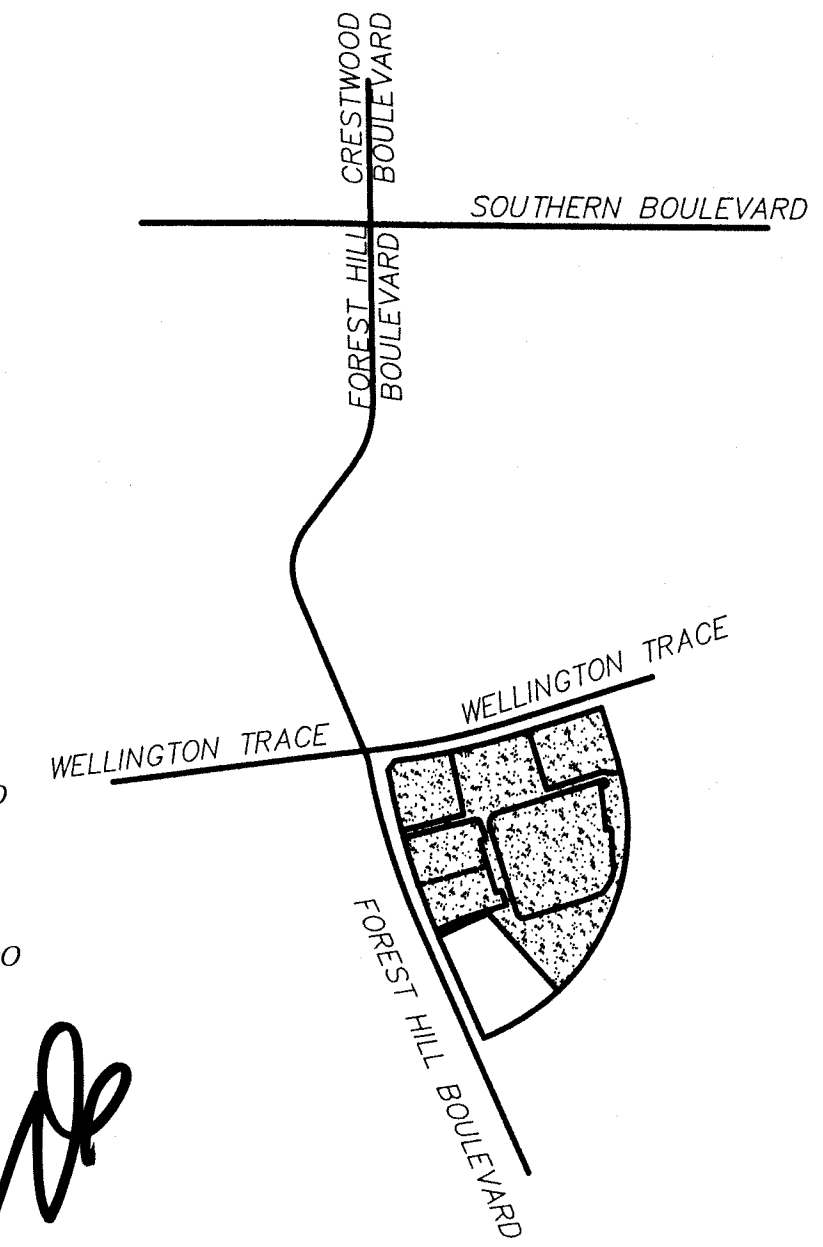


PINES OF WELLINGTON, TRACT "C" - REPLAT

A REPLAT OF TRACT "C", THE PINES OF WELLINGTON, P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LOCATED IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

APRIL, 2020
SHEET 1 OF 2

LOCATION MAP not to scale



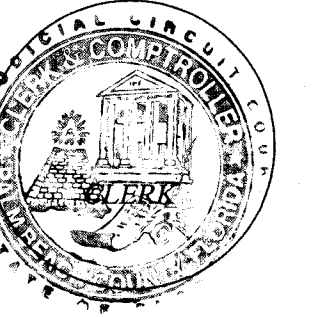
78

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 1:07 p.m. this 22nd day of April, 2020, and duly recorded in Plat Book No. 130 on Page No. 18-71

SHARON R. BOCK,
Clerk of the Circuit Court
& Comptroller

By *John E. Niesman* D.C.



