

WELLINGTON PRESERVE REPLAT NO. 3

BEING A REPLAT OF LOTS 4 THROUGH 8 OF BLOCK C AND LOTS 15 THROUGH 25, BLOCK C, WELLINGTON PRESERVE,
AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JULY, 2017
SHEET 1 OF 4

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA, COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY
COMPANY AND FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LAND SHOWN
HEREON AS WELLINGTON PRESERVE LOTS 4 THROUGH 8 AND 15 THROUGH 25, BLOCK C, BEING A REPLAT OF
LOTS 4 THROUGH 8 AND 15 THROUGH 25, BLOCK C, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100,
PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 44, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA,
BEING LOTS 4 THROUGH 8, BLOCK C AND LOTS 15 THROUGH 25, BLOCK C, OF WELLINGTON PRESERVE, AS
RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK C, WELLINGTON PRESERVE; THENCE NORTH 02°04'30" EAST
ALONG THE WEST LINE OF LOTS 15 THROUGH 24, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 3,432.75 FEET TO
THE NORTHWEST CORNER OF SAID LOT 24, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 88°23'19" EAST ALONG THE
NORTH LINE OF SAID LOT 24 AND LOT 25, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 653.59 FEET TO THE
NORTHEAST CORNER OF SAID LOT 25, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 02°04'30" WEST ALONG THE
EAST LINE OF LOTS 25, 23 AND 22, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 1,048.18 FEET TO THE
NORTHWEST CORNER OF LOT 4, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 88°23'19" EAST ALONG THE NORTH
LINE OF LOT 4, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 653.52 FEET TO THE NORTHEAST CORNER OF SAID
LOT 4, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 02°04'30" WEST ALONG THE EAST LINE OF LOTS 4 THROUGH 8,
BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 1,701.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK C,
WELLINGTON PRESERVE; THENCE NORTH 88°23'19" WEST ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK C, WELLINGTON
PRESERVE, A DISTANCE OF 653.52 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK C, WELLINGTON PRESERVE;
THENCE SOUTH 02°04'30" WEST ALONG THE EAST LINE OF LOTS 16 AND 15, BLOCK C, WELLINGTON PRESERVE, A
DISTANCE OF 683.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK C, WELLINGTON PRESERVE; THENCE
NORTH 88°23'19" WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF
653.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA,
CONTAINING 17.023 ACRES MORE OR LESS.

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

1. LOTS 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 24C AND 25C AS SHOWN HEREON ARE HEREBY RESERVED
FOR GREEN LIGHT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS
FOR FUTURE DEVELOPMENT PURPOSES.

2. LOT 4C, AS SHOWN HEREON IS HEREBY RESERVED FOR FOUNDATION FARM, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS
ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION,
OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES; THE MAINTENANCE OF ALL FACILITIES LOCATED
THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT
RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, THE VILLAGE OF WELLINGTON 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 PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL
DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. THE INGRESS-EGRESS EASEMENTS FOR THE PORTIONS OF LAREDO WAY AND LASSO WAY WITHIN THE PLAT LIMITS
AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC.,
A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. SAID INGRESS-EGRESS EASEMENTS SHALL BE THE
PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO
THE VILLAGE OF WELLINGTON, FLORIDA.

5. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS,
CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION, THE
INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE
WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

6. THE WATER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS
SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES
AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF GREEN LIGHT PARTNERS LLC, A FLORIDA LIMITED
LIABILITY COMPANY, THEIR SUCCESSORS & ASSIGNS.

IN WITNESS WHEREOF, GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
OWNER OF A PORTION OF LOT 4, AND LOTS 15 THROUGH 25, BLOCK C, WELLINGTON PRESERVE,
HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSHUA LEVY, THE MANAGER OF GREEN LIGHT
PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY THIS _____ DAY OF _____, 2017.

BY: _____
JOSHUA LEVY, MANAGER
GREEN LIGHT PARTNERS, LLC.

GREEN LIGHT
PARTNERS, LLC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSHUA LEVY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED
AS _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT
AS MANAGER OF GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID
COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY
AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID
INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF October, 2017.

