

ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1

BEING A REPLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

AUGUST 2015

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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF August, 2015.

WITNESS:
[Signature]
PRINTED NAME: Randy Rivas
PRINTED TITLE: Joseph P. Fonda, S.V.P.

LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

REDESTRAN ACCESS EASEMENT (P.A.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DEDICATION NOTE

UNLESS SHOWN AND LABELED HEREON WITH EXISTING RECORD BOOK AND PAGE, ALL UNDERLYING, PREVIOUSLY RECORDED PLATS AND PUBLIC AND PRIVATE EASEMENTS ARE CANCELED AND SUPERSEDED. IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE, ANNUL AND ABANDON ANY UNDERLYING PLATS AND COVENANTS OF RECORD.

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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 11th DAY OF August, 2015.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Richard Loco AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ISLA VERDE WELLINGTON HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER PRODUCED Richard Loco AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ISLA VERDE WELLINGTON HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Richard Loco AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ISLA VERDE WELLINGTON HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER PRODUCED Richard Loco AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ISLA VERDE WELLINGTON HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ISLES, LLC, ADMINISTRATIVE MANAGER OF CIP IHG WELLINGTON HOLDINGS LLC, AS SOLE MEMBER OF ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANIES, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANIES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREON, UNLESS SHOWN AND LABELED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, THIS 11th DAY OF August, 2015.

WITNESS:
[Signature]
PRINTED NAME: Richard Loco
PRINTED TITLE: Matthew London

NOTARY STAMP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREON, UNLESS SHOWN AND LABELED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, THIS 11th DAY OF August, 2015.

WITNESS:
[Signature]
PRINTED NAME: Richard Loco
PRINTED TITLE: Matthew London

NOTARY STAMP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION AS VICE PRESIDENT SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION AS VICE PRESIDENT SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION AS VICE PRESIDENT SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION AS VICE PRESIDENT SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION AS VICE PRESIDENT SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 08453
MY COMMISSION EXPIRES: Feb. 3, 2018

NOTARY STAMP

PARCEL	SQUARE FEET	ACRES
PARCEL A	860,882	19.534
TRACT L	23,548	0.541
TRACT L1	6,632	0.152
TRACT L2	33,246	0.763
TRACT L3	18,660	0.427
TRACT W	81,656	1.874
TRACT W1	71,636	1.645
TRACT W2	42,345	0.972
TRACT W3	54,367	1.248
TRACT P1	33,277	0.764
TRACT P2	121,595	2.791
TOTAL PLAT AREA	1,335,339	30.655

VICINITY SKETCH (NOT TO SCALE)

DEEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1, BEING A REPLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, INCLUDING PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, INCLUDING THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL, 30.655 ACRES, MORE OR LESS.

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

PARCEL A

AS SHOWN HEREON IS HEREBY RESERVED BY ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

WATER MANAGEMENT TRACTS

AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DRAINAGE, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS

(L.M.A.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

ACCESS & UTILITY EASEMENT

AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND RESIDENTIAL PURPOSES AND IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED OVER ALL PUBLICLY ACCESSIBLE AREAS OF TRACTS L, L1, L2, L3, W, W1, W2, W3 AND PARCEL A.

PRESERVATION AREA TRACTS

AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

PRESERVATION AREA BUFFER EASEMENT

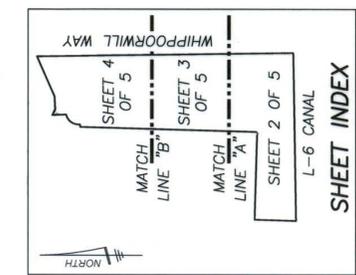
AS SHOWN HEREON IS HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

OPEN SPACE TRACTS

AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., 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.

LANDSCAPE BUFFER EASEMENTS

AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., 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.



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ M. _____ DAY OF _____, 2015, AND DULY RECORDED IN PLAT BOOK _____ AND _____ PAGES _____ AND _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 5

VILLAGE ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

BY: William Riepe, P.E.
VILLAGE ENGINEER

SURVEYOR & MAPPER'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 (P.R.M.'S) ACCORDING TO SEC. 177.08(1) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED THIS 17th DAY OF August, 2015.

ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6286
WALLACE SURVEYING CORPORATION

ACCEPTANCE OF DEDICATION AND DEDICATION NOTE BY PALM BEACH COUNTY

STATE OF FLORIDA
COUNTY OF PALM BEACH

PALM BEACH COUNTY HEREBY ACCEPTS THE DEDICATION OF THE PALM BEACH COUNTY UTILITY EASEMENTS TO PALM BEACH COUNTY AND THE DEDICATION NOTE SOLELY AS IT PERTAINS TO UTILITY EASEMENTS AS STATED AND SHOWN HEREON, THIS 11th DAY OF August, 2015.

