

# PBI EC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D.

IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
IN 4 SHEETS, SHEET NO. 1  
JANUARY, 2019

## DEDICATIONS

STATE OF FLORIDA, COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENTE STABLES IV LLC, CHICKERING SOUTH LLC,  
PIERRELL PROPERTIES LLC AND GEORGE STRANDBRIDGE, JR., AND NNMS ACQUISITION NEF LAND LLC,  
OWNERS OF THE LAND SHOWN HEREON AS LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION

THAT PART OF THE EAST ONE HALF OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 20; THENCE  
NORTH 00°50'55" EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF  
50.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF  
GRAND PRIX VILLAGE SOUTH LOTS 15, 16 & 17, AS RECORDED IN PLAT BOOK 120, PAGE 95; PUBLIC  
CORNER OF SAID SOUTHEAST ONE QUARTER OF SECTION 20; THENCE SOUTH 89°37'49" EAST ALONG THE  
OF SAID SOUTHWEST ONE QUARTER OF SECTION 20 AND EAST LINE OF GRAND PRIX VILLAGE SOUTH,  
SOUTH LOTS 15, 16 AND 17 AND EAST LINE OF GRAND PRIX VILLAGE SOUTH, AS RECORDED IN PLAT  
BOOK 115, PAGE 196, AND EAST LINE OF GRAND PRIX FARMS PLAT NO. 1 P.U.D., AS RECORDED IN  
PLAT BOOK 68, PAGE 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF  
3,314.62 FEET TO THE SOUTHWEST CORNER OF TRACT B, PALM BEACH INTERNATIONAL EQUESTRIAN  
CENTER AS RECORDED IN PLAT BOOK 114, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY,  
FLORIDA; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH LINE OF SAID PALM BEACH INTERNATIONAL  
EQUESTRIAN CENTER, A DISTANCE OF 535.02 FEET TO THE NORTHWEST CORNER OF EQUESTRIAN CLUB  
ESTATES - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D.,  
AS RECORDED IN PLAT BOOK 64, PAGE 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE SOUTH 00°50'55" WEST, A DISTANCE OF 410.00 FEET; THENCE SOUTH 22°09'04" WEST, A DISTANCE  
OF 175.00 FEET; THENCE SOUTH 89°37'49" EAST, A DISTANCE OF 427.31 FEET; THENCE SOUTH 54°54'13" EAST, A  
DISTANCE OF 100.00 FEET; THENCE SOUTH 39°05'28" WEST, A DISTANCE OF 25.00 FEET; THENCE  
SOUTH 54°54'13" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE TO THE  
SOUTHEAST, HAVING A RADIUS OF 830.00 FEET, A RADIAL BEARING TO SAID POINT BEARS  
NORTH 55°46'19" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL  
ANGLE OF 10°05'07", A DISTANCE OF 146.10 FEET TO A POINT, THE PREVIOUS 8 COURSES BEING  
ALONG SAID EQUESTRIAN CLUB ESTATES - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB  
WELLINGTON COUNTRYPLACE-P.U.D., SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF  
EQUESTRIAN CLUB ESTATES - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON  
COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 64, PAGE 187, PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA; THENCE ALONG A RADIAL BEARING OF SOUTH 45°41'12" EAST, A DISTANCE  
OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY LINE OF  
EQUESTRIAN CLUB ESTATES - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON  
COUNTRYPLACE-P.U.D., THROUGH A CENTRAL ANGLE OF 37°11'19", A DISTANCE OF 499.85 FEET TO  
THE SOUTHWEST CORNER OF SAID EQUESTRIAN CLUB ESTATES - PLAT NO. 1 OF PALM BEACH POLO  
AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., THENCE SOUTH 76°19'36" EAST ALONG SAID  
EQUESTRIAN CLUB ESTATES-PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON  
COUNTRYPLACE-P.U.D., A DISTANCE OF 1,328.18 FEET TO THE SOUTHEAST CORNER OF SAID  
