

BLUE CYPRESS REPLAT NO. 2 AT PALM BEACH POLO AND COUNTRY CLUB

BEING A REPLAT OF LOTS 43 THROUGH 48 OF BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 163 THROUGH 165,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST.
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JANUARY, 2019

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH G. BERKLEY, SCOTT H. STEWART, THOMAS W. HILL AND JANE B. HILL, OWNERS OF THE LAND SHOWN HEREON AS BLUE CYPRESS REPLAT NO. 2 AT PALM BEACH POLO AND COUNTRY CLUB BEING A REPLAT OF A PORTION OF BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 163 THROUGH 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 43 THROUGH 48, BLUE CYPRESS REPLAT AT PALM BEACH POLO & COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 163 THROUGH 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 1.182 ACRES MORE OR LESS.

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

1. 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.

IN WITNESS WHEREOF I, KENNETH G. BERKLEY, DO HEREUNTO SET MY HAND AND SEAL ON THE DATE OF ACKNOWLEDGEMENT BELOW.

WITNESS
KENNETH G. BERKLEY, ESQ.
PRINT NAME
K. G. Berkley
WITNESS
IVANNA GARCIA-VALDES
PRINT NAME

BY
Kenneth G. Berkley
KENNETH G. BERKLEY

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH G. BERKLEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF February, 2019.

MY COMMISSION EXPIRES: 01.26.2022

BY
Susan D. Newell
NAME-NOTARY PUBLIC



IN WITNESS WHEREOF I, SCOTT H. STEWART, DO HEREUNTO SET MY HAND AND SEAL ON THE DATE OF ACKNOWLEDGEMENT BELOW.

WITNESS
SCOTT H. STEWART, ESQ.
PRINT NAME
S. H. Stewart
WITNESS
IVANNA GARCIA-VALDES
PRINT NAME

BY
Scott H. Stewart
SCOTT H. STEWART

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT H. STEWART WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF February, 2019.

MY COMMISSION EXPIRES: 01.26.2022

BY
Susan D. Newell
NAME-NOTARY PUBLIC



IN WITNESS WHEREOF I, THOMAS W. HILL DO HEREUNTO SET MY HAND AND SEAL ON THE DATE OF ACKNOWLEDGEMENT BELOW.

WITNESS
THOMAS W. HILL
PRINT NAME
T. W. Hill
WITNESS
Linda Ausubilo
PRINT NAME
L. Ausubilo

BY
Thomas W. Hill

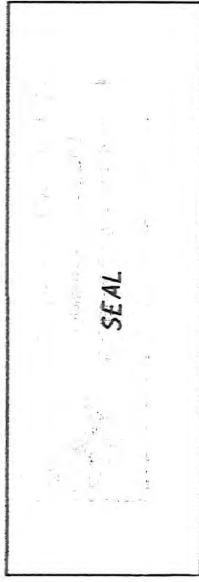
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS W. HILL WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF February, 2019.

MY COMMISSION EXPIRES: 10/26/20

NAME-NOTARY PUBLIC



IN WITNESS WHEREOF I, JANE B. HILL DO HEREUNTO SET MY HAND AND SEAL ON THE DATE OF ACKNOWLEDGEMENT BELOW.

WITNESS
JANE B. HILL
PRINT NAME
J. B. Hill
WITNESS
Linda Ausubilo
PRINT NAME
L. Ausubilo

BY
Jane B. Hill
JANE B. HILL

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JANE B. HILL WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF February, 2019.

MY COMMISSION EXPIRES: 10/26/20

NAME-NOTARY PUBLIC



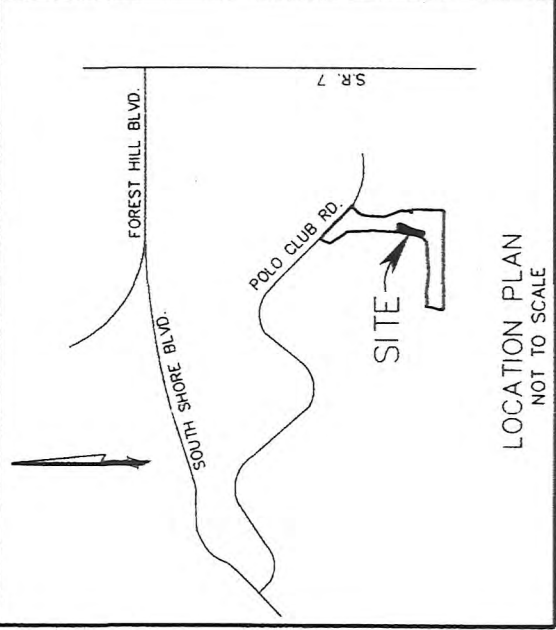
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM J. WEDGE, ESQ., 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 KENNETH G. BERKLEY, SCOTT H. STEWART, THOMAS W. HILL AND JANE B. HILL; 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.

