGE 45 PBCR)
 - PRM PERMANENT REFERENCE MONUMENT
 - PB PLAT BOOK
 - PG PAGE(S)
 - PRM PERMANENT REFERENCE MONUMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - R/R ROAD RIGHT-OF-WAY
 - SSDE SKEWED SIGHT DISTANCE EASEMENT
 - SQ FT SQUARE FEET
 - T TOTAL
 - (T) UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER & SEWER EASEMENT
 - WSE WATER & SEWER EASEMENT
 - 4"x4" PERMANENT REFERENCE MONUMENT
 - SET 5/8" IRON ROD & CAP LB NO 6599

THIS INSTRUMENT WAS PREPARED BY
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
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SCALE 1"=40' CHECKED BY D.B. DATE 10/20/2008
DRAWN BY E.B. JOB NO. 04-052-06PLAT

WELLINGTON REGIONAL MEDICAL CENTER

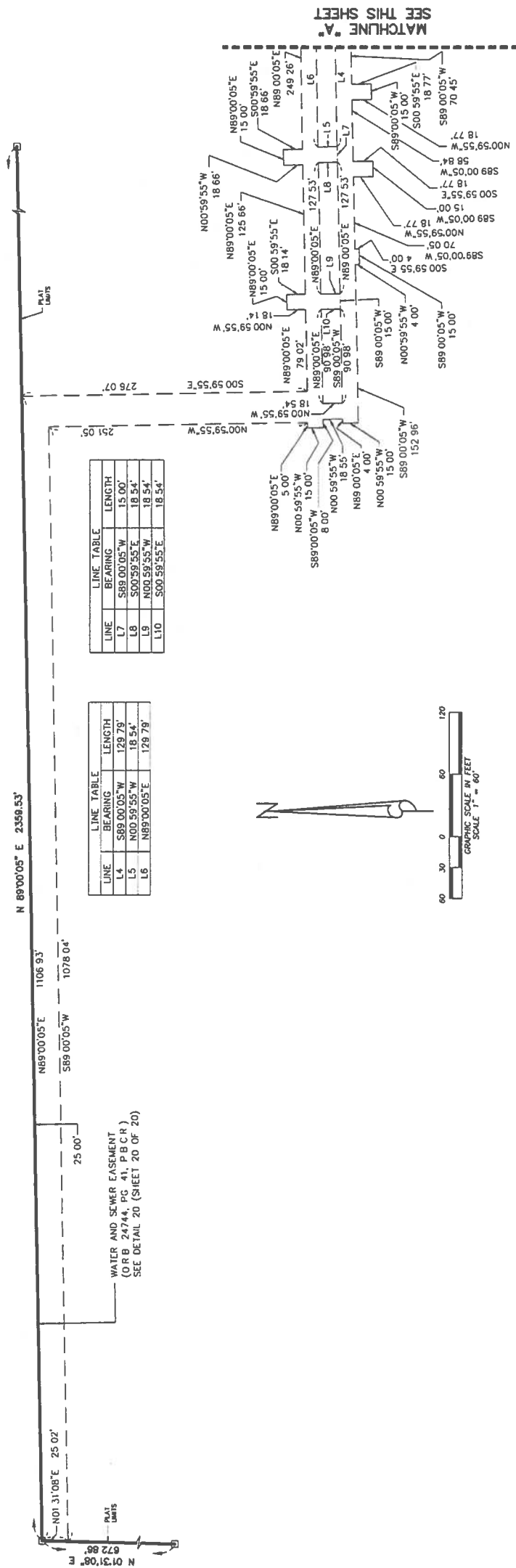
BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET

DETAIL 20
(FROM SHEET 7, 8 & 9 OF 20)

SHEET 20 OF 20



LEGEND

- | | |
|---------|--|
| ☼ | CENTERLINE |
| DE | = DRAINAGE EASEMENT |
| DB | = DEED BOOK |
| F L | = FLORIDA POWER & LIGHT |
| LAE | = LIMITED ACCESS EASEMENT |
| LBE | = LANDSCAPE BUFFER EASEMENT |
| LOE | = LIMITED CROSS ACCESS EASEMENT |
| LWE | = LAKE MAINTENANCE EASEMENT |
| LMAE | = LAKE MAINTENANCE ACCESS EASEMENT |
| LS | = LICENSED BUSINESS NUMBER |
| OB | = OFFICIAL RECORD BOOK |
| P B C R | = PALM BEACH COUNTY RECORDS |
| (P) | = PERM. PLAT OF PALM BEACH FARMS COMPANY |
| | PLAT NO. 3, (PLAY BOOK 2, PAGE 45 P B C R) |
| PRM | = PERMANENT REFERENCE MONUMENT |
| PB | = PLAT BOOK |
| PG | = PRESENT REFERENCE MONUMENT |
| PPB | = PLANNED PLAT BOOK |
| R/W | = RIGHT OF WAY |
| SSDE | = SAVE SIGHT DISTANCE EASEMENT |
| sq ft | = SQUARE FEET |
| (T) | = TOTAL |
| WE | = WATER EASEMENT |
| WSE | = WATER & SEWER EASEMENT |
| 4"x4" | = 4"x4" PERMANENT REFERENCE MONUMENT |
| □ | = SET 5/8" IRON ROD & CAP LB No 6599 |

LINE TABLE		
LINE	BEARING	LENGTH
L7	S89 00'05"W	15 00'
L8	S00'59'55"E	18 54'
L9	N00'59'55"W	18 54'
L10	S00'59'55"E	18 54'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S89°00'05"W	129.79'
L5	N00°59'55"W	18.54'
L6	N89°00'05"E	129.79'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°00'05"W	102.13'
L2	N89°00'05"E	102.60'
L3	S89°00'05"W	15.00'
L4	S89°00'05"W	129.79'
L6	N89°00'05"E	129.79'

MATCHLINE "A"
SEE THIS SHEET

MATCHLINE "A"
SEE THIS SHEET

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SCALE	1"=60'	CHECKED BY	DB	DATE	10/20/2008
DRAWN BY	EB	JOB NO	04-052--06PLAT		