

WELLINGTON COUNTRYPLACE ESTATES

IN PART OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER, 2016
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 1:37 PM
on the 15 day of December, 2016
and duly recorded in Plat Book 122
Page(s) 166-167
Sharon B. Bock, Clerk & Comptroller

DEDICATIONS

STATE OF FLORIDA, COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENSTE STABLES LLC, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON COUNTRYPLACE ESTATES, LYING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 51' 46" EAST ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1,391.00 FEET; THENCE SOUTH 89° 16' 44" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 SAID EAST RIGHT OF WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 21, AND THE POINT OF BEGINNING; THENCE NORTH 00° 51' 46" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 360.00 FEET; THENCE SOUTH 89° 17' 07" EAST, A DISTANCE OF 149.92 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 260.00 FEET; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 204.20 FEET, THENCE SOUTH 44° 17' 07" EAST, A DISTANCE OF 187.87 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 140.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 109.96 FEET, THENCE SOUTH 89° 17' 07" EAST, A DISTANCE OF 532.16 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 452.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 355.66 FEET, THENCE NORTH 45° 42' 53" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 463.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 12' 11", A DISTANCE OF 204.04 FEET; THENCE N 00° 27' 01" EAST, A DISTANCE OF 825.86 FEET TO THE SOUTHWEST CORNER OF CIVIC SITE OF WELLINGTON COUNTRYPLACE P.U.D., AS RECORDED IN PLAT BOOK 38, PAGES 190 AND 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 32' 59" EAST ALONG THE SOUTH LINE OF SAID CIVIC SITE, A DISTANCE OF 1,018.91 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1,440.00 FEET, AT SAID INTERSECTION TANGENT BEARS NORTH 19° 38' 38" WEST; TO THE WEST RIGHT-OF-WAY OF SOUTH SHORE BLVD.; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD, AS SHOWN ON THE PLAT OF SOUTHFIELDS PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 39, PAGES 19 THROUGH 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SOUTHFIELDS PHASE II OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., AS RECORDED IN PLAT BOOK 39, PAGES 23 THROUGH 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 40° 08' 16", A DISTANCE OF 1,008.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20° 29' 38" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 184.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1,560.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19° 28' 36", A DISTANCE OF 530.29 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 01' 02" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 281.62 FEET TO THE NORTHEAST CORNER OF COMMERCIAL SITE - WELLINGTON COUNTRY PLACE P.U.D., AS RECORDED IN PLAT BOOK 45, PAGE 12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88° 58' 58" WEST, ALONG THE NORTH LINE OF SAID COMMERCIAL SITE, A DISTANCE OF 440.00 FEET TO THE NORTHWEST CORNER OF SAID COMMERCIAL SITE; THENCE SOUTH 01° 01' 02" WEST, ALONG THE WEST LINE OF SAID COMMERCIAL SITE, A DISTANCE OF 696.57 FEET TO A POINT ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1118, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89° 28' 03" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 715.27 FEET TO THE SOUTHEAST CORNER OF MIDA FARMS, AS RECORDED IN PLAT BOOK 114, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00° 51' 46" EAST ALONG THE EAST LINE OF SAID MIDA FARMS, A DISTANCE OF 1,336.26 FEET TO THE NORTHEAST CORNER OF SAID MIDA FARMS; THENCE NORTH 89° 17' 07" WEST, ALONG THE NORTH LINE OF SAID MIDA FARMS, A DISTANCE OF 1,440.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 69.16 ACRES MORE OR LESS.

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

- THE BUFFER EASEMENT AS SHOWN HEREON, ARE DEDICATED TO WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- THE BRIDLE EASEMENT, AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
- THE GOLF CART EASEMENT, AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS.
- THE 50 FOOT MAINTENANCE EASEMENT ALONG THE NORTH PLAT LINE IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE OF STORM WATER CANALS.

IN WITNESS WHEREOF, FAR NIENSTE STABLES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, MARK BELLISSIMO, THIS 28th DAY OF November, 2016.

