

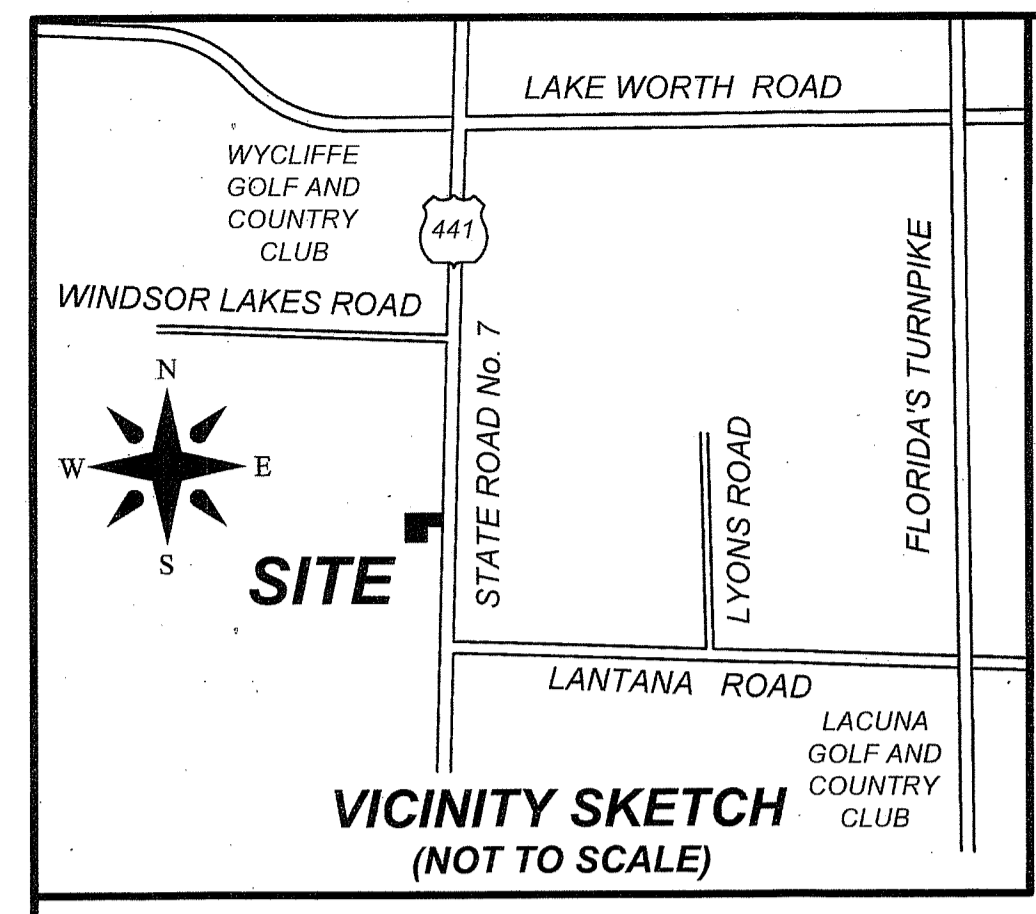
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177
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 10:25 AM
on the 6 day of March 2014
and duly recorded in Plat Book 133
on Page(s) 177 - 180
Book, Clerk & Comptroller



BRENTWOOD OF WELLINGTON, P.U.D.

BEING A REPLAT OF A PORTION OF TRACT 17 AND TRACT 18, BLOCK 35, PALM BEACH FARMS COMPANY PLAT No. 3,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, TOGETHER WITH TRACT B-1B AND TRACT B-1C
OF THE AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORDS BOOK 25959, PAGE 371, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
JUNE, 2013



PARCEL C

Parcel C, as shown hereon is hereby reserved for the owner of Parcel "A", its successors and/or assigns for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of the owner of Parcel "A", its successors and/or assigns, without recourse to Palm Beach County. Further, a portion of Parcel C is subject to Driveway Easement Agreement as recorded in Official Records Book 22570, Page 1571 which benefits Parcel B, as well as a Cross Access Easement as recorded in Official Records Book 23675, Page 1785 which also benefits Parcel B as well as the adjacent property to the south of Parcel C.

