

01144B

# PERIMETER

SURVEYING & MAPPING  
 Prepared by: Jeff S. Hodapp, P.S.M.  
 Certificate of Authorization No. LB7264  
 951 Broken Sound Parkway, Suite 320  
 Boca Raton, Florida 33487  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

A PORTION OF THE ORANGE POINT P.U.D.  
**IROQUOIS FARM**

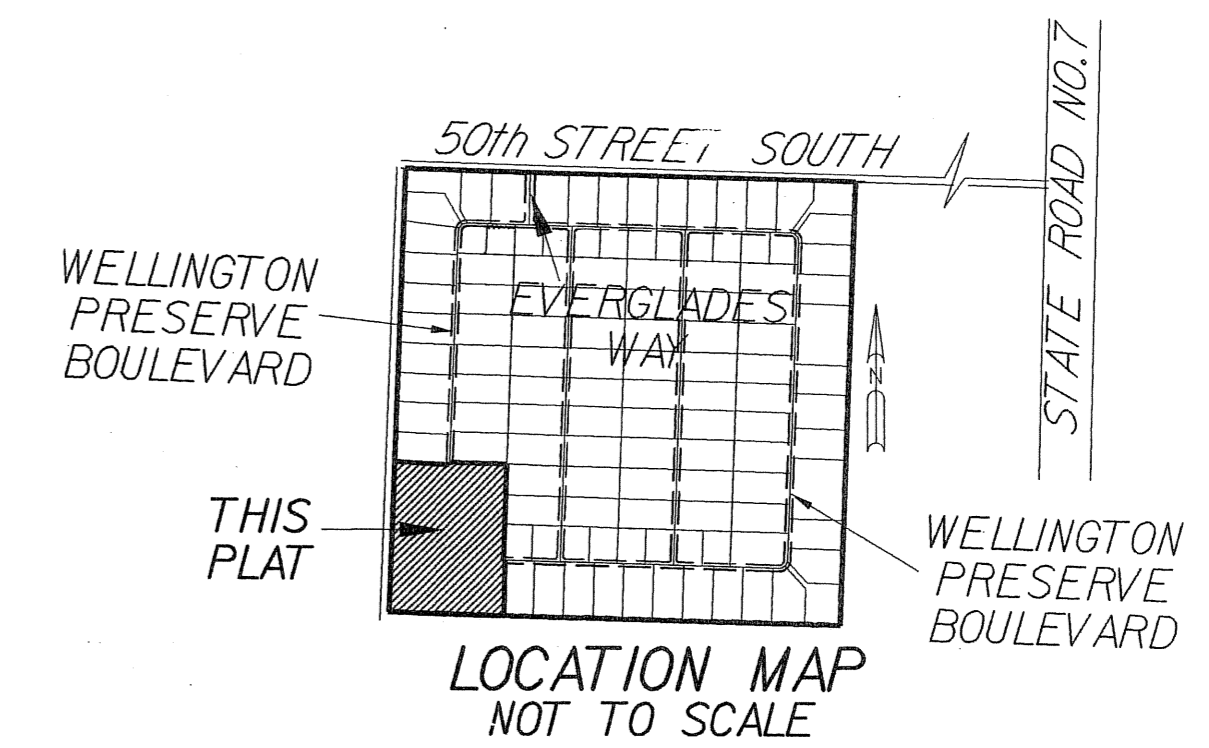
A REPLAT OF LOTS 30-36, BLOCK A & LOTS 13-15, BLOCK B, "WELLINGTON PRESERVE"  
 (P.B. 100, PGS. 180-186, P.B.C.R.) IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41, EAST,  
 VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.  
**MARCH, 2006**

00073.033

199

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT PM  
 THIS 20 DAY OF June,  
 2006, AND DULY RECORDED  
 IN PLAT BOOK 107 ON PAGES  
199 THRU 200.  
 SHARON R. BOCK, CLERK  
 AND COMPTROLLER  
 BY: [Signature]

SHEET 1 OF 2



**DESCRIPTION, DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT CHARISMA PARTNERS, L.P., A NEW YORK LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON BEING A PORTION OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "IROQUOIS FARM", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 30 THROUGH 36, BLOCK A, AND LOTS 13 THROUGH 15, BLOCK B, OF "WELLINGTON PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100 AT PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 51.692 ACRES, MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER OF THE LANDS SHOWN HEREON, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- 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 LAKE ACCESS EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE WATER EASEMENTS (W.E.'S), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE.
- THE 25' DRAINAGE, BERM AND LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, BERM, LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 5' LANDSCAPE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE PRIVATE DRAINAGE EASEMENTS (P.D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO CHARISMA PARTNERS, L.P., A NEW YORK LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHARISMA PARTNERS, L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR THE PURPOSE OF CONTROL AND JURISDICTION FOR ACCESS RIGHTS.
- THE 16' EQUESTRIAN TRAIL EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, FOR EQUESTRIAN TRAIL PURPOSES.

