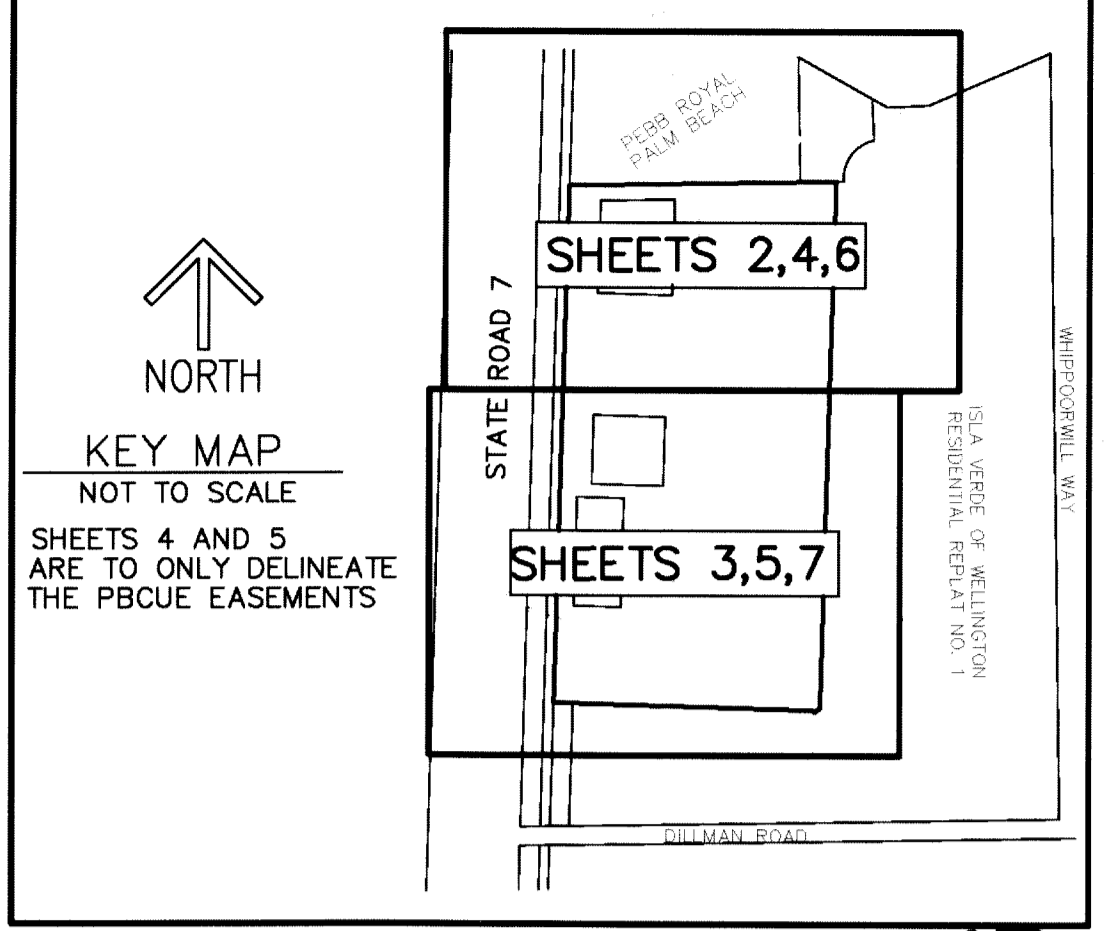
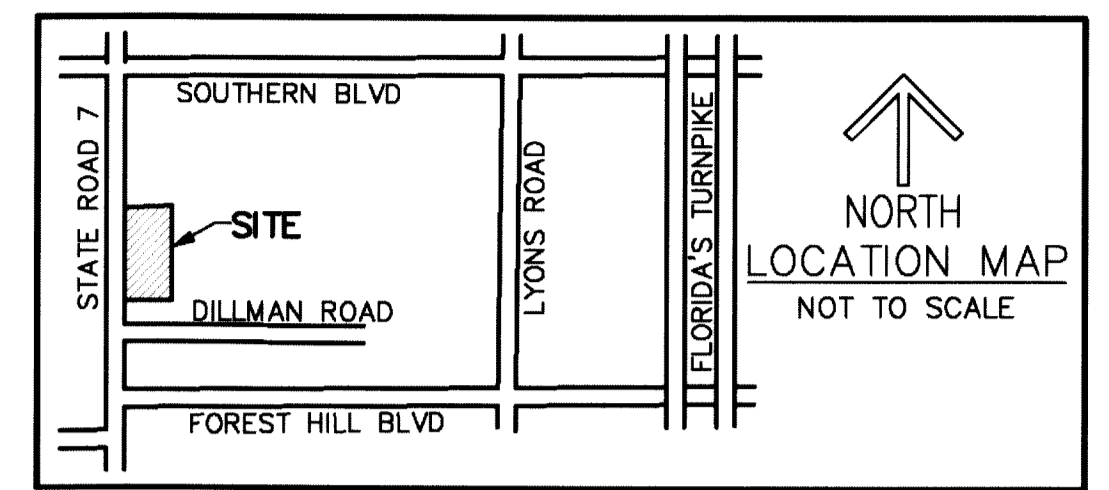


