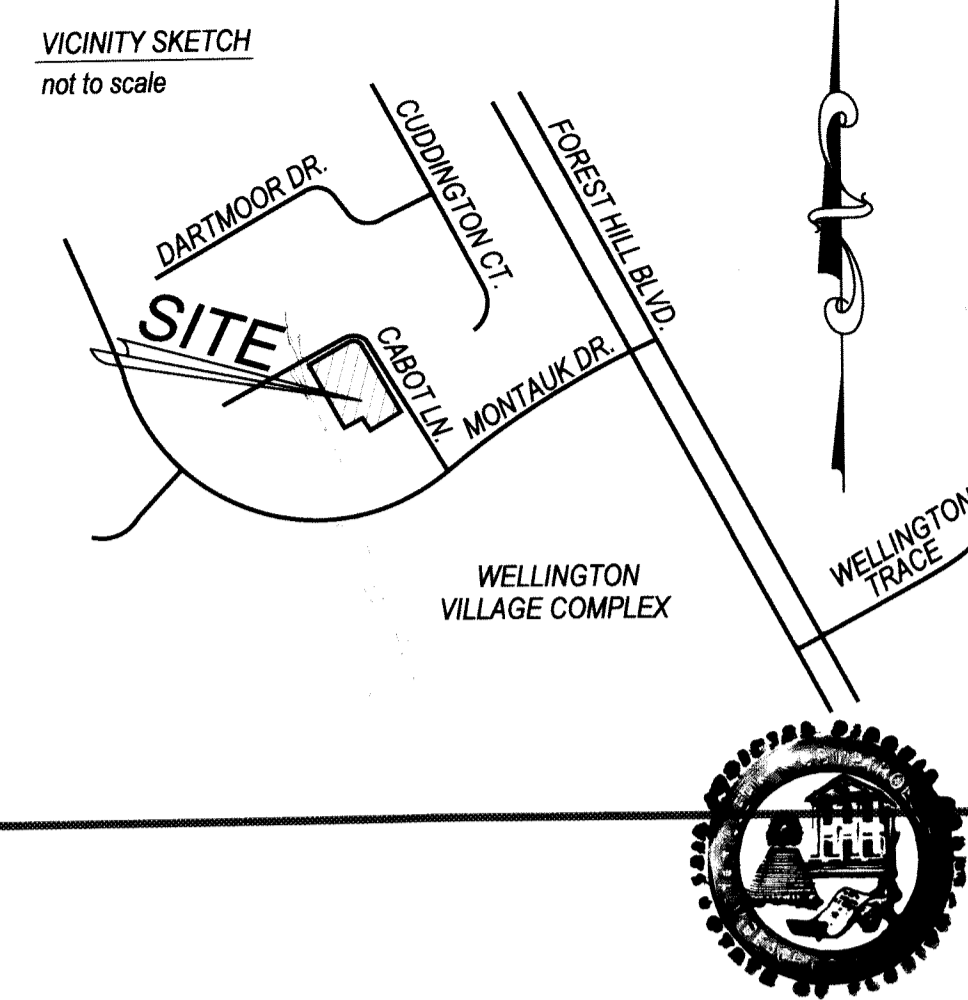


# MISSION FARMS EVERGLADES

BEING A PORTION OF TRACT "C", MONTAUK VILLAGE NO. 1, AS RECORDED IN PLAT BOOK 43, PAGES 41 AND 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 10, 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 HAS BEEN FILED FOR RECORD AT 1:36 P.M. THIS 17 DAY OF May, 2017 AND DULY RECORDED IN PLAT BOOK 123 ON PAGE 160-161  
 SHARON R. BOCK, CLERK & COMPTROLLER, PALM BEACH COUNTY  
 BY: *Sharon R. Bock*