EQUESTRIAN CLUB ESTATES - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON  
COUNTRYPLACE-P.U.D., SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTHEAST ONE QUARTER  
OF SECTION 20; THENCE SOUTH 00°51'46" WEST ALONG SAID EAST LINE, A DISTANCE OF 1,447.20  
FEET; THENCE NORTH 89°27'55" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE QUARTER,  
A DISTANCE OF 2,687.51 FEET TO THE POINT OF BEGINNING,  
CONTAINING 132.87 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:  
1. THE ROADWAY EASEMENT FOR GENE MISCHE WAY AND BRIDLE TRAIL DRIVE AS SHOWN HEREON IS DEDICATED  
TO PBI EC ESTATES ASSOCIATION, INC., OWNERS, AND FAR NIENTE STABLES IV, LLC, THEIR RESPECTIVE SUCCESSORS  
OR ASSIGNS, AND ALL GUESTS, EMPLOYEES, AGENTS AND INVITEES, FOR PRIVATE STREET PURPOSES NOT  
INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PBI EC  
ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF  
WELLINGTON. SAID ROADWAY EASEMENTS MAY NOT BE VACATED OR ABANDONED WITHOUT THE UNANIMOUS  
VILLAGE OF WELLINGTON. THE DEDICATION OF THE ROADWAY EASEMENT FOR GENE MISCHE WAY AND  
BRIDLE TRAIL DRIVE IS SUBJECT TO THE RIGHTS GRANTED IN THE DECLARATION OF COVENANTS, RESTRICTIONS,  
EASEMENTS AND CONDITIONS OF PBI EC ESTATES.  
2. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON COUNTRYPLACE  
PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND  
MAINTENANCE OF STORM WATER, LITTORAL ZONES, AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES  
LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLINGTON COUNTRYPLACE PROPERTY OWNERS  
ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.  
3. THE STORM WATER MANAGEMENT EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE PBI EC ESTATES  
ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND  
MAINTENANCE OF STORM WATER, LITTORAL ZONES, FILTER MARSHES AND DRAINAGE FACILITIES.  
THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION  
OF THE PBI EC ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE  
VILLAGE OF WELLINGTON, FLORIDA.  
4. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PBI EC ESTATES  
ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION,  
AND MAINTENANCE OF STORM WATER MANAGEMENT, LITTORAL ZONES, FILTER MARSHES AND DRAINAGE FACILITIES  
WITHIN THE ASSOCIATED WATER MANAGEMENT EASEMENTS.  
5. 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.  
6. THE WATER EASEMENTS AND SEWER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF  
WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER  
AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND  
ASSIGNS.  
7. THE BUFFER EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO PBI EC ESTATES ASSOCIATION, INC.,  
ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE  
OBLIGATION OF SAID ASSOCIATION.  
8. BRIDLE EASEMENTS, AS SHOWN HEREON ARE FOR BRIDLE TRAILS. FOR EQUESTRIAN PURPOSES AND ARE HEREBY  
DEDICATED IN PERPETUITY TO THE PBI EC ESTATES ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE  
OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO VILLAGE OF WELLINGTON.  
9. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION  
TO MONITOR, INSPECT AND MAINTAIN THE LITTORAL ZONES AND FILTER MARSHES AND MAINTAIN ANY PORTION OF THE  
DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS,  
INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, WATER MANAGEMENT, AND LAKE  
MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

