



# SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

## SURVEYOR'S CERTIFICATION

### **PLAT NAME:**

Wellington Preserve Replat No. 3

### **PROJECT SURVEYOR:**

Sexton Engineering Associates, Inc.  
110 Ponce de Leon Street, Suite 100  
Royal Palm Beach, FL 33411  
Phone: (561) 792-3122  
Fax: (561) 792-3168  
Surveying & Mapping Business No. 0006837

As a registered surveyor of the State of Florida, to the best of my knowledge, information, and belief, I hereby certify that there have been changes to the approved Final Plat since the issuance of Technical Compliance by Patrick Barthelemy, P.E., on July 19, 2016, and these changes are listed below:

1. Revised the plat limits to include Lots 24C and 25C, and updated the legal description accordingly.
2. Updated the Village Engineer and Village Clerk names.
3. Revised the drainage easement on Lot 20C.
4. Revised the plat name and date.
5. Added callouts for corner of lots to match legal description.
6. Added witness corners on Lots 15C and 16C.

These changes have been reviewed and approved by the Village of Wellington after Technical Compliance was issued.

By: \_\_\_\_\_

Michael F. Sexton, P.S.M.  
Professional Surveyor #3596

Date: November 9, 2017

Exhibit C - Surveyors Certificate re Changes  
Page 1 of 5



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 77.023 ACRES MORE OR LESS.

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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 LEVIT, THE MANAGER OF GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: JOSHUA LEVIT, MANAGER  
GREEN LIGHT PARTNERS, LLC.



ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSHUA LEVIT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
MY COMMISSION EXPIRES: \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 \_\_\_\_\_

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 VISSIE MEDELL, THE MANAGER OF FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: VISSIE MEDELL, MANAGER  
FOUNDATION FARM, LLC

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VISSIE MEDELL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
MY COMMISSION EXPIRES: \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 \_\_\_\_\_

VILLAGE ENGINEER  
STATE OF FLORIDA  
VILLAGE ENGINEER  
COUNTY OF PALM BEACH

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. LINDEEN, 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

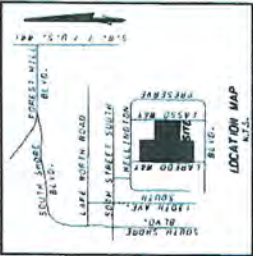
ATTEST: CHELLE MUBIN, VILLAGE CLERK  
BY: ANNE GERRIG, MAYOR

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERRIG AND CHELLE MUBIN, 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. 1 \_\_\_\_\_



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



C. SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
40 PINE DE LUX STREET, SUITE 80  
ROYAL PALM BEACH, FLORIDA, 33411  
PHONE: 561-782-2020 FAX: 561-782-3468  
FL REGISTRATION: LICENSE # 18 000784



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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_  
BY: \_\_\_\_\_ AMT CARR, PRESIDENT \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AMT CARR AND \_\_\_\_\_ WHO IS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 \_\_\_\_\_

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, BLAINE C. DICKENSON, ESO., A DULT 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: \_\_\_\_\_  
BY: \_\_\_\_\_  
BLAINE C. DICKENSON, ESO.  
FLORIDA BAR NO. 1155462

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 21048, 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: \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
BY: \_\_\_\_\_ NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 \_\_\_\_\_

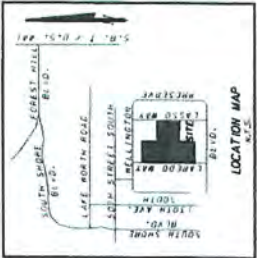
AREA TABULATION

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 5.011 ACRES  
LOT 21C 13.489 ACRES  
LOT 22C 5.064 ACRES  
LOT 24C 2.716 ACRES  
LOT 25C 2.703 ACRES  
TOTAL 77.023 ACRES

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

SHARON R BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK



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 27171, PAGE 1194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FARM CREDIT OF FLORIDA, ACA

WITNESS: \_\_\_\_\_ PRINT NAME \_\_\_\_\_  
BY: \_\_\_\_\_ NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ OF FARM CREDIT OF FLORIDA, ACA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 ASSOCIATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 \_\_\_\_\_

SURVEYOR'S NOTES

1. 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.
2. SET PIN INDICATES 4" X 4" X 24" CONCRETE MONUMENT WITH MAG NAIL AND WASHER STAMPED PRM LB6837.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
4. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
6. LANDSCAPING AND FENCING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
7. 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.
8. ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
9. 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.
10. 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 RECORDED OF THE REPLAT, AUTOMATICALLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.
11. 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 ("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.