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CABOT LANE CONDOMINIUM ASSOCIATION AND MISSION FARMS EVERGLADES INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, AS "MISSION FARMS EVERGLADES", BEING A PORTION OF TRACT "C", MONTAUK VILLAGE NO. 1, AS RECORDED IN PLAT BOOK 43, PAGES 41 AND 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 41 EAST, IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PLAT OF MONTAUK VILLAGE PLAT NO. 1, THENCE SOUTH 20°-34'-47" EAST ALONG THE PERIMETER OF SAID PLAT A DISTANCE OF 14.61 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 270.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 69°-25'-13" EAST;  
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDING A CENTRAL ANGLE OF 71°-52'-25", A DISTANCE OF 338.70 FEET;  
 THENCE DEPARTING FROM SAID PERIMETER, NORTH 01°-29'-25" WEST, A DISTANCE OF 63.45 FEET;  
 THENCE NORTH 31°-59'-00" WEST, A DISTANCE OF 10.00 FEET;  
 THENCE NORTH 21°-54'-50" EAST, A DISTANCE OF 10.20 FEET;  
 THENCE NORTH 59°-41'-58" EAST, A DISTANCE OF 41.70 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING NORTH 30°-35'-10" WEST, A DISTANCE OF 113.66 FEET;  
 THENCE NORTH 59°-24'-50" EAST, A DISTANCE OF 77.25 FEET TO THE PERIMETER OF SAID TRACT "C" AND THE BEGINNING OF A CURVE, HAVING A RADIUS OF 8.75 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 30°-35'-10" EAST;  
 THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 90°-00'-00", A DISTANCE OF 13.74 FEET TO THE END OF SAID CURVE;  
 THENCE SOUTH 30°-35'-10" EAST, CONTINUING ALONG SAID PERIMETER, A DISTANCE OF 130.07 FEET;  
 THENCE SOUTH 59°-24'-50" WEST, DEPARTING SAID PERIMETER, A DISTANCE OF 57.28 FEET ALONG THE EXTERIOR WALL AND THE PROLONGATION THEREOF OF AN EXISTING STRUCTURE CONTAINING UNITS "A-7" THRU "A-10" INCLUSIVE AS SHOWN ON THE SITE PLAN CONTAINED IN THE DECLARATION OF CONDOMINIUM, OF MONTAUK VILLAGE CONDOMINIUM I, AS RECORDED IN OFFICIAL RECORD BOOK 3856, PAGE 1442, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO A POINT 19.50 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF SAID EXISTING STRUCTURE;  
 THENCE NORTH 30°-41'-02" WEST, A DISTANCE OF 25.06 FEET;  
 THENCE SOUTH 59°-36'-23" WEST, A DISTANCE OF 28.88 FEET TO THE POINT OF BEGINNING.

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

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION 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 FACILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS. SAID UTILITY EASEMENTS ARE FOR UNDERGROUND USE ONLY.

THE WATER LINE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF A WATER LINE, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF CABOT LANE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSOR OR ASSIGNS

THE SANITARY LINE EASEMENT IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF A SANITARY LINE, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF CABOT LANE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSOR OR ASSIGNS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CABOT LANE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS.

IN WITNESS WHEREOF, MISSION FARMS EVERGLADES INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANKLIN HOET ITS MANAGER THIS 6th DAY OF February, 2017

MISSION FARMS EVERGLADES INVESTMENT, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Franklin Hoet*  
 BY: *Franklin Hoet*  
 PRINT NAME: Franklin Hoet, MANAGER  
 WITNESS: *Gabriel Martinez*  
 PRINT NAME: Gabriel Martinez

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANKLIN HOET, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *FD 116* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MISSION FARM EVERGLADES INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH MANAGER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF February, 2017

FF 149299  
 MY COMMISSION NO.:  
 8-10-2018  
 MY COMMISSION EXPIRES:  
*Josephine Marrone*  
 SIGNATURE OF NOTARY PUBLIC  
 PRINTED NAME OF NOTARY PUBLIC

IN WITNESS WHEREOF, CABOT LANE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANKLIN HOET INCORPORATOR THIS 6th DAY OF February, 2017

CABOT LANE CONDOMINIUM ASSOCIATION, INC.

