## GRAND PRIX VILLAGE SOUTH

IN PART OF SECTION 20. TOWNSHIP 44 SOUTH. RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA IN 2 SHEETS, SHEET NO. I

FFBRUARY 2012

STATE OF FLORIDA, COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENTE STABLES VI. LLC. OWNER OF THE LAND SHOWN HEREON AS RADIA ALL MEN DI INESE PRESENTS THAT FAN MIENTE STABLES VI. LLC. UMMEN OF THE LAND SHOWN HEREON AS GRAND PRIX VILLAGE SOUTH, LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

DEDICATIONS

A PARCEL OF LAND IN THE WEST ONE HALF OF SECTION 20, TOWNSHIP 44, SOUTH, RANGE 41 EAST. PALM BEACH COUNTY, FLORIDAL SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 20. TOWNSHIP AS SOUTH BANCE AT EAST, THENCE COMMENCE AT THE SOUTH ONE COMMETTER CORMER OF SECTION FOR. TOWNSHIP 4-4 SOUTH, RANGE 41 EAST, THEME MORTH ODD-50 SECTION FOR A DISTANCE MORTH ODD-50 SECTION FOR A DISTANCE MORTH ODD-50 SECTION FOR A DISTANCE MORTH OF THE SECTION FOR A DISTANCE MORTH ODD-50 SECTION FOR A DISTANCE MORTH MORTH ODD-50 SECTION FOR A OUARTER OF SAID SECTION 20, THENCE SOUTH 00°50'56" MEST, ALONG THE EAST LINE OF SAID SOUTHMEST ONE OUARTER OF SAID SECTION 20, A DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD

CONTAINING 77.47 ACRES MORE OR LESS.

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

I. THE MOMENT AND DELINING EXCELENT AS SOME MERGIN, IS DEDICATED TO GRADA PRIT VILLAGE.

SOUTH MOREOMER'S ASSOCIATION, INC., ITS SUCCESSION AND ASSIGNS, IT OF PRIVATE STREET, PROMOSES, BRIDE PATIGS, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERFETUR, MAINTENANCE OR DELICATION AND IS THE PERFETUR, MAINTENANCE OR DELICATION AND IS THE PERFETUR. MAINTENANCE OF THE PATIGE OF THE PROMOSES NOT INCONSISTENT WITH VILLAGE OF WELLINGTON. FLORIDA. A MATER 8 SEMER EASEMENT OVER ALL OF THIS ROADWAY AND DRAINAGE EASEMENT. AS SHOWN MEREON, IS MEREDY DEDICATED IN PERRETUITY TO THE VILLAGE OF MELLINGTON, ITS SUCESSORS OR ASSIONS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF MATER AND SEMER FACILITIES.

2. THE DRAINAGE EASEMENTS AND WATER MANAGEMENT EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE CRAND PRIX PLILLAGE SOUTH HOMEOMER'S ASSOCIATION, INC., IT'S SUCCESSORS AND ASSISTANT, OF THE PRINCIPLE OF THE PRINCIPLE OF THE PRINCIPLE OF THE PRINCIPLE OF THE MAINTENANCE OF STORM MATER, LITTORAL ZONES, FILTER MARSHES AND DRAINAGE FACILITIES.

THE MAINTENANCE OF ALL FACILITIES LOCATED THERE IN SHALL BE THE PERFULL MAINTENANCE OR LOCATION. OF THE GRAND PRIX VILLAGE SOUTH HOMEOMNERS ASSOCATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF MELLINGTON, FLORIDA.

3. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND PRIX VILLAGE SOUTH HOMEOWNERS ASSOCIATION INC.. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM MATER MANAGEMENT. LITTORAL ZONES, FILTER MAPSHES AND DRIVINGE FACILITIES WITHIN THE ASSOCIATED MATER MANAGEMENT EASEMENTS.

