

WELLINGTON TENNIS CENTER

A REPLAT OF A PORTION OF TRACTS 55, 56, 57 AND 58, BLOCK 20, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTIONS 19 AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION

State of Florida }
County of Palm Beach } SS

Know all men by these presents that the Village of Wellington, owner of the land shown hereon as WELLINGTON TENNIS CENTER, being a replat of a portion of Tracts 55, 56, 57 and 58, Block 20, PALM BEACH FARMS COMPANY PLAT NO. 3, Plat Book 2, Page 45 through 54, inclusive of the Public Records, Palm Beach County, Florida, said lands lying and situate in Sections 19 and 20, Township 44 South, Range 42 East, being more particularly described as follows:

Being a portion of Tracts 55, 56, 57 and 58, Block 20, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, pages 45 through 54 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 57, Block 20; thence along the North line of the Lake Worth Drainage District L-10 Canal and the South line of said Tract 57, Block 20, North 89°24'00" East, a distance of 31.80 feet to a point of intersection of the East line of the 120 foot right-of-way of Lyons Road as recorded in Official Records Book 5712, Page 1556 of the Public Records of Palm Beach County, Florida, and the said South line of Tract 57, Block 20, said point also being the point of beginning of herein described parcel of land;

Thence, along said East right-of-way line, North 00°36'00" West, a distance of 198.27 feet, to the point of curvature of a curve, concave Easterly, having a radius of 3,140.00 feet; thence Northerly, along the arc of said curve through a central angle of 13°33'46", a distance of 743.29 feet, to a point of intersection with a line radial to said curve; thence along said radial line, South 77°02'14" East, a distance of 408.81 feet to a point on a non-radial curve concave to the Northeast, having a radius of 565.00 feet, from which a radial line bears North 40°10'59" East; thence along the arc of said curve through a central angle of 05°43'17", a distance of 56.42 feet to the point of tangency; thence South 55°32'18" East, a distance of 255.98 feet, to the point of curvature of a curve, concave Southwesterly, having a radius of 235.00 feet; thence Southeasterly, along the arc of said curve through a central angle of 38°49'58", a distance of 159.27 feet, to a point of tangency; thence South 16°42'20" East, a distance of 111.86 feet to the point of curvature of a curve concave to the Northeast having a radius of 515.00 feet; thence, along the arc of said curve, a distance of 32.48 feet to a point on a non-tangent line; thence, South 00°36'00" East, a distance of 391.52 feet to a point on the South line of said Tract 58, Block 20 and said North line of the Lake Worth Drainage District L-10 Canal; thence, along said North line and along said South line of Tracts 57 and 58, Block 20, South 89° 24'00" West, a distance of 870.79 feet to the point of beginning.

ALSO KNOWN AS:

A portion of Tracts 55, 56, 57 and 58, Block 20, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, pages 45 through 54 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 57, Thence North 89°03'06" East along the South line of Tract 57, for 31.80 feet to the POINT OF BEGINNING and to a point on the East line of the 120 foot right-of-way of Lyons Road as recorded in Official Records Book 5712, Page 1556 of the Public Records of Palm Beach County, Florida, the following two (2) courses being along said East right-of-way line; Thence North 00°56'54" West, for 198.27 feet to a point of curvature with a curve concave to the East, said curve having a radius of 3,140.00 feet and a central angle of 13°33'46"; Thence Northerly along said curve for 743.29 feet to a Southerly line of VILLAGEWALK OF WELLINGTON PLAT FOUR, according to the plat thereof, as recorded in Plat Book 100, at Page 113, of the Public Records of Palm Beach County, Florida, the following seven (7) courses being along said Southerly and Westerly lines of said plat; Thence South 77°23'08" East, for 408.81 feet to a point at the beginning of a non-tangent curve, concave to the Northeast, said curve having a radius of 565.00 feet, a central angle of 05°43'17" and from said point a radial line bears North 39°50'05" East; Thence Southeasterly along said curve for 56.42 feet; Thence South 55°33'12" East, for 255.98 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 235.00 feet and a central angle of 38°49'58"; Thence a Southeasterly along said curve for 159.27 feet; Thence South 17°03'14" East, for 111.86 feet to a point of curvature with a curve concave to the East, said curve having a radius of 515.00 feet and a central angle of 03°36'49"; Thence Southerly along said curve for 32.48 feet; Thence South 00°36'54" East, for 391.52 feet to the south line of said Tracts 57 and 58; Thence South 89°03'06" West along said south line, for 870.79 feet to the POINT OF BEGINNING.