MY COMMISSION EXPIRES: 04/22/2022

PRINT NAME Ana Muehle
NOTARY PUBLIC STATE OF FLORIDA MA
COMMISSION NO.: _____



IN WITNESS WHEREOF, FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
OWNER OF A PORTION OF LOT 4, AND LOTS 5 THROUGH 8, BLOCK C, WELLINGTON PRESERVE,
HAS CAUSED THESE PRESENTS TO BE SIGNED BY VISSE WEDELL, THE MANAGER OF FOUNDATION FARM, LLC,
A FLORIDA LIMITED LIABILITY COMPANY THIS 9 DAY OF November, 2017.

BY: _____
VISSE WEDELL, MANAGER
FOUNDATION FARM, LLC

FOUNDATION
FARM, LLC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VISSE WEDELL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED
AS _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT
AS MANAGER OF FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID
COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY
AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID
INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF November, 2017.

MY COMMISSION EXPIRES: 9-23-2018

VILLAGE ENGINEER
STATE OF FLORIDA
COUNTY OF PALM BEACH



PRINT NAME Kelli Perez
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: FF 128868

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS _____ DAY OF _____, 2017,
AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE
OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

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

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION
BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF WELLINGTON

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE
DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS _____ DAY
OF _____, 2017.

VILLAGE OF WELLINGTON, A FLORIDA MUNICIPAL CORPORATION

ATTEST: _____
CHEVELLE NUBIN
VILLAGE CLERK

BY: _____
ANNE GERWIG, MAYOR

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE
PRODUCED DRIVERS' LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK
OF THE VILLAGE OF WELLINGTON, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE
ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL
OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 _____, 2017.

MY COMMISSION EXPIRES: _____

PRINT NAME _____
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: _____

SEXTON ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS
110 POWEE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA, 33411
PHONE: 561-792-3122, FAX: 561-792-3068
FL REGISTRATION: LB0008337, EB 0007864

WELLINGTON PRESERVE REPLAT NO. 3

BEING A REPLAT OF LOTS 4 THROUGH 8 OF BLOCK C AND LOTS 15 THROUGH 25, BLOCK C, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

JULY, 2017
SHEET 2 OF 4

ACCEPTANCE OF DEDICATION BY
THE HOMEOWNERS ASSOCIATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF November, 2017.

ATTEST: Charles B. Hernandez, SECRETARY
Charles B. Hernandez
PRINT NAME

BY: AMY CARR, PRESIDENT
AMY CARR, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AMY CARR AND Charles B. Hernandez, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, OF THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT 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 13th DAY OF November, 2017.
MY COMMISSION EXPIRES: June 9, 2019



PRINT NAME Tina Mullins
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: 155462

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BLAINE C. DICKENSON, ESO., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9/20/17
BLAINE C. DICKENSON, ESO.
FLORIDA BAR NO.: 155462

MORTGAGEES 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 21720, PAGE 986 AND OFFICIAL RECORD BOOK 27048, PAGE 838, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA

WITNESS: Don Cruik
PRINT NAME
NAME Spencer Davis
TITLE Relationship Manager

WITNESS: Josephine Mullins
PRINT NAME

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Spencer Davis, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Relationship Manager AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Relationship Manager OF FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September, 2017.
MY COMMISSION EXPIRES: 03/14/21



PRINT NAME Donald Cruik
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: 073628