THE PTILITE ESSENTS, SO SOME MERCON. AND MERCON PERSON DESIGNATE IN PROPRETIES TO THE MECESS. CONSTRUCTION OPERATION AND MINIORMER OF UTILITY FEATURES. INCLINIOR GOAD TEMPOSITOR. INSTITUTE CONTINUES AND OTHER TEMPOSITOR. INSTITUTE AND ADMINISTRATION OF CARLE TEMPOSITOR. THE THE METHOD AND ADMINISTRATION OF THE PERSON STRUCTURES AND OTHER PERSON. THE THE METHOD AND ADMINISTRATION OF THE PERSON OF THE PERSO

5. THE MATER EASEMENTS AND SEMER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF MELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF MATER

6. THE 5 FOOT LIMITED ACCESS EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF MELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

BRIDLE EASEMENTS, AS SHOWN HEREON ARE FOR BRIDLE TRAILS, FOR EQUESTRIAN AND GOLF CART USE AND FOR OPEN SPACE PURPOSES AND ARE HEREBY DEDICATED IN PERPETUITY TO THE GRAND PRIX VILLAGE SOUTH HOME DEDICATED ASSOCIATION INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO VILLAGE OF MELLINGTON.

8. THE VILLAGE OF WELLINGTON. ITS SUCCESSORS AND ASSIGNS. SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE LITTORAL ZONES AND FILTER MARSHES AND MAINTAIN ANY PORTION OF T DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLIDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, WATER MANAGEMENT, AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. THE 20 FEET MAINTENANCE EASEMENT ALONG THE NORTH RIGHT OF MAY OF ACME IMPROVEMENT DISTRICT C-24 CAMAL IS MERREY DEDICATED TO ACME IMPROVEMENT DISTRICT ITS SUCCESSIONS AND ASSIGNS, FOR ACCESS, CONSTRUCTION.
OPERATION, AND MAINTENANCE OF STORM WARE CAMALS, MAIRE AND SEMER, MAD OR RIDLE PAIRS, WITHIN THE AUDIDING ACME IMPROVEMENT DISTRICT C-24 CANAL RIGHT OF MAY

THE EQUESTRIAN EASEMENT, AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE. ITS SUCCESSORS AND ASSIGNS.

BY. Mag Delle WARK BELLISSING, WANAGER

STATE OF FLORIDA

WITNESS MY HAND AND OFFICIAL SEAL THIS 2014 DAY OF EBOLUTY . 2012. MI COMMISSION EXPINES, Pril 2304 Bastara A. adams

COMMISSION NO. 1 DD.9132831 SIGNAL M. ACARD

WYCOMASSICA PTO STORE

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Seen Proving Place Engrana M. Adam.

TITLE CERTIFICATION STATE OF FLORIDA

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DATE: MAY 31, 2012

CRAIG T CALLE FLORIDA BAR NO. , REASER

MORTGAGEES CONSENT

THE MODEST CHE METER CENTIFIS THAT IT IS THE MODES OF A MODITION, ONCE IN PROPERTY EXCENSION METERS AND DESCRIPTION OF THE AMODITION OF THE AM

IN WITHESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT 

ATTEST. VICE Sender on the MESIZEAR NAME TITLE Thomas Morrison

**ACKNOWLEDGEMENT** STATE OF ELOPIDA

BEFORE HE PERSONALLY APPEARED CARLOS MORRISON AND Thomas Morrison, MAG ARE PERSONALLY KNOWN TO BETOR IN PRODUCT APPLIAD CARGO SUBSISSION AND CONTINUE MANAGEMENT, AND ARE PRODUCT FROM TO A. ON HAIR PRODUCT OF DIVERS (CERCUS AS INSERTIFICATION, AND ARE DESCRIPTION OF TO FORGEMENT INSTRUMENT AND REFORM IN THAT THE TREATMENT OF THE PRODUCT OF THE TREATMENT AS SIGN OFFICERS OF AND COMPOSATION, AND THAT THE SEAL AFFIRED TO THE PRODUCTION INSTRUMENT IS THE COMPOSATE ALL OF SAID COMPOSATION AND THAT IT HAS AFFIRED TO SAID DOCUMENT OF DIE HAD REGULAR COMPOSATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPOSATION.

WITHESS MY HAND AND OFFICIAL SEAL THIS GA DAY OF MARCH . 2012. Maria Bioxa MY COMMISSION EXPIRES, BOLL 18,2013. MAURA ZISKA

ACCEPTANCE OF DEDICATION BY THE HOMEOWNERS ASSOCIATION

THE ORANO PRITE VILLAGE SOUTH HOMEOMERS ASSOCIATION, INC., HERBER ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AND SHORT ACCEPTS ITS MINITERNACE OR INTERVIEW OF ACCEPTS AND ASSOCIATION FOR SAID ASSOC Michael Stone, Secretary

**ACKNOWLEDGEMENT** 

NOTARY SEAL .