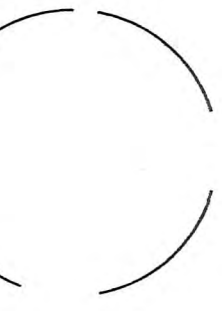
DATE: 2/4/2019

WILLIAM J. WEDGE, ESQ.
FLORIDA BAR NO. 0349518



AREA TABULATION
LOT 43 0.635 AC.
LOT 47 0.547 AC.
TOTAL 1.182 ACRES

CLERK



MORTGAGEES CONSENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19907, PAGE 1280, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF February, 2019.

GOLDMAN SACHS BANK USA
A NEW YORK STATE CHARTERED BANK
BY: Brendan Murphy
Brendan Murphy
VICE PRESIDENT
WITNESS
PRINT NAME
Brendan Murphy
WITNESS
PRINT NAME
Brendan Murphy

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

BEFORE ME PERSONALLY APPEARED BRENDAN MURPHY WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GOLDMAN SACHS BANK USA, AND SEVERALLY 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 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 6th DAY OF February, 2019.

MY COMMISSION EXPIRES: 12/30/2020

NAME-NOTARY PUBLIC



APPROVAL BY VILLAGE ENGINEER

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF February, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH CHAPTER 177.08(1)(f), FLORIDA STATUTES.

DATE: _____
THOMAS J. LINDEEN, P.E.
VILLAGE ENGINEER

APPROVAL OF PLAT AND
ACCEPTANCE OF DEDICATION

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 6th DAY OF February, 2019.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

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, 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 AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT 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 6th DAY OF February, 2019.

MY COMMISSION EXPIRES: _____
NAME-NOTARY PUBLIC

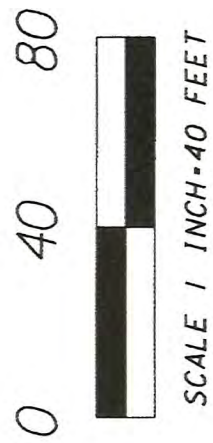


SEAL

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
101 POINTE DE LEO STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA, 33411
PHONE 561-792-3024, FAX 561-792-3068
FL REGISTRATION NO. 12000837, EB 000764

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ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 163 THROUGH 165.
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST.
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
JANUARY, 2019
SHEET 2 OF 2



LEGEND & ABBREVIATIONS:

R	RADIUS LENGTH
Δ	DELTA ANGLE
L	ARC LENGTH
CL	CENTER LINE
P.B.	PLAT BOOK
P.	PAGE
IR	IRON ROD
N/D	MAIL & DISK
ESMT.	EASEMENT
ORB	OFFICIAL RECORD BOOK
EXIST	EXISTING
FND.	FOUND
IR/C	IRON ROD & CAP
FPL	FLORIDA POWER & LIGHT
B.E.	BUFFER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
M.E.	MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
W.E.	WATER EASEMENT
S.E.	SANITARY EASEMENT
■	SET PRM LB# 6837
⊙	FOUND PERMANENT CONTROL POINT #6837
•	MONUMENT TO BE SET LB# 6837

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB, AS RECORDED IN PLAT BOOK 116, PAGES 163 THROUGH 165. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°37'48" WEST AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 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.
- LANDSCAPING 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.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT WHERE THERE MAY BE ANY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.E., P.S.M., IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.
- 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.

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 THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO CHAPTER 177-09(1), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA, 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.

BY Michael F. Sexton DATE: 02-12-2019
MICHAEL F. SEXTON
LICENSE NO. 105596
STATE OF FLORIDA
PROFESSIONAL
SURVEYOR AND MAPPER

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FIELD FOR
RECORD AT P.M.
THIS DAY OF
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK ON
PAGES AND

SHARON R BOCK
CLERK AND CONTROLLER

BY: DEPUTY CLERK

