



Plat Name: Baxter Hill Gardens
Surveyor: Michael F. Sexton
Company: Sexton Engineering 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

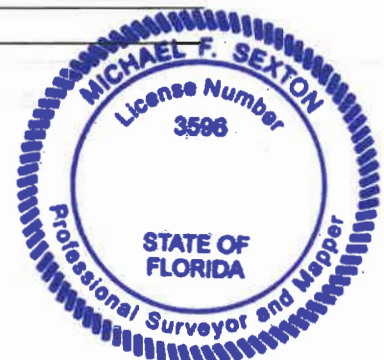
- ☒ The Permanent Reference Monuments ("P.R.M.s") for the referenced Plat have been set in accordance with the plat recordation process and the Subdivision and Development Regulation of the Village of Wellington, Florida, in effect on the date of plat approval.

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. Date changed from January 2025 to April 2025 on Sheets 1 & 2 of 2.
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

Signature: 
Print: Michael F. Sexton, P.S.M.
Surveyor No. 3596



BAXTER HILL GARDENS
BEING A REPLAT OF LOTS 45, 46 AND 47, GRAND PRIX FARMS PLAT NO. 1, P.R.D., AS RECORDED IN
PLAT BOOK 67, PAGES 14 THROUGH 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS, SHEET NO. 1
APRIL, 2025

DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BAXTER HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "BAXTER HILL GARDENS", BEING A REPLAT OF LOTS 45, 46 AND 47, GRAND PRIX FARMS, PLAT NO. 1, P.R.D., AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 45, 46 AND 47, BLOCK 9, GRAND PRIX FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 44, GRAND PRIX FARMS, PLAT NO. 1, P.R.D., AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 17, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°31'58" EAST, ALONG THE EAST LINE OF SAID LOT 44 (BEARING BASIS), A DISTANCE OF 724.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 44 AND THE SOUTH RIGHT-OF-WAY LINE OF PERSON ROAD AS SHOWN ON THE SAID PLAT; THENCE SOUTH 89°37'49" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 274.98 FEET; THENCE SOUTH 87°43'16" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 360.21 FEET; THENCE SOUTH 89°37'49" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 44°37'49" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRAND PRIX FARMS DRIVE AS SHOWN ON SAID PLAT; THENCE SOUTH 00°22'11" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT CONCAVE TO THE EAST, HAVING A RADIUS OF 620.17 FEET AND A CENTRAL ANGLE OF 17°27'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 189.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 580.00 FEET AND A CENTRAL ANGLE OF 18°16'12"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 184.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 10°07'56"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 113.18 FEET TO A TANGENT LINE; THENCE SOUTH 09°45'45" EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.64 FEET; THENCE SOUTH 35°14'15" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 56.57 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLDE HAMPTON DRIVE AS SHOWN ON SAID PLAT; THENCE SOUTH 80°14'15" WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 366.62 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT CONCAVE TO THE NORTH, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 22°40'48"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 261.26 FEET TO A TANGENT LINE; THENCE NORTH 77°04'56" WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 125.80 FEET TO THE POINT OF BEGINNING, CONTAINING 12.369 ACRES, MORE OR LESS.

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

1. LOT 1 AS SHOWN HEREON IS HEREBY RESERVED FOR BAXTER HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR RESIDENTIAL AND EQUESTRIAN PURPOSES, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

2. THE DRAINAGE EASEMENT AND WATER MANAGEMENT AND LAKE MAINTENANCE EASEMENT AS SHOWN HEREON ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND WATER MANAGEMENT FACILITIES AND ARE HEREBY DEDICATED TO GRAND PRIX VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. A MUNICIPAL CORPORATION, HOWEVER THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC/PRIVATE ROADS.

3. THE UTILITY EASEMENT 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS, SAID UTILITY EASEMENTS ARE FOR UNDERGROUND USE ONLY.

4. THE VILLAGE OF WELLINGTON WATER AND SEWER EASEMENTS IDENTIFIED ON THE PLAT/SKETCH HEREON ARE EXCLUSIVE EASEMENTS (SUBJECT TO THE BRIDLE EASEMENTS IDENTIFIED ON THE PLAT/SKETCH HEREON) AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

5. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT/SKETCH HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY THE VILLAGE OF WELLINGTON AT ITS DISCRETION FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE CLEAR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF THIS PLAT FOR THE PURPOSES OF INGRESS, EGRESS, AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES.

6. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

7. THE BRIDLE EASEMENTS AS SHOWN HEREON ARE FOR BRIDLE TRAILS AND OPEN SPACE PURPOSES AND ARE HEREBY RESERVED TO THE GRAND PRIX VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION.

8. THE PEDESTRIAN EASEMENT AS SHOWN HEREON IS FOR PEDESTRIAN WAYS AND OPEN SPACE PURPOSES AND IS HEREBY RESERVED TO THE GRAND PRIX VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION.

IN WITNESS WHEREOF, BAXTER HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RACHEL COHEN, ITS MANAGER, THIS 04 DAY OF April, 2025.

SIGNED IN THE PRESENCE OF

WITNESS SIGNATURE: [Signature]
BAXTER HILL, LLC
A FLORIDA LIMITED LIABILITY COMPANY

PRINT WITNESS NAME: Angelle Moskowitz
BY: [Signature]
RACHEL COHEN, MANAGER

WITNESS ADDRESS: 9148 Byron Ave Surfside, FL 33154

WITNESS SIGNATURE: [Signature]

PRINT WITNESS NAME: Cecilia Carolina Calabro

WITNESS ADDRESS: 1919 S Mystic Pointe Dr #2302 Deltona, FL 32710

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 04 DAY OF April, 2025, BY RACHEL COHEN, AS MANAGER FOR BAXTER HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED Delors License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/03/2026
SIGNATURE: [Signature]

PRINTED NAME - NOTARY PUBLIC
Cecilia Carolina Calabro

SEAL

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE GRAND PRIX VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 16 DAY OF April, 2025.