DATE: \_\_\_\_\_  
MICHAEL F. SEXTON P.S.M.  
LICENSE NO. 3596  
STATE OF FLORIDA

PROFESSIONAL  
SURVEYOR  
AND MAPPER

SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
10 POPE DE LOUR STREET, SUITE 60  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-762-3027 FAX 561-762-3388  
FL REGISTRATION# L00006857, EB 000764



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

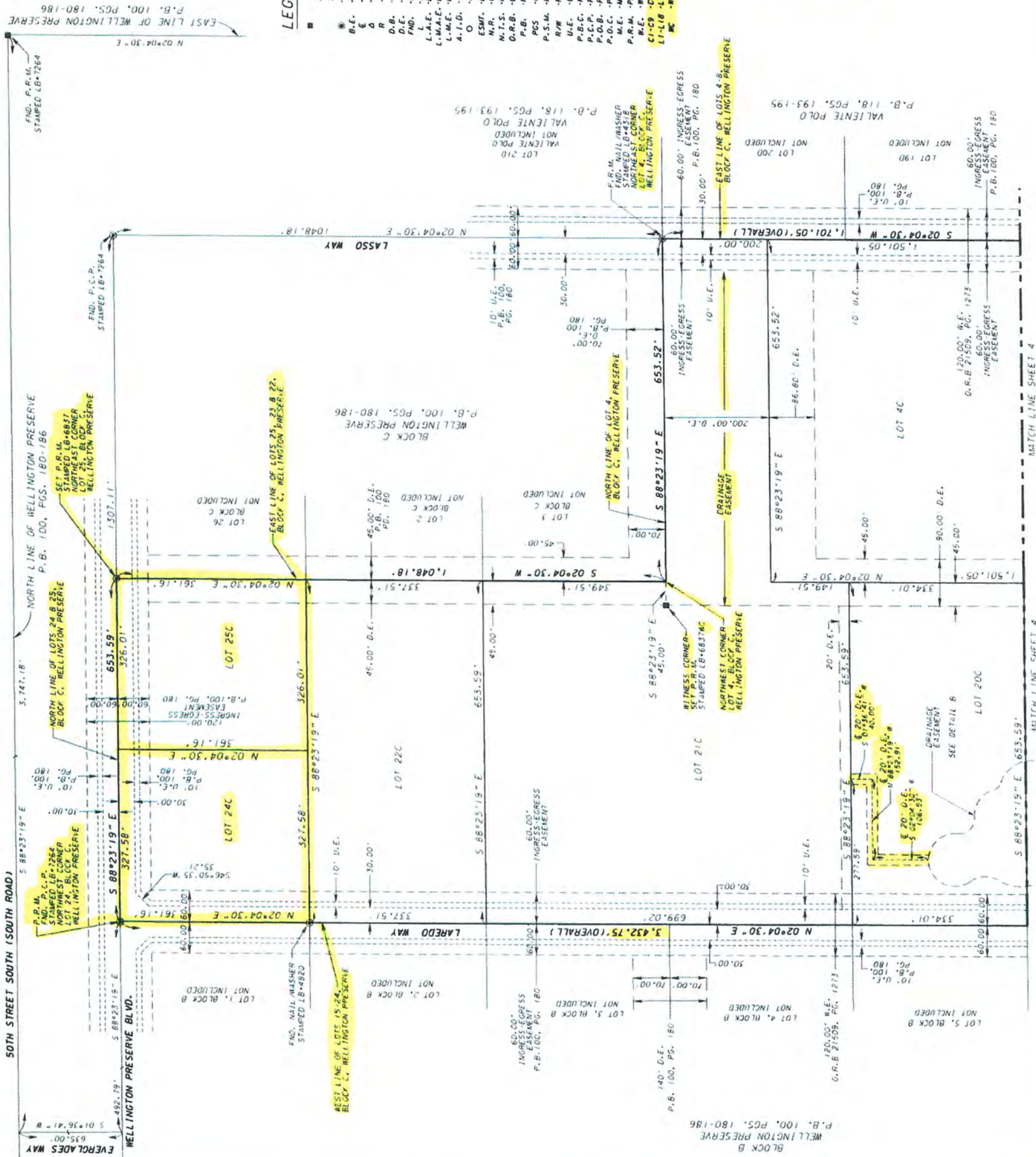
JULY, 2017

SHEET 3 OF 4

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



LEGEND AND ABBREVIATIONS:

- SET PERMANENT REFERENCE MONUMENT, LB-6837
- 4" x 4" CONC. MONUMENT WITH MAG NAIL AND WASHER
- MAG NAIL B WASHER
- BUFFER EASEMENT
- CENTERLINE
- CENTRAL ANGLE
- RADIUS
- DEED BOOK
- DRAINAGE EASEMENT
- ENCROACHMENT
