

WELLINGTON COUNTRYPOLICE ESTATES II  
BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
IN 2 SHEETS, SHEET NO. 1  
NOVEMBER, 2024

AREA TABULATION  
TRACT 1 34.95 ACRES  
TRACT 2 5.19 ACRES  
TOTAL 40.14 ACRES

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
RECORD BOOK 33991  
PAGE 1227 AND DAILY RECORDED  
IN PLAT BOOK \_\_\_\_\_ AND \_\_\_\_\_  
ON \_\_\_\_\_ P.M. \_\_\_\_\_  
BY: JOSEPH ABRUZZO  
CLERK AND COMPTROLLER

APPROVAL OF PLAT 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 \_\_\_\_\_, 2024.

ATTEST:  
CHELLE E. HALL, M.M.C.  
VILLAGE CLERK  
BY: MICHAEL J. MPOLEONE,  
MAYOR

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 \_\_\_\_\_, 2024, BY MICHAEL J. MPOLEONE AND CHELLE E. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHOSE OFFICIAL CAPACITY IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS AUTHORIZATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE

VILLAGE ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS \_\_\_ DAY OF \_\_\_\_\_, 2024 AND HAS BEEN RECEIVED WITH SEC.177.80(1) (FLORIDA STATUTES).

DATE: \_\_\_\_\_

BY: JONATHAN REYNOLDS, P.E. VILLAGE ENGINEER

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST:  
CHELLE E. HALL, M.M.C.  
BOARDS SECRETARY  
BY: MICHAEL J. MPOLEONE  
BOARD PRESIDENT

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 \_\_\_\_\_, 2024, BY MICHAEL J. MPOLEONE AND CHELLE E. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, WHOSE OFFICIAL CAPACITY IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS AUTHORIZATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE

VILLAGE OF WELLINGTON (ENGINEER)  
VILLAGE OF WELLINGTON (APPROVAL)

MORTGAGEE'S CONSENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33932 AT PAGE 1227 AND AMENDED BY OFFICIAL RECORD BOOK 33991 AT PAGE 1258 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY (PLAT BOOK 33991) SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10 DAY OF NOV, 2024, BY MICHAEL J. MPOLEONE AND CHELLE E. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHOSE OFFICIAL CAPACITY IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS AUTHORIZATION.

WITNESS SIGNATURE: *CRISTINA GALLES*  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

WITNESS SIGNATURE: *DAVID ALBRIGHT*  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

WITNESS SIGNATURE: *JULIAN KESSLER*  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

WITNESS SIGNATURE: *CRISTINA GALLES*  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

ACKNOWLEDGMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10 DAY OF NOV, 2024, BY DAVID ALBRIGHT, AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION WHOSE OFFICIAL CAPACITY IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

DATE: 9-7-27

BY: *DAVID ALBRIGHT*  
PRINTED NAME - NOTARY PUBLIC  
CRISTINA GALLES  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

TITLE CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, CRAIG T. GALLE, A NOTARY PUBLIC, ATTORNEY AT LAW, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I HAVE FILED TO THE PROPERTY RECORDS IN MY JURISDICTION, STABLES VIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT NOTICED OF RELEASE OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THE INSTRUMENT IS CORRECT AND THAT THOSE INCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DESCRIBED IN THIS PLAT.

DATE: Nov. 10, 2024  
BY: *CRISTINA GALLES*  
PRINTED NAME: CRISTINA GALLES  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

ATTEST: *CRISTINA GALLES*  
BY: *DAVID ALBRIGHT*  
PRINTED NAME: DAVID ALBRIGHT  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