AREA TABULATION	
LOT 1	6.00 ACRES
LOT 2	6.00 ACRES
LOT 3	5.93 ACRES
LOT 4	5.00 ACRES
LOT 5	5.00 ACRES
LOT 6	5.00 ACRES
LOT 7	5.00 ACRES
LOT 8	6.62 ACRES
LOT 9	6.93 ACRES
TRACT A	80.89 ACRES
TOTAL	132.87 ACRES

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 \_\_\_\_\_ AND  
PAGES \_\_\_\_\_

SHARON R BOCK  
CLERK AND COMPTROLLER

## APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS 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.  
VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST: CHEVELLE NUBIN  
VILLAGE CLERK  
VILLAGE ENGINEER  
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 MAPPER EMPLOYED BY THE VILLAGE OF  
WELLINGTON IN ACCORDANCE WITH SECTION 177.08(1)(f), FLORIDA STATUTES.

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

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERRIG AND CHEVELLE NUBIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE  
PRODUCED DRIVERS' LICENSES AS IDENTIFICATION, 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 OFFICER 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 VILLAGE.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
COMMISSION NO.: \_\_\_\_\_

PRINT NAME  
NOTARY SEAL

## SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE EAST ONE HALF  
OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 00°50'55" WEST AND ALL  
OTHER BEARINGS SHOWN ARE RELATIVE THERE TO.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY  
EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND  
SEWER USE.
4. LANDSCAPING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES  
OCCUPYING SAME.
5. 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.
6. ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS  
UNLESS OTHERWISE NOTED AS RADIAL BEARING.
7. THE BUFFER EASEMENTS CAN OVERLAY THE ROADWAY AND DRAINAGE EASEMENT.
8. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS DESCRIBED  
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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.
9. THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BOWEN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SETTON  
P.E., P.S.M., IN AND FOR THE OFFICES OF SETTON ENGINEERING ASSOCIATES, INC.

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY  
MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATE TO THE  
BEST OF MY KNOWLEDGE AND BELIEF THAT PERMANENT REFERENCE MONUMENTS (T.P.M.'S) HAVE BEEN PLACED  
AS REQUIRED BY LAW, AND PERMANENT CONTROL POINTS (T.C.P.'S), AND MONUMENTS ACCORDING TO CHAPTER  
177.09(19), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON,  
FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLES WITH ALL  
THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE  
VILLAGE OF WELLINGTON, FLORIDA.

DATE: 5-24-2019

BY:   
MICHAEL F. SETTON  
LICENSE NO. 3596  
STATE OF FLORIDA



DATE: April, 2019.

MY COMMISSION EXPIRES: 4/15/20  
COMMISSION NO.: 45345247  
NOTARY PUBLIC  
Jana Bradburn  
PRINT NAME



IN WITNESS WHEREOF, FAR NIENTE STABLES IV, LLC., A FLORIDA LIMITED LIABILITY COMPANY,  
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO,  
THIS \_\_\_\_\_ DAY OF April, 2019.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BY:   
MARK BELLISSIMO, MANAGER  
FAR NIENTE STABLES IV, LLC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2019,  
BY MARK BELLISSIMO, AS MANAGER OF FAR NIENTE STABLES IV, LLC, A FLORIDA LIMITED LIABILITY  
COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, 2019.

MY COMMISSION EXPIRES: 9-13-2022  
COMMISSION NO.: 66 255 479

PRINT NAME  
Nelli Perez  
NOTARY SEAL

IN WITNESS WHEREOF, CHICKERING SOUTH, LLC., A FLORIDA LIMITED LIABILITY COMPANY,  
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, JOHN R. INGRAM,  
THIS 22nd DAY OF January, 2019.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BY:   
JOHN R. INGRAM, MANAGING MEMBER  
CHICKERING SOUTH, LLC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January, 2019,  
BY JOHN R. INGRAM, AS MANAGING MEMBER OF CHICKERING SOUTH, LLC, A FLORIDA LIMITED LIABILITY  
COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF January, 2019.

MY COMMISSION EXPIRES: 5/15/20  
COMMISSION NO.: 215120

PRINT NAME  
Nita M. Shotman  
NOTARY SEAL

IN WITNESS WHEREOF, PIERRELL PROPERTIES, LLC., A DELAWARE LIMITED LIABILITY COMPANY,  
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP & ASST. SECRETARY, ELEANOR G. MCDONALD,  
THIS 22nd DAY OF January, 2019.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BY:   
ELEANOR G. MCDONALD, VP & ASST. SECRETARY  
PIERRELL PROPERTIES, LLC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January, 2019,  
BY ELEANOR G. MCDONALD, AS VP & ASST. SECRETARY OF PIERRELL PROPERTIES, LLC, A DELAWARE LIMITED  
LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF January, 2019.

