

**IRON SPRING FARM**  
LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
OCTOBER, 2019  
SHEET 1 OF 2

AREA TABULATION  
TRACT 1 89.19 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 \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_

SHARON R BOCK  
CLERK AND COMPTROLLER

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

**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  
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.

BY: \_\_\_\_\_  
ANNE GERWIG, MAYOR  
ATTEST: \_\_\_\_\_  
CHEVELLE NUBIN  
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 DRIVERS' LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS  
OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND I HAVE  
ME THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID VILLAGE, AND I HAVE  
OF SAID VILLAGE AND THAT THEY WERE AFFIDED BY ONE AND REGULAR CORPORATE 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: \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 1 \_\_\_\_\_

**VILLAGE ENGINEER**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 SECTION 177.081 (1), FLORIDA STATUTES.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
THOMAS LUNDEN, P.E.  
VILLAGE ENGINEER

**SURVEYOR'S NOTES**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE QUARTER  
OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 01°0'29" EAST AND ALL  
OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
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 OR 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  
HEREON. ANY CHANGES 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, FLORIDA.
9. THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON  
P.E., P.S.M., IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY  
AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE  
BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (T.M.M.'s) HAVE BEEN PLACED  
AS REQUIRED BY LAW, AND PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO CHAPTER  
177.081(9), FLORIDA STATUTES WILL BE SET UNDER THE SUPERVISION OF THE SURVEYOR AND MAPPER.  
I HEREBY CERTIFY THAT THE PLAT AND SURVEY DATA COMPLY WITH ALL  
THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE  
VILLAGE OF WELLINGTON, FLORIDA.

BY: \_\_\_\_\_  
MICHAEL F. SEXTON  
LICENSE NO. 3558  
STATE OF FLORIDA  
DATE: Dec 16, 2019  
PROFESSIONAL  
SURVEYOR  
AND MAPPER

**DEDICATIONS**

STATE OF FLORIDA, COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
OWNER OF THE LAND SHOWN HEREON AS IRON SPRING FARM, LYING IN SECTION 28, TOWNSHIP 44 SOUTH,  
RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

THAT PART OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE NORTH 89°28'38" WEST ALONG THE NORTH LINE OF  
THE NORTHEAST ONE QUARTER OF SAID SECTION 28, A DISTANCE OF 50.00 FEET, THENCE SOUTH 01°10'29" WEST, A  
DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01°10'29" WEST ALONG A LINE 50.00 FEET  
WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE QUARTER, A DISTANCE OF 1,633.18 FEET,  
THENCE NORTH 89°28'08" WEST, A DISTANCE OF 2,620.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR  
SOUTH SHORE BOULEVARD, THENCE NORTH 01°00'29" EAST ALONG THE EAST LINE OF SAID SOUTH SHORE BOULEVARD,  
A DISTANCE OF 673.08 FEET, THENCE SOUTH 89°28'20" EAST, A DISTANCE OF 1,561.08 FEET, THENCE LINE OF SAID  
NORTH 01°00'29" EAST, A DISTANCE OF 158.17 FEET TO THE POINT OF BEGINNING.  
THAT PART OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE NORTH 89°28'38" WEST ALONG THE NORTH LINE OF  
THE NORTHEAST ONE QUARTER OF SAID SECTION 28, A DISTANCE OF 50.00 FEET, THENCE SOUTH 01°10'29" WEST, A  
DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01°10'29" WEST ALONG A LINE 50.00 FEET SOUTH OF AND  
PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 28, A DISTANCE OF 1,602.49 FEET  
TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS AND EASEMENTS OF RECORD.  
CONTAINING 89.19 ACRES MORE OR LESS.

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

1. THE WATER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS  
SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES  
AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS  
TO BE SIGNED BY MARY ALICE MALONE, AS MANAGER OF WINSTON REALTY MANAGEMENT, LLC, A PENNSYLVANIA  
LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF MEINSE, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE  
AUTHORITY OF ITS BOARD OF DIRECTORS.  
THIS \_\_\_\_\_ DAY OF DECEMBER, 2019.

BY: \_\_\_\_\_  
MARY ALICE MALONE, MANAGER OF  
WINSTON REALTY MANAGEMENT, LLC,  
MANAGER OF MEINSE, LLC.

WITNESS: \_\_\_\_\_  
PRINT NAME: FRANCISCO J. GONZALEZ  
WITNESS: \_\_\_\_\_  
PRINT NAME: JOEL STANGE

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF DECEMBER, 2019,  
MARY ALICE MALONE, AS MANAGER OF WINSTON REALTY MANAGEMENT, LLC A PENNSYLVANIA  
LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF MEINSE, LLC, A  
FLORIDA LIMITED LIABILITY COMPANY,  
WHO IS PERSONALLY KNOWN TO ME AS MANAGER OF MEINSE, LLC AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF DECEMBER, 2019.  
MY COMMISSION EXPIRES: 10/24/22  
COMMISSION NO. 1456-27101-1 NOTARY PUBLIC



NOTARY SEAL

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, FRANCISCO J. GONZALEZ, ESO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I  
HAVE EXAMINED THE PLAT AND SURVEY DATA AND HAVE FOUND THAT THE SAME COMPLY WITH ALL  
THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE  
VILLAGE OF WELLINGTON, FLORIDA. I HAVE ALSO FOUND 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 DEPICTED BY THIS PLAT.

