

# "VENRA DEVELOPMENT, LLC"

BEING A REPLAT OF A PORTION OF TRACT 12, BLOCK 18 PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST. SHEET 1 OF 2 MAY 2002

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.  
THIS INSTRUMENT WAS FILED FOR RECORD AT 11:05 A.M. THIS 25th DAY OF March, 2003 AND DULY RECORDED IN: PLAT BOOK 97 ON PAGE 179-180 DOROTHY WILKEN CLERK CIRCUIT COURT. BY: *Shirley McArthur* DEPUTY CLERK

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that VENRA DEVELOPMENT, LLC, a Florida Limited Liability Company, licensed to do business in the State of Florida, owner of the lands shown hereon as "VENRA DEVELOPMENT, LLC", being a replat of a portion of Tract 12, Block 18, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the Public Records of Palm Beach County Florida, lying in Section 12, Township 44 South, Range 41 East, being more particularly described as follows:

COMMENCING at the Northeast corner of Section 12, Township 44 South, Range 41 East; thence S.01°30'24"W., along the East line of said Section 12, a distance of 1998.67 feet; thence N.88°29'36"W., departing said East line a distance of 239.71 feet to the POINT OF BEGINNING; thence S.01°38'04"W., along the West Right of Way line for State Road No. 7, being 240.00 feet west of and parallel to the baseline of survey for State Road No.7 as shown on Florida Department of Transportation Right of Way Map, Section 93210-2519, sheet 16 of 28 (last revision date 11-18-96) a distance of 300.51 feet; thence S.88°16'41"W., departing said Right of Way Line, along a line 300.00 feet South of and parallel to the North line of said Tract 12, Block 18 a distance of 363.62 feet; thence N.01°38'04"E., along a line 363.00 feet west of and parallel to said Right of Way line for State Road No. 7, a distance of 300.51 feet to a point on the North line of said Tract 12, Block 18; thence N.88°16'41"E., along the North line of said Tract 12, Block 18, a distance of 363.62 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida Containing 2.50 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract "A", as shown hereon, is hereby reserved for the Owner of LOT 1, their successors and assigns, for storm water management and drainage purposes and is the perpetual maintenance obligation of said Owner, their successors and assigns, without recourse to Palm Beach County. Subject to an existing littoral zone restrictive covenant agreement as recorded in Official Record Book 14769, Page 617, Public Records of Palm Beach County, Florida.

2. The Lake Maintenance Easements as shown hereon are hereby reserved for the Owner of LOT 1, their successors and assigns, for access to storm water 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 Owner, their successors and assigns, without recourse to Palm Beach County.

3. Palm Beach County shall have the right, but not the obligation, to 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.

4. The Limited Access Easement, as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

5. The Landscape Buffers, as shown hereon are hereby reserved for the Owner of LOT 1, their successors and assigns, for landscape purposes and are the perpetual maintenance obligation of said Owner, their successors and assigns, without recourse to Palm Beach County.

6. The Water Easement and Sewer Easement as shown hereon are dedicated to the Village of Wellington, its successors and assigns, for the access, construction, operation and maintenance of water and sewer facilities, and are the perpetual maintenance obligation of the Village, its successors and assigns.

IN WITNESS WHEREOF, the above-named Limited Liability Company has caused these presents to be signed by its Managing Member, this 3rd day of March, 2003.

VENRA DEVELOPMENT, LLC  
a Florida Limited Liability Company  
Witness: *Anthony P. Olah*  
By: *Krishna Triparaheni*  
Krishna Triparaheni, M.D. - Managing Member

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Krishna Triparaheni, M.D., who is personally known to me, or has produced and respectively as identification, and who executed the foregoing instrument as Managing Member of "VENRA DEVELOPMENT, LLC., a Florida Limited Liability Company, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 3rd day of March, 2003.  
*Gary H. Coe*  
Notary Public

Gary H. Coe  
#CC896253  
EXPIRES: December 16, 2003  
Notary Public seal

### VILLAGE OF WELLINGTON

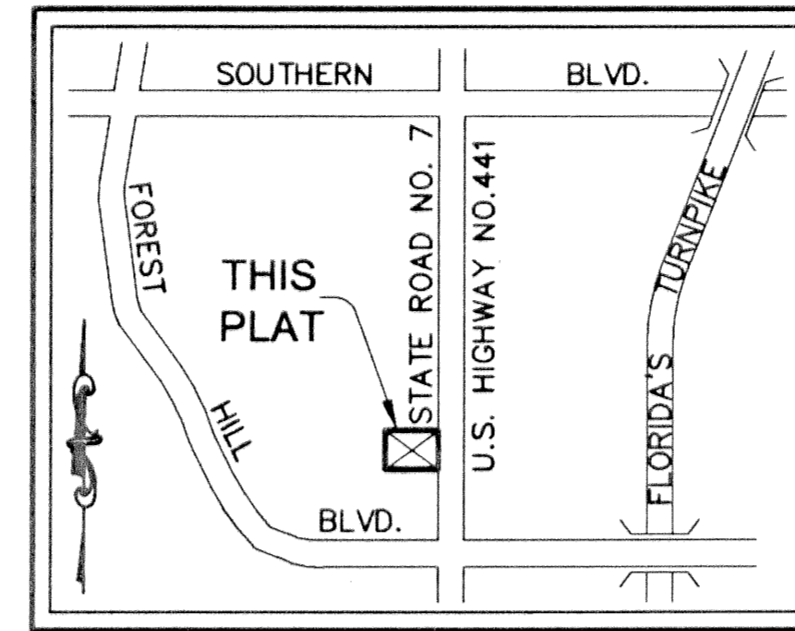
APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION  
VILLAGE OF WELLINGTON

