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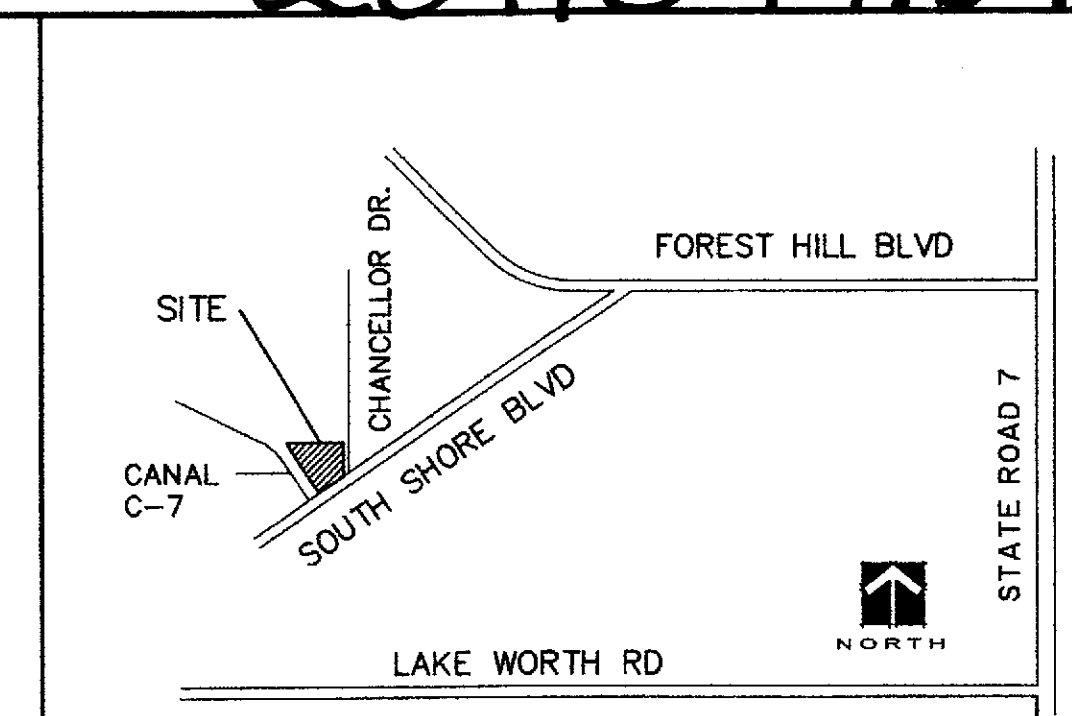
151

REPLAT OF TRACT "C" MAYFAIR AT WELLINGTON

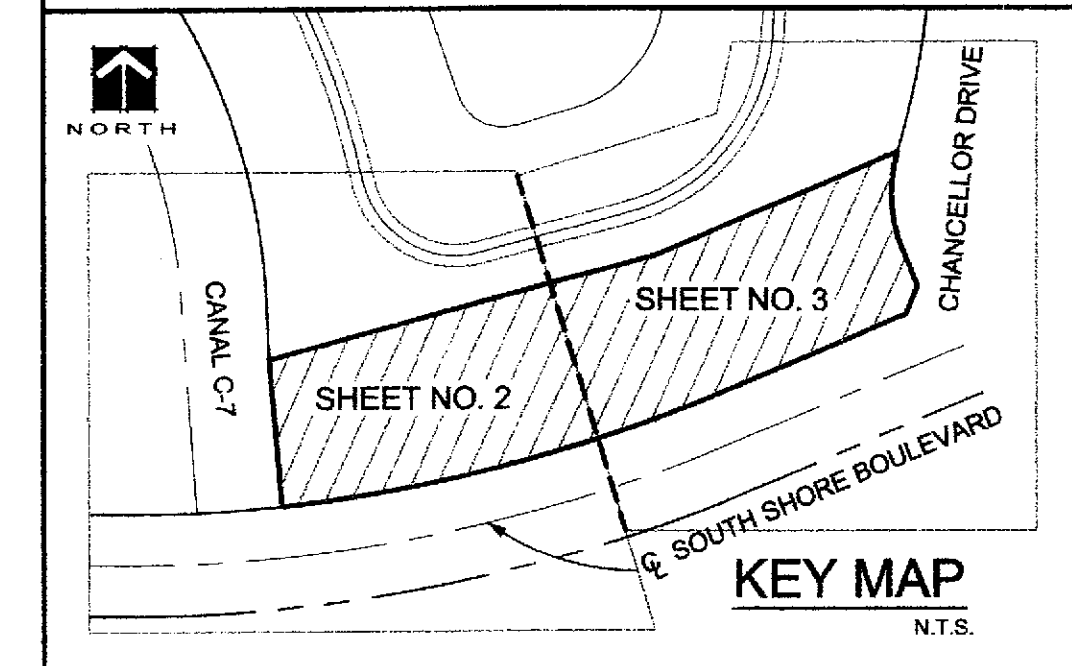
BEING A REPLAT OF TRACT "C", MAYFAIR AT WELLINGTON, AS RECORDED IN PLAT BOOK 103, PAGES 171 THROUGH 177, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 15, TOWNSHIP 44 SOUTH RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 2011
SHEET 1 OF 3

