TRACT J-1, THE FARMS AT EQUESTRIAN CLUB

BEING A REPLAT OF TRACT J-1, THE FARMS AT EQUESTRIAN CLUB
RECORDED IN PLAT BOOK 98, PAGES 188-190, PALM BEACH COUNTY RECORDS
SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON,
PALM BEACH COUNTY, FLORIDA

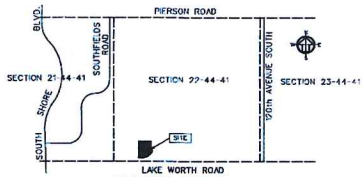
DECEMBER 2016

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI
VIC-SCOTT LAND SURVEYING & MAPPING
7041 WEST COMMERCIAL BOULEVARD, SUITE 6C, TAMARAC, FL 33319

PETITION NO.:

TABULAR DATA:

GROSS ACREAGE:	5.12 ACRES
TOTAL DWELLING UNITS:	10 D.U.
HOUSING TYPE:	SINGLE FAMILY



LOCATION SKETCH

NOT TO SCALE

SHEET 1 OF 2

LEGAL DESCRIPTION:

TRACT J-1, THE FARMS AT EQUESTRIAN CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 188-190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY IRREVOCABLY AND FOREVER WAIVES, RELEASES, TERMINATES, QUIT CLAIMS AND DISCLAIMS ANY AND ALL RIGHT, TITLE, OR INTEREST IN THE SUBJECT PROPERTY ARISING FROM THE FOLLOWING DEDICATIONS, RESERVATIONS AND RESTRICTIVE COVENANTS CONTAINED ON THE PLAT OF THE FARMS AT EQUESTRIAN CLUB (THE "PLAT"), RECORDED AT PLAT BOOK 98, AT PAGES 188 THROUGH 190 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

"TRACT J-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR EQUESTRIAN PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. TRACT J-1 SHALL BE RESTRICTED FOR THE USE AS A COMMUNITY EQUESTRIAN RECREATION FACILITY, ACCESSIBLE TO PROPERTY OWNERS, RESIDENTS AND GUESTS OF THE EQUESTRIAN CLUB PUD ONLY, AND SUCH USE SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AND APPLICABLE RULES AND REGULATIONS OF THE WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS' ASSOCIATION. TRACT J-1 MAY CONTAIN PERMANENT STRUCTURES SO LONG AS THEY ARE CONSISTENT WITH THE EQUESTRIAN USE OF THE TRACT. THIS RESTRICTIVE COVENANT SHALL NOT BE MODIFIED WITHOUT THE PRIOR APPROVAL OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA."

THE VILLAGE OF WELLINGTON FURTHER ACKNOWLEDGES AND AGREES THAT LOT 11A (FORMER TRACT J-1) AS SHOWN ON THE PLAT (I) SHALL HEREAFTER BE USED FOR PRIVATE USES OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND (II) WILL NO LONGER BE DEDICATED OR RESTRICTED AS A COMMON AREA OF THE EQUESTRIAN CLUB SUBDIVISION FOR ANY AND ALL PURPOSES. FURTHER, LOT 11A WILL OTHERWISE REMAIN SUBJECT TO (I) THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WELLINGTON EQUESTRIAN CLUB DATED APRIL 15, 2002, AND RECORDED IN OFFICIAL RECORDS BOOK 13012, AT PAGE 1245, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (AS AMENDED FROM TIME TO TIME); AND (II) THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE FARMS AT EQUESTRIAN CLUB DATED MAY 19, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 15487, AT PAGE 1773, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (AS AMENDED FROM TIME TO TIME). THE VILLAGE OF WELLINGTON FURTHER CERTIFIES THAT THE FOREGOING RELEASE OF DEDICATION AND RESERVATION WAS DULY APPROVED AND ADOPTED BY ITS VILLAGE COUNCIL. THE FOREGOING RELEASE OF DEDICATION AND RESERVATION SHALL NOT AFFECT ANY OTHER DEDICATIONS, EASEMENTS OR RESERVATIONS CONTAINED ON THE PLAT, INCLUDING, BUT NOT LIMITED TO, THE DRAINAGE AND UTILITY EASEMENTS.

RELEASE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., HEREBY CONSENTS TO THE RELEASE OF THE DEDICATIONS AS NOWN HEREON. DATED THIS 9th DAY OF December, 2016.

WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: _____
JOHN PASSEGGIATA
AS PRESIDENT
WITNESS: _____ PRINTED NAME: Debra A Mitchell
WITNESS: _____ PRINTED NAME: Kelly Baum

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED JOHN PASSEGGIATA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

Witness my hand and official seal this 9th day of December 2016.

