

# PALOMINO EXECUTIVE PARK

BEING A REPLAT OF TRACT 15 AND A PORTION OF TRACT 16, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

## DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PALOMINO EXECUTIVE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "PALOMINO EXECUTIVE PARK" LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF TRACT 15 AND A PORTION OF TRACT 16, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LESS THAT PORTION DESCRIBED AS PARCEL 105 IN THE AGREED ORDER OF TAKING AS DESCRIBED IN OFFICIAL RECORD BOOK 9629, PAGE 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 12.1688 ACRES, MORE OR LESS.

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

- TRACTS 1-3 AS SHOWN HEREON, ARE HEREBY RESERVED BY PALOMINO EXECUTIVE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT.
- TRACT 4, THE INGRESS-EGRESS TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ACCESS AND OTHER USES, INCLUDING BUT NOT LIMITED TO, DRAINAGE, PUBLIC UTILITIES, WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TELEVISION AND GAS, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. AN INGRESS-EGRESS EASEMENT IS ALSO DEDICATED OVER THE LIMITS OF THE INGRESS-EGRESS TRACT TO THE VILLAGE OF WELLINGTON AND TO THE VERSAILLES AT WELLINGTON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT SOLELY FOR THE PURPOSE OF ACCESS TO THE 24-FOOT WIDE LIMITED ACCESS EASEMENT DESCRIBED BELOW IN DEDICATION #12, AND SOLELY FOR THE PURPOSES SET FORTH IN SAID DEDICATION.
- A WATER AND SEWER EASEMENT OVER ALL OF TRACT 4, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- THE WATER MANAGEMENT TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- TRACTS 5 AND 6, THE LANDSCAPE BUFFER TRACTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- THE LAKE MAINTENANCE EASEMENT AND THE LAKE ACCESS EASEMENT, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. THE VILLAGE OF WELLINGTON, AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO 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, LAKE MAINTENANCE AND LAKE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON/ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON/ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.
- THE 10-FOOT-WIDE LAKE WORTH DRAINAGE DISTRICT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DISTRICT (LWDD), PROVIDED THAT WHERE THE LIFT STATION EASEMENT DEDICATED TO THE VILLAGE OF WELLINGTON OVERLAPS THIS 10-FOOT WIDE EASEMENT THE VILLAGE OF WELLINGTON'S USE OF ITS EASEMENT SHALL PREVAIL OVER THE USE BY THE LAKE WORTH DRAINAGE DISTRICT OF ITS EASEMENT.
- THE 24 FEET-WIDE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON AND TO THE VERSAILLES AT WELLINGTON HOMEOWNERS' ASSOCIATION, INC. FOR LIMITED ACCESS TO AND FROM TRACT B - PRESERVATION AREA AS SHOWN ON THE PLAT OF VERSAILLES, PUD, AS RECORDED IN PLAT BOOK 93, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERFORMANCE OF THE WORK REQUIRED BY THE DEED OF CONSERVATION EASEMENT RECORDED ON DECEMBER 20, 2001 IN OFFICIAL RECORD BOOK 13223, PAGE 606 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
- THE 5-FOOT-WIDE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LITTORAL ZONE, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, PALOMINO EXECUTIVE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HERETO SET ITS HAND AND SEAL THIS 14<sup>TH</sup> DAY OF JULY 2006.

WITNESS: Pat Lawson  
PRINTED NAME: Pat Lawson  
PALOMINO EXECUTIVE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: Seymour Applebaum  
PRINTED NAME: Joan Supczak  
WITNESS: Joan Supczak  
PRINTED NAME: Joan Supczak  
BY: Seymour Applebaum  
PRINTED NAME: Seymour Applebaum  
SEYMOUR APPLEBAUM, AS ITS MANAGING MEMBER

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SEYMOUR APPLEBAUM, AS MANAGING MEMBER OF PALOMINO EXECUTIVE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY KNOWN TO ME OR HAS PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES STATED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>TH</sup> DAY OF July 2006.