DEDICATIONS:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENTE STABLES VIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, COUNTY OF PALM BEACH, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY REDUCATE AS FOLLOWS:  
1. TRACT 1 AS SHOWN HEREON IS HEREBY RESERVED FOR FAR NIENTE STABLES VIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, COUNTY OF PALM BEACH, FLORIDA, FOR FUTURE DEVELOPMENT PURPOSES.  
2. TRACT 2 IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE OF STORM WATER CANALS.  
3. THE BRIDGE AND CANAL MAINTENANCE EASEMENT, AS HEREBY DEDICATED AS A NON-EXCLUSIVE PERPETUAL, INDETERMINATE, ACCESS, EASEMENT FOR HORSES, PEDIESTRIAN FOOT TRAFFIC, AND CANAL ACCESS, FOR SUBSTANTIAL USE AND ACCESS AND ARE HEREBY HEREBY MAINTAINANCE DELIGATION OF FAR NIENTE STABLES VIL, LLC, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, FAR NIENTE STABLES VIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS MCMAHON, ITS MANAGER, AS OF THIS 10 DAY OF NOV, 2024.  
SIGNED IN THE PRESENCE OF:  
WITNESS SIGNATURE: *CRISTINA GALLES*  
PRINTED NAME: CRISTINA GALLES  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414  
WITNESS SIGNATURE: *JULIAN KESSLER*  
PRINTED NAME: JULIAN KESSLER  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10 DAY OF NOV, 2024, BY DOUGLAS MCMAHON, AS MANAGER FOR FAR NIENTE STABLES VIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHOSE OFFICIAL CAPACITY IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE: *CRISTINA GALLES*  
PRINTED NAME: CRISTINA GALLES  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

WITNESS SIGNATURE: *JULIAN KESSLER*  
PRINTED NAME: JULIAN KESSLER  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

ATTEST: *CRISTINA GALLES*  
BY: *DAVID ALBRIGHT*  
PRINTED NAME: DAVID ALBRIGHT  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10 DAY OF NOV, 2024, BY MICHAEL J. MPOLEONE AND CHELLE E. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, WHOSE OFFICIAL CAPACITY IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS AUTHORIZATION.

DATE: 9-7-27

BY: *DAVID ALBRIGHT*  
PRINTED NAME: DAVID ALBRIGHT  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

TITLE CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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DATE: 9-7-27  
BY: *CRISTINA GALLES*  
PRINTED NAME: CRISTINA GALLES  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

ATTEST: *CRISTINA GALLES*  
BY: *DAVID ALBRIGHT*  
PRINTED NAME: DAVID ALBRIGHT  
WITNESS ADDRESS: 13501 S. Shore Blvd Wellington, FL 33414

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RECORD BOOK 33991  
PAGE 1227 AND DAILY RECORDED  
IN PLAT BOOK \_\_\_\_\_ AND \_\_\_\_\_  
ON \_\_\_\_\_ P.M. \_\_\_\_\_