Have caused the same to be surveyed and platted as shown hereon and hereby dedicates as follows:

- 1. Tract "A", as shown hereon is hereby dedicated to the Village of Wellington, its successors and/or assigns, for future development purposes and is the perpetual maintenance obligation of said owner, its successors and/or assigns.
- 2. The Landscape Buffer Easements (LBE) as shown hereon are hereby dedicated to the Village of Wellington, its successors and assigns, for landscape and buffer purposes and are the perpetual maintenance obligation of said owner, its successors and assigns.
- 3. The Utility Easement (UE), as shown hereon is hereby dedicated in perpetuity for access, construction, operation and maintenance of utility facilities, including communication cables. The installation of communication cable systems shall not interfere with the construction and maintenance of other facilities.

In witness whereof, We Bob Margolis and Awilda Rodriguez, as Mayor and Village Clerk of the Village of Wellington does hereunto set our hands and seals,

This ____ Day of ____ 2015.

By: Bob Margolis Mayor
Attest: Awilda Rodriguez Village Clerk

State of Florida }
County of Palm Beach } SS

Know all men by these presents that the Village of Wellington, owner of the land shown hereon as WELLINGTON TENNIS CENTER, being a replat of a portion of Tracts 55, 56, 57 and 58, Block 20, PALM BEACH FARMS COMPANY PLAT NO. 3, Plat Book 2, Page 45 through 54, inclusive of the Public Records, Palm Beach County, Florida, said lands lying and situate in Sections 19 and 20, Township 44 South, Range 42 East, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 57, Block 20; thence along the North line of the Lake Worth Drainage District L-10 Canal and the South line of said Tract 57, Block 20, North 89°24'00" East, a distance of 31.80 feet to a point of intersection of the East line of the 120 foot right-of-way of Lyons Road as recorded in Official Records Book 5712, Page 1556 of the Public Records of Palm Beach County, Florida, and the said South line of Tract 57, Block 20, said point also being the point of beginning of herein described parcel of land;

ALSO KNOWN AS:

A portion of Tracts 55, 56, 57 and 58, Block 20, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, pages 45 through 54 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

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Have caused the same to be surveyed and platted as shown hereon and hereby dedicates as follows:

- 1. Tract "A", as shown hereon is hereby dedicated to the Village of Wellington, its successors and/or assigns, for future development purposes and is the perpetual maintenance obligation of said owner, its successors and/or assigns.
- 2. The Landscape Buffer Easements (LBE) as shown hereon are hereby dedicated to the Village of Wellington, its successors and assigns, for landscape and buffer purposes and are the perpetual maintenance obligation of said owner, its successors and assigns.
- 3. The Utility Easement (UE), as shown hereon is hereby dedicated in perpetuity for access, construction, operation and maintenance of utility facilities, including communication cables. The installation of communication cable systems shall not interfere with the construction and maintenance of other facilities.

In witness whereof, We Bob Margolis and Awilda Rodriguez, as Mayor and Village Clerk of the Village of Wellington does hereunto set our hands and seals,

This ____ Day of ____ 2015.

By: Bob Margolis Mayor
Attest: Awilda Rodriguez Village Clerk

A REPLAT OF A PORTION OF TRACTS 55, 56, 57 AND 58, BLOCK 20, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTIONS 19 AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Bob Margolis and Awilda Rodriguez who are personally known to me, and who executed the foregoing instrument as Mayor and Village Clerk of the Village of Wellington, a Florida 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.

