

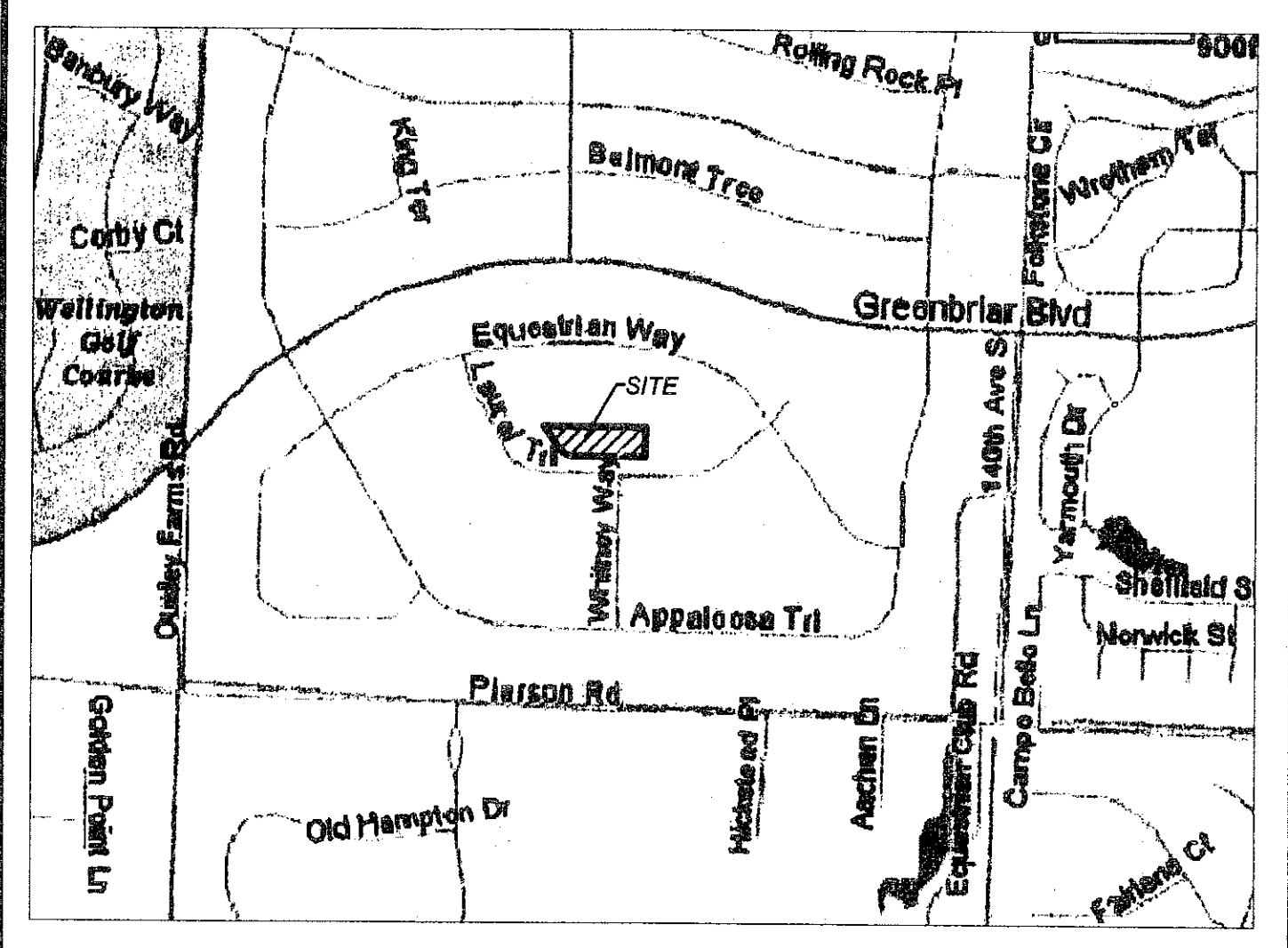
# SADDLE TRAIL PARK OF WELLINGTON

## REPLAT NO. 1 00073.036

BEING A REPLAT OF LOTS 8, 9, 10 AND 11, BLOCK 81, OF THE PLAT OF SADDLE TRAIL PARK OF WELLINGTON AS RECORDED IN PLAT BOOK 41, PAGE 103, LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY FLORIDA  
AUGUST, 2006