MY COMMISSION EXPIRES: 2/11/17 NOTARY PUBLIC: _____ PRINTED NAME OF NOTARY: Denyce Zekenik

RELEASE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC., HEREBY RELEASES THE DEDICATIONS AS SHOWN HEREON. DATED THIS 1st DAY OF December 2016.

WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS
ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
BY: _____
DOUGLAS G. MATTHEWS
AS PRESIDENT
WITNESS: _____ PRINTED NAME: John T. Metzger
WITNESS: _____ PRINTED NAME: Raul Valero

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED DOUGLAS G. MATTHEWS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

Witness my hand and official seal this 1st day of December 2016.

MY COMMISSION EXPIRES: 9/12/18 NOTARY PUBLIC: Florida PRINTED NAME OF NOTARY: John T. Metzger

VILLAGE OF WELLINGTON APPROVAL OF PLAT AND RELEASE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND CONSENTS TO THE RELEASE OF THE DEDICATIONS AS SHOWN HEREON. DATED
THIS _____ DAY OF _____, 2016.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: _____ ATTEST: _____
ANNE GERWIG, AS MAYOR — RACHEL CALLOW, VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND RACHEL CALLOW, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A 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 IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

Witness my hand and official seal this _____ day of _____, 2016.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____ PRINTED NAME OF NOTARY: _____

VILLAGE ENGINEER'S APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S.

BY: _____
THOMAS J. LUNDEEN, P.E.,
VILLAGE ENGINEER

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT GRAND PRIX FARMS, INC., A DELAWARE CORPORATION, OWNER OF THE LANDS SHOWN HEREON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT J-1, THE FARMS AT EQUESTRIAN CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, AT PAGE 188-190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 5.12 ACRES, MORE OR LESS:

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS:

ALL BUILDINGS OR OTHER IMPROVEMENTS HEREAFTER CONSTRUCTED ON LOT 11A (AS SHOWN ON THIS PLAT) SHALL COMPLY WITH THE BUILDING AND LAND USE CODES OF THE VILLAGE OF WELLINGTON, FLORIDA, AS AMENDED FROM TIME TO TIME.

THE "EQUESTRIAN USE AREA", AS SHOWN HEREON, SHALL BE RESTRICTED FOR EQUESTRIAN USES. THOSE PORTIONS OF THE LOTS THAT ARE ENCUMBERED BY THE EQUESTRIAN USE AREA RESTRICTION SHOWN HEREON SHALL NOT CONTAIN ANY RESIDENCES, BARNS, STABLES OR OTHER BUILDINGS. HOWEVER, THIS RESTRICTION WILL NOT PROHIBIT FENCES, JUMPS, PADDOCKS, EQUESTRIAN EXERCISE OR TRAINING FACILITIES, DRAINAGE IMPROVEMENTS, IRRIGATION SYSTEMS, UTILITIES, LANDSCAPING, GAZEBOS AND OTHER PERMANENT IMPROVEMENTS WHICH ARE SIMILAR IN NATURE OR ARE OTHERWISE ANCILLARY TO THE EQUESTRIAN USE OF THIS AREA. THIS RESTRICTIVE COVENANT SHALL NOT BE MODIFIED WITHOUT PRIOR APPROVAL OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, GRAND PRIX FARMS, INC. 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 1st DAY OF December 2016.

GRAND PRIX FARMS, INC.,
A DELAWARE CORPORATION
BY: _____
DOUGLAS G. MATHEWS
AS PRESIDENT
WITNESS: _____ PRINTED NAME: John T. Metzger
WITNESS: _____ PRINTED NAME: Raul Valero

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

BEFORE ME PERSONALLY APPEARED DOUGLAS G. MATTHEWS, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAND PRIX FARMS, INC., A DELAWARE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

Witness my hand and official seal this 1st day of December 2016.

