

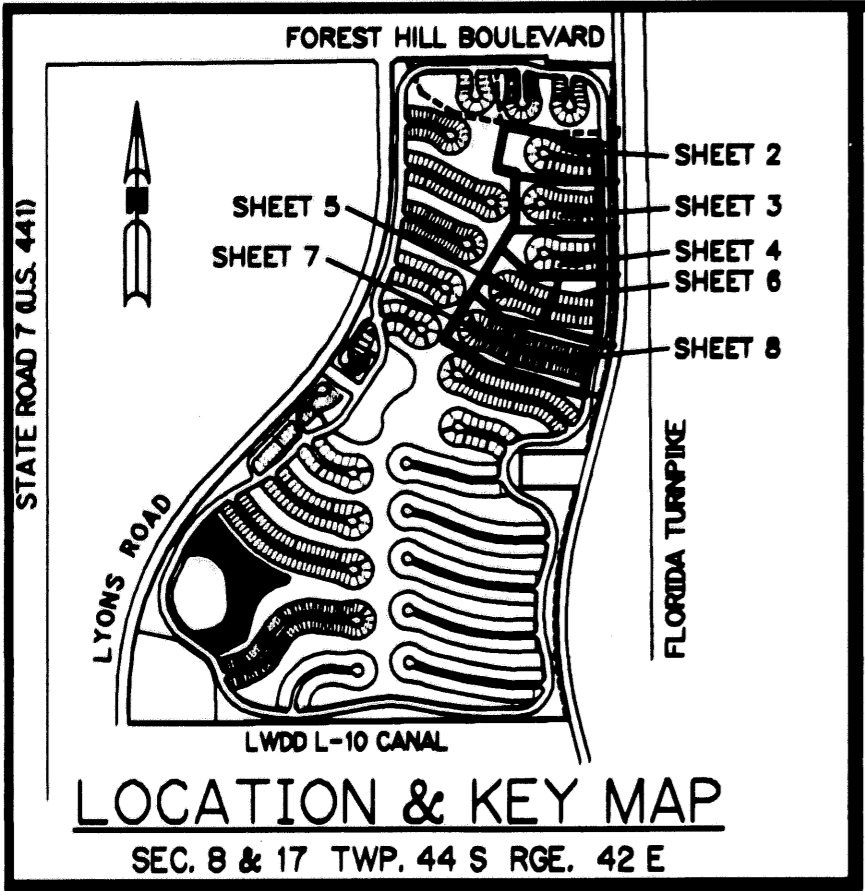
VILLAGEWALK OF WELLINGTON - PLAT THREE

BEING A REPLAT OF A PORTION OF TRACTS 62, 63 AND 64, BLOCK 16, A PORTION OF TRACTS 1, 3, 14, 16, 17, 18, 19, 20 AND 31, AND ALL OF TRACTS 2 AND 15, BLOCK 20, TOGETHER WITH A PORTION THOSE ROAD, DYKE AND DITCH RESERVATIONS, 30 AND 50 FEET IN WIDTH, ALL ACCORDING TO THE PLAT OF 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 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST. VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 8 APRIL, 2003

THIS INSTRUMENT PREPARED BY DAVID L. SMITH, P.S.M. 4951, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA

COUNTY OF PALM BEACH) ss STATE OF FLORIDA This Plat was filed for record at 3:31 P.M. This 22nd day of June 2003 and duly recorded in Plat Book No. 99 on page 6 thru 13 DOROTHY H. WILKEN, Clerk of Circuit Court by *[Signature]* CLERK



