



Plat Name: LOTIS WELLINGTON REPLAT NO. 1

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. Under the Title Certification Block, under the signature line "PGLAW" was revised to read "PG LAW".
3. _____
4. _____
5. _____
6. _____
7. _____

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



LOTIS WELLINGTON REPLAT NO. 1

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

DESCRIPTION AND DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LOTIS WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, OWNERS OF THE LANDS SHOWN ON HEREON AS LOTIS WELLINGTON REPLAT NO. 1 AND BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 131 THROUGH 141, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGES 131 THROUGH 141, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA,

CONTAINING 64.33 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACTS L1, L2, L3, L4, L5, L6, L7, L8, L9, L10 AND L11, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, (LYING WITHIN A PORTION OF TRACTS G, L2 AND L3), ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS C1, C2, C3, C4, C5, C6, C7, C8, C9 AND C10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS D1 AND D2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT P, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR A PRESERVE AND FOR LANDSCAPE BUFFER PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS R1 AND R2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTIS WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT G, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR GREENWAY PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT W, AS SHOWN HEREON, IS HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS D51 AND D52 AS SHOWN HEREON, ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 20.00 FOOT LAKE MAINTENANCE EASEMENT AND THE 25.00 FOOT LAKE MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 10.00 FOOT UTILITY EASEMENT (UE) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THE LIMITED ACCESS EASEMENTS (LAE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE VILLAGE OF WELLINGTON, ITS SUCCESSOR AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PRIVATE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE. LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

DESCRIPTION AND DEDICATIONS

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

WITNESS: _____ LOTIS WELLINGTON, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINTED NAME: _____ BY: LOTIS WELLINGTON HOLDING, LLC, A
FLORIDA LIMITED LIABILITY COMPANY,
MEMBER

WITNESS: _____ LOTIS WELLINGTON VENTURE, LLC, A
FLORIDA LIMITED LIABILITY COMPANY,
MEMBER

PRINTED NAME: _____ BY: JKM WELLINGTON CAPITAL, LLC, A
FLORIDA LIMITED LIABILITY COMPANY,
MEMBER

BY: LOTIS CAPITAL FUND, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, MEMBER

BY: _____ ADAM P. FREEDMAN, MANAGER

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

WITNESS: _____ LOTIS WELLINGTON PROPERTY
OWNER'S ASSOCIATION, INC.

PRINTED NAME: _____

WITNESS: _____ BY: JAMES S. GELDA, PRESIDENT

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY ADAM P. FREEDMAN, AS MANAGER OF LOTIS CAPITAL FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AS A MEMBER OF JKM WELLINGTON CAPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AS A MEMBER OF LOTIS WELLINGTON VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AS A MEMBER OF LOTIS WELLINGTON HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
WHO IS PERSONALLY KNOW TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____

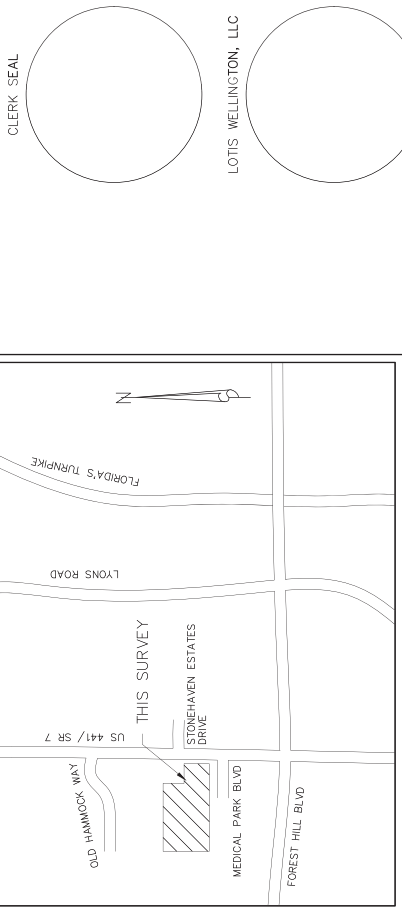
SIGNATURE: _____

PRINTED NAME: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH } S.S.

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

SHEET 1 OF 13



LOCATION MAP
NOT TO SCALE

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS: _____ LOTIS WELLINGTON PROPERTY
OWNER'S ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

PRINTED NAME: _____

WITNESS: _____ BY: JAMES S. GELDA, PRESIDENT

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____

SIGNATURE: _____

PRINTED NAME: _____

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

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

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

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

LOTIS WELLINGTON REPLAT NO. 1

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

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEPHEN J. GRAVE DE PERALTA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, A FLORIDA CORPORATION, NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES 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 BY THIS PLAT.

DATED: _____,

BY: STEPHEN J. GRAVE DE PERALTA, ESQ.
FLORIDA BAR NO. 155624
PG LAW

VILLAGE ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S. THE VILLAGE ENGINEER IS ACCEPTING THE SURVEYOR'S APPROVAL PURSUANT TO THE VILLAGE OF WELLINGTON ORDINANCES.

DATED THIS ____ DAY OF _____, 2025.

JONATHAN REINSVOLD, P.E.
VILLAGE ENGINEER

ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

ATTEST:

BY:

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

BY:

ANJULI PANSE, P.E.
VILLAGE UTILITY DIRECTOR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____

SIGNATURE: _____

PRINTED NAME: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

} S.S.

THIS INSTRUMENT WAS FILED FOR

RECORD AT _____ M.

THIS _____

DAY OF _____, 20____

AND DULY RECORDED IN:

PLAT BOOK _____

ON PAGE _____

SHARON R. BOCK

CLERK CIRCUIT COURT

BY: _____

DEPUTY CLERK

SHEET 2 OF 13

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF _____

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 RECORD BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2025.

WITNESS:

AMERANT BANK, N.A.

PRINTED NAME: _____

BY: _____

PRINTED NAME: _____

WITNESS:

TITLE: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY _____ AS _____ OF AMERANT BANK, N.A., WHO IS ☒ PERSONALLY KNOW TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

SIGNATURE: _____

PRINTED NAME: _____

THIS INSTRUMENT WAS PREPARED BY:
DAVID J. 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 EMAIL: SURVEY@JULASURVEY.NET

SCALE: 1"=120'

CHECKED BY: DB

DATE: 10/16/2024

DRAWN BY: MT

JOB NO.: 18-107-002 REPLAT

LOTIS WELLINGTON REPLAT NO. 1

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

VILLAGE OF WELLINGTON APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES
THE PLAT AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2025.