PALM BEACH COUNTY
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Jim Stiles
DIRECTOR OF PALM BEACH COUNTY UTILITIES DEPARTMENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JIM STILES, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE DIRECTOR OF PALM BEACH COUNTY UTILITIES DEPARTMENT ON BEHALF OF PALM BEACH COUNTY, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS DIRECTOR OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT OF SAID COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION NO.: FF 137384
MY COMMISSION EXPIRES: August 29, 2018

NOTARY STAMP

SURVEYOR'S NOTES

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL BE 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
- THE PROVISIONS OF THIS INSTRUMENT SHALL BE APPLICABLE TO ALL EASEMENTS PLACED ON AN EASEMENT WITHOUT PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE EAST LINE OF THE PLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT (P.B. 115, PG. 69) BEING A WELL MONUMENTED LINE WHICH BEARS SOUTH 00°48'57" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE REAL-TIME GPS POSITIONED COORDINATES SHOWN HEREON AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE PLAT WAS COLLECTED WITH A TOPCON HIPERITE SYSTEM CONNECTED TO THE L-NET GNSS NETWORK.
- COORDINATES ARE GRID AND ARE BASED ON NAD 83 DATUM, 1980 ADJUSTMENT, FLORIDA EAST ZONE.
- SCALE FACTOR 0.99999766 GROUND AND ARE IN U.S. SURVEY FEET.
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL, IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FL 33407 LICENSED BUSINESS NO. 4689 (951) 840-4551

ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1



5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (951) 840-4551

FIELD: _____	JOB NO.: 13-1322-11	F.B. WP/08 PG. 19
OFFICE: N.I.	DATE: 10/20/2014	DWG. NO. 13-1322-11
CYCD: C.W.	REF: 13-1322.DWG	SHEET: 1 OF 5

ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1

BEING A REPLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

AUGUST 2015

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD BY _____ M.
A.D. _____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

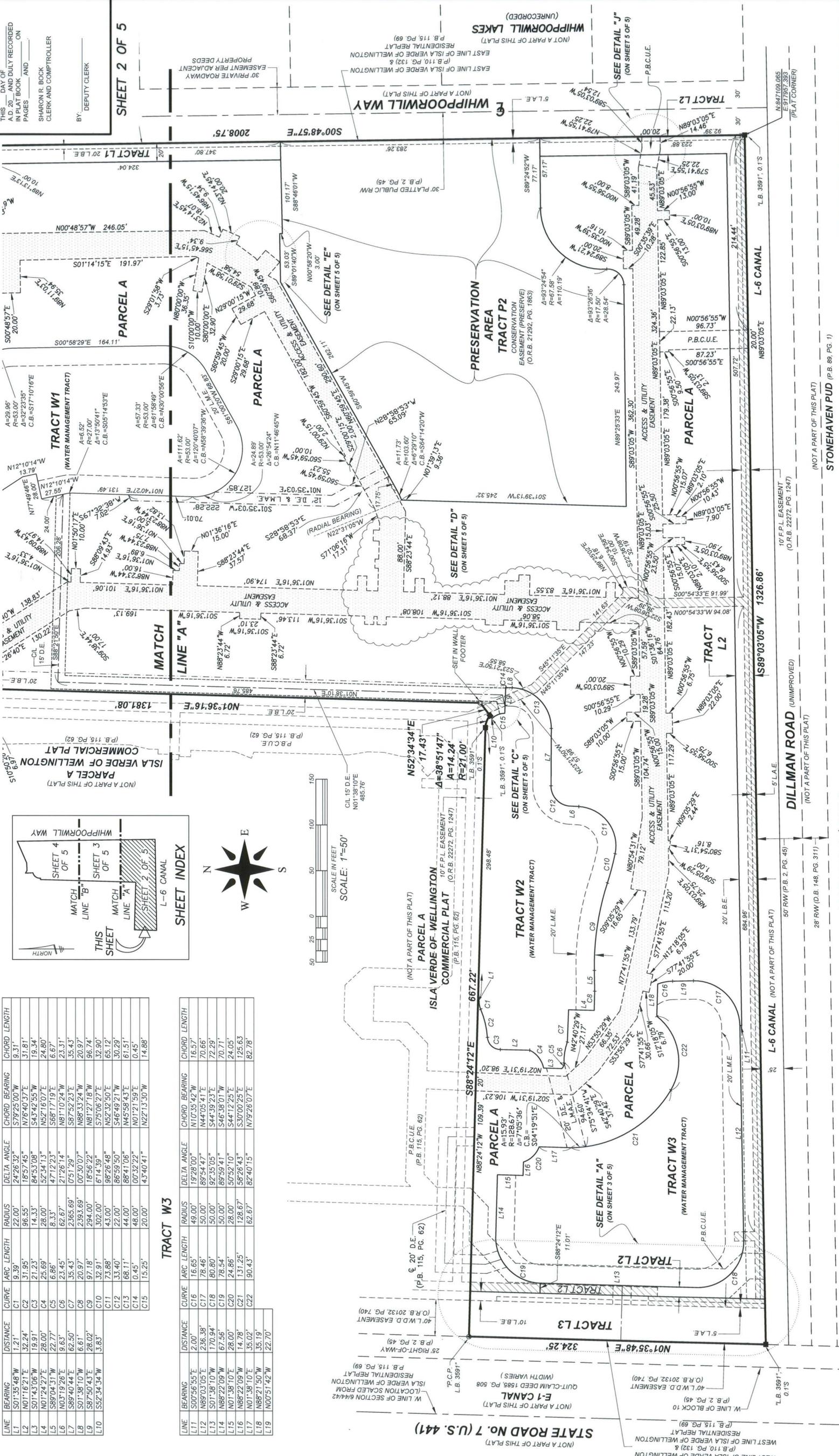
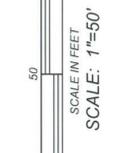
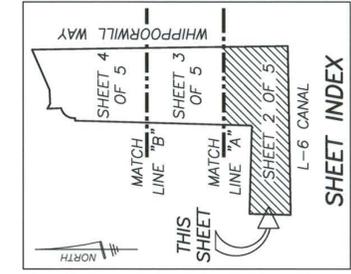
SHEET 2 OF 5

