

LOCATION MAP
NOT TO SCALE

WINDSOME ESTATES

BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON
PALM BEACH COUNTY, FLORIDA
MARCH, 2015

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT WINDSOME FARMS LIMITED, INC., A PENNSYLVANIA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS WINDSOME ESTATES DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS AND FURTHERMORE SUMMARIZED AS THE FOLLOWING:

BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

BEGINNING AT A FOUND BRASS DISC IN CONCRETE FOR THE WEST QUARTER CORNER OF SAID SECTION 28 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88°26'23" EAST, 1349.06 FEET ALONG THE CENTERLINE OF INDIAN MOUND ROAD (OFFICIAL RECORD BOOK 1913, PAGE 266 OF THE PALM BEACH COUNTY RECORDS) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ERDMAN ANTHONY LB7334 PRM" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01°57'18" WEST, 1346.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ERDMAN ANTHONY LB7334 PRM" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88°25'54" WEST, PASSING A 5/8 INCH IRON ROD WITH CAP STAMPED "ERDMAN ANTHONY LB7334 PRM" SET AT 1297.29 FEET AS A REFERENCE POINT AND CONTINUING FOR A TOTAL DISTANCE OF 1347.29 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND LYING IN THE WEST LINE OF SAID SECTION 28;

THENCE NORTH 01°52'48" EAST, 1346.11 FEET ALONG THE WEST LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING AND CONTAINING 41.664 ACRES MORE OR LESS.

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

- TRACT 5 BEING A 50 FOOT ROAD AND DRAINAGE TRACT SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, IN FEE SIMPLE FOR PUBLIC STREET DRAINAGE AND UTILITY PURPOSES.
- THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO WINDSOME ESTATES PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 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.
- THE WATER EASEMENTS 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.
- THE BRIDLE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR BRIDLE TRAILS, EQUESTRIAN USE AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. THE CONSTRUCTION OF SAID BRIDLE TRAILS IS THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE WATER MANAGEMENT & LAKE EASEMENTS, LAKE MAINTENANCE EASEMENTS, AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO WINDSOME ESTATES PROPERTY OWNERS' 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, 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE LANDSCAPE AND COMPATIBILITY BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO WINDSOME ESTATES PROPERTY OWNERS' 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.

IN WITNESS WHEREOF, WINDSOME FARMS LIMITED, INC., A PENNSYLVANIA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND GENERAL MANAGER, THIS 24th DAY OF MARCH, 2015.

WINDSOME FARMS LIMITED, INC.,
A PENNSYLVANIA CORPORATION

Craig T. Galle
WITNESS
PRINT NAME: CRAIG T. GALLE

BY: *Joie A. Talley*
JOIE A. TALLEY
VICE-PRESIDENT AND GENERAL MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOIE A. TALLEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND GENERAL MANAGER OF WINDSOME FARMS LIMITED, INC., A PENNSYLVANIA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF MARCH, 2015.

MY COMMISSION EXPIRES: 9-7-15

NOTARY PUBLIC
PRINT NAME: CRAIG T. GALLE
COMMISSION NO.:

PROPERTY OWNERS ASSOCIATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINDSOME ESTATES PROPERTY OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON DATED THIS 24th DAY OF MARCH, 2015.

WINDSOME ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Craig T. Galle
WITNESS
PRINT NAME: CRAIG T. GALLE

BY: *Joie A. Talley*
JOIE A. TALLEY
VICE-PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CRAIG T. GALLE, 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 WINDSOME FARMS LIMITED, INC., A PENNSYLVANIA CORPORATION, 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.

DATED THIS 24th DAY OF MARCH, 2015.

Craig T. Galle
CRAIG T. GALLE, ATTORNEY AT LAW
FLORIDA BAR NO.: 856568

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 12th DAY OF May, 2015.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Bob Margolis*
BOB MARGOLIS, MAYOR

ATTEST: *Awilda Rodriguez*
AWILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGMENT

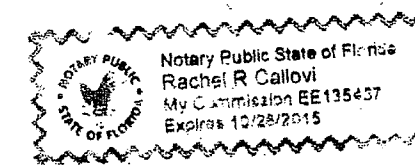
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS 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 ESTATE 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 SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF May, 2015.

MY COMMISSION EXPIRES: 10/26/2015

Barbara J. Carlson
NOTARY PUBLIC
PRINT NAME:
COMMISSION NO.:



VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF May, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S.

DATED THIS 4th DAY OF JUNE, 2015.

William J. Riebe
WILLIAM J. RIEBE, P.E.
VILLAGE ENGINEER

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) WITH INFORMATION SUPPLIED BY NATIONAL GEODETIC SURVEY (NGS) AND WAS ESTABLISHED BY GPS OBSERVATIONS AND ARE REFERENCED TO MONUMENTS FOUND ALONG THE SOUTH LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING SOUTH 88°25'26" EAST AS SHOWN. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.
- NO BUILDINGS 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, INGRESS/EGRESS EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- LINEAR UNITS ARE US SURVEY FEET.
- INTENDED DISPLAY SCALE IS 1" = 100'.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE FOLLOWING TWO EASEMENTS ARE VACATED PURSUANT TO A CERTAIN AGREEMENT CONCERNING EASEMENTS AND OTHER MATTERS RECORDED IN OFFICIAL RECORD BOOK 27307, PAGE 495 OF THE PALM BEACH COUNTY RECORDS:
SOUTHERLY 10 FOOT EASEMENT FOR UTILITIES AND DRAINAGE AS MENTIONED IN OFFICIAL RECORD BOOK 2878, PAGE 1161 OF THE PALM BEACH COUNTY RECORDS.
NORTHERLY 10 FOOT EASEMENT FOR UTILITIES AND DRAINAGE AS MENTIONED IN OFFICIAL RECORD BOOK 2952, PAGE 565 OF THE PALM BEACH COUNTY RECORDS.
- THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN, PSM IN THE OFFICE OF ERDMAN ANTHONY.
- 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.

SURVEYOR'S CERTIFICATION:

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 AS REQUIRED BY SECTION 177.091 (9), FLORIDA STATUTES 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED THIS 24th DAY OF MARCH, 2015.

BY: *Jim Sullivan*
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NUMBER LS6889
LICENSED BUSINESS NUMBER LB7334
STATE OF FLORIDA

