SITE \_OCATION MAP NOT TO SCALE "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF RECORDS OF PALM BEACH COUNTY.

TABULAR AREA DATA

WEST LINE THEREOF, A DISTANCE OF 1,356.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT E: THENCE N89°03'15"E ALONG THE NORTH LINE OF SAID TRACT E, A DISTANCE OF 600.13 FEET; THENCE NO0'58'38"W ALONG THE WEST LINE OF SAID ISLA VERDE OF WELLINGTON RESIDENTIAL, A DISTANCE OF 329.95 FEET TO THE NORTHWEST CORNER OF TRACT L OF SAID ISLA VERDE OF WELLINGTON RESIDENTIAL; THENCE S60"22"08"E ALONG THE NORTH LINE OF SAID ISLA VERDE OF WELLINGTON RESIDENTIAL, A DISTANCE OF 221.94 FEET TO THE NORTHWEST CORNER OF TRACT L OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, AS RECORDED IN PLAT BOOK \_\_\_, PAGES \_\_\_ THROUGH \_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S02'46'58"E ALONG THE WEST LINE OF SAID ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT. A DISTANCE OF 108.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES \$13'26'03"E, A RADIAL DISTANCE OF 102.00 FEET: THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 74'55'24", A DISTANCE OF 133.38 FEET; THENCE S01'38'33"W, A DISTANCE OF 13.18 FEET: THENCE S88'52'10"W. A DISTANCE OF 19.25 FEET; THENCE S01'36'16"W, A DISTANCE OF 1,381.08 FEET; THENCE S52'34'34"W, A DISTANCE OF 17.43 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH

KNOW ALL MEN BY THESE PRESENTS THAT SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP AND PEBB ENTERPRISES

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT E, ISLA VERDE AT WELLINGTON; THENCE NO1°35'48"E ALONG THE

ROYAL PALM BEACH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ISLA VERDE OF WELLINGTON COMMERCIAL PLAT, BEING A REPLAT OF TRACT E, ISLA VERDE OF WELLINGTON, AS RECORDED IN

PLAT BOOK 110, PAGES 132 THROUGH 138, TOGETHER WITH PORTIONS OF TRACT L AND PARCEL A, ISLA VERDE OF WELLINGTON RESIDENTIAL, AS RECORDED IN PLAT BOOK 111, PAGES 200 THROUGH 204, ALL OF THE PUBLIC RECORDS OF

PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF

WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE RADIUS POINT LIES S40'27'35"W, A RADIAL DISTANCE OF 21.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 38'51'47", A DISTANCE OF 14.24 FEET (THE PREVIOUS SEVEN COURSES AND DISTANCES BEING ALONG THE WEST LINE OF SAID ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT); THENCE N88'24'12"W ALONG A BOUNDARY LINE OF SAID ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, A DISTANCE OF 667.22 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 998,142 SQUARE FEET OR 22.914 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

71

SOUTHERN BLVD

DEDICATION AND RESERVATIONS:

. PARCEL A PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP. THEIR SUCCESSORS AND ASSIGNS. FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

PARCEL A IS SUBJECT TO A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR THE OWNER OF PARCEL B, THEIR SUCCESSORS AND ASSIGNS.

THE WEST 40 FEET OF PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20132, PAGES 740 THROUGH 744 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

PARCEL B, AS SHOWN HEREON IS HEREBY RESERVED BY PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC. A FLORIDA LIMITED LIABILITY COMPANY. THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

LANDSCAPE BUFFER EASEMENTS LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

DRAINAGE EASEMENT THE DRAINAGE EASEMENT (DE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ISLA VERDE OF WELLINGTON MASTER 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

THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, ALSO INCLUDING THE RIGHT TO INGRESS AND EGRESS OVER PARCEL A.

. RETENTION EASEMENT THE RETENTION EASEMENT, AS SHOWN HEREON ARE HEREBY DEDICATED TO PEBB ENTERPRISES ROYAL PALM BEACH. PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS FOR STORMWATER MANAGEMENT. LITTORAL ZONE, FILTER MARSH AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

5. PALM BEACH COUNTY UTILITY EASEMENTS THE PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION. MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES. RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE. REPAIR. EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS LIFT STATION EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS SHALL HAVE VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF TRACTS A AND B FOR THE PURPOSES OF INGRESS, EGRESS AND ACCESS TO PALM BEACH COUNTY OWNED UTILITIES.

