

LOTIS WELLINGTON REPLAT NO. 1

BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA OCTOBER 2024

DESCRIPTION AND DEDICATIONS

- STATE OF FLORIDA
COUNTY OF PALM BEACH
- KNOW ALL MEN BY THESE PRESENTS THAT LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
- TRACTS L1, L2, L3, L4, L5, L6, L7, L8, L9, L10 AND L11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, LYING WITHIN A PORTION OF TRACTS G, L2 AND L3, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - TRACTS C1, C2, C3, C4, C5, C6, C7, C8, C9 AND C10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - TRACTS D1 AND D2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - TRACT P, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREA INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL, EXCAVATION, REMOVAL OF SOLID MATERIAL, DRINKING OR FENCING, ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD PROTECTION, FISH AND WILDLIFE HABITAT, OR CONSERVATION OR PRESERVATION. THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE PRESERVE OR DRAINAGE SYSTEM.
 - TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - TRACT G, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR GREENWAY PURPOSES. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - TRACT W, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - TRACTS O51 AND O52, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - THE 20.00 FOOT LAKE MAINTENANCE EASEMENT AND THE 25.00 FOOT LAKE MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER DRAINAGE AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT DISTRICT'S PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - THE 10.00 FOOT UTILITY EASEMENT (UE) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. THE VILLAGE OF WELLINGTON SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - THE LIMITED ACCESS EASEMENTS (LAE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
 - THE VILLAGE OF WELLINGTON, ITS SUCCESSOR AND ASSIGNS, 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 PRIVATE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DESCRIPTION AND DEDICATIONS

IN WITNESS WHEREOF, LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF JANUARY 2025.

WITNESS:
PRINTED NAME: JAMES S. GELDA
2300 GLADES RD #203
BOCA RATON FL 33431

WITNESS:
PRINTED NAME: JEFF L. JOHNSON
2300 GLADES RD #203
BOCA RATON FL 33431

WITNESS:
PRINTED NAME: ADAM P. FREEDMAN
ADAM P. FREEDMAN, MANAGER

IN WITNESS WHEREOF, LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF JANUARY 2025.

WITNESS:
PRINTED NAME: JEFF L. JOHNSON
2300 GLADES RD #203
BOCA RATON FL 33431

WITNESS:
PRINTED NAME: ADAM P. FREEDMAN
ADAM P. FREEDMAN, 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 31st DAY OF JANUARY 2025, BY ADAM P. FREEDMAN, AS MANAGER OF LOTIS CAPITAL FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS A MEMBER OF LOTIS WELLINGTON VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS A MEMBER OF LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/04/2025

SIGNATURE: *James S. Gelda*
PRINTED NAME: James S. Gelda

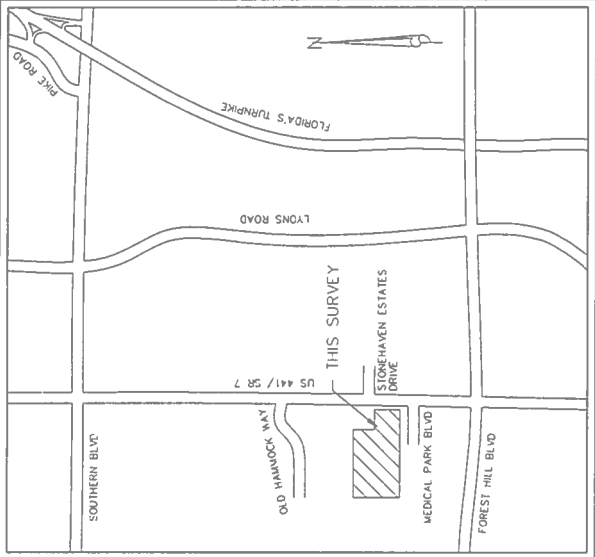
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 31st DAY OF JANUARY 2025, BY JAMES S. GELDA, AS PRESIDENT OF LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/04/2025

SIGNATURE: *James S. Gelda*
PRINTED NAME: James S. Gelda



LOCATION MAP
NOT TO SCALE

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 31st DAY OF JANUARY 2025.

WITNESS:
PRINTED NAME: JEFF L. JOHNSON
2300 GLADES RD #203
BOCA RATON FL 33431

WITNESS:
PRINTED NAME: ADAM P. FREEDMAN
ADAM P. FREEDMAN, 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 31st DAY OF JANUARY 2025, BY JAMES S. GELDA, AS PRESIDENT OF LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/04/2025

SIGNATURE: *James S. Gelda*
PRINTED NAME: James S. Gelda

Notary Public State of Florida
Zachary James Hobrock
My Commission HH 138284
Expires 08/04/2025

Notary Public State of Florida
Zachary James Hobrock
My Commission HH 138284
Expires 08/04/2025

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Expires 08/04/2025

Notary Public State of Florida
Zachary James Hobrock
My Commission HH 138284
Expires 08/04/2025

STATE OF FLORIDA
COUNTY OF PALM BEACH) SS

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____, 20____
AND DULY RECORDED IN
PLAT BOOK _____
ON PAGE _____
SHARON R. BOCK
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

SHEET 1 OF 13

CLERK SEAL

LOTIS WELLINGTON, LLC

LOTIS WELLINGTON PROPERTY
OWNER'S ASSOCIATION, INC.

VILLAGE OF WELLINGTON
ENGINEER

VILLAGE OF WELLINGTON

PREPARED LAND SURVEYOR

Notary Public State of Florida
Zachary James Hobrock
My Commission HH 138284
Expires 08/04/2025

LAND SURVEYORS AND MAPPERS
DENNIS LEWIS & ASSOCIATES, INC.
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DLSURVEY.NET

THIS INSTRUMENT WAS PREPARED BY:
BOWEN, P.S.M. #5688 IN THE OFFICES
OF J. LEAVY AND ASSOCIATES, INC. LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753-0650

CHECKED BY: DB
JOB NO.: 18-107-002 REPLAT
SCALE: 1"=120'
DRAWN BY: MT
DATE: 10/16/2024

LOTIS WELLINGTON REPLAT NO. 1

BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA OCTOBER 2024

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEPHEN J. GRAVE DE PERALTA, 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 LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LOTIS WELLINGTON PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION, NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SALES OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11/31/2025
BY: STEPHEN J. GRAVE DE PERALTA, ESQ.
FLORIDA BAR NO. 155524
PG LAW

VILLAGE ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH THE VILLAGE ENGINEER'S APPROVAL PURSUANT TO THE VILLAGE OF WELLINGTON ORDINANCES.

