KNOW ALL MEN BY THESE PRESENTS THAT LAS PALMAS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS LAS PALMAS RANCH - REPLAT, A REPLAT OF TRACTS 1 AND 2, LAS PALMAS RANCH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 84 AND 85; WHICH IS A REPLAT OF TRACTS 1 AND 20, LAS PALMAS EQUESTRIAN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 189 THROUGH 192; BOTH PLATS ARE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER TRACT 2; THENCE NORTH 89'41'34" EAST, ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 900.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 498.00 FEET; THENCE NORTH 89°41'34" EAST. A DISTANCE OF 51.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 532.24 FEET; THENCE SOUTH 89'47'17" WEST, A DISTANCE OF 215.09 FEET: THENCE SOUTH 38'16'46" EAST, A DISTANCE OF 714.90 FEET; THENCE SOUTH 51'43'14" WEST, A DISTANCE OF 560.00 FEET; THENCE NORTH 3816'46" WEST, A DISTANCE OF 1826.68 FEET; THENCE NORTH 89'41'34" EAST, A DISTANCE OF 392.47 FEET; THENCE NORTH 00'00'00" EAST, A DISTANCE OF 498.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,574,341 SQUARE FEET OR 36.14 ACRES, MORE OR LESS.

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

- 1. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MONITOR, INSPECT, AND MAINTAIN THE LITTORAL ZONES AND FILTER MARSHES AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM AND ANY OTHER ENVIRONMENTAL MATTERS AND FEATURES OF THE PROPERTY CONSISTENT WITH THE VILLAGE OF WELLINGTON'S GOVERNMENTAL OBLIGATIONS AND RESPONSIBILITIES.
- 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS. SAID UTILITY EASEMENTS ARE FOR UNDERGROUND USE ONLY.
- 3. 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 4. THE LAKE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION. OPERATION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 5. THE LAKE ACCESS AND LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION. INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
- 6. IT IS A PUNISHABLE VIOLATION OF VILLAGE OF WELLINGTON LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS OR TO CHEMICALLY OR MANUALLY REMOVE. DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE LAKE, EXCEPT UPON THE WRITTEN APPROVAL OF THE VILLAGE ENGINEER. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, TO MAINTAIN THE LITTORAL ZONE.
- 7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 8. THE PRIVATE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND PRIVATE STREET PURPOSES AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION. NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC.
- 9. THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF THE EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NUMBER 03.
- 10.THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON. FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 11. THE ACCESS EASEMENT (TRACT 1) AS SHOWN HEREON IS HEREBY DEDICATED TO THE PROPERTY OWNER(S) OF TRACT 1 AND THEIR SUCCESSORS IN TITLE FOR INGRESS / EGRESS PURPOSES AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION, NO BUILDINGS, STRUCTURES, IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER(S) OF TRACT 1.

IN WITNESS WHEREOF, LAS PALMAS RANCH, LLC, A DELAWARE LIMITED LIABILITY 

PRINT NAME: Don Cruitt PRINT NAME: JONI'CE LIBIDDE

# LAS PALMAS RANCH, LLC., A DELAWARE MANAGER

### LAS PALMAS RANCH REPLAT

A REPLAT OF TRACTS 1 AND 2, LAS PALMAS RANCH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 84 AND 85; WHICH IS A REPLAT OF TRACTS 1 AND 20, LAS PALMAS EQUESTRIAN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 189 THROUGH 192; BOTH PLATS ARE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LOCATED IN SECTION 32, TOWNSHIP 44 SOUTH, **RANGE 41 EAST** VILLAGE OF WELLINGTON PALM BEACH COUNTY, FLORIDA APRIL, 2015

**ACKNOWLEDGMENT** 

STATE OF FLORIDA

SAID CORPORATION.

TITLE CERTIFICATION

COUNTY OF PALM BEACH

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOWN TO ME OR HAS PRODUCED

MY COMMISSION EXPIRES: 07/27/2017

Gunut Burits 20 27, 20 Community in # FF 1054

Bonded Through National Notary Assn.

THE SUBDIVISION DEPICTED BY THIS PLAT.

5-6.15

APPROVAL OF PLAT AND

VILLAGE OF WELLINGTON

COUNTY OF PALM BEACH

VILLAGE OF WELLINGTON.