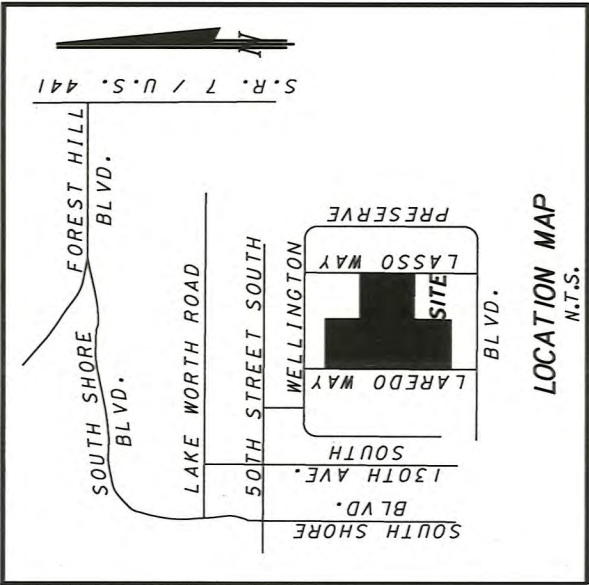
AREA TABULATION

LOT 4C 22.519 ACRES
LOT 15C 5.011 ACRES
LOT 16C 5.244 ACRES
LOT 17C 5.244 ACRES
LOT 18C 5.011 ACRES
LOT 19C 5.011 ACRES
LOT 20C 13.489 ACRES
LOT 21C 5.064 ACRES
LOT 22C 2.716 ACRES
LOT 24C 2.703 ACRES
LOT 25C 77.023 ACRES
TOTAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FIELD FOR
RECORD AT _____ P.M.
THIS _____ DAY OF _____
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK



PRINT NAME Donald Cruik
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: 073628

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 88°23'19" EAST, AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- SET PRM INDICATES 4" X 4" X 24" CONCRETE MONUMENT WITH MAG NAIL AND WASHER STAMPED PRM LB6837.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING AND FENCING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
- 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 PALM BEACH COUNTY, FLORIDA.
- THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.
- THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.S.M., IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PLAT 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 PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.



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

DATE: 11-09-2017

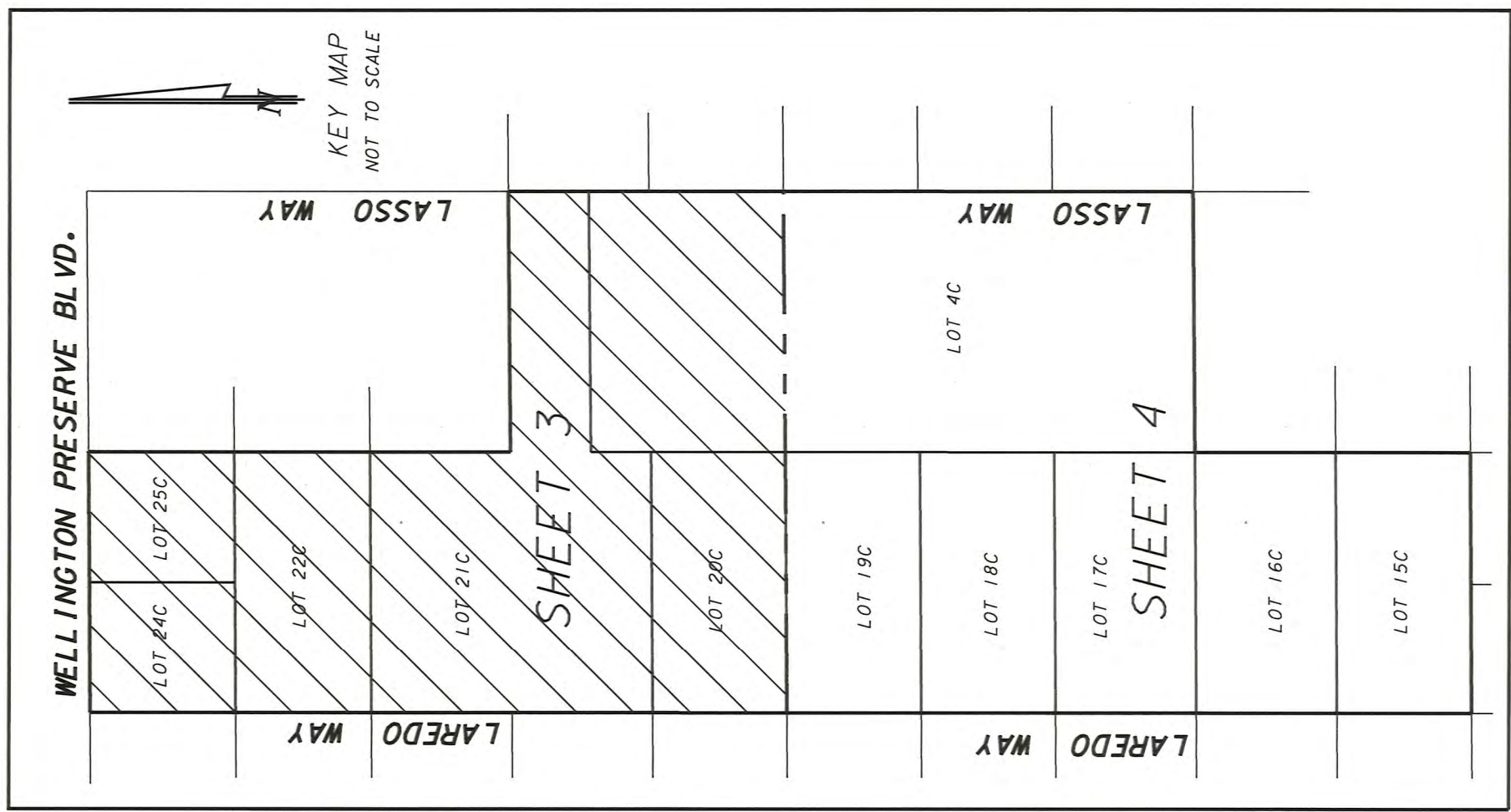
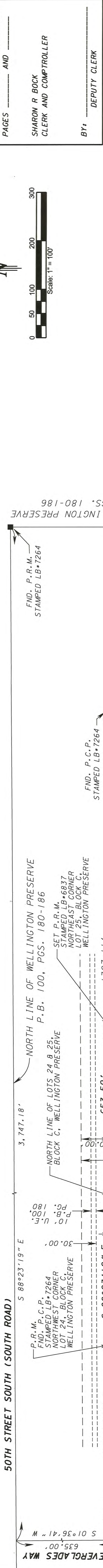
FARM CREDIT
OF
FLORIDA, ACA

