



# SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

## SURVEYOR'S CERTIFICATION

### **PLAT NAME:**

Blue Cypress Replat No. 2 at Palm Beach Polo and Country Club

### **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 Professional Surveyor and Mapper 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 Thomas J. Lundeen, P.E., on January 29, 2019, and these changes are listed below:

1. Under Dedications and Reservations, deleted "Wellington" after "A Replat of a Portion of Blue Cypress Replat at Palm Beach Polo and Country Club".
2. Corrected "Of" to "Or" after "Containing 1.182 Acres More".
3. Deleted the plural form of "Dates" and "Acknowledgements" in the Witness signature block of each of the four owners.
4. Corrected middle initial of Thomas Hill from "J." to "W."
5. Corrected "License" to "Licensed" under the Title Certification.
6. Under Mortgagees Consent and Acknowledgement, replaced "State of Florida" and "County of Palm Beach" with "Commonwealth of Pennsylvania" and "County of Philadelphia".
7. Under Mortgagees Acknowledgement, corrected "They" with "He". Added "Name" and removed "State of Florida" and "Commission No." under "Name-Notary-Public".
8. Corrected Mayor and Village Clerk Acknowledgement language to match Mortgagees Acknowledgement.

These changes have been reviewed and approved by the Village of Wellington after Technical Compliance was issued. A copy of the Final Plat with all changes highlighted in yellow attached to this certification.

By: 

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

Date: February 12, 2019

Exhibit C  
Surveyors Certificate re Changes  
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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

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH G. BERKLEY, SCOTT H. STEWART, THOMAS W. HILL AND JANE A. 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 49, 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.

1. THE UTILITY ESSENTIALS, 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  
GREGORY J. MLODZ, ESQ.  
PRINT NAME  
WITNESS

WYRONA GARCIA-VELAZ  
PRINT NAME

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH G. BERKLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS  
 BEEN 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 1<sup>st</sup> DAY OF February, 2019.

MY COMMISSION EXPIRES: 01.12.2022

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

WITNESS  
WILLIAM T. WOOD, SR.  
PRINT NAME  
of  
WITNESS  
Ivanna Garcia-Velez  
PRINT NAME


ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT H. STEWART AND 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  
HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4<sup>th</sup> DAY OF February, 2019.

COMMISSION EXPIRES: 01.26.2022

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


 WITNESS  
 DANIEL OHM  
 PRINT NAME  
 LINDA ANSALDO  
 WITNESS  
 LINDA ANSALDO  
 PRINT NAME

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 HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

MY COMMISSION EXPIRES: 10/26/20

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

WITNESS  
DANIEL OHM  
PRINT NAME  
Linda Quintero  
WITNESS  
Linda Aguado  
PRINT NAME

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 10/26/2000 MY COMMISSION EXPIRES: 10/26/2000

[illegible]

DATE: 2/4/2019

WILLIAM J. WEDGE, ESQ.  
FLORIDA BAR NO.: 0940518

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

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 21<sup>ST</sup> DAY OF FEBRUARY, 2019.

WITNESS  
PRINT NAME Debra  
BY: Debra A. MacLean  
Debra A. MacLean  
Brendan Murphy  
VICE PRESIDENT

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

BEFORE ME, PERSONALLY APPEARED BRENDON MARRHY WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSE AND IDENTIFICATION CARD TO ME, AND HE REQUESTED THAT I AFFIRM TO HIM THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND NOT 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 6<sup>th</sup> DAY OF February, 2019.

NY COMMISSION EXPIRES: 12/30/2020

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,  
AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPER EMPLOYED BY THE VILLAGE OF  
DELLINGTON IN ACCORDANCE WITH CHAPTER 177.08(1), FLORIDA STATUTES.

DATE: \_\_\_\_\_

THOMAS J. LUNDEEN, P.E.  
VILLAGE ENGINEER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION  
SAYD VILLAGE OF WELLINGTON. AS STATED AND SHOWN HEREON. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

VILLAGE OF WELLINGTON  
POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

TESTE: \_\_\_\_\_  
BY: ANNE GERWIG  
CHEVELLE NUBIN  
VILLAGE CLERK  
MAYOR

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE RUBIN, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF MELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE IN CONNECTION WITH THE EXECUTION OF THE FOREGOING INSTRUMENT AND THAT THE SEAL AFFIXED TO THAT IT WAS AFFIXED TO SAID DOCUMENT BY THE REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

ITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

COMMISSION EXPIRES \_\_\_\_\_

NAME - NOTARY PUBLIC \_\_\_\_\_

SEAL

**CONSULTING ENGINEERS AND SURVEYORS**  
10 PENCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA, 33411  
PHONE 561-792-3122, FAX 561-792-3468  
E1.BEGETT@AOL.COM; 180000387, E8 0000264

Exhibit C  
Surveyors Certificate re Changes  
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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 2 OF 2

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 COMPTROLLER

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

LEGEND & ABBREVIATIONS:

- R RADIUS LENGTH
- Δ DELTA ANGLE
- L ARC LENGTH
- C CENTER LINE
- P.B. PLAT BOOK
- P. PAGE
- IR IRON ROD
- N/D NAIL & DISK
- ESMT. EASEMENT
- ORB OFFICIAL RECORD BOOK
- EXIST EXISTING
- FND. FOUND
- TR/C TRAILER CAMP
- 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 HEREON AND THE INSTRUMENTS SUPPLEMENTED BY THE INSTRUMENTS BY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THEREIN BEING 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 RECORRATION 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 ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED UNDER THE GUARANTEE POSTED WITH THIS INSTRUMENT, AND THAT THE SURVEY DATA WILL BE PLACED UNDER THE GUARANTEE POSTED 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*  
MICHAEL F. SEXTON  
LICENSE NO. 5506  
STATE OF FLORIDA

DATE: 02-12-2019

PROFESSIONAL  
SURVEYOR AND MAPPER

