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58

Professional Center at Wellington

A replat of vacated Block 62 and a part of Parcel J, *Greenview Shores No. 2 of Wellington - (P.U.D.)*, as recorded in Plat Book 31, Pages 120-136 of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

April, 2007

Legal Description

A Parcel of land in Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, being all of Block 62 and part of Parcel J in the Plat of *Greenview Shores No. 2 of Wellington - P.U.D.*, as recorded in Plat Book 31, Pages 120 through 136, of the Public Records of Palm Beach County Florida; Being more particularly described as follows:

Commencing at the intersection of Northerly right-of-way line of ACME Drainage District C-23 with the Westerly right-of-way line of South Shore Boulevard (Platted as Lake Worth Road) as shown on said Plat of Greenview Shores No. 2 of Wellington-P.U.D.; thence North 89°37'54" West along said Northerly right-of-way line of C-23, a distance of 360.01 feet to the intersection with the Easterly line of Block 64 of said Plat of Greenview Shores No. 2 of Wellington-P.U.D.; thence North 00°51'23" East along said Easterly line of Block 64 and Northerly Extension thereof, a distance of 693.58 feet to the **Point of Beginning**; and the Southerly line of Block 66 as shown on said Plat of Greenview Shores No. 2 of Wellington-P.U.D.; thence continue North 00°51'23" East, a distance of 125.00 feet; thence North 89°08'37" West along the Northerly line of said Block 66, a distance of 170.52 feet to the non-radial intersection with curve concave to the Southeast having a Radius of 2093.52 feet and a Tangent Bearing of North 03°55'38" East; thence Northeasterly along the arc of said curve through a Central Angle of 44°55'56", a distance of 1641.77 feet to the non-radial intersection with the Westerly right-of-way line of Greenview Shores Boulevard (Platted as Lake Worth Road) as shown on said Plat of Greenview Shores No. 2 of Wellington-P.U.D., and the arc of a curve concave to the Northeast having a radius of 1407.96 feet and a Tangent Bearing of South 26°39'09" East; thence Southeasterly along the arc of said curve and the said Westerly right-of-way line of Greenview Shores Boulevard through a Central Angle of 13°59'28", a distance of 343.81 feet to the Point of Tangency; thence South 02°49'10" West, a distance of 34.39 feet to the non-radial intersection with the said Westerly right-of-way line of South Shore Boulevard and the arc of a curve concave to the Southeast having a radius of 1560.00 feet and a Tangent Bearing of South 46°16'56" West; thence Southwesterly along the arc of said curve and the said Westerly right-of-way line of South Shore Boulevard through a Central Angle 44°59'22"; a distance of 1224.93 feet; thence South 46°04'28" West, a distance of 35.22 feet; thence North 89°08'37" West, a distance of 535.05 feet to the **Point of Beginning**.

Containing 782,568 Square Feet or 17.97 Acres more or less.

Dedication

Know all men by these presents that Professional Center at Wellington, L.L.C. owner's of the land shown hereon, as *Professional Center at Wellington*, do hereby dedicate as follows:

- 1) The Water Easements, Sewer Easements and Water/Sewer Easements as shown hereon are dedicated to the Village of Wellington, it's successors and assigns, are for the access, construction, operation and maintenance of water and sewer facilities and are perpetual maintenance obligations of said District, it's successors and assigns.
- 2) The Utility Easements as shown hereon are hereby dedicated in perpetuity for the access, construction, operation, and maintenance of utility facilities including cable television. The installation of cable television systems shall not interfere with the construction and maintenance of other facilities.
- 3) Lift Station Easement as shown hereon are hereby dedicated in perpetuity of Village of Wellington, it's successors and assigns, for lift station access, construction, operation, maintenance, and related purposes.
- 4) Tract "B", as shown hereon, is hereby dedicated in perpetuity to the Village of Wellington, Florida, in fee simple for public street, drainage and utility purposes.
- 5) The limited access easements shown hereon are hereby dedicated to the Village of Wellington, Florida, for the purpose of control and jurisdiction over access rights.
- 6) The Village of Wellington, its successors and assigns, shall have the right, but not the obligation, to access, maintain and inspect any portion of the drainage system and littoral zone 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.
- 7) The Landscape Buffer Easement, as shown hereon, are hereby dedicated to Professional Center at Wellington Condominium Association, Inc., its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Wellington, Florida.
- 8) Tract "C", as shown hereon, is hereby dedicated to Professional Center at Wellington Condominium Association, Inc., its successors and assigns, for stormwater management, drainage and littoral zone purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Village of Wellington, Florida.