ATTEST:

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

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

MY COMMISSION EXPIRES: _____.

SIGNATURE: _____.

PRINTED NAME: _____.

AREA TABULATION

TRACT C1	.....	22,794.37	SQUARE FEET	0.523	ACRES
TRACT C2	.....	120,477.34	SQUARE FEET	2.765	ACRES
TRACT C3	.....	21,602.85	SQUARE FEET	0.496	ACRES
TRACT C4	.....	19,695.60	SQUARE FEET	0.452	ACRES
TRACT C5	.....	89,636.98	SQUARE FEET	2.058	ACRES
TRACT C6	.....	22,699.86	SQUARE FEET	0.521	ACRES
TRACT C7	.....	50,393.92	SQUARE FEET	1.157	ACRES
TRACT C8	.....	52,100.50	SQUARE FEET	1.196	ACRES
TRACT C9	.....	16,363.47	SQUARE FEET	0.376	ACRES
TRACT C10	.....	16,864.37	SQUARE FEET	0.387	ACRES
TRACT D1	.....	192,107.15	SQUARE FEET	4.410	ACRES
TRACT D2	.....	23,068.80	SQUARE FEET	0.530	ACRES
TRACT G	.....	128,736.54	SQUARE FEET	2.955	ACRES
TRACT L1	.....	13,273.74	SQUARE FEET	0.305	ACRES
TRACT L2	.....	11,032.58	SQUARE FEET	0.253	ACRES
TRACT L3	.....	14,499.25	SQUARE FEET	0.333	ACRES
TRACT L4	.....	1,490.50	SQUARE FEET	0.034	ACRES
TRACT L5	.....	1,814.44	SQUARE FEET	0.042	ACRES
TRACT L6	.....	13,192.34	SQUARE FEET	0.303	ACRES
TRACT L7	.....	3,160.59	SQUARE FEET	0.073	ACRES
TRACT L8	.....	2,476.57	SQUARE FEET	0.057	ACRES
TRACT L9	.....	7,236.20	SQUARE FEET	0.166	ACRES
TRACT L10	.....	14,056.36	SQUARE FEET	0.323	ACRES
TRACT L11	.....	1,004.96	SQUARE FEET	0.023	ACRES
TRACT OS1	.....	6,003.86	SQUARE FEET	0.138	ACRES
TRACT OS2	.....	12,034.63	SQUARE FEET	0.276	ACRES
TRACT P	.....	36,589.68	SQUARE FEET	0.840	ACRES
TRACT R1	.....	377,461.76	SQUARE FEET	8.665	ACRES
TRACT R2	.....	413,049.20	SQUARE FEET	9.482	ACRES
TRACT W	.....	1,097,263.41	SQUARE FEET	25.190	ACRES
TOTAL	.....	2,802,181.76	SQUARE FEET	64.33	ACRES

SURVEYOR'S NOTES

- BEARINGS DEPICTED HEREON ARE RELATIVE TO THE SOUTH LINE OF WELLINGTON MUPD ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°50'11" EAST BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR – EAST ZONE.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY AND THE VILLAGE OF WELLINGTON.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE AND ARE BASED UPON THE U.S. SURVEY FOOT.
- EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.
- 2023 FLORIDA STATUTES—TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO (I) THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND (II) THE UNDERLYING PLAT OF LOTIS WELLINGTON, AS RECORDED IN PLAT BOOK 134, PAGE 131, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. "THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE CONSIDERED TO BE THE AUTHORITY FOR THE APPROVAL OF A PLAT FOR VACATION OR ANNULMENT. ANY PLAT FOR VACATION OR ANNULMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECDORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 191.12, HAVE BEEN PLACED AND RECORDED BY ME, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: _____.

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

DENNIS J. LEAVY AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB6599
460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FLORIDA 33411
PHONE: (561) 753-0650
EMAIL: SURVEY@JLASURVEY.NET

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #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 EMAIL: SURVEY@JLASURVEY.NET

SCALE: 1"=120'