8. LIMITED ACCESS EASEMENT THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

"2008 FLORIDA STATUTES—TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLATS OF ISLA VERDE OF WELLINGTON, AS RECORDED IN PLAT BOOK 110, PAGES 132 THROUGH 138, AND ISLA VERDE OF WELLINGTON RESIDENTIAL, AS RECORDED IN PLAT BOOK 111, PAGES 200 THROUGH 204, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. .THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN 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."

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

**DEDICATION AND RESERVATIONS CONTINUED:** 

IN WITNESS WHEREOF, SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ISLA VERDE MANAGEMENT COMPANY, INC., A FLORIDA CORPORATION, THIS \_\_\_\_\_\_\_\_, 201\_L.

> SHOPPES AT ISLA VERDE LTD. A FLORIDA LIMITED PARTNERSHIP BY: ISLA VERDE MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION. ITS DENERAL PARTNER

BY.

BRUĆE WEINER

PRESIDENT

WITNESS: HOTER HAMMES PRINT NAME Doreen HAMMES WITNESS: Rousis King PRINT NAME RONNIE KING

ACKNOWLEDGMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED BRUCE WEINER, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ISLA VERDE MANAGEMENT COMPANY, INC. A FLORIDA CORPORATION, GENERAL PARTNER OF SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP, 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 15 DAY OF 10 Lember , 2011.

COMMISSION NUMBER: EE 134320 U Jennifer Sarver

IN WITNESS WHEREOF, PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC. HAS CAUSED DAY OF MOVEMBER, 201

WITNESS: DARLER HAMMED PRINT NAME DOCCEON NAMIALS WITNESS: Konnie Kina. PRINT NAME RONNIE KING

PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, LLC A FLORIDA LIMITED LIABILITY COMPANY
By HS manager Pebb management Company
Inc. A Fled da Corporation BY

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF Palm Bach

BEFORE ME PERSONALLY APPEARED Bruce Weiner who is personally known to me, PALM BEACH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID COMPANY, 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES: 12/27/2015 COMMISSION NUMBER: EE 134320 Jennifer Sarver THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 OCTOBER - 2011

00013-070

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE ISLA VERDE OF WELLINGTON MASTER 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 OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_15 DAY OF TOUR DEF

> ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC. A FLORMOA CORPORATION NOTEFOR PROFIT BY: PRINT NAME PIKEEN HAMMES BRUCE WEINER PRESIDENT S: Koure King PRINT NAME RONNIE KING

**ACKNOWLEDGMENT:** 

WITNESS: Breen transme

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED BRUCE WEINER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ISLA VERDE OF WELLINGTON MASTER 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 ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION 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.

MY COMMISSION EXPIRES: 12/27/15 Jemps Some COMMISSION NUMBER: EE 13 4320 Jennifer Sar Ver

MORTGAGEES CONSENT:

STATE OF FLORIDA) COUNTY OF

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 22547, AT PAGE 406 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

SUNTRUST BANK A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA BY: ACL WIND JOKE WOYZEY WITNESS: QUI Pauling PRINTNAME AMY PAULIOD SEER VICE PRESIDENT PRINT NAME Robers Thompson Singh

**ACKNOWLEDGMENT:** 

STATE OF FLORIDA) COUNTY OF

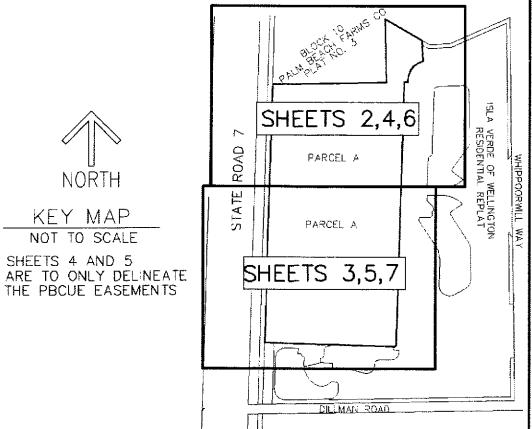
BEFORE ME PERSONALLY APPEARED JOYCE WERZER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA A \_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_\_ OF SUNTRUST BANK. A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF \_ NEWEMBER 2011. DD758610 MY COMMISSION EXPIR

