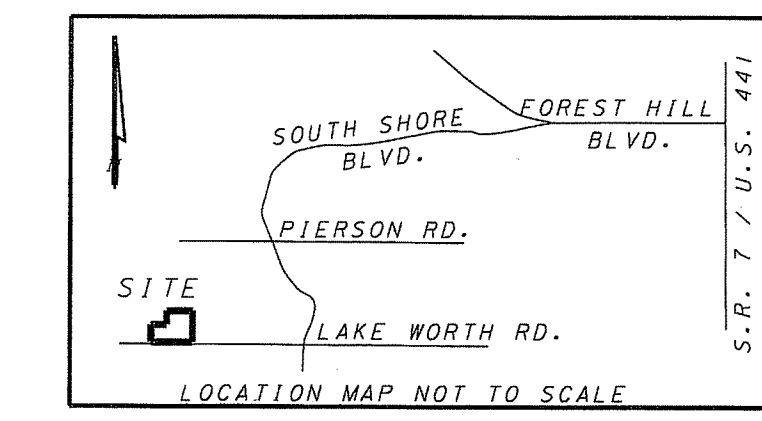


20150300995

GRAND PRIX VILLAGE SOUTH LOTS 15, 16 & 17

BEING LOTS 15 AND 17 OF GRAND PRIX VILLAGE SOUTH, AS RECORDED IN PLAT BOOK 115, PAGES 196 AND 197, TOGETHER WITH A PORTION OF THAT ABANDONED PART OF LAKE WORTH ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 27401, PAGE 658 AND OFFICIAL RECORDS BOOK 27401, PAGE 629 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

JULY, 2015
SHEET 1 OF 2



| AREA TABULATION | |
|-----------------|--------------------|
| LOT 15 | 3.40 ACRE |
| LOT 16 | 4.88 ACRES |
| LOT 17 | 4.88 ACRES |
| TOTAL | 13.16 ACRES |

95

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record on 08/06/2015 at 11:17 AM and duly assigned to Plat Book 115 on Page(s) 95-96

Sharon R. Book, Clerk & Comptroller
Marilyn R. Gordon

DEDICATIONS

STATE OF FLORIDA, COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BELLISSIMO STABLES, LLC, FAR NIENIE STABLES VI, LLC AND GRAND PRIX VILLAGE PARTNERS II, LLC, OWNERS OF THE LAND SHOWN HEREON AS GRAND PRIX VILLAGE SOUTH LOTS 15, 16 & 17, LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE WEST ONE HALF OF SECTION 20, TOWNSHIP 44, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING LOTS 15 AND 17 OF GRAND PRIX VILLAGE SOUTH, AS RECORDED IN PLAT BOOK 115, PAGES 196 AND 197, TOGETHER WITH A PORTION OF THAT ABANDONED PART OF LAKE WORTH ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 27401, PAGE 658 AND OFFICIAL RECORDS BOOK 27401, PAGE 629 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 00°50'56" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 20, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING ON THE NORTH RIGHT OF WAY LINE FOR ACME IMPROVEMENT DISTRICT C-24 CANAL AS RECORDED IN DEED BOOK 1118, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°28'02" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1,048.44 FEET TO THE SOUTHWEST CORNER OF LOT 15 AS SHOWN ON GRAND PRIX VILLAGE SOUTH, AS RECORDED IN PLAT BOOK 115, PAGES 196 AND 197 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°39'38" EAST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 440.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°28'02" EAST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 333.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID GRAND PRIX VILLAGE SOUTH; THENCE NORTH 01°39'38" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 160.04 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID GRAND PRIX VILLAGE SOUTH; THENCE SOUTH 89°28'02" EAST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 706.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18 AND A POINT ON THE EAST LINE OF SAID GRAND PRIX VILLAGE SOUTH AND THE EAST LINE OF SAID SOUTHWEST ONE QUARTER, THENCE SOUTH 00°50'56" WEST ALONG THE EAST LINE OF SAID GRAND PRIX VILLAGE SOUTH AND EAST LINE OF SAID SOUTHWEST ONE QUARTER, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 13.16 ACRES MORE OR LESS.

