

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. 3, 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.

4

MORTGAGEE'S JOINDER AND CONSENT

STATE OF NC)
COUNTY OF Guilford)

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 30963, AT PAGE 681 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF January, 2020.

TRUIST BANK, AS
ADMINISTRATIVE AGENT, FORMERLY
SUNTRUST BANK

WITNESS: Rees G. King
Reaves G. King
(PRINT NAME)

Dennis Hurst
DENNIS HURST
SENIOR VICE PRESIDENT

WITNESS: S. Michele Hendrix
S. Michele Hendrix
(PRINT NAME)

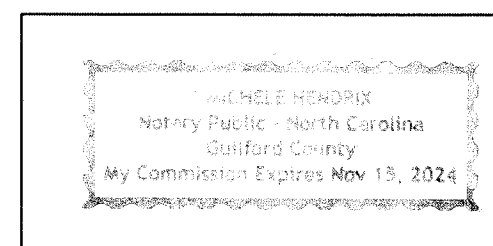
ACKNOWLEDGEMENT

STATE OF NC)
COUNTY OF Guilford)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 23 DAY OF January, 2020 BY DENNIS HURST, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Real AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF THE ABOVE NAMED TRUIST BANK, FORMERLY SUNTRUST BANK, AS ADMINISTRATIVE AGENT AND LENDER, 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 BANKING 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 BANKING CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF Jan, 2020
NOTARY SEAL

S. Michele Hendrix
SIGNATURE OF NOTARY PUBLIC
S. Michele Hendrix
PRINT NAME



NOTARY PUBLIC, STATE OF NC

COMMISSION NO. _____

MY COMMISSION EXPIRES: Nov 15, 2024

SURVEYOR'S NOTES

1.) 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 PALM BEACH COUNTY.

2.) THE BEARINGS SHOWN HEREON ARE GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 01°53'04" WEST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

3.) THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
ROTATION EQUATION NONE

4.) PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5.) 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.

6.) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENT ENTITIES OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.

7.) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.

8.) 2010 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101 (2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED AND APPLIES TO THE UNDERLYING PLATS OF 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 AND WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 173, 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 PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 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 SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

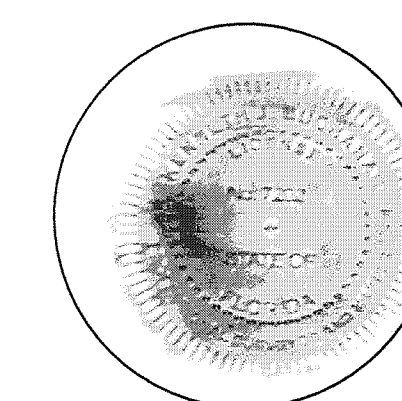
THIS 21st DAY OF January, 2020.

Kenneth J. Buchanan
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE NO. 7202
STATE OF FLORIDA

WANTMAN GROUP, INC.
2035 VISTA PARKWAY,
WEST PALM BEACH, FLORIDA 33411

CERTIFICATION OF
AUTHORIZATION NO. LB7055

PROFESSIONAL SURVEYOR AND
MAPPER



WGI

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 #: 2 TOTAL SHEETS: 11