

CERTIFICATE OF DEDICATION

State of Florida }
County of Palm Beach } SS

Know all men by these presents that the Village of Wellington, owner of the land shown hereon as VILLAGE OF WELLINGTON TOWN CENTER, being a replat of Lots 1 and 2, Block 15, South Shore No. 1 of Wellington, according to the Plat thereof, as recorded in Plat Book 29, at Page 222, together with the lands described in Official Records Book 10868, at Page 1646, and the lands described in Official Records Book 26535, at Page 1533, all being of the Public Records of Palm Beach County, Florida, said lands lying and situate in a portion of the Southeast one-quarter (SE 1/4) of Section 10, a portion of the Southwest one-quarter (SW 1/4) Section 11, and a portion of the Northeast one-quarter (NE 1/4) Section 15, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida, and being more particularly described as follows:

(ORB 10868, Page 1646)

A parcel of land situate in the Southeast (SE 1/4) Section 10, also being a portion of Section 11, Township 44 South, Range 41 East, Palm Beach County, Florida, being the same property as described in ORB 10415 at Page 1163 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southwest Corner of the Plat of Sag Harbor Trace, as recorded in Plat Book 54 at Pages 112 through 113 of the Public Records of Palm Beach County, Florida; Thence the South line of said Plat, North 61°15'44" East, a distance of 360.91 feet to the Southwest corner of Lot 2 of the Plat of South Shore No. 1 of Wellington as recorded in Plat Book 29 at Pages 222 through 226 of the Public Records of Palm Beach County, Florida; Thence, along the South line of Lots 2 and 1, of said Plat, North 61°15'44" East, a distance of 440.00 feet to the Southeast corner of said Lot 1, said point also being on the West Right-of-Way line of Forest Hill Boulevard, as shown on said Plat; Thence along said West line, South 28°44'16" East, a distance of 41.06 feet to the point of curvature of a curve concave to the Northeast having a radius of 2332.36 feet; Thence Southeast along the arc of said curve through a central angle of 16°47'26", a distance of 683.50 feet to a point of intersection of said west Right-of-Way line and the North line of Plat No. 2 Town Center of Wellington P.U.D., as recorded in Plat Book 42 at Page 35 of the Public Records of Palm Beach County, Florida; Thence, along said North line North 87°34'28" West, a distance of 33.46 feet; Thence South 50°22'46" West, a distance of 37.25 feet to the point of curvature of a curve concave to the Southeast having a radius of 768.48 feet; Thence Southwesterly along the arc of said curve through a central angle 31°30'56", a distance of 422.70 feet to the point of reverse curvature of a curve concave to the Northwest having a radius of 205.00 feet; Thence Southerly along the arc of said curve through a central angle of 42°23'54", a distance of 151.70 feet to the point of tangency; Thence South 61°15'44" West, a distance of 142.34 feet to the point of curvature of a curve concave to the North having a radius of 205.00 feet; Thence Southwesterly along the arc of said curve through a central angle 45°00'00", a distance of 161.01 feet to the point of tangency; Thence North 73°44'16" West, a distance of 148.43 feet; Thence South 61°15'44" West, a distance of 85.00 feet; Thence North 28°44'16" West, a distance of 275.50 feet to a point on a curve concave to the West having a radius of 200.00 feet from which a radial line bears North 42°12'10" West; Thence Northeast along the arc of said curve through a central angle of 76°32'06", a distance of 267.16 feet to the point of tangency; Thence North 28°44'16" West, a distance of 310.31 feet to the Point of Beginning.

Containing 767,773.71 square feet or 17.63 acres, more or less.

TOGETHER WITH:

(ORB 11148, Page 1402)

Lots 1 and 2, Block 15, South Shore No. 1 of Wellington, according to the Plat thereof, as recorded in Plat Book 29, at Page 222, Public Records of Palm Beach County, Florida.

