



Plat Name: WINDSOME FARMS

Surveyor: LUIS J. ORTIZ

Company: GEOPOINT SURVEYING, 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

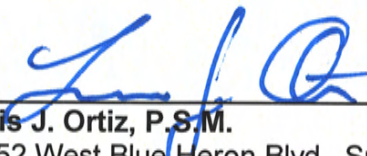
- ☐ There have been no changes to the approved final Plat.
- ☒ There have been changes to the approved final Plat and have listed the changes below. These changes have been reviewed and approved by the Village of Wellington after Technical Compliance was issued.

1. SHEET 1 - NAME CHANGE FOR AUTHORIZED SIGNATORY FOR  
HELGSTRAND WINDSOME, LLC, CHANGED TO ETIENNE ROSSLER
2. SHEET 1 - MORTGAGEE'S CONSENT & ACKNOWLEDGEMENT LANGUAGE  
REMOVED
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_

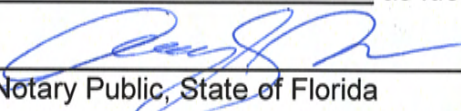
Signature:   
Print: LUIS J. ORTIZ, P.S.M.  
Surveyor No. LS 7006

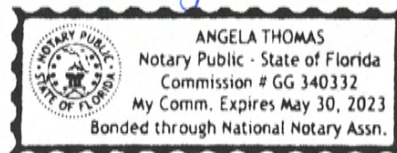


FURTHER AFFIANT SAYETH NOT.

 (Seal)  
Luis J. Ortiz, P.S.M.  
4152 West Blue Heron Blvd., Suite 105  
Riviera Beach, FL 33404

The foregoing instrument was sworn to before me on this 16<sup>th</sup> day of August, 2022, by Luis J. Ortiz, who ☒ is personally known to me or who \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida  
Print Name: Angela Thomas



(Notary Seal)

WINDSOME FARMS

BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS:  
KNOW ALL MEN BY THESE PRESENTS THAT HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WINDSOME FARMS, BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE PROPERTY, CONVEYED TO VILLAGE OF WELLINGTON AND ACME IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 27355, PAGE 1921 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, 55 FEET WIDE LYING IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 28, THENCE ALONG THE EXTENSION OF THE CENTERLINE OF THE RIGHT-OF-WAY OF SOUTHSORE BOULEVARD (OFFICIAL RECORDS BOOK 1913, PAGE 260, S 02°01'50" W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INDIAN MOUND ROAD (OFFICIAL RECORDS BOOK 1913, PAGE 266) AND THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY CENTERLINE, S 02°01'50" W, A DISTANCE OF 2413.13 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 50TH STREET SOUTH (50.00' WIDE RIGHT-OF-WAY) THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 88°25'15" W, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE 55.00 FEET WESTERLY AND PARALLEL WITH SAID RIGHT-OF-WAY CENTERLINE OF SOUTHSORE BOULEVARD 60' RIGHT-OF-WAY; THENCE, ALONG SAID PARALLEL LINE, N 02°01'50" E, A DISTANCE OF 2413.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN MOUND ROAD, THENCE ALONG SAID SOUTHERLY LINE, S 88°25'14" E, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS

A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF SAID SECTION 28, THENCE, S 02°01'50" W, A DISTANCE OF 10.00 FEET, THENCE N 88°25'14" W, A DISTANCE OF 55.00 FEET, THENCE S 02°01'50" W, A DISTANCE OF 2413.13 FEET, THENCE N 88°25'15" W, A DISTANCE OF 1290.63 FEET; THENCE, N 01°57'29" E, A DISTANCE OF 2442.74 FEET; THENCE, S 88°25'14" E, A DISTANCE OF 1348.98 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,417.034 SQUARE FEET OR 78.344 ACRES, MORE OR LESS.

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

TRACTS

TRACTS "B" AND "C," AS SHOWN HEREON, ARE HEREBY CONVEYED IN FEE SIMPLE TO THE VILLAGE OF WELLINGTON FOR PROPER PURPOSES.

EASEMENTS

1. THE UTILITY EASEMENTS (ULE) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE DISTRICT OF PUBLIC UTILITIES (DPU) SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, OPERATE, AND REMOVE CABLE TELEVISION SYSTEMS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. THE PUBLIC BRIDLE TRAIL EASEMENTS (PBE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE BRIDLE TRAILS, EQUESTRIAN USE, AND OTHER RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

2. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN A PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC UTILITIES (DPU) AND THE DRAINAGE OF THE VILLAGE OF WELLINGTON, FLORIDA. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PERPETUAL MAINTENANCE OBLIGATION OF HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

3. THE LAKE MAINTENANCE EASEMENTS (LME), LAKE MAINTENANCE ACCESS EASEMENTS (LMAE), AND THE LAKE EASEMENTS (LE) AS SHOWN HEREON ARE HEREBY RESERVED FOR HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE MAINTENANCE OF THE LAKE AND THE FACILITIES LOCATED WITHIN THE ASSOCIATED LAKE EASEMENTS FOR PURPOSES OF PERFORMING MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