DATED THIS 11/31/2025 DAY OF NOVEMBER, 2025

JONATHAN REINSWOLD, P.E.
VILLAGE ENGINEER

ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, HEREBY CONSENTS TO THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 11/31/2025 DAY OF NOVEMBER, 2025

ATTEST:

CHEVELLE D. HALL, WVC, VILLAGE CLERK
MICHAEL J. NAPOLEONE, MAYOR

ANALI PANSE, P.E.
VILLAGE UTILITY DIRECTOR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 11/31/2025 DAY OF NOVEMBER, 2025, BY MICHAEL J. NAPOLEONE, MAYOR, AND CHEVELLE D. HALL, WVC, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: _____
SIGNATURE: _____
PRINTED NAME: _____

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M
THIS _____ DAY OF _____, 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
SHARON R. BOCK
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

SHEET 2 OF 13

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE PROPERTY DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 34845 AT PAGE 935 AND OFFICIAL RECORD BOOK 33580 AT PAGE 1506 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ITS SAID OFFICE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF INVESTMENT OFFICER, THIS 10/14/2025 DAY OF MARCH, 2025, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESS: SALVON WELLINGTON LLC,
A FLORIDA LIMITED LIABILITY COMPANY
PRINTED NAME: JAMES S. GIBSON
BY: [Signature]
WITNESS: DOUGLAS PAPP
PRINTED NAME: NICHOLAS GABRIEL
TITLE: CHIEF INVESTMENT OFFICER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 10/14/2025 DAY OF MARCH, 2025, BY DOUGLAS PAPP, AS CHIEF INVESTMENT OFFICER OF SALVON WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/14/2025
SIGNATURE: [Signature]
PRINTED NAME: ZACHARY JAMES HOBROCK



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE PROPERTY DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 34845 AT PAGE 935 AND OFFICIAL RECORD BOOK 33580 AT PAGE 1506 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ITS SAID OFFICE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF INVESTMENT OFFICER, THIS 10/14/2025 DAY OF MARCH, 2025, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESS: SALVON WELLINGTON LLC,
A FLORIDA LIMITED LIABILITY COMPANY
PRINTED NAME: JAMES S. GIBSON
BY: [Signature]
WITNESS: DOUGLAS PAPP
PRINTED NAME: NICHOLAS GABRIEL
TITLE: CHIEF INVESTMENT OFFICER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 10/14/2025 DAY OF MARCH, 2025, BY DOUGLAS PAPP, AS CHIEF INVESTMENT OFFICER OF SALVON WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/14/2025
SIGNATURE: [Signature]
PRINTED NAME: ZACHARY JAMES HOBROCK



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 IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IS RECORDED IN OFFICIAL RECORD BOOK 33580 AT PAGE 1506 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF INVESTMENT OFFICER, THIS 10/14/2025 DAY OF MARCH, 2025, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

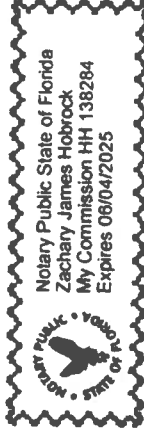
WITNESS: AMERANT BANK, N.A.
PRINTED NAME: JAMES S. GIBSON
BY: [Signature]
WITNESS: RICHARD FOSTER
PRINTED NAME: NICHOLAS GABRIEL
TITLE: CHIEF INVESTMENT OFFICER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 10/14/2025 DAY OF MARCH, 2025, BY RICHARD FOSTER, AS CHIEF INVESTMENT OFFICER OF AMERANT BANK, N.A., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/14/2025
SIGNATURE: [Signature]
PRINTED NAME: ZACHARY JAMES HOBROCK



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

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@JLASURVEY.NET

SCALE: 1"=120' CHECKED BY: DB DATE: 10/16/2024
DRAWN BY: MT JOB NO.: 18-107-002 REPLAT

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 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

LOTIS WELLINGTON REPLAT NO. 1

BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA OCTOBER 2024

VILLAGE OF WELLINGTON APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS STATED AND SHOWN HEREON.
DATED THIS _____ DAY OF _____, 2025.
ATTEST:
CHEVELLE D. HALL, MMC, VILLAGE CLERK MICHAEL J. NAPOLEONE, MAYOR

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 _____, 2025, BY MICHAEL J. NAPOLEONE, AS MAYOR AND CHEVELLE D. HALL, MMC, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.
MY COMMISSION EXPIRES: _____
SIGNATURE: _____
PRINTED NAME: _____

AREA TABULATION

TRACT C1	22,794.37	SQUARE FEET	0.523	ACRES
TRACT C2	120,477.34	SQUARE FEET	2.765	ACRES
TRACT C3	21,602.85	SQUARE FEET	0.496	ACRES
TRACT C4	19,695.60	SQUARE FEET	0.452	ACRES
TRACT C5	89,636.98	SQUARE FEET	2.058	ACRES
TRACT C6	22,699.86	SQUARE FEET	0.521	ACRES
TRACT C7	50,393.92	SQUARE FEET	1.157	ACRES
TRACT C8	52,100.30	SQUARE FEET	1.196	ACRES
TRACT C9	16,363.47	SQUARE FEET	0.376	ACRES
TRACT C10	16,864.37	SQUARE FEET	0.387	ACRES
TRACT D1	192,107.15	SQUARE FEET	4.410	ACRES
TRACT D2	23,068.80	SQUARE FEET	0.530	ACRES
TRACT G	128,736.54	SQUARE FEET	2.955	ACRES
TRACT L1	13,273.74	SQUARE FEET	0.305	ACRES
TRACT L2	11,032.58	SQUARE FEET	0.253	ACRES
TRACT L3	14,499.25	SQUARE FEET	0.333	ACRES
TRACT L4	1,490.50	SQUARE FEET	0.034	ACRES
TRACT L5	1,814.44	SQUARE FEET	0.042	ACRES
TRACT L6	13,192.34	SQUARE FEET	0.303	ACRES
TRACT L7	3,160.59	SQUARE FEET	0.073	ACRES
TRACT L8	2,476.57	SQUARE FEET	0.057	ACRES
TRACT L9	7,236.20	SQUARE FEET	0.166	ACRES
TRACT L10	14,056.36	SQUARE FEET	0.323	ACRES
TRACT L11	1,004.96	SQUARE FEET	0.023	ACRES
TRACT OS1	6,003.86	SQUARE FEET	0.138	ACRES
TRACT OS2	12,034.63	SQUARE FEET	0.276	ACRES
TRACT P	36,589.68	SQUARE FEET	0.840	ACRES
TRACT R1	377,461.76	SQUARE FEET	8.663	ACRES
TRACT R2	413,049.20	SQUARE FEET	9.482	ACRES
TRACT W	1,097,263.41	SQUARE FEET	25.190	ACRES
TOTAL	2,802,181.76	SQUARE FEET	64.33	ACRES

