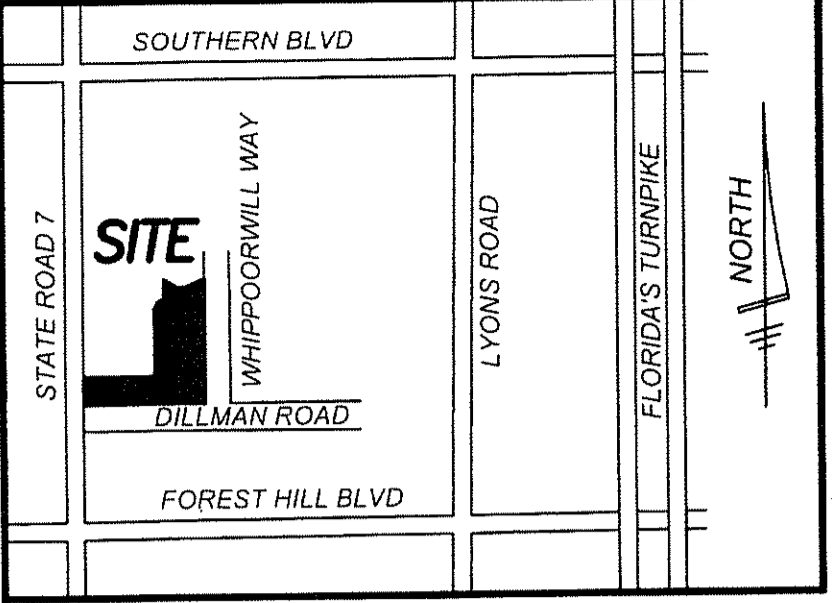


20160259364

10

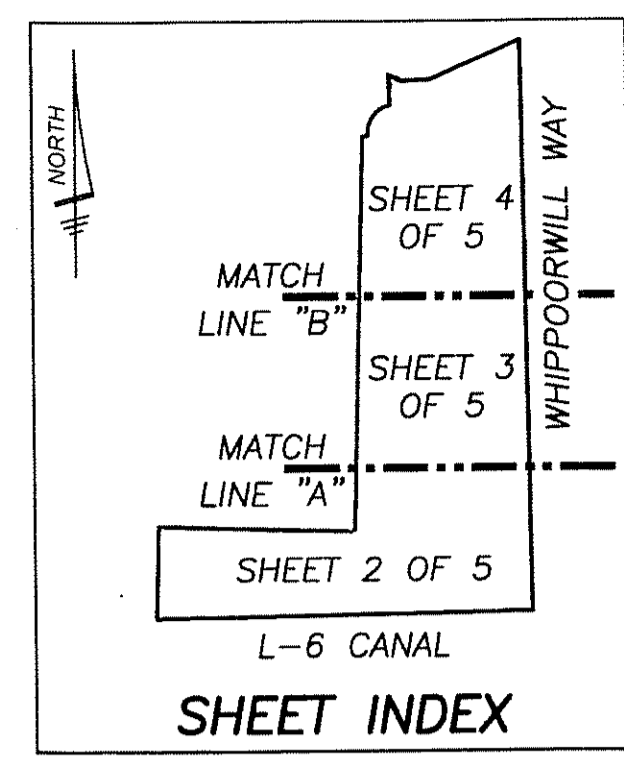


**TABULAR AREA DATA**

PARCEL	SQUARE FEET	ACRES
PARCEL A	850,882	19.534
TRACT L	23,548	0.541
TRACT L1	6,632	0.152
TRACT L2	33,246	0.763
TRACT L3	16,157	0.371
TRACT W	81,655	1.874
TRACT W1	71,636	1.645
TRACT W2	42,345	0.972
TRACT W3	54,367	1.248
TRACT P1	33,277	0.764
TRACT P2	121,595	2.791
TOTAL PLAT AREA	1,335,339	30.655

# ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1

**BEING A REPLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA**



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:32 P.M.  
THIS 21<sup>st</sup> DAY OF JULY  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 122 ON  
PAGES 10 AND 14.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

### VICINITY SKETCH (NOT TO SCALE)

**DEDICATION AND RESERVATIONS**  
KNOW ALL MEN BY THESE PRESENTS THAT ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1, BEING A REPLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 69 THROUGH 73, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
CONTAINING IN ALL, 30.655 ACRES, MORE OR LESS.  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY RESERVE AND DEDICATE AS FOLLOWS:

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

**WATER MANAGEMENT TRACTS**  
TRACTS W, W1, W2 AND W3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

**DRAINAGE, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS**  
THE DRAINAGE EASEMENTS (D.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.), AND LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER MANAGEMENT, DRAINAGE FACILITIES, LITTORAL ZONES, AND FILTER MARSHES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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, TOGETHER WITH THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO INGRESS AND EGRESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF TRACTS L, L1, L2, L3, W, W1, W2, W3 AND PARCEL A.

