SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST

# DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT J-5 WELLINGTON PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS VALIENTE POLO, BEING A REPLAT OF LOTS 6 THROUGH 16 F BLOCK A, LOTS 1 THROUGH 8 AND LOTS 16 THROUGH 25 OF BLOCK D, THE WEST 60 FEET OF TRACT A. AND A PORTION OF THE WEST 60 FEET OF TRACT B, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, BLOCK A OF SAID WELLINGTON PRESERVE; THENCE S.88°23'19"E. ALONG THE NORTH LINE OF OF LOTS 6 THROUGH 10, BLOCK A OF SAID WELLINGTON PRESERVE N DISTANCE OF 1,932.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK A: THENCE S.02'04'30"W. KLONG THE EAST LINE OF LOTS 10 THROUGH 13, BLOCK A OF SAID WELLINGTON PRESERVE, A DISTANCE OF ,448.60 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID WELLINGTON PRESERVE: THENCE N.87"55'30"W. ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 575.00 FEET; THENCE S.02"04'30"W. LONG A LINE 60.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE F SAID TRACT A, A DISTANCE OF 686.00 FEET TO A POINT **OF INTERSECTION WITH THE SOUTH LINE OF SAID** RACT A: THENCE S.87'55'30"E. ALONG SAID SOUTH LINE, A DISTANCE OF 575.00 FEET THE THE SOUTHEAST ORNER OF SAID TRACT A; THENCE S.02'04'30"W. ALONG THE EAST LINE OF LOTS 14 THROUGH 16, BLOCK A F SAID WELLINGTON PRESERVE, A DISTANCE OF 1,084.50 FEET TO THE NORTHEAST CORNER OF TRACT B OF AID WELLINGTON PRESERVE; THENCE N.87°55'30"W. ALONG THE NORTH LINE OF SAID TRACT B. A DISTANCE OF 75.00 FEET; THENCE S.02°04'30"W., ALONG A LINE 60.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES ) AND PARALLEL WITH THE WEST LINE OF SAID TRACT B, A DISTANCE OF 169.81 FEET TO A POINT OF ITERSECTION WITH A LINE BEING THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 9 AND 15, BLOCK D F SAID WELLINGTON PRESERVE; THENCE N.88°23'19"W. ALONG SAID LINE AND THE NORTH LINE OF SAID LOTS AND 15, BLOCK D, A DISTANCE OF 1,367.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BLOCK D; HENCE N.02'04'30"E. ALONG THE EAST LINE OF LOTS 1 THROUGH 8, BLOCK C OF SAID WELLINGTON PRESERVE, DISTANCE OF 2,749.23 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK C OF SAID WELLINGTON RESERVE; THENCE S.88°23'19"E., A DISTANCE OF 15.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT ! BLOCK A; THENCE N.01°36'41"E. ALONG THE EAST LINE OF SAID LOT 5, BLOCK A, A DISTANCE OF 635.00 FEET

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA. CONTAINING 6,073,757 SQUARE FEET/139.434 ACRES, MORE OR LESS.

## AND DO HEREBY DEDICATE AS FOLLOWS:

LOTS 6A, 7A, 8A, 9A, 10A, 14A, 15A, 16A, 1D, 2D, 3D, 4D, 5D, 6D, 7D, 8D, 16D, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 24D, AND 25D, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS OF THE LANDS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.

- THE DRAINAGE AND LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON PRESERVE MASTER HOMEOWNERS' 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 SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. 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, ALSO INCLUDING THE RIGHT TO INGRESS AND EGRESS OVER THE INGRESS AND EGRESS EASEMENTS DEDICATED HEREON.
- THE INGRESS-EGRESS EASEMENTS FOR THE PORTION OF WELLINGTON PRESERVE BOULEVARD LOCATED WITHIN THE PLAT LIMITS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALIENTE POLO PROPERTY OWNERS' ASSOCIATION INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS USES. SAID INGRESS-EGRESS EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE INGRESS-EGRESS EASEMENTS FOR THE PORTION OF LASSO WAY LOCATED WITHIN THE PLAT LIMITS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BOTH THE VALIENTE POLO PROPERTY OWNERS' ASSOCIATION INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THE WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR PRIVATE ACCESS USES. PURSUANT TO THAT RECIPROCAL ACCESS AND UTILITY EASEMENT. AGREEMENT RECORDED AT O.R.B. 25195, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA, SAID INGRESS-EGRESS EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE 25 FOOT DRAINAGE, BERM AND LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BOTH THE WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THE VALIENTE POLO PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR DRAINAGE, BERM, LANDSCAPE AND BUFFER PURPOSES. THE DRAINAGE AND CONTAINMENT BERM PORTION OF THESE EASEMENTS IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THE LANDSCAPING PORTION OF THESE EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VALIENTE POLO PROPERTY OWNERS' ASSUCIATION, INC., ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