MY COMMISSION EXPIRES: 5/15/20  
COMMISSION NO.: 215120

PRINT NAME  
Nita M. Shotman  
NOTARY SEAL

IN WITNESS WHEREOF, GEORGE STRANDBRIDGE JR., HAS CAUSED THESE PRESENTS TO BE SIGNED  
THIS 17th DAY OF May, 2019.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BY:   
GEORGE STRANDBRIDGE JR.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2019,  
BY GEORGE STRANDBRIDGE JR., WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF May, 2019.

MY COMMISSION EXPIRES: 8/18/2020  
COMMISSION NO.: 215120

PRINT NAME  
Diana S. Skonior-Wah  
NOTARY SEAL

IN WITNESS WHEREOF, NNMS ACQUISITION NEF LAND LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER,  
THIS 22nd DAY OF April, 2019.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BY:   
HOWARD DVORIN  
NNMS INC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2019,  
BY HOWARD DVORIN, AS MANAGER OF NNMS INC., A DELAWARE LIMITED LIABILITY  
COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED \_\_\_\_\_ AS  
IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF April, 2019.

MY COMMISSION EXPIRES: 4/15/20  
COMMISSION NO.: 45345247  
NOTARY PUBLIC  
Jana Bradburn  
PRINT NAME





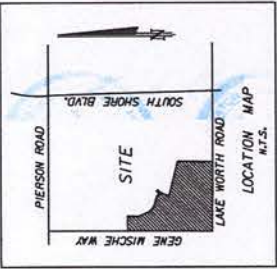
PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D.

IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
IN 4 SHEETS, SHEET NO. 2  
JANUARY, 2019

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED 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



TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CRAIG T. GALLE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FAIR NIENTE STABLES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHICKERING SOUTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, PIERRELL PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY AND GEORGE STRANBRIDGE JR., AND NNIS ACQUISITION MEF LAND, LLC, 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: 5-14-2019

CRAIG T. GALLE  
FLORIDA BAR NO. 856568

ACCEPTANCE OF DEDICATION BY  
THE PROPERTY OWNERS ASSOCIATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE PBIEC ESTATES PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED, AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF May, 2019.

ATTEST: \_\_\_\_\_  
MICHAEL STONE, TREASURER

BY: \_\_\_\_\_  
MARK BELLISSIMO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BELLISSIMO AND MICHAEL STONE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER, OF THE PBIEC ESTATE PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID DOCUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May, 2019.

MY COMMISSION EXPIRES: 9-23-2023

COMMISSION NO. 1 55 256 429

ATTEST: \_\_\_\_\_  
Kelli Perez  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF THE WATER MANAGEMENT EASEMENTS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON.

DATED THIS 22nd DAY OF May, 2019

ATTEST: \_\_\_\_\_  
MICHAEL STONE, TREASURER

BY: \_\_\_\_\_  
MARK BELLISSIMO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BELLISSIMO AND MICHAEL STONE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER, OF THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May, 2019.

MY COMMISSION EXPIRES: 9-23-2023

COMMISSION NO. 1 55 256 429

ATTEST: \_\_\_\_\_  
Kelli Perez  
NOTARY PUBLIC

MORTGAGEES CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY 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 30041, PAGE 426, 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 PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF May, 2019.

CITY NATIONAL BANK OF FLORIDA  
A FLORIDA CORPORATION

ATTEST: \_\_\_\_\_

Joshua Boudreau, VP  
PRINT NAME AND TITLE

David Albright, SVP  
PRINT NAME AND TITLE

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright and Joshua Boudreau, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP, VP, PRESIDENT AND VICE PRESIDENT, OF CITY NATIONAL BANK OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 22nd DAY OF May, 2019.

