

LOTIS WELLINGTON

BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION LYING WEST OF TRACT 10, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
AUGUST 2022

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, OWNER OF THE LANDS SHOWN ON HEREON AS LOTIS WELLINGTON, AND BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION LYING WEST OF TRACT 10, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE HEREBY DEDICATING AND ASSIGNING TO THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT THE SOUTHWEST CORNER OF WELLINGTON MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
- THENCE NORTH 88°56'11" EAST, ALONG THE SOUTH LINE OF SAID WELLINGTON MUPD PLAT, A DISTANCE OF 811.96 FEET TO THE SOUTHEAST CORNER OF SAID WELLINGTON MUPD PLAT; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. 441) AS LAID OUT AND IN USE;
- THENCE SOUTH 01°37'32" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND THE WEST LINE OF PARCEL 115 ACCORDING TO THAT CERTAIN WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 9427, PAGE 665 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 686.86 FEET TO A POINT BEING ON THE SOUTH LINE OF TRACT 13, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO.3;
- THENCE SOUTH 88°00'05" WEST, ALONG THE SOUTH LINE OF TRACTS 13, 14, 15, 16, BLOCK 18 AND THE WESTERLY EXTENSION THEREOF OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 2,492.61 FEET TO A POINT BEING ON THE WEST LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;
- THENCE NORTH 01°28'32" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 660.33 FEET TO A POINT BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT 16, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO. 3;
- THENCE SOUTH 89°00'05" WEST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT 16, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 40.04 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 12;
- THENCE NORTH 01°28'32" EAST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 12, A DISTANCE OF 685.35 FEET TO A POINT BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACTS 10 AND 11, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO. 3;
- THENCE NORTH 89°00'05" EAST, ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF TRACTS 10 AND 11, BLOCK 18 OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 1769.21 FEET TO A POINT BEING ON THE WEST LINE OF SAID WELLINGTON MUPD PLAT;
- THENCE SOUTH 01°09'58" EAST, ALONG THE WEST LINE OF SAID WELLINGTON MUPD, A DISTANCE OF 658.44 FEET TO THE POINT OF BEGINNING;
- 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 AND L10, 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 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, D2 AND D3, 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. 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 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 SURFACE WATER MANAGEMENT PURPOSES. THE MAINTENANCE OF THIS TRACT 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.
 - 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.

DESCRIPTION AND DEDICATIONS

- TRACTS O1 AND O2, 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 AND ARE 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 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 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.

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 21st DAY OF September, 2022.

WITNESS:

PRINTED NAME: Ricardo Krasner

WITNESS:

PRINTED NAME: Nicholas Pagano

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 21st DAY OF September, 2022, BY Adam P. Freedman, AS MANAGER OF LOTIS WELLINGTON VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS A MEMBER OF LOTIS WELLINGTON HOLDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS A MEMBER OF LOTIS WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND A MEMBER OF LOTIS WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/12/2024

SIGNATURE: Jeff L. Johnson

PRINTED NAME: Jeff L. Johnson

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 21st DAY OF September, 2022.

WITNESS:

PRINTED NAME: Ricardo Krasner

WITNESS:

PRINTED NAME: Nicholas Pagano

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 21st DAY OF September, 2022, BY James J. Grave, AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/12/2024

SIGNATURE: Jeff L. Johnson

PRINTED NAME: Jeff L. Johnson

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 REVIEWED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE TITLE TO THE PROPERTY DESCRIBED IN THE INSTRUMENT IS VALID AND THAT THE PROPERTY IS NOT LIABLY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED IN LAW ARE SHOWN HEREIN; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9-21-2022

BY: Stephen J. Grave de Peralta, Esq.
ATTORNEY

VILLAGE OF WELLINGTON ENGINEER

THIS PLAT IS HEREBY APPROVED FOR THIS DAY OF September, 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.S. DATED THIS DAY OF September, 2022.