DRAWN BY: MT

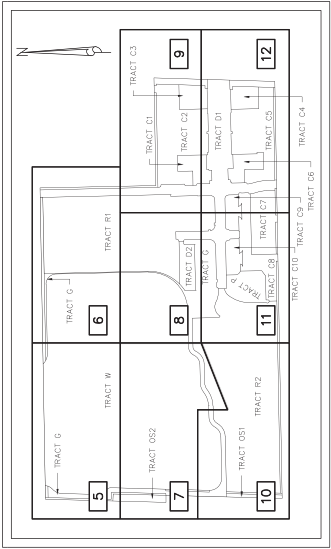
CHECKED BY: DB

JOB NO.: 18--107--002 REPLAT

DATE: 10/16/2024

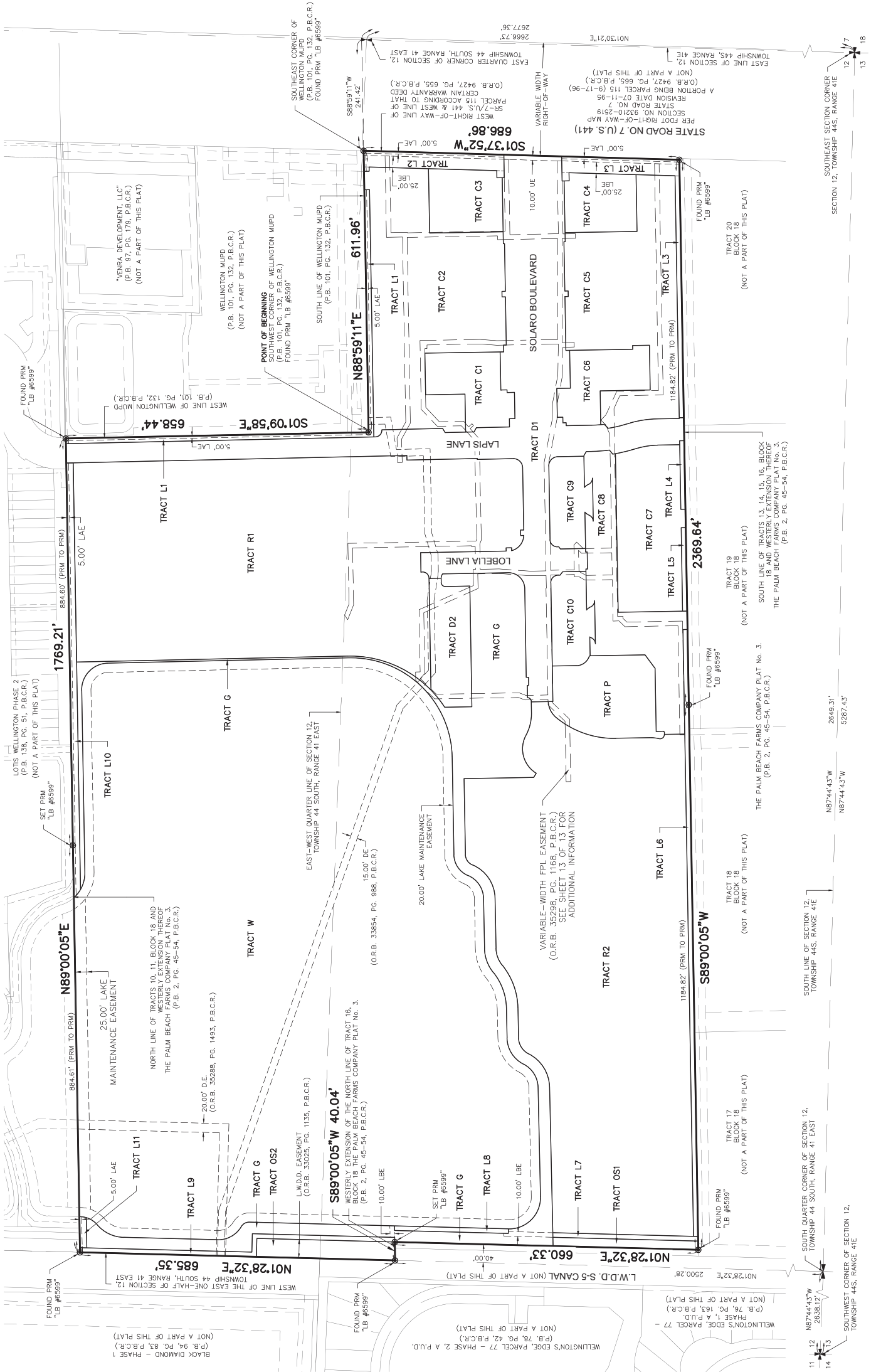
LOTIS WELLINGTON REPLAT NO. 1

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



SHEET KEY MAP
(NOT TO SCALE)

SHEET 4 OF 13



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

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

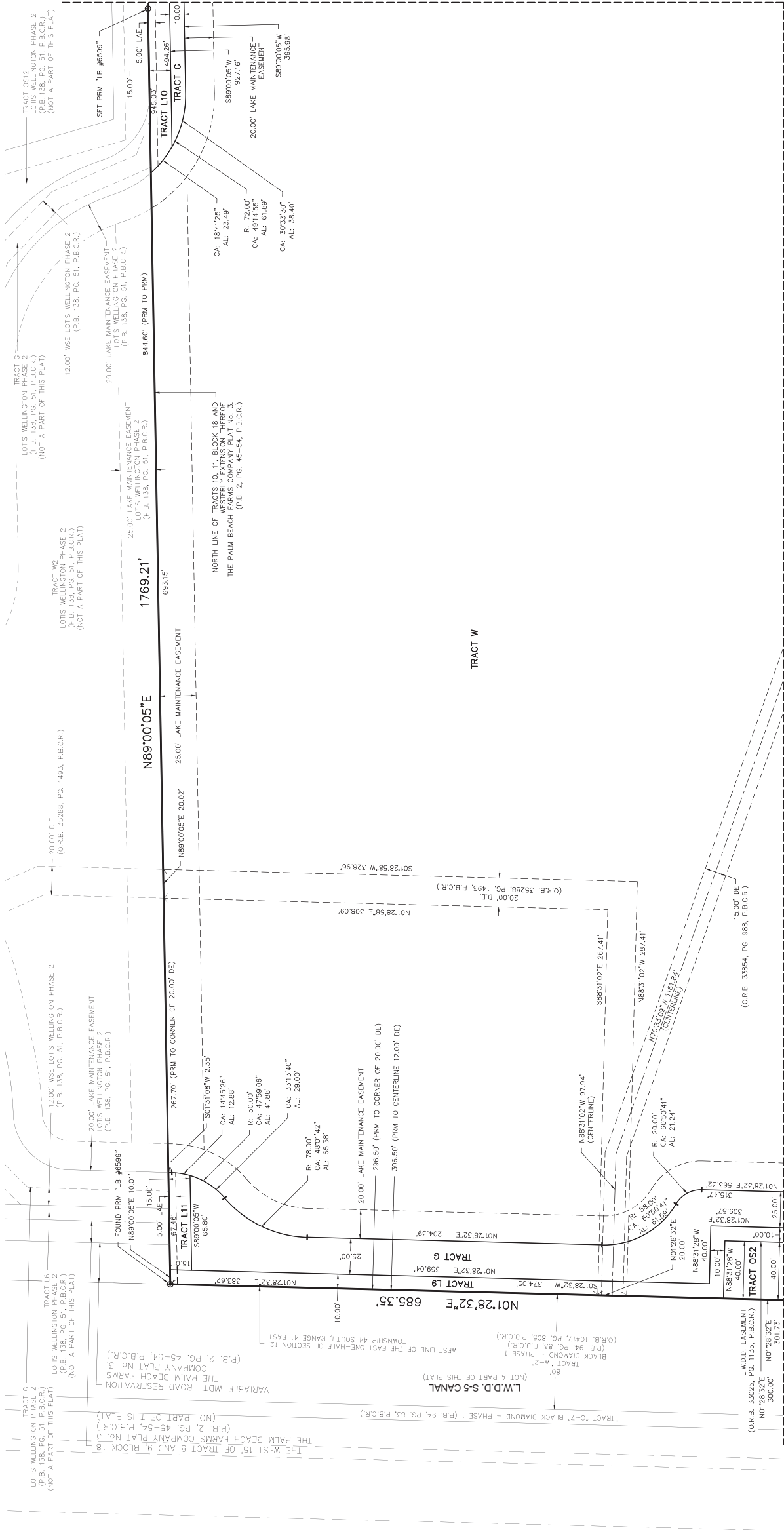
THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #65999
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIREMENTS, INSTRUMENTS, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NCESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

