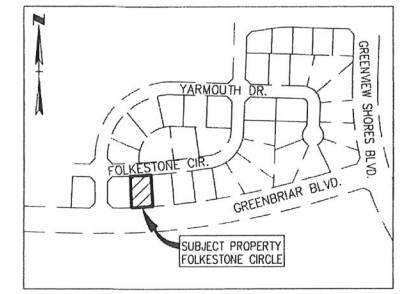
WALLY WORLD VILLAS

BEING A RE-PLAT OF

LOT 26, BLOCK 71, GREENVIEW SHORES NO. 2 OF WELLINGTON - (P.U.D.)
PLAT BOOK 31, PAGE 120 THROUGH 136, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BEING A PORTION OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON
PALM BEACH COUNTY, FLORIDA
DECEMBER, 2018

SHEET 1 OF 1



PROJECT LOCATION MAP – SCALE: 1"=400'

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2018 AND DULY RECORDED IN PLAT BOOK _____ ON PAGE(S) _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WALLY WORLD VILLAS, BEING A RE-PLAT OF LOT 26, BLOCK 71, GREENVIEW SHORES NO. 2 OF WELLINGTON – (P.U.D.), PLAT BOOK 31, PAGES 120 THROUGH 136, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 26, BLOCK 71, OF GREENVIEW SHORES NO. 2 OF WELLINGTON – (P.U.D.), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 120 THROUGH 136, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1. THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC SIDEWALK, SAID SIDEWALK SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF WELLINGTON.
2. THE UTILITY EASEMENT AND LIMITED ACCESS AND UTILITY EASEMENT SHOWN HEREON ARE HEREBY RE-DEDICATED RESPECTIVELY, AS INDICATED IN PLAT BOOK 31, PAGES 120-136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY COMAPNY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 31st DAY OF DECEMBER, 2018.

ROYALL WALL SYSTEMS, LLC,
A FLORIDA LIMITED LIABILITY COMAPNY

BY: Wallace Sanger
WALLACE SANGER, MANAGER

WITNESS: Tina Whitten
PRINT NAME: TINA WHITTEN

WITNESS: Danny Wright
PRINT NAME: Danny Wright

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALLACE SANGER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY COMAPNY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF DECEMBER, 2018.

MY COMMISSION EXPIRES: November 14th, 2021

NOTARY PUBLIC STATE OF FLORIDA

NOTARY

Notary Public State of Florida
Christina Lilly
My Commission GG 160280
Expires 11/14/2021

PRINT NAME: Christina Lilly

COMMISSION NO.: GG 160280

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, J. RICHARD HARRIS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ROYALL WALL SYSTEMS, LLC, A FLORIDA LIMITED LIABILITY COMAPNY; 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.

DATED THIS 29th DAY OF December, 2018.

J. Richard Harris
J. RICHARD HARRIS, ATTORNEY AT LAW
FLORIDA BAR NO.: 142330

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 _____, 2018.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: _____ ATTEST: _____
ANNE GERWIG, MAYOR CHEVELLE NUBIN, VILLAGE CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