SURVEYOR'S NOTES

- BEARINGS DEPICTED HEREON ARE RELATIVE TO THE SOUTH LINE OF WELLINGTON MUPD ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A BEARING OF NORTH 88°59'11" EAST BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.
- 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 AND THE VILLAGE OF WELLINGTON.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, OR OTHERWISE CONCIDE DRAINAGE EASEMENTS, SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY LOT OR TRACT HEREON WITHOUT THE WRITTEN APPROVAL OF THE SURVEYOR AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE AND ARE BASED UPON THE U.S. SURVEY FOOT.
- EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY THE INSTRUMENTS/ AND THE DETERMINATION BY THE GRANTEE SHALL NOT BE INTERPRETED TO DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT OR NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.
- 2023 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO (i) THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND (ii) THE UNDERLYING PLAT OF LOTIS WELLINGTON, AS RECORDED IN PLAT BOOK 134, PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. "THE LOCAL GOVERNMENT OF THE GOVERNING BODY OF A LOCAL GOVERNMENT WHICH ENCROPASSES LANDS DEPICTED OR REFERRED TO IN THE PLAT, OR ANY PART OF THE PLAT, SHALL RECORD SHALL UPON RECORDATION OF THE REPLAT AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

SURVEYOR'S 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 (PERM.S), PERMANENT CONTROL POINTS (P.C.P.S.), AND MONUMENTS ACCORDING TO SECTION 177.101(2), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY SAID STATUTE. MY SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 1/9/25

David A. Bower
DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

DENNIS J. LEAVY AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB65599
460 BUSINESS PARK WAY, SUITE B • ROYAL PALM BEACH, FLORIDA 33411
PHONE: (561) 753-0650
EVAL: SURVEY@JLASURVEY.NET

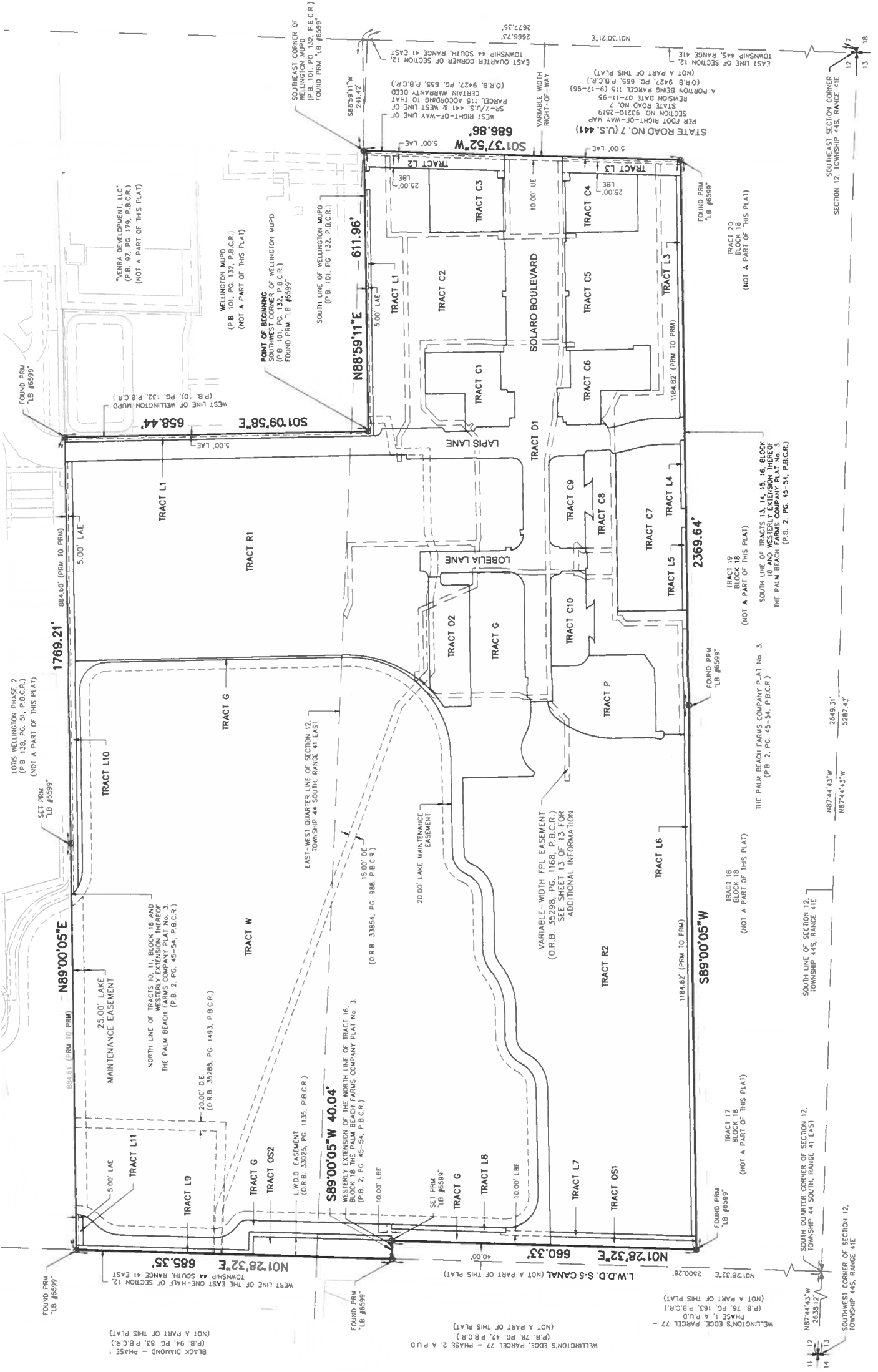
THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #65599
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LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@JLASURVEY.NET

SCALE: 1"=120'
DRAWN BY: MT
CHECKED BY: DB
JOB NO.: 18-107-002 REPLAT
DATE: 10/16/2024

OCTOBER 2024

SHEET 4 OF 13



NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S. AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

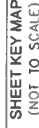
LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DOLASURVEY.NET

SCALE: 1"=120'	CHECKED BY: DB	DATE: 10/16/2024
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BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
OCTOBER 2024



AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DEGRADE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.	LAKE WORTH DRAINAGE DISTRICT
LAE	LIMITED ACCESS EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
OR.B.	OFFICIAL RECORDS BOOK
P.B	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
	4"x4" CONCRETE MONUMENT WITH BRASS DISC
R	RADIUS
UE	UTILITY EASEMENT
WSE	WATER AND SEWER EASEMENT



THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
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PHONE: (561) 753-0650 EMAIL: SURVEY@JULASURVEY.NET

SCALE: 1"=120'	CHECKED BY: DB	DATE: 10/16/2024
DRAWN BY: MT	JOB NO.: 18-107-002 REPLAT	

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OCTOBER 2024



SHEET KEY MAP
(NOT TO SCALE)

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(561) 753 - 0650

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PHONE: (561) 753-0650 EMAIL: SURVEY@DJLSURVEY.NET

SCALE: 1"=120'	CHECKED BY: DB	DATE: 10/16/2024
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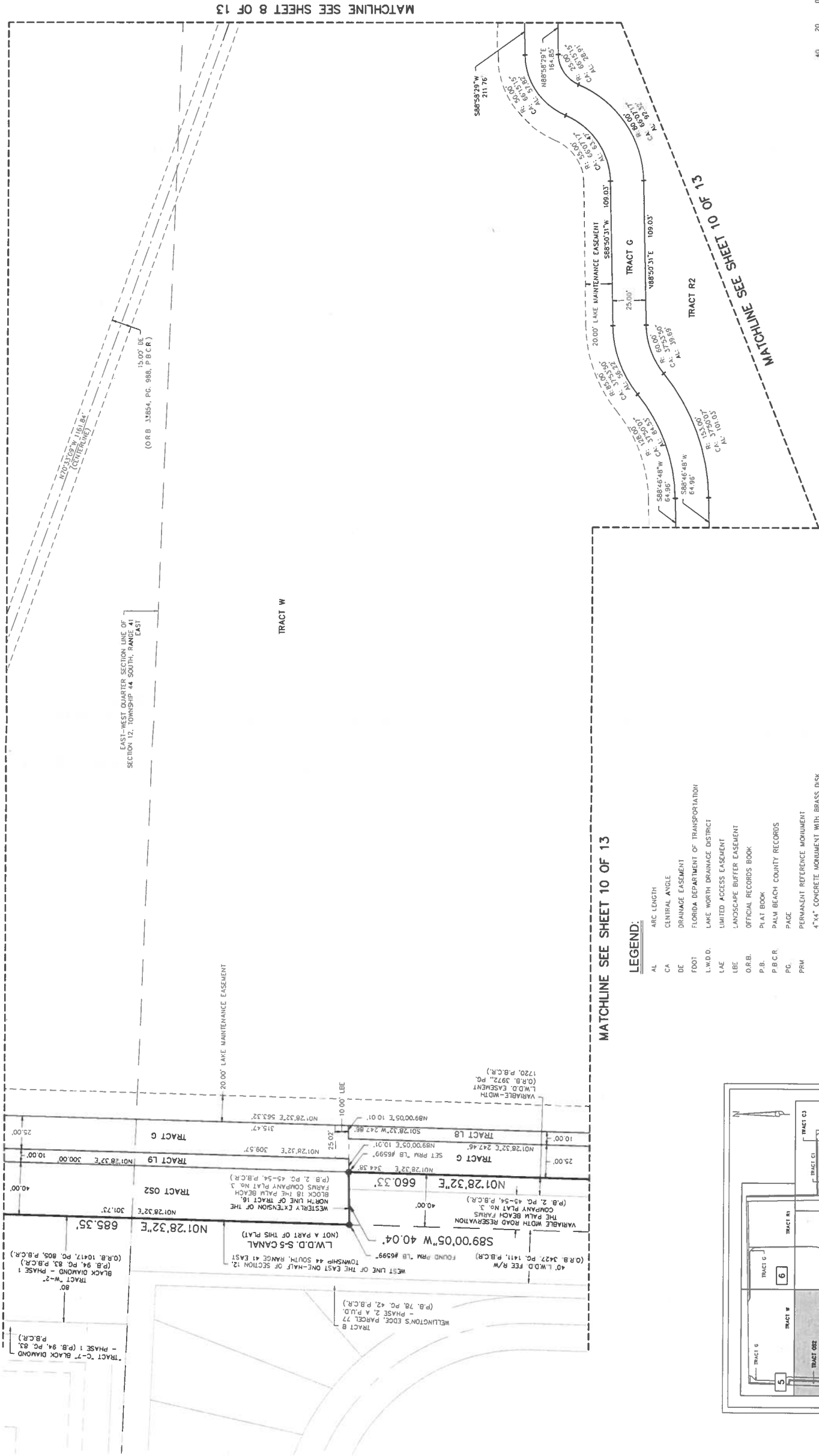
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LOTIS WELLINGTON REPLAT NO. 1

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MATCHLINE SEE SHEET 5 OF 13

SHEET 7 OF 13



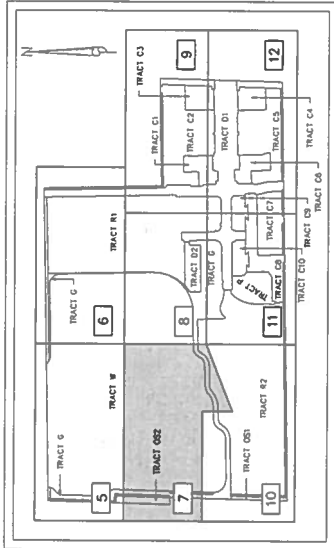
MATCHLINE SEE SHEET 8 OF 13

MATCHLINE SEE SHEET 10 OF 13

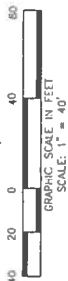
LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
LAE	LIMITED ACCESS EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
UE	UTILITY EASEMENT
WSE	WATER AND SEWER EASEMENT

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.



SHEET KEY MAP
(NOT TO SCALE)



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

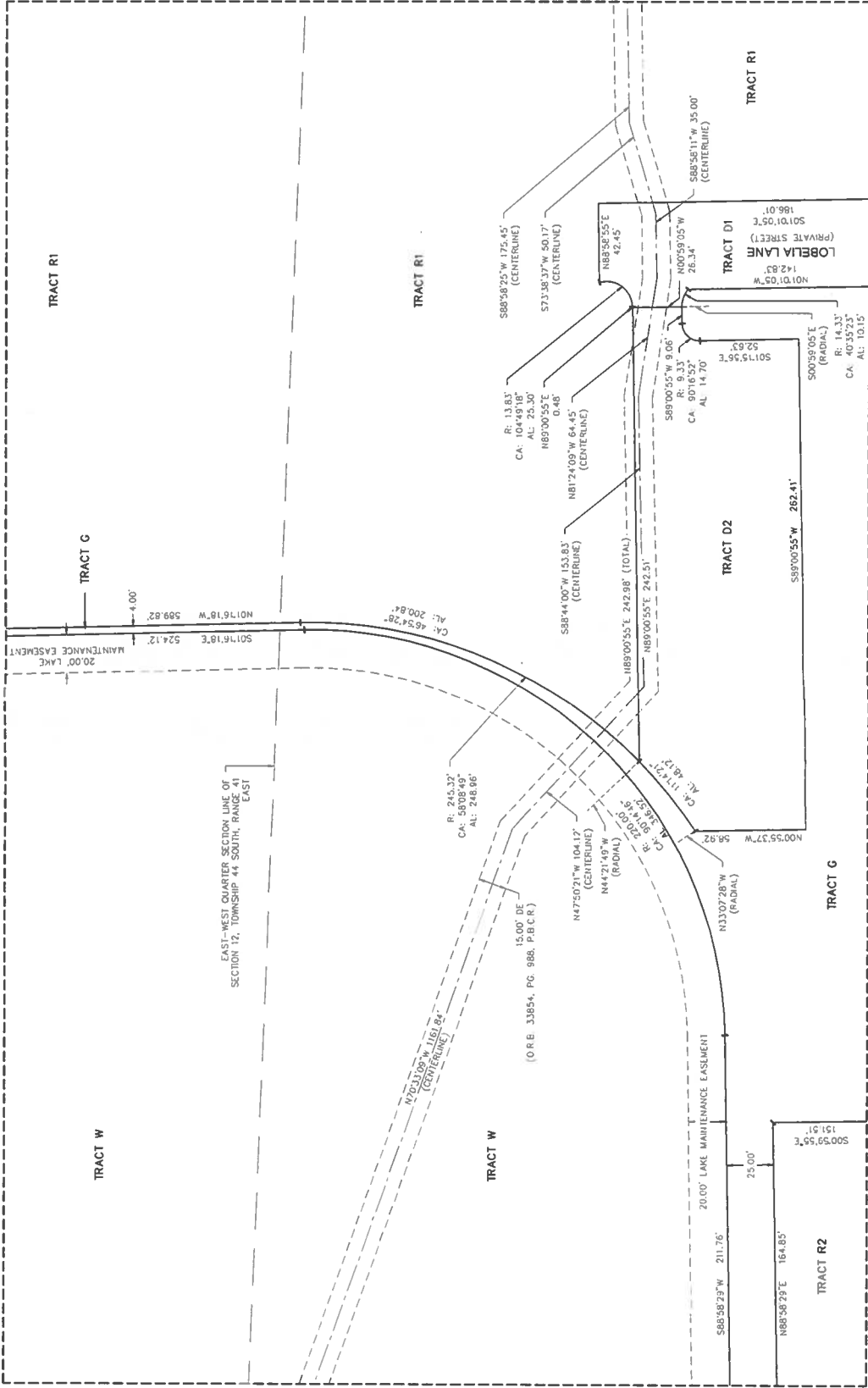
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: 1"=120' CHECKED BY: DB DATE: 10/16/2024
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LOTIS WELLINGTON REPLAT NO. 1

