

LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GERHARD H. SCHICKEDANZ AND SUSAN LEANNE SCHICKEDANZ, OWNERS OF THE LAND SHOWN HEREON AS "LEANNE ACRES", LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE, SOUTH 89°00'05" EAST, ALONG THE SOUTH LINE OF SAID SECTION 35, AND ALONG THE CENTERLINE OF ACME ROAD (A 70 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 2487.00 FEET; THENCE, NORTH 00°59'55" EAST, DEPARTING SAID SECTION LINE AND SAID CENTERLINE, A DISTANCE OF 35.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ACME ROAD, AND THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH 00°59'55" EAST, A DISTANCE OF 726.28 FEET; THENCE, SOUTH 89°00'05" EAST, A DISTANCE OF 600.00 FEET; THENCE, SOUTH 00°59'55" WEST, A DISTANCE OF 76.29 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ACME ROAD; THENCE, NORTH 89°00'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

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

- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS;
- THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS THIS 5th DAY OF JUNE, 2019

WITNESS (1): Paul C. Sanchez BY: G. Schickedanz
PRINT NAME: ANA C. SANCHEZ GERHARD H. SCHICKEDANZ

WITNESS (2): Susan Leanne Schickedanz BY: Susan Leanne Schickedanz
PRINT NAME: Susan Leanne Schickedanz SUSAN LEANNE SCHICKEDANZ

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND SUSAN LEANNE SCHICKEDANZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO HAVE BEEN IDENTIFIED TO AND BEFORE ME BY THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION, AND WHO HAVE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF JUNE, 2019.

MY COMMISSION EXPIRES: March 09, 2020 BY: Paul C. Sanchez
PRINTED NAME: ANA C. SANCHEZ
COMMISSION NO. FF 969660

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ALYS NAGLER DANIELS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GERHARD H. SCHICKEDANZ AND SUSAN LEANNE SCHICKEDANZ, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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 CREATED BY THIS PLAT.

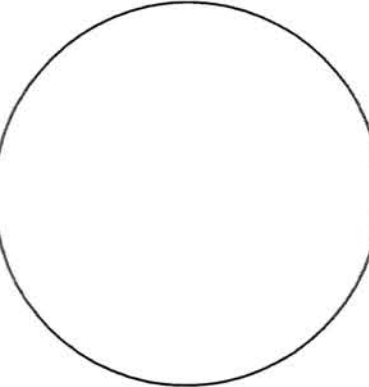
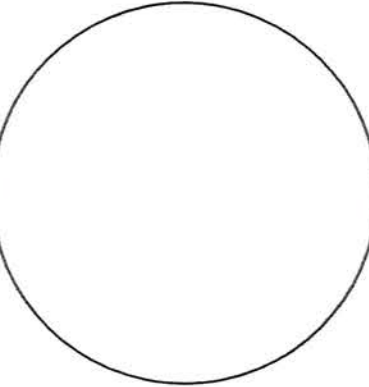
DATE: 5/15/2019 BY: Alys Nagler Daniels
ALYS NAGLER DANIELS, ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0354600
701 U.S. HIGHWAY ONE, SUITE 402
NORTH PALM BEACH, FL 33408

VILLAGE OF WELLINGTON

THOMAS J. LUNDEEN
VILLAGE ENGINEER

STEPHEN L. SHIRLEY
P.S.M. 3918

JPMORGAN CHASE BANK, N.A.,
SUCCESSOR BY PURCHASE TO
WASHINGTON MUTUAL BANK, N.A.



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 22821, AT PAGE 763, 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 CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31st DAY OF MAY, 2019.

JPMORGAN CHASE BANK, N.A., SUCCESSOR BY PURCHASE TO WASHINGTON MUTUAL BANK, N.A.

WITNESS (1): Michael Samuels

PRINTED NAME: CHRISTOPHER J. RACKLEY BY: Michael Samuels

WITNESS (2): Randy Sese PRINT NAME/TITLE: MICHAEL SAMUELS

PRINTED NAME: RANDY SESE VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Michael Samuels, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF JPMORGAN CHASE BANK, N.A., SUCCESSOR BY PURCHASE TO WASHINGTON MUTUAL BANK, N.A., AND WHO HAVE BEEN IDENTIFIED TO AND BEFORE ME BY THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION, AND WHO HAVE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF MAY, 2019.

MY COMMISSION EXPIRES: 6/7/2020 BY: Katie M Davis
NOTARY PUBLIC

PRINTED NAME: KATIE M DAVIS

COMMISSION NO. 510635



APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON DATED THIS DAY OF 2019.

VILLAGE OF WELLINGTON.

A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

BY: ANNE GERWIG ATTEST: CHEVELLE NUBIN
MAYOR VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK, RESPECTIVELY, OF THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION 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 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 VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2019.

MY COMMISSION EXPIRES: BY: NOTARY PUBLIC

PRINTED NAME:

COMMISSION NO.

VILLAGE ENGINEER:

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 CHAPTER 177.08(1), F.S.