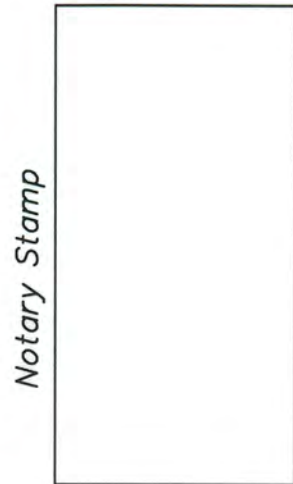
WITNESS my hand and official seal this ____ day of ____ 2015.

My commission expires: ____ (Date)

By: Notary Public

Print Name: ____

Commission Number: ____



APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION, VILLAGE OF WELLINGTON

State of Florida }
County of Palm Beach } SS

The Village of Wellington, its successors and/or assigns, hereby approves the Plat and accepts the dedications to said Village of Wellington as stated and shown, dated this ____ day of ____ 2015.

By: Bob Margolis Mayor
Attest: Awilda Rodriguez Village Clerk

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

Before me personally appeared Bob Margolis and Awilda Rodriguez who are personally known to me, and who executed the foregoing instrument as Mayor and Village Clerk of the Village of Wellington, a Florida 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.

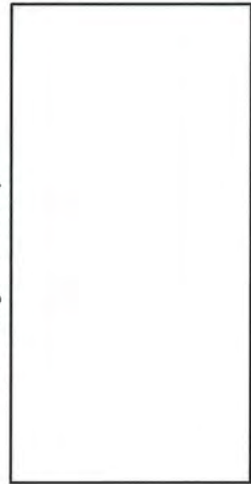
WITNESS my hand and official seal this ____ day of ____ 2015.

My commission expires: ____ (Date)

By: Notary Public

Print Name: ____

Commission Number: ____



VILLAGE OF WELLINGTON ENGINEER

State of Florida }
County of Palm Beach } SS

This plat is hereby approved for record this ____ day of ____ 2015, and has been reviewed by a Professional Surveyor and Mapper employed by the Village of Wellington, in accordance with Section 177.08(1), Florida Statutes.

Date: ____ By: William Riebe, P.E. Village Engineer

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

We, SOUTHEAST GUAMANTY AND TITLES, INC. duly licensed Title Insurance Company in the State of Florida, do hereby certify that We have examined the title to the hereon described property; that We find the title to the property is vested to the Village of Wellington; that the current taxes have been paid; that there are no mortgages of record; and that there are no other encumbrances of record.

Title Insurance Company Name: SOUTHEAST GUAMANTY AND TITLES, INC.
Florida License Number: A 249847

KEVINETH L. TOWNSEND, PRESIDENT
Title Company Officer Name and Title

Signature: Kevin Townsend Date: Feb. 12, 2015

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 ("P.R.M.'s") and monuments according to Section 177.09(9), Florida Statutes, 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.