TRACT W2

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S01°35'48"W	1.21'	C1	9.39'	22.00'	24°26'32"	S79°25'00"W	9.31'
L2	N01°16'21"E	32.24'	C2	31.95'	96.55'	18°57'45"	N76°40'37"E	31.81'
L3	S01°43'06"W	19.91'	C3	21.23'	14.33'	84°53'08"	S43°42'55"W	19.34'
L4	N01°24'27"E	28.00'	C4	25.69'	28.00'	52°34'13"	N62°16'07"E	24.80'
L5	S89°04'31"W	22.77'	C5	6.86'	8.33'	47°12'23"	S68°17'19"E	6.67'
L6	N03°19'26"E	9.63'	C6	23.45'	62.67'	21°26'14"	N81°10'24"W	23.31'
L7	S89°40'44"E	62.50'	C7	35.43'	2365.69'	00°50'29"	S87°52'21"E	35.43'
L8	N01°38'10"W	6.61'	C8	20.97'	2393.69'	00°50'29"	N88°33'24"W	20.97'
L9	S01°38'10"W	6.61'	C9	20.97'	2393.69'	18°56'22"	N81°27'19"W	96.74'
L10	S52°34'34"W	2.83'	C10	32.91'	294.00'	67°14'59"	S75°06'27"E	32.90'
L11	S01°35'48"W	1.21'	C11	73.88'	43.00'	98°26'48"	N52°32'50"E	65.12'
L12	S01°35'48"W	1.21'	C12	33.40'	22.00'	86°59'50"	S46°49'21"W	30.29'
L13	S01°35'48"W	1.21'	C13	68.11'	44.00'	88°41'06"	N45°58'43"E	61.51'
L14	S01°35'48"W	1.21'	C14	0.45'	48.00'	00°32'22"	N01°21'59"E	0.45'
L15	S01°35'48"W	1.21'	C15	15.25'	20.00'	43°40'41"	N22°13'30"W	14.88'

TRACT W3

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L17	S00°56'55"E	2.00'	C16	16.65'	49.00'	19°28'00"	N70°35'42"W	16.57'
L18	N69°03'05"E	236.38'	C17	78.46'	50.00'	89°54'47"	M44°05'44"E	70.66'
L19	S01°38'10"W	170.94'	C18	80.80'	50.00'	92°35'05"	S44°39'23"E	72.29'
L20	N69°03'05"E	67.56'	C19	78.54'	50.00'	89°59'41"	S46°38'01"W	70.71'
L21	N69°03'05"E	28.00'	C20	24.86'	28.00'	50°52'10"	S44°12'25"E	24.05'
L22	N69°03'05"E	14.78'	C21	131.25'	128.67'	58°26'43"	S30°00'25"E	125.63'
L23	N01°38'10"E	35.02'	C22	90.43'	62.67'	82°40'15"	N79°26'07"E	82.78'



WALLACE SURVEYING
6885 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33411 (PH: 561-444-4444)

JOB NO.: 13-1322-11 F.B. WP108 PG. 19
DATE: 02/20/14 DWG. NO. 13-1322-11
OFFICE: N.I. REF: 13-1322.DWG SHEET 2 OF 5
CKD: C.W.

ABBREVIATIONS/LEGEND

- 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- 4"x4" CONCRETE MONUMENT WITH DISK STAMPED
- "P.R.M. LB #4569"
- SET 5/8" IRON ROD & CAP STAMPED
- WALLACE LB #4569
- FOUND IRON ROD AND CAP (AS NOTED)
- SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"
- NAIL & DISK FOUND (AS NOTED)
- CENTERLINE
- P.C.P.
- P.R.M.
- NORTHING
- EASTING
- D.B.
- L.A.E.
- L.M.E.
- L.M.A.E.
- L.B.
- L.B.E.
- DEED BOOK
- LAKE MAINTENANCE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LICENSED BUSINESS
- LANDSCAPE BUFFER EASEMENT
- DEED ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- PALM BEACH COUNTY PERMANENT CONTROL POINT
- PERMANENT REFERENCE MONUMENT
- NORTHING
- O.R.B.
- P.A.E.
- P.B.
- P.G.
- R.F.P.
- R/W
- D.E.
- OFFICIAL RECORDS BOOK
- PEDESTRIAN ACCESS EASEMENT
- PLAT BOOK
- PAGE
- ROAD PLAT BOOK
- RIGHT-OF-WAY
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- WITNESS CORNER
- ARC
- RADIUS
- CENTRAL ANGLE
- CHORD BEARING
- PALM BEACH COUNTY UTILITY EASEMENT
- UTILITY EASEMENT
- O/A
- OVERALL

ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1

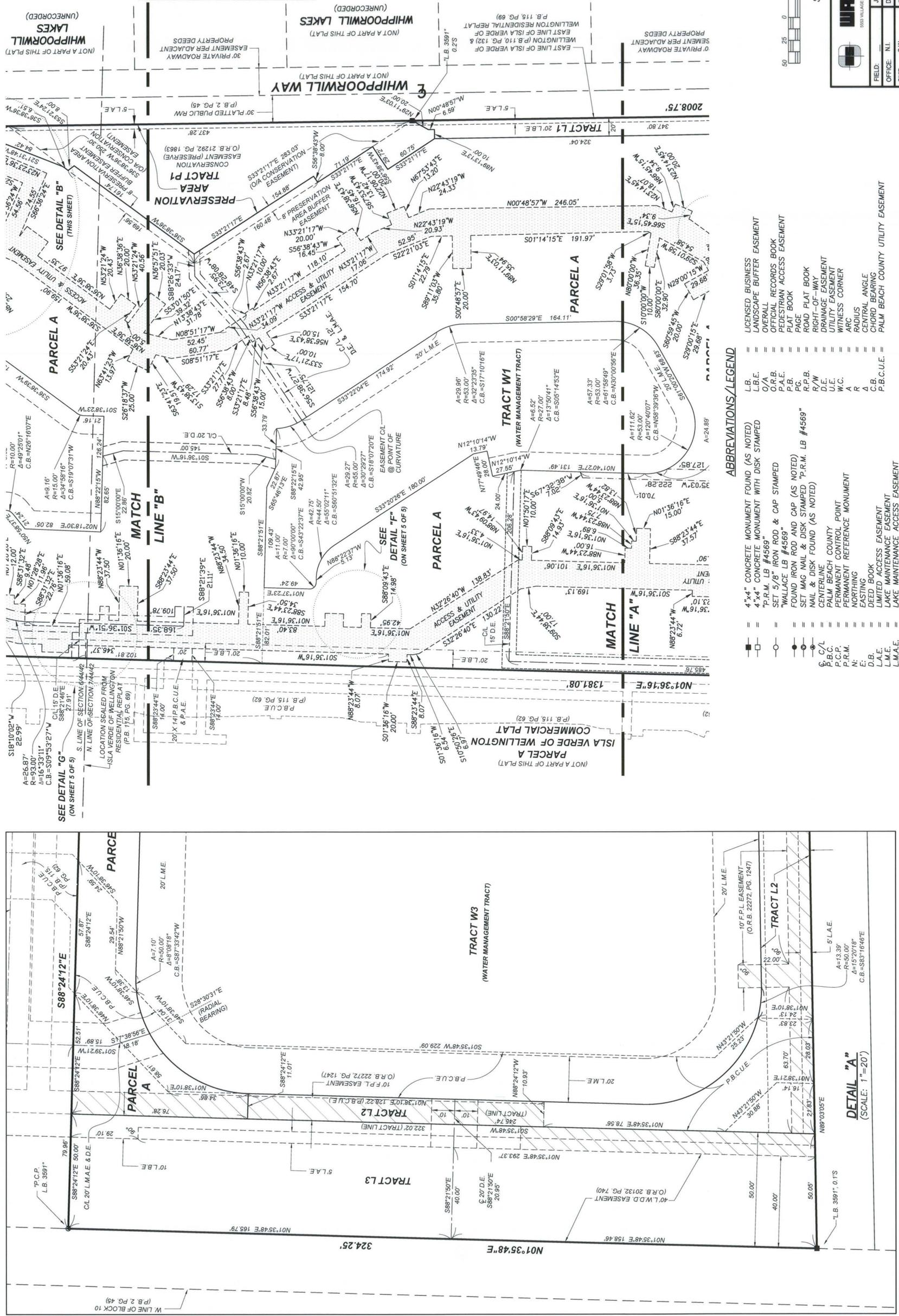
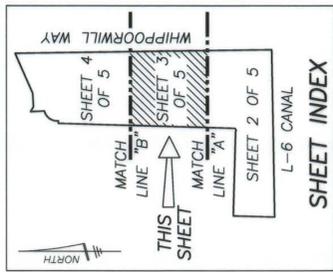
BEING A REPLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

AUGUST 2015

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD ON _____ M.
 THIS DAY OF _____
 A.D. 20____ AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER

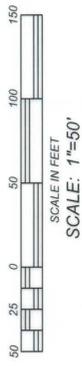
BY: _____
 DEPUTY CLERK

SHEET 3 OF 5



ABBREVIATIONS/LEGEND

- 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- 4"x4" CONCRETE MONUMENT WITH DISK STAMPED
- P.R.M. LB #4569
- SET 5/8" IRON ROD & CAP STAMPED
- FOUND IRON ROD AND CAP (AS NOTED)
- SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"
- NAIL & DISK FOUND (AS NOTED)
- CENTERLINE
- PALM BEACH COUNTY
- P.B.C. PERMANENT CONTROL POINT
- P.C.P. PERMANENT MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- N: NOTHING
- E: EASTING
- D.B. DEED BOOK
- L.A.E. LIMITED ACCESS EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
- L.B.E. LICENSED BUSINESS
- L.A.E. LANDSCAPE BUFFER EASEMENT
- O.P.B. OFFICIAL RECORDS BOOK
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.B. PLAT BOOK
- P.G. PAGE
- R.P.B. RIGHT-OF-WAY
- R/W. ROAD PLAT BOOK
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- W.C. WITNESS CORNER
- A: ARC
- R: RADIUS
- C.A. CENTRAL ANGLE
- C.B. CHORD BEARING
- P.B.C.U.E. PALM BEACH COUNTY UTILITY EASEMENT