MY COMMISSION EXPIRES: 9-23-2023

ATTEST: \_\_\_\_\_  
Kelli Perez  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 55 256 429

MORTGAGEES CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY 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 30095, PAGE 1818, 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 PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF May, 2019.

CITY NATIONAL BANK OF FLORIDA  
A FLORIDA CORPORATION

ATTEST: \_\_\_\_\_

Joshua Boudreau, VP  
PRINT NAME AND TITLE

David Albright, SVP  
PRINT NAME AND TITLE

ACKNOWLEDGEMENT

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ATTEST: \_\_\_\_\_  
Kelli Perez  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 55 256 429

CITY  
NATIONAL  
BANK OF  
FLORIDA

WELLINGTON  
COUNTRYPLACE  
PROPERTY OWNERS  
ASSOCIATION

PBIEC ESTATES  
PROPERTY OWNERS  
ASSOCIATION

SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
100 POINTE DE LEON STREET, SUITE 400  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-782-3024 FAX 561-782-3068  
FL REGISTRATION# 18000807, EIR 0007864



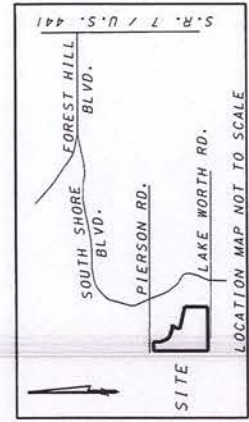
PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D.

IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
IN 4 SHEETS, SHEET NO. 3  
JANUARY, 2019

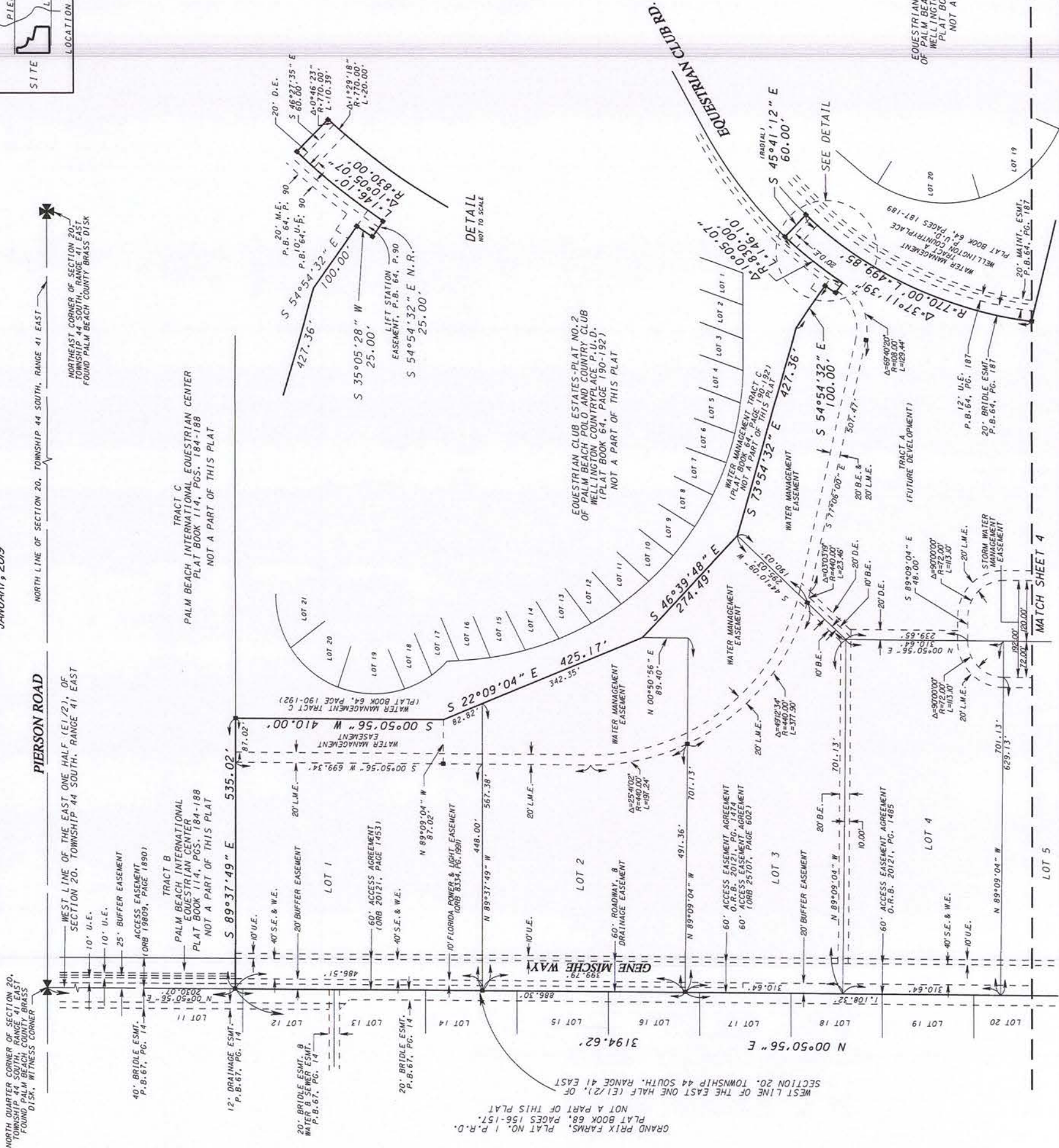
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ P.M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2019 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