BY: THOMAS J. LUNDEEN P.E.
VILLAGE ENGINEER

NOTES:

- THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON AN ASSUMED BEARING OF N89°00'05"W ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH CONSTRUCTION.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

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

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404



ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404

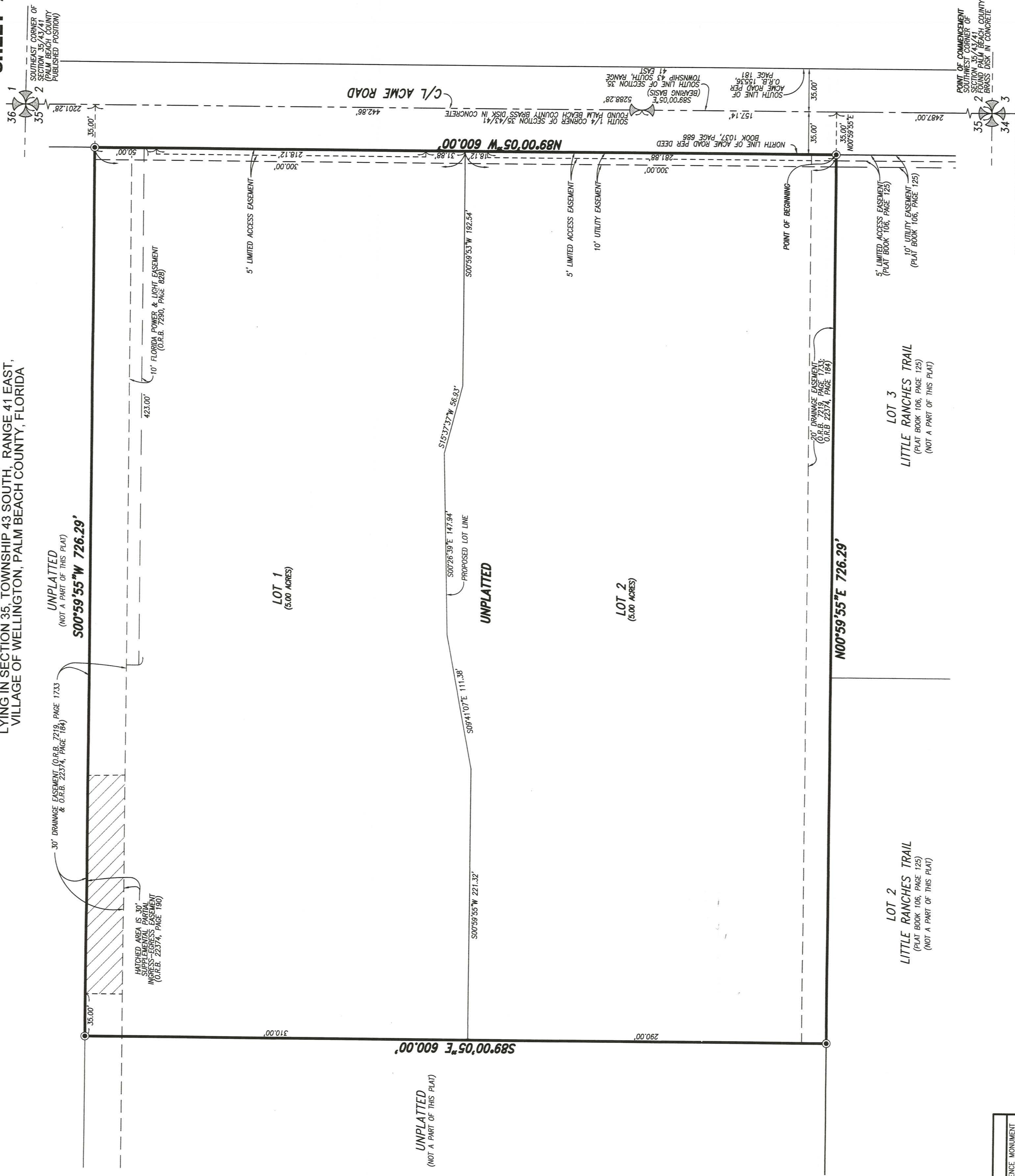
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: als@alssurvey.net

LEANNE ACRES

DWN: BLS

WO NO.: 05-0011

SHEET 1 OF 2



LEGEND

- (C) DENOTES A SET PERMANENT REFERENCE MONUMENT
 IRON ROD AND CAP STAMPED "FIRM LB 7344"
 C/L DENOTES A CENTERLINE
 (D) DENOTES DEED DISTANCE/DIRECTION
 O.R.B. DENOTES OFFICIAL RECORDS BOOK
 (M) DENOTES MEASURED DISTANCE/DIRECTION
 P.O.B. DENOTES POINT OF BEGINNING
 R/W DENOTES RIGHT-OF-WAY



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LEANNE ACRES

SCALE: 1"=40'	WO.NO.: 05-0011.B
DWN: BLS	SHEET 2 OF 2