RECORDED IN PLAT BOOK 41, PAGE 103, OCTOBER 2006  
JOB NO. 05-1389

SHEET 1 OF 2



VICINITY SKETCH  
NOT TO SCALE

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS that Gary W. Charboneau, M. Diane Charboneau, and Patrice Richardson, owners of the land shown hereon as Saddle Trail Park of Wellington Replat No. 1, said land being a replat of Lots 8, 9, 10 and 11, Block 81, of the Plat of Saddle Trail Park of Wellington as recorded in Plat Book 41, Page 103 lying in Section 17, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida, being more particularly described as follows:

**DESCRIPTION:**  
Lots 8, 9, 10 and 11, Block 81, SADDLE TRAIL PARK OF WELLINGTON, 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 103.

Containing in all 8.48 acres, more or less.  
have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, I, Gary W. Charboneau, owner of the land shown hereon, do hereunto set my hand this 17<sup>th</sup> day of Sept., 2006.

WITNESS: Sharon B. Wallace  
BY: Gary W. Charboneau

WITNESS: Sharon B. Wallace  
Printed Name

WITNESS: M. Diane Charboneau  
Printed Name

WITNESS: M. Diane Charboneau  
Printed Name

IN WITNESS WHEREOF, I, M. Diane Charboneau, owner of the land shown hereon, do hereunto set my hand this 14<sup>th</sup> day of September, 2006.

WITNESS: M. Diane Charboneau  
BY: M. Diane Charboneau

WITNESS: M. Diane Charboneau  
Printed Name

WITNESS: Sharon B. Wallace  
Printed Name

WITNESS: Sharon B. Wallace  
Printed Name

IN WITNESS WHEREOF, I, Patrice Richardson, owner of the land shown hereon, do hereunto set my hand this 13<sup>th</sup> day of September, 2006.

WITNESS: Joan Souder  
BY: Patrice Richardson

WITNESS: Joan Souder  
Printed Name

WITNESS: Sharon Keller  
Printed Name

WITNESS: Sharon Keller  
Printed Name

**ACKNOWLEDGEMENT**  
State of Rhode Island  
County of Washington

BEFORE me personally appeared Gary W. Charboneau who is personally known to me, or has produced R.I. Drivers License as identification, and who executed the foregoing instrument, and severally acknowledged before me that he executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 17<sup>th</sup> day of September, 2006

My Commission expires: 7/13/09

Sharon B. Wallace  
Print Name

Notary Public State of Rhode Island  
Commission Number 26440

**ACKNOWLEDGEMENT**  
State of Rhode Island  
County of Washington

BEFORE me personally appeared M. Diane Charboneau who is personally known to me, or has produced R.I. Drivers License as identification, and who executed the foregoing instrument, and severally acknowledged before me that she executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 14<sup>th</sup> day of Sept., 2006

My Commission expires: 7/13/09

Sharon B. Wallace  
Print Name

Notary Public State of Rhode Island  
Commission Number 26460

**ACKNOWLEDGEMENT**  
State of Texas  
County of Tarrant

BEFORE me personally appeared Patrice Richardson who is personally known to me, or has produced Drivers License as identification, and who executed the foregoing instrument, and severally acknowledged before me that he/she executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 13<sup>th</sup> day of Sept., 2006.

My Commission expires: 7/11/2009

Amelinda T. A. Smith  
Print Name

Notary Public State of Texas  
Commission Number

**SURVEYOR AND MAPPER'S CERTIFICATE**  
This is to certify that the plat shown hereon was prepared under my direction and supervision and 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 Sec. 177.091 (9) F.S., have been placed as required by law and, further that the plat and survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and the Village of Wellington, Florida.

Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, FL 33407  
Licensed Business No. 4569

**TITLE CERTIFICATION**  
I, FREDERICK X. W. WOOD, 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 GARY CHARBONEAU, M. DIANE CHARBONEAU, and PATRICE RICHARDSON; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 08/07/06  
By: [Signature]

\* HIS WIFE AND PATRICE RICHARDSON

**VILLAGE OF WELLINGTON**  
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 14<sup>th</sup> day of October, 2006.

Village of Wellington,  
a political subdivision of the State of Florida  
BY: Thomas M. Wenham  
Mayor

Attest: 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 Florida 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 the foregoing seal affixed to said instrument is the seal of said Village and that it was affixed by due and regular Village authority and that the instrument is the free act and deed of said Village.

WITNESS my hand and official seal this 10<sup>th</sup> day of October, 2006.

My Commission expires: 5/20/06

[Signature]  
Print Name: Judy Rios  
Notary Public State of Florida  
Commission Number DD404089

**VILLAGE OF WELLINGTON**  
VILLAGE ENGINEER:

This plat is hereby approved for record this 10<sup>th</sup> day of October, 2006, and has been reviewed by a Professional Surveyor and Mapper employed by the Village of Wellington in accordance with Sec. 177.081(1), F.S.

Gary R. Clough, P.E.  
Village Engineer

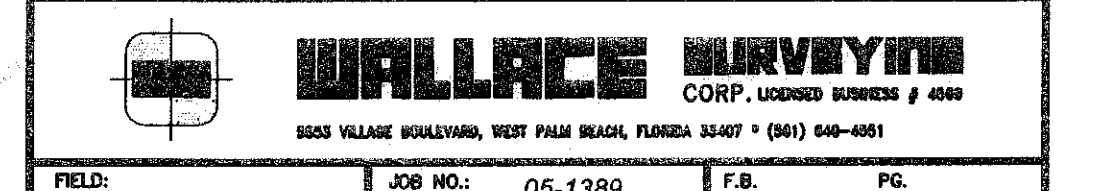
- NOTES:**
- Bearings shown hereon are based on the West line of Lot 7, Block 81, of the Plat of Saddle Trail Park of Wellington, which is assumed to bear North 00°22'11" East and all other bearings are relative thereto.
  - No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable Village of Wellington approvals or permits as required for such encroachments.
  - 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of the Village of Wellington. Building set back lines shall be as required by current Village of Wellington zoning regulations.
  - 2002 Florida State Statute - Title XII, Chapter 177.101(2). Vacation and annulment of plat subdividing land. The following is stated and applies to the underlying plat of Saddle Trail Park of Wellington. 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 the public records shall upon recordation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat.
  - Easements shown hereon as being recorded in Plat Book 41, Page 103 are hereby retained by this replat.
  - This instrument prepared by:

Kristi J. Smith  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, FL 33407  
561/640-4551

**ABBREVIATIONS AND SYMBOLS**

- [Symbol] = Denotes Set Permanent Reference Monuments (P.R.M.'s). Stamped P.R.M. L.S. # 3357.
- [Symbol] = Centerline.
- [Symbol] = Right of Way
- [Symbol] = Plat Book.
- [Symbol] = Pages.
- [Symbol] = Utility Easement.
- [Symbol] = Arc Length.
- [Symbol] = Central Angle.
- [Symbol] = Radius.

**SADDLE TRAIL PARK OF WELLINGTON REPLAT NO. 1**



FILED:	JOB NO.:	DATE:	DWG. NO.:
	05-1389	AUGUST, 2006	05-1389
OFFICE:	REF:	SHEET:	PC.
K.S.	05-1389.DWG	1 OF 2	

NOTARY SEAL (multiple instances)  
SURVEYOR'S SEAL  
VILLAGE ENGINEER'S SEAL