TOGETHER WITH:

(ORB 26535, Page 1533)

A parcel of land being portions of Section 10 and 15, Township 44 S, Range 41 E, Palm Beach County, Florida being more particularly described as follows:

Commencing at the Southernmost corner of the Plat of "Sag Harbor Trace" as recorded in Plat Book 54, Page 112 of the Public Records of Palm Beach County, Florida, thence South 29°45'08" East, for 310.00 feet; thence Southeasterly and Southwesterly along the arc of a tangent curve concave to the Northwest having a radius of 200.00 feet and a central angle of 76°32'07", for 267.16 feet to the POINT OF BEGINNING of this description; thence South 29°45'08" East along a line not tangent with the last described curve, for 275.50 feet; thence South 60°14'52" West, for 295.00 feet; thence North 29°45'08" West, 270.00 feet; thence North 60°14'52" East, for 248.43 feet; thence Northwesterly along the arc of a tangent curve concave to the Northwest having a radius of 200.00 feet and a central angle of 132°7'53", for 47.00 feet to the POINT OF BEGINNING.

ALSO KNOWN AS:

Lots 1 and 2, Block 15, SOUTH SHORE NO. 1 OF WELLINGTON, according to the Plat thereof, as recorded in Plat Book 29, at Page 222, together with the lands described in the Warranty Deed recorded in ORB 10868, at Page 1646, and the lands described in the Warranty Deed recorded in ORB 26535, at Page 1533, all being of the Public Records of Palm Beach County, Florida, said lands lying and situate in a portion of the Southeast one-quarter (SE 1/4) of Section 10, a portion of the Southwest one-quarter (SW 1/4) Section 11, and a portion of the Northeast one-quarter (NE 1/4) Section 15, Township 44 South, Range 41 East, Palm Beach County, Florida and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Lot 2, said point being the beginning of a curve concave to the Northwest, having a radius of 330.00 feet, a central angle of 27°32'50", and from said point a radial line bears North 12°29'55" West; The following three (3) courses being along said Northerly limits of Lot 2 and Lot 1; Thence Northeasterly along said curve for 158.66 feet to a point of reverse curvature with a curve concave to the Southeast, having a radius of 1,195.75 feet, a central angle of 11°18'40"; Thence Northeasterly along said curve for 236.05 feet; Thence North 61°15'55" East, for 23.55 feet to a point of curvature with a curve concave to the South, having a radius of 25.00 feet and a central angle of 90°00'23"; Thence Easterly along said curve for 39.27 feet to the Westerly right-of-way of Forest Hill Boulevard as shown on said Plat; The following two (2) courses being along said Westerly right-of-way; Thence South 28°43'42" East, for 535.79 feet to a point of curvature with a curve concave to the Northeast, having a radius of 2,332.36 feet, a central angle of 16°47'30"; Thence Southeasterly along said curve for 683.50 feet to the Northerly

VILLAGE OF WELLINGTON TOWN CENTER

A REPLAT OF LOTS 1 AND 2, BLOCK 15, SOUTH SHORE NO. 1 OF WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, AT PAGE 222, TOGETHER WITH THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10868, AT PAGE 1646, AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 26535, AT PAGE 1533, ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 10, A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) SECTION 11, AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA,

APRIL, 2015

limits of PLAT NO. 2 TOWN CENTER OF WELLINGTON-P.U.D., according to the Plat thereof, as recorded in Plat Book 42, at Page 35 of the Public Records of Palm Beach County, Florida; The following four (4) courses being along said Northerly limits; Thence North 86°43'06" West, for 33.46 feet; Thence South 50°19'21" West, for 37.25 feet to a point of curvature with a curve concave to the Southeast, having a radius of 768.48 feet, a central angle of 31°31'00"; Thence along said curve for 422.70 feet to a point of reverse curvature with a curve concave to the Northwest, having a radius of 205.00 feet, a central angle of 42°24'00"; Thence Southwesterly along said curve for 151.70 feet to a point on the Northerly limits of THE INN AT POLO COMMERCIAL DEVELOPMENT, according to the Plat thereof, as recorded in Plat Book 89, at Page 54, of the Public Records of Palm Beach County, Florida; The following five (5) courses being along said Northerly limits and the Northerly limits of MAYFAIR AT WELLINGTON, according to the Plat thereof, as recorded in Plat Book 103, at Page 171, of the Public Records of Palm Beach County, Florida; Thence South 61°19'01" West, for 142.30 feet to a point of curvature with a curve concave to the North, having a radius of 205.00 feet, a central angle of 45°00'00"; Thence Westerly along said curve for 161.01 feet; Thence North 73°40'59" West, for 148.43 feet; Thence South 61°10'27" West, for 380.00 feet; Thence North 28°50'35" West, for 270.05 feet; Thence North 61°10'27" East, for 248.64 feet to a point of curvature with a curve concave to the West, having a radius of 200.00 feet and a central angle of 89°54'40"; Thence Northerly along said curve for 313.85 feet; Thence North 28°44'13" West, for 310.26 feet to the Southwest corner of SAG HARBOR TRACE, according to the Plat thereof, as recorded in Plat Book 54, at Page 112, of the Public Records of Palm Beach County, Florida; Thence North 61°17'17" East along the Southerly line of said plat, for 360.91 feet to the Southwest Corner of aforesaid Lot 2; Thence North 28°44'05" West along the Westerly line of Lot 2, for 503.41 feet to the POINT OF BEGINNING.