STATE OF FLORIDA  
COUNTY OF PALM BEACH

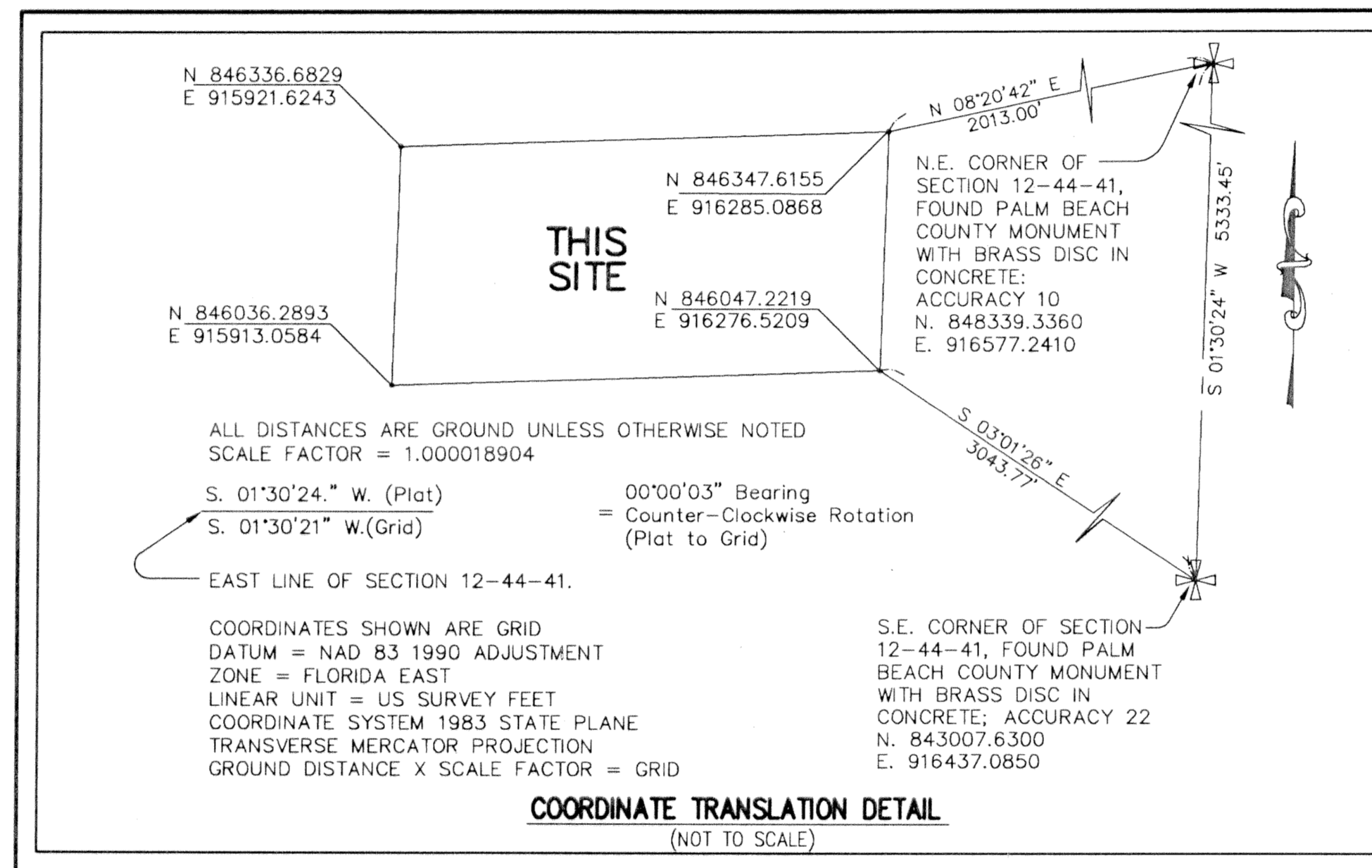
The Village of Wellington its successors and assigns, hereby approves the plat and accepts the dedication to said Village of Wellington as stated and shown hereon, dated this 3rd day of March, 2003.