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

- THE ROADWAY AND DRAINAGE EASEMENT AS SHOWN HEREON, IS DEDICATED TO GRAND PRIX VILLAGE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, BRIDLE PATHS, AND OTHER PURPOSES NOT INCONSISTENT WITH THE DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. A WATER & SEWER EASEMENT OVER ALL OF THIS ROADWAY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS OR ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
- THE DRAINAGE EASEMENTS AND WATER MANAGEMENT EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE GRAND PRIX VILLAGE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER, LITTORAL ZONES, FILTER MARSHES AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND PRIX VILLAGE SOUTH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- THE WATER EASEMENTS AND SEWER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
- THE 5 FOOT LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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 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, WATER MANAGEMENT, AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE 20 FOOT MAINTENANCE EASEMENT ALONG THE NORTH RIGHT OF WAY OF ACME IMPROVEMENT DISTRICT C-24 CANAL IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER CANALS, WATER AND SEWER, AND BRIDLE PATHS, WITHIN THE ADJOINING ACME IMPROVEMENT DISTRICT C-24 CANAL RIGHT OF WAY.
- 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.

IN WITNESS WHEREOF, BELLISSIMO STABLES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO, THIS 5th DAY OF August, 2015.

BY: *Mark Bellissimo*
MARK BELLISSIMO, MANAGER
BELLISSIMO STABLES, LLC.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2015, BY MARK BELLISSIMO, AS MANAGER OF BELLISSIMO STABLES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF August, 2015.

MY COMMISSION EXPIRES: 11/3/16
COMMISSION NO.: EE 150995

PATRICIA L. MIELE
PRINT NAME NOTARY SEAL:

IN WITNESS WHEREOF, FAR NIENIE STABLES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO, THIS 5th DAY OF August, 2015.

BY: *Mark Bellissimo*
MARK BELLISSIMO, MANAGER
FAR NIENIE STABLES VI, LLC.



ACKNOWLEDGEMENT

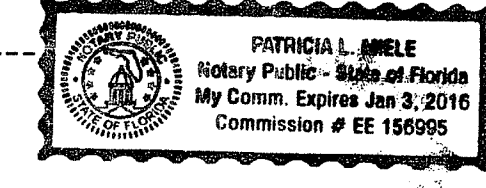
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2015, BY MARK BELLISSIMO, AS MANAGER OF FAR NIENIE STABLES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF August, 2015.

MY COMMISSION EXPIRES: 11/3/16
COMMISSION NO.: EE 150995

PATRICIA L. MIELE
PRINT NAME NOTARY SEAL:



IN WITNESS WHEREOF, GRAND PRIX VILLAGE PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO, THIS 5th DAY OF August, 2015.

BY: *Mark Bellissimo*
MARK BELLISSIMO, MANAGER
GRAND PRIX VILLAGE PARTNERS II, LLC.

ACKNOWLEDGEMENT

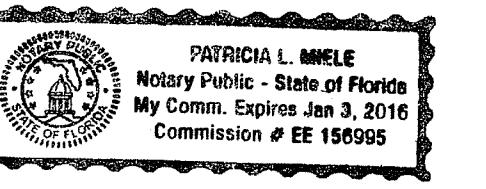
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2015, BY MARK BELLISSIMO, AS MANAGER OF GRAND PRIX VILLAGE PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF August, 2015.

MY COMMISSION EXPIRES: 11/3/16
COMMISSION NO.: EE 150995

PATRICIA L. MIELE
PRINT NAME NOTARY SEAL:



ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 11th DAY OF August, 2015.