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA AND COMPANY, INC., OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAGEWALK OF WELLINGTON- PLAT THREE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF TRACTS 62, 63 AND 64, BLOCK 16, A PORTION OF TRACTS 1, 3, 14, 16, 17, 18, 19, 20 AND 31, AND ALL OF TRACTS 2 AND 15, BLOCK 20, TOGETHER WITH A PORTION THOSE ROAD, DYKE AND DITCH RESERVATIONS, 30 AND 50 FEET IN WIDTH, ALL ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 14, VILLAGEWALK OF WELLINGTON - PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 89 THROUGH 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 30°25'20" EAST, A DISTANCE OF 67.48 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PLAT OF VILLAGEWALK OF WELLINGTON - PLAT ONE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, ALONG SAID EAST BOUNDARY FOR THE FOLLOWING THREE COURSES, NORTH 31°25'44" EAST, A DISTANCE OF 1,380.43 FEET; THENCE NORTH 00°38'40" WEST, A DISTANCE OF 510.37 FEET; THENCE NORTH 75°53'53" WEST, A DISTANCE OF 189.40 FEET; THENCE, DEPARTING SAID EAST BOUNDARY, NORTH 10°58'47" EAST, A DISTANCE OF 448.03 FEET; THENCE SOUTH 79°01'13" EAST, A DISTANCE OF 441.19 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°02'23", A DISTANCE OF 95.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°16'48", A DISTANCE OF 85.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°15'38" EAST, A DISTANCE OF 39.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 820.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°25'51", A DISTANCE OF 220.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°41'29" EAST, A DISTANCE OF 98.12 FEET; THENCE SOUTH 00°38'58" EAST, A DISTANCE OF 1,448.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3,489.72 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°17'08", A DISTANCE OF 441.21 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'15", A DISTANCE OF 103.87 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,050.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°37'47", A DISTANCE OF 194.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°00'39" WEST, A DISTANCE OF 182.28 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,050.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°43'23", A DISTANCE OF 178.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 73°15'05" WEST, A DISTANCE OF 1,022.84 FEET; THENCE NORTH 58°34'18" WEST, A DISTANCE OF 498.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.61 ACRES, MORE OR LESS.

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

- 1. TRACTS "A", "B", "C", "D", AND "E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
2. TRACTS "A", "B", "C", "D", AND "E" DEDICATED FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE UTILITY EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
3. TRACTS "OS21" THROUGH "OS30" AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, BUFFER, UTILITY AND LAKE MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
4. TRACT "L1", (THE WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DEDICATION: (CONTINUED)

- 5. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
7. THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.
8. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL WITH TRACTS "A", "B", "C", "D", AND "E" AS DEDICATED FOR PRIVATE ROAD PURPOSES AND SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
9. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
10. THE VILLAGEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, DIVOSTA AND COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 28th DAY OF April, 2003. DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION BY: Harmon D. Smith, President ATTEST: Richard E. Greene, Vice President

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARMON D. SMITH AND RICHARD E. GREENE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID / DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 28th DAY OF April, 2003. MY COMMISSION EXPIRES: 8/31/03 NOTARY PUBLIC - STATE OF FLORIDA CHRISTINE SCALAMANDEE PRINT NOTARY NAME HERE COMMISSION NO. DD118251

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF April, 2003.

VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: Richard E. Greene, President ATTEST: William E. Shannon, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 28th DAY OF April, 2003. MY COMMISSION EXPIRES: 8/31/06 NOTARY PUBLIC - STATE OF FLORIDA CHRISTINE SCALAMANDEE PRINT NOTARY NAME HERE COMMISSION NO. DD118251

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, AS STATED, AND SHOWN HEREON DATED THIS 27 DAY OF May, 2003.

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY: Thomas M. Wickham, Mayor ATTEST: Anilda Rodriguez, Village Clerk

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED Thomas M. Wickham AND Anilda 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 FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF May, 2003. MY COMMISSION EXPIRES: 8/31/03 NOTARY PUBLIC KATHY A. TATGENHORST PRINT NAME: Kathy A. Tatgenhorst COMMISSION NO. CC938391

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, A TITLE INSURANCE CORPORATION, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN DIVOSTA AND COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OR OTHER ENCUMBRANCES OF RECORD. AMERICAN TITLE OF THE PALM BEACHES CORPORATION DATE: 4/28/03 BY: William E. Shannon, President

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 PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE TITLE OF THE VILLAGE OF WELLINGTON.

BY: David L. Smith, Professional Surveyor and Mapper LICENSE NO. 4951, STATE OF FLORIDA DATE: 5-2-03

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON WEST LINE OF VILLAGEWALK OF WELLINGTON - PLAT ONE AS RECORDED IN, PLAT BOOK 95, PAGES 89 THROUGH 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR OF N00°36'00"W.
2. 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 VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE
4. 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.
5. 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.
6. 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3: "...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNULL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), F.S. DATE: 5-27-03 GARY R. CLOUGH, P.E. VILLAGE ENGINEER