0073-066



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT 3:38 PM THIS 30 DAY OF November, 2011, AND DULY RECORDED IN PLAT BOOK NO. 114 ON PAGE 151 THRU 153

SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *Sharon Bock*, D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS REPLAT OF TRACT "C", MAYFAIR AT WELLINGTON, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "C", MAYFAIR AT WELLINGTON, AS RECORDED IN PLAT BOOK 103, PAGES 171 THROUGH 177, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 3.90 ACRES, MORE OR LESS.

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

TRACTS

TRACTS "C-1", "C-2" AND "C-3", AS SHOWN HEREON, ARE HEREBY RESERVED BY VILLAGE PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE PLACE, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORD BOOK 24755, PAGE 1475. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, JAMES J. WARD III, THIS 1ST DAY OF NOVEMBER, 2011.

VILLAGE PLACE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *James J. Ward III*
JAMES J. WARD, III
MANAGER

WITNESS: *Richard C. Bell*
PRINTED NAME: Richard C. Bell

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES J. WARD, III, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF VILLAGE PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 WAS 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 1 DAY OF November, 2011.
MY COMMISSION EXPIRES: April 23, 2013
NOTARY PUBLIC
COMMISSION NO. DD 883202 PRINTED NAME: Daniel A. Dos Santos

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A TITLE INSURANCE COMPANY 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 VILLAGE PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10/31/2011
Treasa Odum
TREASA ODUM
NATIONAL TITLE OPERATION MANAGER

SURVEYOR AND MAPPER'S CERTIFICATION

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 PLAT 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 CHAPTER 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 11-02-11 BY: *Jonathan T. Gilbert*
JONATHAN T. GILBERT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5604
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. #2438

THIS INSTRUMENT WAS PREPARED BY MICHAEL D. VERNON OF MICHAEL B. SCHORAH AND ASSOCIATES, INC.

AREA TABULATION

TRACT "C-1"	0.93 ACRES
TRACT "C-2"	1.88 ACRES
TRACT "C-3"	1.09 ACRES
TOTAL	3.90 ACRES

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30TH DAY OF November, 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.
DATE: 11/30/11
William Riebe, P.E.
WILLIAM RIEBE, P.E.
VILLAGE ENGINEER

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 30 DAY OF November, 2011.

