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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:32 P.M. THIS 15 DAY OF October A.D. 2013 AND DULY RECORDED IN PLAT BOOK 117 ON PAGES 67 AND 70

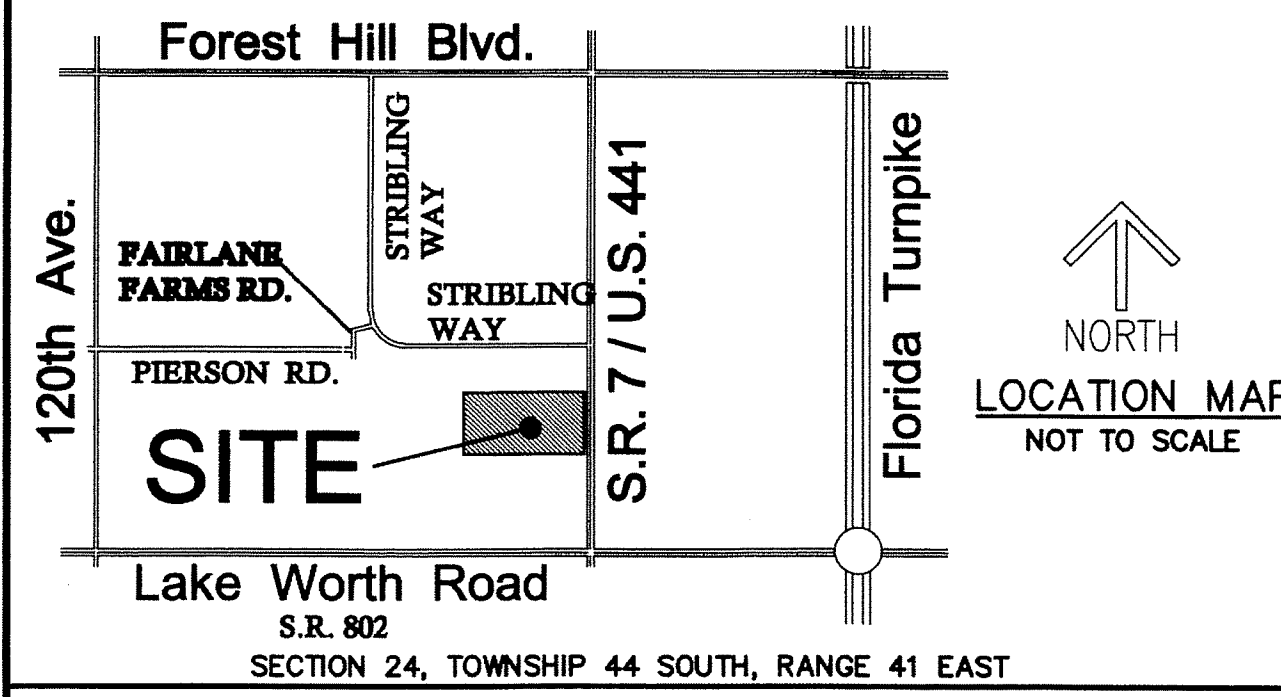
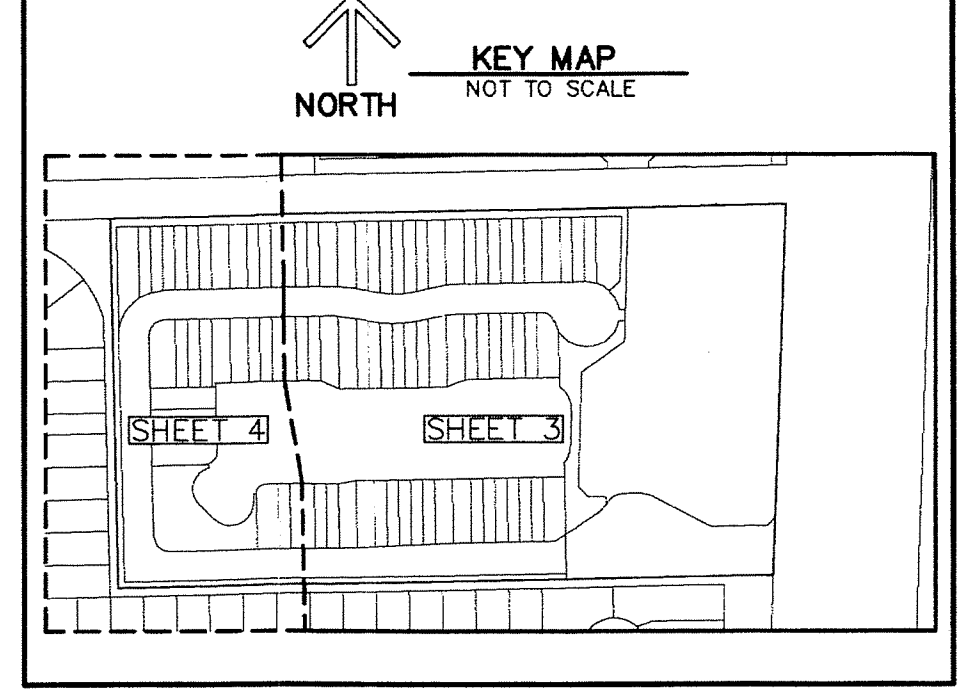
SHARON R. BOCK CLERK AND COMPTROLLER

