



Plat Name: Wellington Regional Medical Center
Surveyor: David A. Bower
Company: Dennis J. Leavy & Associates, Inc.

As a Professional Surveyor & Mapper in the State of Florida, to the best of my knowledge, information, and belief, I hereby certify that:

(Please check all that apply)

A. PERMANENT REFERENCE MONUMENTS

- ☒ The Permanent Reference Monuments ("P.R.M.s") for the referenced Plat have been set in accordance with the plat recordation process and the Subdivision and Development Regulation of the Village of Wellington, Florida, in effect on the date of plat approval.

B. PLAT CHANGES

- ☐ There have been no changes to the approved final Plat.
- ☒ There have been changes to the approved final Plat and have listed the changes below. These changes have been reviewed and approved by the Village of Wellington after Technical Compliance was issued.

1. The year of the signatory blocks have been updated to reflect the year "2025".
2. On sheet 3, the mortgage has been satisfied for PNC National Bank. The recording information has been added to the crossed out Mortgagee's Consent block.
3. _____
4. _____
5. _____
6. _____
7. _____

Signature: David A. Bower
Print: David A. Bower, P.S.M.
Surveyor No. LS 5888



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 PENNA-HERNANDEZ THIS 24th DAY OF February 2025

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE

WITNESS NAME Elmy Duran
Angela Dugue
WITNESS NAME Elmy Duran
Angela Dugue
WITNESS NAME Angela Dugue

BY [Signature]
PRINT NAME LUIS PENNA-HERNANDEZ
TITLE MANAGER

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 February 2025, BY CARLOS SANCHEZ, A MANAGER OF PCSI REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-18-2027 #HH440404

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 February 2025, BY LUIS PENNA-HERNANDEZ, A MANAGER OF PCSI REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-18-2027 #HH440404

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 24th DAY OF April 2025

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE

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 A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS 24th DAY OF April 2025, BY ELIZABETH MARULL, AS PRESIDENT OF A.S.L.M., INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-19-2027 #HH440404

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

BY [Signature]
GLEN C. BERNSTEIN, MANAGER

BY [Signature]
SARA J. BERNSTEIN, MANAGER

PRINT NAME Samantha Rubin
Rosemarie S. Ward
Samantha Rubin
Rosemarie S. Ward
PRINT NAME Samantha Rubin
Rosemarie S. Ward

DEDICATION AND DESCRIPTION continued:

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 GLEN C. BERNSTEIN, WHO IS A MANAGER OF FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-19-2027 #HH440404

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 SARA J. BERNSTEIN, WHO IS A MANAGER OF FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-19-2027 #HH440404

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 24th DAY OF July 2025

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE

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 A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS 24th DAY OF July 2025, BY AMITA KAMIREDDY, M.D., A MANAGER OF KAMIREDDY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-23-2025

DEDICATION AND DESCRIPTION:

IN WITNESS WHEREOF, VENKATACHALAM SHANMUGASUNDARAM 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

BY [Signature]
PRINT NAME VENKATACHALAM SHANMUGASUNDARAM
TITLE CO-TRUSTEE

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

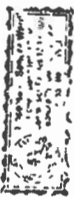
WITNESS NAME Samantha Rubin
Rosemarie S. Ward
Samantha Rubin
Rosemarie S. Ward
WITNESS NAME Samantha Rubin
Rosemarie S. Ward

DEDICATION AND DESCRIPTION continued:

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 VENKATACHALAM SHANMUGASUNDARAM, A CO-TRUSTEE OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04, WHO (X) 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 A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS 24th DAY OF April 2025, BY SHANTHI SUNDARAM, CO-TRUSTEE OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04, WHO (X) IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-19-2027 #HH440404

DEDICATION AND DESCRIPTION:

IN WITNESS WHEREOF, HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1/A/O 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

BY [Signature]
PRINT NAME HARVEY MONTUJO
TITLE MANAGER

WITNESS NAME Alexander Cacerise
Jillian Herrera

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 HARVEY MONTUJO, THE MANAGER OF HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 1/A/O HGM HOLDINGS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO (X) IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION

[Signature]
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12-19-2027 #HH440404

THIS INSTRUMENT WAS PREPARED BY
DENNIS J. LEAVY & ASSOCIATES, INC. 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 E B JOB NO 04-052-OSPLAT

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 SAID CORPORATION AS ARE STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREIN

DATED THIS 24th DAY OF April, 2025

WELLINGTON MEDICAL CONDOMINIUM, INC., A FLORIDA NON-PROFIT

WITNESS
PRINT NAME Lamantha Rubin
WITNESS
PRINT NAME Stephanie S Ward
WITNESS
PRINT NAME Rosemarie 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

ARMONDO MARULL, MD., ITS PRESIDENT
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12/18/2024

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 SAID ASSOCIATION AS ARE STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREIN

DATED THIS 27th DAY OF Jan, 2025

WRMC IV CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION

WITNESS
PRINT NAME Steven Fern
WITNESS
PRINT NAME Steven Fern

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 27th 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

Stephanie S Ward
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES 12/18/2024

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, 28408 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 AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF Aug, 2025, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE

PNC BANK, NATIONAL ASSOCIATION
SUCCESSOR-IN-INTEREST TO
FIDELITY FEDERAL SAVINGS BANK OF FLORIDA

WITNESS
PRINTED NAME
WITNESS
PRINTED NAME
WITNESS
PRINTED NAME

ACKNOWLEDGMENT:

STATE OF
COUNTY OF

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF Aug, 2025, BY PNC BANK, NATIONAL ASSOCIATION, (N/A) FIDELITY FEDERAL BANK & TRUST, ON BEHALF OF THE ASSOCIATION HE/SHE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

THE ABOVE MORTGAGE HAS BEEN SATISFIED BY THE SATISFACTION OF MORTGAGE AS RECORDED IN O.L.B. 28408, PG. 202, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 AND SECURITY AGREEMENT IN FAVOR OF 1st UNITED BANK RECORDED IN OFFICIAL RECORD BOOK 20911, 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 20054, 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 AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF Aug, 2025, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE

VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

WITNESS
PRINTED NAME Jeanne Brunson
WITNESS
PRINTED NAME Jeanne Brunson
WITNESS
PRINTED NAME Jeanne Brunson

ACKNOWLEDGMENT:

STATE OF
COUNTY OF

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF Aug, 2025, BY Jeanne 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

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

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, 32561 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 AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF Sep, 2025, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE

FIFTH THIRD BANK, NATIONAL ASSOCIATION

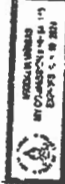
WITNESS
PRINTED NAME Michael Campos
WITNESS
PRINTED NAME Michael Campos
WITNESS
PRINTED NAME Michael Campos

ACKNOWLEDGMENT:

STATE OF
COUNTY OF

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Sep, 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, 2029



DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY • SUITE B • ROY A. PALM BEACH, FL • 33411
PHONE (561) 753-0290 FAX (561) 753-0290

THIS INSTRUMENT WAS PREPARED BY DENNIS J. LEAVY & ASSOCIATES, INC. IN THE OFFICES OF DENNIS J. LEAVY & ASSOCIATES, INC., LB #6599 460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FLORIDA 33411 (561) 753 - 0850

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 177.08(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 ASSIGNS, 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 PERSONALLY KNOWN TO ME OR HAS PRODUCED TO ME PROPER EVIDENCE OF IDENTIFICATION, AND WHO EXERCISE THE OFFICE OF MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH 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, Simon A. Rubio, 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, UNIVERSAL MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PCS REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A S.L.M. INC., A FLORIDA CORPORATION, FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KAMIREDDY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SIVA SAI VENKATACHALAM SHANMUGASUNDARAM AND SHANTHI SUNDARAM, CO-TRUSTEES OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST dtd 5/25/04 AND HCM 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 Simon A. Rubio PRINT NAME Simon A. Rubio TITLE Palm Beach Branch Manager

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 PLAT AND SURVEY DATA IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.M.S.), AND MONUMENTS ACCORDING TO SEC 177.091 (9), F.S., HAVE BEEN PLACED AND ACQUIRED BY THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND THAT ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA

DATED 11/18/2024

David A. Bower
DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO 58888

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 DEFINITION OF THE SUBDIVIDED LANDS AND THEREFORE SHALL BE CONSIDERED THE AUTHORITY FOR ANY AND ALL 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(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 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
"WHENEVER IT IS DISCOVERED THAT AFTER THE FILING OF A PLAT SUBDIVIDING A PORTION OF LANDS, THE COVENANTS, EASEMENTS, OR OTHER RIGHTS OF THE LANDS AND THEREBY SUBDIVIDED OR CAUSE SUCH LANDS ENBRACED IN SAID PLAT OR 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 THIS SECOND PLAT WOULD NOT MATERIALLY AFFECT THE RIGHT OF CONVEYMENT OF THE LANDS ENBRACED IN THE FIRST PLAT, THE GOVERNING BODY OF THE COUNTY IS AUTHORIZED BY RESOLUTION TO VACATE AND ANNULL 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, GRANTEEES, OR ASSIGNEES, AND THE CIRCUIT COURT, CLERK OF THE COUNTY SHALL THEREUPON MAKE PROPER NOTIFICATION OF THE VACATING AND ANNULLING OF THE FIRST PLAT TO THE GOVERNMENT, WHICH ENCOMPASSES LANDS ENBRACED IN ALL OR PART OF A PRIOR PLAT. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF THE COUNTY SHALL BE FILED OF PUBLIC RECORD SHALL UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNULL 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 6890, PAGE 1203, AS AMENDED IN OFFICIAL RECORDS BOOK 6891, PAGE 404
"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 11089, PAGE 1996, 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 19876, PAGE 1425, AS AMENDED IN OFFICIAL RECORDS BOOK 21146, PAGE 238
"DECLARATION OF MAINTENANCE COVENANTS" RECORDED IN OFFICIAL RECORDS BOOK 11082, 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. #58888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
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 FAX (561) 753-0290

