This Instrument Prepared By:
Steven M. Watts, P.S.M. 4588

Calvin, Giordano & Associates, Inc.

E X C E P T I O N A L S O L U T I O N S^m
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization No. LB 6791
August 2018

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

SECTION 9, TOWNSHIP 44 SOUTH, AND BEING MORE PARTICULARLY KNOW ALL MEN BY THESE PRESENTS: THAT R.P.S. HOLDING CORP., A LANDS SHOWN HEREON AS VERONICA COURT TOWNHOMES BEING A REI MANOR OF WELLINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LY RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, F 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 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 DAY OF DAY OF

PRINT NAME: PROPLE WITNESS: CLERK WITNESS: PRINT NAME: TERM 2

R.P.S. HOLD A FLORIDA

ACKNOWLEDGMENT.

AS PRODUCED
T AS PRESIDENT
BEFORE ME THAT
D TO SAID
ENT BY DUE AND
OF SAID BEFORE ME PERSONALLY APPEARED ALVARO REYES, WHO IS PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT A OF R.P.S. HOLDING CORP., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFURE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION. THE SEAL AFFIXED TO INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT REGULAR CORPORATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SCORPORATION. STATE OF FLORIDA COUNTY OF PALM BEACH

DONY OF SIHL SEAL WITNESS MY HAND AND OFFICIAL MY COMMISSION EXPIRES:

61/se/L

Z PUNDAY FLORIDA PRINT NAME: COMMISSION NUMBER:

DANA QUINONES

MY COMMISSION # FF 216062

EXPIRES: July 23, 2019

Bonded Thru Notay Public Underwrites

ACCEPTANCE OF DEDICATION: STATE OF FLORIDA COUNTY OF PALM BEACH

HOMEOWNERS' ASSOCIATION, INC.,
DRATION NOT-FOR-PROFIT
E, PRESIDENT 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
OF VERONICA COL A FLORIDA

PRINT NAME: HORSE PRINT NAME: WITHERS: WITNESS:

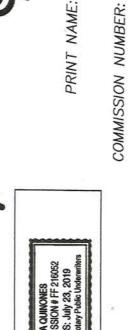
BY: ALVARO REYES,

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, AS INFINITIONALLY

RIDA CORPORATION SUCH INSTRUMENT AS T IS THE CORPORATE R CORPORATE TO ME OR TRUMENT AS ATION AND WHO EXECUTED THE FORE COURT HOMEOWNERS' ASSOCIATION, II TO AND BEFORE ME THAT HE/SHE FIE SEAL AFFIXED TO THE FOREGOING TYED TO SAID INSTRUMENT BY DUE A THEN TO SAID INSTRUMENT BY DUE A THEN TO SAID INSTRUMENT BY DUE A NOT—FOR—PROFIT, AND SEVERALLY ACKNOWLEDGED SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIX AUTHORITY AND THAT SAID INSTRUMENT IS THE FRE

SEAL THIS DAY OF PILEBIC WITNESS MY HAND AND OFFICIAL MY COMMISSION EXPIRES:



Ovinance

Jana

214,052

L

VOTARY PUBLIC STATE OF FLORIDA

2019

VERONIC

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
A.D. 2019, AND DULY RECORDED
IN PLAT BOOK
PAGES
THRU

SHARON R. BOOK CLERK AND COMPTROLLER

BY: DEPUTY CLERK

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH

KICK GRANT MEMANAGER OF STANDER TITLE TWO ASSESSED TO A CHERT THAT I HAVE EXAMINED THE FLORIDA

TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO R.P.S.
HOLDING CORP., A FLORIDA CORPORATION, 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 DEPIC FLORIDA

PRINT NAME: KIRK G RANTHAM The state of the s SIGNA TURE: PICTED BY THIS PLAT.

DATE:

NOTES

, SUGAR COUNTY BEARINGS SHOWN HEREON ARE ASSUMED AND ARE REFERENCED TO THE EAST LINE OF BLOCK 67, POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20—32, PALM BEACH RECORDS, HAVING A BEARING OF S 22'09'18" E.

UNLESS ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OTHERWISE NOTED.

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 NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM COUNTY.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.

3

2019

EASEMENT E VILLAGE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY E WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. 6

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, BRIDAL TRAIL EASEMENTS SHALL HAVE SECOND PRIORITY, DRAINAGE EASEMENTS SHALL HAVE FOURTH PRIORITY, DRAINAGE EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

THE APPROVAL BY THE GOVERNING BODY OF LOCAL GOVERNMENT OF A REPLAT WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT RECORDED IN THE PUBLIC RECORDS SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED UNLESS NOTED OTHERWISE. ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE NON-RADIAL RECORDATION OF BY THE REPLAT.

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY VILLAGE OF WELLINGTON:
STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF WELLINGTON

10F

SHEET

APPROVES THE PLAT ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE I 2019 THE VILLAGE OF WELLINGTON,
DEDICATION TO SAID VILLAGE
DAY OF

ATTEST: ANNE GERWIG, MAYOR

BY:

CHEVELLE NUBIN VILLAGE

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

ORAT ORFICE WAS AF FREE BEFORE ME PERSONALLY APPEARED, ANNE GERWIG, AND CHEVELLE NUBIN, WHO ARE PERSONALLY KNOWN TO MHAVE PRODUCED

HAVE PRODUCED

AS IDENTIFICATION AND WHO EXECUTED THE FORE INSTRUMENT AS HEALINGTON, A FLORIDA MUNICIPAL CORPORAND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID VILLAGE. THE SEAL AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACTOR OF SAID SAID SAID VILLAGE.

OF STATE NOTARY PUBLIC BY: PRINT MY COMMISSION EXPIRES:

2019

DAY OF

SEAL THIS

WITNESS MY HAND AND OFFICIAL

VILLAGE ENGINEER: STATE OF FLORIDA COUNTY OF PALM BEACH VILLAGE OF WELLINGTON

COMMISSION NUMBER:

VILLAGE EMPLOYED BY THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS

AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MARPER EMF
WELLINGTON IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES

LUNDEEN, P.E. BY: THOMAS J. LUNDEE VILLAGE ENGINEER SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RESULE SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVES SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AN ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA. THAT THE PERMANENT REFMONUMENTS AND LOT CORNER MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091(9) OF SAID CHAPTER 177, BY:
STEVEN M. WATTS
PROFESSIONAL SURVEYOR & MAPPER: P.S.M. 4588
STATE OF FLORIDA
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FLORIDA 33316
CERTIFICATE OF AUTHORIZATION NUMBER: LB679 4588 DAY OF PROFIL THIS 18

VILLAGE OF WELLINGTON ENGINEER

'eronica Townhomes Replat B of 2 Page 1

