WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 4

BEING A REPLAT OF A PORTION OF WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1, PLAT BOOK 112, PAGES 126 THROUGH 129 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2, PLAT BOOK 112, PAGES 173 THROUGH 176 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON BAY PROPCO, LLC. FORMERLY WELLINGTON SENIOR HOUSING PROPO CO. LLC. A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 4, BEING A REPLAT OF A PORTION OF WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1, PLAT BOOK 112, PAGE 126 THROUGH 129 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2, PLAT BOOK 112, PAGE 173 THROUGH 176 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND SITUATE IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WATER MANAGEMENT TRACTS A AND B, WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION REPLATTED IN WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 173, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

PARCEL A, WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 126. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION REPLATTED IN WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 173, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

PARCEL C, WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 126. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

ALL OF THE PLAT OF WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, AT PAGES 173 THROUGH 176. INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATED IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAIN 43.766 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED BY WELLINGTON BAY PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON BAY PROPCO, LLC. A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 2. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, AND ACCESS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACULTIES PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 4. WATER MANAGEMENT TRACTS A, B, C AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 5. THE LAKE MAINTENANCE ACCESS EASEMENTS AND LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES, FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 6. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 7. LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE "WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING TRACT OWNER AS SHOWN HEREON. THEIR SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

8. THE VILLAGE OF WELLINGTON WATER AND SEWER EASEMENT (WSE) IDENTIFIED ON THE PLAT HEREON, IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION TO THE PROPERTY OWNER NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITH IN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS HAVE CLEAR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF THIS PLAT FOR PURPOSES OF INGRESS, EGRESS, AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES.

9. A WATER AND SEWER EASEMENT OVER ALL OF THE ACCESS EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACULTIES.

"THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LAND EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECEIPT OF RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

IN WITNESS WHEREOF, WELLINGTON BAY PROPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE SIGNED BY BRETT GELSOMING , AS VICE PRESIDENT OF ZFD GP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF ZF DEVELOPMENT II, LP, A FLORIDA LIMITED PARTNERSHIP, AS MANAGER OF ZOM WELLINGTON BAY GP, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF ZOM WELLINGTON BAY GP. LP. A DELAWARE LIMITED PARTNERSHIP, AS GENERAL PARTNER OF ZOM WELLINGTON BAY, LP A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF ZOM LIBERTY WELLINGTON BAY, LLC A DELAWARE LIMITED LIABILITY COMPANY F/K/A ZOM LIBERTY WELLINGTON MANAGER, LLC, AS MANAGER OF WELLINGTON BAY JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MEMBER OF WELLINGTON BAY PROPCO, LLC, DELAWARE LIMITED LIABILITY COMPANY F/K/A WELLINGTON SENIOR HOUSING PROP CO, LLC, ON BEHALF OF THE COMPANY. THIS 29th DAY OF January

PRINT NAME KYLE CLAYTON

WELLINGTON BAY PROPCO, LLC. A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA BY: WELLINGTON BAY JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

- BY: ZOM LIBERTY WELLINGTON BAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY F/K/A ZOM LIBERTY WELLINGTON MANAGER, LLC, ITS MANAGER
- BY: ZOM WELLINGTON BAY, LP, A DELAWARE LIMITED PARTNERSHIP, A MANAGER BY: ZOM WELLINGTON BAY GP, LP, A DELAWARE LIMITED PARTNERSHIP, ITS
- GENERAL PARTNER BY: ZOM WELLINGTON BAY GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY. ITS GENERAL PARTNER
- BY: ZF DEVELOPMENT II, LP, A FLORIDA LIMITED PARTNERSHIP, ITS MANAGER
- BY: ZFD GP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

PRINT NAME: BRETT GELSOWNO

CAPACITY: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA } COUNTY OF PALM BEACH)