SETTION OF PERSONALLY PRIVATED HAVE RELIGIOUS AND MILLION AND HER PERSONALLY PROPERTY AND MILLION AND

WITNESS MY HAND AND OFFICIAL SEAL THIS GAL DAY OF MONTH. , 2012. NOT COMMISSION NO. 1 DO 919.265 NOTAT PUBLIC NOTATIONS OF THE PUBLIC

Boxbara M. Adams...

LAKE BORTH BO CATION MAP NOT TO SCAL VILLAGE ENGINEER STATE OF ELORIDA

AREA TABIII ATION

58.13 ACRES 10TS 1-15 LOTS 17-19 TOTAL

19.34 ACRES 77.47 ACRES

WILL AGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS STAND DAY OF AUGUST 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF RELLINOTOR IN ACCORDINGE WITH SECTION 177.081 (1), FLOPING \$TAINTES.

DATE: AUGUST 15, 2012

SOUTH SHORE FOREST HILL

PIFRSON RD.

BY. WILLIAM DIESE P.S.

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE ENGINEER

FRANCISE ENTERPRISES

CRANC BRIV VILLAGE SOUTH

ASSOCIATAW

STATE OF FLORIDA

COUNTY OF FALM BEACE

This Ping ones flact for record at \$2.27 to the \$2.00 to

Sharon R. Book Class & Comptrolls

BY THE VILLAGE OF WELLINGTON STATE OF FLORIDA

VILLAGE OF WELLINGTON

VILLAGE OF WELLINGTON. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST. Juildy Lodicons or, Bob Manko

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DED MARCOLS IN OR BITLD RECORDING TO ORE PERSONALLY FARM TO ME.
OR MAIN PROJECTED DIVINES LICENSES SE INSTITUTETION, AND WAS DESCRICTED THE PERSONAL INSTITUTENT AS
OR SERVENALLY ADMONSTRATED TO OR SERVEN ME THAT THE FEBRUARY SEARCH THE SEARCH SERVEN AS THE SEARCH SERVEN AS THE SEARCH SE

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF AUGUST . 2012. MY COMMISSION NO. CELES 457 NOTARY PUBLIC

Rachel R Callovi

SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF GRAND PRIX FARMS
PLAT NO. IP.R.D. RECORDED IN PLAT BOOK 67, PAGES 14-17 PUBLIC RECORDS OF PALW BEACH COUNTY
FLORIDA, MAYING A BEARING OF SOUTH 89-328 702 FEST, AND ALL OTHER BEARINGS SHOWN BEACH FLATIVE

BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.

THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEMEN USE OR UPON DRAINAGE EASEMENTS.

5. LANDSCAPING AND FENCING OW OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL HILLIY

IN THOSE CASES MERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIGRITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIGRITY AND ALL OTHER EASEMENTS SHALL BE SUBBROHATE TO THESE WITH THEIR PRIGRITIES BEING DETERMINED BY THE USE OF RIOTS GRANTED.

ALL LINES INTERSECTING CURVES. AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS OSCRIEDED MERIC MAD WILL IN MO CINCUMSTRACES BE SUPPLANTED IN AUTHORITY OF MAY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FORMEN IN THE PROBLE DECORDS OF PLAN BEACH COUNTY, FLORING.

9. THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.S.M. IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

SUBVEYOR'S CERTIFICATION

THIS IS IN CENTED THAT THE ALL DIMEN ASSEMBLES IS THE AME CONCECT EXPRESENTATION OF THE SHIPE OF ALL THE ALL T

DATE: Eb. 27, 2012 MICHAEL F. SEXTON LICENSE NO. 3596 STATE OF FLORIDA CONSULTING ENGINEERS AND SURVEYOR NO PONCE DE LEON STREET, SUITE NO POTAL PALM BEACH, FLORIDA, 3340 PHONE 50-792-302, FAX 50-792-308
FL.REGISTRATIONS: LB0006837, EB 000786-

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