BY: JOSEPH ABRUZZO  
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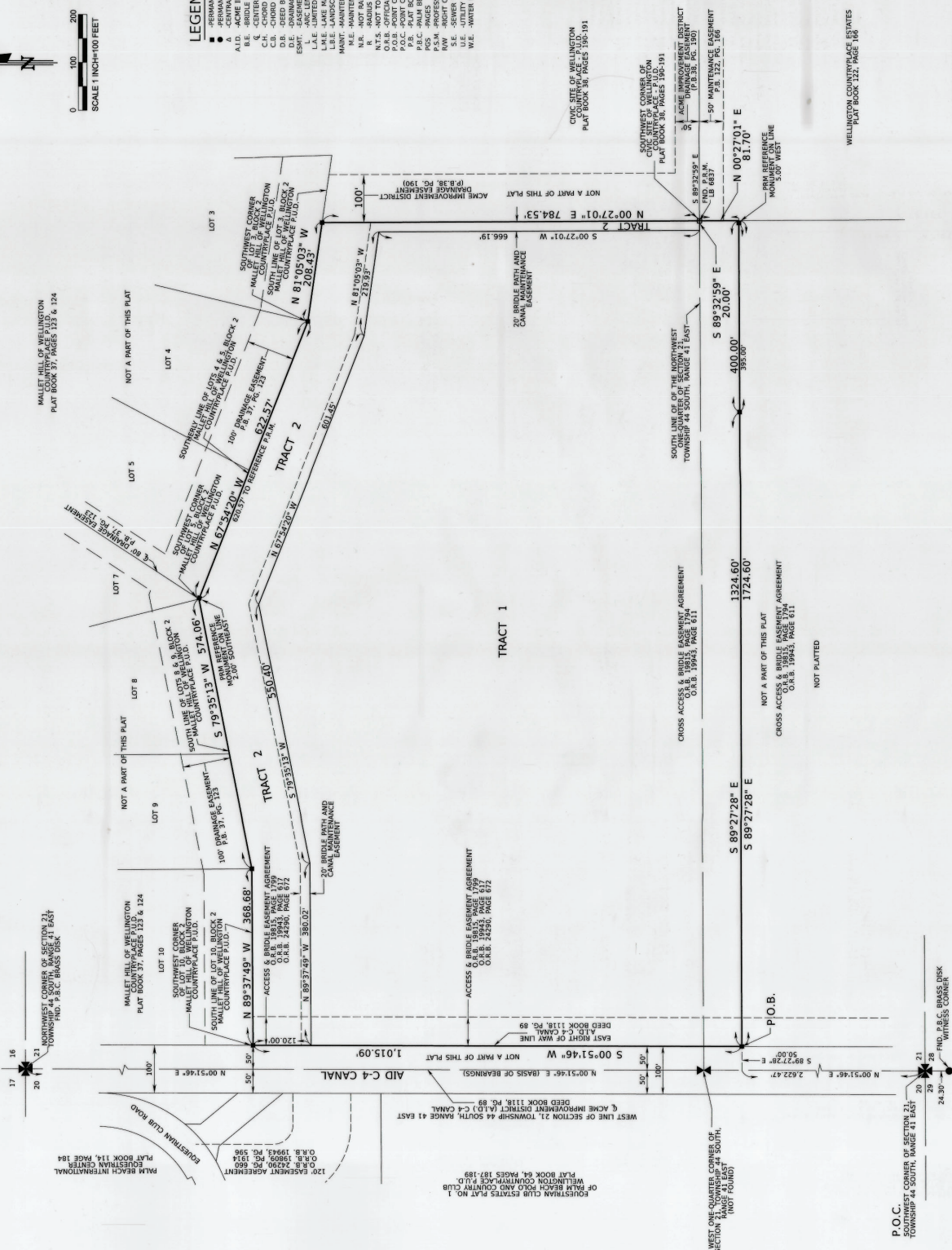


**WELLINGTON COUNTRYPLACE ESTATES II**  
 BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
 VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
 IN 2 SHEETS, SHEET NO. 2  
 NOVEMBER, 2024



**LEGEND:**

- PERMANENT REFERENCE MONUMENT, LB 6837
- CENTRAL ANGLE
- PERMANENT CONTROL POINT
- S.E. - BRIDLE EASEMENT
- C.E. - CENTERLINE
- C.B. - CHOOD BEARING
- D.B. - DEED BOOK
- E.A. - EASEMENT
- L.L. - LINE LENGTH
- L.M.E. - LAKE MAINTENANCE EASEMENT
- L.B.E. - LANDSCAPE BUFFER EASEMENT
- M.M.E. - MAINTENANCE EASEMENT
- N.R. - NOT RUDAL
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- P.C. - PALM BEACH COUNTY
- P.S. - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- S.E. - SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.E. - WAREHOUSE EASEMENT



**SIXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PINEHURST LANE, SUITE 200  
 BOCA RATON, FLORIDA 33432, USA 561.733.2488  
 FL REGISTRATION: LAR90667, BS 007184

**P.O.C.**  
 SOUTHWEST CORNER OF  
 SECTION 21, TOWNSHIP 44 SOUTH,  
 RANGE 41 EAST

24.30' FND. P.B.C. BRASS DISK  
 WITNESS CORNER

WELLINGTON COUNTRYPLACE ESTATES  
 PLAT BOOK 122, PAGE 166

CIVIC SITE OF WELLINGTON  
 PLAT BOOK 38, PAGES 190-191

SOUTHWEST CORNER OF  
 CIVIC SITE OF WELLINGTON  
 PLAT BOOK 38, PAGES 190-191

100' DRAINAGE EASEMENT  
 (P.B. 38, PG. 190)

20' BRIDLE PATH AND  
 CANAL EASEMENT

30' MAINTENANCE EASEMENT  
 (P.B. 38, PG. 190)

PRIM. REFERENCE  
 MONUMENT  
 5.00' WEST

TOWNSHIP CORNER OF SECTION 21,  
 TOWNSHIP 44 SOUTH, RANGE 41 EAST  
 FND. P.B.C. BRASS DISK

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