FLORIDA FEDERAL
LAND BANK
ASSOCIATION, FLCA

WELLINGTON PRESERVE REPLAT NO. 3

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JULY, 2017

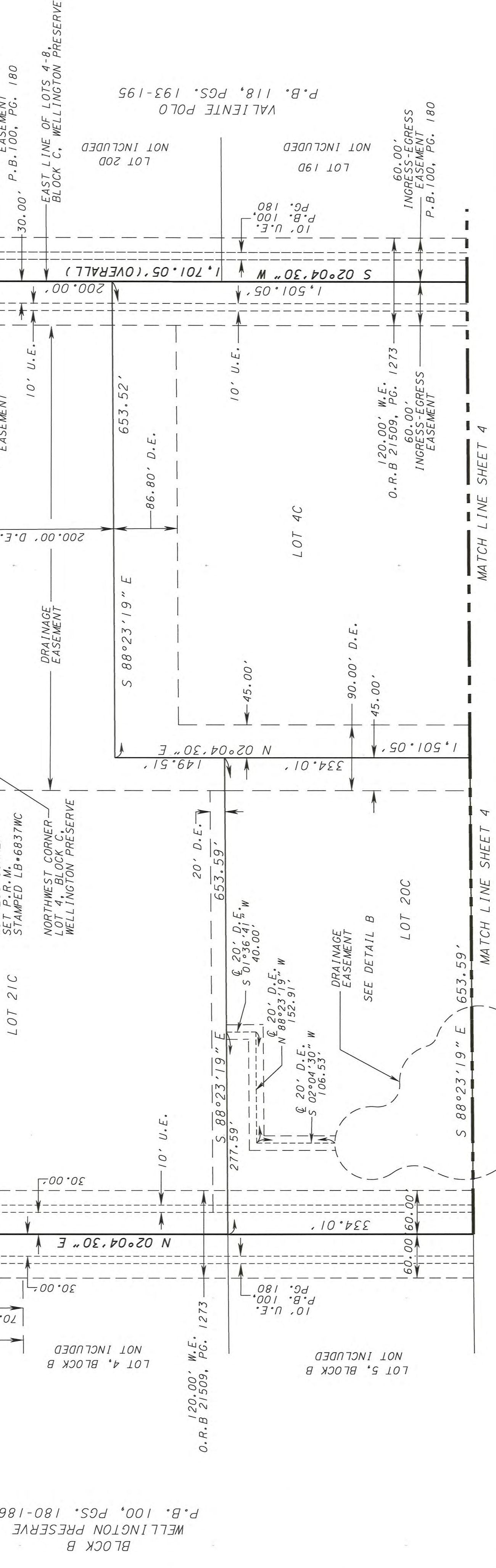
SHEET 3 OF 4



LEGEND AND ABBREVIATIONS:

- SET PERMANENT REFERENCE MONUMENT, LB-6837
- 4" X 4" CONC. MONUMENT WITH MAG NAIL AND WASHER STAMPED PRM LB 6837
- MAG NAIL & WASHER
- BUFFER EASEMENT
- CENTRAL ANGLE
- RADIUS
- DEED BOOK
- DRAINAGE EASEMENT
- FOUND
- ARC LENGTH
- LIMITED ACCESS EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- ACME IMPROVEMENT DISTRICT
- MONUMENT TO BE SET, LB-6837
- O - EASEMENT
- ESMT. - EASEMENT
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PGS - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT OF WAY