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

LOTIS WELLINGTON REPLAT NO. 1

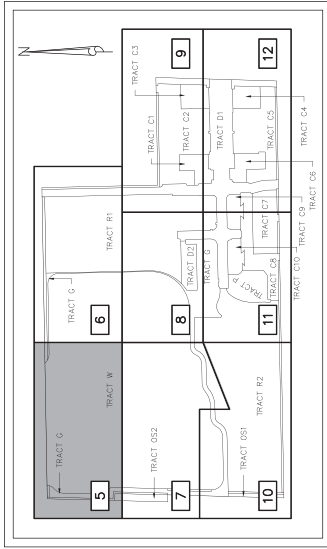
BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
OCTOBER 2024



MATCHLINE SEE SHEET 7 OF 13

LEGEND:

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



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

THIS INSTRUMENT WAS PREPARED BY:
DAVID H. BOWEN, P.S.M., #8868 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

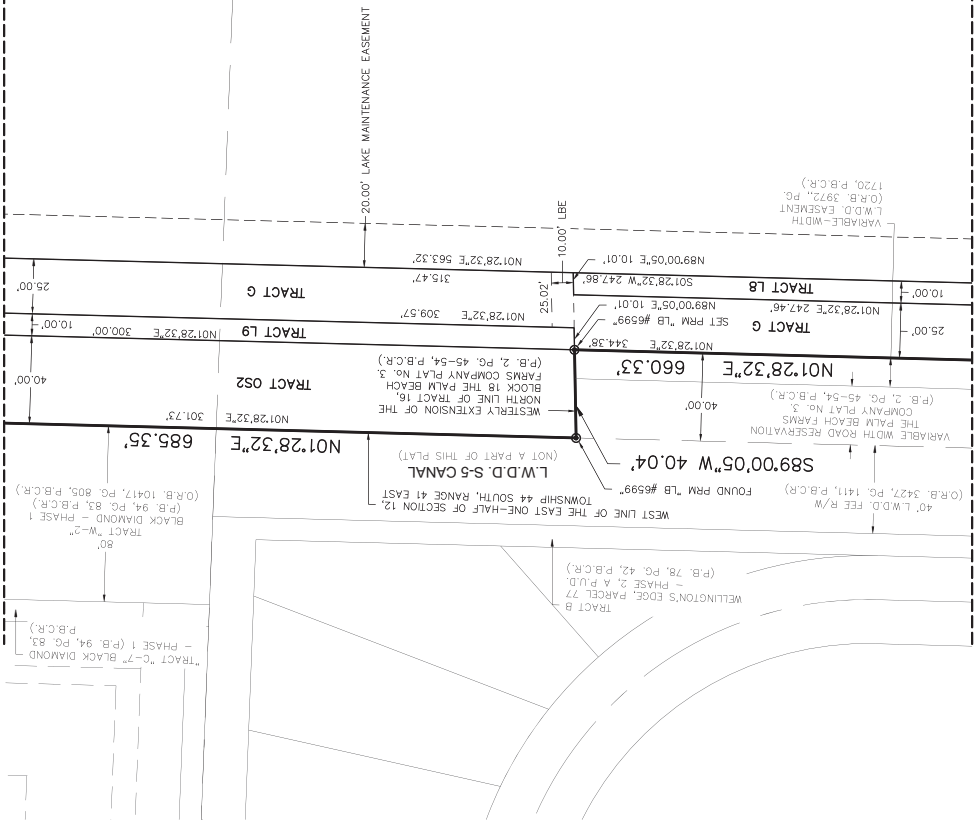
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@JULASURVEY.NET

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

LOTIS WELLINGTON REPLAT NO. 1

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

MATCHLINE SEE SHEET 5 OF 13

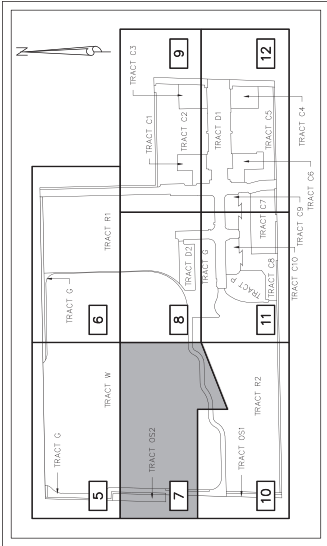


MATCHLINE SEE SHEET 8 OF 13

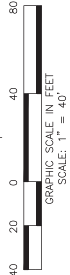
LEGEND:

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

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



SHEET KEY MAP
(NOT TO SCALE)