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



- LEGEND:**
- PERMANENT REFERENCE MONUMENT, LB-6837
  - PERMANENT CONTROL POINT
  - B.E. - BRIDGE EASEMENT
  - C.H. - CHORD BEARING
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - E. - EASEMENT
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - L.R.E. - LANDSCAPE BUFFER EASEMENT
  - M.E. - MAINTENANCE EASEMENT
  - N.R. - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.P.B. - OFFICIAL RECORD BOOK
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.B. - PLAT BOOK
  - P.S. - PAGES
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R/W - RIGHT OF WAY
  - S.E. - SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.E. - WATER EASEMENT



EQUESTRIAN CLUB ESTATES PLAT NO. 2  
OF PALM BEACH POLY AND COUNTRY CLUB  
WELLINGTON COUNTRYPLACE P.U.D.  
PLAT BOOK 64, PAGES 187-189  
NOT A PART OF THIS PLAT

SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
10 Ponce de Leon Street, Suite 100  
Royal Palm Beach, Florida 33414  
Phone 561-982-3024, Fax 561-982-3068  
FL REGISTRATION: LB0006837, E0 0007064

Exhibit B - PBIEC Estates Plat  
Page 3 of 4



PBIEC ESTATES OF  
WELLINGTON COUNTRYPLACE, P.U.D.

IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
IN 4 SHEETS, SHEET NO. 4  
JANUARY, 2019

- LEGEND:**
- PERMANENT REFERENCE MONUMENT, LB-6837
  - PERMANENT CONTROL POINT
  - Δ DELTA ANGLE
  - B.E. - BRIDLE EASEMENT
  - C.E. - CENTERLINE
  - C.H. - CHORD BEARING
  - C.B. - CHORD BOOK
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - ESMT. - EASEMENT
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - L.B.E. - LANDSCAPE BUFFER EASEMENT
  - MAINT. - MAINTENANCE EASEMENT
  - M.E. - MAINTENANCE EASEMENT
  - N.R. - NOT RADIAL
  - R - RADIUS
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.B. - PLAT BOOK
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R/W - RIGHT OF WAY
  - S.E. - SEWER EASEMENT
  - U.E. - UTILITY EASEMENT
  - W.E. - WATER EASEMENT

