

REPLAT OF LOTS 8A AND 9A, THE FARMS AT EQUESTRIAN CLUB

20110261087
52

LEGAL DESCRIPTION:

KNOWN ALL MEN BY THESE PRESENTS THAT CARMINE A. VALENTE AND LESLIE K. VALENTE, AND GRAND PRX FARMS, INC., A DELAWARE CORPORATION, OWNERS OF THE LAND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS REPLAT OF LOTS 8A AND 9A, THE FARMS AT EQUESTRIAN CLUB, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 8A AND LOT 9A, THE FARMS AT EQUESTRIAN CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 188-190, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 287,564 SQUARE FEET, 6.60 ACRES, MORE OR LESS.

SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

APRIL 2011

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI AND ASSOCIATES, INC. - SURVEYOR AND MAPPERS 3433 NORTH HIATUS ROAD, SUNRISE, FLORIDA, 33351

REPLAT OF LOTS 8A AND 9A, THE FARMS AT EQUESTRIAN CLUB
PETITION NO.:
TABULAR DATA:

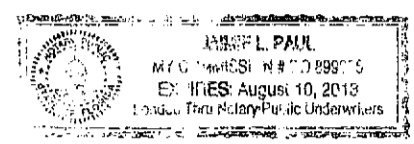
GROSS ACREAGE: 6.6 ACRES
TOTAL DWELLING UNITS: 2 D.U.
HOUSING TYPE: SINGLE FAMILY

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed & recorded on this 14 day of May 2011 and duly recorded in Plat Book on Page(s) 54-55
Sharon R. Book, Clerk & Comptroller
D.C.

OWNER'S CONSENT:
IN WITNESS WHEREOF, CARMINE A. VALENTE, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 5 DAY OF May, 2011.
WITNESS: E. Murphy PRINTED NAME: E. Murphy
WITNESS: Sisouathone Phoukhad PRINTED NAME: Sisouathone Phoukhad
BY: C.A.V. CARMINE A. VALENTE

ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED CARMINE A. VALENTE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT BY DUE AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED.

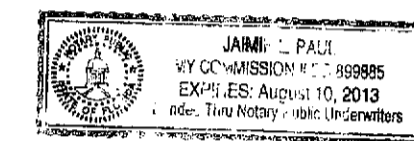
WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF May, 2011.
MY COMMISSION EXPIRES: NOTARY PUBLIC: Jaimie L. Paul PRINTED NAME OF NOTARY: Jaimie L. Paul



OWNER'S CONSENT:
IN WITNESS WHEREOF, LESLIE K. VALENTE, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 5 DAY OF May, 2011.
WITNESS: E. Murphy PRINTED NAME: E. Murphy
WITNESS: Leslie K. Valente PRINTED NAME: Leslie K. Valente
BY: Leslie K. Valente LESLIE K. VALENTE

ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED LESLIE K. VALENTE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT BY DUE AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED.

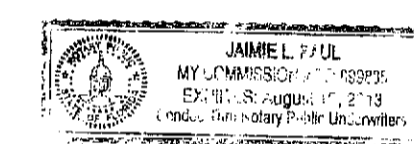
WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF May, 2011.
MY COMMISSION EXPIRES: NOTARY PUBLIC: Jaimie L. Paul PRINTED NAME OF NOTARY: Jaimie L. Paul



OWNER'S CONSENT:
IN WITNESS WHEREOF, GRAND PRX FARMS, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF May, 2011.
WITNESS: John Metzger PRINTED NAME: John Metzger GRAND PRX FARMS, INC., A DELAWARE CORPORATION
WITNESS: Sisouathone Phoukhad PRINTED NAME: Sisouathone Phoukhad BY: Douglas Matthews DOUGLAS MATTHEWS, PRESIDENT

ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DOUGLAS G. MATTHEWS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GRAND PRX FARMS, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT BY DUE AUTHORITY, AND THAT SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF May, 2011.
MY COMMISSION EXPIRES: NOTARY PUBLIC: Jaimie L. Paul PRINTED NAME OF NOTARY: Jaimie L. Paul