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MATCHLINE SEE SHEET 6 OF 13

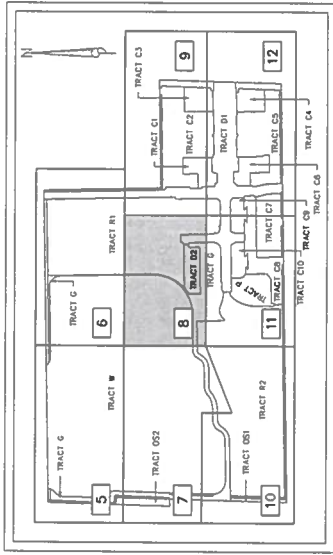


MATCHLINE SEE SHEET 9 OF 13

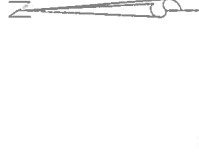
MATCHLINE SEE SHEET 11 OF 13

LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FDO	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.	LAKE WORTH DRAINAGE DISTRICT
LAE	LIMITED ACCESS EASEMENT
LB	LANDSCAPE BUFFER EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R	4"x4" CONCRETE MONUMENT WITH BRASS DISK
RA	RADIUS
UE	UTILITY EASEMENT
WSE	WATER AND SEWER EASEMENT



SHEET KEY MAP
(NOT TO SCALE)



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

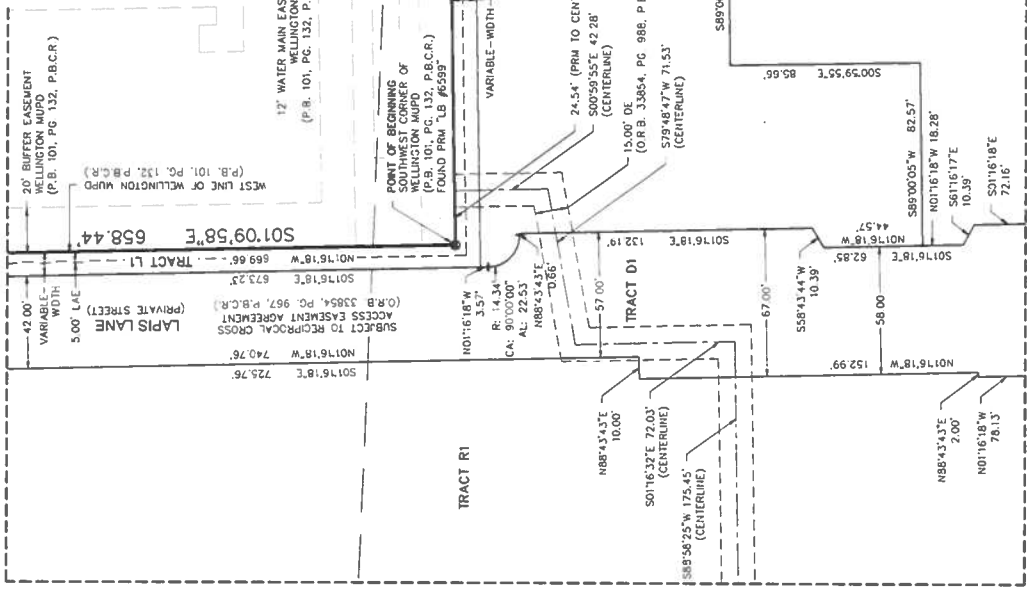
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PHONE (561) 753-0650 EMAIL: SURVEY@JLASURVEY.NET

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DRAWN BY: MT JOB NO.: 18-107-002 REPLAT

LOTIS WELLINGTON REPLAT NO. 1

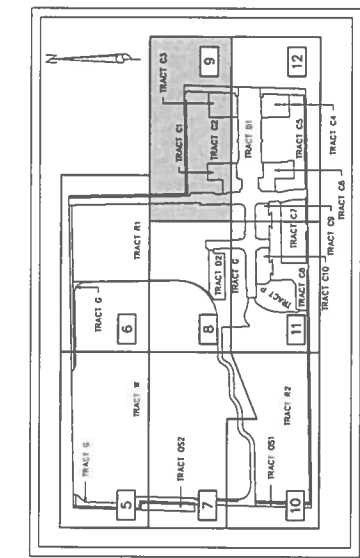
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MATCHLINE SEE SHEET 6 OF 13



MATCHLINE SEE SHEET 8 OF 13

MATCHLINE SEE SHEET 12 OF 13



LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.D.	LANE WORTH DRAINAGE DISTRICT
LAE	LIMITED ACCESS EASEMENT
LIBE	LANDSCAPE BUFFER EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R	4"x4" CONCRETE MONUMENT WITH BRASS DISK
UE	UTILITY EASEMENT
WEE	WATER AND SEWER EASEMENT

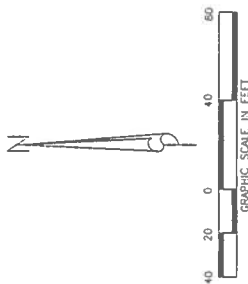
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THIS INSTRUMENT WAS PREPARED BY:
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460 BUSINESS PARK WAY, SUITE B
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(561) 753 - 0650