By: Carol Caloyon DEPUTY CLERK

SHEET 1 OF 4

WELLINGTON PARC

BEING A REPLAT OF A PORTION OF TRACTS 17 AND 18 OF BLOCK 26, PALM BEACH FARMS PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA



14. LOTS 1 THROUGH 92 LOTS 1 THROUGH 92, AS SHOWN HEREON IS HEREBY RESERVED BY LENNAR HOMES, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, THIS 10 DAY OF JULY 2013

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY: Carlos Gonzalez, DIVISION PRESIDENT

WITNESS: Mercedes Suarez PRINT NAME: Mercedes Suarez

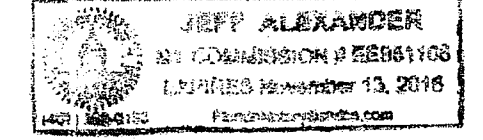
WITNESS: Teresa Paluja PRINT NAME: Teresa Paluja

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CARLOS GONZALEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF JULY 2013

MY COMMISSION EXPIRES: 11-13-16 NOTARY PUBLIC JEFF ALEXANDER PRINT NAME: JEFF ALEXANDER



IN WITNESS WHEREOF, WPI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 8th DAY OF July 2013

WPI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY: Ned L. Siegel, MANAGING MEMBER

WITNESS: James Lorenmann PRINT NAME: James Lorenmann

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NED L. SIEGEL, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF WPI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF July 2013

MY COMMISSION EXPIRES: 2/28/16 NOTARY PUBLIC MEGAN K STARKING PRINT NAME: MEGAN K STARKING

IN WITNESS WHEREOF, SB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 8th DAY OF July 2013

SB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY: Malcolm Butters, MANAGING MEMBER

WITNESS: Sara Prieto PRINT NAME: Sara Prieto

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MALCOLM BUTTERS, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF July 2013