VILLAGE OF WELLINGTON  
A Political Subdivision of the State of Florida  
By: *Thomas M. Wenham*  
Mayor

Attest: *Awilda Rodriguez*  
Awilda Rodriguez  
Village Clerk



LOCATION MAP  
NOT TO SCALE



COORDINATE TRANSLATION DETAIL  
(NOT TO SCALE)

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME personally appeared Thomas M. Wenham and Awilda 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 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 5th day of March, 2003.  
*Kathy A. Totgenhorst*  
Notary Public

Kathy A. Totgenhorst  
#CC938391  
EXPIRES: May 18, 2004

### MORTGAGEE'S 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 Record Book 14194 at page 0821, 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 Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 5th day of March, 2003.

WITNESS: *Shelby J. Connolly*  
By: *J. Richard Coolican*  
J. Richard Coolican - Vice President

### ACKNOWLEDGMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME personally appeared J. Richard Coolican, who is personally known to me, or has produced and respectively as identification, and who executed the foregoing instrument as Vice President of FIDELITY FEDERAL BANK & TRUST, a Florida corporation, 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 5th day of March, 2003.

Sharon R. Anderson  
#CC992782  
EXPIRES: January 9, 2005  
Notary Public seal

### VILLAGE ENGINEER

This plat is hereby approved for record this 5th day of MARCH, 2003, and has been reviewed by a Professional Surveyor & Mapper employed by the Village of Wellington in accordance with Sec. 177.081(1), F.S.

Dated: 3/5/03  
By: *Gary R. Clough*  
Gary R. Clough, P.E. - Village Engineer

### TITLE CERTIFICATION

STATE OF FLORIDA:  
COUNTY OF PALM BEACH:

I, John B. McCracken, 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 VENRA DEVELOPMENT, 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: JAN 8, 2003  
By: *John B. McCracken*  
John B. McCracken  
Florida Bar Number: 128444

### COUNTY APPROVAL

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 24th day of MARCH, 2003, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

By: *George T. Webb*  
George T. Webb, P.E. - County Engineer  
GORDON HAWBY FRANKS, P.E.

### 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, 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.

Dated: FEBRUARY 28, 2003  
By: *Dennis J. Leavy*  
Dennis J. Leavy, P.S.M.  
License No. 5055  
State of Florida

### SURVEYOR'S NOTES

- 1. Bearings depicted hereon are relative to the Palm Beach County section data sheet for section 12-44-41. The East line of said section being monumented and depicting a bearing of S.01°30'24"W. (bearing base)
- 2. All distances shown are ground distances. Coordinates shown hereon are grid coordinates, North American Datum 1983, 1990 adjustment, Florida East Zone, Transverse Mercator Projection, Geodetic Control as established and adopted by the Palm Beach County Survey Section. (See coordinate translation detail, sheet 1 of 2.)
- 3. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such improvements.

In those cases where easements of different types cross, 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 the use rights granted. There shall be no landscape or above ground encroachments where landscape tracts or easements coincide with maintenance easements or lake maintenance access easements.

4. The building setback line shall be as required by current Palm Beach County Zoning Regulations.

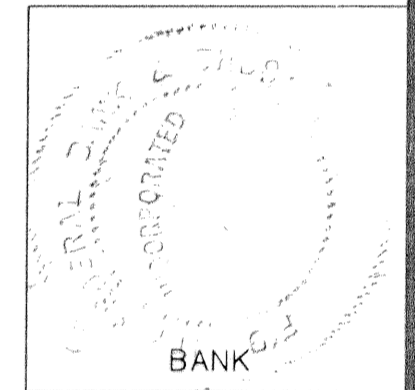
5. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

- 6. - indicates Permanent Reference Monument marked PRM LB 6599.
- 7. - indicates set P.K. Nail in Brass Disc marked PRM LB6599.

ZONING DATA  
PETITION NUMBER: 00-012  
PROJECT NAME: WELLINGTON SURGICENTER  
TRACT "A" AREA: 0.50 ACRES  
LOT 1 AREA: 2.00 ACRES  
TOTAL AREA: 2.50 ACRES

THIS INSTRUMENT WAS PREPARED BY:  
Dennis J. Leavy, P.S.M. in the offices of  
Dennis J. Leavy and Associates, Inc.  
460 Business Park Way, Suite D  
Royal Palm Beach, Florida 33411  
(561) 753 - 0650

**Dennis J. Leavy & Associates, Inc.**  
LAND SURVEYORS & MAPPERS  
460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL • 33411  
PHONE: (561) 753-0650 FAX: (561) 753-0290  
SCALE: AS SHOWN CHECKED BY: D.A.B. DATE: 05/10/02  
DRAWN BY: D.J.L. JOB NO.: 02-069 (CAD FILE 02-069PLAT)



VILLAGE ENGINEER

TITLE ATTORNEY

COUNTY ENGINEER

SURVEYOR SEAL

SUBDIVISION: VENRA DEVELOPMENT, LLC  
BOOK: 97  
PAGE: 179  
FLOOD MAP # 100B  
ZONING: AR  
ZIP CODE: 33414  
QUAD # 02  
SE 83,200  
TAZ 100B  
PID NAME