BY: Mark Bellissimo
MARK BELLISSIMO, MANAGER
FAR NIENSTE STABLES, LLC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF November, 2016, BY MARK BELLISSIMO, AS MANAGER OF FAR NIENSTE STABLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF November, 2016.

MY COMMISSION EXPIRES: 9-23-2018
COMMISSION NO.: FF 128868

PRINT NAME: Kelli Perez
NOTARY SEAL:

MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND SECURITY AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE AND SECURITY AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28211, PAGE 1537 AND THE MORTGAGE AND SECURITY AGREEMENT (SECOND MORTGAGE FOR CROSS-COLLATERAL) RECORDED IN OFFICIAL RECORD BOOK 28211, PAGE 1553 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF December, 2016

FLORIDA COMMUNITY BANK, N.A.
A NATIONAL BANKING ASSOCIATION

ATTEST: Terry Farina BY: David Albright
Terry Farina, Vice President David Albright, Sr. Vice President
PRINT NAME AND TITLE PRINT NAME AND TITLE

ACKNOWLEDGEMENT

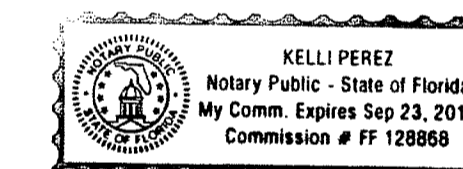
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright and Terry Farina, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President and Vice President OF FLORIDA COMMUNITY BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF December, 2016.

MY COMMISSION EXPIRES: 9-23-2018

PRINT NAME: Kelli Perez
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: FF 128868



MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE MODIFICATION AND SPREADER AGREEMENT, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE MODIFICATION AND SPREADER AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28211, PAGE 1586 AND THE MORTGAGE AND SECURITY AGREEMENT (SECOND MORTGAGE FOR CROSS-COLLATERAL) RECORDED IN OFFICIAL RECORD BOOK 27267, PAGE 0042 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF December, 2016

FLORIDA COMMUNITY BANK, N.A.
A NATIONAL BANKING ASSOCIATION

ATTEST: Terry Farina BY: David Albright
Terry Farina, Vice President David Albright, Sr. Vice President
PRINT NAME AND TITLE PRINT NAME AND TITLE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright and Terry Farina, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President and Vice President OF FLORIDA COMMUNITY BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF December, 2016.

MY COMMISSION EXPIRES: 9-23-2018

PRINT NAME: Kelli Perez
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: FF 128868



MORTGAGEES CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF December, 2016

FLORIDA COMMUNITY BANK, N.A.
A NATIONAL BANKING ASSOCIATION

ATTEST: Terry Farina BY: David Albright
Terry Farina, Vice President David Albright, Sr. Vice President
PRINT NAME AND TITLE PRINT NAME AND TITLE

ACKNOWLEDGEMENT

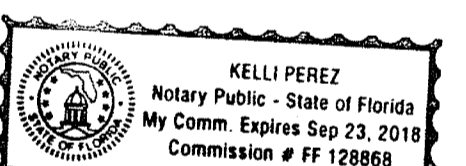
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David Albright and Terry Farina, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President and Vice President OF FLORIDA COMMUNITY BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID NATIONAL BANKING ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL BANKING ASSOCIATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF December, 2016.

MY COMMISSION EXPIRES: 9-23-2018

PRINT NAME: Kelli Perez
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: FF 128868



ACCEPTANCE OF DEDICATION BY THE PROPERTY OWNERS ASSOCIATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF November, 2016.

ATTEST: Michael Stone BY: Mark Bellissimo
MICHAEL STONE, TREASURER MARK BELLISSIMO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK BELLISSIMO AND MICHAEL STONE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER, OF THE WELLINGTON COUNTRYPLACE PROPERTY OWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID DOCUMENT 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 28th DAY OF November, 2016.

MY COMMISSION EXPIRES: 9-23-18
COMMISSION NO.: FF 128868

PRINT NAME: Kelli Perez
NOTARY PUBLIC