WITNESS: *no*  
 PRINT NAME: *no*  
 WITNESS: *Gabriel Martinez*  
 PRINT NAME: Gabriel Martinez

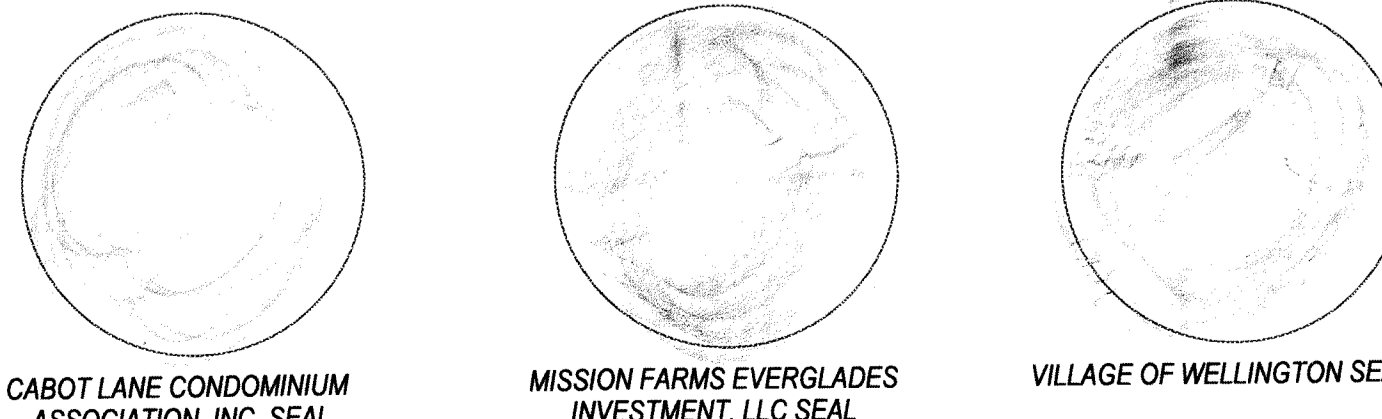
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANKLIN HOET, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *FD 116* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS INCORPORATOR OF CABOT LANE CONDOMINIUM ASSOCIATION, INC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH INCORPORATOR OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF February, 2017

FF 149299  
 MY COMMISSION NO.:  
 8-10-2018  
 MY COMMISSION EXPIRES:  
*Josephine Marrone*  
 SIGNATURE OF NOTARY PUBLIC  
 PRINTED NAME OF NOTARY PUBLIC



### TITLE CERTIFICATION

I, LEONARD BRITO, ESQUIRE, AN ATTORNEY, AS DULY LICENSED 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 MISSION FARMS EVERGLADES INVESTMENT, 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 THIS 6th DAY OF February, 2017 BY: *Leonard Brito*  
 LEONARD BRITO, ESQUIRE  
 ATTORNEY

### 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 14th DAY OF March, 2017

VILLAGE OF WELLINGTON,  
 A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
 BY: *Anne Gerwig*  
 ANNE GERWIG, MAYOR  
 ATTEST: *Chevelle D. Nubin*  
 RACHEL CAVOLLI, VILLAGE CLERK  
 Chevelle D. Nubin

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND RACHEL CAVOLLI, WHO ARE PERSONALLY KNOWN TO ME 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 OFFICER OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO SAID 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.