BY: Jonathan Reinsvold, P.E.
VILLAGE ENGINEER

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@DJLASURVEY.NET

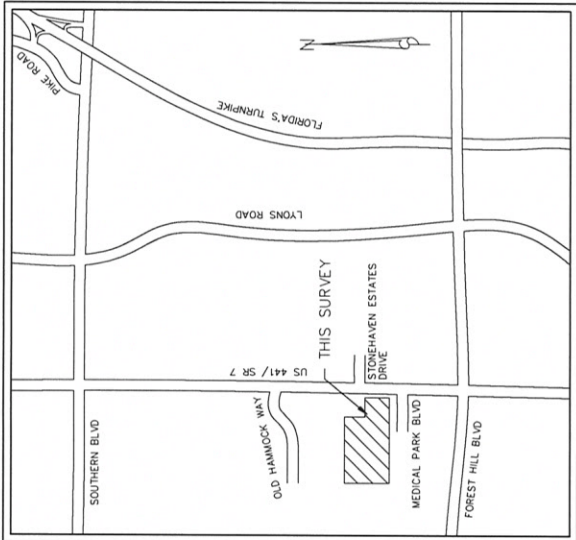
CHECKED BY: DB DATE: 02/16/2022
DRAWN BY: MT

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

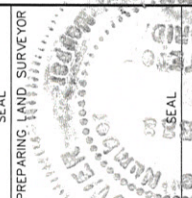
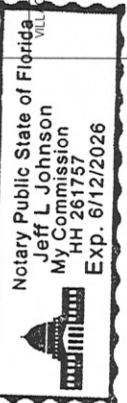
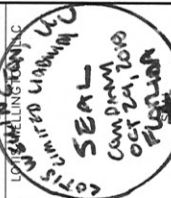
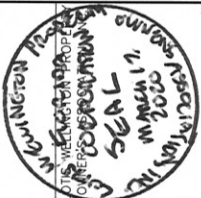
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____ 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____

SHARON R. BOCK
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

SHEET 1 OF 11



LOCATION MAP
NOT TO SCALE



Signature of Stephen J. Grave de Peralta, Esq.

BY: STEPHEN J. GRAVE DE PERALTA, ESQ.
ATTORNEY

LOTIS WELLINGTON

BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION LYING WEST OF TRACT 10, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AUGUST 2022

MORTGAGEE'S CONSENT

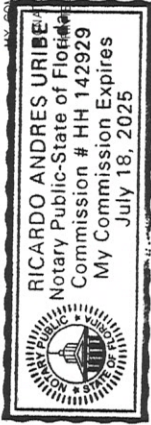
STATE OF FLORIDA
COUNTY OF Palm Beach
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33436, AT PAGE 1180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF September 2022.

WITNESS:
PRINTED NAME: Alan Hernandez
BY: [Signature] LV WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS:
PRINTED NAME: Scorn Lopez
BY: [Signature] LV LENDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: [Signature] CAMILO NIÑO, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 12 DAY OF September 2022, BY CAMILLO NIÑO, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: July 18, 2025
SIGNATURE: [Signature]
PRINTED NAME: RICARDO URIBE



AREA TABULATION

TRACT 1	30,823.28	SQUARE FEET	0.707	ACRES
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	28,267.68	SQUARE FEET	0.649	ACRES
TRACT D3	24,469.07	SQUARE FEET	0.563	ACRES
TRACT G	118,431.00	SQUARE FEET	2.719	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	13,192.28	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	25,590.06	SQUARE FEET	0.587	ACRES
TRACT O51	6,003.86	SQUARE FEET	0.138	ACRES
TRACT O52	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	388,580.13	SQUARE FEET	8.921	ACRES
TRACT W	1,061,018.05	SQUARE FEET	24.358	ACRES
TOTAL	2,802,181.76	SQUARE FEET	64.33	ACRES

APPROVAL OF PLAT VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS STATED AND SHOWN HEREON.
THIS _____ DAY OF _____, 2022.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: [Signature] ANNE GERWIG
MAYOR
PRINTED NAME: _____
ATTEST: [Signature] CHEVELLE D. ADDIE, MMC
VILLAGE OF WELLINGTON CLERK
PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS _____ DAY OF _____, 2022, BY ANNE GERWIG, AS MAYOR AND CHEVELLE D. ADDIE, 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: _____

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 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A BEARING OF NORTH 88°59'11" 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 EASEMENTS SHALL BE CONSIDERED AN AFFIRMATIVE INTENTION TO BE INTERFERING TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR ANY OTHER PRIVATE 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.

