

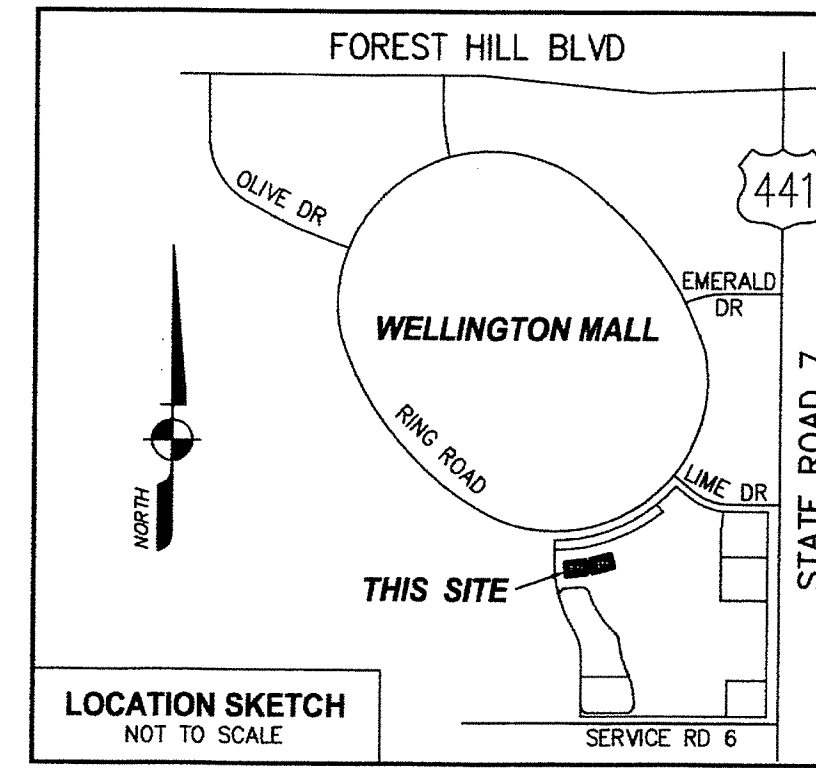
WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 3
BEING PORTIONS OF TRACT H, WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 1, PLAT BOOK 111, PAGES 176 - 186
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

195

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 11:50 am this 4 day of June, 2013, and duly recorded in Plat Book 111, Pages 195 through 196.

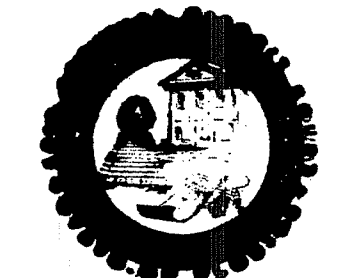
SHARON R. BOCK
Clerk & Comptroller
By: M. C. G. (Signature)

SHEET 1 OF 2



THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
APRIL 2013

00073-078



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIG DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND KNOWN AS WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 3, BEING PORTIONS OF TRACT H, WELLINGTON GREEN, A MUPD/PUD, REPLAT NO. 1, AS RECORDED IN PLAT BOOK 111, PAGES 176 - 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A portion of Tract H, according to the plat of WELLINGTON GREEN, A MUPD/PUD, REPLAT NO. 1, recorded in Plat Book 111, Pages 176 and 186 inclusive, of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the northwest corner of said Tract H; thence S02°12'42"W, along the west line of said Tract H, a distance of 138.03 feet; thence S87°00'54"E, 68.33 feet to Point of Beginning Number 1; thence N87°15'02"E, 60.86 feet; thence N84°03'17"E, 66.42 feet; thence S03°06'06"E, 86.06 feet; thence S85°27'59"W, 127.23 feet; thence N03°06'06"W, 86.32 feet to the Point of Beginning Number 1. (10,850 square feet)

Together with the following parcel.

COMMENCE at the northwest corner of said Tract H; thence S02°12'42"W, along the west line of said Tract H, a distance of 119.72 feet; thence S87°47'18"E, 231.08 feet to Point of Beginning Number 2; thence N76°53'54"E, 127.82 feet; thence S13°06'06"E, 83.90 feet; thence S76°55'05"W, 136.31 feet; thence N13°06'05"W, 25.93 feet; thence N04°45'23"W, 58.53 feet to the Point of Beginning Number 2. (11,187 square feet)

Together containing 22,037 square feet, 0.5059 acres, more or less.