MY COMMISSION EXPIRES: 9/12/18 NOTARY PUBLIC: Florida PRINTED NAME OF NOTARY: John T. Metzger

~~MORTGAGE CONSENT:~~

~~THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE RECORDED MORTGAGEE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON (I) O.R. BOOK 17361, PAGE 868, AS MODIFIED AND ASSIGNED BY INSTRUMENTS RECORDED IN O.R. BOOK 18020, PAGE 1320, O.R. BOOK 19700, PAGE 1633, O.R. BOOK 20322, PAGE 1905, O.R. BOOK 21814, PAGE 1333, O.R. BOOK 23476, PAGE 1167, AND O.R. BOOK 24222, PAGE 354, AND O.R. BOOK 24473, PAGE 1012; (2) O.R. BOOK 22081, PAGE 1024, AS ASSIGNED BY INSTRUMENTS RECORDED IN O.R. BOOK 22768, PAGE 1534, O.R. BOOK 22802, PAGE 1501, AND O.R. BOOK 24473, PAGE 1015; AND (3) O.R. BOOK 22579, PAGE 1598, AS MODIFIED AND ASSIGNED BY INSTRUMENTS RECORDED IN O.R. BOOK 22797, PAGE 118, AND O.R. BOOK 24473, PAGE 1018; ALL OF THE PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.~~

~~IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN B. FOSTER, AS MANAGER, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2016.~~

~~CYPRESS FLORIDA HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY~~
~~BY: _____~~
~~NAME: JOHN B. FOSTER~~
~~TITLE: MANAGER~~

Partial Release of Mortgages recorded in O.R. Book 29784 at Page 1358, Public Records of Palm Beach County, FL.

~~ACKNOWLEDGEMENT:~~

~~STATE OF FLORIDA~~
~~COUNTY OF PALM BEACH } ss~~

~~BEFORE ME PERSONALLY APPEARED JOHN B. FOSTER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF CYPRESS FLORIDA HOLDINGS LLC, AND ACKNOWLEDGES TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.~~

~~WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2016.~~

~~Witness my hand and official seal this _____ day of _____, 2016.~~

~~MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____ PRINTED NAME OF NOTARY: _____~~

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

I, JOHN T. METZGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA WITH THE LAW FIRM MCDONALD HOPKINS, LLC DOES HEREBY CERTIFY THAT I HAVE REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1062-3786465 FOR THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GRAND PRIX FARMS, INC.; THAT THE 2015 AND PRIOR YEARS TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION BY THIS PLAT.

MCDONALD HOPKINS, LLC
BY: _____
JOHN T. METZGER, ESQ.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SEC. 177.091 (9), F.S.; AND FURTHER, THAT THE SURVEY AND PLAT 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.

DATE: November 28, 2016

SCOTT A. GUZZI, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 5108
VIC-SCOTT LAND SURVEYING & MAPPING, INC.
7041 W. COMMERCIAL BOULEVARD, SUITE 6C, TAMARAC, FLORIDA 33319
CERTIFICATE OF AUTHORIZATION L.B. NO. 6893

SURVEYOR | GRAND PRIX FARMS, INC. | ~~CYPRESS FLORIDA HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY~~ | MCDONALD HOPKINS LLC JOHN T. METZGER, ESQ | WELLINGTON EQUESTRIAN CLUB SUB HOMEOWNERS' ASSOCIATION, INC. | VILLAGE ENGINEER | VILLAGE OF WELLINGTON | WELLINGTON EQUESTRIAN CLUB MASTER ASSOCIATION, INC.

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IT'S GOOD!