Said lands contain 24.56 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and hereby dedicates as follows:

- 1. Tract A, as shown hereon is hereby dedicated, in fee simple, in perpetuity to the Village of Wellington, Florida, its successors and/or assigns for public street, drainage and utility purposes.
2. Tract B, as shown hereon is hereby dedicated, in fee simple, in perpetuity to the Village of Wellington, its successors and/or assigns, for civic purposes and is the perpetual maintenance obligation of said owner, its successors and/or assigns.
3. The Utility Easements (UE), as shown hereon are hereby dedicated in perpetuity for access, construction, operation and maintenance of utility facilities, including communication cables. The installation of communication cable systems shall not interfere with the construction and maintenance of other facilities.

In witness whereof, We, Bob Margolis and Awilda Rodriguez, as Mayor and Village Clerk of the Village of Wellington do hereunto set our hands and seals;

This 12th Day of May 2015.

Bob Margolis Mayor, Awilda Rodriguez Village Clerk

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

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 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 12 day of May, 2015.

My commission expires: 10/26/15 (Date) Notary Stamp

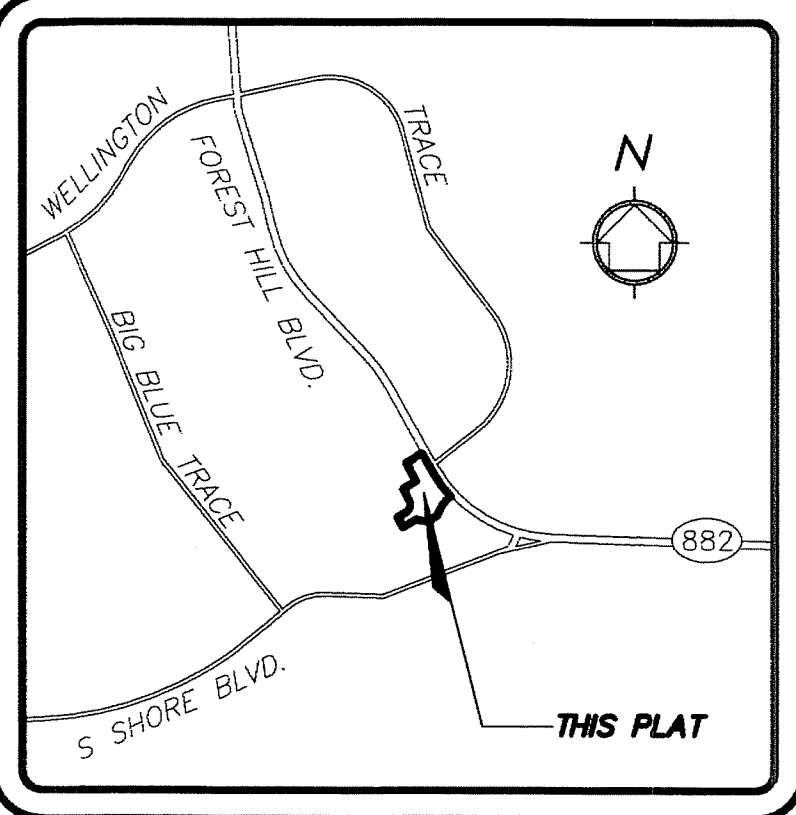
Rachel R. Callovi Notary Public, Commission Number: EE135457

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION, VILLAGE OF WELLINGTON

State of Florida }
County of Palm Beach } SS

The Village of Wellington, its successors and/or assigns, hereby approves the Plat and accepts the dedications to said Village of Wellington as stated and shown, dated this 12th day of May 2015.