ACME IMPROVEMENT DISTRICT
A DEPENDENT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON

ATTEST: *Awilda Rodriguez*
AWILDA RODRIGUEZ, SECRETARY

BY: *Bob Margolis*
BOB MARGOLIS, PRESIDENT

ACKNOWLEDGEMENT

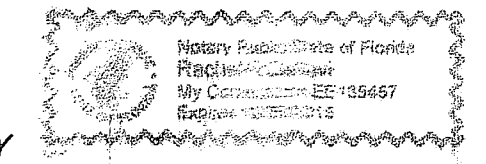
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, OF THE ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT OF THE VILLAGE OF WELLINGTON, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF August, 2015.

MY COMMISSION EXPIRES: 10/10/15
COMMISSION NO.: Notary Public

Rachel R. Carroll
PRINT NAME NOTARY SEAL:



ACCEPTANCE OF DEDICATION BY THE HOMEOWNERS ASSOCIATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE GRAND PRIX VILLAGE SOUTH HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF August, 2015.

ATTEST: *Michael Stone*
MICHAEL STONE, SECRETARY

BY: *Mark Bellissimo*
MARK BELLISSIMO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BELLISSIMO AND MICHAEL STONE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, OF THE GRAND PRIX VILLAGE SOUTH HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT 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 5th DAY OF August, 2015.

MY COMMISSION EXPIRES: 11/3/16
COMMISSION NO.: EE 150995

PATRICIA L. MIELE
PRINT NAME NOTARY SEAL:



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CRAIG T. GALLE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREOF DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BELLISSIMO STABLES LLC., A FLORIDA LIMITED LIABILITY COMPANY AND FAR NIENIE STABLES VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND GRAND PRIX VILLAGE PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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: AUG. 6, 2015

BY: *Craig T. Galle*
CRAIG T. GALLE
FLORIDA BAR NO.: 85658

VILLAGE ENGINEER

STATE OF FLORIDA
VILLAGE ENGINEER
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF August, 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: August 12, 2015

BY: *William Riebe*
WILLIAM RIEBE, P.E.
VILLAGE ENGINEER

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF WELLINGTON

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 11th DAY OF August, 2015.

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

ATTEST: *Awilda Rodriguez*
AWILDA RODRIGUEZ
VILLAGE CLERK

BY: *Bob Margolis*
BOB MARGOLIS, MAYOR

ACKNOWLEDGEMENT

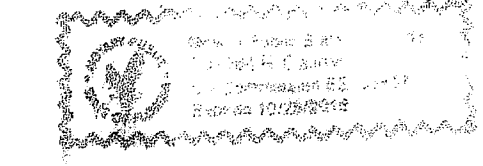
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A 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 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 11th DAY OF August, 2015.

MY COMMISSION EXPIRES: 10/10/15
COMMISSION NO.: Notary Public

Rachel R. Carroll
PRINT NAME NOTARY SEAL:



SURVEYOR'S NOTES

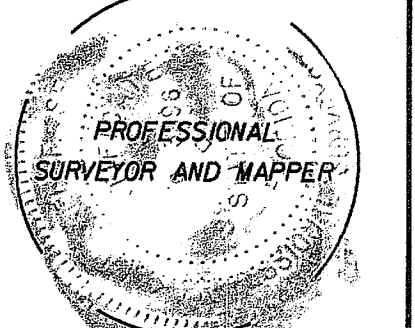
- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF GRAND PRIX VILLAGE SOUTH RECORDED IN PLAT BOOK 115, PAGES 196 AND 197 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°28'02" EAST, AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- BUILDING SETBACK LINES 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 EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING AND FENCING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS 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 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, 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 VACATE AND ANNULL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.
- 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PLAT 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 PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO CHAPTER 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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: August 10, 2015

BY: *Michael F. Sexton*
MICHAEL F. SEXTON
LICENSE NO. 3596
STATE OF FLORIDA



SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA, 33411
PHONE 561-792-3102, FAX 561-792-3168
FL REGISTRATIONS: LB0006837, EB 0007854