

WELLINGTON GREEN MUPD B REPLAT OF TRACT 2 AND CIVIC TRACT

BEING A REPLAT OF CIVIC TRACT, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 AND TRACT 2 OF WELLINGTON GREEN, A MUPD/ PUD, A REPLAT OF TRACT B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGES 183 THROUGH 188 BOTH 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.

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"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."

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
SEPTEMBER - 2018



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:35 P.M.
THIS 15th DAY OF November
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 127 ON
PAGES 20 AND 22
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Sharon R. Bock*
DEPUTY CLERK

| TABULAR AREA DATA | | |
|----------------------|------------|--------------|
| TOTAL AREA THIS PLAT | 168,237 SF | 3.8622 ACRES |
| PARCEL A | 133,283 SF | 3.0598 ACRES |
| PARCEL PT | 34,954 SF | 0.8024 ACRES |

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON FFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WELLINGTON PARKING, LLC A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS WELLINGTON GREEN MUPD B REPLAT OF TRACT 2 AND CIVIC TRACT, BEING A REPLAT OF CIVIC TRACT, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 AND TRACT 2 OF WELLINGTON GREEN, A MUPD/ PUD, A REPLAT OF TRACT B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGES 183 THROUGH 188 BOTH 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, DESCRIBED AS

CIVIC TRACT, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 AND TRACT 2 OF WELLINGTON GREEN, A MUPD/ PUD, A REPLAT OF TRACT B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGES 183 THROUGH 188 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 168,237 SQUARE FEET / 3.8622 ACRES, MORE OR LESS

AND DO HEREBY DEDICATE AS FOLLOWS:

- PARCEL A AS SHOWN HEREON IS HEREBY RESERVED BY WELLINGTON FFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON FFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- PARCEL PT AS SHOWN HEREON IS HEREBY RESERVED BY WELLINGTON PARKING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON PARKING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- WATER AND SEWER EASEMENTS (WSE) THE WATER, SEWER AND RAW WATER EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE, OF PUBLIC WATER, SEWER, AND RAW WATER MAIN FACILITIES, PERPETUAL LANDSCAPING AND PROPERTY MAINTENANCE OF THESE EASEMENTS ARE THE OBLIGATION OF THE UNDERLYING PROPERTY OWNERS, THEIR SUCCESSORS, AND ASSIGNS, LANDSCAPING WITHIN THESE EASEMENTS SHALL RECEIVE APPROVAL FROM THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS.
- LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THEIR RESPECTIVE FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE DRAINAGE EASEMENTS, SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES FOR THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

IN WITNESS WHEREOF, WELLINGTON FFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 11th DAY OF October, 2018

WELLINGTON FFI, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: SUPREMA, INC.
A FLORIDA CORPORATION
ITS MANAGER

WITNESS: *Eita R. Jacobson*
PRINT NAME: Eita R. Jacobson

WITNESS: *Nathalie J. Winnick*
PRINT NAME: Nathalie J. Winnick

IN WITNESS WHEREOF, WELLINGTON PARKING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 11th DAY OF October, 2018

WELLINGTON PARKING, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: SUPREMA, INC.
A FLORIDA CORPORATION
ITS MANAGER

BY: *Harold B. Jacobson*
HAROLD B. JACOBSON
PRESIDENT

WITNESS: *Eita R. Jacobson*
PRINT NAME: Eita R. Jacobson

WITNESS: *Nathalie J. Winnick*
PRINT NAME: Nathalie J. Winnick

ACKNOWLEDGMENT:

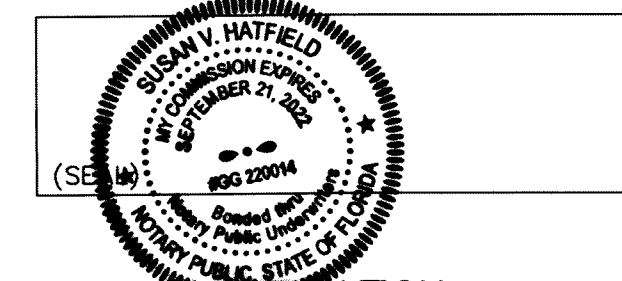
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HAROLD B. JACOBSON, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUPREMA, INC., A FLORIDA CORPORATION, MANAGER OF WELLINGTON FFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND WELLINGTON PARKING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, 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 11th DAY OF October, 2018