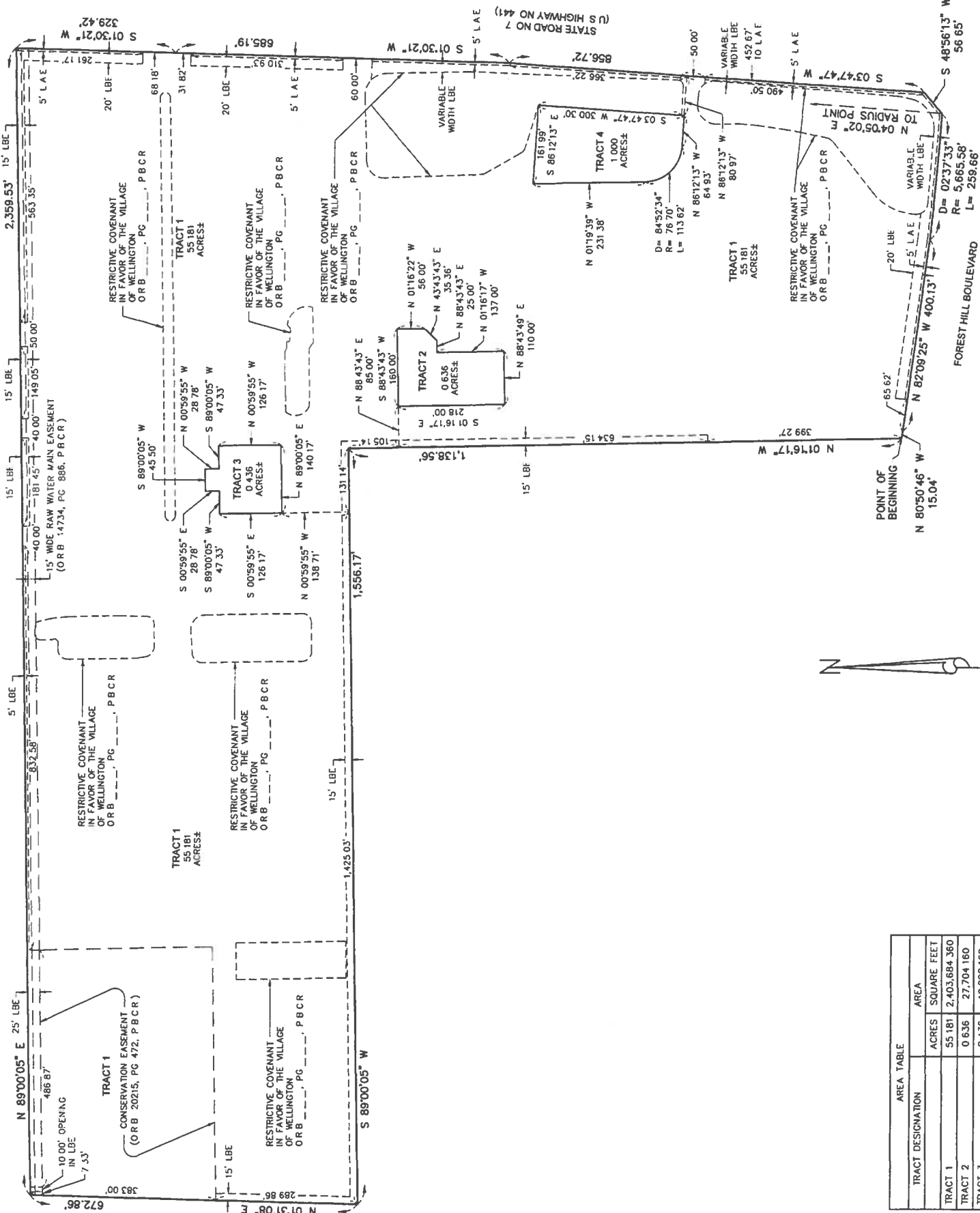
SCALE N/A CHECKED BY D.B. DATE 10/20/2008
DRAWN BY E.B. JOB NO 04-052-06PLAT

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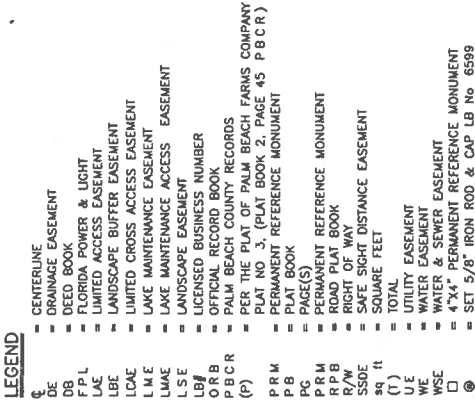
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PHONE (561) 753-0650 FAX (561) 753-0290

SCALE 1"=40' DRAWN BY F.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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SCALE	1"=40'	CHECKED BY	DB	DATE	10/20/2008
DRAWN BY	FR	JOB NO	04-052-06P1 AT		

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.

NOVEMBER 2024



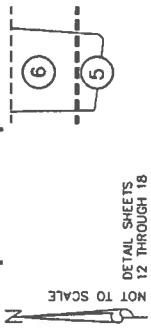
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SCALE 1"=40'	CHECKED BY D B	DATE 10/20/2008
DRAWN BY E B	JOB NO 04-052-06PLAT	

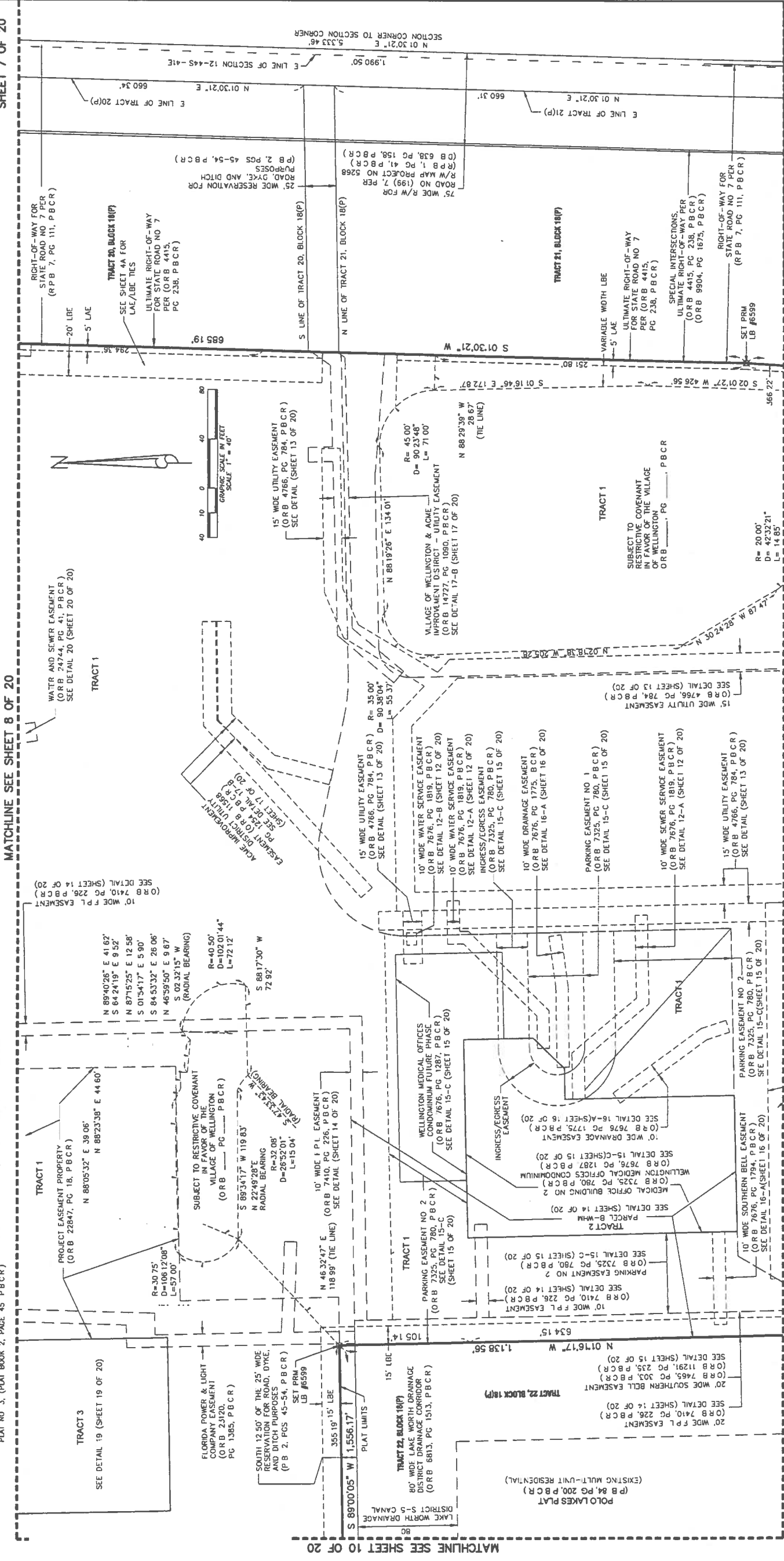
Diagram illustrating the arrangement of detail sheets 5 through 11. The sheets are numbered 5 through 11. Sheet 5 is a detail of a wall section. Sheet 6 is a detail of a wall section. Sheet 7 is a detail of a wall section. Sheet 8 is a detail of a wall section. Sheet 9 is a detail of a wall section. Sheet 10 is a detail of a wall section. Sheet 11 is a detail of a wall section. The sheets are arranged in a grid with dashed lines indicating connections. A north arrow and the text "NOT TO SCALE" are at the bottom.

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

- LEGEND**
- | | |
|------|--|
| C | = CENTERLINE |
| D | = DRAINAGE EASEMENT |
| DB | = DEED BOOK |
| FPL | = FLORIDA POWER & LIGHT |
| LAE | = LIMITED ACCESS EASEMENT |
| LOE | = UNITED CROSS ACCESS EASEMENT |
| LME | = LAKE MAINTENANCE EASEMENT |
| LMAE | = LAKE MAINTENANCE ACCESS EASEMENT |
| LSE | = LANDSCAPE EASEMENT |
| LB# | = LICENSED BUSINESS NUMBER |
| ORB | = OFFICIAL RECORD BOOK |
| PBCR | = PALM BEACH COUNTY RECORDS |
| (P) | = PER THE PLAT OF PALM BEACH FARMS
PLAT NO. 3, (PLAT BOOK 2, PAGE 45) |



KEY MAP



MATCHLINE SEE SHEET 6 OF 20

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

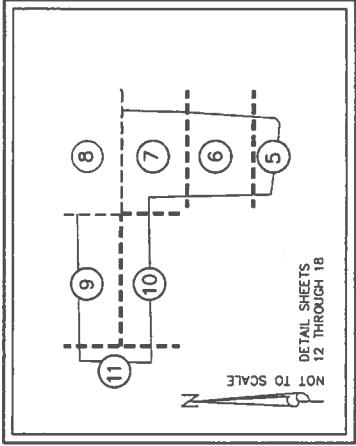
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SCALE 1"=40'	CHECKED BY O B	DATE 10/20/2008
DRAWN BY E B	JOB NO 04-052-06PLAT	