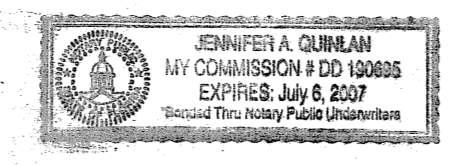
IN WITNESS WHEREOF, CHARISMA PARTNERS, L.P., A NEW YORK LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNERS, THIS 29th DAY OF March, 2006.

WITNESS (AS TO BOTH) [Signature]  
 BY: Jane Forbes Clark  
 JANE FORBES CLARK  
 SIGNATOR FOR CHARISMA PARTNERS, L.P.

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 BEFORE ME PERSONALLY APPEARED Jane Forbes Clark  
 WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED  
 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING  
 INSTRUMENT AS AUTHORIZED SIGNATOR OF CHARISMA PARTNERS,  
 L.P., A NEW YORK LIMITED PARTNERSHIP, AND SEVERALLY  
 ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH  
 INSTRUMENT AS SUCH OFFICER OF SAID PARTNERSHIP, AND THAT  
 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF  
March, 2006.

MY COMMISSION EXPIRES: July 6, 2007



**HOMEOWNERS ASSOCIATION ACCEPTANCE**

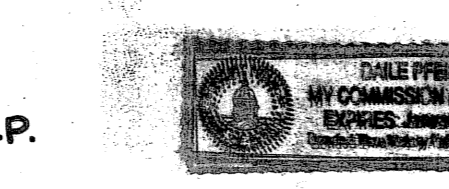
STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A  
 FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE  
 DEDICATIONS AND RESERVATION TO SAID ASSOCIATION AS STATED  
 AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE  
 OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th  
 DAY OF March, 2006.

WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC.,  
 A FLORIDA CORPORATION, NOT FOR PROFIT  
 WITNESS (AS TO BOTH) Andrea D'Rico BY: [Signature]  
 PRINT NAME: ANDREA D'RICO PRINT NAME: PEGGY BERKOFF  
 VICE PRESIDENT  
 WITNESS (AS TO BOTH) Andrea D'Rico BY: [Signature]  
 PRINT NAME: ANDREA D'RICO PRINT NAME: MIMI RAVULLI  
 SECRETARY

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 BEFORE ME PERSONALLY APPEARED PEGGY BERKOFF AND  
MIMI RAVULLI WHO ARE PERSONALLY KNOWN TO ME OR  
 HAVE PRODUCED Florida D.L. AS IDENTIFICATION, AND WHO  
 EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT  
 AND SECRETARY OF WELLINGTON PRESERVE MASTER HOMEOWNERS  
 ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT,  
 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 IS 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 MARCH, 2006.

MY COMMISSION EXPIRES: 11/14/2007



WITNESS (AS TO BOTH) [Signature]  
 BY: Daile A. Pfeiffer, Daile Pfeiffer  
 PRINT NAME: DAILE A. PFEIFFER  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NUMBER DD 177481

**SITE DATA INFORMATION**

TOTAL ACRES - 51.692  
 TOTAL UNITS - 1  
 USE - RESIDENTIAL

**APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON**

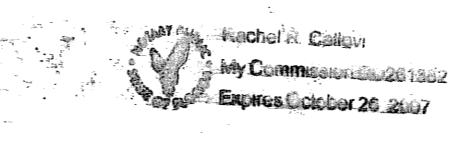
STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS  
 HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION  
 TO SAID VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS,  
 AS STATED, AND SHOWN HEREON, THIS 29th DAY OF  
May, 2006.

VILLAGE OF WELLINGTON  
 A POLITICAL SUBDIVISION OF THE  
 STATE OF FLORIDA  
 BY: [Signature] THOMAS M. WENHAM  
 MAYOR  
 ATTEST: [Signature] AWILDA RODRIGUEZ  
 VILLAGE CLERK

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 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.  
 THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID  
 VILLAGE AND 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 29th DAY OF  
May, 2006.  
 MY COMMISSION EXPIRES: 10-26-07



**VILLAGE ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9th  
 DAY OF May, 2006, 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: 5/9/06  
[Signature]  
 GARY R. CLOUGH, P.E.  
 VILLAGE ENGINEER

**TITLE CERTIFICATION**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }SS  
 I, ROBERT M. GRAHAM, 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 TO CHARISMA PARTNERS, L.P., A NEW YORK  
 LIMITED PARTNERSHIP; 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.  
 MARCH 9 2006 AT 11:00 P.M. BY: [Signature] ROBERT M. GRAHAM  
 DATE: ATTORNEY AT LAW  
 MEMBER OF THE FLORIDA BAR # 273562

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID WELLINGTON PRESERVE, HAVING A BEARING OF NORTH 88°32'13" WEST, ACCORDING TO SAID PLAT.
- 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 VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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, FLORIDA.
- 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 "WELLINGTON PRESERVE". 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 THE PUBLIC RECORDS SHALL UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

**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 AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 OF FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 3-27-2006  
[Signature]  
 JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LSS111

CHARISMA PARTNERS, L.P.	WELLINGTON PRESERVE MASTER H.O.A.	VILLAGE OF WELLINGTON	VILLAGE ENGINEER	SURVEYOR