GRAND PRIX VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS SIGNATURE: [Signature]
BY: [Signature]
PAUL VALLIERE, MANAGER

PRINT WITNESS NAME: GERMAN WILLAMIZAR

WITNESS ADDRESS: 9725 WYETH CT. WELLINGTON, FL 33414

WITNESS SIGNATURE: [Signature]

PRINT WITNESS NAME: Rita Tabiri

WITNESS ADDRESS: 3400 Alcora Place Palm Beach Gardens, FL 33408

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 16 DAY OF April, 2025, BY PAUL VALLIERE, AS PRESIDENT OF GRAND PRIX VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 11/21/2025
SIGNATURE: [Signature]

PRINTED NAME - NOTARY PUBLIC
Kimberly Lay

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY BENTON ALEXANDER, JR., ESQ., 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 BAXTER HILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION DEPICTED BY THIS PLAT.

DATED: March 27, 2025
BY: [Signature]
LARRY BENTON ALEXANDER, JR., ESQUIRE
ATTORNEY AT LAW
FLORIDA BAR NO. 543179

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS ____ DAY OF _____, 2025.

VILLAGE OF WELLINGTON
A MUNICIPAL CORPORATION

BY: [Signature]
MICHAEL J. NAPOLEONE
MAYOR

ATTEST: [Signature]
CHEVELLE D. HALL, MMC
VILLAGE CLERK

ACKNOWLEDGEMENT:

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 AND CHEVELLE D. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
SIGNATURE _____

PRINTED NAME - NOTARY PUBLIC _____

SEAL

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS ____ DAY OF _____, 2025 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SEC. 177.091(1) FLORIDA STATUTES.

DATE: _____
BY: _____
JONATHAN REINSVOLD, P.E. VILLAGE ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FIELD FOR
RECORD AT _____ P.M.
THIS ____ DAY OF _____
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

JOSEPH ABRUZZO
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

CLERK

CLERK

CLERK

CLERK

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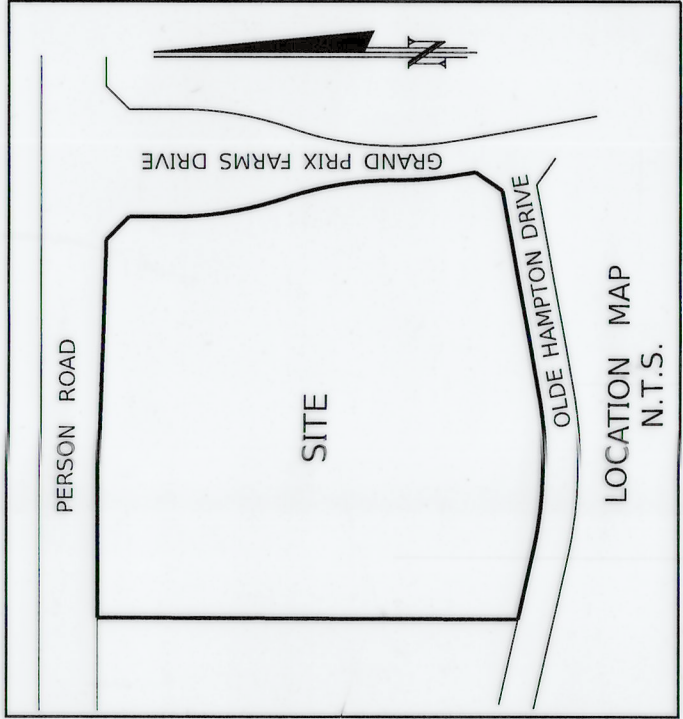
CLERK

CLERK

CLERK

CLERK

CLERK



SURVEY NOTES:

1. BEARING SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF GRAND PRIX FARMS, PLAT NO. 1, P.R.D., AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARINGS ARE BASED ON THE EAST LINE OF LOT 44 OF SAID PLAT WHICH IS SHOWN TO BEAR NORTH 00°31'58" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. 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.

3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE HIGHEST PRIORITY. UTILITY EASEMENTS SHALL HAVE THE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

4. NO STRUCTURE OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

5. THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN, L.S.M., UNDER THE SUPERVISION OF MICHAEL F. SEXTON, P.S.M. IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

6. THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF GRAND PRIX FARMS, PLAT NO. 1, P.R.D., AS RECORDED IN PLAT BOOK 67, PAGES 14 THROUGH 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL EASEMENTS AND LOT LINES OF THE PREVIOUS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT. NEW EASEMENTS WILL BE CREATED BY THIS PLAT.

7. ALL DISTANCES ARE IN U.S. SURVEY FOOT (1' X 3.2808333 = 1 METER).

SURVEYOR AND MAPPER 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.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON:

AND, FURTHER, THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

BY: [Signature]

MICHAEL F. SEXTON, P.S.M.
LICENSE NO. 3596
STATE OF FLORIDA



BAXTER HILL GARDENS

BEING A REPLAT OF LOTS 45, 46 AND 47, GRAND PRIX FARMS PLAT NO. 1, P.R.D., AS RECORDED IN
PLAT BOOK 67, PAGES 14 THROUGH 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS, SHEET NO. 2

APRIL, 2025