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



- LEGEND**
- CENTERLINE
 - DRAINAGE EASEMENT
 - DEED BOOK
 - FLORIDA POWER & LIGHT
 - LIMITED ACCESS EASEMENT
 - LANDSCAPE BUFFER EASEMENT
 - LIMITED CROSS ACCESS EASEMENT
 - LAKE MAINTENANCE 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
 - PAGE(S)
 - PERMANENT REFERENCE MONUMENT
 - ROAD PLAT BOOK
 - RIGHT OF WAY
 - SAFE SIGHT DISTANCE EASEMENT
 - SQUARE FEET
 - TOTAL
 - UTILITY EASEMENT
 - WATER EASEMENT
 - WATER & SEWER EASEMENT
 - 4"x4" PERMANENT REFERENCE MONUMENT
 - SET 5/8" IRON ROD & CAP LB NO. 6599

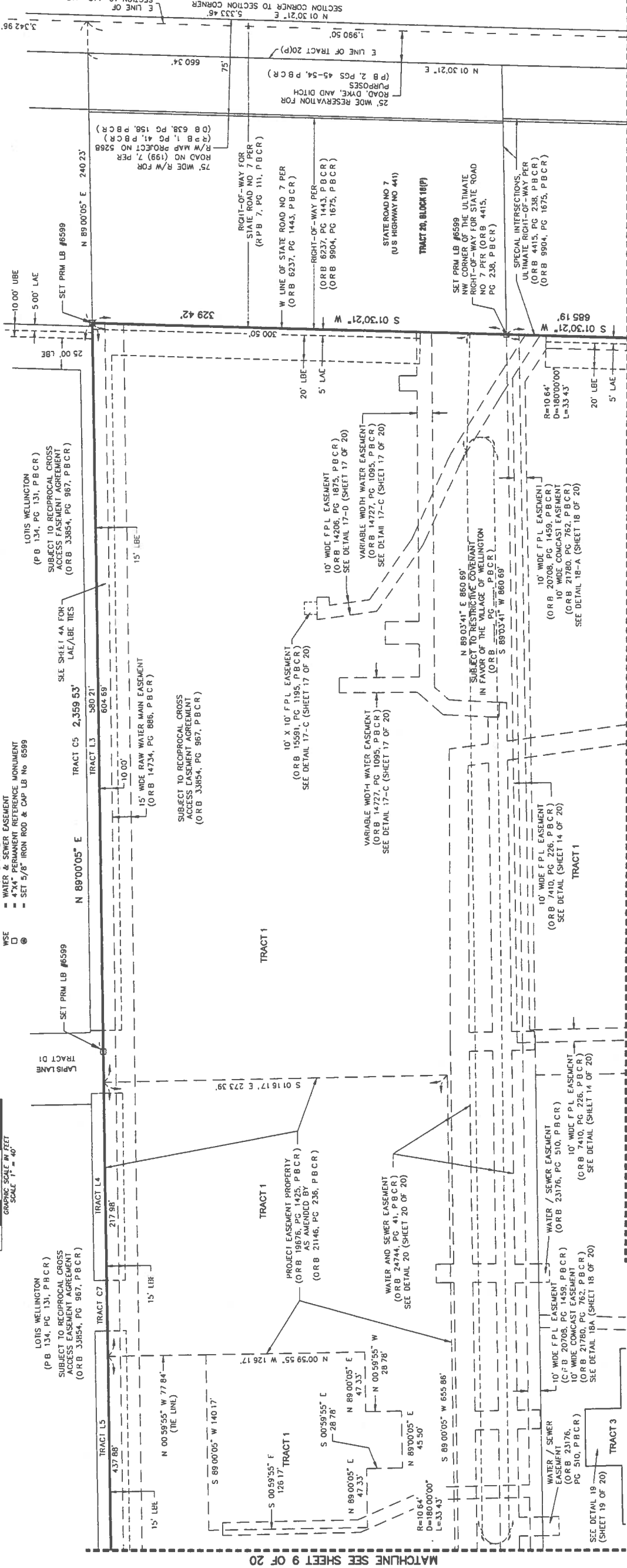
KEY MAP

GRAPHIC SCALE IN FEET
SCALE 1" = 40'

N

SHEET 8 OF 20

NORTHEAST CORNER
OF SECTION 12-44S-41E

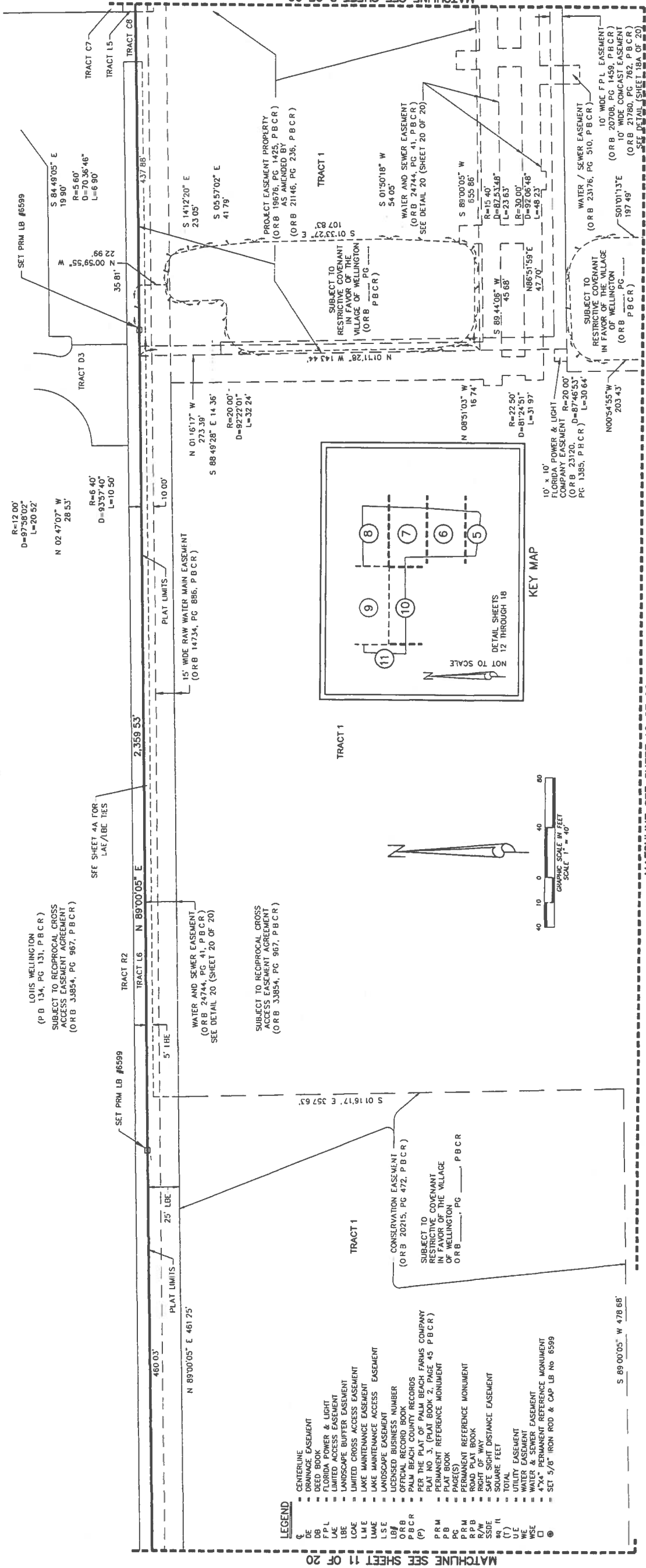


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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

SHEET 9 OF 20



MATCHLINE SEE SHEET 10 OF 20

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PHONE (561) 753-0650 FAX (561) 753-0280

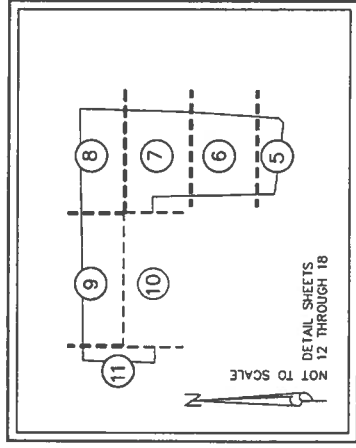
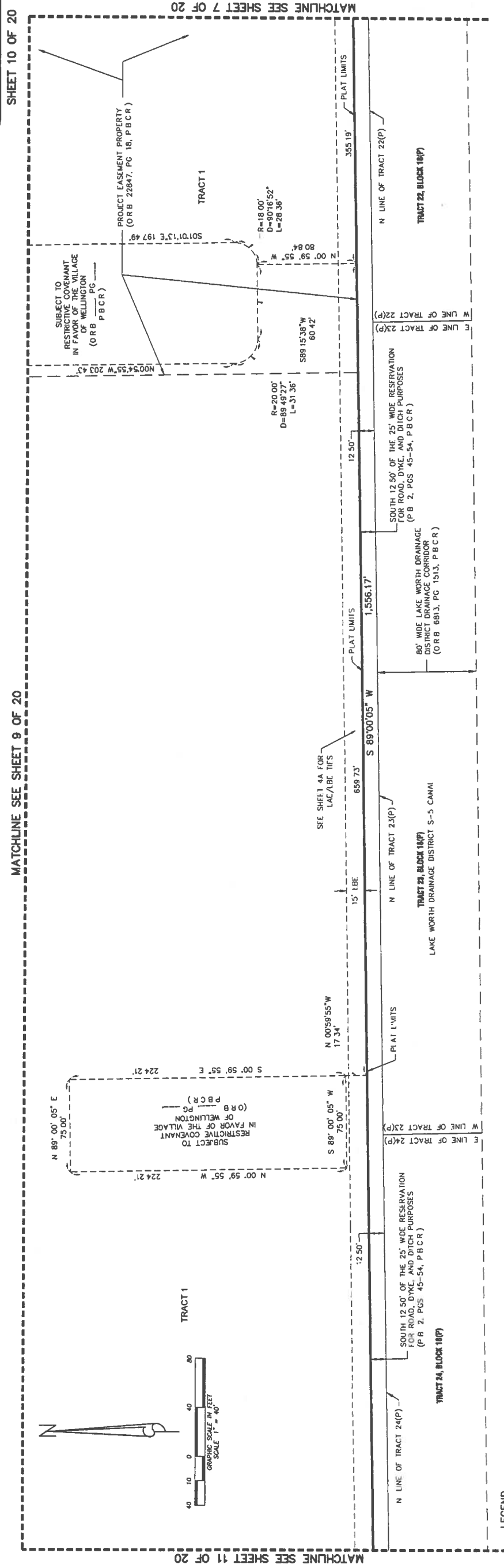
SCALE 1"=40' CHECKED BY D.B. DATE 10/20/2008
DRAWN BY E.B. JOB NO 04-052-06PLAT

THIS INSTRUMENT WAS PREPARED BY
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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024