COMMISSION NO. 66076 465

MY COMMISSION EXPIRES: MAY 30,2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS 29 DAY OF January BY Brett Gelsomino .AS V.P. OF ZFD GP, ĹLC A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF ZF DEVELOPMENT II, LP, A FLORIDA LIMITED PARTNERSHIP, AS MANAGER OF ZOM WELLINGTON BAY GP, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER, OF ZOM WELLINGTON BAY GP, LP, A DELAWARE LIMITED PARTNERSHIP. AS GENERAL PARTNER OF ZOM WELLINGTON BAY, LP A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF ZOM LIBERTY WELLINGTON BAY, LLC A DELAWARE LIMITED LIABILITY COMPANY F/K/A ZOM LIBERTY WELLINGTON MANAGER, LLC, AS MANAGER OF WELLINGTON BAY JV. LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MEMBER OF WELLINGTON BAY PROPCO, LLC, DELAWARE LIMITED LIABILITY COMPANY F/K/A WELLINGTON SENIOR HOUSING PROP CO, LLC, ON BEHALF OF THE COMPANY. HE IS EITHER [X] PERSONALLY KNOWN TO ME, OR [] HAS PRODUCED IDENTIFICATION.

NOTARY SEAL NOTARY PUBLIC, STATE OF Florida

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH }

WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-OF-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF JOIN USTU

GARY R. KOOLIK VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA } COUNTY OF PALM BEACH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS 23 DAY OF January BY GARY R. KOOLIK IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-OF-PROFIT CORPORATION, AND 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF January MY COMMISSION EXPIRES: 09.21.2022 NOTARY STAMP

PRINT NAME: Susan V. Hattield

COMMISSION NUMBER: 66 220014

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION, VILLAGE OF WELLINGTON

STATE OF FLORIDA COUNTY OF PALM BEACH }

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 26 DAY

OF *February* 2020. BY: Unne Glywig ANNE GERWIG MAYOR

VILLAGE CLERK Police

ACKNOWLEDGMENT

STATE OF FLORIDA } COUNTY OF PALM BEACH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [1] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS 26 DAY OF FEBRUARY BY ANNE GERWIG AND CHEVELLE D. MMC. 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 26 DAY OF tebruary MY COMMISSION EXPIRES: 10 2023 NOTARY STAMP NOTARY SEAL

COMMISSION NUMBER: 66355662

TRACT 1:

TRACT A:

TRACT B:

TRACT C:

TRACT D:

AREA TABULATION:

TOTAL PLAT AREA: 43.766 ACRES

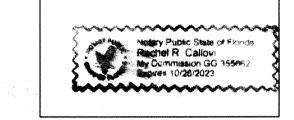
36.126 ACRES

1.944 ACRES

1.278 ACRES

3.477 ACRES

0.941 ACRES



(APPROVAL)

VILLAGE OF WELLINGTON

10° Ns. 110. 4103. STATE CO ~40,710°

VILLAGE OF WELLINGTON

ENGINEER

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:39 PM. THIS 28"DAY OF FEBRUARY A.D. 2020 AND DULY RECORDE

IN PLAT BOOK 130 ON PAGES 3 THROUGH 13 CLERK AND COMPTROLLER DEPUTY CLERK

VILLAGE OF WELLINGTON ENGINEER

STATE OF FLORIDA COUNTY OF PALM BEACH }

LOCATION MAP

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF FEBRUARY HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SECTION 177,081(1), FLORIDA STATUTES.

TITLE CERTIFICATION

STATE OF Florida COUNTY OF Orange

I, ANGELA D. SHAW, 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 WELLINGTON BAY PROPCO, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE IS A MORTGAGE IN FAVOR OF SUN TRUST BANK, RECORDED IN OFFICIAL RECORDS BOOK 30963 AT PAGE 681; AND THAT THERE ARE ENCUMBRANCES OF RECORD. BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FLORIDA LICENSE NUMBER: #0095590 SIGNATURE: <u>Ombly D. Shaw</u>
DATE: <u>January</u> 22, 2020

WELLINGTON GREEN

MASTER PROPERTY

OWNERS ASSOCIATION.

INC.

2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411

PHONE NO. 866.909.2220 WWW.WGINC.COM CERT NO. 6091 - LB NO. 7055 THIS INSTRUMENT WAS PREPARED BY KENNETH J. BUCHANAN, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 7202 FOR THE FIRM: WANTMAN GROUP, INC.

SHEET #:

11

TOTAL SHEETS

C:\pwworking\wgi\ken.buchanan\d1005721\314000_Replat.dwg SH 1 Jan 21, 2020;

(NOT TO SCALE) WELLINGTON GREEN MALL