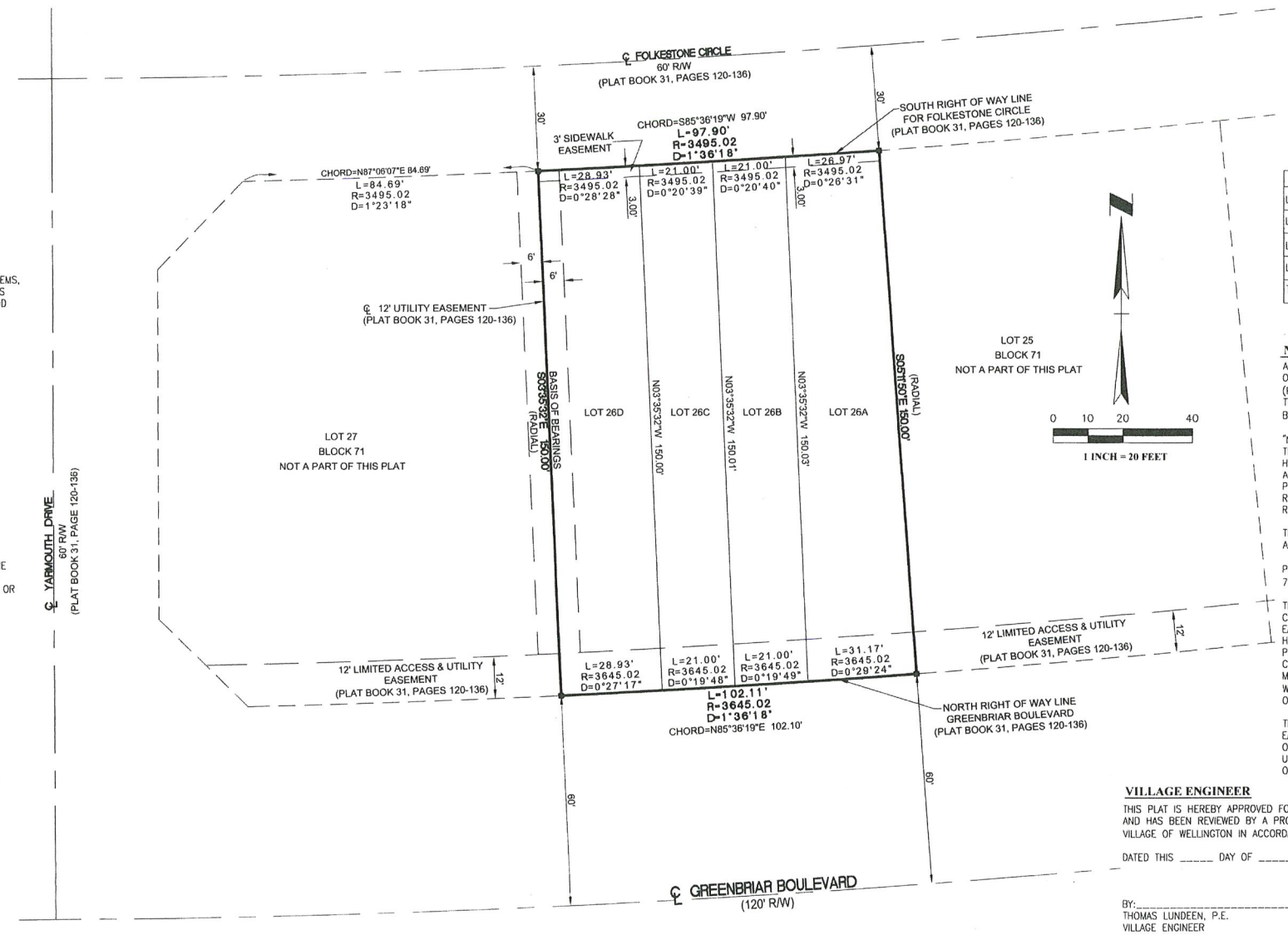
BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT 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 _____, 2018.

MY COMMISSION EXPIRES: _____ PRINT NAME: _____

_____ COMMISSION NO.: _____
NOTARY PUBLIC STATE OF FLORIDA

NOTARY



LEGEND:

D = CENTRAL ANGLE
L = LENGTH OF CURVE
R = RADIUS
■ = SET PRM "LB 7232"
℄ = CENTERLINE
CB = CHORD BEARING

CLERK

AREA TABULATION		
LOT 26A	4,340 SQUARE FEET	0.10 ACRES
LOT 26B	3,150 SQUARE FEET	0.07 ACRES
LOT 26C	3,150 SQUARE FEET	0.07 ACRES
LOT 26D	4,360 SQUARE FEET	0.10 ACRES
TOTAL AREA OF PLAT	15,000 SQUARE FEET	0.34 ACRES

NOTES:

ALL BEARINGS ARE RELATIVE TO THE WEST LINE OF LOT LINE OF LOT 26, BLOCK 71, GREENVIEW SHORES OF WELLINGTON – (P.U.D.) AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING SOUTH 03°35'32" EAST.

"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 VILLAGE WELLINGTON IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

PERMENANT REFERENCE MONUMENTS ARE STAMPED "PRM LB 7232" AND SHOWN AS THUS: ■

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON THE WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF WELLINGTON.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH CHAPTER 177.081(1) F.S.

DATED THIS _____ DAY OF _____, 2018.

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

ROYALL WALL SYSTEMS, LLC

ROYAL WALL SYSTEMS, LLC CORPORATE SEAL 1991 FLORIDA

VILLAGE OF WELLINGTON SEAL

VILLAGE OF WELLINGTON ENGINEER

SURVEYOR

SURVEYOR'S CERTIFICATION:

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS AS REQUIRED BY SECTION 177.091 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED THIS 19th DAY OF DECEMBER, 2018.

BY: Thomas E. Whidden
THOMAS WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NUMBER LS6225
LICENSED BUSINESS NUMBER LB7232
STATE OF FLORIDA

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Licensed Business No. 7232

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Exhibit B
Wally World Villas Replat
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