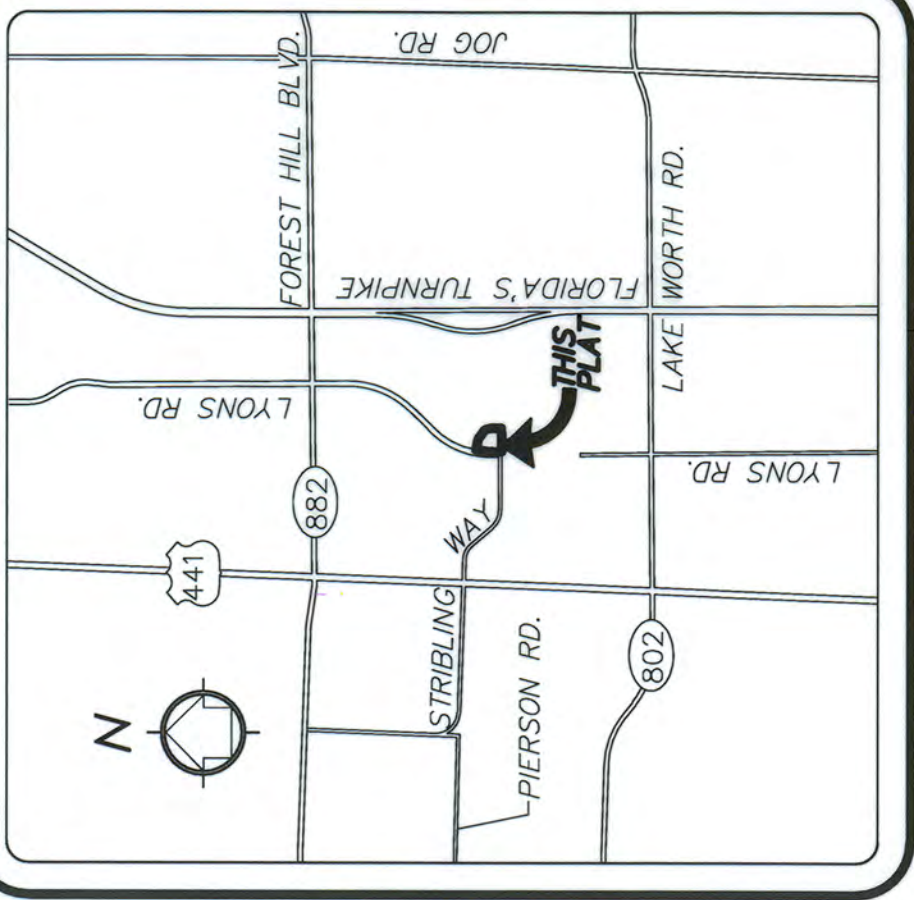
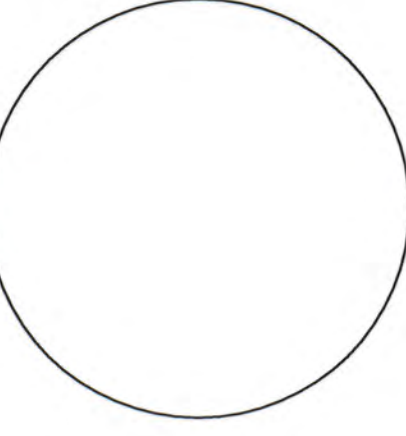
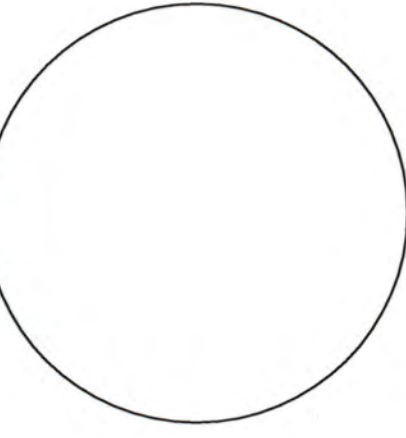
This 11th day of February 2015

Eric Matthews
Professional Surveyor and Mapper,
License No. LS 6717
State of Florida

VILLAGE OF WELLINGTON (DEDICATION)

VILLAGE OF WELLINGTON (APPROVAL)

VILLAGE OF WELLINGTON ENGINEER



State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT ____ M.
THIS ____ DAY OF ____ A.D. 2015 AND DULY RECORDED IN PLAT BOOK ____ THROUGH ____ PAGES ____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: ____ DEPUTY CLERK

SHEET 1 OF 2 SHEETS

TABULAR DATA:

Total Plat Area: 15.53± Acres
Tract "A" = 15.53± Acres

SURVEYOR'S NOTES

- 1.) 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 Palm Beach County.
- 2.) The bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the South line of Tracts 57 & 58, Block 20, said South line bears South 89°03'06" West and all other bearings are relative thereto.
- 3.) The "ALSO KNOWN AS" description shown hereon was written by the platting surveyor to match the bearings shown on the this plat and the bearing base as noted in number 2 above.
- 4.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (2007 adjustment). Control measurements meet or exceed closure for Suburban Linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. All distances are ground distances in U.S. survey feet.
Scale Factor = 1.000021683
Grid Factor = (Ground Distance) x (Scale Factor)
- 5.) Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 6.) In those cases where easements of different types cross or otherwise coincide, 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.
- 7.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable Village of Wellington approvals or permits, as required for such encroachments, except construction and planting by government entities or ardneways, sidewalks and similar surface construction.
- 8.) The building setbacks shall be as required by current Village of Wellington Zoning Regulations.
- 9.) 2010 Florida Statutes--Title XII, Chapter 177.101 (2): Vacation and amendment of Plats subdividing land. Nothing is stated and applies to the underlying plat of PALM BEACH FARMS COMPANY PLAT NO. 3.