- THE WATER EASEMENTS, AS SHOWN HEREON ARE EXCLUSIVE EASEMENTS DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF VALIENTE POLO PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, LANDSCAPING AND OTHER IMPROVEMENTS OTHER THAN SOD WITHIN THESE
- EASEMENTS MUST RECEIVE APPROVAL FROM THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION 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 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 16 FOOT WIDE EQUESTRIAN TRAIL EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR PUBLIC USE, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.
- . "2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH NCOMPASSES LANDS EMBRACED IN ALL OR IN 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."

. THE PRIVATE DRAINAGE EASEMENTS ("PDE"), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALIENTE POLO PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE DRAINAGE USES, SAID PRIVATE DRAINAGE EASEMENTS BEING THE PERPETUAL 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 FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.

A PORTION OF THE ORANGE POINT P.U.D.

BEING A REPLAT OF LOTS 6 THROUGH 16 OF BLOCK A, LOTS 1 THROUGH 8 AND LOTS 16 THROUGH 25 OF BLOCK D, THE WEST 60 FEET OF TRACT A AND A PORTION OF THE WEST 60 FEET OF TRACT B, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34. TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF J-5 WELLINGTON PRESERVE LLC. A COLORADO LIMITED LIABILITY COMPANY. OWNER OF THE LANDS SHOWN HEREON AS VALIENTE POLO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, J-5 HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS DAY OF \_\_\_\_\_

> J-5 WELLINGTON PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY BY: J-5 HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY ITS MANAGER ROBERT P. JOHN YVAZ III

ITS MANAGER-

**ACKNOWLEDGMENT:** STATE OF COLORADO COUNTY OF DENVER

BEFORE ME PERSONALLY APPEARED ROBERT P. JORNAYVAZ, III, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF J-5 HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF J-5 WELLINGTON PRESERVE LLC. A COLORADO 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 CORPORATE 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 2nd SEPTEMBEL MY COMMISSION EXPIRES:

COMMISSION NUMBER: 20084019955

## ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS/ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON. AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_\_ DAY OF Hugust 2014.

> MASTER HOMEOWNERS' ASSOCIATION INC.. A FLORIDA NOT-FOR-PROFIT CORPORATION BY: Mather Fran CRAIGA. (TONY) GOMEZ,

> > 1-RESTORNT

N CONMISSION # FF ACCESS
PARES SHAN 29, 2017

WELLINGTON PRESERVE

MASTER HOMEOWNERS'

ASSOCIATION, INC.

NOTARY

WELLINGTON PRESERVE

MASTER HOMEOWNERS'

ASSOCIATION, INC.

SEAL

WELLINGTON PRESERVE

WITNESS: SWAW RUTH
PRINT NAME SUSAN TAYLOR WITNESS PRINT NAME / ALAM BRELINGE

## ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED F. MARTIN TELLY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED S DENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTERPY IN FACT FOR IRES. OF WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. 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 CORPORATE 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: 7/29/17 NOTARY PUBLIC SUSAN TAYLOR COMMISSION NUMBER: FF 040093

PRINT NAME

J-5 HOLDINGS LLC

SEAL

#### ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

VALIENTE POLO PROPERTY OWNER'S ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEP,TS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ STATED 201 4

> PROPERTY OWNER'S ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

> > J-5 HOLDINGS LLC

NOTARY

MANET E. HOPER

- NOTARY PUBLIC

STATE OF GOLDRA

VALIENTE POLO

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB 3591

FEBRUARY - 2014 TABULAR AREA DATA 6,073,757 SQ. FT. | 139.434 ACRES

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT P JORNAY JAZIE, WHO IS PERSONALLY KNOWN TO AS IDENTIFICATION, AND WHO ME\_ OR HAS PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT + DEGGOR OF VALIENTE POLO PROPERTY OWNER'S ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS SEPTEMBER MY COMMISSION EXPIRES: 06/12/2016 COMMISSION NUMBER: 20084019955

## TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

I, JOHN T. METZGER, AS AUTHORIZED MEMBER OF MCDONALD HOPKINS LLC, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NO. FL2593-10-84989-2012.2730609-86100078 DATED MAY 10. 2012. AS UPDATED BY A TITLE SEARCH REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY DISCLOSING MATTERS OF TITLE THROUGH 11:59 PM ON July 23, 2014 CONCERNING THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN J-5 WELLINGTON PRESERVE LLC, A COLORADO 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

AUTHORIZED MEMBER MCDONALD HOPKINS LLC

# 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 23 DAY OF SEPTEMBER OF 2014.

VILLAGE OF WELLINGTON. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA Donb Mora for

BOB MARGOLIS MAYOR ATTEST: SWILL LESSYLE 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. 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 Carle Clark MY COMMISSION EXPIRES: NOTARY PUBLIC

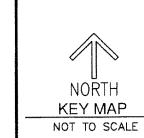
**MLLAGE ENGINEER:** 

OWNER'S

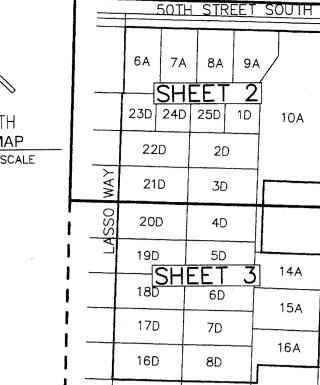
SEAL

THIS PLAT IS HEREBY APPROVED FOR RECORDING, THIS 20Th \_, 2014. AND HAS BEEN REVIEWED BY A PROFESSIONAI SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGJON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

WILLIAM RIEBE, P.E. VILLAGE ENGINEER VALIENTE POLO PROPERTY OWNER'S VALIENTE POLO PROPERTY MORTGAGEE ASSOCIATION, INC. MORTGAGEE NOTARY NOTARY ASSOCIATION, INC. ANETE. POPEN MOTARY PUBLIC "SEAL" STATE OF COUTAIN O



20140436219



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR THIS 24 DAY OF NOV A.D. 2014 AND DULY RECORDED IN PLAT BOOK 118 ON PAGES 193 AND 195

SHARON R. BOCK CLERK AND COMPTROLLER DEBUTY CLERK

SHEET 1 OF 3

Notify Public State of Florida
Janice L Dippel

MORTGAGEE'S CONSENT: STATE OF FIDE DA COUNTY OF PALM: BENCH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 25944, AT PAGE 1086 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON

FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA Adam Bregman NAME ROBERT W. TESTON TITLE SENIOR VICE PRES. WITNESS: Hance L. Dupper PRINT NAME Janize L. Dippe

**ACKNOWLEDGMENT:** 

STATE OF Florida COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ROBERT W. TESTON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ENIAR VICE PresidenT OF FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: 10/31/2017 NOTARY PUBLIC COMMISSION NUMBER: 048297

SURVEY NOTES:

My Commission FF 048297 Expires 10/01/2017 HERWISE COINCIDE, 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE C WATER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND 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.

PRINT NAME

3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.88°23'19"E. ALONG THE NORTH LINE OF WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180-186 ■ SET PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.

5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE. 6. "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.

7. NO. - DENOTES NUMBER 8.  $\varphi$  – DENOTES CENTERLINE 9. O.R.B. - DENOTES OFFICIAL RECORDS BOOK

10.  $\Delta$  - DENOTES CENTRAL ANGLE 11. R - DENOTES RADIUS 12. L - DENOTES ARC LENGTH

13. DE - DENOTES DRAINAGE EASEMENT 14. SF - DENOTES SQUARE FEET

15. LAE - DENOTES LIMITED ACCESS EASEMENT 16. FPL - DENOTES FLORIDA POWER & LIGHT CO.

17. SET PCP - DENOTES SET PERMANENT CONTROL POINT, NAIL AND METAL DISK STAMPED LB3591 18. 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. 19. PDE - DENOTES PRIVATE DRAINAGE EASEMENT

20. UNITY OF TITLE AFFECTING LOTS 5D, 6D, 7D, 8D, 16D, 17D, 18D, AND 19D IS RECORDED IN ORB 26609, PAGE 1489 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

21. LME - LAKE MAINTENANCE EASEMENT

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 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

9-8-14 DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591 VILLAGE OF VILLAGE OF WELLINGTON WELLINGTON NOTARY