- ARC LENGTH
- LIMITED ACCESS EASEMENT
- L.A.E.-LAKE MAINTENANCE ACCESS EASEMENT
- L.M.A.E.-LAKE MAINTENANCE EASEMENT
- L.M.E.-LAKE MAINTENANCE EASEMENT
- A.I.D.-ACME IMPROVEMENT DISTRICT
- O-MONUMENT TO BE SET, LB-6837
- EASEMENT
- ESMT.-EASEMENT
- N.R.-NOT RADIAL
- N.T.S.-NOT TO SCALE
- D.R.B.-OFFICIAL RECORD BOOK
- P.B.-PLAT BOOK
- P.CS.-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
- C1-C9 -CURVE (SEE CURVE TABLE)
- L1-L18 -LINE (SEE LINE TABLE)
- MC -WITNESS CORNER

NO.	Δ	RADIUS	LENGTH
C1	227°36'42"	50.00'	123.39'
C2	227°36'42"	50.00'	123.39'
C3	227°36'42"	50.00'	123.39'
C4	227°36'42"	50.00'	123.39'
C5	227°36'42"	50.00'	123.39'
C6	227°36'42"	50.00'	123.39'
C7	227°36'42"	50.00'	123.39'
C8	227°36'42"	50.00'	123.39'
C9	227°36'42"	50.00'	123.39'