MY COMMISSION EXPIRES: 6/21/2016 NOTARY PUBLIC PATRICIA ABKHOWITZ PRINT NAME: PATRICIA ABKHOWITZ

DEDICATION AND RESERVATIONS: KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WPI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS WELLINGTON PARC, BEING A REPLAT OF A PORTION OF TRACTS 17 AND 18 OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE S.02'00'39"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 179.62 FEET; THENCE S.88'52'02"W, A DISTANCE OF 234.23 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, AND THE POINT OF BEGINNING; THENCE S.01'54'17"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 624.88 FEET TO THE NORTHEAST CORNER OF VERSAILLES P.U.D., AS RECORDED IN PLAT BOOK 93, PAGES 17 THROUGH 39 OF SAID PUBLIC RECORDS; THENCE S.88'52'02"W ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,087.73 FEET; THENCE N.01'22'58"W ALONG THE EAST LINE OF SAID VERSAILLES P.U.D., A DISTANCE OF 624.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-11W CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 1165 OF SAID PUBLIC RECORDS; THENCE N.88'52'02"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 660.00 FEET, THENCE S.01'22'58"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 0.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-11W CANAL, AS RECORDED IN DEED BOOK 129, PAGE 146 OF SAID PUBLIC RECORDS; THENCE N.88'52'02"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 461.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 689,597 SQUARE FEET OR 15.8310 ACRES MORE OR LESS. AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL A PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY SB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WPI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 25638, PAGE 1269, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. TRACT R TRACT R, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

AN EASEMENT FOR ACCESS OVER ALL OF TRACT R1, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

3. TRACT R1 TRACT R1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

A WATER AND SEWER EASEMENT OVER ALL OF TRACT R1, 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.

4. WATER MANAGEMENT TRACT TRACT W, AS SHOWN HEREON IS HEREBY DEDICATED TO THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT, LITTORAL ZONE, FILTER MARSH AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

5. LANDSCAPE BUFFER EASEMENTS LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON PARC HOMEOWNERS 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, FLORIDA.

6. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS THE DRAINAGE EASEMENTS (DE), LAKE MAINTENANCE EASEMENTS (LME) AND LAKE MAINTENANCE ACCESS EASEMENTS (LMAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT, DRAINAGE FACILITIES, LITTORAL ZONES AND FILTER MARSHES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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, FLORIDA.

THE VILLAGE OF WELLINGTON, FLORIDA, 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 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 MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, ALSO INCLUDING INGRESS, EGRESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF PARCEL A, TRACTS L AND L1, TRACT F, TRACTS R AND R1 AND TRACT W.

7. LIMITED ACCESS EASEMENT THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

8. UTILITY EASEMENTS THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

9. WATER, SEWER AND RAW WATERMAIN EASEMENTS THE WATER, SEWER AND RAW WATERMAIN EASEMENTS, AS SHOWN HEREON ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC WATER, SEWER AND RAW WATERMAIN FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING WITHIN THESE EASEMENTS MUST RECEIVE APPROVAL FROM THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

10. RECREATION TRACT TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

11. BUFFER TRACTS TRACTS L AND L1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WELLINGTON PARC HOMEOWNERS 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, FLORIDA. TRACT L IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 25638, PAGE 1269, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

12. SCHOOL BUS SHELTER EASEMENT THE SCHOOL BUS SHELTER EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR SCHOOL BUS SHELTER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

13. WELLINGTON PARC OWNERS ASSOCIATION EASEMENTS THE WELLINGTON PARC OWNERS ASSOCIATION EASEMENTS (WPOAUE), AS SHOWN HEREON ARE DEDICATED TO THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. LANDSCAPING WITHIN THESE EASEMENTS MUST RECEIVE APPROVAL FROM THE WELLINGTON PARC HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS.

"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."

TABULAR AREA DATA table with columns for TOTAL AREA THIS PLAT, AREA OF PARCEL A, AREA OF RESIDENTIAL LOTS, AREA OF TRACTS R AND R1, AREA OF TRACTS L AND L1, AREA OF TRACT F (OPEN SPACE), AREA OF TRACT W (OPEN SPACE), and corresponding square feet and acreage values.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, LAURIE L. GILDAN 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 TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WPI, 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 BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 3, 2013 LAURIE L. GILDAN ATTORNEY AT LAW FLORIDA BAR #510505

SURVEY NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, ACCESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S88'52'02"W ALONG THE NORTH LINE OF VERSAILLES P.U.D., AS RECORDED IN PLAT BOOK 93, PAGES 17-39 LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED

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 MONUMENTS ACCORDING TO SEC 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED: JULY 10, 2013 DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

Signature lines and seals for LENNAR HOMES, LLC; WPI, LLC; SB WELLINGTON, LLC; and SURVEYOR. Includes a 'SEAL' stamp.