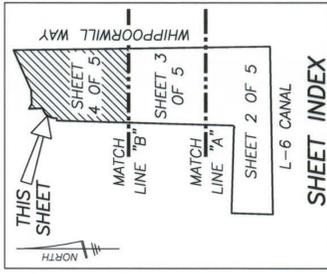
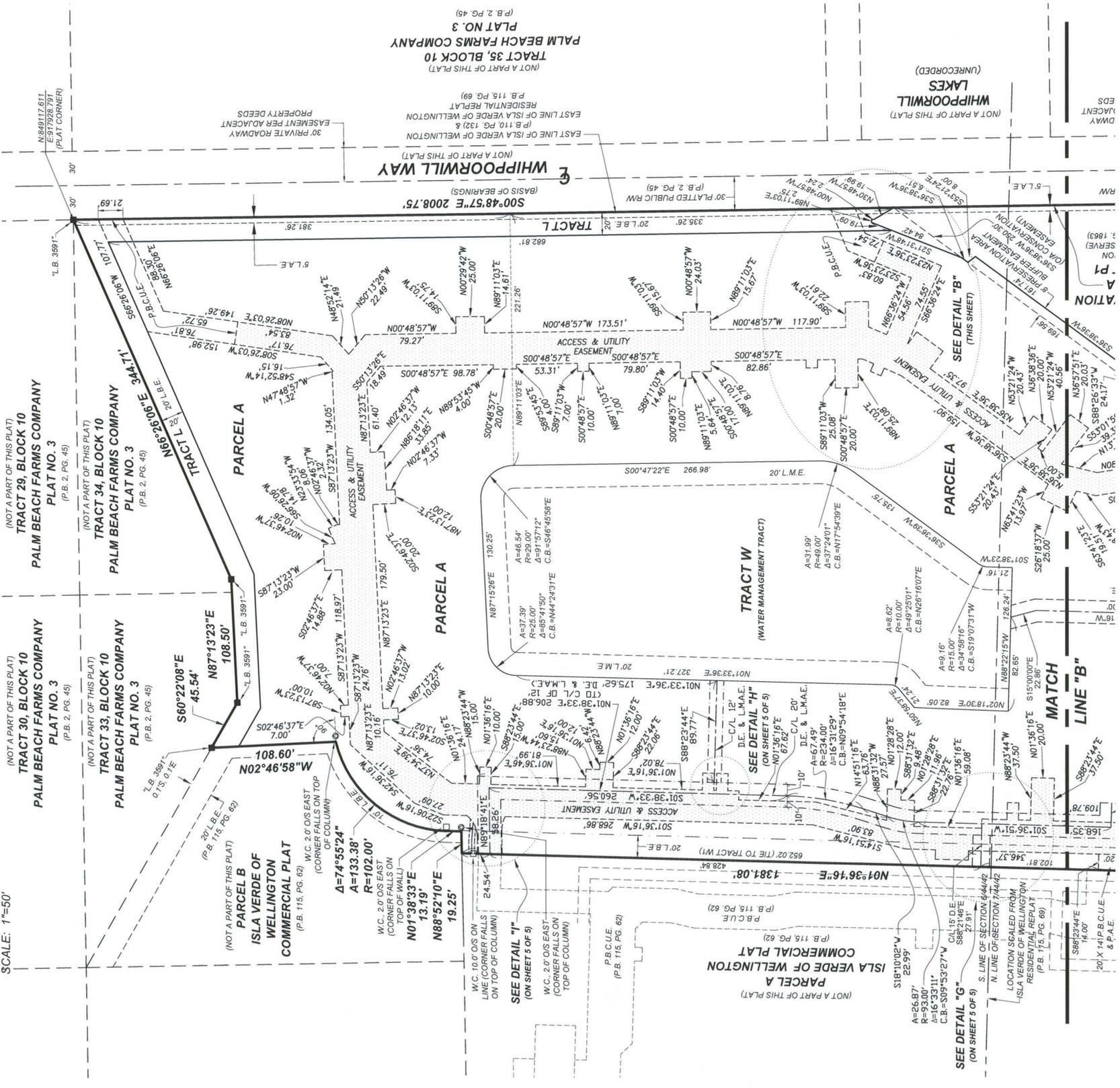
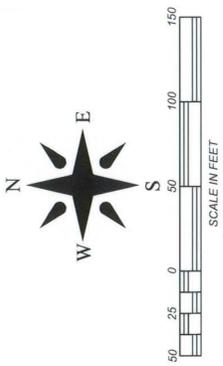
WALLACE SURVYING
 5003 WALLACE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 664-6551
 CORP. LICENSED BUSINESS # 4989