MORTGAGEE'S CONSENT:
STATE OF Florida
COUNTY OF Palm Beach
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THREE MORTGAGES UPON A PORTION OF 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 17361, AT PAGE 888, OFFICIAL RECORDS BOOK 22081, AT PAGE 1024, OFFICIAL RECORDS BOOK 22579, AT PAGE 1598, AND OFFICIAL RECORDS BOOK 22787, AT PAGE 118, AS MODIFIED AND ASSIGNED, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Charles W. Edgar III AS, Attorney in fact WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF May, 2011.
WITNESS: E. Murphy PRINTED NAME: E. Murphy CYPRESS FLORIDA HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: Sisouathone Phoukhad PRINTED NAME: Sisouathone Phoukhad BY: Charles W. Edgar III PRINTED NAME: Charles W. Edgar III TITLE: Attorney in fact

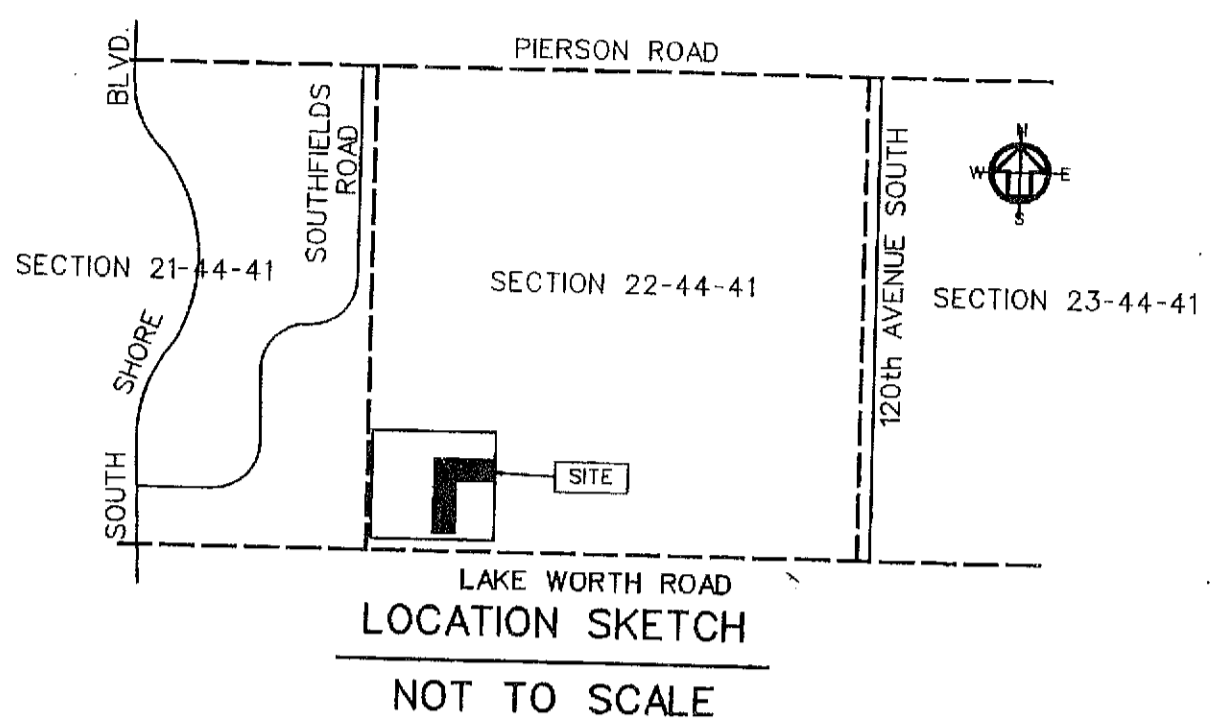
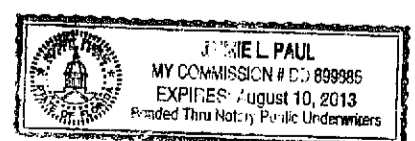
ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED CYPRESS FLORIDA HOLDINGS LLC, AND A DELAWARE CORPORATION, AND A LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF May, 2011.
MY COMMISSION EXPIRES: NOTARY PUBLIC: Jaimie L. Paul PRINTED NAME OF NOTARY: Jaimie L. Paul