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

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@JLASURVEY.NET

SCALE: 1"=120' DRAWN BY: MT CHECKED BY: DB DATE: 10/16/2024
JOB NO.: 18-107-002 REPLAT

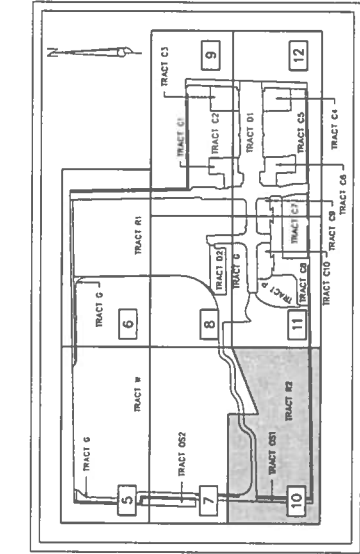
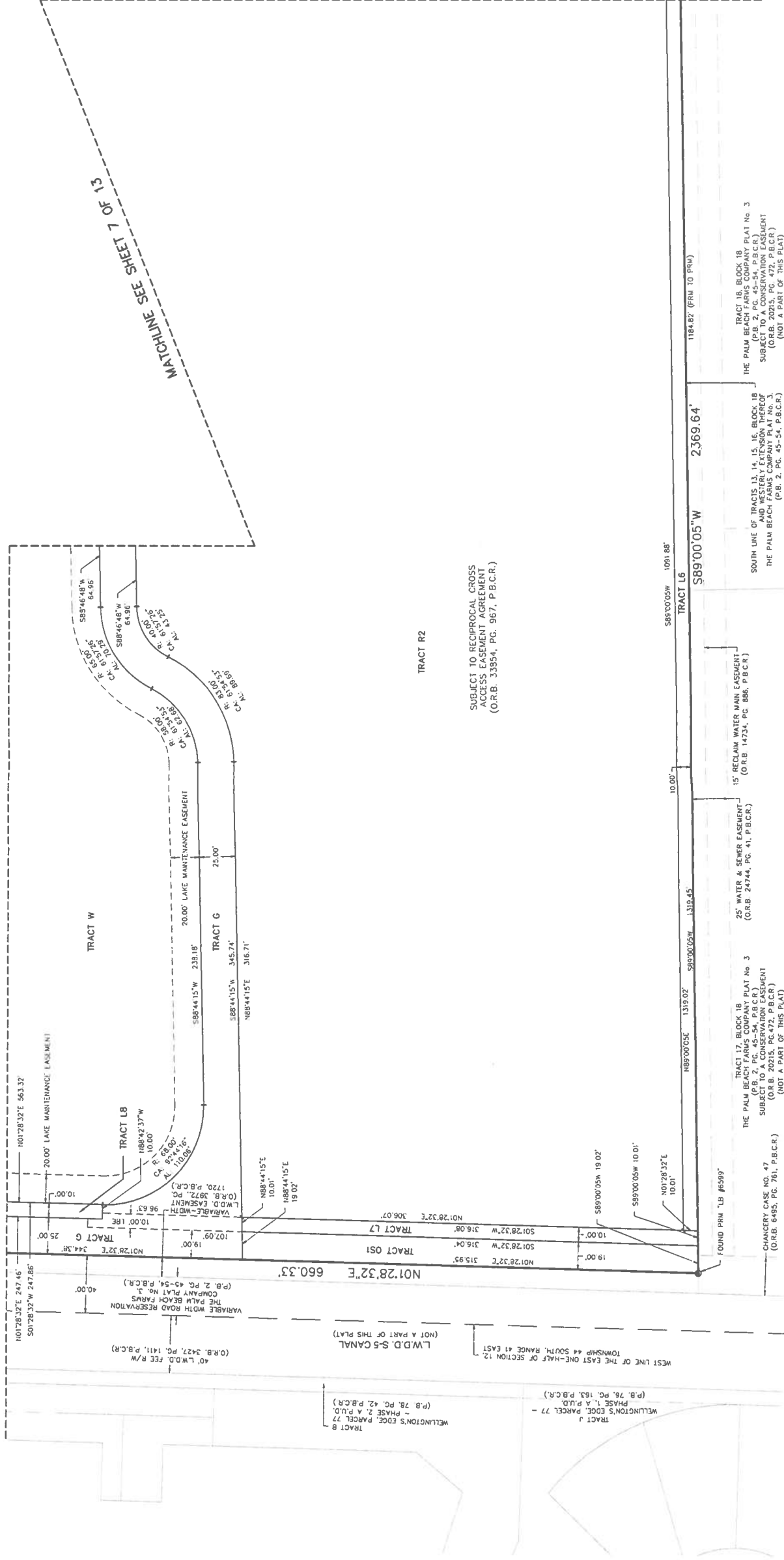


LOTIS WELLINGTON REPLAT NO. 1

BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA OCTOBER 2024

MATCHLINE SEE SHEET 7 OF 13

SHEET 10 OF 13



LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.	LAKE WORTH DRAINAGE DISTRICT
LAE	LIMITED ACCESS EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
OR.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
4"x4"	CONCRETE MONUMENT WITH BRASS DISK
R	RADIUS
UE	UTILITY EASEMENT
WSE	WATER AND SEWER EASEMENT

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HERON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S. AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