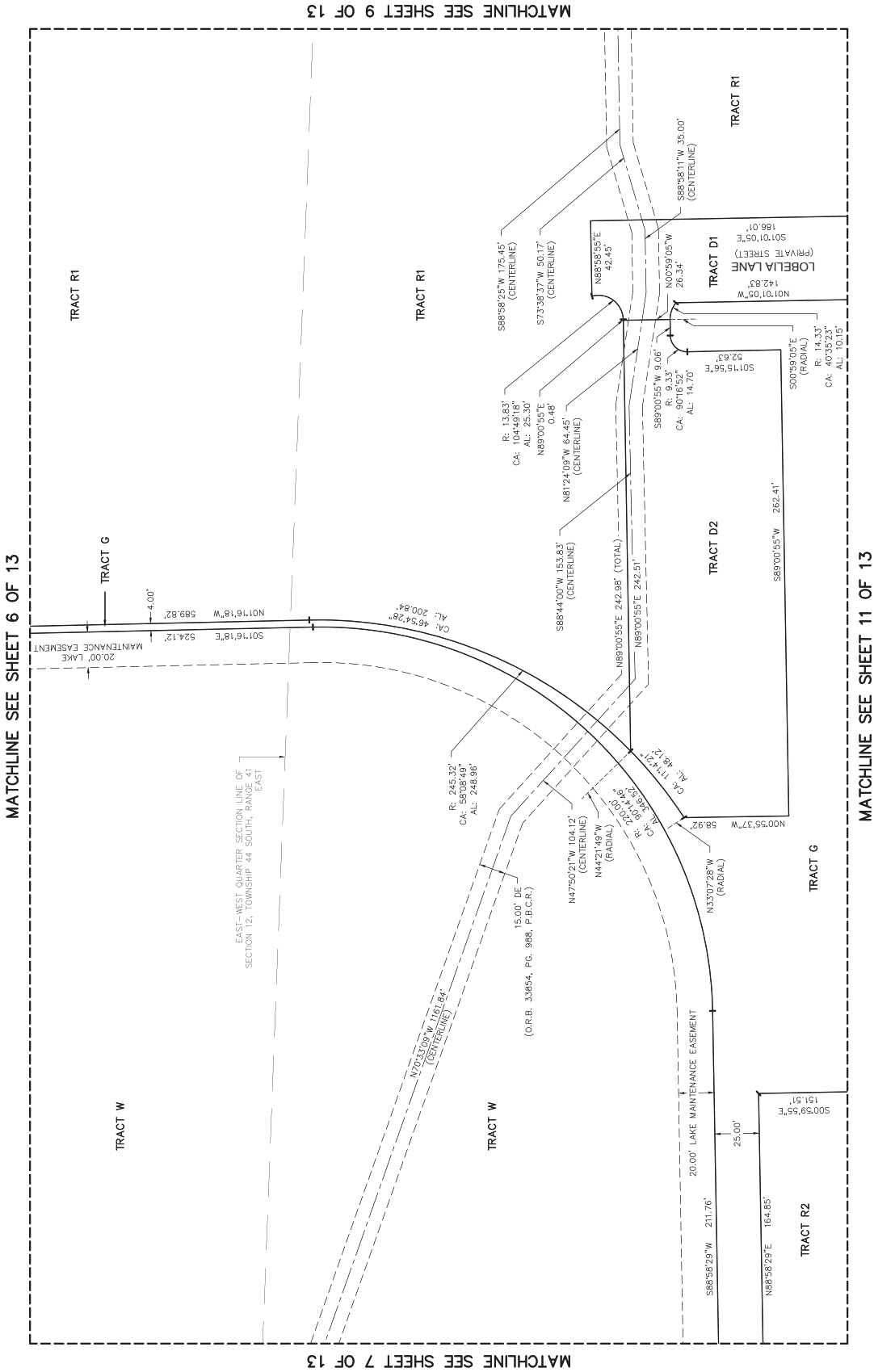
DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

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

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

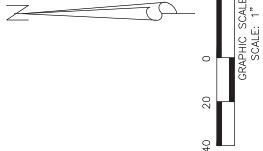
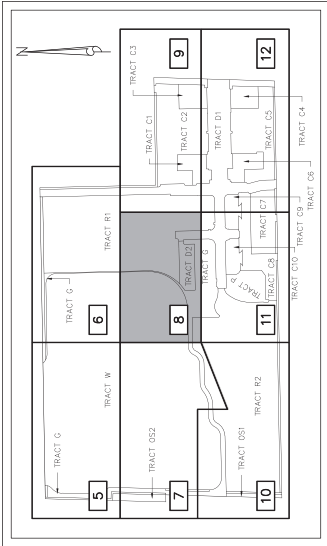
LOTIS WELLINGTON REPLAT NO. 1

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



LEGEND:

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



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

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

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

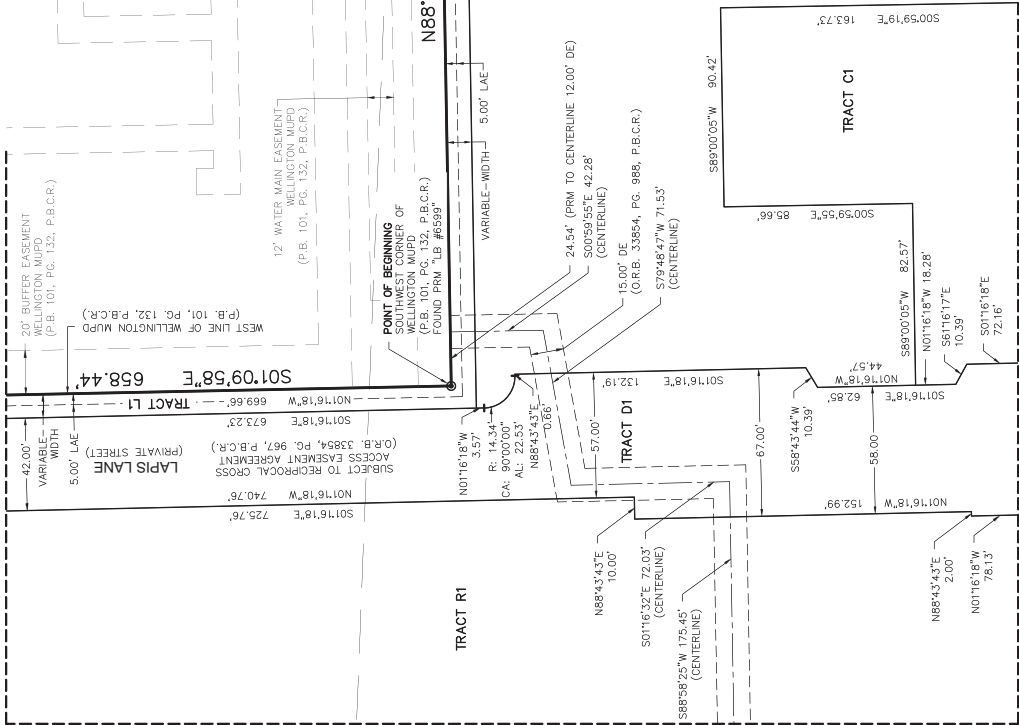
460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@JULASURVEY.NET