- U.E. - UTILITY EASEMENT
- P.B.C. - PALM BEACH COUNTY
- P.C.P. - PERMANENT CONTROL POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- M.E. - MAINTENANCE EASEMENT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- W.E. - WATER EASEMENT
- CI-C9 - CURVE (SEE CURVE TABLE)
- LI-L1B - LINE (SEE LINE TABLE)
- WC - WITNESS CORNER

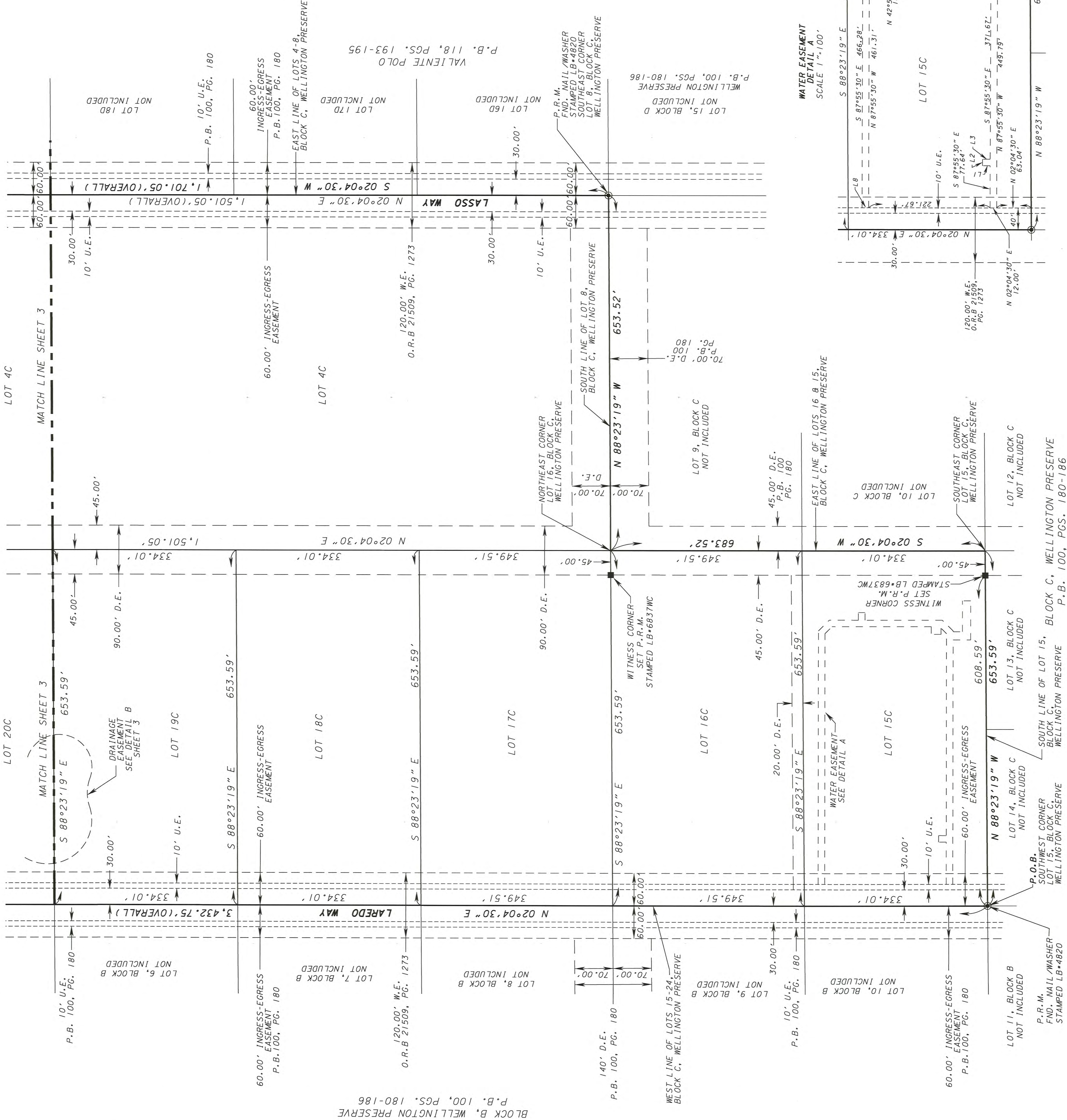
NO.	Δ	RADIUS	LENGTH
C1	221°16'49"	50.00'	193.39'
C2	99°42'43"	30.00'	52.21'
C3	89°23'39"	30.00'	68.49'
C4	89°23'39"	30.00'	68.49'
C5	182°29'48"	60.00'	191.11'
C6	38°26'28"	80.00'	53.67'
C7	99°53'27"	80.00'	139.47'
C8	154°26'26"	80.00'	55.72'
C9	68°51'51"	30.00'	58.44'