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON MALL LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS PINES OF WELLINGTON, TRACT "C" - REPLAT, A REPLAT OF TRACT "C", THE PINES OF WELLINGTON, P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 8 THROUGH 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LOCATED IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "C", THE PINES OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 17°29'30" EAST ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 171.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 700.00 FEET AND A DELTA OF 64°06'50"; THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 783.30 FEET; THENCE NORTH 42°18'52" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 325.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 38°38'32" WEST, A RADIUS OF 100.00 FEET, AND A DELTA OF 14°22'48"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.10 FEET; THENCE SOUTH 65°44'16" WEST, A DISTANCE OF 146.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, A 120 FOOT RIGHT-OF-WAY, BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIAL BEARING OF NORTH 66°07'01" EAST, A RADIUS OF 2266.13 FEET, AND A DELTA OF 13°42'43"; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 542.32 FEET; THENCE NORTH 35°36'35" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, A DISTANCE OF 35.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELLINGTON TRACE; THENCE NORTH 81°29'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 64.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1949.66 FEET AND A DELTA OF 08°58'57"; THENCE EASTERLY, ALONG SAID CURVE, A DISTANCE OF 305.66 FEET; THENCE NORTH 72°30'30" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 9.9221 ACRES, MORE OR LESS.

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

- PARCELS "C1" THROUGH "C5" AS SHOWN HEREON, ARE HEREBY RESERVED BY WELLINGTON MALL, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON MALL, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 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 SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS. SAID UTILITY EASEMENTS ARE FOR UNDERGROUND USE ONLY.
- THE VILLAGE OF WELLINGTON, 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.
- THE 18 FOOT MAINTENANCE, LIGHTING AND SIGNAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE OF LANDSCAPING, LIGHTING AND SIGNAGE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE DRAINAGE EASEMENTS, AS SHOWN WITHIN THE LIMITS OF THE PLAT BOUNDARY LINE, ARE HEREBY DEDICATED TO THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS 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 THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- AREA "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, PRIVATE STREET AND PARKING PURPOSES, DRAINAGE, AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PINES OF WELLINGTON PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THESE AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC.

- THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF THE EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE NUMBER 3.
- 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 INGRESS/EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION. NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC.
- THE TWO 10 FOOT FPL EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY FOR ACCESS AND MAINTENANCE PURPOSES.
- THE THREE LIGHT POLE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE PURPOSES.
- THE FOUR FOOT IRRIGATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE PURPOSES.
- THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, IS GRANTED AN ALL-INCLUSIVE UTILITY EASEMENT OVER ALL PUBLICALLY ACCESSIBLE AREAS OF THIS PLAT. THIS EASEMENT, HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, IS FOR THE 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 A PERPETUAL OBLIGATION TO THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN AREAS OF KNOWN INFRASTRUCTURE WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE CLEAR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF THIS PLAT FOR THE PURPOSES OF INGRESS, EGRESS, AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES.

IN WITNESS WHEREOF, WELLINGTON MALL, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT/DIRECTOR OF JESS R. SANTAMARIA, INC., ITS GENERAL PARTNER, THIS 7TH DAY OF April, 2020.

John E. Niesman
PRINT NAME: JOHN E. NIESMAN
WITNESS
Diane J Hyde
PRINT NAME: DIANE J HYDE
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JESS R. SANTAMARIA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *N/A* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT/DIRECTOR OF JESS R. SANTAMARIA, INC., GENERAL PARTNER OF WELLINGTON MALL, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF April, 2020.