In witness whereof, Professional Center at Wellington, L.L.C. has caused the presents to be set this 9 day of August, 2007.

Witness: Lee A. Wheeler By: David Gritz
 Print Name: Lee A. Wheeler Print Name: David Gritz

Witness: Geovanny Ortiz By: _____
 Print Name: Geovanny Ortiz Print Name: _____

Acknowledgment:

State of Florida
 County of Palm Beach

I hereby certify that on this 9th day of August, 2007, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, DAVID GRITZ, who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his/her free act and deed as owner for the purpose herein expressed.

April 6 2008 My commission expires _____
 Commission No. _____
 By: Nelida Saume
 Notary Public - State of Florida
 Print Name: Nelida Saume

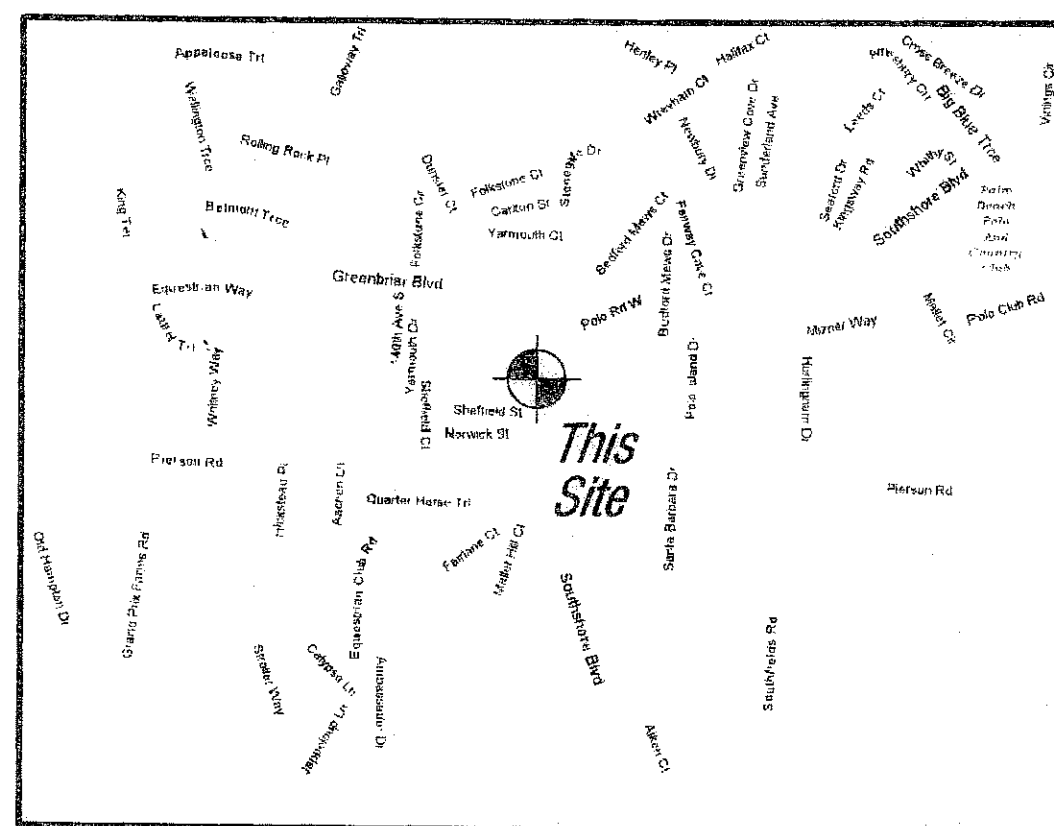
Condominium Association:

State of Florida
 County of Palm Beach

The Professional Center at Wellington Condominium Association, Inc., a Florida Corporation not-for-profit hereby accepts the dedications to said association as stated and shown hereon, and hereby accepts its maintenance obligation for same as stated hereon, dated this 7th day of August, 2007.