- | | |
|---------|---|
| CC | = CENTERLINE |
| DE | = DRAINAGE EASEMENT |
| DB | = DEAD END |
| DR | = DRIVEWAYS & LIGHT |
| LAE | = LIMITED ACCESS EASEMENT |
| LBE | = LANDSCAPE BUFFER EASEMENT |
| LOAE | = LIMITED CROSS ACCESS EASEMENT |
| LME | = LAKE MAINTENANCE EASEMENT |
| LMAE | = LAKE MAINTENANCE ACCESS EASEMENT |
| LSE | = LANDSCAPE EASEMENT |
| LB# | = 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 |
| PR | = PLAT RECORDS |
| PBM | = PERMANENT REFERENCE MONUMENT |
| RPM | = ROAD PLAT BOOK |
| R/W | = RIGHT OF WAY |
| SSDE | = SAFE SIGHT DISTANCE EASEMENT |
| Sq. ft. | = SQUARE FEET |
| (T) | = TOTAL |
| U/E | = UTILITY EASEMENT |
| WSE | = WATER & SEWER EASEMENT |
| W | = 4"x4" PERMANENT REFERENCE MONUMENT |
| □ | = SET 5/8" IRON ROD & CAP LB NO. 55999 |

KEY MAP

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

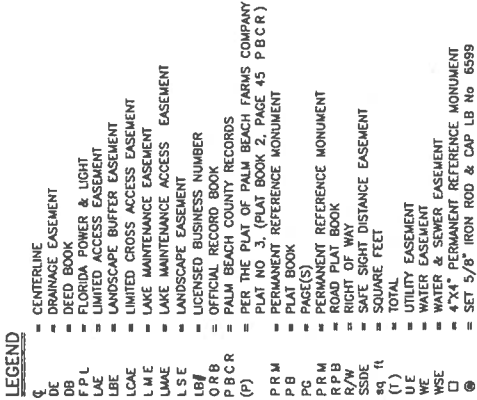
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(561) 753 - 0650

SCALE	1" = 40'	CHECKED BY	DB	DATE	10/20/2008
DRAWN BY	EB	JOB NO	04-052-06P-A1		

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

NOVEMBER 2024



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

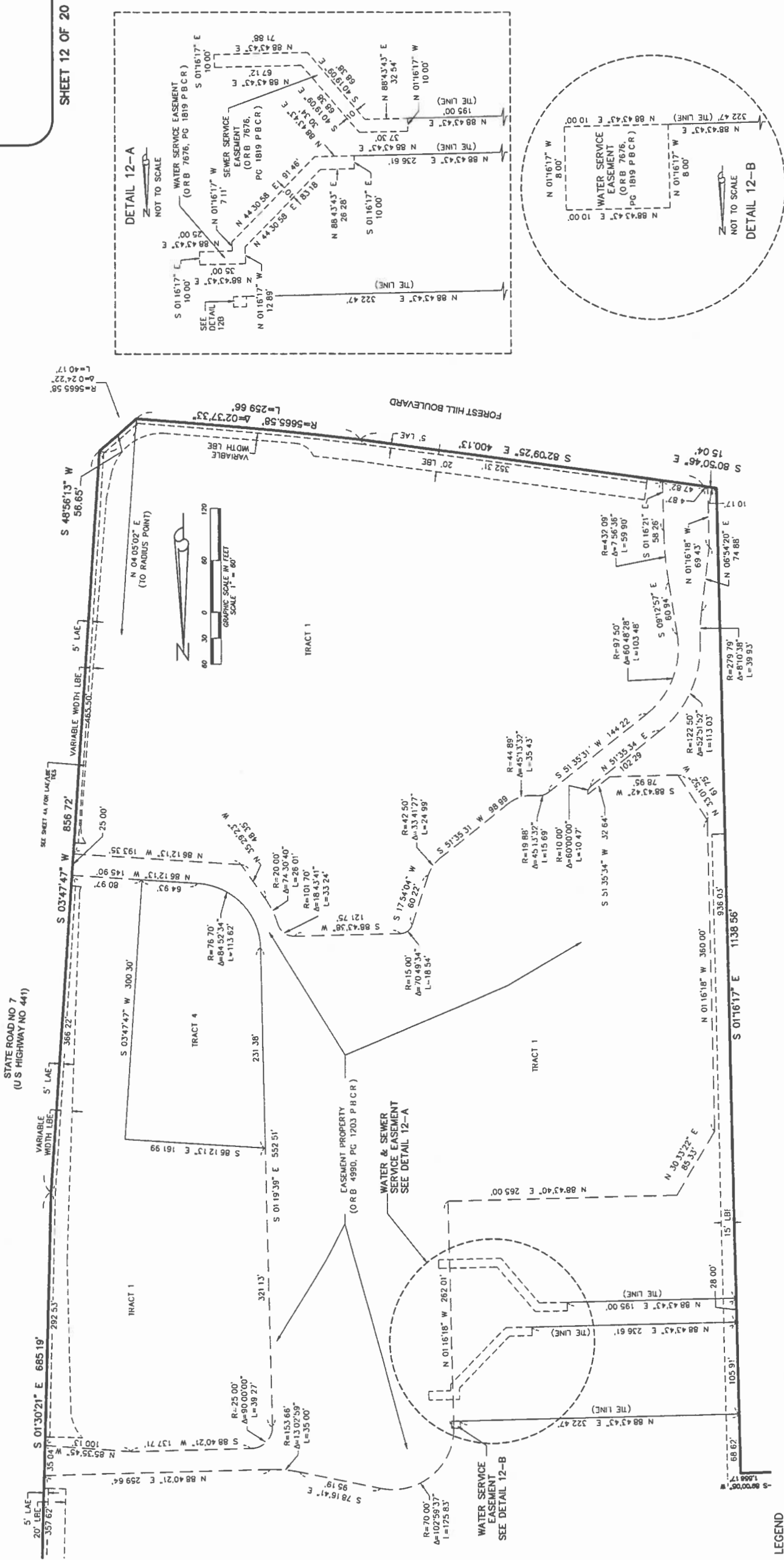
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DRAWN BY CB	JOB NO 04-052-06P1A1	

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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
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
 - R.P.B. ROAD PLAY BOOK
 - R/W RIGHT OF WAY
 - PG PAGE(S)
 - PB PLAT BOOK

- SSDE**
- = SAFE SIGHT DISTANCE EASEMENT
 - = SQUARE FEET
 - (T) TOTAL
 - U.E. UTILITY EASEMENT
 - WE WATER EASEMENT
 - WSE WATER SERVICE EASEMENT
 - ☐ 474' 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
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PHONE (561) 753-0850 FAX (561) 753-0850

SCALE 1"=60'
DRAWN BY E.B.
CHECKED BY D.B.
JOB NO. 04-052-06PLA
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NOVEMBER 2024



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SCALE 1"=60'	CHECKED BY DB	DATE 10/20/2008
DRAWN BY GP	JOB NO 04-052-06P1 AT	

WELLINGTON REGIONAL MEDICAL CENTER

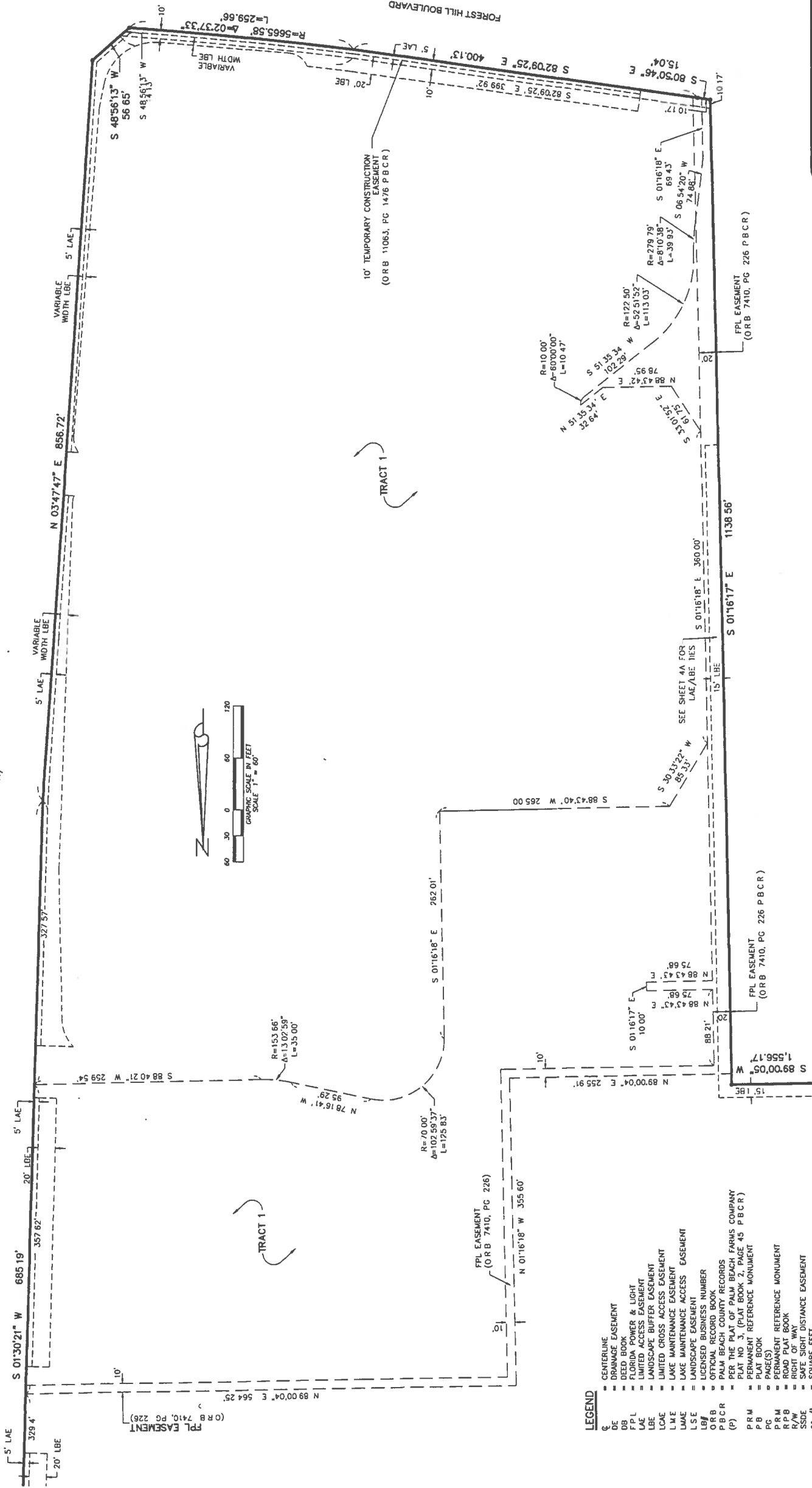
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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET

STATE ROAD NO 7
(U S HIGHWAY NO 441)

SHEET 14 OF 20



LEGEND

- CENTERLINE
- DRAINAGE EASEMENT
- DB — DEED BOOK
- FPL — FLORIDA POWER & LIGHT
- FUTURE ACCESS EASEMENT
- LBE — LANDSCAPE BUFFER EASEMENT
- LIMITED CROSS ACCESS EASEMENT
- LOAE — LAKE ACCESS EASEMENT
- LME — LAKE MAINTENANCE EASEMENT
- LANDSCAPE EASEMENT
- LSE — LICENSED BUSINESS NUMBER
- LB# — LANDSCAPE BUFFER EASEMENT
- PBCR — PALM BEACH COUNTY RECORDS
- PER THE PLAT OF PALM BEACH FARMS COMPANY
- (P) — PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P.B.C.R.)
- PERMANENT REFERENCE MONUMENT
- PRM — PLAT BOOK
- PG — PAGE(S)
- PERMANENT REFERENCE MONUMENT
- PRM — PLAT BOOK
- RPB — ROAD PLAT BOOK
- SSDE — SAFE SIGHT TRIANGLE
- SAFE SIGHT TRIANGLE EASEMENT
- 98 ft — SQUARE FEET
- (T) — TOTAL
- UTILITY EASEMENT
- WE — WATER EASEMENT
- WATER & SEWER EASEMENT
- WSE — WATER & SEWER EASEMENT
- 4\"/>
- SET 5/8\"/>

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SCALE 1\"/>

CHECKED BY D.B. DATE 10/20/2008

DRAWN BY E.B. JOB NO. 04-052-06 PLAT

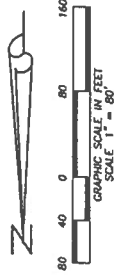
WELLINGTON REGIONAL MEDICAL CENTER

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.

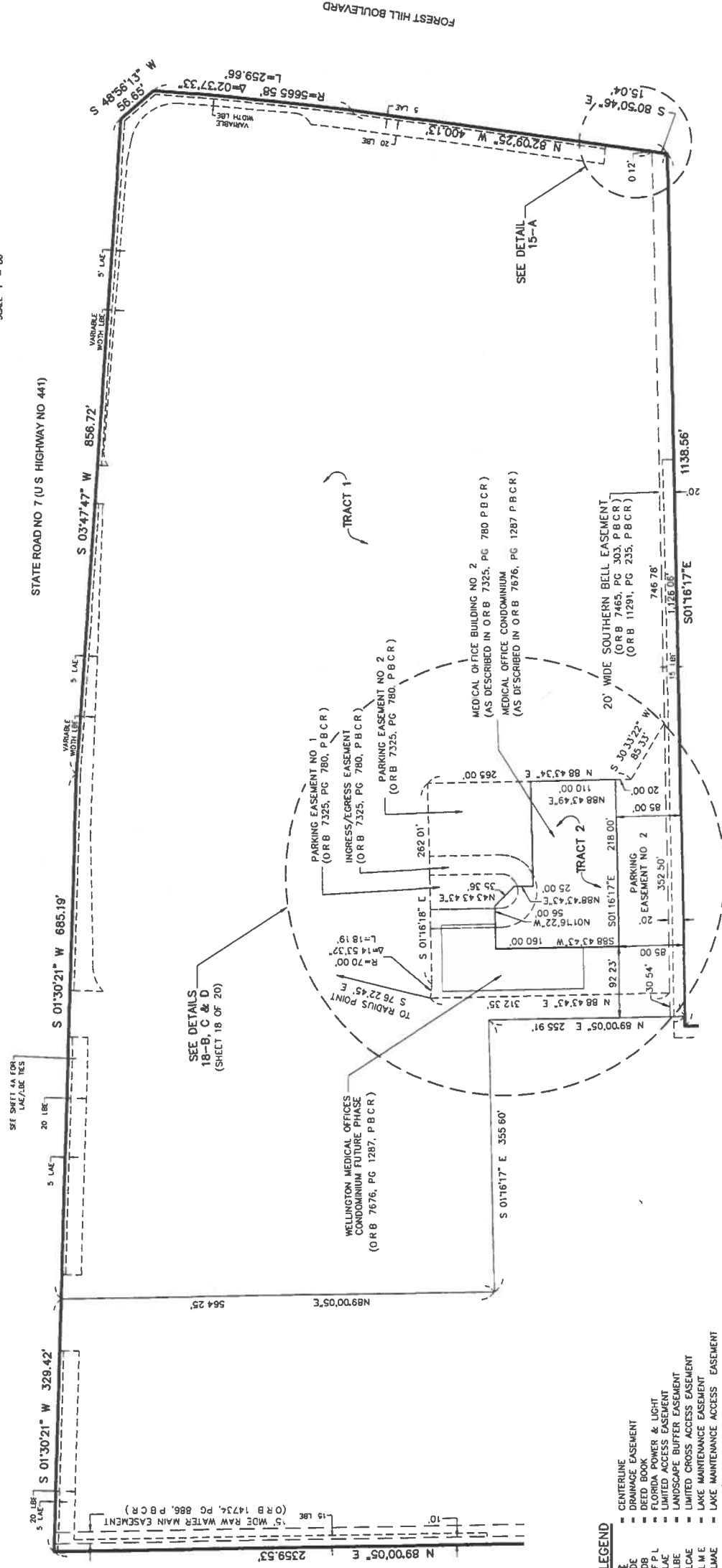
SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET

DETAIL 15-C
(FROM SHEET 6 OF 20)



SHEET 15 OF 20



- LEGEND**
- | | |
|-------|--|
| C | CENTERLINE |
| DC | DRAINAGE EASEMENT |
| DE | DEED BOOK |
| DB | FLORIDA POWER & LIGHT |
| FPL | UNITED ACCESS EASEMENT |
| LAE | LANDSCAPE BUFFER EASEMENT |
| LBE | UNITED CROSS ACCESS EASEMENT |
| LOAE | LAKE MAINTENANCE EASEMENT |
| LME | LAKE MAINTENANCE ACCESS |
| LMAE | EASEMENT |
| LSE | LANDSCAPE EASEMENT |
| LB# | 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 | PERMANENT REFERENCE MONUMENT |
| PBM | PERMANENT REFERENCE MONUMENT |
| PBP | ROAD PLAT BOOK |
| R/W | RIGHT OF WAY |
| SSDE | SAFE SIGHT DISTANCE EASEMENT |
| sq ft | SQUARE FEET |
| (T) | TOTAL |
| U | UTILITY EASEMENT |
| UE | WATER EASEMENT |
| WE | WATER & SEWER EASEMENT |
| WSE | 4"x4" PERMANENT REFERENCE MONUMENT |
| □ | SET 5' 8" IRON ROD & CAP LB NO 6599 |
| ⊙ | 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
480 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

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) 753-0290

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

WELLINGTON REGIONAL MEDICAL CENTER

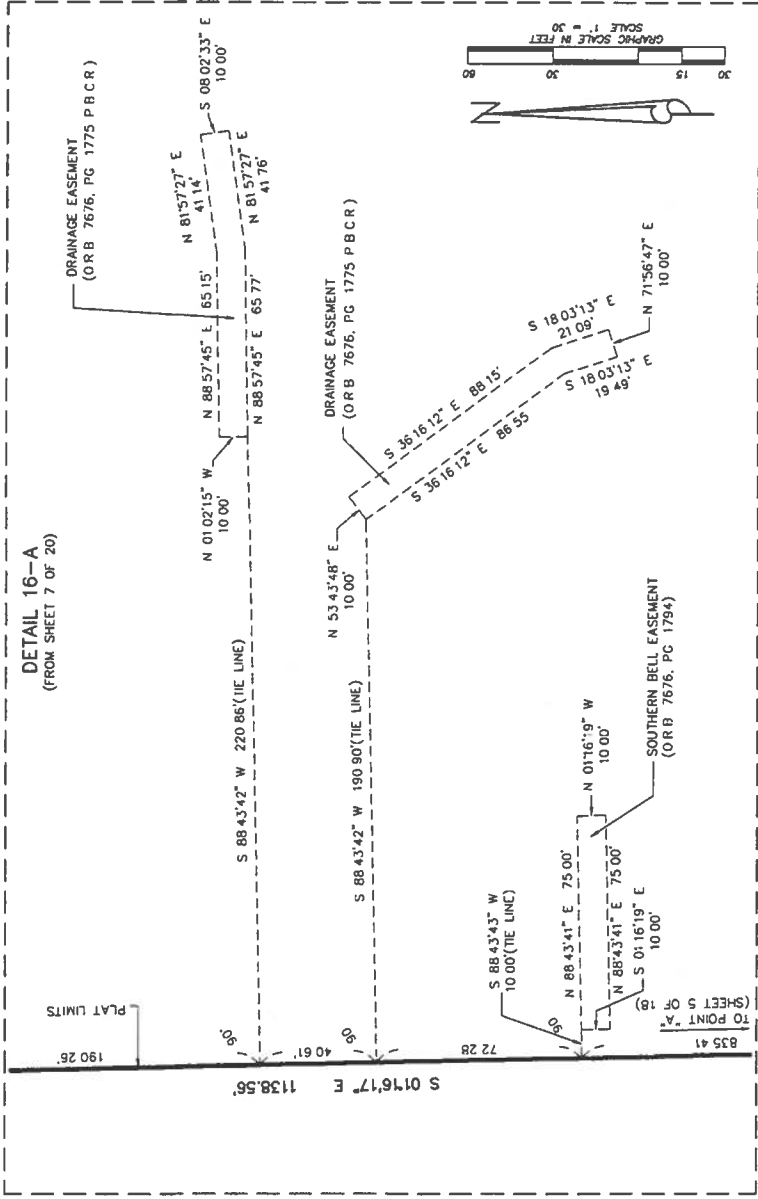
BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE,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

