

This Plat was filed for record at 4:00 PM, this 17 day of September 2013, and duly recorded in Plat Book No. 117 on page 38.

SHARON R. BOCK,
Clerk Circuit Court
& Comptroller
B. David Colgan, D.C.

CINNIA PROPERTIES

A REPLAT OF LOTS 7 THROUGH 11, BLOCK 10, PALM BEACH POINT,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 33, PAGES 133 THROUGH 136, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA

LOCATED IN THE SOUTH ONE-HALF OF
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON
PALM BEACH COUNTY, FLORIDA
JANUARY, 2013
SHEET ONE OF TWO

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CINNIA PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "CINNIA PROPERTIES", A REPLAT OF LOTS 7 THROUGH 11, BLOCK 10, PALM BEACH POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 33, PAGES 133 THROUGH 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 10; SAID NORTHWEST CORNER HAVING A RADIAL BEARING OF SOUTH 62°02'37" WEST FROM THE CENTER OF THE FOLLOWING DESCRIBED CURVE; THENCE ALONG A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 301°02'5", A RADIUS OF 910.23 FEET AND AN ARC LENGTH OF 479.35 FEET; THENCE SOUTH 58°09'07" EAST, A DISTANCE OF 632.01 FEET; TO A POINT OF CURVATURE; THENCE ALONG A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 151°0'56", A RADIUS OF 2140.42 FEET AND AN ARC LENGTH OF 567.17 FEET; THENCE SOUTH 00°07'23" WEST, A DISTANCE OF 816.98 FEET; THENCE NORTH 58°09'07" WEST, A DISTANCE OF 2076.66 FEET; THENCE NORTH 31°50'53" EAST, A DISTANCE OF 743.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAIN 27.657 ACRES, MORE OR LESS.

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

- 1. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MONITOR, INSPECT, AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM AND ANY OTHER ENVIRONMENTAL MATTERS AND FEATURES OF THE PROPERTY CONSISTENT WITH THE VILLAGE OF WELLINGTON'S GOVERNMENTAL OBLIGATIONS AND RESPONSIBILITIES.
2. THE PRIVATE ROADWAY EASEMENT IS HEREBY DEDICATED TO THE PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND PRIVATE STREET PURPOSES AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION. NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC.
3. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
4. THE WATER MANAGEMENT & LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SANDHILL CRANES TRAIL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND PRIVATE STREET PURPOSES AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION. NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC.
5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SANDHILL CRANES TRAIL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SANDHILL CRANES TRAIL ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS; OR THE VILLAGE OF WELLINGTON, FLORIDA.
6. THE PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE WATER MANAGEMENT & LAKE MAINTENANCE EASEMENT OR THE DRAINAGE EASEMENTS, AS SHOWN HEREON WHICH IS ASSOCIATED WITH THE DRAINAGE SYSTEM FOR THE REMAINDER OF PALM BEACH POINT.
7. THE TWENTY FOOT MAINTENANCE AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS; AND TO ACME IMPROVEMENT DISTRICT (AID) ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, MAINTENANCE AND STORMWATER MANAGEMENT OF THE CANAL.

IN WITNESS WHEREOF, CINNIA PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 8 DAY OF January 2013.

WITNESS: Tatiana G. Haro, CINNIA PROPERTIES, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY MANAGER; Barry M. Brant, PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC. PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARRY M. BRANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF CINNIA PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF January, 2013.

MY COMMISSION EXPIRES

5/24/2016

Notary Public Signature: Terese C. Fikes, PRINT NAME: Terese C. Fikes, PRINT NUMBER: EE 195971

PRIMARY PROPERTY OWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SANDHILL CRANES TRAIL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 8 DAY OF January 2013.

SANDHILL CRANES TRAIL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

WITNESS: Tatiana G. Haro, Barry M. Brant, PRINT NAME: Tatiana G. Haro, BARRY M. BRANT, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARRY M. BRANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SANDHILL CRANES TRAIL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 IS 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 8 DAY OF January, 2013.

MY COMMISSION EXPIRES:

5/24/2016

Notary Public Signature: Terese C. Fikes, PRINT NAME: Terese C. Fikes, PRINT NUMBER: EE 195971

SECONDARY PROPERTY OWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 7 DAY OF January 2013.

PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

WITNESS: Theodore Labbe, PRINT NAME: THEODORE LABBE, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THEODORE LABBE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BEACH POINT PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 IS 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 7 DAY OF Jan., 2013.

MY COMMISSION EXPIRES:

Notary Public Signature: Julie M. Fuchs, PRINT NAME: Julie M. Fuchs, PRINT NUMBER: EE 195971

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAWRENCE M. FUCHS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CINNIA PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT 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 BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 1-7-13

By: Lawrence M. Fuchs, ATTORNEY AT LAW, FLORIDA BAR NUMBER: 173420

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 12 DAY OF February 2013.

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

By: Bob Margolis, Mayor; Awilda Rodriguez, Village Clerk

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS 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 AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF February, 2013.

MY COMMISSION EXPIRES: 10/14/2015

Notary Public Signature: Rachel P. Calloni, PRINT NAME: Rachel P. Calloni, PRINT NUMBER: EE 135487

00073-081

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF September 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER, EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

DATE: 9/16/13

Notary Public Signature: William J. Riebe, P.E., C.C.C., VILLAGE ENGINEER

SURVEYOR'S NOTES

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST SECTION LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST. SAID LINE IS ASSUMED TO BEAR SOUTH 00°50'24" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
02. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS NOTED OTHERWISE.
03. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES, AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
04. 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 BEING DETERMINED BY USE OF RIGHTS GRANTED.
05. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND PALM BEACH POINT PROPERTY OWNERS ASSOCIATION, INC. REGULATIONS.
06. THE VILLAGE OF WELLINGTON IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
07. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCE 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.
08. 2008 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101 (2) VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF PALM BEACH POINT AS RECORDED IN PLAT BOOK 33, PAGES 133 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:
THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.
09. THIS INSTRUMENT PREPARED BY:

John E. Niesman, President, J.D.C. DEVELOPMENT SERVICES, INC. 12794 W. FOREST HILL BLVD., SUITE 11-A WELLINGTON, FLORIDA 33414-4769 561-790-4471

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 PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S), ACCORDING TO CHAPTER 177.091 (9) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 1-7-13

Richard G. Rader, PLS, FLORIDA CERTIFICATE NO.: LS 4861, J.D.C. DEVELOPMENT SERVICES, INC. LB NO.: 4873, STATE OF FLORIDA

Seals for Palm Beach Point Property Owners Association, Inc., Sandhill Cranes Trail Association, Inc., Village of Wellington, and Surveyor Seal.

J.D.C. Development Services, Inc. EB#4873 LB#4873 12794 W. Forest Hill Boulevard Suite 11-A Wellington, Florida, 33414