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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

UTILITY EASEMENTS

The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

The utility easements running adjacent and parallel to the tracts for private road purposes and driveway/parking tracts, as 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, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. If otherwise approved by Palm Beach County, 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.

WATER MANAGEMENT TRACT

The Water Management Tract, as shown hereon, is hereby reserved for the owner of Parcel A, its successors and assigns, for stormwater management and drainage purposes benefitting Parcels A, B & C, and is the perpetual maintenance obligation of the owner of Parcel A, its successors and assigns, without recourse to Palm Beach County. Subject to existing littoral zone restrictive covenant agreement as recorded in Official Records Book 26406, Page 987, Public Records of Palm Beach County, Florida, and as modified in O.R.B. 26437, Page 819, Public Records of Palm Beach County, Florida. 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.

LAKE MAINTENANCE EASEMENT (L.M.E.)

The Lake Maintenance Easement, as shown hereon, is hereby reserved for the owner of Parcel A, its successors and assigns, for access to stormwater 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 of Parcel A, its successors and assigns, without recourse to Palm Beach County.

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.

LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.)

The Lake Maintenance Access Easement, as shown hereon, is hereby reserved for the owner of Parcel A, its successors and assigns, for access to stormwater 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 of Parcel A, its successors and assigns, without recourse to Palm Beach County.

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.

DRAINAGE EASEMENT

The Drainage Easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the owner of Parcel "A", its successors and assigns, without recourse to Palm Beach County.

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.

BUFFER TRACTS

The Buffer Tracts, as shown hereon, are hereby reserved for the owner of Parcel A, its successors and assigns, for landscape buffer easement purposes and are the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Wellington Senior Housing, LLC, a Florida limited liability company and HRS Palm Beach, LLC, a Delaware limited liability company, owners of the land shown hereon as BRENTWOOD OF WELLINGTON, P.U.D., being a replat of a portion of Tract 17 and Tract 18, Block 35, Palm Beach Farms Company Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Page 45, together with Tract B-1B and Tract B-1C of the Affidavit of Waiver recorded in Official Records Book 25959, Page 371, Public Records of Palm Beach County, Florida, lying in Section 36, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

A parcel of land, being a portion of Tract 17 and Tract 18, Block 35, Palm Beach Farms Company Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Page 45, together with Tract B-1B and Tract B-1C of the Affidavit of Waiver recorded in Official Records Book 25959, Page 371, Public Records of Palm Beach County, Florida, lying in Section 36, Township 44 South, Range 41 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southeast corner of Section 36, Township 44 South, Range 41 East; thence North 01°27'15" East, along the East line of said Section 36 (the East line of said Section 36 is assumed to bear North 01°27'15" East and all other bearings are relative thereto) a distance of 2097.68 feet to the point of intersection with a line 97.00 feet Southerly of and parallel with, as measured at right angles to, the North line of said Tract 17; thence South 89°00'51" West, along said parallel line, a distance of 222.04 feet to a point on the West right-of-way line of State Road No. 7, Parcel No. 130, as recorded in Official Records Book 10616, Page 482, said Public Records, said point being the **POINT OF BEGINNING** of the following described parcel of land; thence South 01°28'20" West, along said West right-of-way line, a distance of 253.98 feet; thence departing said right-of-way line, South 89°03'41" West, along a line 310 feet Northerly of and parallel with, as measured at right angles to, the South line of said Tract 17, a distance of 263.48 feet; thence South 01°28'20" West, parallel with said West right-of-way line of State Road No. 7, Parcel No. 129, as recorded in Official Records Book 10049, Page 778, said Public Records, a distance of 310.27 feet to a point on the South line of said Tract 17; thence South 89°03'41" West, along the South line of said Tracts 17 and 18 a distance of 659.70 feet to the Southwest corner of said Tract 18; thence North 00°59'28" West, along the West line of said Tract 18, a distance of 562.98 feet to a point on a line 97 feet Southerly of and parallel with, as measured at right angles to, the North line of said Tracts 17 and 18, said point also being the Westerly corner common with Tract B-1A and Tract B-1C according to said Affidavit of Waiver; thence North 89°00'51" East, along said parallel line and common line between Tract B-1A, Tract B-1B and Tract B-1C according to said Affidavit of Waiver, a distance of 947.43 feet to said West right-of-way line of State Road No. 7, Parcel No. 130, and the **POINT OF BEGINNING**.