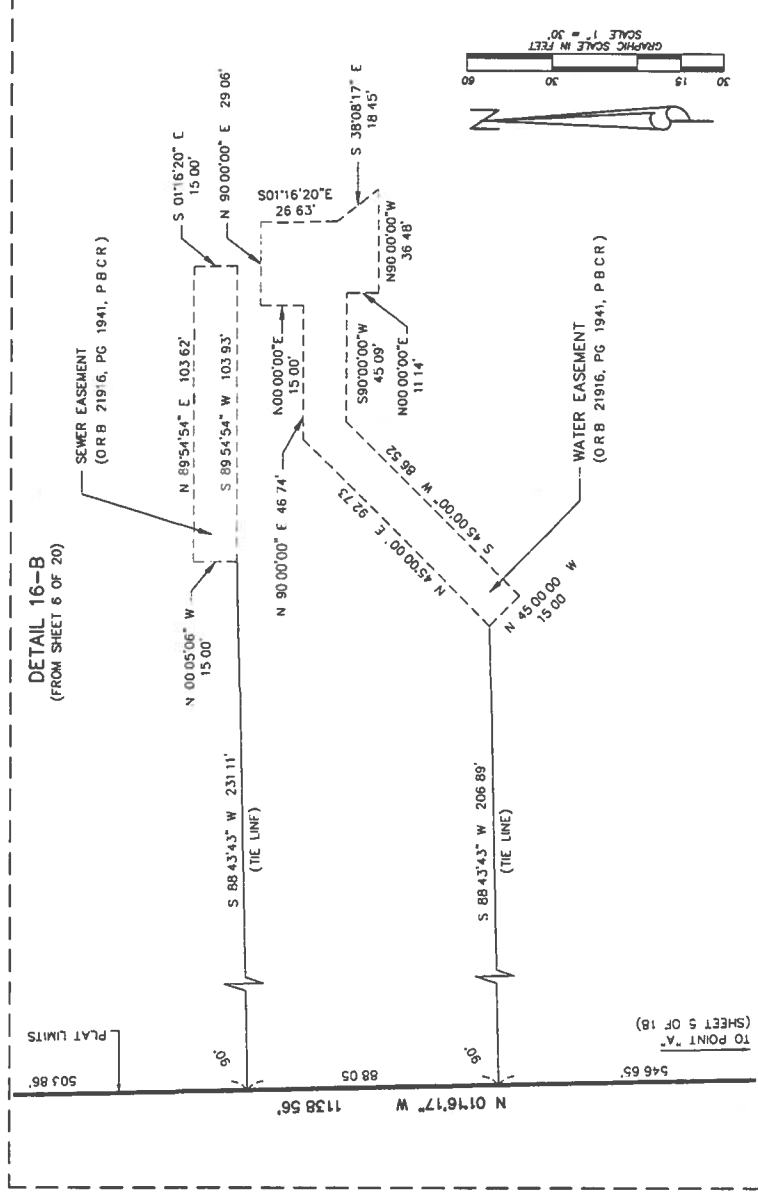
SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DETAIL SHEET

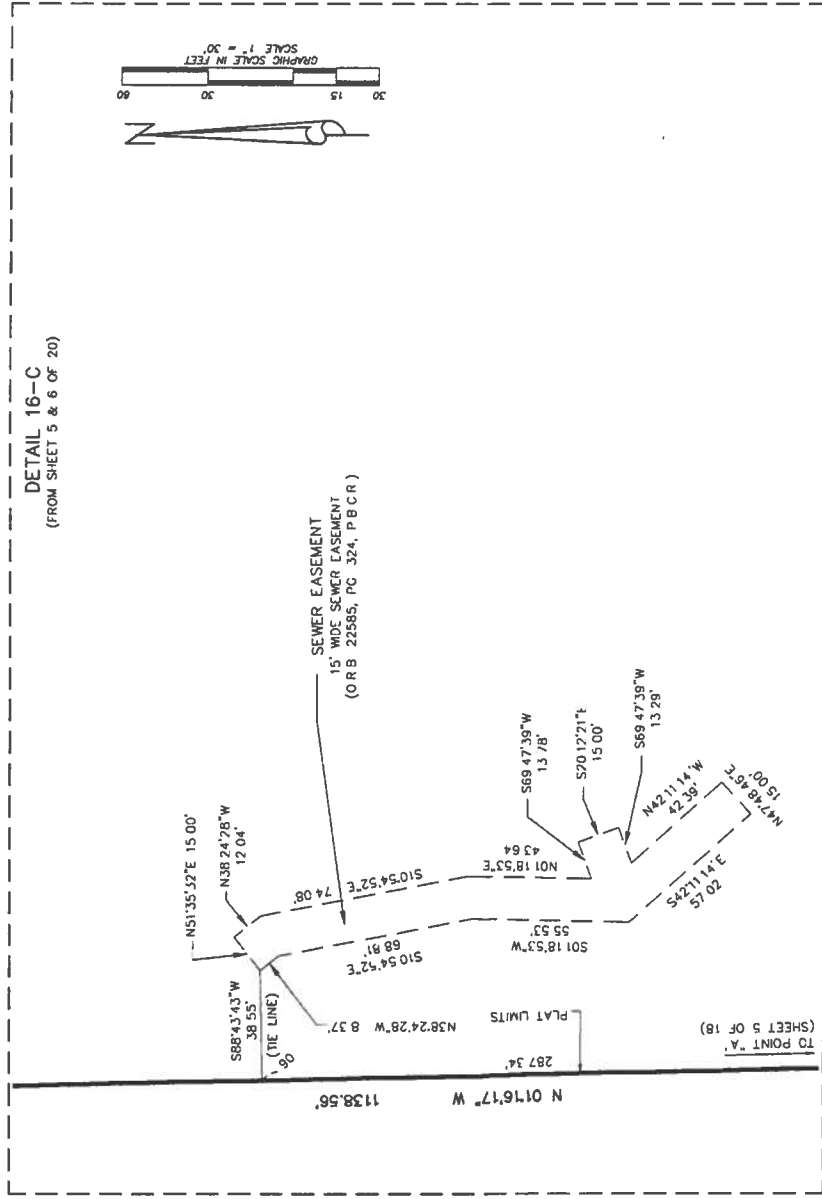
DETAIL 16-A
(FROM SHEET 7 OF 20)



DETAIL 16-B
(FROM SHEET 6 OF 20)



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



LEGEND

- | | | | |
|------|--|------|--------------------------------------|
| C | = CENTERLINE | PRM | = PERMANENT REFERENCE MONUMENT |
| D | = DRAINAGE EASEMENT | PB | = PLAT BOOK |
| DE | = DEED EASEMENT | PG | = PAGE(S) |
| F | = FLOOD POWER & LIGHT | PRM | = PERMANENT REFERENCE MONUMENT |
| FPL | = FLORIDA POWER & LIGHT | R/PB | = ROAD PLAT BOOK |
| LAE | = UNITED ACCESS EASEMENT | R/W | = RIGHT OF WAY |
| LBE | = LANDSCAPE BUFFER EASEMENT | SSDE | = SURVEY DISTANCE EASEMENT |
| LCAE | = UNITED CROSS ACCESS EASEMENT | SQ | = SQUARE FEET |
| LME | = LAKE MAINTENANCE EASEMENT | T | = TOTAL |
| LMAE | = LAKE MAINTENANCE ACCESS EASEMENT | T(1) | = TOTAL (1) |
| LSE | = LANDSCAPE EASEMENT | U/E | = UTILITY EASEMENT |
| LB# | = LICENSED BUSINESS NUMBER | WE | = WATER & SEWER EASEMENT |
| ORB | = OFFICIAL RECORD BOOK | WSE | = WATER & SEWER EASEMENT |
| PBCR | = PALM BEACH COUNTY RECORDS | □ | = 4"x4" PERMANENT REFERENCE MONUMENT |
| (P) | = PER THE CITY OF PALM BEACH PARISH COMPANY
PLAT NO. 3, (PLAT BOOK 2, PAGE 45 P.B.C.R.) | □ | = 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 #65599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