DATE: December 11, 2019  
FRANCISCO J. GONZALEZ, ESO  
FLORIDA BAR NO. 110723

PROFESSIONAL  
SURVEYOR  
AND MAPPER

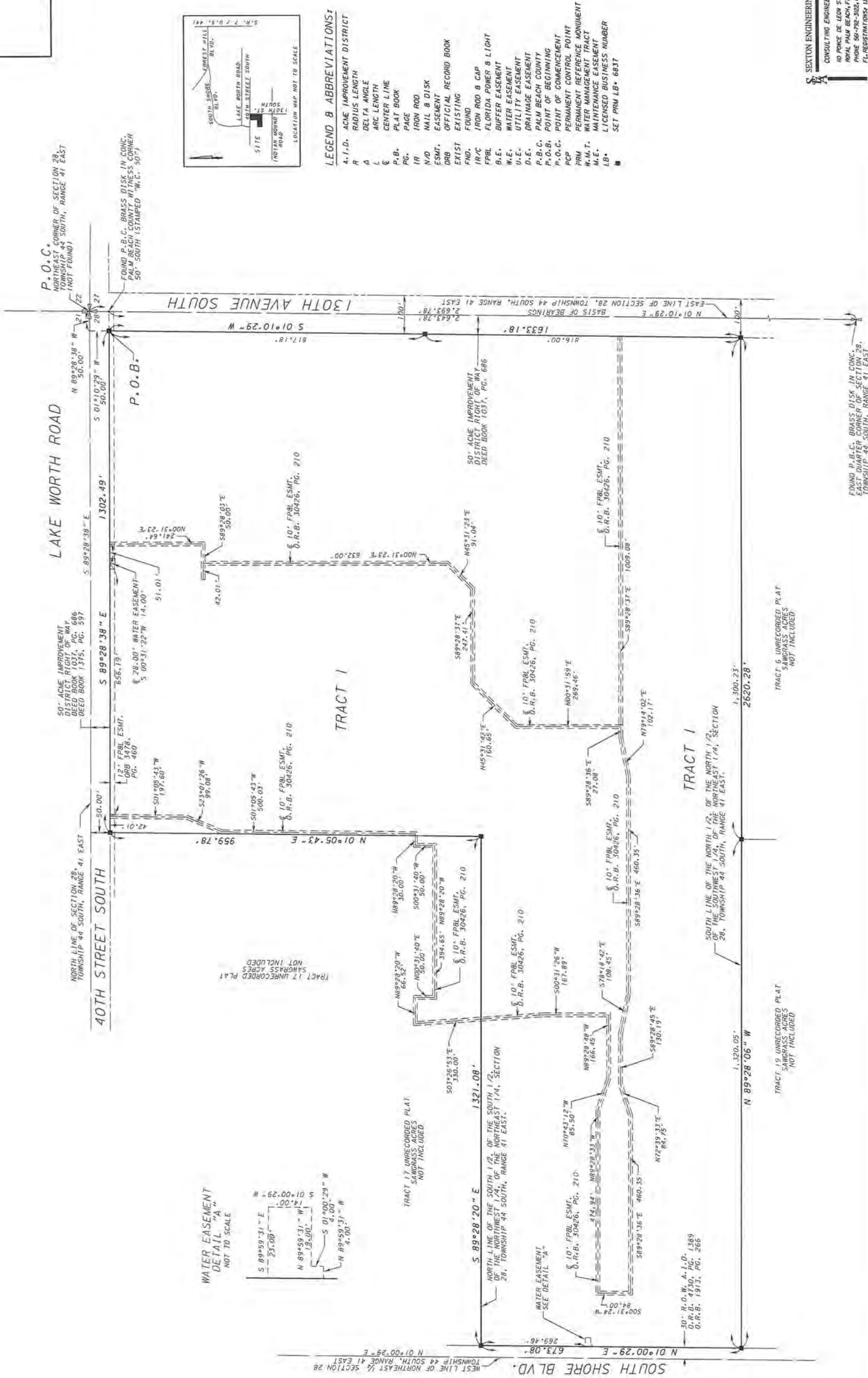
SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
10 PINE DE LOAN STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA, 33411  
PHONE 561-782-3064 / FAX 561-782-3068  
FL REGISTRATION: 160000857, EB 1000764



IRON SPRING FARM

LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

OCTOBER, 2019  
SHEET 2 OF 2



SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
10 FOWLE DE LEO STREET, SUITE 100  
PALM BEACH, FLORIDA, 33480  
PHONE 561-782-3025 FAX 561-782-3088  
FL REGISTRATION# LB0006837, EB 0007864