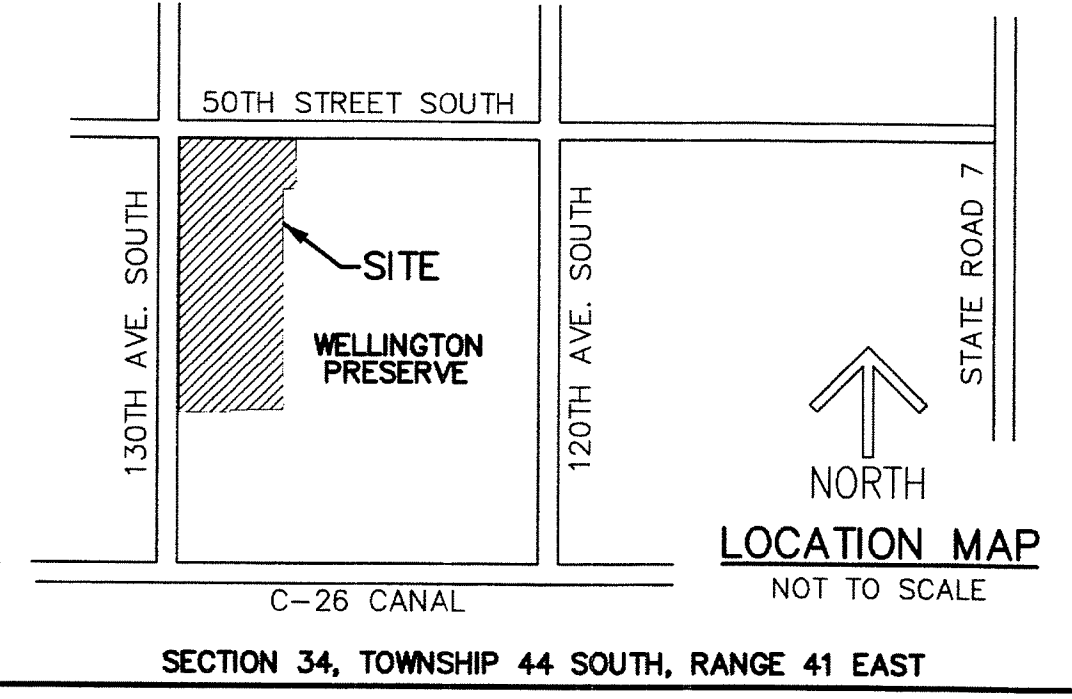


20150336297



A PORTION OF THE ORANGE POINT P.U.D.
ZACARA FARM
BEING A REPLAT OF LOTS 37 THROUGH 48, INCLUSIVE, BLOCK A AND LOTS 16 THROUGH 24, INCLUSIVE, BLOCK B, WELLINGTON PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100 PAGES 180 THROUGH 186, INCLUSIVE, 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.

NORTH KEY MAP NOT TO SCALE

SHEET 2
SHEET 3
SHEET 4
SHEET 5

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:52 P.M. THIS 10 DAY OF Sept. A.D. 2015 AND DULY RECORDED IN PLAT BOOK 180 ON PAGES 130 AND 134.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY:
DEPUTY CLERK

130

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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
APRIL - 2015

ACKNOWLEDGMENT:
STATE OF ~~Florida~~ **California**
COUNTY OF ~~Palm Beach~~ **Santa Barbara**

BEFORE ME PERSONALLY APPEARED PHYLLIS NOBLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~California Drivers License~~ **California Drivers License** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND DIRECTOR OF ZACARA FARM PROPERTY OWNER'S ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 27 DAY OF July 2015.
MY COMMISSION EXPIRES: March 2, 2019
COMMISSION NUMBER: 2b1988

NOTARY PUBLIC
Christian Romero
PRINT NAME

TABULAR AREA DATA

TOTAL AREA THIS PLAT	4,478,260 SQ. FT.	102.80674 ACRES
PETITION NUMBER	2012-0145P1	

SHEET 1 OF 5

DEDICATION AND RESERVATIONS:
KNOW ALL MEN BY THESE PRESENTS THAT ZACARA FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ZACARA FARM, BEING A REPLAT OF LOTS 37 THROUGH 48, INCLUSIVE, BLOCK A AND LOTS 16 THROUGH 24, INCLUSIVE, BLOCK B, WELLINGTON PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100 PAGES 180 THROUGH 186, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 4,478,260 SQUARE FEET/102.80674 ACRES, MORE OR LESS.
AND DO HEREBY DEDICATE AS FOLLOWS:

- LOTS 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 16B, 17B, 18B, 19B, 20B, 21B, 22B, 23B, AND 24B, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS OF THE LANDS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
- THE DRAINAGE EASEMENTS DEDICATED BY THIS PLAT, 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 WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- THE INGRESS-EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO ZACARA FARM PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS USES. SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ZACARA FARM PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 25' BERM, DRAINAGE AND LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR BERM, LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE WATER EASEMENTS, AS SHOWN HEREON ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES.
- 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 EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON AND IS 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 ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

- THE VILLAGE OF WELLINGTON, FLORIDA, 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, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, ALSO INCLUDING THE RIGHT TO INGRESS, EGRESS OVER THIS PLAT.
- THE 60 FOOT MASTER INGRESS-EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ZACARA FARM PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND THE PRESENT AND FUTURE OWNERS OF, OR ANY PROPERTY OWNERS' ASSOCIATION GOVERNING, LOTS 6A-16A, INCLUSIVE, AND LOTS 1D-8D, INCLUSIVE, AND LOTS 16D-25D, INCLUSIVE, AS SHOWN ON THE PLAT OF VALIENTE POLO RECORDED IN PLAT BOOK 118, PAGES 193-195, FOR PRIVATE ACCESS USES, AND FOR OTHER USES, INCLUDING WITHOUT LIMITATION, VILLAGE OF WELLINGTON WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TELEVISION AND GAS, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID EASEMENT BENEFICIARIES, THEIR RESPECTIVE MEMBERS, SUCCESSORS AND ASSIGNS, SAID MASTER INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF ZACARA FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS ZACARA FARM, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 27 DAY OF July 2015.

ZACARA FARM LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS:
PRINT NAME: MORGAN NOBLE
WITNESS: _____
PRINT NAME: _____

BY:
PHYLLIS NOBLE
ITS MANAGER

ACKNOWLEDGMENT:
STATE OF ~~Florida~~ **California**
COUNTY OF ~~Palm Beach~~ **Santa Barbara**

BEFORE ME PERSONALLY APPEARED PHYLLIS NOBLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~California Drivers License~~ **California Drivers License** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ZACARA FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 27 DAY OF July 2015.
MY COMMISSION EXPIRES: March 2, 2019
COMMISSION NUMBER: 2b1988

NOTARY PUBLIC
Christian Romero
PRINT NAME

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 16 DAY OF July 2015.

WITNESS:
PRINT NAME: Jim Taccione
BY:
AMY CERR
PRESIDENT
WITNESS:
PRINT NAME: Madeline Garcia

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED AMY CERR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 16 DAY OF July 2015.
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: EE 835713

NOTARY PUBLIC
Jean Kushay
PRINT NAME

ACCEPTANCE OF DEDICATIONS:
STATE OF ~~Florida~~ **California**
COUNTY OF ~~Palm Beach~~ **Santa Barbara**

ZACARA FARM PROPERTY OWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF July 2015.

ZACARA FARM
PROPERTY OWNERS' ASSOCIATION INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS:
PRINT NAME: MORGAN NOBLE
WITNESS:
PRINT NAME: PHYLLIS NOBLE
WITNESS:
PRINT NAME: _____

BY:
PHYLLIS NOBLE
PRESIDENT AND DIRECTOR

MORTGAGEES CONSENT:
STATE OF ~~California~~ **California**
COUNTY OF ~~Santa Barbara~~ **Santa Barbara**

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 25467, AT PAGE 1187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, ZACARA RANCH, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager THIS 25 DAY OF JULY 2015.

ZACARA RANCH, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

WITNESS:
PRINT NAME: MORGAN NOBLE
BY:
PHYLLIS NOBLE
MANAGER
WITNESS:
PRINT NAME: David Smith

ACKNOWLEDGMENT:
STATE OF ~~California~~ **California**
COUNTY OF ~~Santa Barbara~~ **Santa Barbara**

BEFORE ME PERSONALLY APPEARED PHYLLIS NOBLE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ~~California DL~~ **California DL** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ZACARA RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY 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 27 DAY OF July 2015.
MY COMMISSION EXPIRES: March 2, 2019
COMMISSION NUMBER: 2b1988

NOTARY PUBLIC
Christian Romero
PRINT NAME

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 25 DAY OF August OF 2015.

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

BY:
BOB MARGOLIS
MAYOR
ATTEST:
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 25 DAY OF August 2015.
MY COMMISSION EXPIRES: 10/16/15
COMMISSION NUMBER: EE 135457

NOTARY PUBLIC
Rachel R. Callow
PRINT NAME

