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DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LAS PALMAS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS LAS PALMAS RANCH - REPLAT, A REPLAT OF TRACTS 1 AND 2, LAS PALMAS RANCH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 84 AND 85; WHICH IS A REPLAT OF TRACTS 1 AND 20, LAS PALMAS EQUESTRIAN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 189 THROUGH 192; BOTH PLATS ARE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER TRACT 2; THENCE NORTH 89°41'34" EAST, ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 900.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 498.00 FEET; THENCE NORTH 89°41'34" EAST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 532.24 FEET; THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 215.09 FEET; THENCE SOUTH 38°16'46" EAST, A DISTANCE OF 714.90 FEET; THENCE SOUTH 51°43'14" WEST, A DISTANCE OF 560.00 FEET; THENCE NORTH 38°16'46" WEST, A DISTANCE OF 1826.68 FEET; THENCE NORTH 89°41'34" EAST, A DISTANCE OF 392.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,574,341 SQUARE FEET OR 36.14 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MONITOR, INSPECT, AND MAINTAIN THE LITTORAL ZONES AND FILTER MARSHES AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM AND ANY OTHER ENVIRONMENTAL MATTERS AND FEATURES OF THE PROPERTY CONSISTENT WITH THE VILLAGE OF WELLINGTON'S GOVERNMENTAL OBLIGATIONS AND RESPONSIBILITIES.
2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE 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 FACILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS. SAID UTILITY EASEMENTS ARE FOR UNDERGROUND USE ONLY.
3. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCLOSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
4. THE LAKE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
5. THE LAKE ACCESS AND LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
6. IT IS A PUNISHABLE VIOLATION OF VILLAGE OF WELLINGTON LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE LAKE, EXCEPT UPON THE WRITTEN APPROVAL OF THE VILLAGE ENGINEER. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE.
7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
8. THE PRIVATE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND PRIVATE STREET PURPOSES AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION. NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC.
9. THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF THE EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NUMBER 03.
10. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
11. THE ACCESS EASEMENT (TRACT 1) AS SHOWN HEREON IS HEREBY DEDICATED TO THE PROPERTY OWNER(S) OF TRACT 1 AND THEIR SUCCESSORS IN TITLE FOR INGRESS/ EGRESS PURPOSES AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION. NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER(S) OF TRACT 1.

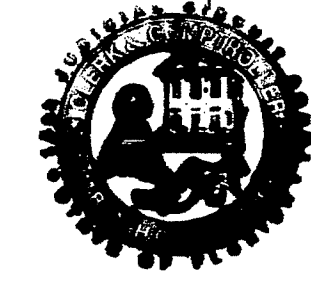
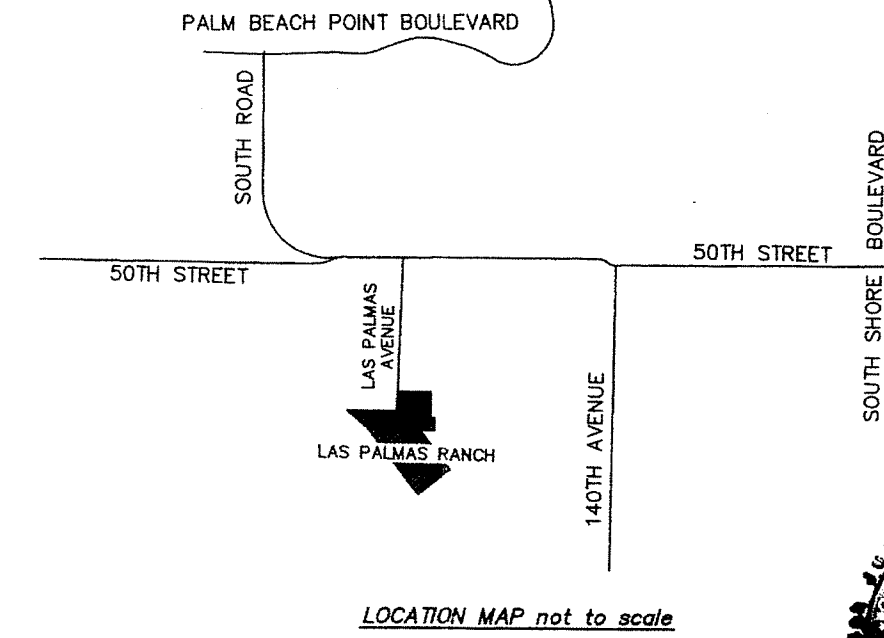
IN WITNESS WHEREOF, LAS PALMAS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS DAY OF 29 April 2015.