3/23/12 COMMISSION NUMBER: 00753610

⊸NOTARY PUB**É**I¢ HONDA APPLEGATE PRINT NAME

> VILLAGE OF BANK WELLINGTON NOTARY Commission # 00 753610 **Bondard Through National Molary Au**



20120118654

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 250 M. THIS & DAY OF MARLY A.D. 2012 AND DULY RECORDED IN PLAT BOOK 16 ON PAGES 2 AND 68

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERIN

SHEET 1 OF 7

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON: STATE OF FLORIDA

COUNTY OF PALM BEACH

NORTH

KFY MAP

NOT TO SCALE

SHEETS 4 AND 5

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 28 DAY OF TEXTURE OF 2013

VILLAGE OF WELCONGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA wilde Todique AWILDA RODRIGUEZ VILLAGE CLERK

ACKNOWLEDGMENT: STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DARELL BOWEN 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 THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF TEDRUMY MY COMMISSION EXPIRES: 10 26 2015

PRINT/NAME: Kachel / Callow NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. 28/3545

**VILLAGE ENGINEER:** FOR RECORD, THIS \_\_\_\_\_ HIS PLAT IS HEREBY APPROVED 2012. AND HAS BEEN REVIEWED BY A PROFESSIONAL WELLINGTON IN ACCORDANCE WITH SEC. 177.0**81(1),** F.S.

VILLAGE ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

I, Todo Auferton, 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 SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP AND PEBB ENTERPRISES ROYAL PALM BEACH PROPERTY, 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.

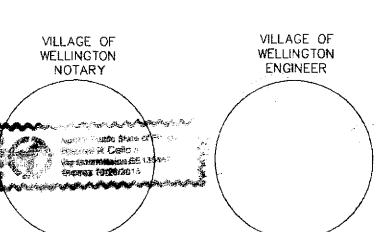
TODO RUSENBERG, ETC. ATTORNEY AT LAW FLORIDA BAR EGOT 295

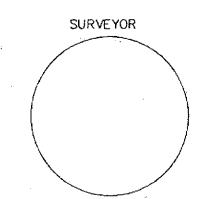
SURVEYOR'S CERTIFICATE:

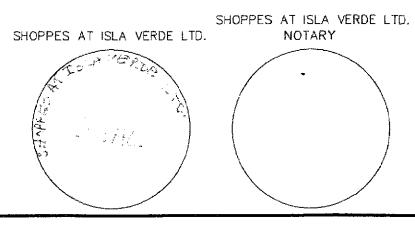
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SEC. 177.091(9), F.S., AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED: 1/ 28/11

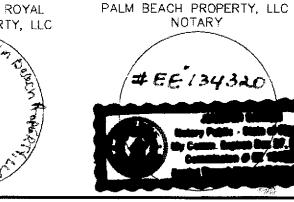
10 DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591



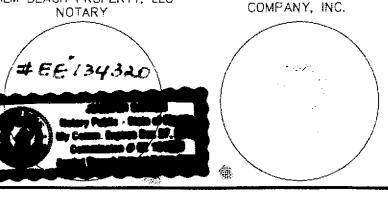


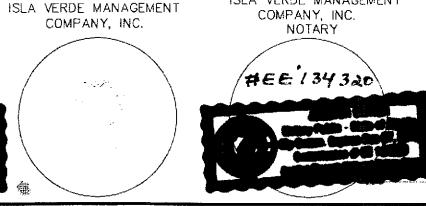




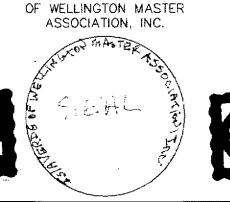


PEBB ENTERPRISES ROYAL

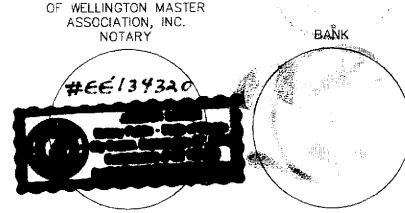




ISLA VERDE MANAGEMENT



ISLA VERDE



ISLA VERDE