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 SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 9/20/2022

[Signature]
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@DOLLASURVEY.NET

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

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 11

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@DOLLASURVEY.NET

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JOB NO.: 18-107-001 PLAT
DATE: 02/16/2022

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

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

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SHEET 3 OF 11



ARC LENGTH

ARC LENGTH	PL
CENTRAL ANGLE	CA
DRAINAGE EASEMENT	DE
FLORIDA DEPARTMENT OF TRANSPORTATION	DOT
LAKE WORTH DRAINAGE DISTRICT	W.D.D.
LIMITED ACCESS EASEMENT	AE
LANDSCAPE BUFFER EASEMENT	BE
OFFICIAL RECORD BOOK	O.R.B.
PLAT BOOK	P.B.
PALM BEACH COUNTY RECORDS	P.B.C.R.
PAGE	PG.
PERMANENT REFERENCE MONUMENT	PRM
RADIUS	R
UTILITY EASEMENT	UE

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LAND SURVEYORS AND MAPPERS

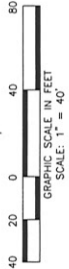
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DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
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STATE OF FLORIDA)
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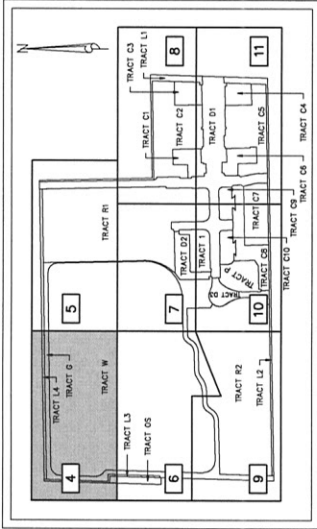
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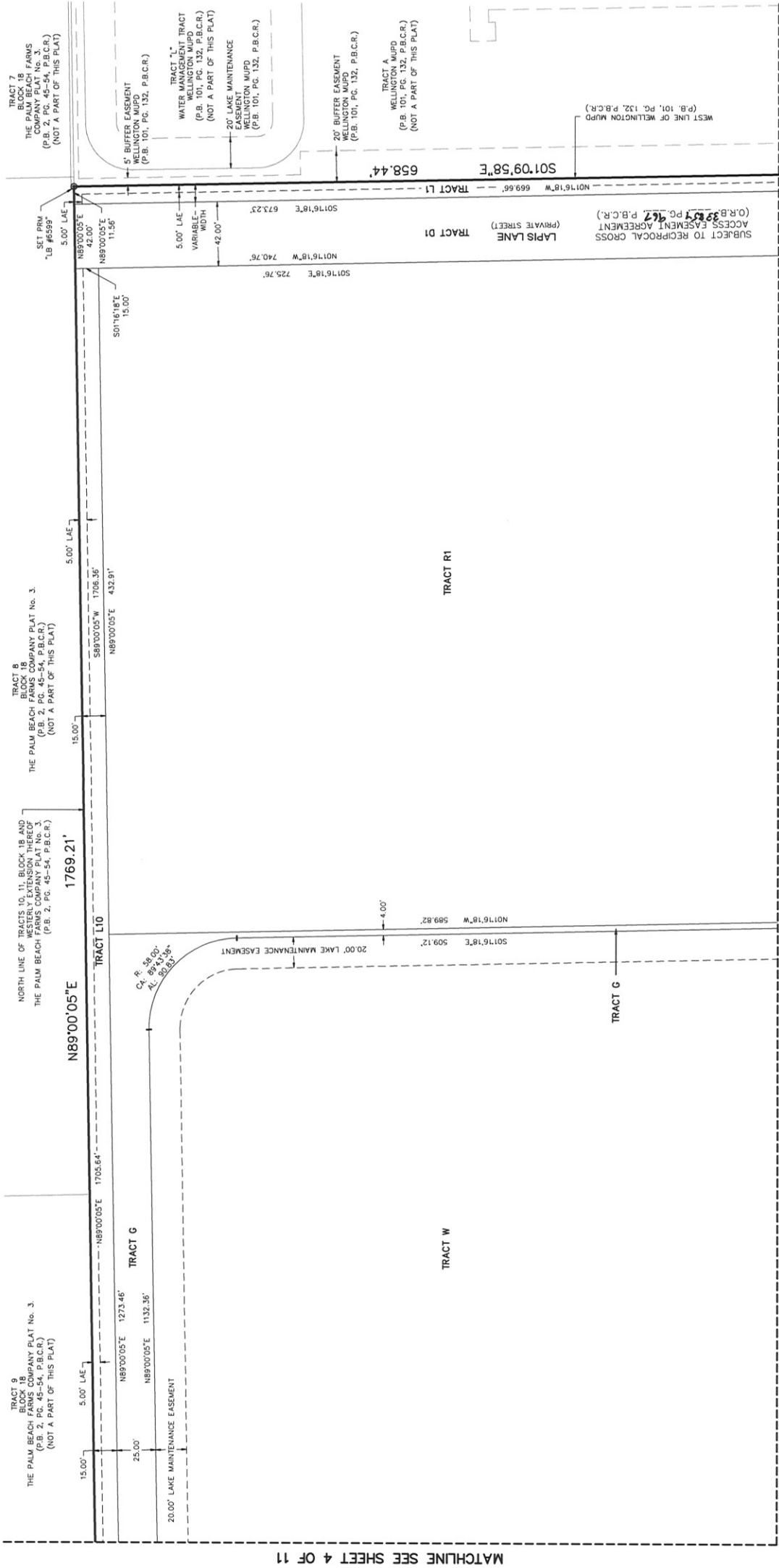
SCALE: 1"=40'	CHECKED BY: DB	DATE: 02/16/2022
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SHEET KEY MAP
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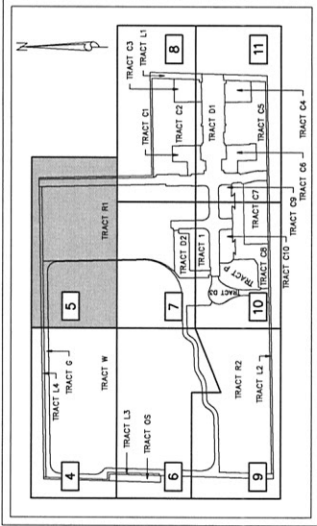
LOTIS WELLINGTON

BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION LYING WEST OF TRACT 10, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AUGUST 2022



MATCHLINE SEE SHEET 7 OF 11

MATCHLINE SEE SHEET 8 OF 11



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
P.C.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
UE	UTILITY EASEMENT

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460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650



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

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SHEET 5 OF 11

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@DJLASURVEY.NET
SCALE: 1"=40' CHECKED BY: DB DATE: 02/16/2022
DRAWN BY: MT JOB NO.: 1B-107-001 PLAT

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

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DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33408
PHONE: (561) 753-0850 EMAIL: SURVEY@DULAVSURVEY.NET

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460 BUSINESS PARK WAY, SUITE B
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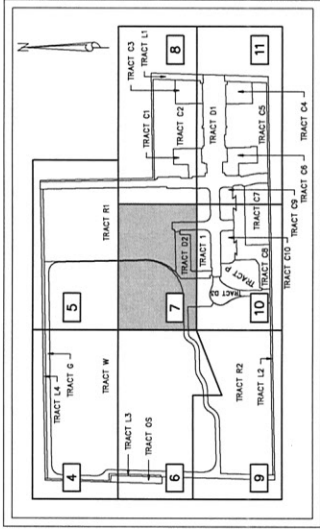
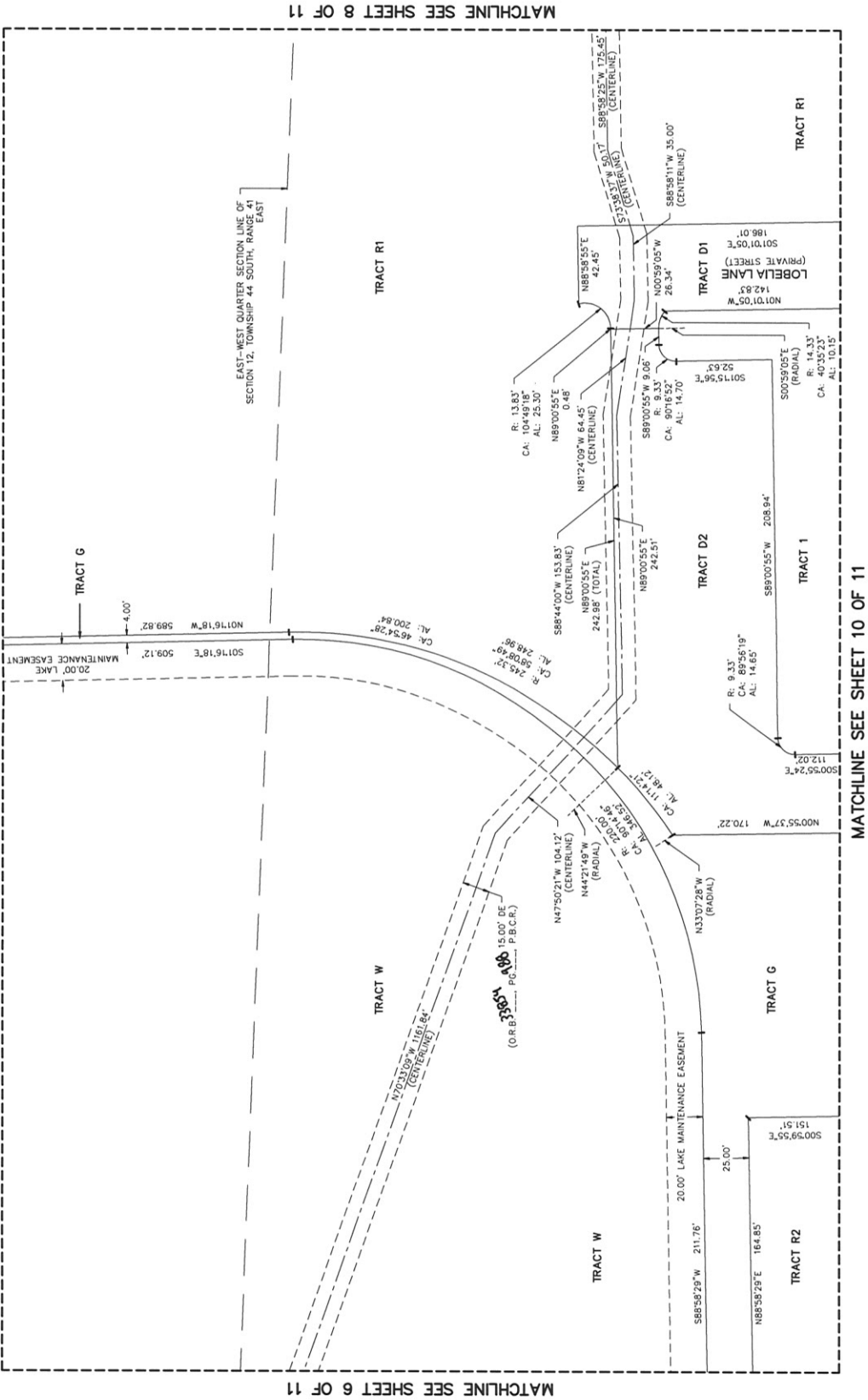


LOTIS WELLINGTON

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STATE OF FLORIDA)
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LEGEND:

AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.W.D.D.	LAKE WORTH DRAINAGE DISTRICT
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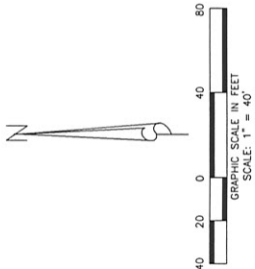
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460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
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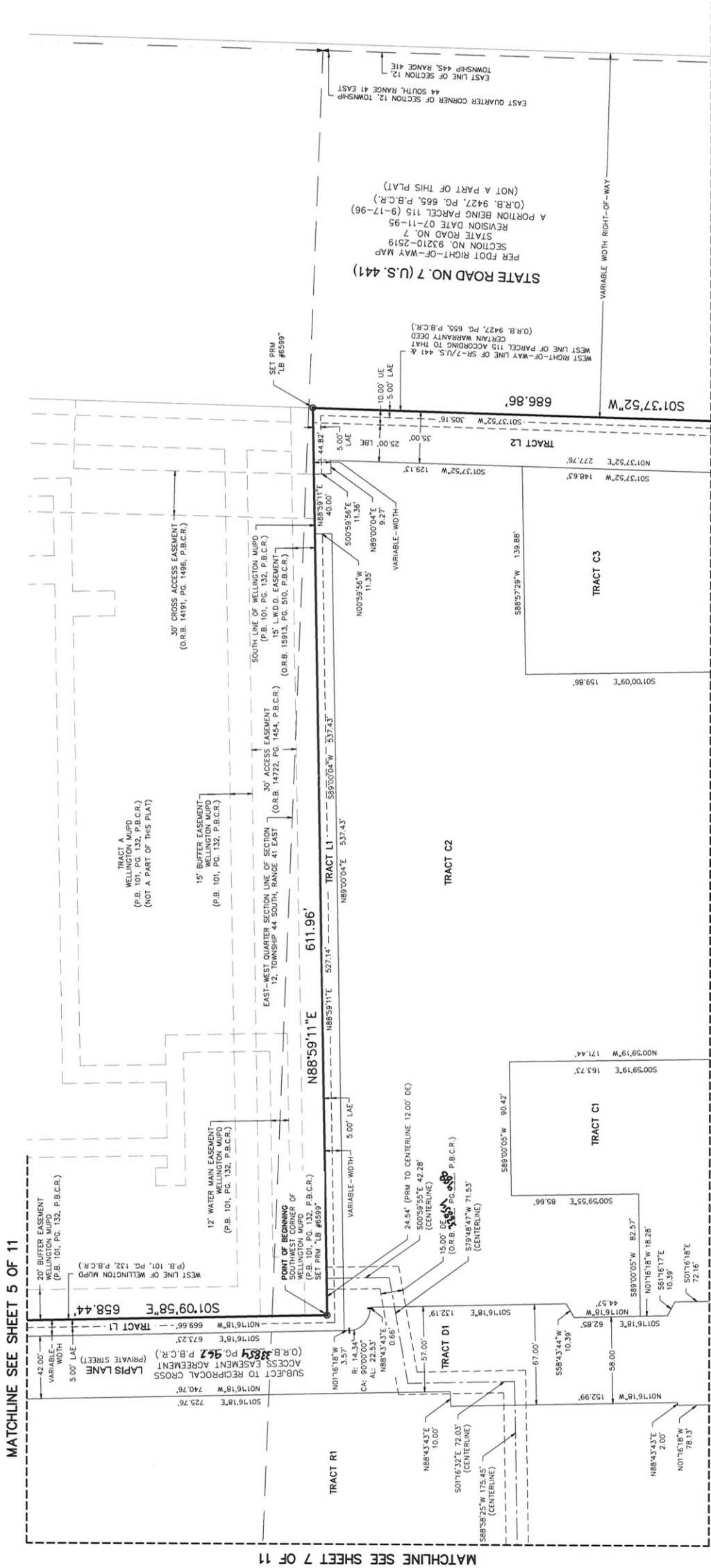
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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
AUGUST 2022

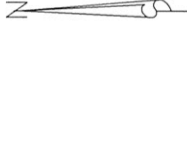
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SHEET 8 OF 11



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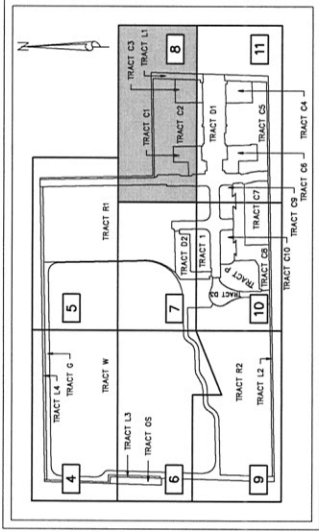
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SCALE: 1"=40'

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LEGEND:	
AL	ARC LENGTH
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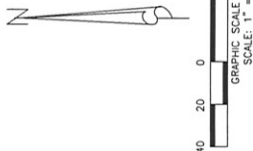


