



SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

SURVEYOR'S CERTIFICATION

PLAT NAME:

Iron Spring Farm

PROJECT SURVEYOR:

Sexton Engineering Associates, Inc.
110 Ponce de Leon Street, Suite 100
Royal Palm Beach, FL 33411
Phone: (561) 792-3122
Fax: (561) 792-3168
Surveying & Mapping Business No. 0006837

As a registered surveyor of the State of Florida, to the best of my knowledge, information, and belief, I hereby certify that there have been changes to the approved Final Plat since the issuance of Technical Compliance by Thomas Lundeen, P.E., on February 16, 2017, and these changes are listed below:

1. Revised the Water Easements
2. Removed 12' FPL Easement
3. Removed 10' D.E. & U.E. & Road Easements
4. Added 10' FPL easement ORB 30426, PG. 210
5. Revised date to October, 2019
6. Corrected distance to 1633.18' along east property line
7. Revised bearing along south property line due to rounding closure error

These changes have been reviewed and approved by the Village of Wellington after Technical Compliance was issued.

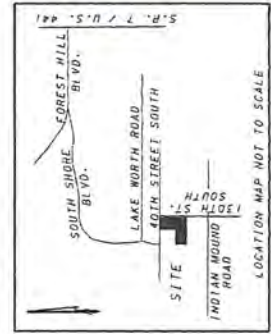
By: _____

Michael F. Sexton, P.S.M.
Professional Surveyor #3596

Date: December 16, 2019



Exhibit C - Surveyors Certificate re Changes
Page 1 of 3



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

**HIGHLIGHTED
COPY**

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°28'06" 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 1,321.08 FEET, THENCE NORTH 01°05'43" EAST, A DISTANCE OF 959.78 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST ONE QUARTER OF SAID SECTION 28, THENCE SOUTH 89°28'38" EAST 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 1,302.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS AND EASEMENTS OF RECORD.
CONTAINING 69.19 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
I, 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 & 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 11th DAY OF DECEMBER, 2019.

BY: Mary Alice Malone
MARY ALICE MALONE, MANAGER OF
WINSTON REALTY MANAGEMENT, LLC,
MANAGER OF MEINSE, LLC.

WITNESS:
PRINT NAME: FRANCISCO J. GONZALEZ
WITNESS:
PRINT NAME: JILL SINGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th 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 OR WHOM HAS PRODUCED 11th IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF DECEMBER, 2019.

MY COMMISSION EXPIRES: 10/29/22
COMMISSION NO.: 006-21013 NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, FRANCISCO J. GONZALEZ, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED 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, ESQ.
FLORIDA BAR NO. 110723

AREA TABULATION
TRACT 1 69.19 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.

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 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, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE 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.:

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 J. LUNDEEN, 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°10'29" 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 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 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. BOWEN 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 AND SUBMITTED TO ME FOR RECORDING AND SUPERVISION. SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND BELIEF THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s"), AND MONUMENTS ACCORDING TO CHAPTER 177.081(9), 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 COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: December 16, 2019
BY: Michael F. Sexton
MICHAEL F. SEXTON
LICENSE NO. 3596
STATE OF FLORIDA
PROFESSIONAL
SURVEYOR
AND MAPPER

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
10 FINE DE LUX STREET, SUITE 600
PALM BEACH, FLORIDA 33480
PHONE: 561-982-3020 FAX: 561-982-3084
FL REGISTRATION: LB00080071, EB 0207864

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

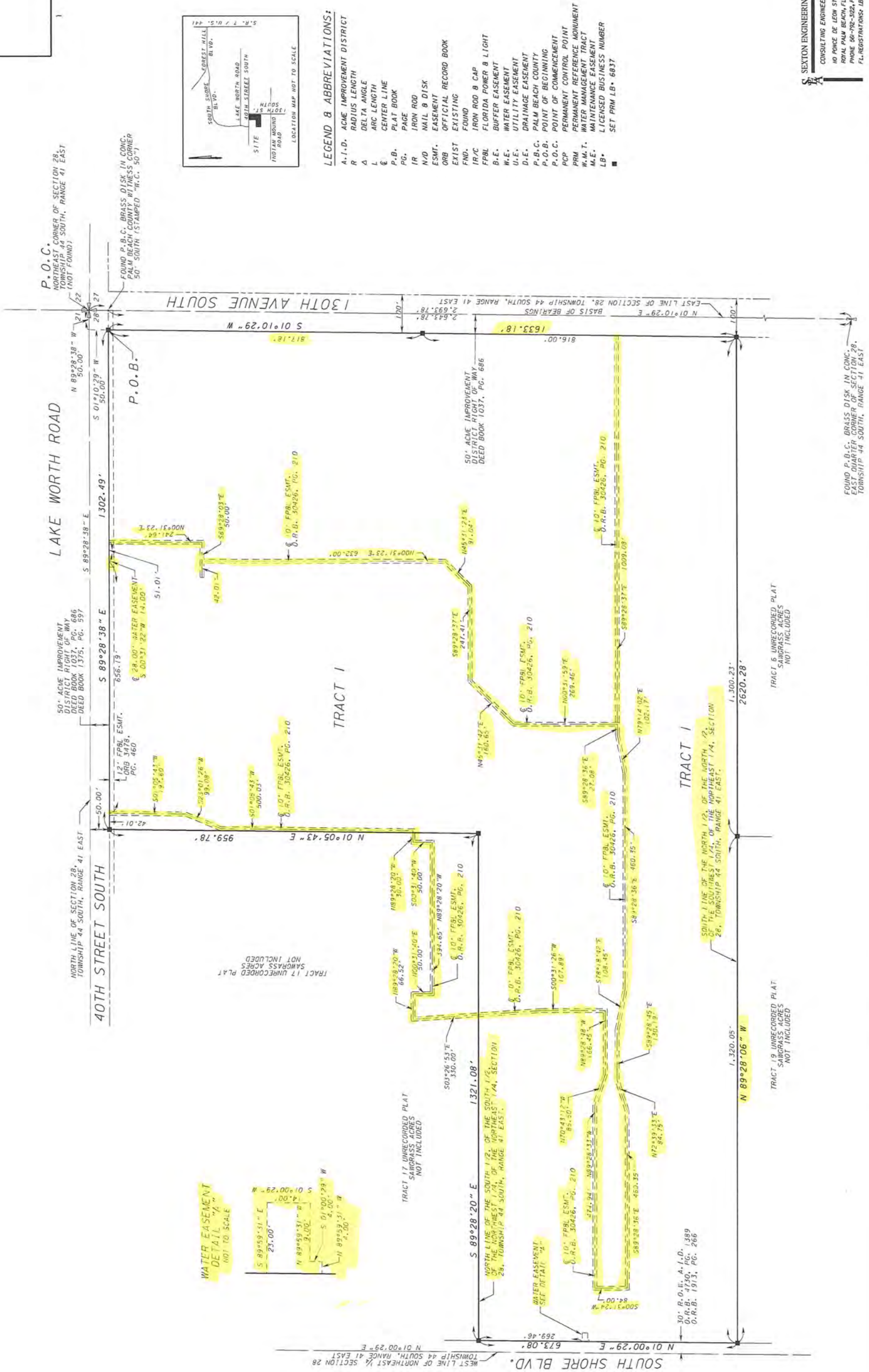


Exhibit C - Surveyors Certificate re Changes
Page 2 of 3