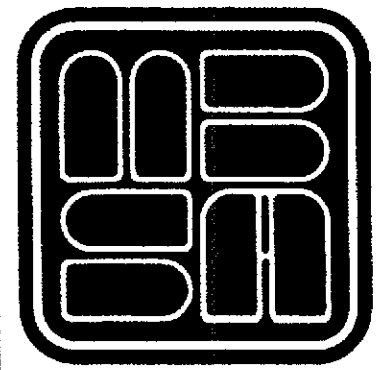
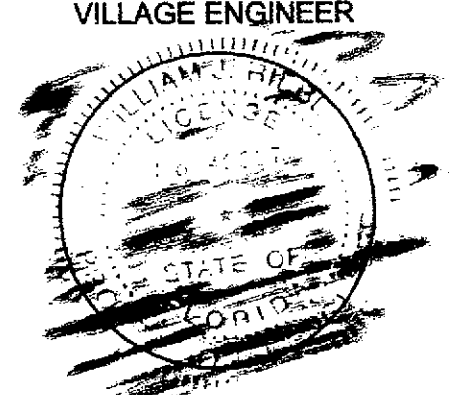
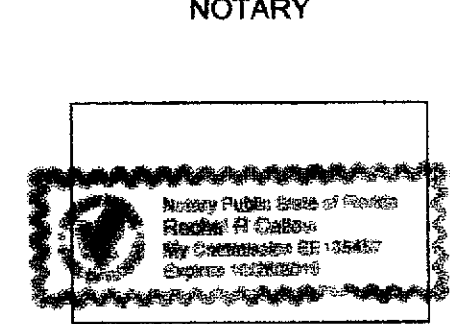
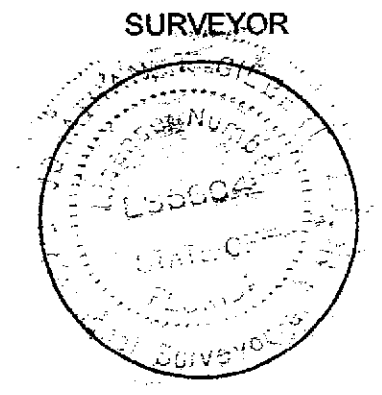
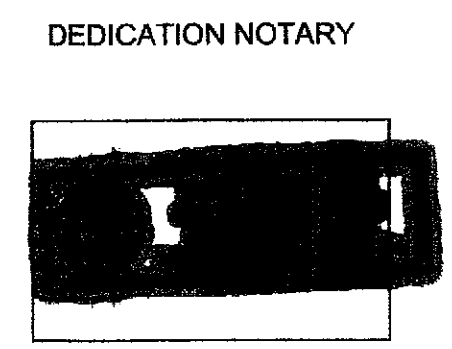
VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Darell Bowen*
DARELL BOWEN
MAYOR
ATTEST: *Awilda Rodriguez*
AWILDA RODRIGUEZ
VILLAGE CLERK

ACKNOWLEDGMENTS

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 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 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 30TH DAY OF November, 2011.
MY COMMISSION EXPIRES: 10/26/2015
Rachelle R. Carr
RACHELLE R. CARR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.

SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
 - THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON WATER OR SEWER EASEMENTS OR UTILITY EASEMENTS.
 - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
 - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - PGS. = PAGES
 - D.B. = DEED BOOK
 - P.B.C. = PALM BEACH COUNTY
 - R/W = RIGHT OF WAY
 - CL = CENTERLINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = CURVE CENTRAL ANGLE
 - = DENOTES SET P.C.P. L.B. 2438
 - = DENOTES SET P.R.M. L.B. 2438
 - = DENOTES FOUND P.R.M. PSM 5019
 - = DENOTES FOUND P.C.P. L.B. 4396
 - LC = CHORD LENGTH
 - CH.B. = CHORD BEARING
 - R.L. = RADIAL LINE
 - TYP. = TYPICAL
 - N = NORTHING, WHEN USED WITH COORDINATES
 - E = EASTING, WHEN USED WITH COORDINATES
 - S.E. = SEWER EASEMENT
 - W.E. = WATER EASEMENT
 - W.S.E. = WATER AND SEWER EASEMENT
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - FD. = FOUND
 - OA. = OVERALL
 - C.M. = CONCRETE MONUMENT
 - F.P.L. = FLORIDA POWER AND LIGHT
 - V.O.W.D.E. = VILLAGE OF WELLINGTON DRAINAGE EASEMENT
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
 - BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT "C" MAYFAIR AT WELLINGTON, P.B. 103, PG. 171, BEARING ALONG SAID LINE BEING N 04° 05' 35" W, ALL BEARINGS ARE RELATIVE THERETO.
 - 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 THIS COUNTY.



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

REPLAT OF TRACT "C"
MAYFAIR AT WELLINGTON