MY COMMISSION EXPIRES: 1/28/2010  
PRINTED NAME OF NOTARY PUBLIC: Deborah A. Fildes  
STATE OF FLORIDA COMMISSION NUMBER: DD 502751

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14<sup>TH</sup> DAY OF July 2006.

THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: Seymour Applebaum  
PRINTED NAME: Seymour Applebaum  
SEYMOUR APPLEBAUM, PRESIDENT

WITNESS: Pat Lawson  
PRINTED NAME: Pat Lawson

WITNESS: Joan Supczak  
PRINTED NAME: Joan Supczak

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SEYMOUR APPLEBAUM WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PALOMINO EXECUTIVE PARK PROPERTY OWNERS' ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION, DATED THIS 14<sup>TH</sup> DAY OF July 2006.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>TH</sup> DAY OF July 2006.

MY COMMISSION EXPIRES: 1/28/2010

PRINTED NAME: Deborah A. Fildes  
NOTARY PUBLIC:  
STATE OF FLORIDA COMMISSION NUMBER: DD 502751

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE VERSAILLES AT WELLINGTON HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18<sup>TH</sup> DAY OF July 2006.

VERSAILLES AT WELLINGTON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY: Daniel Andreacci  
DANIEL ANDREACCI, PRESIDENT

WITNESS: Charmie Dean  
PRINTED NAME: Charmie Dean

WITNESS: Dann McFadden  
PRINTED NAME: Dann McFadden

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL ANDREACCI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VERSAILLES AT WELLINGTON HOMEOWNERS' ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION 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 ASSOCIATION, DATED THIS 18<sup>TH</sup> DAY OF July 2006.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>TH</sup> DAY OF July 2006.

MY COMMISSION EXPIRES: 2/24/07

PRINTED NAME: Charles M. Black  
NOTARY PUBLIC:  
STATE OF FLORIDA COMMISSION NUMBER: DD 197164

## 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 18<sup>TH</sup> DAY OF October 2006.

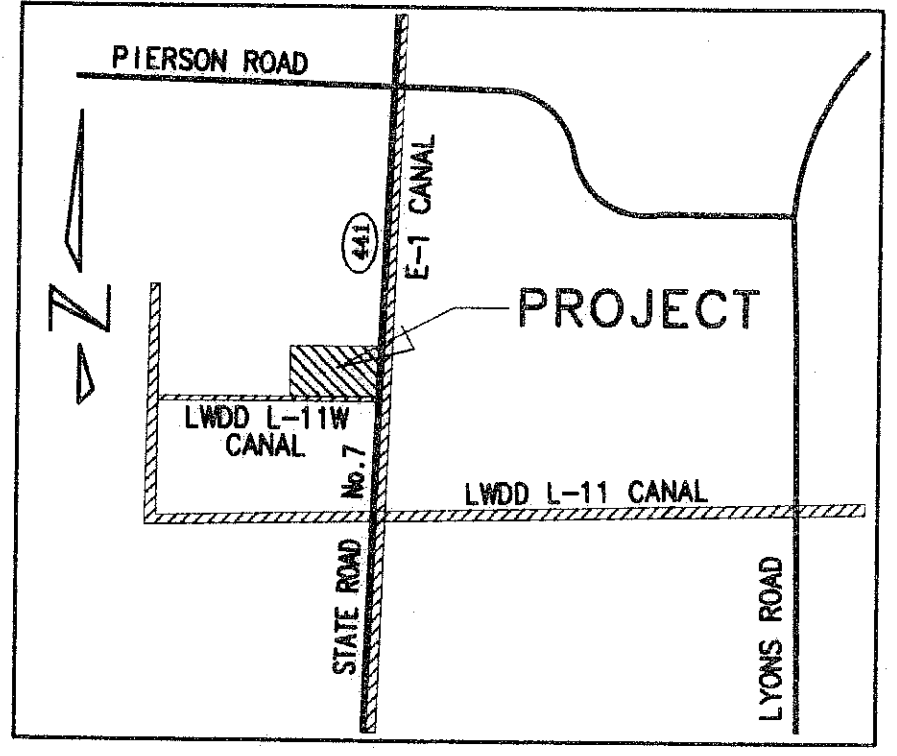
VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham  
THOMAS M. WENHAM, MAYOR