MY COMMISSION EXPIRES: *Susan V. Hatfield*
NOTARY PUBLIC

COMMISSION NUMBER: 66220014 *Susan V. Hatfield*
PRINT 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 WELLINGTON FFI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND WELLINGTON PARKING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; 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: October 17, 2018
Richard B. MacFarland
NAME: **RICHARD B. MACFARLAND**
ATTORNEY AT LAW
FLORIDA BAR 293563

MORTGAGEES CONSENT:

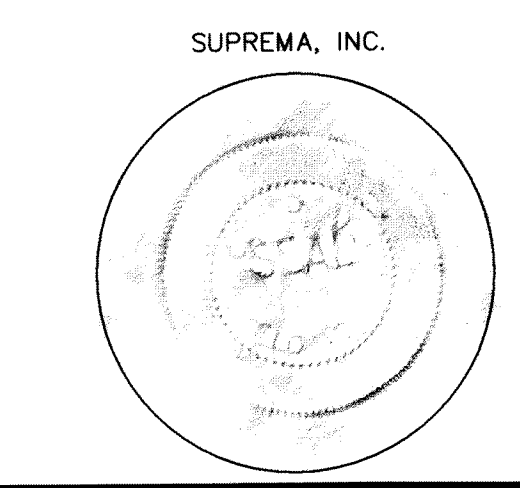
STATE OF Florida
COUNTY OF Palm Beach)

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 RECORDS BOOK 29463, AT PAGE 1566 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF October, 2018

WITNESS: *Dana Hunter*
PRINT NAME: Dana Hunter
WITNESS: *Scott Schloz*
PRINT NAME: Scott Schloz

PNC BANK,
A NATIONAL ASSOCIATION.
BY: *Cory Clement*
NAME: Cory Clement
TITLE: SVP



ACKNOWLEDGMENT:

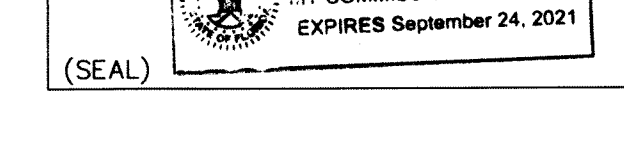
STATE OF Florida
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED Cory Clement, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF PNC Bank NATIONAL ASSOCIATION, A NATIONAL BANK AUTHORIZED TO DO BUSINESS IN FLORIDA, SUCCESSOR TO N/A AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 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 19th DAY OF October, 2018

MY COMMISSION EXPIRES: 9-24-2021 *Velvet Hoesin*
NOTARY PUBLIC

COMMISSION NUMBER: 66109513 *Velvet Hoesin*
PRINT NAME



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 11 DAY OF October, 2018

WITNESS: *Eita R. Jacobson*
PRINT NAME: Eita R. Jacobson
BY: *Harold B. Jacobson*
HAROLD B. JACOBSON
PRESIDENT

WITNESS: *Nathalie J. Winnick*
PRINT NAME: Nathalie J. Winnick

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED Harold B. Jacobson, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WELLINGTON GREEN MASTER PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION, SUCCESSOR, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 COMPANY 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.

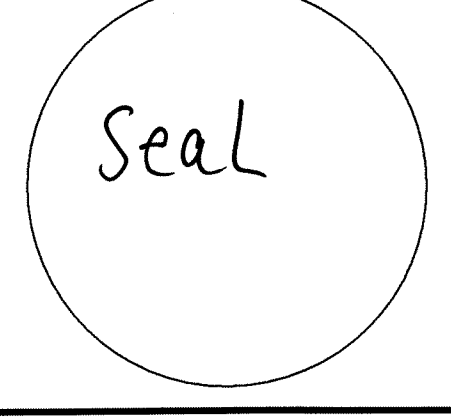
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 2018