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SHEET 9 OF 11



AL	ARC LENGTH
CA	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
W.D.	LANE WIDTH
LA	LANE
LALE	LANE ACCESS EASEMENT
LB	LANDSCAPE BUFFER EASEMENT
OR.B	OFFICIAL RECORDS BOOK
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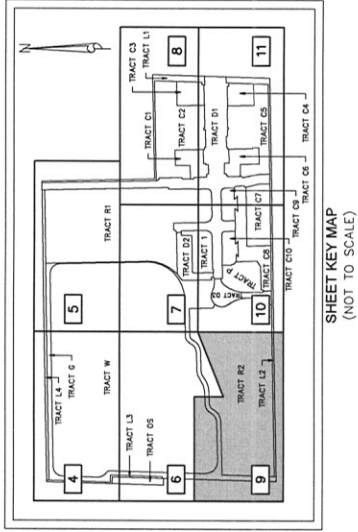
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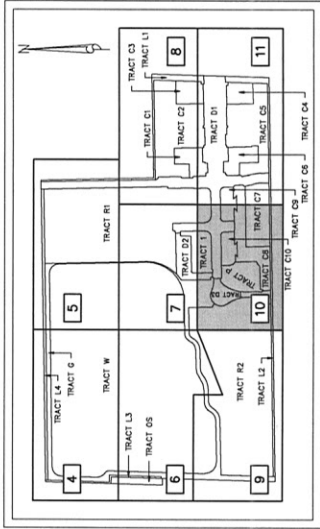
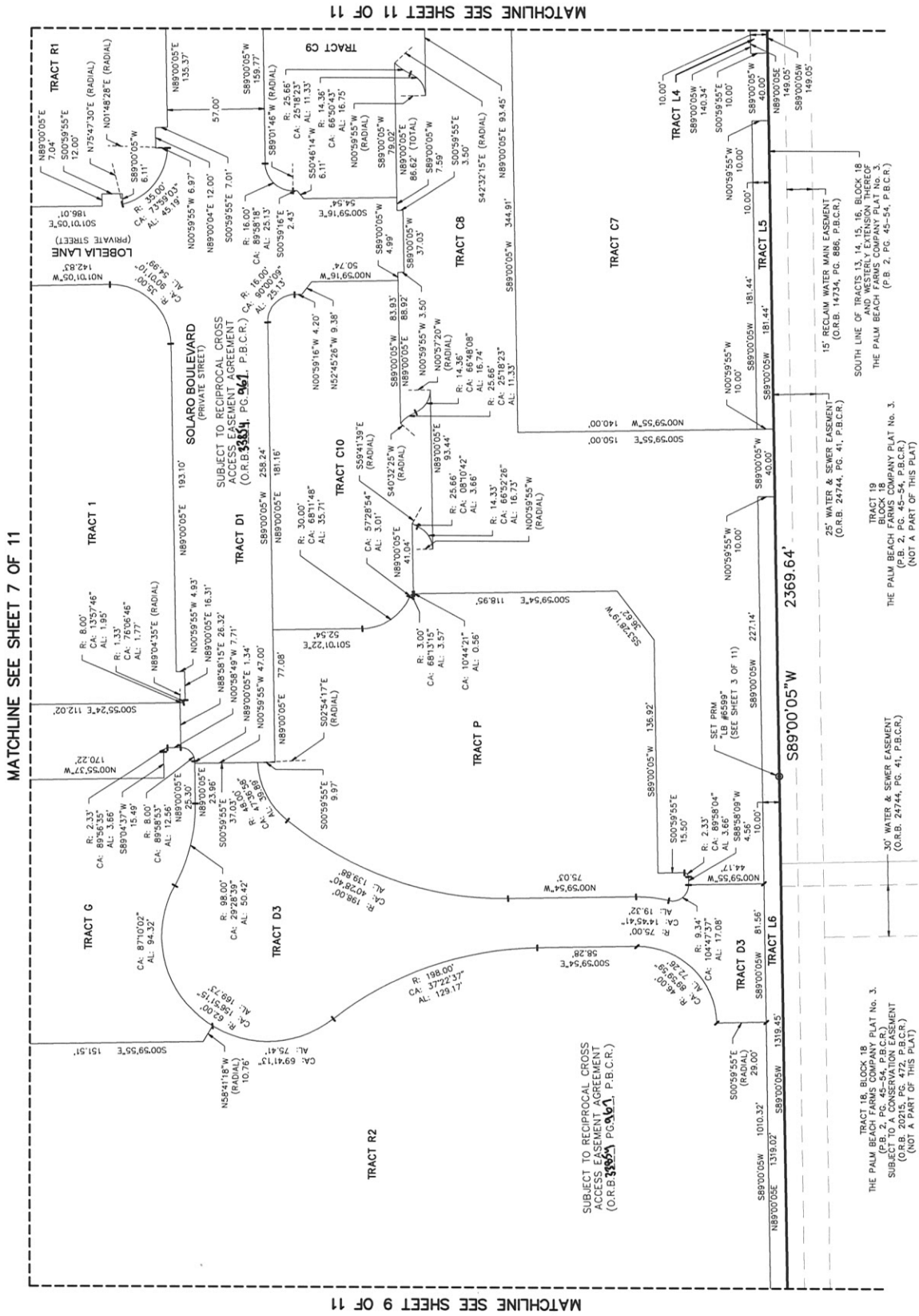
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SHEET 10 OF 11

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SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST
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AUGUST 2022



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