ATTEST: Awilda Rodriguez  
AWILDA RODRIGUEZ VILLAGE CLERK

00073.035

TRACT NO.	ACREAGE
1	1.1688 AC
2	4.3598 AC
3	2.9198 AC
4	0.8400 AC
5	1.0898 AC
6	0.1298 AC
WATER MANAGEMENT	1.6598 AC
TOTAL	12.1688 ACRES



## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED 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 10<sup>TH</sup> DAY OF October 2006.

MY COMMISSION EXPIRES: March 7, 2009

PRINT NAME: John J. Piro  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER: DD 404089

## VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>TH</sup> DAY OF October 2006, 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: 10-10-06 BY: Gary R. Clough  
GARY R. CLOUGH, P.E. VILLAGE ENGINEER

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, GARRY M. GLICKMAN, 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 PALOMINO EXECUTIVE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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. THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 17, 2006 BY: Garry M. Glickman  
GARRY M. GLICKMAN  
ATTORNEY AT LAW, FLORIDA BAR NUMBER 180671

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON 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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s") AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED AND WITH THE APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: July 13, 2006 BY: Scott F. Bryson  
SCOTT F. BRYSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5991

## SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA HAVING A BEARING OF NORTH 02°00'37" EAST, AS CALCULATED FROM THE PALM BEACH COUNTY, FLORIDA SURVEY SECTION PUBLISHED SECTION CORNER HISTORY DATABASE.

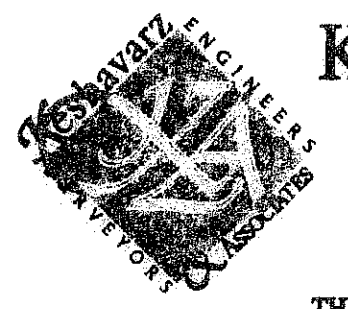
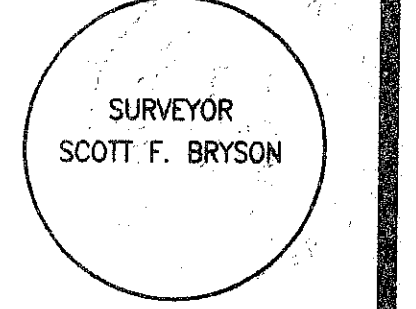
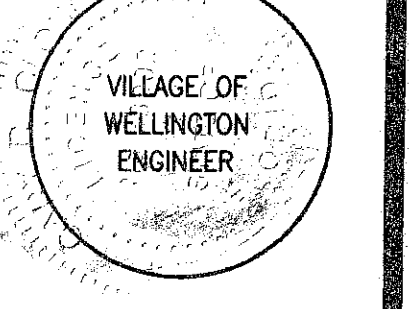
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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, EXCEPT AS NOTED ON DEDICATION NUMBER 9 AS SHOWN HEREON. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (NR).

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, FLORIDA.

116

PROPERTY OF PALM BEACH COUNTY  
This plat was prepared by Michael K. Horan Sr., PSM  
and is subject to the conditions of the contract on page 116 of the contract.  
Date: 10/10/06  
Michael K. Horan Sr., PSM



**Keshavarz & Associates, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
711 N. Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897  
THIS INSTRUMENT WAS PREPARED BY MICHAEL K. HORAN SR., PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5494  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.  
21-0003 786 10 810-805-441 PROPERTY-Map-1805-PLAT-BV-6 5/22/2006 1:04:06 AM EST