

P B I E C ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D.

IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
IN 4 SHEETS, SHEET NO. 1
JANUARY, 2019

AREA TABULATION

LOT 1	6.00 ACRES
LOT 2	6.00 ACRES
LOT 3	5.93 ACRES
LOT 4	5.00 ACRES
LOT 5	5.00 ACRES
LOT 6	5.50 ACRES
LOT 7	5.00 ACRES
LOT 8	6.62 ACRES
LOT 9	6.93 ACRES
TRACT A	80.89 ACRES
TOTAL	132.87 ACRES



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FIELD FOR
RECORD AT 3:29 P.M.
THIS 11th DAY OF July
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 128 ON
PAGES 148 AND 151

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

DEDICATIONS

STATE OF FLORIDA, COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENIE STABLES IV LLC, CHICKERING SOUTH LLC, PIERWELL PROPERTIES LLC AND GEORGE STRAWBRIDGE, JR. AND NRNS ACQUISITION WEF LAND LLC, OWNERS OF THE LAND SHOWN HEREON AS LYING IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THAT PART OF THE EAST ONE HALF OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 20; THENCE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GRAND PRIX VILLAGE SOUTH LOTS 15, 16 & 17, AS RECORDED IN PLAT BOOK 120, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°50'56" EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF SECTION 20 AND EAST LINE OF SAID GRAND PRIX VILLAGE SOUTH LOTS 15, 16 AND 17 AND EAST LINE OF GRAND PRIX VILLAGE SOUTH, AS RECORDED IN PLAT BOOK 115, PAGE 196, AND EAST LINE OF GRAND PRIX FARMS PLAT NO. 1 P.U.D. AS RECORDED IN PLAT BOOK 68, PAGE 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 3,314.62 FEET TO THE SOUTHWEST CORNER OF TRACT B, PALM BEACH INTERNATIONAL EQUESTRIAN CENTER AS RECORDED IN PLAT BOOK 114, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH LINE OF SAID PALM BEACH INTERNATIONAL EQUESTRIAN CENTER, A DISTANCE OF 535.02 FEET TO THE NORTHWEST CORNER OF EQUESTRIAN CLUB ESTATES- PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D. AS RECORDED IN PLAT BOOK 64, PAGE 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°50'56" WEST, A DISTANCE OF 410.00 FEET; THENCE SOUTH 22°09'04", A DISTANCE OF 425.17 FEET; THENCE SOUTH 46°39'48" EAST, A DISTANCE OF 274.49 FEET; THENCE SOUTH 73°54'32" EAST, A DISTANCE OF 427.36 FEET; THENCE SOUTH 54°54'32" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 35°05'28" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 54°54'32" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 830.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 55°46'19" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°05'07", A DISTANCE OF 146.10 FEET TO A POINT, THE PREVIOUS 8 COURSES BEING ALONG SAID EQUESTRIAN CLUB ESTATES- PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF EQUESTRIAN CLUB ESTATES- PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., AS RECORDED IN PLAT BOOK 64, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG A RADIAL BEARING OF SOUTH 45°41'12" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 770.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY LINE OF EQUESTRIAN CLUB ESTATES- PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., THROUGH A CENTRAL ANGLE OF 37°11'39", A DISTANCE OF 499.85 FEET TO THE SOUTHWEST CORNER OF SAID EQUESTRIAN CLUB ESTATES- PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., THENCE SOUTH 76°19'36" EAST ALONG SAID EQUESTRIAN CLUB ESTATES- PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., A DISTANCE OF 1,328.18 FEET TO THE SOUTHWEST CORNER OF SAID EQUESTRIAN CLUB ESTATES- PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON COUNTRYPLACE-P.U.D., SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTHWEST ONE QUARTER OF SECTION 20; THENCE SOUTH 00°51'46" WEST ALONG SAID EAST LINE, A DISTANCE OF 1,447.20 FEET; THENCE NORTH 89°27'55" WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ONE QUARTER, A DISTANCE OF 2,627.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 132.87 ACRES MORE OR LESS.

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

- THE ROADWAY EASEMENT FOR GENE MISCHIE WAY AND BRIDLE TRAIL DRIVE AS SHOWN HEREON IS DEDICATED TO PBIEC ESTATES ASSOCIATION, INC., OWNERS, AND FAR NIENIE STABLES V, LLC, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, AND ALL GUEST, EMPLOYEES, AGENTS AND INVITES, FOR PRIVATE STREET PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PBIEC ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. SAID ROADWAY EASEMENTS MAY NOT BE VACATED OR ABANDONED WITHOUT THE UNANIMOUS CONSENT OF ALL PROPERTY OWNERS AND FAR NIENIE STABLES V, LLC IN WRITING AND APPROVAL BY THE VILLAGE OF WELLINGTON. THIS DEDICATION OF THE ROADWAY EASEMENT FOR GENE MISCHIE WAY AND BRIDLE TRAIL DRIVE IS SUBJECT TO THE RIGHTS GRANTED IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS OF PBIEC ESTATES.
- THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER, LITTORAL ZONES, AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE STORM WATER MANAGEMENT EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE PBIEC ESTATES 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 PBIEC ESTATES ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PBIEC ESTATES ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT, LITTORAL ZONES, FILTER MARSHES AND DRAINAGE FACILITIES WITHIN THE ASSOCIATED WATER MANAGEMENT EASEMENTS.
- 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 OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
- THE BUFFER EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO PBIEC ESTATES ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- BRIDLE EASEMENTS, AS SHOWN HEREON ARE FOR BRIDLE TRAILS, FOR EQUESTRIAN PURPOSES AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PBIEC ESTATES ASSOCIATION INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO VILLAGE OF WELLINGTON.
- 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.