**ACCESS & UTILITY EASEMENT**  
THE ACCESS AND UTILITY EASEMENT (A.U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND RESIDENTIAL PURPOSES AND IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

**PALM BEACH COUNTY UTILITY EASEMENT (P.B.C.U.E.)**  
THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**PRESERVATION AREA TRACTS**  
PRESERVATION AREA TRACTS P1 & P2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA, AND IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21292, PAGE 1863, IN FAVOR OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

**PRESERVATION AREA BUFFER EASEMENT**  
THE PRESERVATION AREA BUFFER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION AREA BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA, AND IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 21292, PAGE 1863, IN FAVOR OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

**OPEN SPACE TRACTS**  
TRACTS L, L1, L2 AND L3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.  
THE WEST 40 FEET OF TRACT L3 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 20132, PAGES 740-744, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

**LANDSCAPE BUFFER EASEMENTS**  
LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., 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.

**LIMITED ACCESS EASEMENTS**  
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.

**PEDESTRIAN ACCESS EASEMENT**  
THE PEDESTRIAN ACCESS EASEMENT (P.A.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

**DEDICATION NOTE**  
UNLESS SHOWN AND LABELED HEREON WITH EXISTING RECORD BOOK AND PAGE, ALL UNDERLYING, PREVIOUSLY RECORDED PLATS AND PUBLIC AND PRIVATE EASEMENTS ARE CANCELED AND SUPERSEDED. IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE, ANNUL AND ABANDON ANY UNDERLYING PLATS AND COVENANTS OF RECORD.

**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 THIS COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 11<sup>th</sup> DAY OF August, 2015.

ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: CIP IHG WELLINGTON HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER  
BY: WELLINGTON ISLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MANAGER  
BY: JEFFREY B. MEEHAN, MANAGER

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WELLINGTON ISLES, LLC, ADMINISTRATIVE MANAGER OF CIP IHG WELLINGTON HOLDINGS LLC, AS SOLE MEMBER OF ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANIES, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANIES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF August, 2015.  
FF 089453  
MY COMMISSION NO.:  
Feb. 3, 2018  
MY COMMISSION EXPIRES:  
NOTARY STAMP  
MATTHEW LONDON  
Notary Public - State of Florida  
My Comm. Expires Feb. 3, 2018  
Commission # FF 089453  
Matthew London  
PRINTED NAME OF NOTARY PUBLIC

**ACCEPTANCE OF DEDICATIONS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 11<sup>th</sup> DAY OF August, 2015.

ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: Richard Lococo, JEFFREY B. MEEHAN, VICE PRESIDENT  
Richard Lococo  
PRINTED NAME  
Matthew London  
PRINTED NAME OF NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JEFFREY B. MEEHAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 11<sup>th</sup> DAY OF August, 2015.  
FF 089453  
MY COMMISSION NO.:  
Feb. 3, 2018  
MY COMMISSION EXPIRES:  
NOTARY STAMP  
MATTHEW LONDON  
Notary Public - State of Florida  
My Comm. Expires Feb. 3, 2018  
Commission # FF 089453  
Matthew London  
PRINTED NAME OF NOTARY PUBLIC

**MORTGAGEES CONSENT**  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
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 \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

OCEAN BANK, A FLORIDA BANKING CORPORATION  
WITNESS: Randy Ruelas, RANDY RUELAS, PRINTED NAME  
Joseph P. Fime, S.V.P., PRINTED NAME, TITLE

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SEVERAL OFFICERS, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20<sup>th</sup> DAY OF August, 2015.

WITNESS: Randy Ruelas, RANDY RUELAS, PRINTED NAME  
Joseph P. Fime, S.V.P., PRINTED NAME, TITLE  
WITNESS: Elena Ordo, ELENA ORDO, PRINTED NAME

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
BEFORE ME PERSONALLY APPEARED Joseph P. Fime, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.V.P. OF OCEAN BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 20<sup>th</sup> DAY OF August, 2015.  
156083  
MY COMMISSION NO.:  
11-1-2018  
MY COMMISSION EXPIRES:  
NOTARY STAMP  
Joseph P. Fime, S.V.P., PRINTED NAME OF NOTARY PUBLIC

**APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY 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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, THIS 24<sup>th</sup> DAY OF September, 2015.