200 I barankis

STATE OF FLORIDA

\_ June

**ACKNOWLEDGMENT** 

STATE OF FLORIDA

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES:

ACCEPTANCE OF DEDICATION

BEFORE ME PERSONALLY APPEARED \_\_\_\_MARCIA RADOSEVICH\_\_\_, WHO IS PERSONALLY

PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT

CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF MAY

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

I, <u>HILDA M. PORRO</u>, 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

HILDA M. PORRO

ATTORNEY AT LAW

FLORIDA BAR NUMBER: 821550

TO THE PROPERTY IS VESTED TO LAS PALMAS RANCH, LLC., A DELAWARE LIMITED LIABILITY

THE VILLAGE OF WELLINGTON. ITS SUCCESSORS AND ASSIGNS, HEREBY

A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED, AND SHOWN HEREON. DATED THIS DAY OF

BEFORE ME PERSONALLY APPEARED <u>BOB MARGOLIS</u> AND <u>AWILDA RODRIGUEZ</u>.
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

VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF

VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

SUBDIVISION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND

SAID VILLAGE AND IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR

10/26/2015

BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID

COMPANY; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR

RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE

ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF

PRINT NAME: LISA GOISSIERE

PRINT NUMBER: FF 10546

IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF LAS

EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE

SHEET 1 OF 2

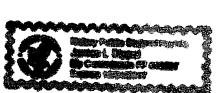
#### **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAVIER GUERRA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LAS PALMAS RANCH. LLC.. A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF MILL

MY COMMISSION EXPIRES: 10/31/17



PRINT NAME: JANICE PRINT NUMBER: FF 04829 7

## MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 22872 AT PAGES 788 THROUGH 794 AND IN OFFICIAL RECORD BOOK 23902 AT PAGES 675 THROUGH 681 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND WITH, THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF April 2015.

WITNESS: Don Crust PRINT NAME: Don Cruitt

FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA

and

Z-101 PRINT NAME TO A CE L. BIPPE LLOYD R. ROSIER, VICE PRESIDENT TOWER. BANK

#### **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH

Tall J. Bank BEFORE ME PERSONALLY APPEARED \_\_\_\_\_\_ WHO IS PERSONALLY

KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, 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 ASSOCIATION SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF APEIL.

MY COMMISSION EXPIRES: 10/3//17



PRINT NAME: Jen 166 PRINT NUMBER: FFOUR 297

### PROPERTY OWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

WITNESS:

WITNESS:

THE LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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 \_\_ DAY OF ARY

> LAS PALMAS EQUESTRIAN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-

> > MORTGAGEE'S

OF

WITNESS MY HAND AND OFFICIAL SEAL THIS

Section & Company

Company of 138463

VILLAGE **ENGINEER** SEAL

PRINT NAME:

= 35 SURVEYOR SEAL

STATE OF FLORIDA COUNTY OF PALM BEACH

This Plat was filed for record at 5.19. M. this day of JUNE 2015, and duly recorded in Plat Book No. 20 on page 2-2 :

SHARON R. BOCK. Clerk Circuit Court & Comptroller

LOCATION MAP not to scale

**YLLAGE ENGINEER** 

PALM BEACH POINT BOULEVARD

50TH STREET

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 11 DAY OF 2015, AND HAS BEEN REVIEWED BY A BROSESSION \_\_\_ 2015, 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.

50TH STREET

DATE: JUNE 11, 2015

WILLIAM J. RIEBE, P.E., CGC. VILLAGE ENGINEER

#### SURVEYOR'S NOTES

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 2, LAS PALMAS RANCH PLAT, PLAT BOOK 113, PAGES 84 AND 85. SAID LINE IS ASSUMED TO BEAR NORTH 89'41'34" EAST, AND ALL OTHER BEARINGS ARE RELATIVE
- 02. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS NOTED OTHERWISE
- 03. NO BUILDING 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 OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- 04. 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 MY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 05. 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 06. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
- 07. THE VILLAGE OF WELLINGTON IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- 08. ALL UNDERLYING EASEMENTS ARE AUTOMATICALLY AND SIMULTANEOUSLY VACATED AND VOIDED UPON THE APPROVAL OF THIS PLAT BY THE VILLAGE OF WELLINGTON AND THE RECORDING OF SAME.
- 09. THIS INSTRUMENT PREPARED BY:

RICHARD G. RADER, PLS FLORIDA CERTIFICATE NO.: LS 4861 J.D.C DEVELOPMENT SERVICES, INC. LB NO.: 4873 STATE OF FLORIDA

#### 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) AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO CHAPTER 177.091 (9) F.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, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

5-6-15

RICHARD G. RADER. FLORIDA CERTIFICATE NO.: LS 4861 J.D.C. DEVELOPMENT SERVICES, INC. LB NO.: 4873 STATE OF FLORIDA

RICHARD G. RADER, P.S.L FLORIDA CERTIFICATE NO.: 4861 FILE NO. 7992 (4-28-15)

Fax: (561) 790-4488

(561) 790-4471

Development Services, Inc. LB#4873

Royal Palm Beach, Florida, 33411

570-A Royal Palm Beach Boulevard,

SEAL

LAS PALMAS EQUESTRIAN **HOMEOWNERS** ASSOCIATION, INC. SEAL

WELLINGTON

NOTARY PUBLIC: Rachel 7 College

PRINT NUMBER: EE 13545.

VILLAGE SEAL