Witness: Lee A. Wheeler The Professional Center at Wellington Condominium Association, Inc.
 Print Name: Lee A. Wheeler
 Witness: Harry Rosen By: Harry Rosen
 Print Name: Geovanny Ortiz Harry Rosen, President

Professional Center at Wellington, LLC Professional Center at Wellington Condominium Association, Inc. Village of Wellington Deputy Village Engineer Surveyor



LOCATION MAP
 Not to Scale

Acknowledgment:

State of Florida
 County of Palm Beach

Before me, personally appeared Harry Rosen, who is personally known to me or has provided drivers license as identification, and who executed the foregoing instrument as President of The Professional Center at Wellington Condominium Association, Inc., a Florida Corporation not-for-profit, 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 9th day of August, 2007.

My commission expires: 4-26-2010 Susan M. Weser

Commission No.: 00523420 Notary Public: Susan M. Weser
 Notary Seal: _____ Print Name: Susan M. Weser

Approval of Plat and Acceptance of Dedication by the 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 1st day of April, 2008.

Village of Wellington
 A Political Subdivision of the State of Florida.

By: Darell Bowen, Mayor

Attest: Awilda Rodriguez
 Awilda Rodriguez, Village Clerk

Acknowledgment:

State of Florida
 County of Palm Beach

Before me, personally appeared Thomas M. Wenham and Awilda Rodriguez, who are personally known to me or have provided drivers licenses as identification, 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 of said Village and that the seal affixed to the 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 15th day of April, 2008.

My commission expires: 10/26/2011 Patrick R. Callow
 Commission No. DD 712417 Notary Public: Patrick R. Callow
 Notary Seal: _____ Print Name: Patrick R. Callow

Deputy Village Engineer

This Plat is hereby approved for record this 01 day of April, 2008, 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: April 4, 2008

By: Angela Kahoe
 Angela Kahoe, P.E.
 Deputy Village Engineer

Title Certification:

State of Florida
 County of Palm Beach

I, Frank J. S. Smith, 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 Professional Center at Wellington, L.L.C.; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon. There are encumbrances of records, but those encumbrances do not prohibit the creation of the subdivision created by this plat.

Date: 02/19/08 By: [Signature]
 Licensed in Florida License No. 976167

Surveyor's Notes

1. Building setback lines shall be as required by the Village of Wellington unified land development code and ordinances of the Village of Wellington.
2. There shall be no building or any habitable structure placed on drainage easements or utility easements.
3. There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In those cases where easements of different types cross or otherwise overlap, drainage easements shall have first priority, utility easements shall have second priority and all other easements shall be subordinate to these with their priorities being determined by the use of rights granted.
6. Bearing Reference: The Bearings shown hereon are referenced to the Acme Drainage District R/W C-23, as shown on the plat of *Greenview Shores No. 2 of Wellington - (P.U.D.)*, as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida. Said Line bears North 89°37'54" West
7. PRM indicates a 4" X 4" X 24" Concrete Monument with aluminum cap stamped LB7303.
8. Lines intersecting curves are radial unless otherwise noted hereon.
9. "Notice" this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance 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.
10. 2002 Florida Statutes - Title X11, Chapter 177.101(2): vacation and annulment of plats subdividing land. The following is stated, and applies to the underlying plat of Greenview Shores No. 2 of Wellington - (P.U.D.). "...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 annul all of the prior plat encompassed by the replat."

Surveyor's Certification:

This is to certify that the plat shown hereon is a true and correct representation of a survey and plat 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 plat and survey data complies with all the survey requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the Village of Wellington, Florida.

Patriot Surveying and Mapping, Inc.

By: Dennis J. Gabriele
 Dennis J. Gabriele
 Professional Surveyor and Mapper No. LS5709
 State of Florida



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