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

1. LOT 1 AND LOT 2 AS SHOWN HEREON, ARE HEREBY DEDICATED TO FIG DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, FIG DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT J. SCHMIER AS THE PRESIDENT OF FERN DEVELOPMENT CORP., THE MANAGER OF FIG DEVELOPMENT, LLC AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF May, 2013.

FIG DEVELOPMENT, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

BY: FERN DEVELOPMENT CORP.,
A FLORIDA CORPORATION

ITS: MANAGER

BY: Robert J. Schmier, President

ATTEST BY:

Douglas R. Fenwick, Secretary

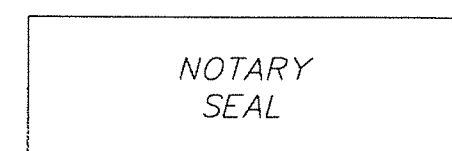
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT J. SCHMIER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FERN DEVELOPMENT CORP., THE MANAGER OF FIG DEVELOPMENT, LLC, 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 1st DAY OF May, 2013.

MY COMMISSION EXPIRES: 4/9/2016



Notary Public - State of Florida
Commission Expires 4/9/2016

Dominique Grillard, Notary Public, Commission No. EE 187949

MORTGAGEE'S CONSENT

STATE OF Michigan
COUNTY OF Wayne

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 RECORD BOOK 22412, AT PAGE 130, (MODIFIED BY DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 24036, PAGE 1249) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

COMERICA BANK

WITNESS: Cathy Hufnagel, Printed Name

WITNESS: Mary Taylor, Printed Name

BY: Susan K. Zschering, Printed Name

TITLE: Vice President

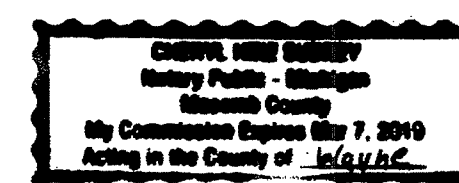
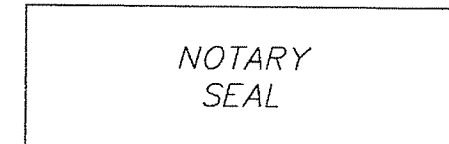
ACKNOWLEDGMENT

STATE OF Michigan
COUNTY OF Wayne

BEFORE ME PERSONALLY APPEARED Susan K. Zschering, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF COMERICA BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF May, 2013

MY COMMISSION EXPIRES: March 7, 2019



Cheryl Hine Sudney, Notary Public, Commission No.

Cheryl Hine Sudney, Printed Name

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I RICHARD B. MACFARLAND, 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 IN FIG DEVELOPMENT, LLC, 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 ON THIS PLAT.

DATED: April 11, 2013

Richard B. MacFarland, Florida Bar Number: 293563, Attorney at Law

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 PLAT AND SURVEY DATA IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S.), 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED: May 1, 2013

John T. Doogan, P.L.S., Professional Land Surveyor, Florida Registration No. 4409, Aviom & Associates, Inc., L.B. No. 3300

VILLAGE ENGINEER

THE PLAT IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF JUNE, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON AND IN ACCORDANCE WITH SEC 177.081(1), FLORIDA STATUTES.

DATED: June 3, 2013

William Riebe, P.E., Village Engineer

APPROVAL OF PLAT BY VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF WELLINGTON

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS SHOWN HEREON THIS 28th DAY OF May, 2013.

THE VILLAGE OF WELLINGTON
A FLORIDA MUNICIPAL CORPORATION

Attest: Awilda Rodriguez, Village Clerk

Bob Margolis, Mayor

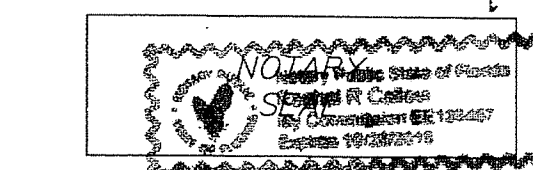
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AWILDA RODRIGUEZ AND BOB MARGOLIS, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, 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 THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT 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 SEAL THIS 28th DAY OF May, 2013.

MY COMMISSION EXPIRES: 10/26/2015



Cheryl Hine Sudney, Notary Public, Commission No. EE135457, Rachel R. Cablovi, Printed Name

NOTICE:

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 PALM BEACH COUNTY.