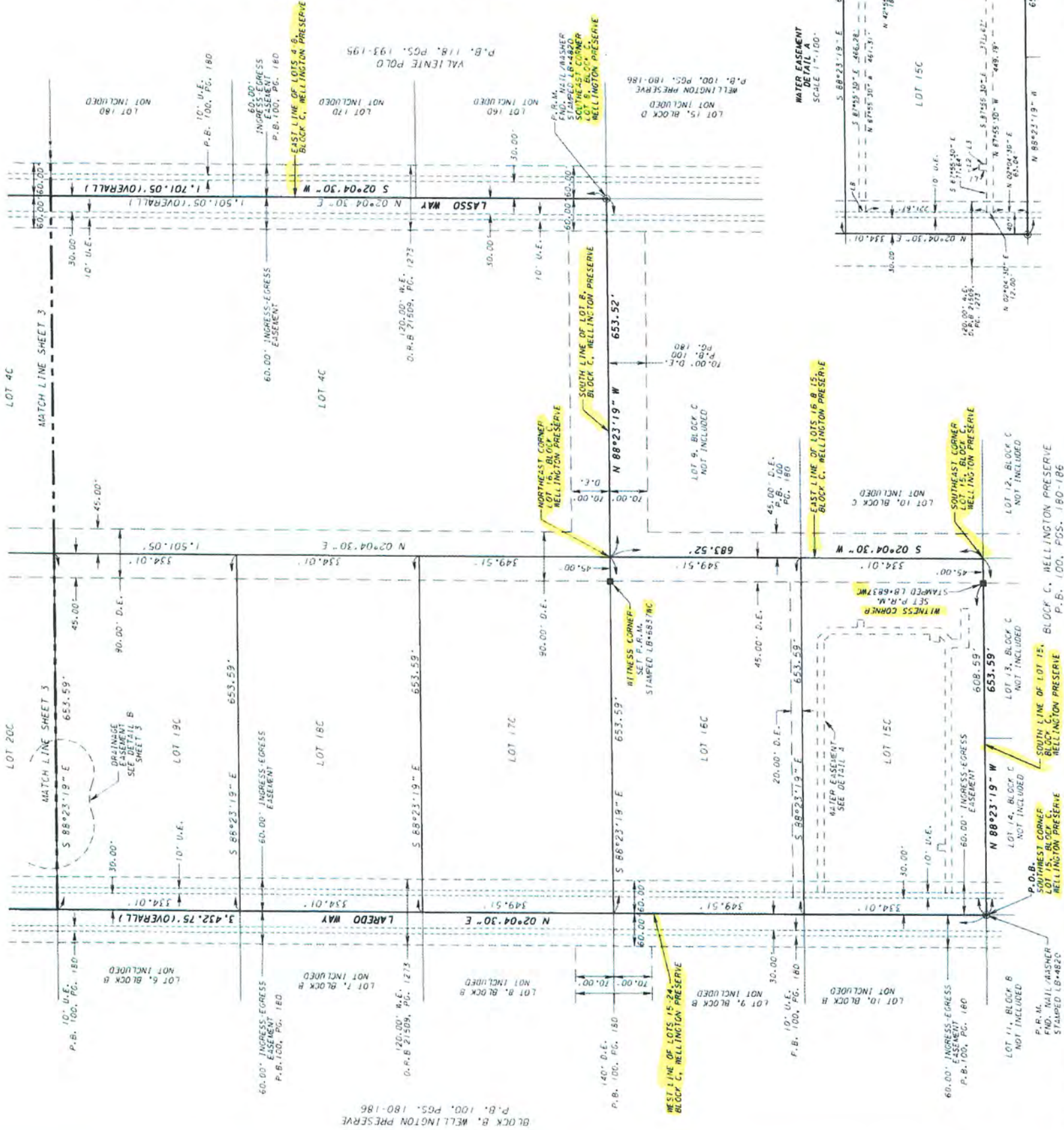


WELLINGTON PRESERVE REPLAT NO. 3

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 4 OF 4



LINE TABLE

1. N 02°04'30" E	14.00'
2. S 88°23'19" E	12.00'
3. S 02°04'30" W	14.00'
4. N 02°04'30" E	14.00'
5. N 88°23'19" W	11.00'
6. N 02°04'30" E	18.00'
7. S 88°23'19" E	14.00'
8. S 02°04'30" W	14.00'
9. N 02°04'30" E	14.00'
10. S 88°23'19" E	12.00'
11. S 02°04'30" W	14.00'
12. N 02°04'30" E	14.00'
13. S 88°23'19" E	12.00'
14. S 02°04'30" W	14.00'
15. N 02°04'30" E	14.00'
16. S 88°23'19" E	12.00'
17. S 02°04'30" W	14.00'
18. N 02°04'30" E	14.00'
19. S 88°23'19" E	12.00'
20. S 02°04'30" W	14.00'
21. N 02°04'30" E	14.00'
22. S 88°23'19" E	12.00'
23. S 02°04'30" W	14.00'
24. N 02°04'30" E	14.00'
25. S 88°23'19" E	12.00'

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
- BUFFER EASEMENT
- CENTERLINE
- CENTRAL ANGLE
- RADIUS
- DEED BOOK
- PLAT BOOK
- FOUND
- ARC LENGTH
- LIMITED ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- LAKE MAINTENANCE EASEMENT
- LAKE IMPROVEMENT DISTRICT
- MONUMENT TO BE SET, LB-6837
- EASEMENT
- NOT RADIAL
- NOT TO SCALE
- OFFICIAL RECORD BOOK
- PLAT BOOK
- PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- RIGHT OF WAY
- UTILITY EASEMENT
- PALM BEACH COUNTY
- PERMANENT CONTROL POINT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- MAINTENANCE EASEMENT
- PERMANENT REFERENCE MONUMENT
- WATER EASEMENT
- CURVE (SEE CURVE TABLE)
- LI-LB LINE (SEE LINE TABLE)
- 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