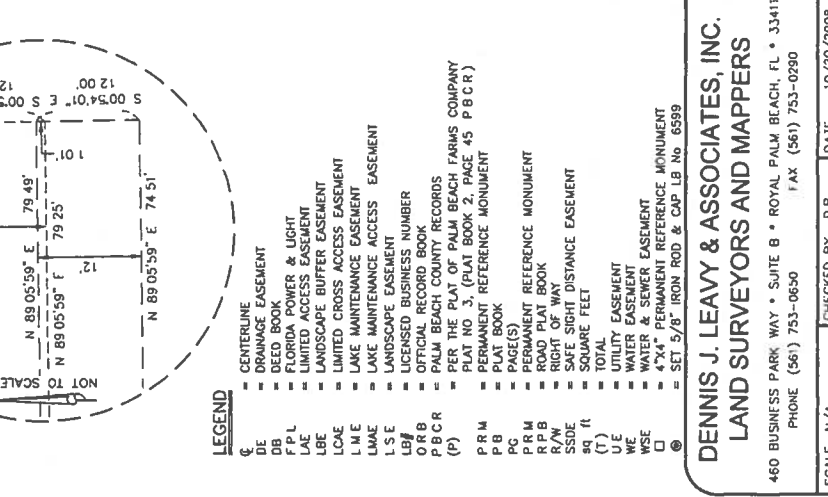
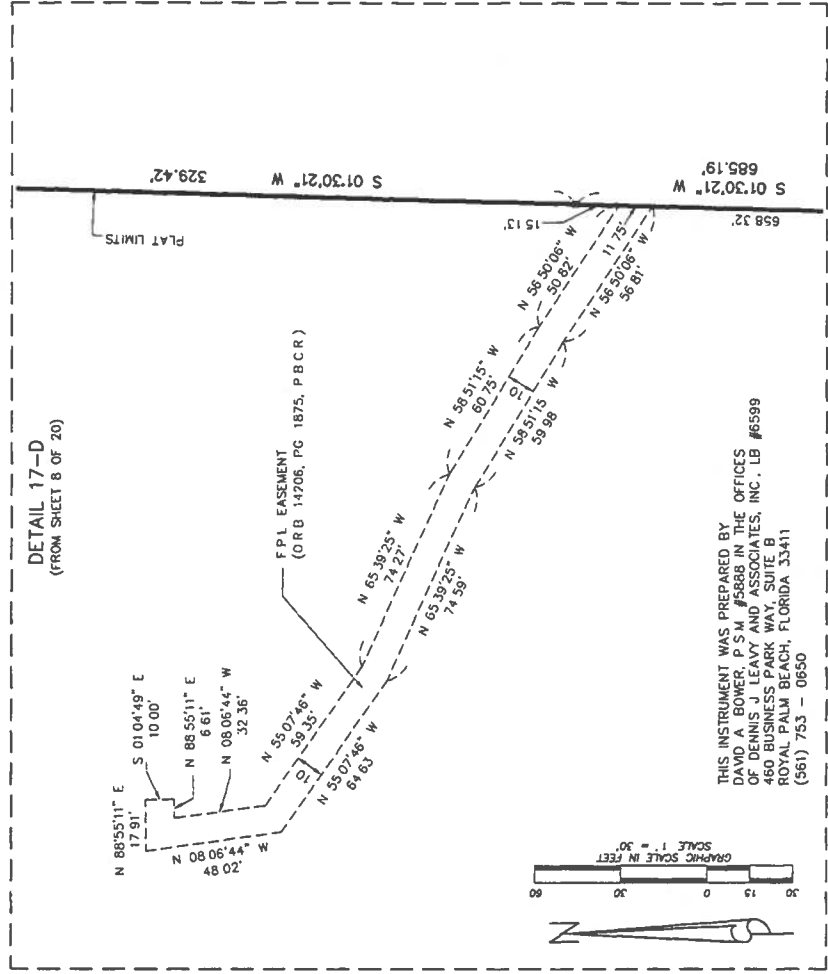
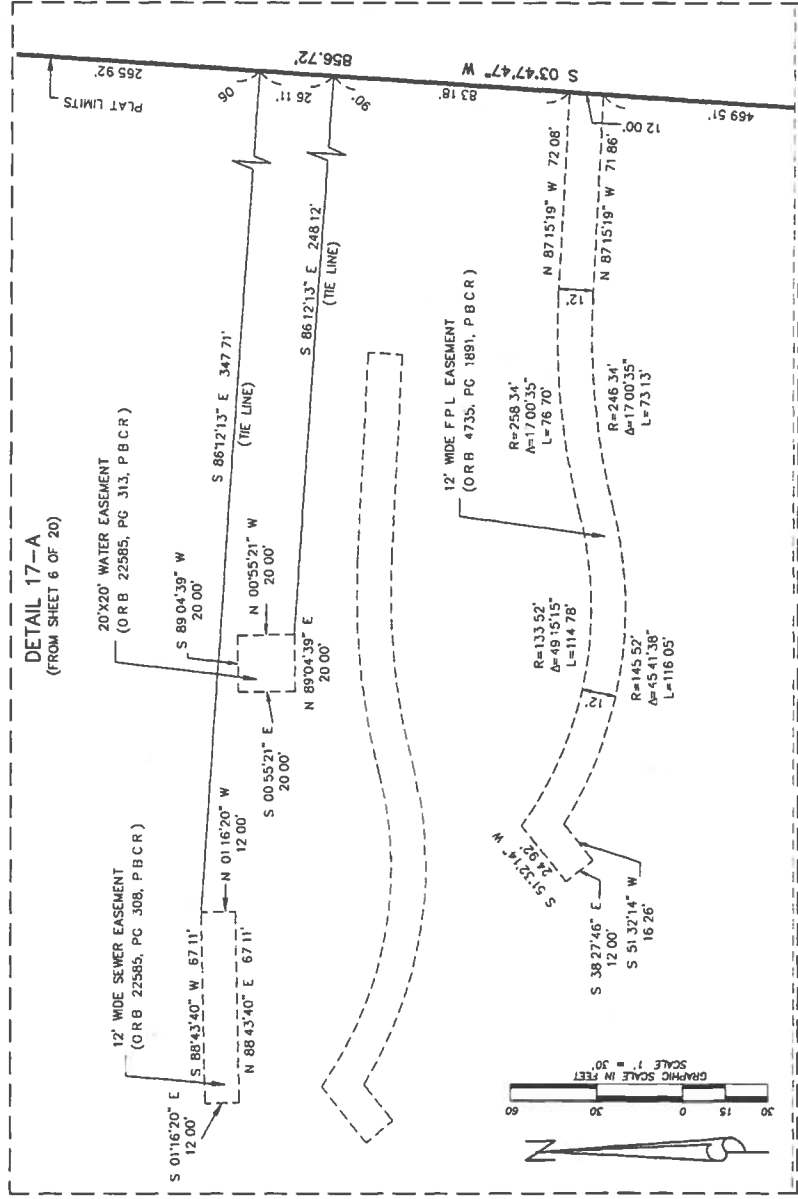
DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

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

SCALE	1"=30'	CHECKED BY	DB	DATE	10/20/2008
DRAWN BY	CR	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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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

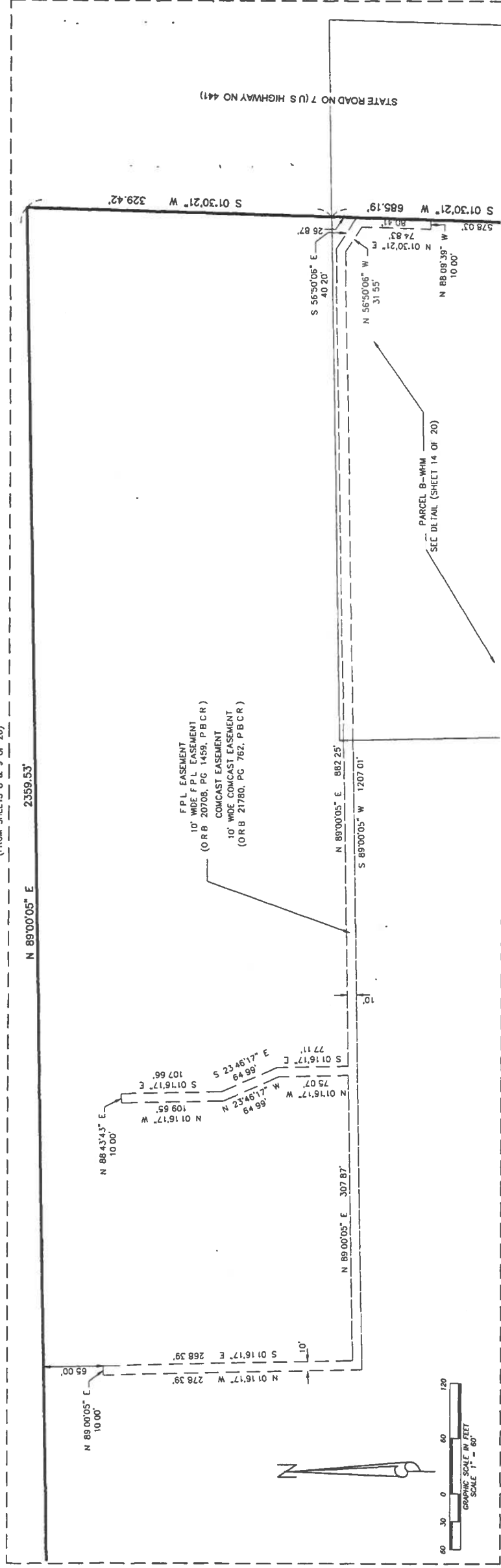
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE (561) 753-0650 FAX (561) 753-0290

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

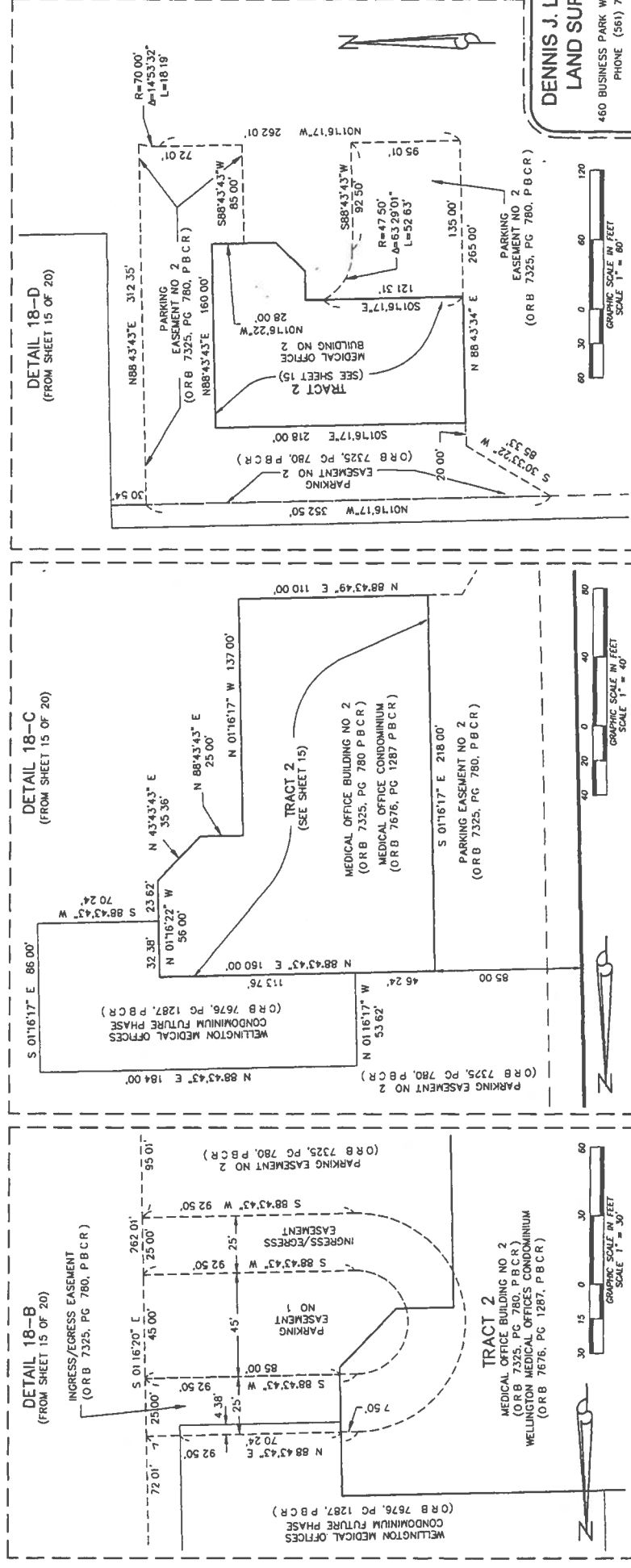
WELLINGTON REGIONAL MEDICAL CENTER

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



SHEET 18 OF 20



- | | |
|---------------|---|
| LEGEND | ■ CENTERLINE
■ DRAINAGE EASEMENT
■ DEED BOOK
■ FLORIDA POWER & LIGHT
■ LIMITED ACCESS EASEMENT
■ LANDSCAPE BUFFER EASEMENT
■ LIMITED CROSS ACCESS EASEMENT
■ LAKE MAINTENANCE 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
■ PAGE(S) PERMANENT REFERENCE MONUMENT
■ ROAD PLAT BOOK
■ RIGHT OF WAY
■ SAFE SIGHT DISTANCE EASEMENT
■ SQUARE FEET
■ TOTAL
■ UTILITY EASEMENT
■ WATER EASEMENT
■ WATER & SEWER EASEMENT
■ 4"x4" PERMANENT REFERENCE MONUMENT
■ SET 5/8" IRON ROD & CAP LB NO 8599 |
|---------------|---|