Containing in all, 10.22 Acres, more or less.

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

PARCEL A

Parcel A, as shown hereon is hereby reserved by its owner, Wellington Senior Housing, LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Wellington Senior Housing, LLC, its successors and assigns, without recourse to Palm Beach County, Florida.

PARCEL B

Parcel B, as shown hereon is hereby reserved by its owner, HRS Palm Beach, LLC, a Delaware limited liability company, licensed to do business in the State of Florida, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said HRS Palm Beach, LLC, its successors and assigns, without recourse to Palm Beach County, Florida.

Parcel B is benefitted by the following record instruments which burdens Parcels A & C:

Utility Easement Agreement recorded in Official Records Book 22570, Page 1588;
Drainage Easement Agreement recorded in Official Records Book 22570, Page 1602;

Parcel B is benefitted by the following record instruments which burdens Parcel C:

Driveway Easement Agreement recorded in Official Records Book 22570, Page 1571;
Cross Access Easement Agreement per Palm Beach County Board of County Commissioners Resolution No. R-2009-0508, recorded in Official Records Book 23675, Page 1785;

LIMITED ACCESS EASEMENTS (L.A.E.)

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

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager, William Karns Enterprises, Inc., a Florida corporation, this 30th day of May 2013,

Wellington Senior Housing, LLC,
a Florida limited liability company

BY: William Karns Enterprises, Inc.,
a Florida corporation,
as its Manager

WITNESS:

Carlos Catania
Printed Name

BY:

William F. Karns, President

WITNESS:

Leslie Silva
Printed Name

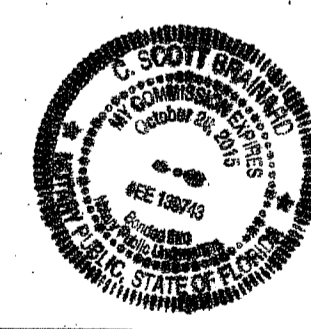
ACKNOWLEDGEMENT

State of Florida
County of Pinellas

Before me personally appeared William F. Karns, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument as President of William Karns Enterprises, Inc., 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 30th day of May 2013.

October 20, 2015
My Commission Expires:
EE 139743
My Commission Number:



Signature of Notary Public
C. SCOTT BRAINARD
Printed Name of Notary Public

TABULAR DATA	
CONTROL No.	05-454
PROJECT No.	0959-001
PARCEL "A"	= 226,929 S.F. (5.210 ACRES)
BUFFER TRACT	= 45,701 S.F. (1.049 ACRES)
WATER MANAGEMENT TRACT	= 94,826 S.F. (2.177 ACRES)
PARCEL "B"	= 45,753 S.F. (1.050 ACRES)
PARCEL "C"	= 32,026 S.F. (0.735 ACRES)
TOTAL AREA	= 445,235 S.F. (10.221 ACRES)

This instrument prepared by:
Robert J. Cajal, in the office of
Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407

PLAT OF:			
BRENTWOOD OF WELLINGTON			
FIELD:	JOB No.: 06-1328.17	F.B.	PG.
OFFICE: R.C.	DATE: JANUARY, 2012	DWG. No.:	06-1328-13
C'KD:	REF.:	SHEET 1 OF 4	