4. THE EXCLUSIVE WATER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION AND THE ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT THEREOF. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FURTHER FOR USE BY THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A WASTEWATERSEWAGE COLLECTION SYSTEM, AND/OR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A POTABLE WATER DISTRIBUTION SYSTEM, AND REMOVAL OF THE EQUIPMENT, PIPES, MAINS, LIFT STATIONS, AND MACHINERY FROM TIME TO TIME TO MAINTAIN OR REPLACE SUCH WASTEWATERSEWAGE COLLECTION SYSTEM, AND MAINTENANCE OF THE LOCATION AND PLACEMENT OF SUCH WASTEWATERSEWAGE COLLECTION SYSTEM, AND MAINTENANCE OF SUCH SYSTEM OR EITHER SYSTEM, AND ANY LATERAL OR NECESSARY CONNECTION LINES, PIPES, OR MAINS. HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL NOT PLANT ANY PLANTS (OTHER THAN GRASS) OR BUILD ANY STRUCTURE IN THE EXCLUSIVE EASEMENT AREA UNLESS APPROVED IN PERMIT FORM BY THE VILLAGE OF WELLINGTON, FLORIDA. HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTAINING ALL GRASS AND ALL OTHER PERMITTED PLANTS AND STRUCTURES WITHIN THE EASEMENT WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

5. THE LIMITED ACCESS EASEMENT (LAE) AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 16 DAY OF AUGUST, 2022.  
WITNESS: Laurie A. Lussack  
PRINT NAME: Laurie A. Lussack  
MANAGER: ETIENNE ROSSLER  
PRINT NAME: ETIENNE ROSSLER  
MANAGER: ETIENNE ROSSLER

ACKNOWLEDGEMENT  
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 AUGUST, 2022, BY ETIENNE ROSSLER, AS MANAGER OF HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED SAK 50 AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 25, 2024

NOTARY PUBLIC  
PRINT NAME: Laurie Lussack  
COMMISSION NO.: 66 979302

VILLAGE OF WELLINGTON  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND WARRANTS THAT THE SAME ARE DEDICATED TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 16 DAY OF AUGUST, 2022.

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: ANNE GERWIG, MAYOR

ATTEST:  
CHIEVELLE D. ADIE, VILLAGE CLERK

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHIEVELLE D. ADIE WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT SAID INSTRUMENT WAS EXECUTED IN ACCORDANCE WITH THE VILLAGE VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF AUGUST, 2022.

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

NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_

(SEAL)

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF AUGUST, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.08(1)(f), F.S.

DATED THIS 16 DAY OF AUGUST, 2022.

JONATHAN REINSVOLD, P.E.  
VILLAGE ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA )

I, DONALD P. DUFRESNE, 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 HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT I AM NOT PROVIDING ANY OPINION AS TO THE VALIDITY OF THE RECORDS OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO UNRECORDED ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 16 DAY OF AUGUST, 2022

DONALD P. DUFRESNE  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
BAR NO. 0600120

SITE DATA  
PETITION NUMBER 2021-0002-SP

HELGSTRAND WINDSOME, LLC



VILLAGE OF WELLINGTON

VILLAGE ENGINEER

SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY  
LUCAS E. ORTIZ, P.S.M.  
1015 W. BLUE HERON BLVD.  
RIVIERA BEACH, FLORIDA 33404  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404.  
CERTIFICATE OF AUTHORIZATION NO. 1B7768

DATE: August 16, 2022

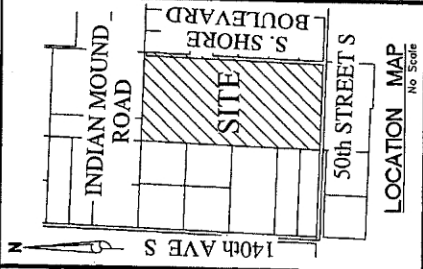
LUCAS E. ORTIZ, P.S.M.  
LICENSE NO. 157006  
STATE OF FLORIDA

SURVEYOR & MAPPER'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 I HAVE EXAMINED THE SURVEY MONUMENTS (P, P, M, S, T) AND MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY DATA; COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" - A 1 1/2" BRASS DISK STAMPED "PRM 1B7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "■" - A MAGNETIC NAIL AND/OR STAMPED "PCL1B7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, S 88°25'15" E. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FOR THE
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED WITHIN THE RIGHT-OF-WAY OR WITHIN THE VILLAGE OF WELLINGTON. CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- THE BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA. 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 REPRESENTATION OF THE SAME. ANY DISCREPANCIES THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY AND THE VILLAGE OF WELLINGTON.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, INGRESS / EGRESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT
- LINEAR UNITS = US SURVEY FEET
- COORDINATE SYSTEM = 1983 STATE PLANE
- PROJECTION = TRANSVERSE MERCATOR
- ALL DISTANCES ARE GROUND
- SCALE FACTOR: 1.0000
- PLAT DISTANCE X SCALE FACTOR = GRID DISTANCE
- NO ROTATION - GRID BEARING
- ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES



STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2022 AND DULY RECORDED IN \_\_\_\_\_  
PLAT BOOK NO. \_\_\_\_\_ ON  
PAGE \_\_\_\_\_

JOSEPH ABRUZZO,  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_ D.C.

CLERK'S SEAL

