

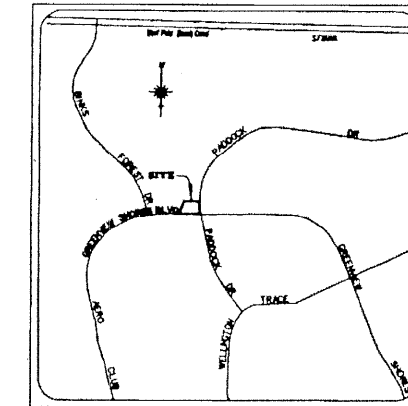
WEST WELLINGTON FIRE STATION

BEING A REPLAT OF LOTS 15 AND 16,
 PADDOCK PARK NO. 1 OF WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK
 41, PAGE 118-120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION
 5, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

STATE PLANE COORDINATES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 SCALE FACTOR = 1.000003775

JUNE 2001

PROJECT NO. 00234



LOCATION MAP
 NOT TO SCALE

177

COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record at 11:56 AM
 This day of September 2001
 and duly recorded in Plat Book 41
 on page 177 and 178
 Dorothy H. Wilken, Clerk of Circuit Court
 County of Palm Beach, Florida

TABULAR DATA
 FOR
 WEST WELLINGTON FIRE STATION
 ZONING PETITION # 2001-06 SP1
 TOTAL AREA: 2.7233 ACRES

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS WEST WELLINGTON FIRE STATION, BEING A REPLAT OF LOTS 15 AND 16, PADDOCK PARK NO. 1 OF WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 41, PAGE 118-120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 15 AND 16, BLOCK 24, PADDOCK PARK NO. 1 OF WELLINGTON, P.U.D., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 41, PAGE 118.

CONTAINING 2.7233 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- 1) THE UTILITY AND ANCHOR EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR 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 UTILITIES.
- 2) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS EXCEPT AT APPROVED DRIVEWAYS.
- 3) THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 4) TRACT "PA-1" AND "PA-2" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR PRESERVATION AREA PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ITS SEAL AFFIXED HERETO THIS 28th DAY OF July, 2001.

BOARD OF COUNTY COMMISSIONERS
 ATTEST: DOROTHY WILKEN, CLERK OF THE CIRCUIT COURT
 BY: *Judith Crowley*, DEPUTY CLERK
Warren H. Newell, WARREN H. NEWELL, CHAIRMAN

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE SURVEY SECTION OF THE DEPARTMENT OF ENGINEERING & PUBLIC WORKS FOR PALM BEACH COUNTY, FLORIDA, AT 160 AUSTRALIAN AVENUE, ROOM # 405, WEST PALM BEACH, FLORIDA 33406.

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.") AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, 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.

06/26/01
 DATE

Glenn W. Mark
 GLENN W. MARK, P.L.S.
 FLORIDA CERTIFICATE NO. 5304
 STATE OF FLORIDA

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF August, 2001, 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.

Gary R. Clough
 GARY R. CLOUGH, P.E.
 VILLAGE ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, SUN TITLE & ABSTRACT CO., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 7/2/01
 BY: *Francis V. McAlmon*
 TITLE: President

VILLAGE OF WELLINGTON APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON AND ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 28th DAY OF August, 2001.

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

BY: *Thomas M. Wenham*
 THOMAS M. WENHAM
 MAYOR

ATTEST: *Awilda Rodriguez*
 AWILDA RODRIGUEZ
 VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME 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 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 28th DAY OF August, 2001.

MY COMMISSION EXPIRES: 5-18-04
Kathy A. Tansgenhorst
 KATHY A. TANGENHORST
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. 0092000
 MY COMMISSION EXPIRES 05/18/2004
 COMMISSION NO. 0092000

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°37'29" WEST ALONG THE CENTERLINE OF AERO CLUB DRIVE AS SHOWN ON THE PLAT OF PADDOCK PARK NO. 1 OF WELLINGTON P.U.D., RECORDED IN PLAT BOOK 41, PAGE 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 2) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE AND COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 3) 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.
- 4) THE BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
- 5) THE EXISTING 12.00' EASEMENT WHICH IS CENTERED ON THE LOT LINE BETWEEN THE UNDERLYING LOTS 15 AND 16 IS BEING ABANDONED BY THE FILING OF THIS REPLAT.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUB-DIVIDED 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.

NOTARY
 VILLAGE OF WELLINGTON
 CLERK
 VILLAGE ENGINEER
 SURVEYOR'S SEAL

PALM BEACH COUNTY
 ENGINEERING AND PUBLIC WORKS
 ENGINEERING SERVICES
 116 AUSTRALIAN AVENUE
 WEST PALM BEACH, FL 33411

SCALE: AS NOTED
 APPROVED: G.W.M.
 DRAWN: A.R.F.
 CHECKED: B.C.E.
 DATE: 08/18/2001

WEST WELLINGTON
 FIRE STATION
 DESIGN FILE NAME
 P:\007\007\007\00234.dgn
 DRAWING NO.
 S-01-1537

SHEET: 1
 OF: 2
 PROJECT NO. 00234