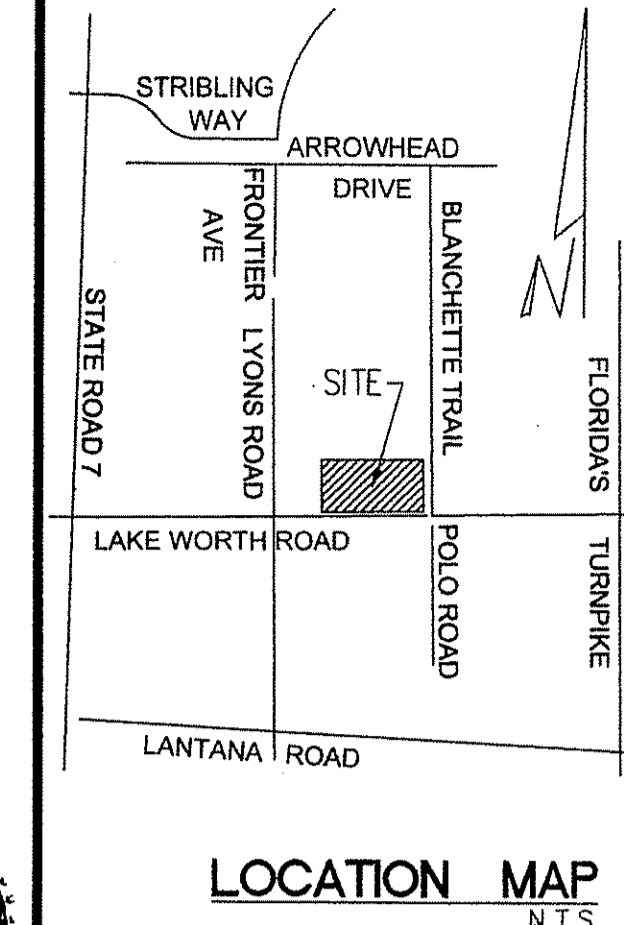


# HARBOR CHASE AT WELLINGTON CROSSING, P.U.D.

BEING A REPLAT OF  
A PORTION OF TRACTS 59 AND 60, BLOCK 24, PALM BEACH FARMS COMPANY, PLAT No. 3,  
RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA, SHEET 1 OF 2

AREA TABULATION	
TRACT "A":	16.483 ACRES
TRACT "B":	0.111 ACRES
TRACT "C":	0.017 ACRES
TRACT "D":	0.034 ACRES
TRACT "E":	0.322 ACRES
WATER MANAGEMENT TRACT:	1.313 ACRES
PLAT TOTAL:	18.280 ACRES



18

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR  
RECORD AT  
THIS 26 DAY OF 11:18 AM  
2016 AND DULY RECORDED IN  
PLAT BOOK NO. 18-19  
ON PAGE 18-19

SHARON R. BOCK,  
CLERK AND COMPTROLLER

BY: *[Signature]* D.C.

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SGD WELLINGTON CROSSING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "HARBOR CHASE AT WELLINGTON CROSSING, P.U.D.", BEING A REPLAT OF A PORTION OF TRACTS 59 AND 60, BLOCK 24, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DESCRIPTION:

TRACTS 59 AND 60, BLOCK 24, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS ROAD RIGHT OF WAYS.

AND BEING FURTHER DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 59 AND 60, BLOCK 24, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 60, BLOCK 24, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°56'38" EAST ALONG THE WEST RIGHT OF WAY LINE OF 30 FOOT ROADWAY BETWEEN SAID TRACT 60 AND TRACT 61, OF SAID BLOCK 24, A DISTANCE OF 603.00 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD AS RECORDED IN DEED BOOK 899, PAGE 673 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'30" WEST ALONG THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD AS RECORDED IN SAID DEED BOOK 899, PAGE 673 AND IN DEED BOOK 900, PAGE 523 OF SAID PUBLIC RECORDS, A DISTANCE OF 1320.13 FEET TO THE EAST BOUNDARY LINE OF TRACT 58 OF SAID BLOCK 24; THENCE NORTH 00°56'38" WEST ALONG SAID EAST BOUNDARY OF TRACT 58, BLOCK 24, A DISTANCE OF 603.39 FEET TO THE SOUTHWEST CORNER OF TRACT "J" AS SHOWN ON THE PLAT OF CYPRESS WOODS I AS RECORDED IN PLAT BOOK 66, PAGE 127 OF SAID PUBLIC RECORDS; THENCE NORTH 89°03'50" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT "J", A DISTANCE OF 1320.13 FEET TO THE POINT OF BEGINNING.

CONTAINING: 18.280 ACRES, MORE OR LESS.