MY COMMISSION EXPIRES:

MAY 7, 2023

John E. Niesman
NOTARY PUBLIC
PRINT NAME: JOHN E. NIESMAN
PRINT NUMBER: GG 307601

NOTE: PLEASE COMPLETE LINES FOR PRINTED NAME, COMMISSION NUMBER AND MY COMMISSION EXPIRES

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 RECORD BOOK 25370 AT PAGES 828 THROUGH 834 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, TRUIST BANK, A NORTH CAROLINA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6TH DAY OF April, 2020.

John E. Niesman
WITNESS
PRINT NAME: JOHN E. NIESMAN
Diane J Hyde
WITNESS
PRINT NAME: DIANE J HYDE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK LEIDER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *DRIVERS LICENSE* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TRUIST BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 6TH DAY OF April, 2020.

MY COMMISSION EXPIRES:

MAY 7, 2023

John E. Niesman
NOTARY PUBLIC
PRINT NAME: JOHN E. NIESMAN
PRINT NUMBER: GG 307601

NOTE: PLEASE COMPLETE LINES FOR PRINTED NAME, COMMISSION NUMBER AND MY COMMISSION EXPIRES

PROPERTY OWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 7TH DAY OF April, 2020.

THE PINES OF WELLINGTON, PARCEL "C", PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

John E. Niesman
WITNESS
PRINT NAME: JOHN E. NIESMAN
Diane J Hyde
WITNESS
PRINT NAME: DIANE J HYDE

WITNESS MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF April, 2020.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTOPHER SANTAMARIA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *N/A* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PINES OF WELLINGTON, PARCEL "C" PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 IS 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 7TH DAY OF April, 2020.

MY COMMISSION EXPIRES:

MAY 7, 2023

John E. Niesman
NOTARY PUBLIC
PRINT NAME: JOHN E. NIESMAN
PRINT NUMBER: GG 307601

NOTE: PLEASE COMPLETE LINES FOR PRINTED NAME, COMMISSION NUMBER AND MY COMMISSION EXPIRES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MATTHEW F. LUPARDO, ESQ., 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 TO WELLINGTON MALL, LTD. A FLORIDA LIMITED PARTNERSHIP; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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.

DATE: 4/3/2020 BY: *Matthew F. Lupardo*
MATTHEW F. LUPARDO, ESQ.
ATTORNEY AT LAW
FLORIDA BAR NUMBER: 16300

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 14TH DAY OF April, 2020.

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

BY: *Anne Gerwig*
PRINT NAME: ANNE GERWIG
MAYOR
ATTEST: *Chevelle D. Addie*
PRINT NAME: CHEVELLE D. ADDIE
VILLAGE CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE D. ADDIE, 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 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 14TH DAY OF April, 2020.

MY COMMISSION EXPIRES:

Kelly J. Anney
NOTARY PUBLIC
PRINT NAME: KELLY J. ANNEY
PRINT NUMBER: GG 926209

NOTE: PLEASE COMPLETE LINES FOR PRINTED NAME, COMMISSION NUMBER AND MY COMMISSION EXPIRES

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 14TH DAY OF April, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER, EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

DATE: 4/14/2020 BY: *Thomas Reuneder*
THOMAS REUNEDER, P.E.
VILLAGE ENGINEER

MORTGAGEE'S SEAL

THE PINES OF WELLINGTON PARCEL "C" PROPERTY OWNER'S ASSOCIATION, INC. SEAL

VILLAGE OF WELLINGTON SEAL

VILLAGE ENGINEER SEAL

LAND SURVEYOR'S SEAL

FILE NO. 8692 MARK D. LAING, P.S.M.
(4-03-20) FLORIDA CERTIFICATE NO. 5110

J Development Services, Inc.
12794 W. Forest Hill Boulevard
Suite 11-A Wellington, Florida, 33414
Phone: (561) 790-4488
Fax: (561) 790-4471
LB#4873