MORTGAGEE'S CONSENT:
STATE OF Florida
COUNTY OF Palm Beach
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 24542, AT PAGE 1117, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Kyle McFadden AS, Vice Pres. WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF May, 2011.
WITNESS: Denise L. Doran PRINTED NAME: Denise L. Doran CYPRESS TRUST COMPANY AS TRUSTEE
WITNESS: E. Murphy PRINTED NAME: E. Murphy BY: Kyle McFadden PRINTED NAME: Kyle McFadden TITLE: Vp

ACKNOWLEDGEMENT:
STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED Kyle McFadden, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. OF CYPRESS TRUST COMPANY, AS TRUSTEE, AND ACKNOWLEDGES TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF May, 2011.
MY COMMISSION EXPIRES: NOTARY PUBLIC: Jaimie L. Paul PRINTED NAME OF NOTARY: Jaimie L. Paul



00073-064

SHEET 1 OF 2



VILLAGE OF WELLINGTON APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION:

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 5TH DAY OF July, 2011.
VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: Darell Bowen MAYOR
ATTEST: Awilda Rodriguez AWILDA RODRIGUEZ VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED DARELL BOWEN 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 THE FOREGOING 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 5 DAY OF July, 2011.
MY COMMISSION EXPIRES: NOTARY PUBLIC: Rachel K. Galloway PRINTED NAME OF NOTARY: Rachel K. Galloway

VILLAGE OF WELLINGTON ENGINEER'S APPROVAL:

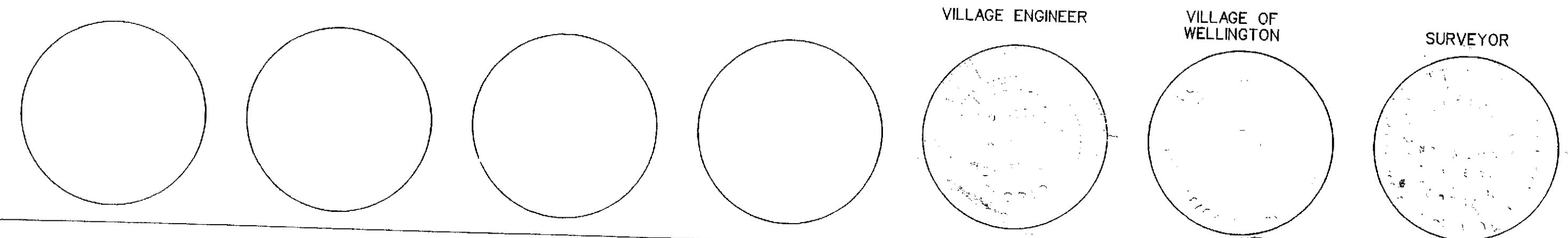
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 5TH DAY OF July, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081 (1) F.S.
WILLIAM RIEBE, P.E. VILLAGE ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH }
I, JOHN T. METZGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 9018-2510051 FOR THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GRAND PRX FARMS, INC. (AS TO THE EAST 410.0 FEET OF LOT 8A), AND CARMINE AND LESLIE VALENTE (AS TO LOT 8A AND THE WEST 215 FEET OF LOT 9A); THAT THE 2010 AND PRIOR YEARS TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION BY THIS PLAT.
DATED: May 24, 2011 BY: John Metzger McDONALD HOPKINS, LLC
BY: John Metzger JOHN METZGER AS ITS VICE PRESIDENT
Authorized Agent

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH }
I HEREBY 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 (C.P.S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.
SCOTT A. GUZZI, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 5108
3433 NORTH HIATUS ROAD, SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION L.B. NO. 6893
DATE: 5-3-11



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IT'S GOOD!

SCOTT A. GUZZI & ASSOC., INC.
Surveyors and Mappers
3433 NORTH HIATUS ROAD
SUNRISE, FLORIDA 33351

REPLAT OF LOTS 8A AND 9A,
THE FARMS AT EQUESTRIAN CLUB