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

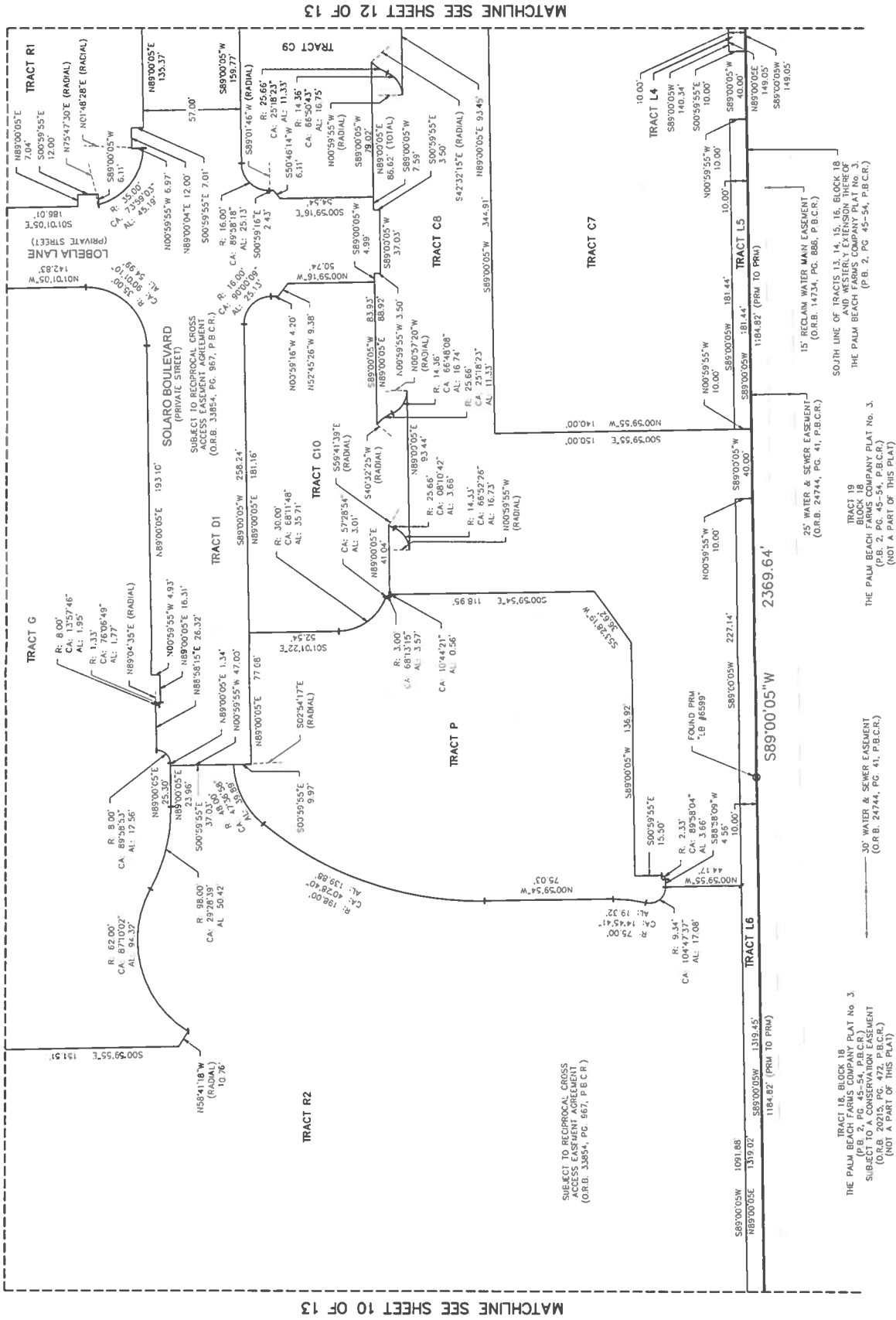
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: 1"=120' CHECKED BY: DB DATE: 10/16/2024
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LOTIS WELLINGTON REPLAT NO. 1

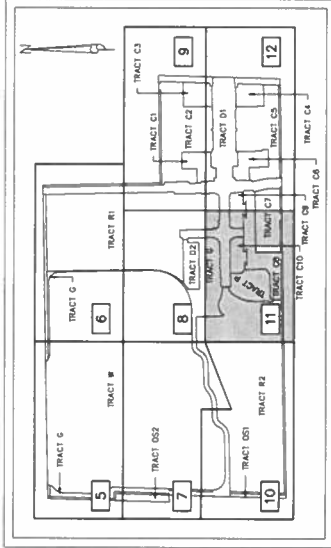
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MATCHLINE SEE SHEET 8 OF 13



LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LWD	LANE WIDTH
LWD	LANE WIDTH DRAINAGE DISTRICT
LAE	LANE ACCESS EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R	4"x4" CONCRETE MONUMENT WITH BRASS DISK
UE	UTILITY EASEMENT
WSE	WATER AND SEWER EASEMENT



SHEET KEY MAP
(NOT TO SCALE)

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THIS INSTRUMENT WAS PREPARED BY:
DAVID A. ROONEY, P.E., L.S., F.S.
OF DENNIS J. LEAVY AND ASSOCIATES, INC. L.B. #6599
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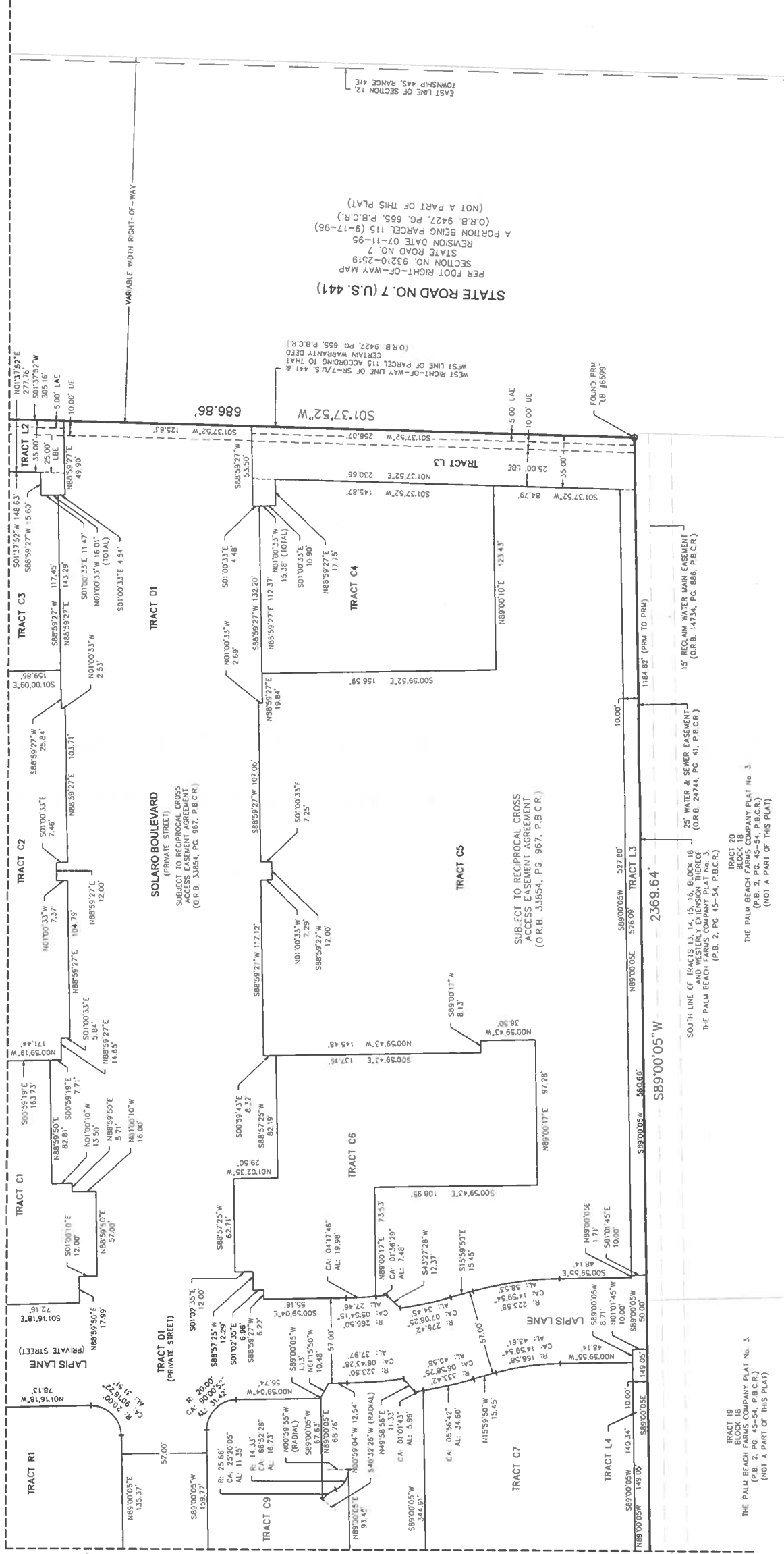
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DATE: 10/16/2024