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

### TRACTS:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY SGD WELLINGTON CROSSING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SGD WELLINGTON CROSSING, LLC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, IN FEE SIMPLE, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACTS "D" AND "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

WATER MANAGEMENT TRACT-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR SGD WELLINGTON CROSSING, LLC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 28144, PAGE 1819, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### EASEMENTS:

THE 20 FOOT LAKE MAINTENANCE EASEMENT IS HEREBY RESERVED FOR SGD WELLINGTON CROSSING, LLC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

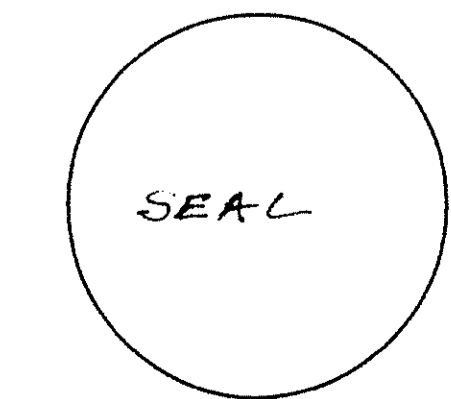
THE 5 FOOT LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 35 FOOT SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SGD WELLINGTON CROSSING, LLC, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BUS BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

DEDICATION CONTINUED ABOVE RIGHT

AS TO DEDICATION:



SGD WELLINGTON CROSSING, LLC.

### DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF FINANCIAL OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF JUNE, 2016.

SGD WELLINGTON CROSSING, LLC.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA.

WITNESS: *[Signature]*  
PRINT NAME: *[Signature]*  
WITNESS: *[Signature]*  
PRINT NAME: *[Signature]*

BY: *[Signature]*  
C  
CHRISTOPHER T. PORTER,  
CHIEF FINANCIAL OFFICER

### ACKNOWLEDGMENTS

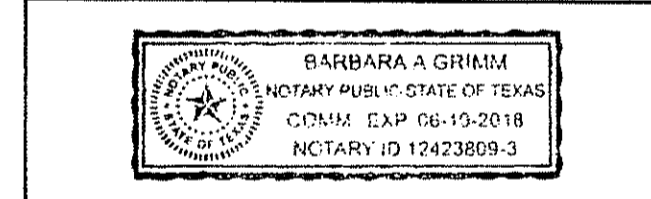
STATE OF FLORIDA TEXAS  
COUNTY OF PALM BEACH DALLAS

BEFORE ME PERSONALLY APPEARED Christopher T. Porter, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF FINANCIAL OFFICER OF SGD WELLINGTON CROSSING, 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 THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF June, 2016.

NOTARY PUBLIC *[Signature]*  
PRINT NAME: *[Signature]*

MY COMMISSION EXPIRES: 6/10/18 COMMISSION NUMBER: 12423801-3



### TITLE CERTIFICATION

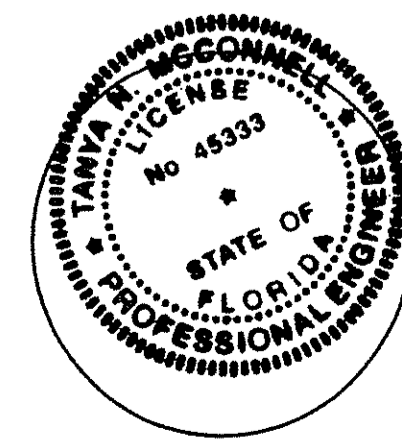
STATE OF FLORIDA  
COUNTY OF Hillsborough

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS 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 IN SGD WELLINGTON CROSSING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 16, 2016 BY: *[Signature]* JEFFREY B. STRIBE (PRINTED NAME) - (TITLE)

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 27th DAY OF July, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.



COUNTY ENGINEER

*[Signature]*  
GEORGE WEBB - COUNTY ENGINEER

### SURVEYORS NOTES

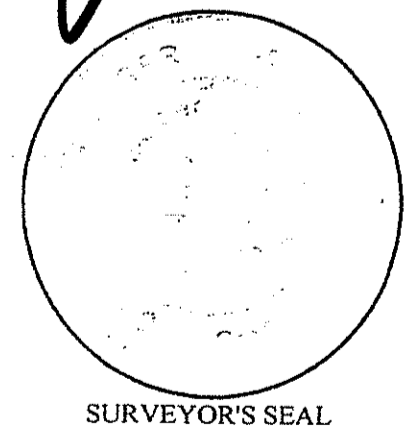
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF TRACT "J" OF CYPRESS WOODS I, RECORDED IN PLAT BOOK 66, PAGE 127 OF SAID PUBLIC RECORDS AND HAVING A GRID BEARING OF N.89°03'30"E. BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 '90 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PROJECT NO. 5130-001.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE (TRANSVERSE MERCATOR)  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 1.000023  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
PLAT BEARING = GRID BEARING  
NO ROTATION

### SURVEYOR & MAPPER'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 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 SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6/17/2016

GARY A. RAGER, P.S.M.  
LICENSE NO. 4828  
STATE OF FLORIDA



SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY  
GARY A. RAGER, P.S.M.  
15422 STATE OF FLORIDA  
GEOPOINT SURVEYING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 105,  
RIVIERA BEACH, FLORIDA 33404  
CERTIFICATE OF AUTHORIZATION NO. LB7768

GeoPoint  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

FILED BY: GARY RAGER ON 6/20/16 10:56 AM LAST SIGNED BY: GARY RAGER ON 6/20/16 10:56 AM