LAS PALMAS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY. BY: Don Cruitt, JAVIER GUERRA, MANAGER. WITNESS: Janice L. Dippel.

LAS PALMAS RANCH REPLAT

A REPLAT OF TRACTS 1 AND 2, LAS PALMAS RANCH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 84 AND 85; WHICH IS A REPLAT OF TRACTS 1 AND 20, LAS PALMAS EQUESTRIAN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 189 THROUGH 192; BOTH PLATS ARE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LOCATED IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON PALM BEACH COUNTY, FLORIDA APRIL, 2015 SHEET 1 OF 2



STATE OF FLORIDA COUNTY OF PALM BEACH. This Plat was filed for record at 5:00 P.M. this 16th day of June 2015, and duly recorded in Plat Book No. 120 on page 1-2.

SHARON R. BOCK, Clerk Circuit Court & Comptroller. By: William J. Riepe, P.E., C.C., VILLAGE ENGINEER.

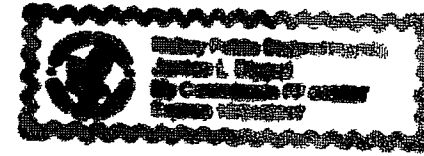
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAVIER GUERRA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LAS PALMAS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF APRIL 2015.

MY COMMISSION EXPIRES: 10/31/17



NOTARY PUBLIC: Janice L. Dippel. PRINT NAME: Janice L. Dippel. PRINT NUMBER: FF 048297

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 22872 AT PAGES 788 THROUGH 794 AND IN OFFICIAL RECORD BOOK 23902 AT PAGES 675 THROUGH 681 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF April 2015.

WITNESS: Don Cruitt, FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA. PRINT NAME: Don Cruitt

WITNESS: Janice L. Dippel, Lloyd R. Rosier, Vice President, Todd J. Bank.

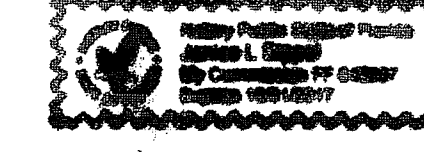
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TODD J. BANK WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE ASSOCIATION SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF APRIL 2015.

MY COMMISSION EXPIRES: 10/31/17



NOTARY PUBLIC: Janice L. Dippel. PRINT NAME: Janice L. Dippel. PRINT NUMBER: FF 048297

PROPERTY OWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 2 DAY OF May 2015.

LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.

WITNESS: Javier Guerra, Marcia Radosevich, President. PRINT NAME: JAVIER GUERRA

WITNESS: Perla Boord. PRINT NAME: PERLA BOORD

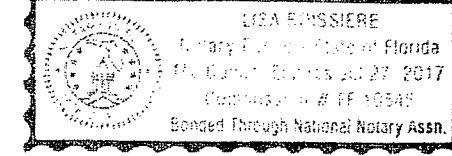
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARCIA RADOSEVICH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 IS 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 2 DAY OF MAY 2015.

MY COMMISSION EXPIRES: 07/27/2017



NOTARY PUBLIC: Lisa Boissiere. PRINT NAME: LISA BOISSIERE. PRINT NUMBER: FF 10546

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, HILDA M. PORRO, 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 LAS PALMAS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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.

DATE: 5-6-15 BY: Hilda M. Porro, Attorney at Law, Florida Bar Number: 821550

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 4th DAY OF June 2015.

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

BY: Bob Margolis, Mayor. ATTEST: Amilda Rodriguez, Village Clerk.

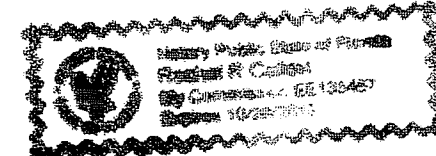
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS AND AMILDA 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 THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND 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 OFFICIAL SEAL THIS 9 DAY OF June 2015.

MY COMMISSION EXPIRES: 10/26/2015



NOTARY PUBLIC: Rachel J. Callen. PRINT NAME: Rachel J. Callen. PRINT NUMBER: EE 135457

MORTGAGEE'S SEAL

LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC. SEAL

VILLAGE OF WELLINGTON SEAL

VILLAGE ENGINEER SEAL

SURVEYOR SEAL

J.D. Development Services, Inc. 570-A Royal Palm Beach Boulevard, Royal Palm Beach, Florida, 33411. File No. 7992 (4-28-15). Florida Certificate No.: 4861.