20170315897

ISLA VERDE OF WELLINGTON COMMERCIAL REPLAT

BEING A REPLAT OF PARCEL A, ISLA VERDE OF WELLINGTON COMMERCIAL, AS RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 68 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

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. 3591



109

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:10 P.M.
THIS 20 DAY OF August
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 115 ON
PAGES 109 AND 115

SHARON R. BOCK
CLERK AND COMPTROLLER

By: *Maura P. Gordon*
DEPUTY CLERK

SHEET 1 OF 7

"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.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SHOPPES AT ISLA VERDE LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS ISLA VERDE OF WELLINGTON COMMERCIAL PLAT, BEING A REPLAT OF PARCEL A, ISLA VERDE OF WELLINGTON COMMERCIAL PLAT, AS RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 68 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.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 952,007 SQUARE FEET OR 21.855 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A, B, C AND D
TRACTS A, B, C AND D, AS SHOWN HEREON ARE 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 ARE 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.

SUBJECT TO A RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 27398, PAGE 1638 AND AMENDMENTS RECORDED IN OFFICIAL RECORD BOOK 24578, PAGES 108-118, OFFICIAL RECORD BOOK 27274, PAGE 1335 AND OFFICIAL RECORD BOOK 27398 PAGE 887 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT A IS SUBJECT TO A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR THE OWNERS OF TRACTS A, B, C AND D, THEIR SUCCESSORS AND ASSIGNS.

THE WEST 40 FEET OF TRACT 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.

2. 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.

3. 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.

4. 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.

5. LIFT STATION EASEMENT
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, IMPROVEMENTS, 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, B, C AND D FOR THE PURPOSES OF INGRESS, EGRESS AND ACCESS TO PALM BEACH COUNTY OWNED UTILITIES.

6. 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.

7. "2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULLMENT 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 COMMERCIAL PLAT, AS RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 68, 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 RECORDED OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

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 6th DAY OF September, 2016

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

WITNESS: *Kim N. Moreira*
PRINT NAME Kim N. Moreira
WITNESS: *Carolya Werner*
PRINT NAME Carolya Werner

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 6th DAY OF September, 2016

MY COMMISSION EXPIRES: 5/20/17
COMMISSION NUMBER: FF010190
NOTARY PUBLIC
Kim Moreira
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, *Edgar J. Hedrick III*, 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; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: May 2, 2017
Edgar J. Hedrick III
ATTORNEY AT LAW
FLORIDA BAR NO. 0056618

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 6th DAY OF September, 2016

ISLA VERDE OF WELLINGTON
MASTER ASSOCIATION, INC.
A FLORIDA CORPORATION
NOT FOR PROFIT
WITNESS: *Kim N. Moreira*
PRINT NAME Kim N. Moreira
BY: *Bruce Weiner*
BRUCE WEINER
VICE PRESIDENT

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 VICE 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF September, 2016

MY COMMISSION EXPIRES: 5/20/17
COMMISSION NUMBER: FF010190
NOTARY PUBLIC
Kim Moreira
PRINT NAME

MORTGAGEES CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 2267, 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 ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF April, 2017

SUNTRUST BANK
A BANKING CORPORATION AUTHORIZED
TO DO BUSINESS IN FLORIDA
WITNESS: *Karen Richardson*
PRINT NAME Karen Richardson
BY: *Ruben Pedron*
RUBEN PEDRON
SENIOR VICE PRESIDENT
WITNESS: *Julie Droscher*
PRINT NAME Julie Droscher

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Ruben Pedron*, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT 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 10th DAY OF April, 2017

MY COMMISSION EXPIRES: 03/24/20
COMMISSION NUMBER: FF951508
NOTARY PUBLIC
Dilis Remedios
PRINT NAME

TABULAR AREA DATA

TOTAL AREA THIS PLAT	952,007 SQUARE FEET	21.855 ACRES
AREA OF TRACT A	837,124 SQUARE FEET	19.218 ACRES
AREA OF TRACT B	47,876 SQUARE FEET	1.095 ACRES
AREA OF TRACT C	33,775 SQUARE FEET	0.775 ACRES
AREA OF TRACT D	33,432 SQUARE FEET	0.767 ACRES

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION 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 22 DAY OF August, 2017

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Anne Gerwig*
ANNE GERWIG
MAYOR
ATTEST: *Chevelle D. Niban*
CHEVELLE D. NIBAN
VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND *Rachel Calloway Cole*, 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 SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August, 2017
MY COMMISSION EXPIRES: 10/26/2019

Rachel B. Calloway Cole
PRINT NAME Rachel B. Calloway Cole
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. FF 920679

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 20th DAY OF August, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *Thomas J. Lumbert*
THOMAS J. LUMBERT P.E.
VILLAGE OF WELLINGTON
VILLAGE ENGINEER

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 AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.081(9), F.S.; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED: 4-18-17
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SHOPPES AT ISLA VERDE LTD. SHOPPES AT ISLA VERDE LTD. NOTARY

ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC. ISLA VERDE OF WELLINGTON MASTER ASSOCIATION, INC. NOTARY

BANK BANK NOTARY

VILLAGE OF WELLINGTON VILLAGE OF WELLINGTON NOTARY

VILLAGE OF WELLINGTON VILLAGE OF WELLINGTON ENGINEER

SURVEYOR