FIELD: _____ F.B. WP106 PG. 19
 OFFICE: N.I. DATE: 10/20/2014 DWG. NO. 13-1322-11
 CYCD: C.W. REF: 13-1322.DWG SHEET 3 OF 5

ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1

BEING A REPLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

AUGUST, 2015



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 A.D. _____ AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

SHEET 4 OF 5



ABBREVIATIONS/LEGEND

4"x4" CONCRETE MONUMENT FOUND (AS NOTED)	L.B.E.	LANDSCAPE BUFFER EASEMENT
4"x4" CONCRETE MONUMENT WITH DISK STAMPED	L.B.	LICENSED BUSINESS
"P.R.M. LB #4569"	O.R.B.	OFFICIAL RECORDS BOOK
"WALLACE LB #4569"	O/A	OVERALL
FOUND IRON ROD AND CAP (AS NOTED)	P.A.E.	PEDESTRIAN ACCESS EASEMENT
SET 5/8" IRON ROD & CAP STAMPED "P.R.M. LB #4569"	P.B.	PLAT BOOK
FOUND IRON ROD AND DISK STAMPED "P.R.M. LB #4569"	P.V.B.	ROAD PLAT BOOK
NAIL & DISK FOUND (AS NOTED)	R/V	RIGHT OF WAY
C/L	R/W	RIGHT OF WAY
P.B.C.	U.E.	UTILITY EASEMENT
P.C.P.	W.C.	WITNESS CORNER
P.R.M.	A	ARC
N	R	RADIUS
E	A	CENTRAL ANGLE
D.B.	A	CHORD BEARING
L.A.E.	A	PALM BEACH COUNTY UTILITY EASEMENT
L.M.E.	P.B.C.U.E.	LIMITED ACCESS EASEMENT
L.M.A.E.		LAKE MAINTENANCE ACCESS EASEMENT

WALLACE SURVYING
 CORP. LICENSED BUSINESS # 6091
 5503 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33411-4601