THIS INSTRUMENT WAS PREPARED BY
DAVID A BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J LEAVY AND ASSOCIATES, INC., LB #65999
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 1"=60'	CHECKED BY D B	DATE 10/20/2008
DRAWN BY E B	JOB NO 04-052-06PLAT	

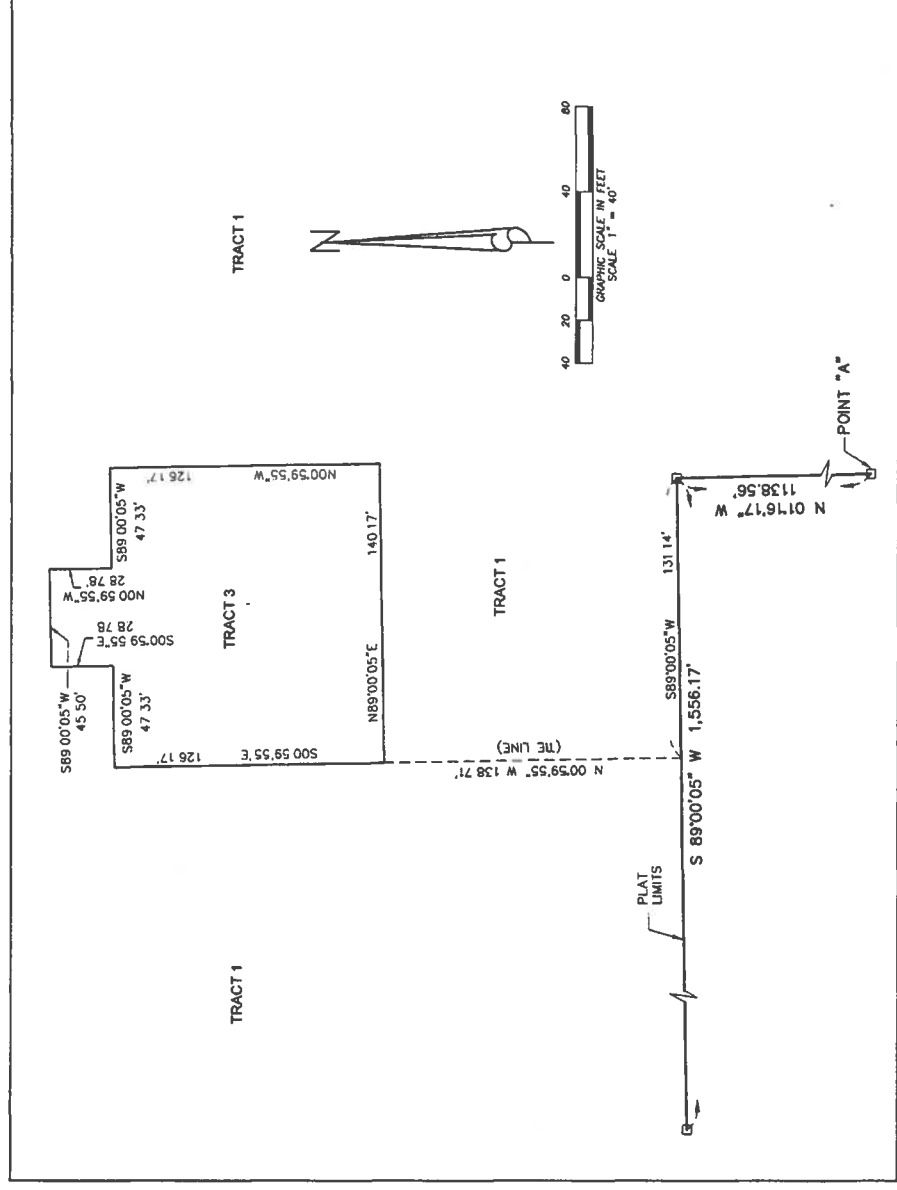
WELLINGTON REGIONAL MEDICAL CENTER

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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 |
| DL | DEED LOT |
| FL | FLOOR & LIGHT |
| L | LAND |
| LA | LAND ACCESS EASEMENT |
| LB | LANDSCAPE BUFFER EASEMENT |
| LCA | LANDSCAPE ACCESS EASEMENT |
| LCE | LANDSCAPE CROSS ACCESS EASEMENT |
| LME | LAKE MAINTENANCE EASEMENT |
| LMA | LAKE MAINTENANCE ACCESS EASEMENT |
| LSE | LANDSCAPE EASEMENT |
| LSB | LICENSED BUSINESS |
| OR B | OFFICIAL RECORD BOOK |
| PBCR | PALM BEACH COUNTY RECORDS |
| P | PER THE 3 rd OF PALM BEACH FARMS COMPANY
PLAN NO. 3, (PLAT BOOK 2, PAGE 45 PBCR) |
| PRM | PERMANENT REFERENCE MONUMENT |
| PB | PLAT BOOK |
| PG | PAGE(S) |
| PRM | PERMANENT REFERENCE MONUMENT |
| RPB | ROAD PLAT BOOK |
| R/W | RIGHT OF WAY |
| SSDE | SAFE SIGHT DISTANCE EASEMENT |
| SQ | SQUARE FEET |
| sq ft | SQUARE FEET |
| (T) | TOTAL |
| UE | UNDER EASEMENT |
| WSE | WATER EASEMENT |
| WSE | WATER & SEWER EASEMENT |
| WSE | 4"x4" PERMANENT REFERENCE MONUMENT |
| 5/8" | 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.
LAND SURVEYORS AND MAPPERS

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

SCALE 1"=40'	CHECKED BY DB	DATE 10/20/2008
DRAWN BY FB		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.

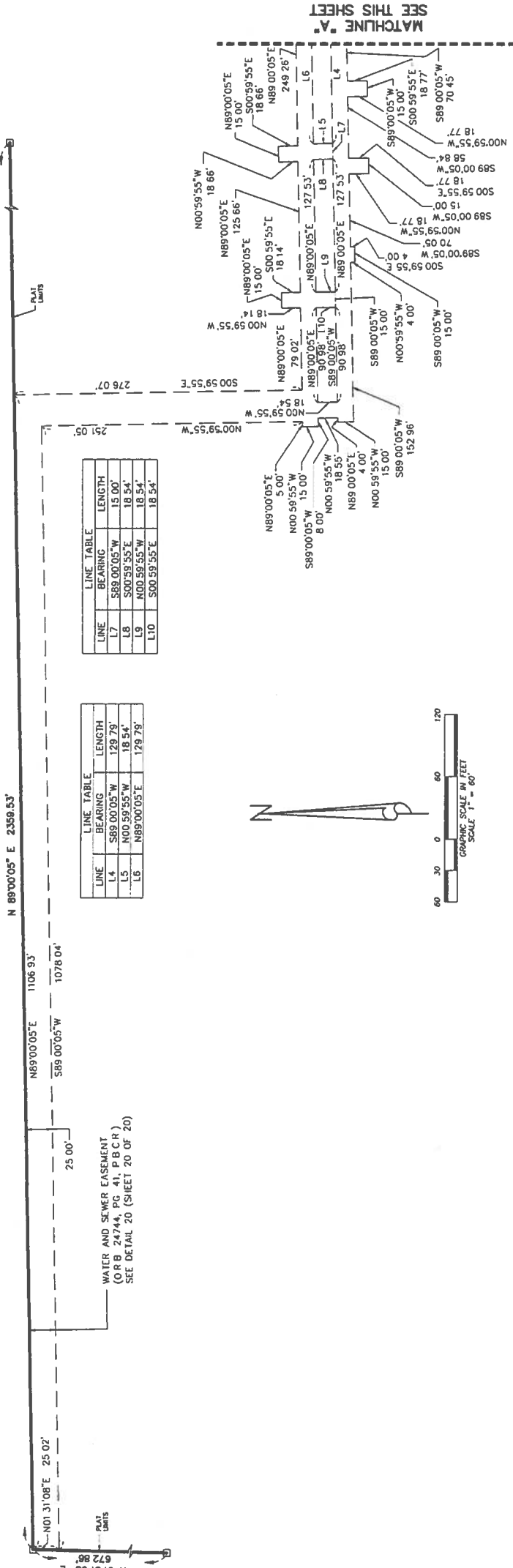
SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2024

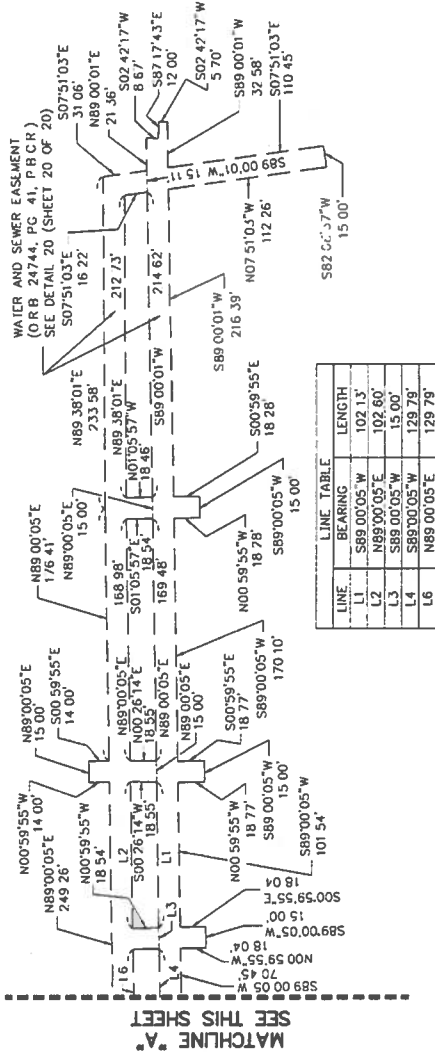
DETAIL SHEET

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

SHEET 20 OF 20



- LEGEND**
- CENTERLINE
 - DRAINAGE EASEMENT
 - DEED BOOK
 - FLORIDA POWER & LIGHT
 - LIMITED ACCESS EASEMENT
 - LANDSCAPE BUFFER EASEMENT
 - LIMITED CROSS ACCESS EASEMENT
 - LAKE MAINTENANCE EASEMENT
 - LAKE MAINTENANCE ACCESS EASEMENT
 - LANDSCAPE EASEMENT
 - LICENSED BUSINESS NUMBER
 - ORB
 - 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
 - PRESENT REFERENCE MONUMENT
 - ROAD PLAT BOOK
 - RIGHT OF WAY
 - SSDE
 - SAFE SIGHT DISTANCE EASEMENT
 - SQUARE FEET
 - TOTAL
 - UTILITY EASEMENT
 - WATER EASEMENT
 - WATER & SEWER EASEMENT
 - 4"x4" PERMANENT REFERENCE MONUMENT
 - SET 5/8" IRON ROD & CAP LB No. 6599



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

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

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