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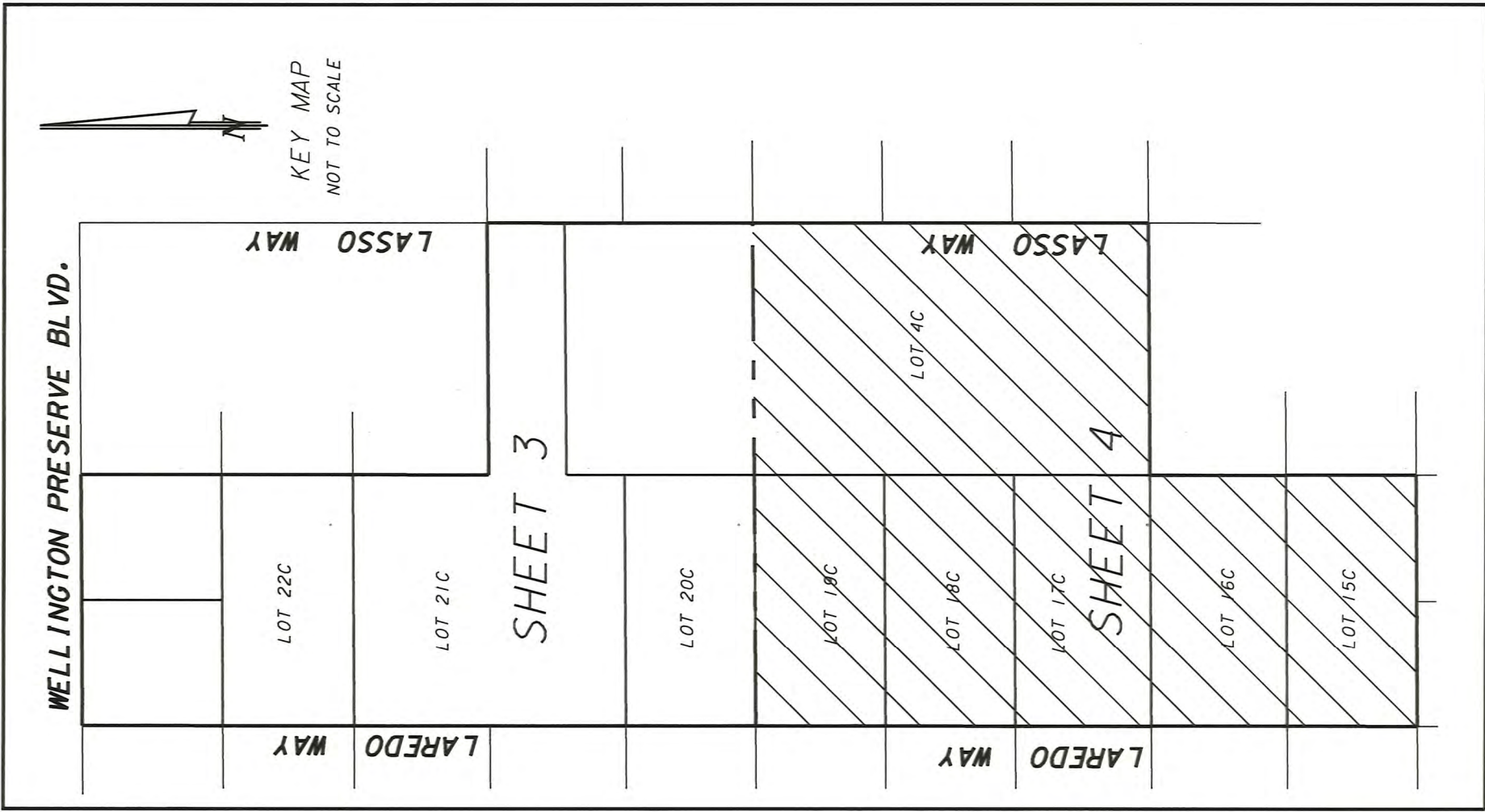
SHEET 4 OF 4