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

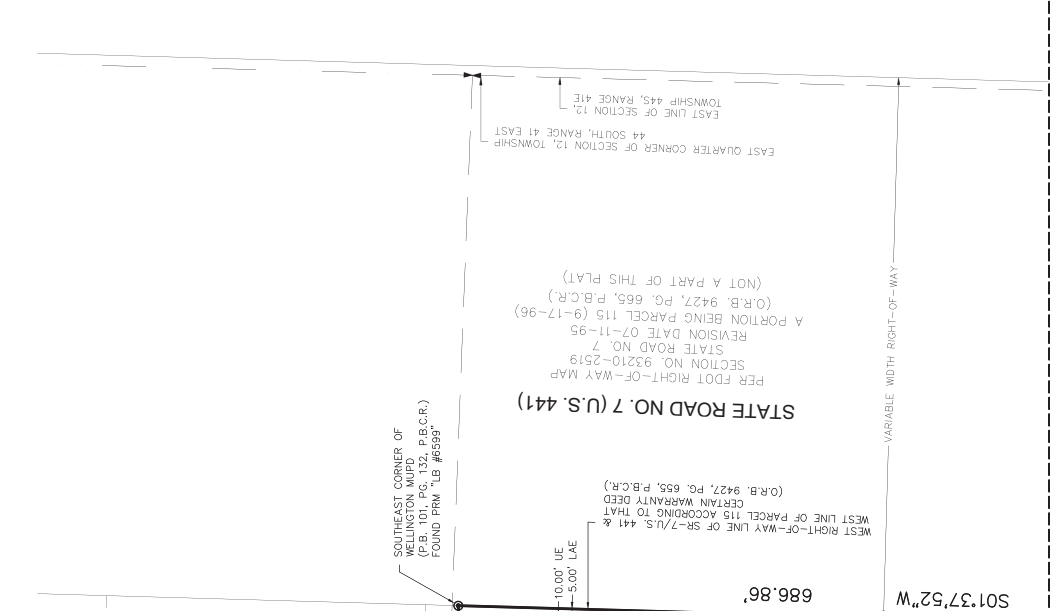
LOTIS WELLINGTON REPLAT NO. 1

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

MATCHLINE SEE SHEET 6 OF 13



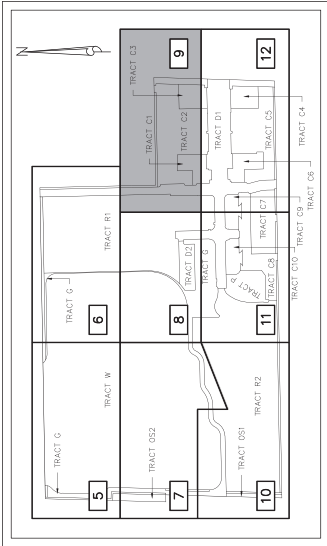
MATCHLINE SEE SHEET 8 OF 13



MATCHLINE SEE SHEET 12 OF 13

LEGEND:

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



SHEET KEY MAP
(NOT TO SCALE)

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

THIS INSTRUMENT WAS PREPARED BY:
DAVID J. BOWEN, P.S.M., #8868 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

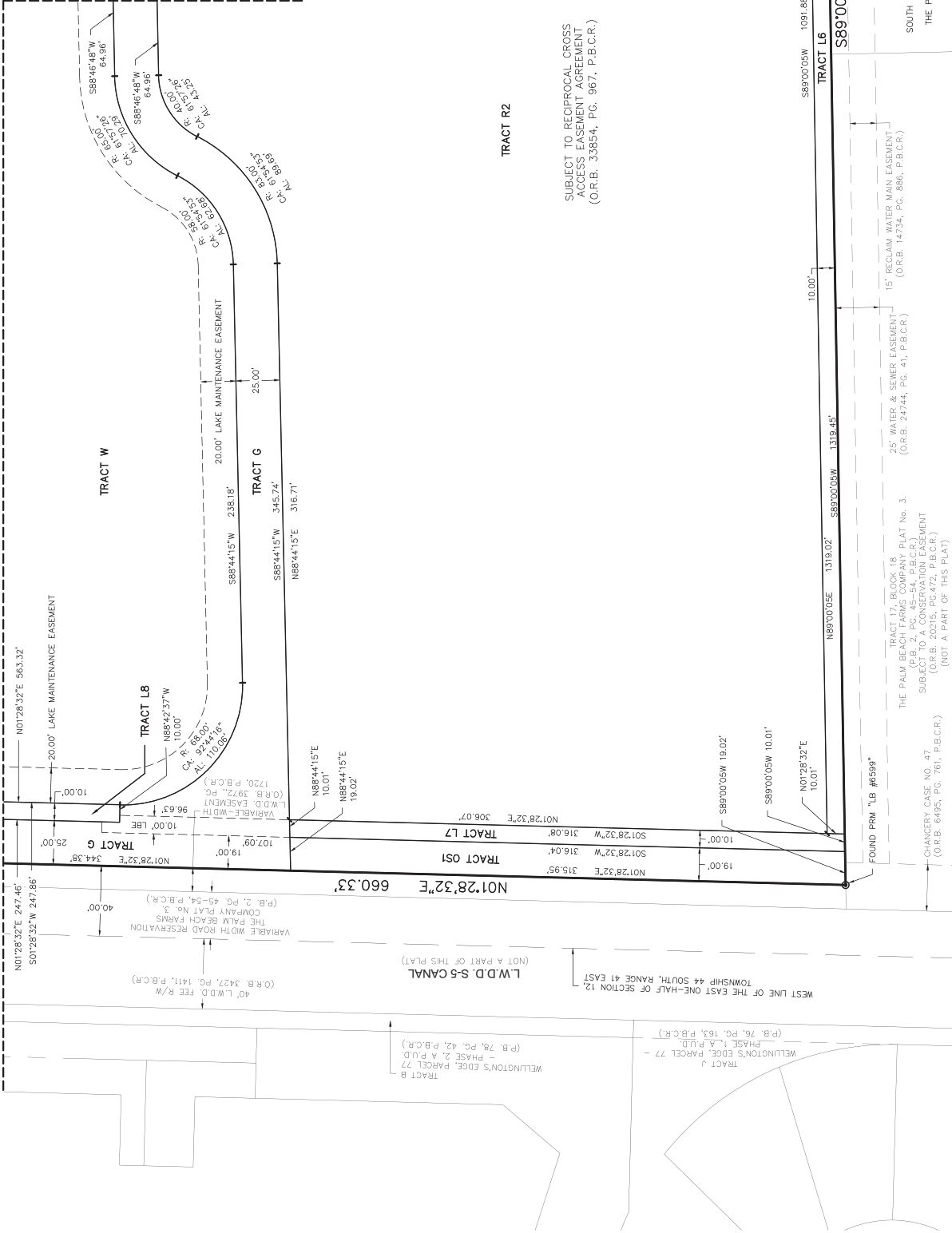
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@JULASURVEY.NET