VIC-SCOTT LAND SURVEYING & MAPPING
7041 W. COMMERCIAL BOULEVARD, SUITE6C
TAMARAC, FL 33319
CERTIFICATE NO. LB 6893

TRACT J-1, THE FARMS AT EQUESTRIAN CLUB

Exhibit B - Tract J-1, The Farms at Equestrian Club
Page 1 of 2

TRACT J-1, THE FARMS AT EQUESTRIAN CLUB

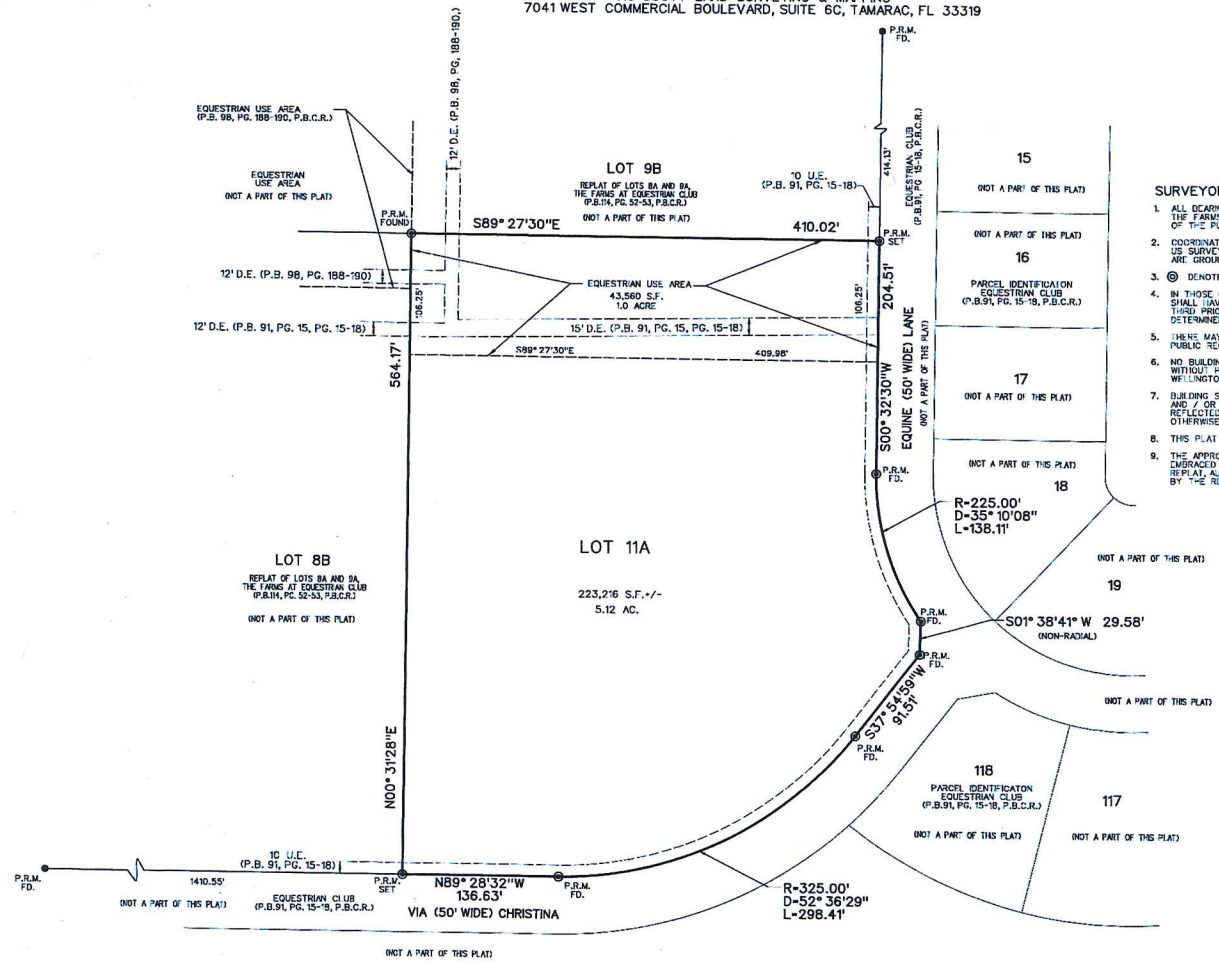
BEING A REPLAT OF TRACT J-1, THE FARMS AT EQUESTRIAN CLUB
RECORDED IN PLAT BOOK 98, PAGES 188-190, PALM BEACH COUNTY RECORDS

SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON,
PALM BEACH COUNTY, FLORIDA

DECEMBER 2016

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI
VIC-SCOTT LAND SURVEYING & MAPPING
7041 WEST COMMERCIAL BOULEVARD, SUITE 6C, TAMARAC, FL 33319

SHEET 2 OF 2



SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE SOUTH LINE OF OF TRACT J-1, THE FARMS AT EQUESTRIAN CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 188-190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N89° 28'32"W.
2. COORDINATES SHOWN HEREON ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT, ZONE - FLORIDA EAST, LINEAR UNIT - US SURVEY FOOT, COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND, SCALE FACTOR - 1.0000375, GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE.
3. ◎ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5105
4. 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.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. NO BUILDING OR ANY KIND OF 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.
7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND / OR RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT. CURVELINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
8. THIS PLAT CONTAINS 223,216 SQUARE FEET, MORE OR LESS.
9. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR A PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

ABBREVIATIONS:

AC.	- ACRES
D.E.	- DRAINAGE EASEMENT
FD.	- FOUND
P.B.C.R.	- PALM BEACH COUNTY RECORDS
PG.	- PAGE
P.B.	- PLAT BOOK
P.R.M.	- PERMANENT REFERENCE MONUMENT
S.F.	- SQUARE FEET
U.E.	- UTILITY EASEMENT

IT'S GOOD!

VIC-SCOTT LAND SURVEYING & MAPPING
7041 W. COMMERCIAL BOULEVARD, SUITE6C
TAMARAC, FL 33319
CERTIFICATE NO. LB 6893

TRACT J-1, THE FARMS AT EQUESTRIAN CLUB

Exhibit B - Tract J-1, The Farms at Equestrian Club
Page 2 of 2