MY COMMISSION EXPIRES: 09/21/22 *Susan V. Hatfield*
NOTARY PUBLIC

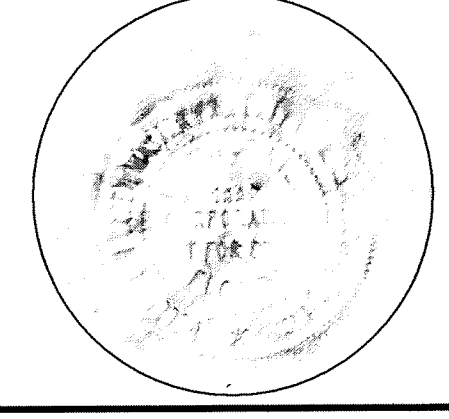
COMMISSION NUMBER: 66220014 *Susan V. Hatfield*
PRINT NAME



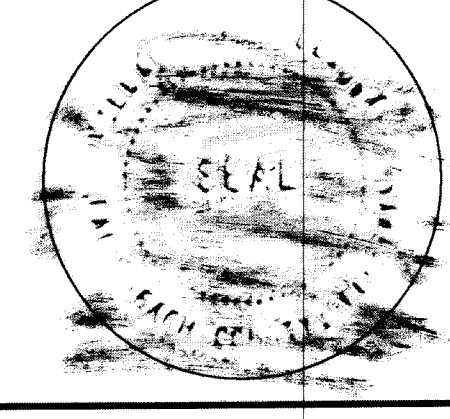
MORTGAGEE



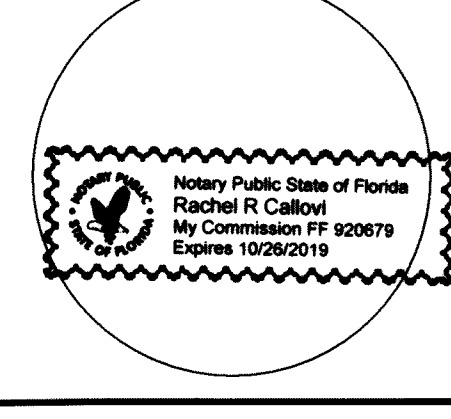
POA



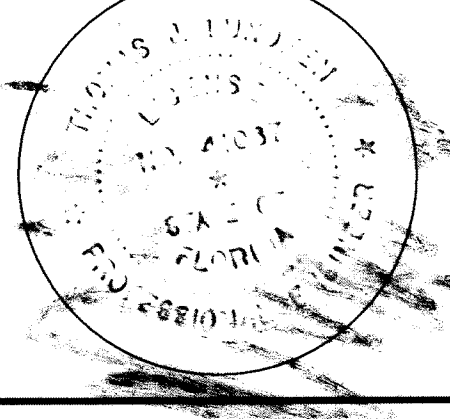
VILLAGE OF WELLINGTON



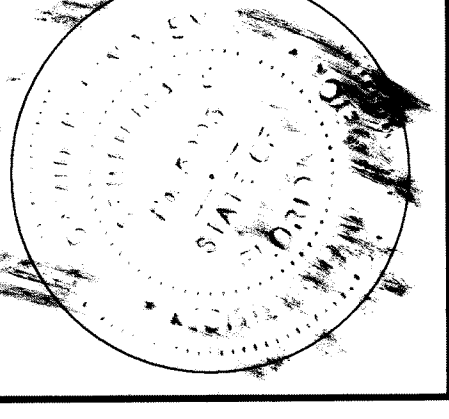
VILLAGE OF WELLINGTON NOTARY



VILLAGE OF WELLINGTON ENGINEER



SURVEYOR



SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - MAP SHEET
SHEET 3 - EASEMENT DETAIL FOR O.R.B. 13563, PAGE 1

SHEET 1 OF 3

VILLAGE ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 13th DAY OF November, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.
BY: *Thomas J. Scuderi*
THOMAS J. SCUDERI, P.E.
VILLAGE ENGINEER

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS 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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 13th DAY OF November, 2018.

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

BY: *Anna Gerwig*
ANNE GERWIG
MAYOR
ATTEST: *Chevelle Nubin*
CHEVELLE NUBIN
VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, 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, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED 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 13th DAY OF October, 2018

MY COMMISSION EXPIRES: 10/20/2019 *Rachel R. Callon*
COMMISSION NUMBER: FF920679 *Rachel R. Callon*
PRINT NAME

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 SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN SET; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED) AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 10-11-18
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

