

ASSOCIATED LAND SURVEYORS, INC.

**4152 W. Blue Heron Blvd. - Suite 121
Riviera Beach, Florida 33404**

June 5, 2019

Thomas J. Lundeen, P.E.
Village Engineer
12300 Forest Hill Blvd.
Wellington FL 33414

Re: Leanne Acres Plat

Dear Mr. Lundeen,

I hereby certify that the field work has been completed and that all of the Permanent Reference Monuments (P.R.M.'s) have been physically set in the ground in the positions shown on the above referenced plat.

The following changes to the preliminary plat were made after the issuance of Technical Compliance. A pdf of the preliminary plat with all revisions highlighted is included with this letter.

1. The Month shown at the top left of the pages has been updated
2. The Lender's name has been revised at their request

Sincerely,

Stephen L. Shirley, P.S.M 3918

Exhibit C - Surveyors Certificate re PRMs & Changes
Page 1 of 3

MAY 2019

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 726.29 FEET; THENCE, SOUTH 89°00'05" EAST, A DISTANCE OF 600.00 FEET; THENCE, SOUTH 00°59'55" WEST, A DISTANCE OF 726.29 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:

1. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF 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.
- 2.

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS THIS _____ DAY OF _____, 2019

WITNESS (1): _____ BY: _____ GERHARD H. SCHICKEDANZ
PRINT NAME: _____

WITNESS (2): _____ BY: _____ SUSAN LEANNE SCHICKEDANZ
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED GERHARD H. SCHICKEDANZ AND SUSAN LEANNE SCHICKEDANZ, WHO ARE PERSONALLY KNOWN TO ME, AND THEY HAVE PRODUCED TO ME THE INSTRUMENT OF DEDICATION, AND HAVE DECLARED THAT THEY HAVE SIGNED THE SAME FOR THE PURPOSES EXPRESSED THEREIN.

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

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO. _____

TITLE CERTIFICATION:

STATE OF FLORIDA) SS
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 OR RECORDED 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: _____ BY: _____ ALYS NAGLER DANIELS, ATTORNEY-AT-LAW LICENSED IN FLORIDA

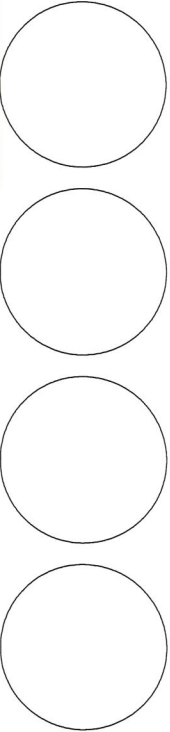
FLORIDA BAR NO. 0354600
701 U.S. HIGHWAY ONE, SUITE 402
NORTH PALM BEACH, FL 33408

VILLAGE OF WELLINGTON

THOMAS J. LUNDEEN
VILLAGE ENGINEER

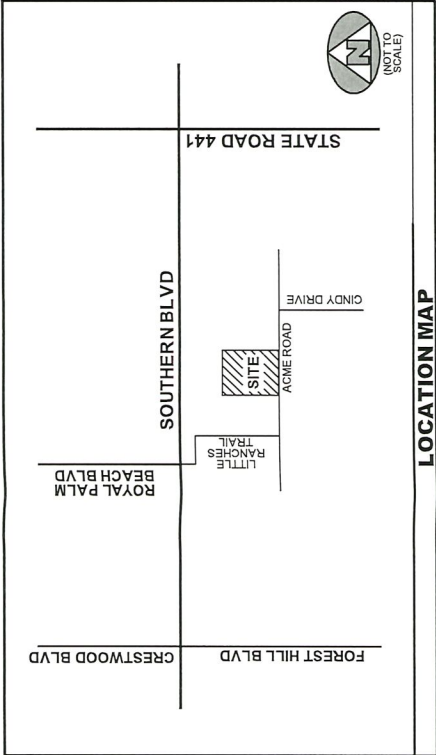
STEPHEN L. SHIRLEY
P.S.M. 3918

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



LEANNE ACRES

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



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA) SS
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 22521, AT PAGE 763, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2019.

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

WITNESS (1): _____ BY: _____

PRINTED NAME: _____

WITNESS (2): _____ PRINT NAME/TITLE: _____

PRINTED NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF JP MORGAN CHASE BANK, N.A., SUCCESSOR BY PURCHASE TO WASHINGTON MUTUAL BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 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 _____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

PRINTED NAME: _____
COMMISSION NO. _____

SHEET 1 OF 2

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD
AT _____ THIS _____ DAY
OF _____, 2019
AND DULY RECORDED IN PLAT BOOK
NO. _____ ON PAGES _____

SHARON R. BOCK,
CLERK AND COMPTROLLER
OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON:

STATE OF FLORIDA) SS
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
MAYOR
ATTEST: _____ CHEVELLE NUBIN
VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK, RESPECTIVELY, 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:

1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON AN ASSUMED BEARING OF N89°00'57"W ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS SHOWN HEREON AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE VILLAGE OF WELLINGTON.
5. 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@assurvey.net

WO.NO.: 05-0011
SHEET 1 OF 2

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY DATA COMPILED IN 177 ORIGINAL FLORIDA STATUTES, HAS BEEN PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA, AND I AM NOT PROVIDING ANY REPRESENTATION FROM FULL RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

BY: _____ STEPHEN L. SHIRLEY, P.S.M. 3918 06/13/19 _____, 2019.

ENG18-00100149



MAY 2019

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

SHEET 2 OF 2



UNPLATTED
(NOT A PART OF THIS PLAT)

S00°59'55"W 726.29'

30' DRAINAGE EASEMENT (O.R.B. 7219, PAGE 1733
& O.R.B. 22374, PAGE 184)

HATCHED AREA IS 30'
INGRESS-EGRESS EASEMENT
(O.R.B. 22374, PAGE 180)

10' FLORIDA POWER & LIGHT EASEMENT
(O.R.B. 7230, PAGE 828)

LOT 1
(5.00 ACRES)

5' LIMITED ACCESS EASEMENT

310.00'

UNPLATTED
(NOT A PART OF THIS PLAT)

S89°00'05"E 600.00'

S08°41'07"E 111.38'

S00°26'58"E 147.94'

S15°37'57"W 59.81'

UNPLATTED

S00°59'53"W 192.54'

N89°00'05"W 600.00'

118.12'

31.88'

5' LIMITED ACCESS EASEMENT

10' UTILITY EASEMENT

290.00'

300.00'

281.88'

152.14'

5288.28'

589°00'05"E

SOUTH LINE OF TOWNSHIP 43 SOUTH, RANGE 41 EAST

ACME ROAD PER PAGE 181

SOUTH LINE OF SECTION 35

POINT OF BEGINNING

35.00'

35.00'

N00°59'55"E

35.00'

35.00'

2487.00'

POINT OF COMMENCEMENT

SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST

BRASS DISK IN CONCRETE

35

34

36

35

36

35

36

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

Engineering Department
Reviewed for compliance with: Codes, ordinances
and rules of the State of Florida, and the rules of
the Board of Professional Engineers of the State of
Florida. Performance of this review does not
relieve the Applicant from full responsibility to comply
with all applicable codes, ordinances and regulations.

06/13/19

ENG 19-00100-149

THE VILLAGE OF
WELLINGTON



ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2402 FAX: (561) 844-9659
LB NO. 7344 EMAIL: als@alssurvey.net

LEANNE ACRES

SCALE: 1"=40'

DWN: BLS

WO NO.: 05-0011B

SHEET 2 OF 2