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 recodation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat.

PROFESSIONAL SURVEYOR AND MAPPER

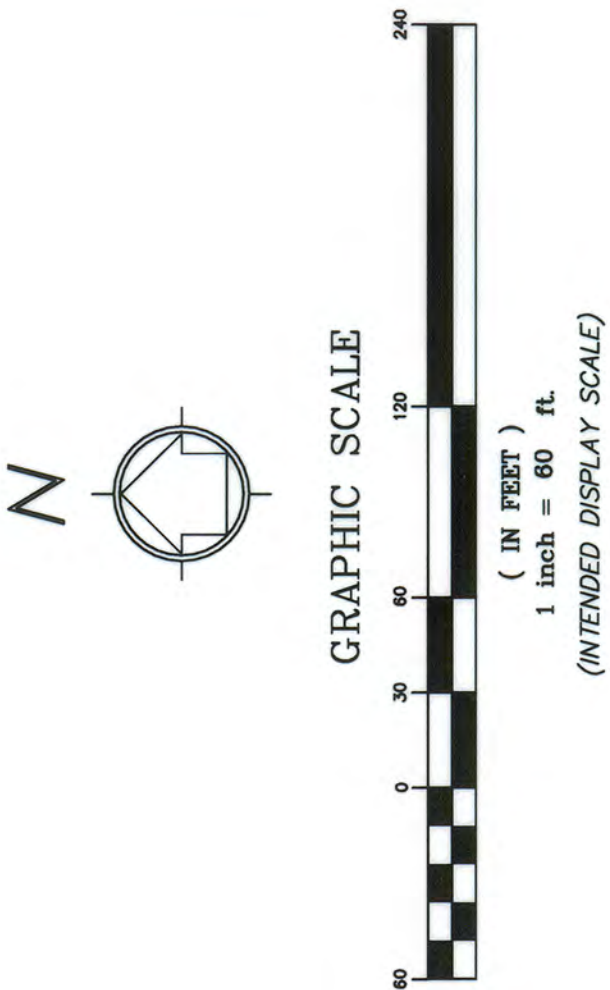
WGI Wantman Group, Inc.
Engineering Planning Surveying Environmental
2035 MSTL PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 906-2220 (561) 682-1110
CERTIFICATE OF AUTHORIZATION No. LB 7005
ORLANDO - PORT ST. LUCIE - TAMPA
THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. LS 6717
FOR THE FIRM: WANTMAN GROUP, INC.