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

LOTIS WELLINGTON REPLAT NO. 1

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

MATCHLINE SEE SHEET 7 OF 13



SHEET 10 OF 13

MATCHLINE SEE SHEET 11 OF 13

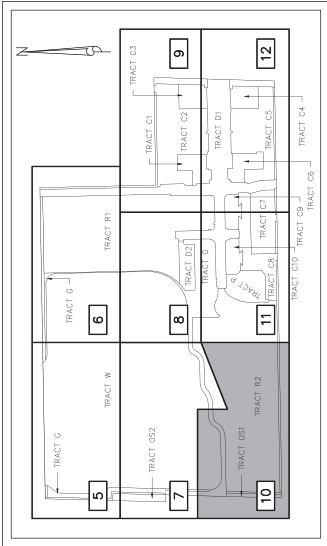


NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED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

THIS INSTRUMENT WAS PREPARED BY:
DAVID J. BOWEN, P.S.M., #8868 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

LEGEND:

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



SHEET KEY MAP
(NOT TO SCALE)

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

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

SCALE: 1"=120'

DRAWN BY: MT

CHECKED BY: DB

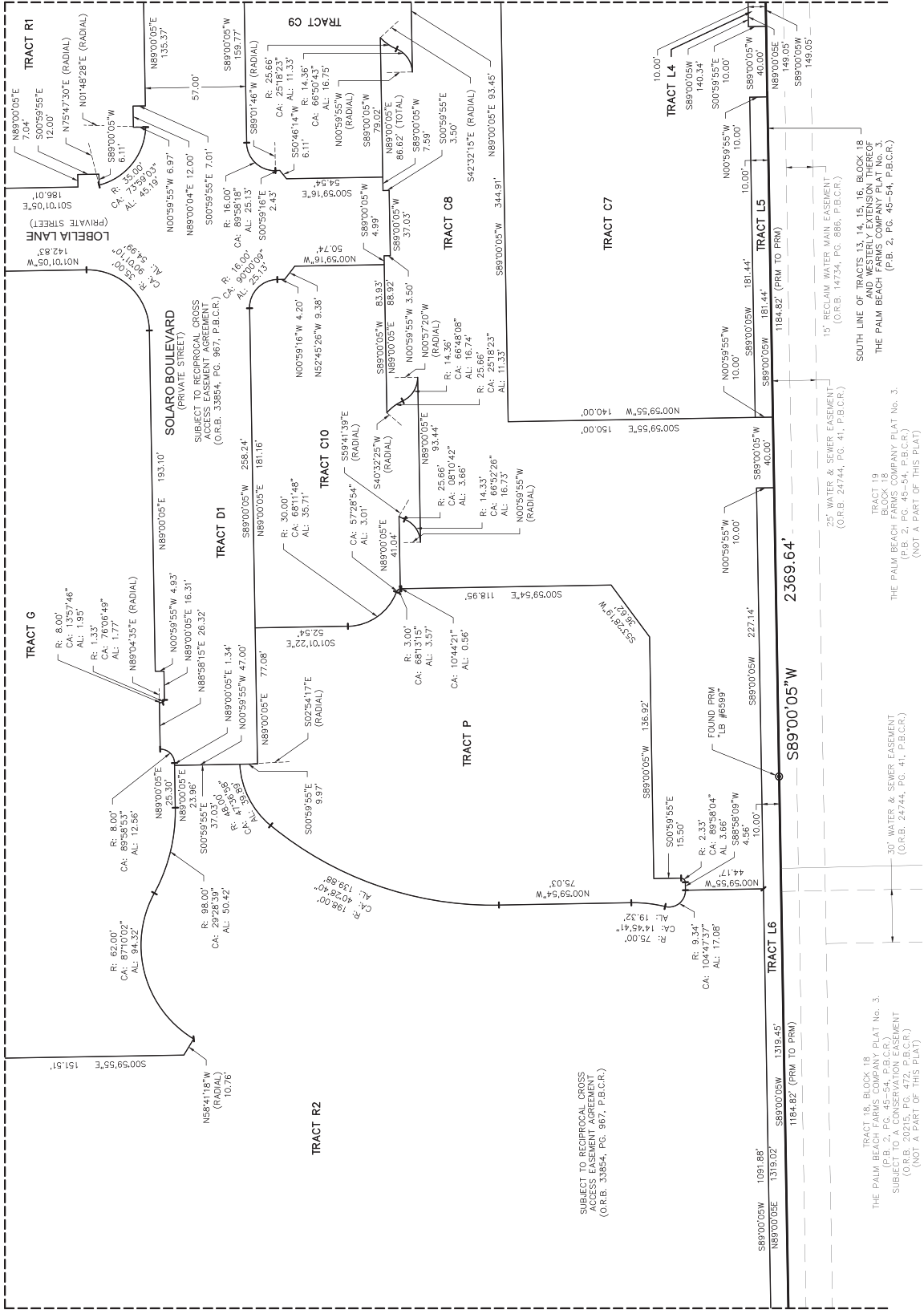
JOB NO.: 18-107-002 REPLAT

DATE: 10/16/2024

LOTIS WELLINGTON REPLAT NO. 1

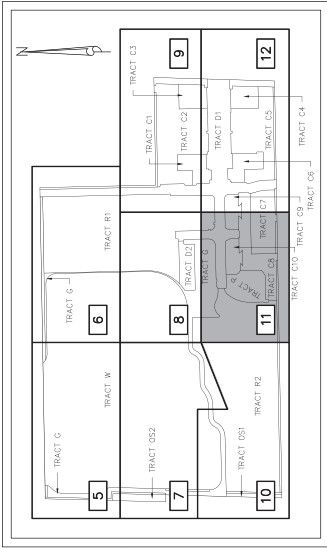
BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA OCTOBER 2024

MATCHLINE SEE SHEET 8 OF 13



LEGEND:

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



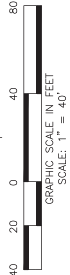
NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED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

THIS INSTRUMENT WAS PREPARED BY:
DAVID J. LEAVY, P.S.M., #8888 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 EMAIL: SURVEY@JULASURVEY.NET