IN WITNESS WHEREOF, FAR NIENIE STABLES IV, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO, THIS 4th DAY OF April, 2019.

STATE OF FLORIDA
COUNTY OF PALM BEACH
BY: [Signature]
MARK BELLISSIMO, MANAGER
FAR NIENIE STABLES IV, LLC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2019, BY MARK BELLISSIMO, AS MANAGER OF FAR NIENIE STABLES IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, 2019.

MY COMMISSION EXPIRES: 9-23-2022
COMMISSION NO.: 66 256 499
BY: [Signature]
KELLI PEREZ
NOTARY PUBLIC

IN WITNESS WHEREOF, CHICKERING SOUTH, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, JOHN R. INGRAM, THIS 22nd DAY OF January, 2019.

STATE OF FLORIDA TENNESSEE
COUNTY OF PALM BEACH DAVIDSON
BY: [Signature]
JOHN R. INGRAM, MANAGING MEMBER
CHICKERING SOUTH, LLC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January, 2019, BY JOHN R. INGRAM, AS MANAGING MEMBER OF CHICKERING SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF January, 2019.

MY COMMISSION EXPIRES: 5/5/20
COMMISSION NO.: N/A
BY: [Signature]
NITA M. SHOEMAKE
NOTARY PUBLIC

IN WITNESS WHEREOF, PIERWELL PROPERTIES, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP & ASST. SECRETARY, ELEANOR G. MCDONALD, THIS 22nd DAY OF January, 2019.

STATE OF FLORIDA TENNESSEE
COUNTY OF PALM BEACH DAVIDSON
BY: [Signature]
ELEANOR G. MCDONALD, VP & ASST. SECRETARY
PIERWELL PROPERTIES, LLC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF January, 2019, BY ELEANOR G. MCDONALD, AS VP AND ASST. SECRETARY OF PIERWELL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF January, 2019.

MY COMMISSION EXPIRES: 5/5/20
COMMISSION NO.: N/A
BY: [Signature]
NITA M. SHOEMAKE
NOTARY PUBLIC

IN WITNESS WHEREOF, GEORGE STRAWBRIDGE JR., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 17th DAY OF MAY, 2019.

STATE OF DELAWARE
COUNTY OF NEW CASTLE
BY: [Signature]
GEORGE STRAWBRIDGE JR.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MAY, 2019, BY GEORGE STRAWBRIDGE JR., WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED N/A AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MAY, 2019.

MY COMMISSION EXPIRES: 8/18/2020
COMMISSION NO.: N/A
BY: [Signature]
DIANA S SKOMORICHIA
NOTARY PUBLIC

IN WITNESS WHEREOF, NRNS ACQUISITION WEF LAND LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, HOWARD DVORKIN, THIS 22nd DAY OF April, 2019.

STATE OF FLORIDA
COUNTY OF PALM BEACH
BY: [Signature]
HOWARD DVORKIN
MANAGER
NRNS INC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2019, BY HOWARD DVORKIN, AS MANAGER OF NRNS INC., A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF April, 2019.

MY COMMISSION EXPIRES: 4/5/23
COMMISSION NO.: 69 288 677
BY: [Signature]
JANA BRADBURN
NOTARY PUBLIC

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS 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 9th DAY OF July, 2019.

VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
ATTEST: [Signature]
CHEVELLE NUBIN
VILLAGE CLERK

BY: [Signature]
ANNE GERWIG
MAYOR

VILLAGE ENGINEER
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF July, 2019, 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: 7/9/2019
BY: [Signature]
THOMAS J. LUNDEEN, P.E.
VILLAGE ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, 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 OFFICER 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 9th DAY OF July, 2019.

MY COMMISSION EXPIRES: 10/20/2019
COMMISSION NO.: FF710079
BY: [Signature]
RACHEL R CALLOVI
NOTARY PUBLIC

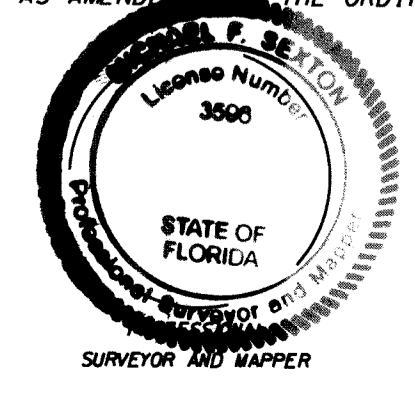
SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE EAST ONE HALF OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 00°50'56" WEST AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 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.
- LANDSCAPING 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.
- THE BUFFER EASEMENTS CAN OVERLAY THE ROADWAY AND DRAINAGE EASEMENT.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE 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.
- THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.E., 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(19), 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.

BY: [Signature]
MICHAEL F. SEXTON
LICENSE NO. 3536
STATE OF FLORIDA
DATE: 5-24-2019



SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA, 33411
PHONE 561-792-3022, FAX 561-792-3068
FL REGISTRATIONS: LB0006837, EB 000764