LOTIS WELLINGTON REPLAT NO. 1

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OCTOBER 2024

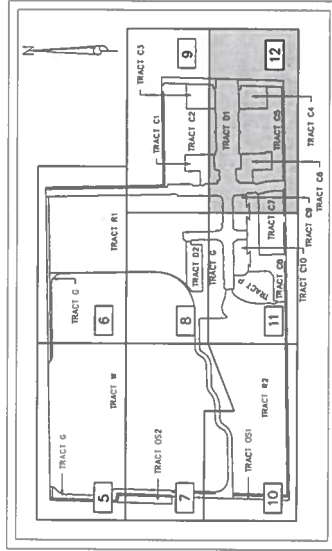
MATCHLINE SEE SHEET 9 OF 13

SHEET 12 OF 13



LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.	LAKE WORTH DRAINAGE DISTRICT
LAE	LIMITED ACCESS EASEMENT
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PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
UE	UTILITY EASEMENT
WSE	WATER AND SEWER EASEMENT



SHEET KEY MAP
(NOT TO SCALE)

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENTS, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESUMPTIVE EASEMENT.

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M., #5889 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

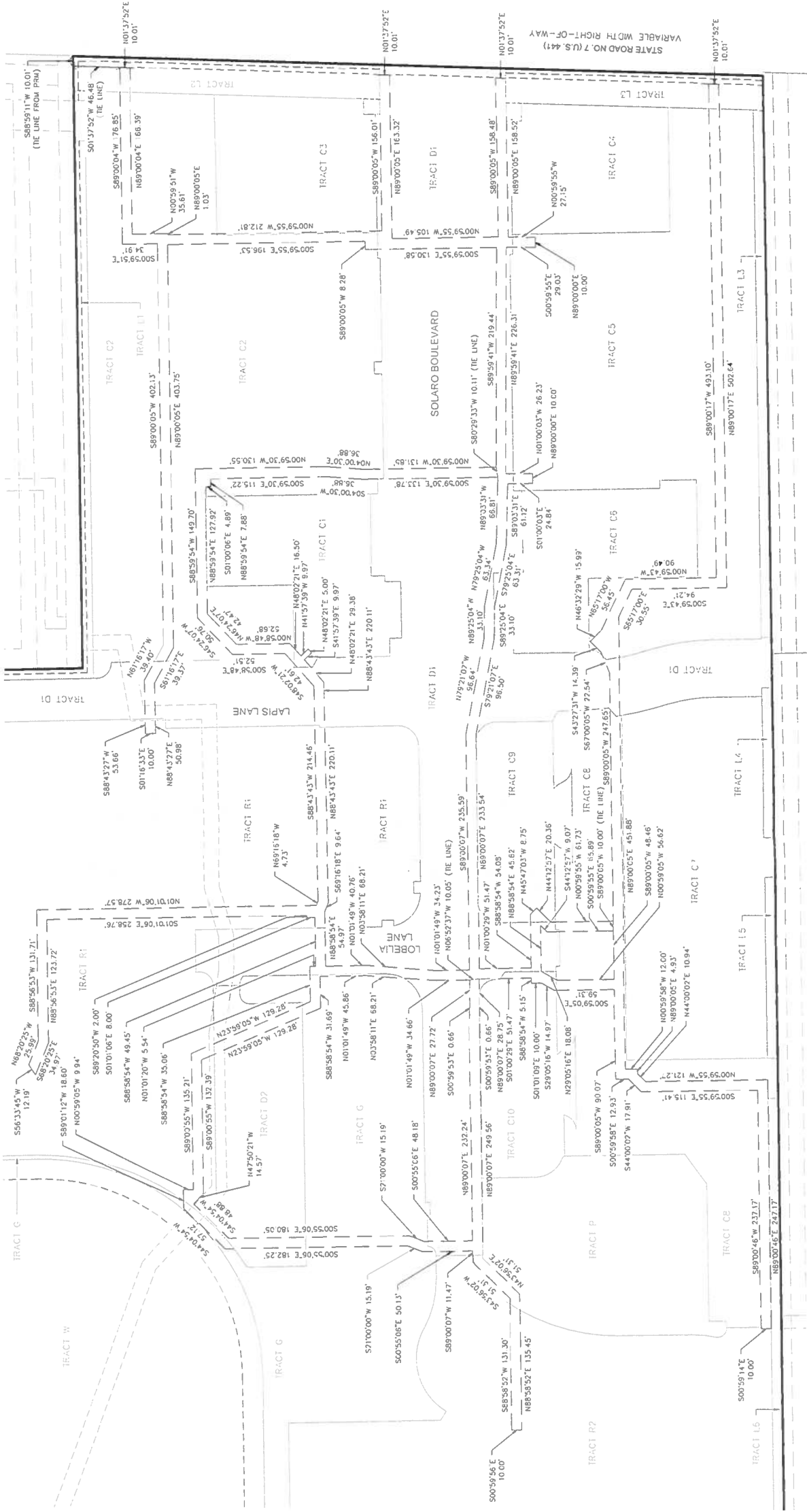
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SCALE: 1"=120' CHECKED BY: DB DATE: 10/16/2024
DRAWN BY: MT JOB NO.: 18-107-002 REPLAT

LOTIS WELLINGTON REPLAT NO. 1

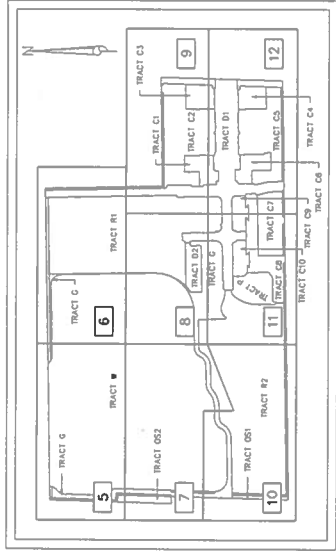
BEING A REPLAT OF LOTS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
OCTOBER 2024

SHEET 13 OF 13



LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.	LAKE WORTH DRAINAGE DISTRICT
LAE	LAKE ACCESS EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
PHM	PERMANENT REFERENCE MONUMENT
R.	RADIUS
UE	UTILITY EASEMENT
WSE	WATER AND SEWER EASEMENT



SHEET KEY MAP
(NOT TO SCALE)

VARIABLE-WIDTH FPL EASEMENT DETAIL SHEET (O.R.B. 35298, PG. 1168, P.B.C.R.)

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