WELLINGTON TENNIS CENTER

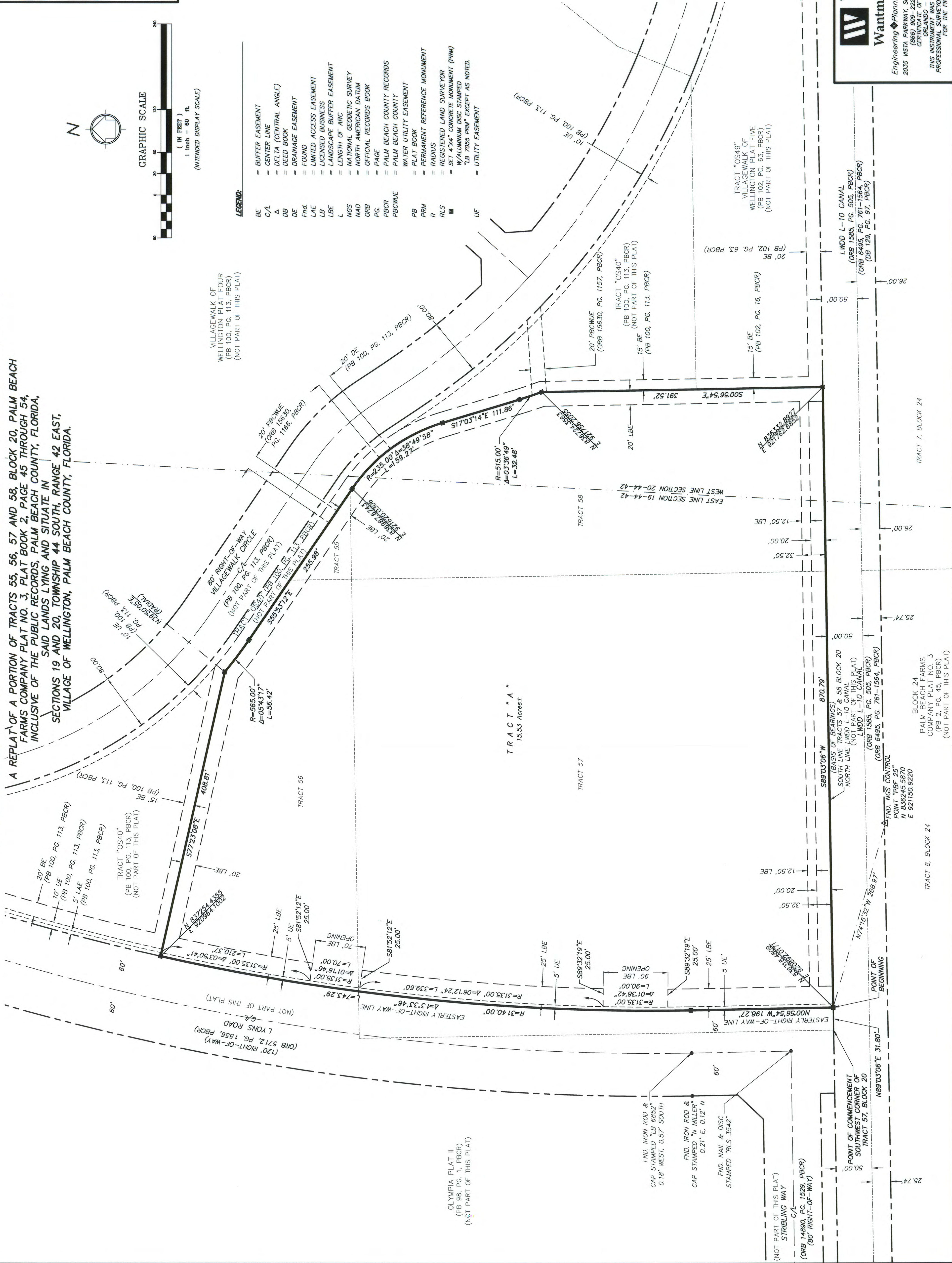
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State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2015 AND DULY RECORDED
IN PLAT BOOK _____ THROUGH _____ ON
PAGES _____
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____
DEPUTY CLERK

SHEET 2 OF 2 SHEETS



- LEGEND:**
- BE = BUFFER EASEMENT
 - C/L = CENTER LINE
 - Δ = DELTA (CENTRAL ANGLE)
 - DB = DEED BOOK
 - DE = DRAINAGE EASEMENT
 - Fnd. = FOUND
 - LAE = LIMITED ACCESS EASEMENT
 - LB = LICENSED BUSINESS
 - LBE = LANDSCAPE BUFFER EASEMENT
 - L = LENGTH OF ARC
 - NGS = NATIONAL GEODETIC SURVEY
 - NAD = NORTH AMERICAN DATUM
 - ORB = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - PBCR = PALM BEACH COUNTY RECORDS
 - PBCWUE = PALM BEACH COUNTY WATER UTILITY EASEMENT
 - PB = PLAT BOOK
 - PRM = PERMANENT REFERENCE MONUMENT
 - R = RADIUS
 - RLS = REGISTERED LAND SURVEYOR
 - = SET 4"x4" CONCRETE MONUMENT (PRM)
 - UE = W/ALUMINUM DISC STAMPED "LB 7055 PRM" EXCEPT AS NOTED.
 - UE = UTILITY EASEMENT



WGI
Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 887-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
DESIGNED BY: SHARON R. BOCK
THIS INSTRUMENT WAS PREPARED BY ERIC MATHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. LS 6717
FOR THE FIRM: WANTMAN GROUP, INC.

Exhibit B - Wellington Tennis Center Plat
Page 2 of 2