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

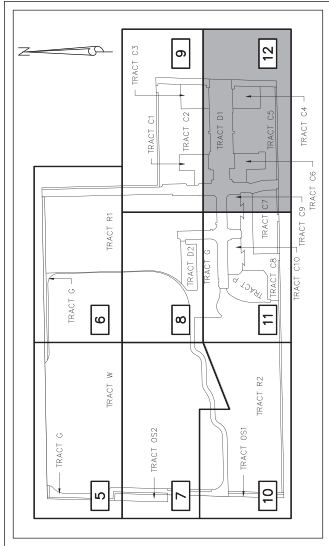


SHEET 11 OF 13

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



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



SHEET KEY MAP
(NOT TO SCALE)

NOTE: EXCEPT AS EXPLICITLY BOTH DEDICATED AND DEDICATED HEREON, ALL OTHER REQUIREMENTS OF THIS INSTRUMENT SHALL BE DEEMED TO HAVE BEEN MET BY THE GRANTOR'S DEDICATION OF THE EASEMENTS WANTED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENTS/AND THE DETERMINATION BY THE GRANTOR NOT TO DEDICATE AND/OR CONVEY ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

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

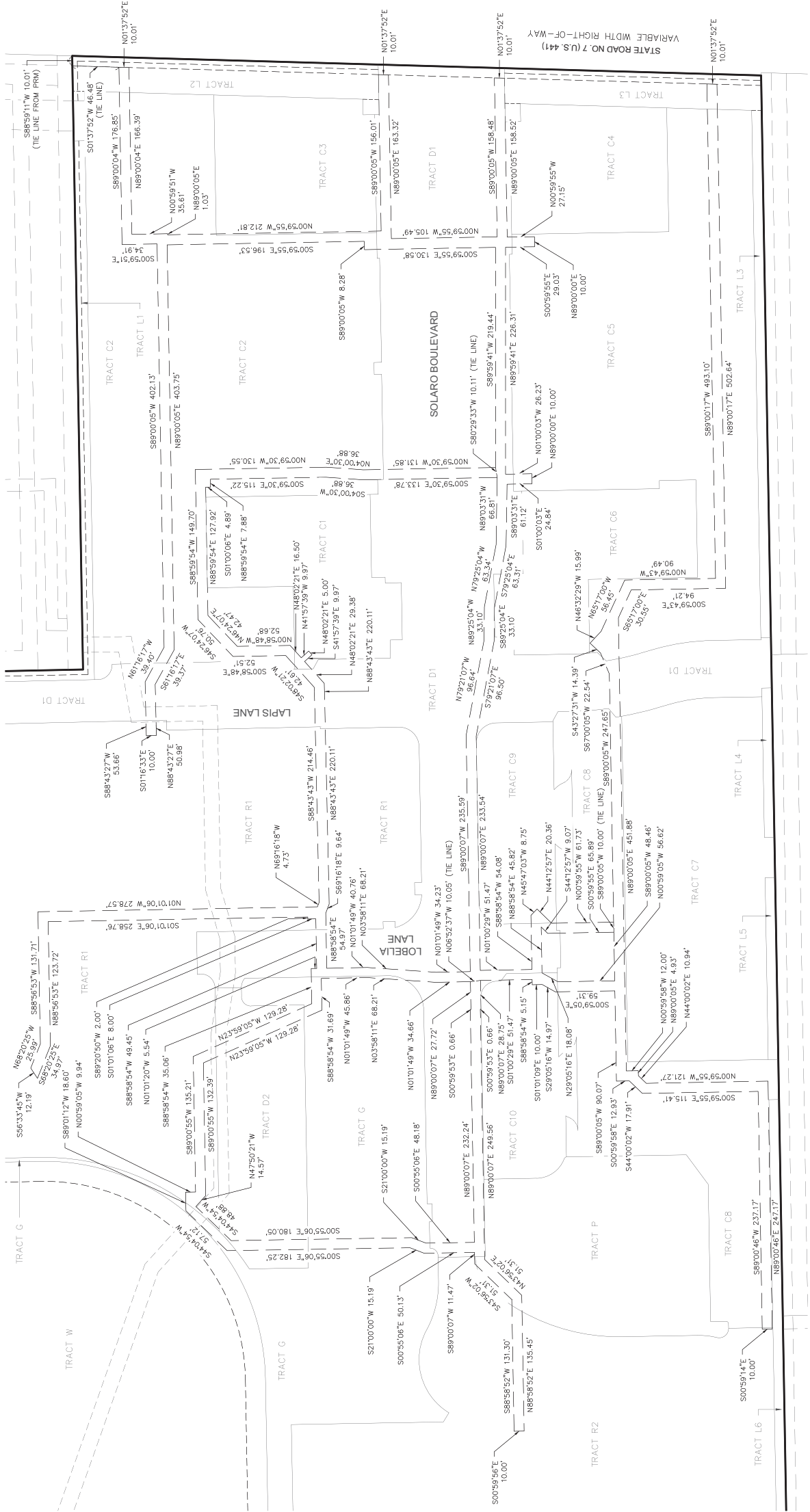
460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@JULASURVEY.NET

SCALE: 1"=120'

DRAWN BY: MT	JOB NO: 18-107-002	REF: AT
--------------	--------------------	---------

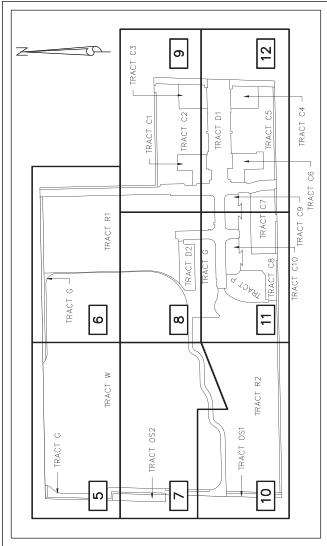
LOTIS WELLINGTON REPLAT NO. 1

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

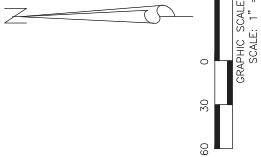


LEGEND:

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



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



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

THIS INSTRUMENT WAS PREPARED BY:
DAVID J. BOWEN, P.S.M., #8868 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 EMAIL: SURVEY@JULASURVEY.NET

SCALE: 1"=120'
DRAWN BY: MT

CHECKED BY: DB
JOB NO.: 18-107-002 REPLAT

DATE: 10/16/2024