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: Bob Margolis, BOB MARGOLIS, MAYOR  
Attest: Awilda Rodriguez, AWILDA RODRIGUEZ, VILLAGE CLERK

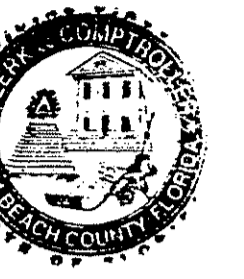
**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED BOB MARGOLIS AND AWILDA RODRIGUEZ, WHOM ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE 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 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 24<sup>th</sup> DAY OF September, 2015.  
FF920679  
MY COMMISSION NO.:  
10-26-2019  
MY COMMISSION EXPIRES:  
NOTARY STAMP  
Rachel P. Callovi, PRINTED NAME OF NOTARY PUBLIC

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
I, PRESTON O. COCKEY, JR., 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 IN ISLA VERDE WELLINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL VILLAGE OF WELLINGTON SPECIAL ASSESSMENT ITEMS HAVE BEEN SATISFIED; 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 THIS 20<sup>th</sup> DAY OF August, 2015.  
PRESTON O. COCKEY, JR., ATTORNEY AT LAW, FLORIDA BAR NO. 1145228

ISLA VERDE WELLINGTON, LLC	MASTER ASSOCIATION	BANK	VILLAGE OF WELLINGTON	VILLAGE ENGINEER	SURVEYOR
----------------------------	--------------------	------	-----------------------	------------------	----------



### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 21<sup>st</sup> DAY OF JULY, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

WILLIAM RIEBE, P.E.  
VILLAGE ENGINEER

### SURVEYOR & MAPPER'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) ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED THIS 7<sup>th</sup> DAY OF August, 2015.  
ROBERT J. CAJAL  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6266  
WALLACE SURVEYING CORPORATION

### ACCEPTANCE OF DEDICATION AND DEDICATION NOTE BY PALM BEACH COUNTY

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
PALM BEACH COUNTY HEREBY ACCEPTS THE DEDICATION OF THE PALM BEACH COUNTY UTILITY EASEMENTS TO PALM BEACH COUNTY, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND ACKNOWLEDGES TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS DIRECTOR OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT OF SAID COUNTY.

JIM STILES  
DIRECTOR OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JIM STILES, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE DIRECTOR OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT ON BEHALF OF PALM BEACH COUNTY, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS DIRECTOR OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT OF SAID COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF August, 2015.  
# FE 137384  
MY COMMISSION NO.:  
August 29, 2018  
MY COMMISSION EXPIRES:  
NOTARY STAMP  
Jocelyn Colón, PRINTED NAME OF NOTARY PUBLIC

**SURVEYORS NOTES**  
1. 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.  
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 THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.  
4. BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE EAST LINE OF THE PLAT OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT (P.B. 115, PG. 69) BEING A WELL MONUMENTED LINE WHICH BEARS SOUTH 00°48'57" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.  
5. THE REAL-TIME GPS POSITIONAL COORDINATES SHOWN HEREON AT THE NORTHEAST AND SOUTHWEST CORNERS OF THE PLAT WAS COLLECTED WITH A TOPCON HIPERLITE SYSTEM CONNECTED TO THE L-NET GNS NETWORK. COORDINATES ARE GRID AND ARE BASED ON NAD 83 DATUM, 1990 ADJUSTMENT, FLORIDA EAST ZONE.  
6. ALL DISTANCES SHOWN ARE GROUND AND ARE IN U.S. SURVEY FEET.  
7. SCALE FACTOR = 1.000019748  
8. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.  
9. THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL, IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FL 33407 LICENSED BUSINESS NO. 4569 (561) 640-4551

**ISLA VERDE OF WELLINGTON  
RESIDENTIAL REPLAT NO. 1**

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 | (561) 640-4551

FIELD:	JOB NO.: 13-1322-11	F.B.VP106 PG. 19
OFFICE: N.I.	DATE: 10/20/2014	DWG. NO. 13-1322-11
CK'D: C.W.	REF: 13-1322.DWG	SHEET 1 OF 5