FIELD:	NO.	DATE:	NO.
OFFICE:	NI.	DATE:	10/20/2014
CKD:	C.W.	REF:	13-1322 DWG

F.B. WP106 PG. 19
 DWG. NO. 13-1322-11
 SHEET 4 OF 5

ISLA VERDE OF WELLINGTON RESIDENTIAL

REPLAT NO. 1

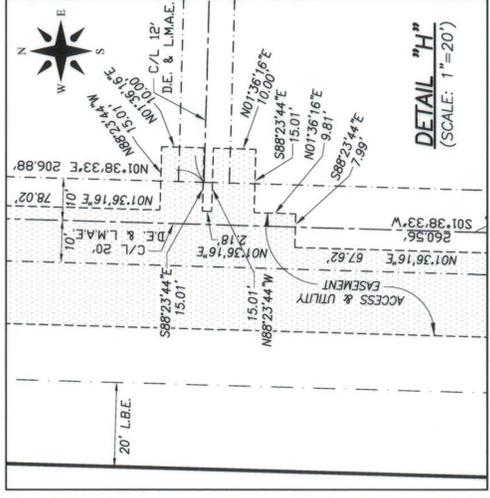
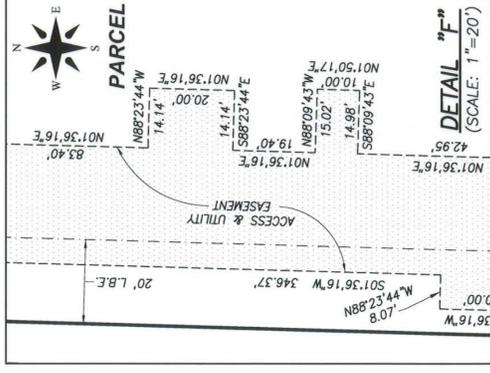
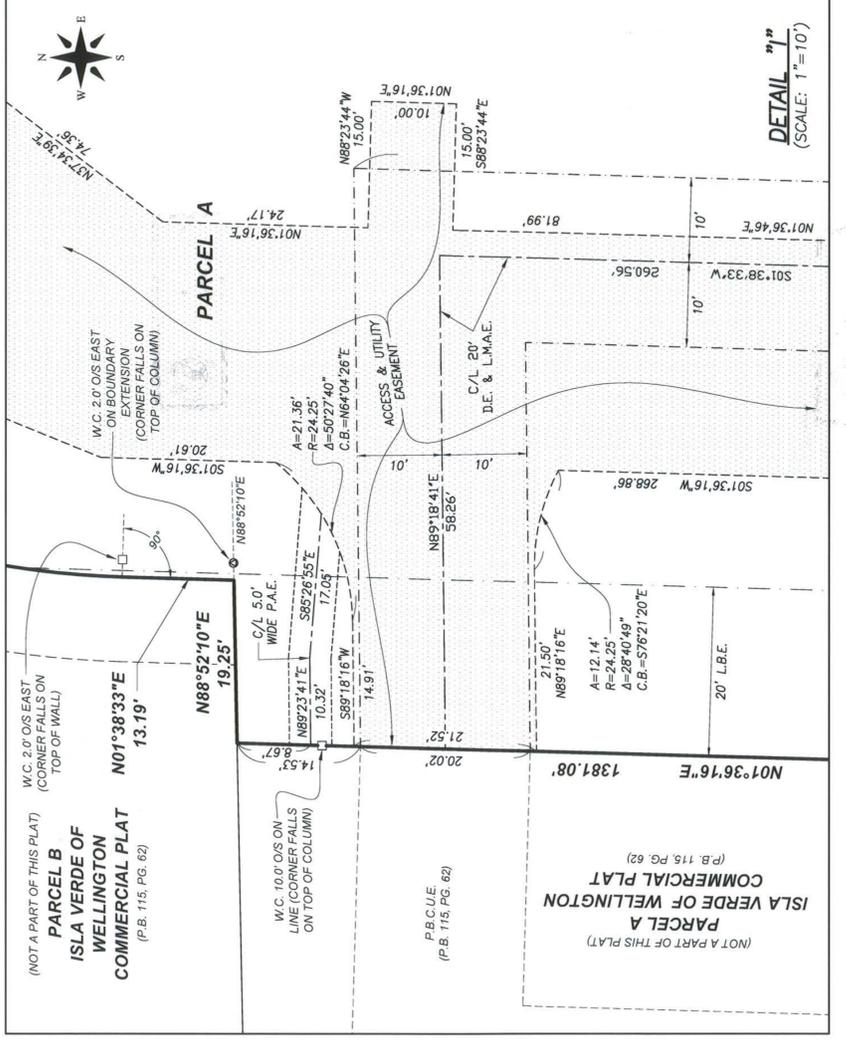
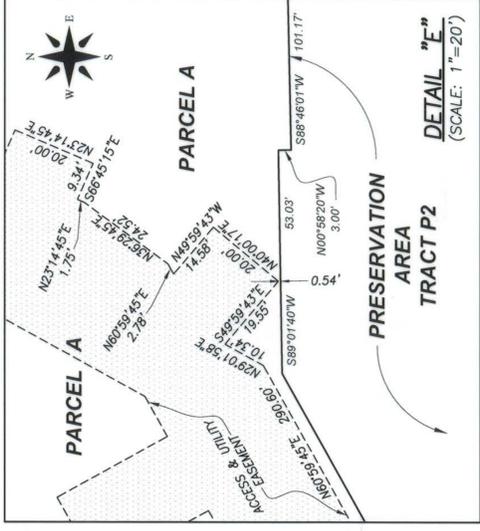
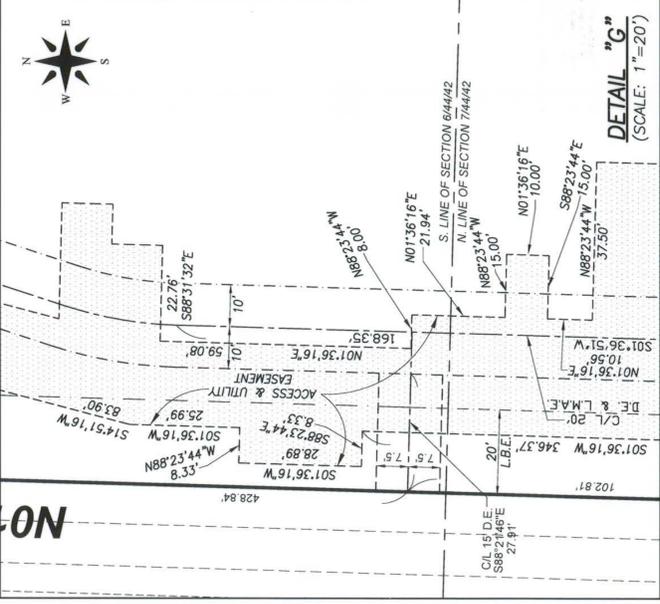
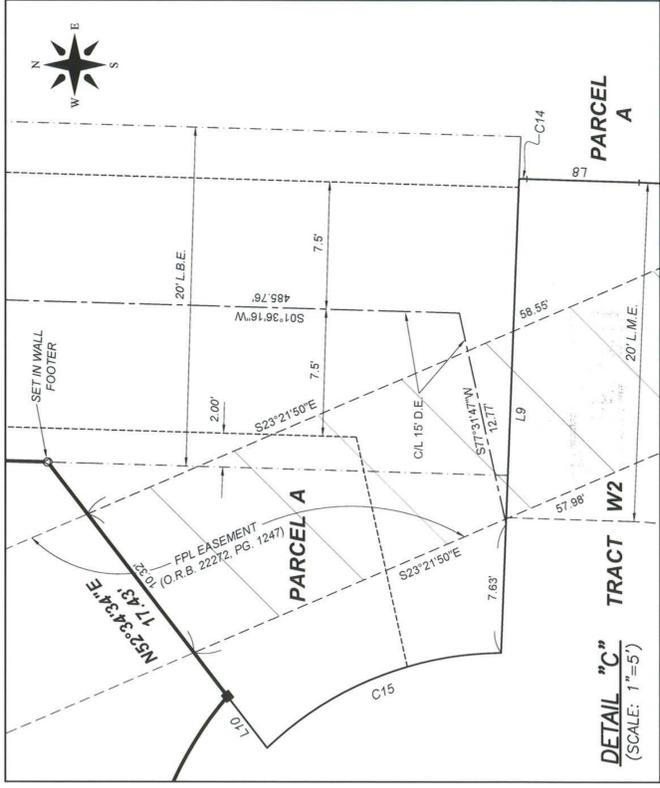
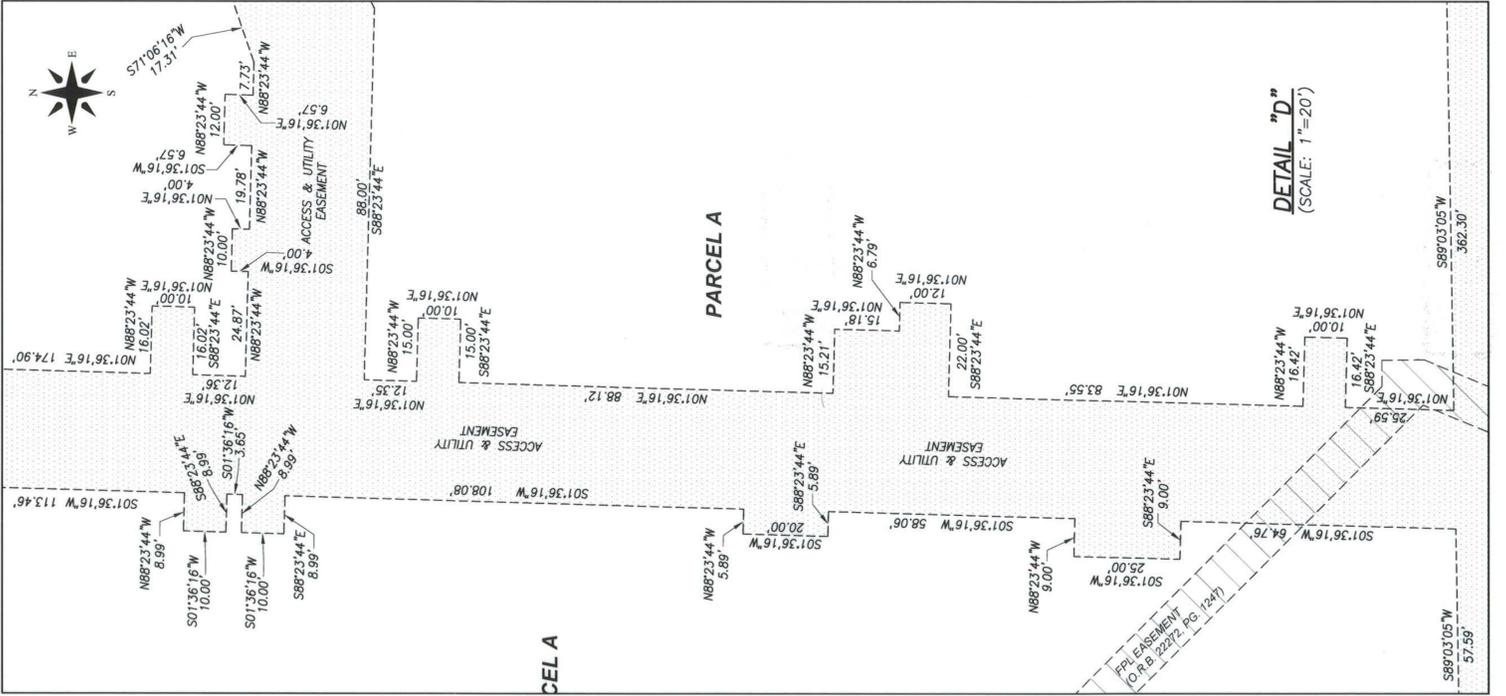
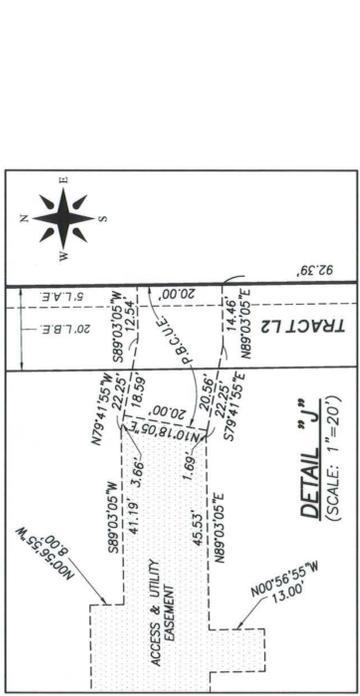
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 AND DULY RECORDED
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 PAGES _____ AND _____
 SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

SHEET 5 OF 5



ABBREVIATIONS/LEGEND

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- P.C.P.
- P.R.M.
- PERMANENT REFERENCE MONUMENT
- NORTHING
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- LIMITED ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LANDSCAPE BUFFER EASEMENT
- LICENSED BUSINESS
- O.R.B.
- O/A

EASEMENT DETAILS

WALLACE SURVYING
 5805 PALM BEACH BOULEVARD, WEST PALM BEACH, FLORIDA 33411 (407) 844-6261

JOB NO. 13-1322-11
 DATE: 10/20/2014
 DWG NO. 13-1322-11
 SHEET 5 OF 5