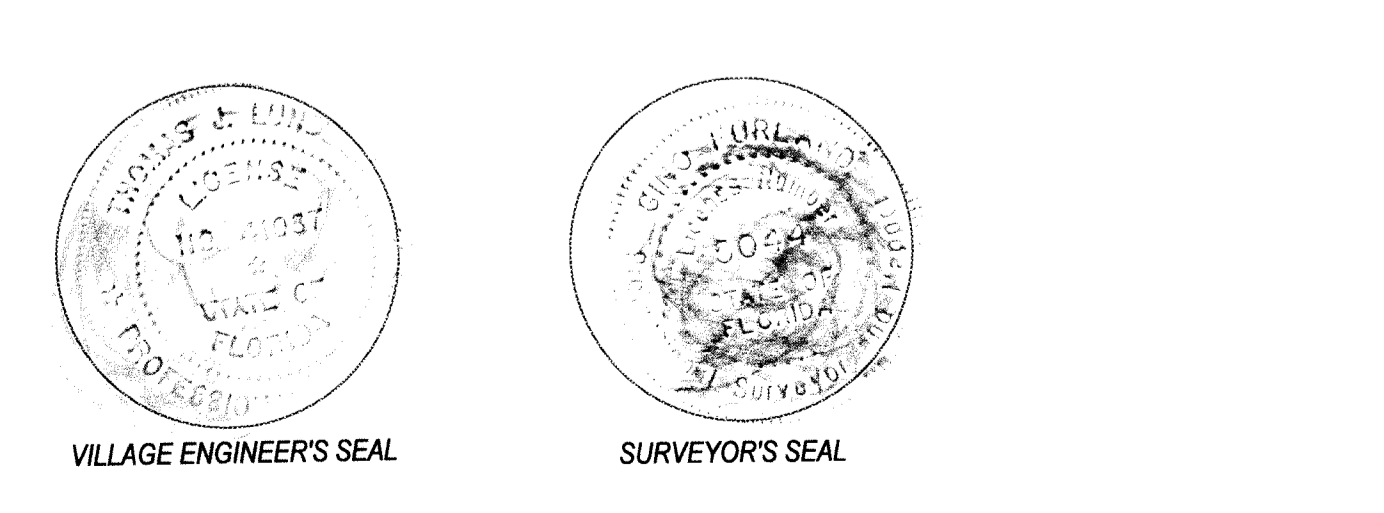
WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF March, 2017

FF 920679  
 MY COMMISSION NO.:  
 10/10/2019  
 MY COMMISSION EXPIRES:  
*Rachel R. Callovi*  
 SIGNATURE OF NOTARY PUBLIC  
 PRINTED NAME OF NOTARY PUBLIC



VILLAGE ENGINEER  
 THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 16th DAY OF May, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

DATE: 5/16/2017  
*Sharon R. Bock*  
 VILLAGE ENGINEER



### SURVEYOR AND MAPPER 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.081 (9), FLORIDA STATUTES, 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 THE VILLAGE OF WELLINGTON, FLORIDA.

DATED THIS 04th DAY OF February, 2016  
*Sharon R. Bock*  
 SHARON R. BOCK, P.S.M.  
 FLORIDA CERTIFICATE NO. 5044

### SURVEYOR'S NOTES:

\* 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 THIS COUNTY.

\* BEARINGS, AS SHOWN HEREON, ARE BASED ON A LINE 11.25' NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF TRACT "C", MONTAUK VILLAGE PLAT NO. 1, AS RECORDED IN PLAT BOOK 43, PAGES 41 AND 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING S30°-35'-10"E, AS SHOWN ON SAID PLAT.

\* RESTRICTION ON OBSTRUCTION OF EASEMENTS: NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

\* 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.

\* TABULAR AREA:  
 TOTAL = 44999.79 SQ. FT. OR 1.03 ACRES

\* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

\* PREPARING SURVEYOR & MAPPER STATEMENT:  
 THIS INSTRUMENT WAS PREPARED BY GINO FURLANO, P.S.M. # 5044, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 6678

\* ABBREVIATIONS:  
 P.S.M. = FLORIDA LICENSED SURVEYOR & MAPPER  
 LB = LICENSED BUSINESS  
 PB = PLAT BOOK  
 ORB = OFFICIAL RECORD BOOK  
 PG = PAGE  
 SQ. FT. = SQUARE FEET

PM SURVEYING  
 4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL. 33415  
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 JOB # 14010053