Bob Margolis Mayor, Awilda Rodriguez Village Clerk



THIS PLAT WAS FILED FOR RECORD AT 12:27 P.M. THIS 18th DAY OF MAY A.D. 2015 AND DULY RECORDED IN PLAT BOOK 119 ON PAGES 171 THROUGH 173 SHARON R. BOCK CLERK AND COMPTROLLER BY: Maria S. Jordan DEPUTY CLERK

ACKNOWLEDGMENT

State of Florida }
County of Palm Beach } SS

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 the foregoing instrument is the seal of said village and that it was affixed to said instrument 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 12 day of May, 2015.

My commission expires: 10/26/15 (Date) Notary Stamp

Rachel R. Callovi Notary Public, Commission Number: EE135457

VILLAGE OF WELLINGTON ENGINEER

State of Florida }
County of Palm Beach } SS

This plat is hereby approved for record this 13th day of May 2015, 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: May 13, 2015

William Riebe, P.E. Village Engineer

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

We, SOUTHEAST GUARANTY AND TITLE, INC., duly licensed Title Insurance Company in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to the Village of Wellington; that the current taxes have been paid; that there are no mortgages of record; and that there are no other encumbrances of record.

Title Insurance Company Name: SOUTHEAST GUARANTY AND TITLE, INC.

Florida License Number: A249847

Kenneth L. Townsend, President

Title Company Officer Name and Title

Signature: Kenneth Townsend Date: May 14, 2015

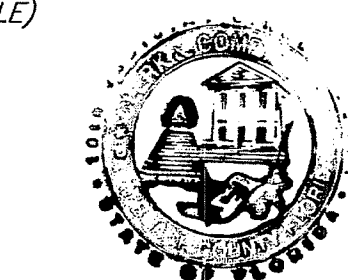
SURVEYOR'S CERTIFICATE

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 Section 177.091(9), Florida Statutes, will be set under the guarantees posted with the Village of Wellington, Florida for the required improvements; and further, that the survey data complies with all the Survey requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of the Village of Wellington, Florida.

This 12th day of May, 2015.

Eric R. Matthews Professional Surveyor and Mapper, License No. 6717 State of Florida

Professional seals for Village of Wellington (Dedication), Village of Wellington (Approval), Village of Wellington Engineer, and Professional Surveyor and Mapper.



TABULAR DATA:

Table with 2 columns: Description and Value. Total Plat Area: 24.56± Acres, Tract A = 23.37± Acres, Tract B = 1.19± Acres.

SURVEYOR'S NOTES

- 1.) 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.
2.) Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the South line of the plat Sag Harbor Trace, as recorded in Plat Book 54, Page 112, of the Public Records of Palm Beach County, Florida, said South line bears N 61°17'17" E and all other bearings are relative thereto. Plat Bearings = Grid Bearings
3.) The coordinate values shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum (NAD) 1983, (2007 adjustment). Control measurements meet or exceed closure for High Risk Commercial: Linear: 1 foot in 10,000 feet horizontally and were verified through a redundancy of measurements. All distances are ground distances in U.S. survey feet. Scale Factor = 1.000012407 Grid Distance = (Ground Distance) x (Scale Factor)
4.) Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
5.) 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 rights granted.
6.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable Village of Wellington approvals or permits, as required for such encroachments, except construction and planting by government entities or driveways, sidewalks and similar surface construction.
7.) The building setbacks shall be as required by current Village of Wellington Zoning Regulations.
8.) 2010 Florida Statutes—Title XII, Chapter 177.101 (2): Vacation and annulment of plats subdividing lands. The following is stated and applies to the underlying plat of SOUTH SHORE NO. 1 OF WELLINGTON. 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.

WGI Wantman Group, Inc. Engineering Planning Surveying Environmental. 2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411 (866) 909-2220 phone (561) 687-1110 fax. CERTIFICATE OF AUTHORIZATION No. LB 7055 ORLANDO - PORT ST. LUCIE - TAMPA. THIS INSTRUMENT WAS PREPARED BY ERIC R. MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WANTMAN GROUP, INC.