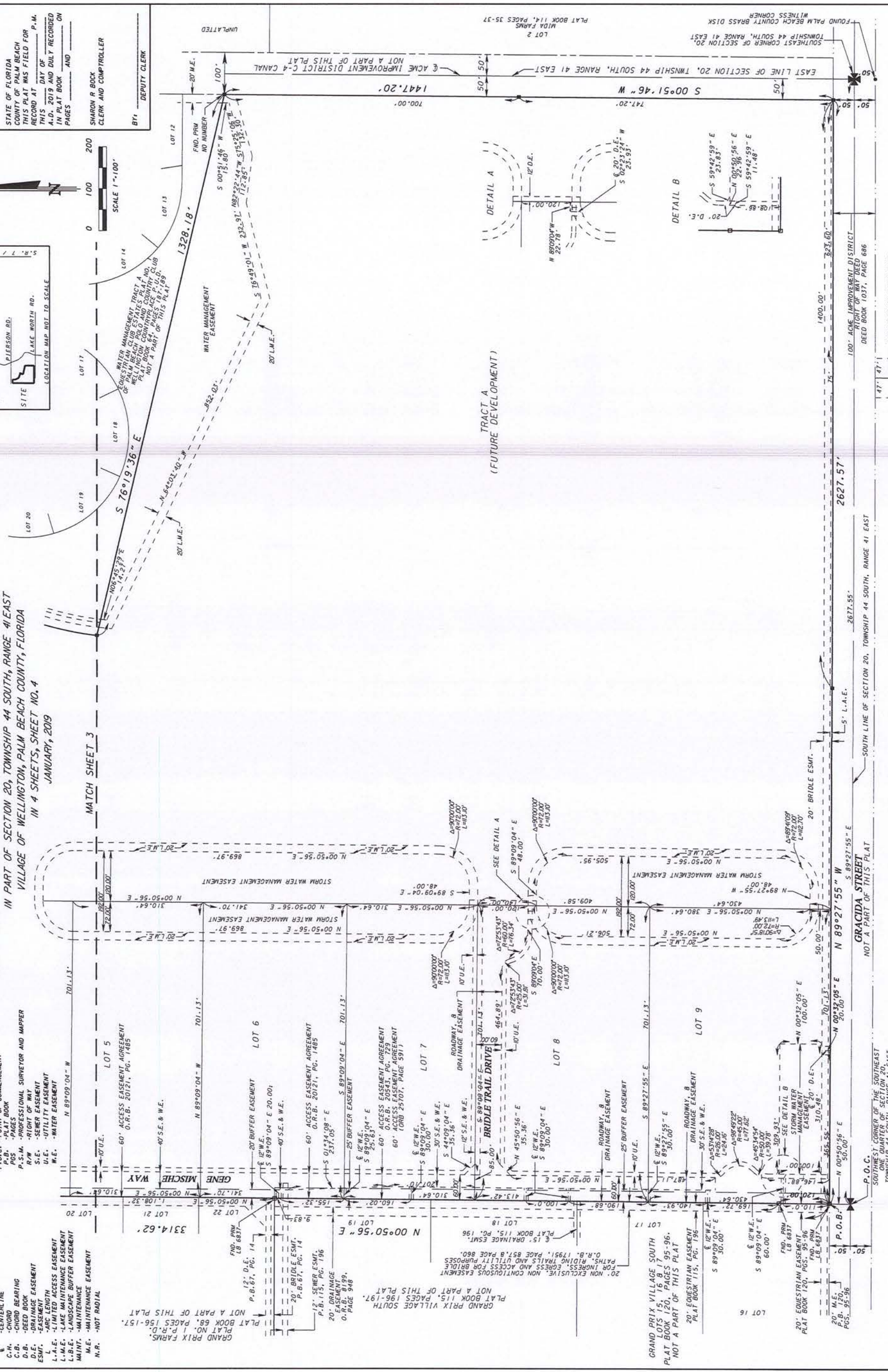


Exhibit B - PBIEC Estates Plat  
Page 4 of 4