

This Instrument Prepared By:

Steven M. Watts, P.S.M. 4588

Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1000 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316

Phone: 954-921-7781 • Fax: 954-921-1887

Certificate of Authorization No. LB 6791

August 2018

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS: THAT R.P.S. HOLDING CORP., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS VERONICA COURT TOWNHOMES BEING A REPLAT OF LOT 8, BLOCK 67, SUGAR POND MANOR OF WELLINGTON, ACCORDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LIES IN SECTION 9, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 67, SUGAR POND MANOR OF WELLINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

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

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO VERONICA COURT HOMEOWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS PURPOSES, SAID TRACT SHALL BE SUBJECT TO THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

THE UTILITY EASEMENTS AS SHOWN HEREON, WITHIN THE PLAT LIMITS, 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, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF April, 2019.

WITNESS: Alvaro Reyes R.P.S. HOLDING CORP., A FLORIDA CORPORATION

PRINT NAME: Alvaro Reyes

WITNESS: Alvaro Reyes BY: ALVARO REYES, PRESIDENT

PRINT NAME: Alvaro Reyes

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALVARO REYES, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED OF R.P.S. HOLDING CORP., AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF R.P.S. HOLDING CORP. AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY SAID DUE AND REGULAR CORPORATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF April, 2019

MY COMMISSION EXPIRES: 7/23/19 BY: Dana Quinones NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Dana Quinones COMMISSION NUMBER: FF 216052

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

VERONICA COURT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 10th DAY OF April, 2019.

WITNESS: Alvaro Reyes VERONICA COURT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: Alvaro Reyes BY: ALVARO REYES, PRESIDENT

WITNESS: Alvaro Reyes

PRINT NAME: Alvaro Reyes

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, Alvaro Reyes, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OF VERONICA COURT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April, 2019

MY COMMISSION EXPIRES: 7/23/19 BY: Dana Quinones NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Dana Quinones COMMISSION NUMBER: FF 216052

VERONICA COURT TOWNHOMES

BEING A REPLAT OF LOT 8, BLOCK 67, SUGAR POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AUGUST, 2018

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT  
THIS 18th DAY OF  
A.D. 2019, AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THRU \_\_\_\_\_  
SHARON R. BOOK  
CLERK AND COMPTROLLER

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

SHEET 1 OF 2

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 \_\_\_\_\_, 2019

BY: \_\_\_\_\_ ANNE GERWIG, MAYOR  
ATTEST: \_\_\_\_\_ 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, OR PRODUCED 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 OFFICERS 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 SAID VILLAGE.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

VILLAGE ENGINEER:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGE OF WELLINGTON

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES.

BY: \_\_\_\_\_ THOMAS J. LUNDEEN, P.E.  
VILLAGE ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBILITY AND SUPERVISION. THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, THAT THE PERMANENT REFERENCE MONUMENTS AND LOT CORNER MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.09(9) OF SAID CHAPTER 177.

THIS 18th DAY OF April, 2019

BY: \_\_\_\_\_ STEVEN M. WATTS  
PROFESSIONAL SURVEYOR & MAPPER: P.S.M. 4588  
STATE OF FLORIDA

CALVIN, GIORDANO AND ASSOCIATES, INC.  
1000 ELLER DRIVE, SUITE 600  
FORT LAUDERDALE, FLORIDA 33316  
CERTIFICATE OF AUTHORIZATION NUMBER: LB679

VERONICA COURT HOMEOWNERS' ASSOCIATION	VILLAGE OF WELLINGTON ENGINEER	VILLAGE OF WELLINGTON	PLATTING SURVEYOR	RPS HOLDING CORP.
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This Instrument Prepared By:  
Steven M. Watts, P.S.M. 4558  
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Certificate of Authorization No. LB 6791  
August 2010

LEGEND

4	CENTRAL ANGLE
P.B.C.R.	PALM BEACH COUNTY RECORDS
1	CENTERLINE
1	ARC LENGTH
L.B.	LICENSED BUSINESS
(M)	DISTANCE/BEARING MEASURED
(M)	OFFICIAL RECORDS BOOK
(P)	DISTANCE/BEARING PER PLAT
P.B.	PLAT BOOK
PG	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
W	WIDENING
W	WIDE-OF-WAY
P.P.M.	PERMANENT REFERENCE MONUMENT-4"x4"x24"
P.P.M.	CONCRETE MONUMENT WITH 2" ALUMINUM DISK
⊗	STAMPED PIN L.B. 6791
⊗	PERMANENT REFERENCE MONUMENT-NAIL & DISK
⊗	STAMPED PIN L.B. 6791
⊗	NON-VEHICULAR ACCESS LINE

**SHEET 2 OF 2**