LINE TABLE	
L1	N 02°04'30" E 14.00'
L2	S 02°04'30" W 14.00'
L3	S 02°04'30" W 14.00'
L4	N 47°04'30" E 14.14'
L5	N 87°55'30" W 11.27'
L6	N 02°04'30" E 18.00'
L7	S 02°04'30" W 12.00'
L8	N 02°04'30" E 12.00'
L9	S 87°55'30" W 12.00'
L10	S 02°04'30" W 12.00'
L11	N 87°55'30" W 14.00'
L12	N 87°55'30" W 14.00'
L13	N 87°55'30" W 14.49'
L14	S 02°04'30" W 17.00'
L15	S 87°55'30" E 56.83'
L16	S 02°04'30" W 15.00'
L17	N 02°04'30" E 32.00'

LEGEND AND ABBREVIATIONS:

- SET PERMANENT REFERENCE MONUMENT, LB-6837
4" X 4" CONC. MONUMENT WITH MAG NAIL AND WASHER
STAMPED PER LB 6837
- MAG NAIL & WASHER
- B-E. - BUFFER EASEMENT
- Δ - CENTRAL ANGLE
- R - RADIUS
- D-B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- P.D. - FOUND EIGHTH
- L-A.E. - LIMITED ACCESS EASEMENT
- L-M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L-M.E. - LAKE MAINTENANCE EASEMENT
- A.I.D. - ACNE IMPROVEMENT DISTRICT
- O - MONUMENT TO BE SET, LB-6837
- ESMT. - EASEMENT
- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.GS. - PAGES
- P.S.-M. - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT OF WAY
- U.E. - UTILITY EASEMENT
- P.B.-C. - PALM BEACH COUNTY
- P.C.-P. - PERMANENT CONTROL POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- M.E. - MAINTENANCE EASEMENT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- W.E. - WATER EASEMENT
- CI-C9 - CURVE (SEE CURVE TABLE)
- LI-L18 - LINE (SEE LINE TABLE)
- WC - WITNESS CORNER



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FIELD FOR
RECORD AT _____ P.M.
THIS _____ DAY OF _____
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

SHARON R BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK