

This Instrument Prepared By: Steven M. Watts, P.S.M. 4588 Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS™ 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316 Phone: 954.921.7781 • Fax: 954.921.8807 Certificate of Authorization No. LB 6791 August 2018

VERONICA COURT TOWNHOMES

BEING A REPLAT OF LOT 8, BLOCK 67, SUGAR POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AUGUST, 2018

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 1:01 PM THIS 4th DAY OF June A.D. 2019, AND DULY RECORDED IN PLAT BOOK 128 ON PAGES 106 THRU 107 SHARON R. BOOK CLERK AND COMPTROLLER BY: Dale DEPUTY CLERK

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS: THAT R.P.S. HOLDING CORP., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS VERONICA COURT TOWNHOMES BEING A REPLAT OF LOT 8, BLOCK 67, SUGAR POND MANOR OF WELLINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 67, SUGAR POND MANOR OF WELLINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 20 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

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

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO VERONICA COURT HOMEOWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS PURPOSES, SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VLLAGE OF WELLINGTON.

THE UTILITY EASEMENTS AS SHOWN HEREON, WITHIN THE PLAT LIMITS, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

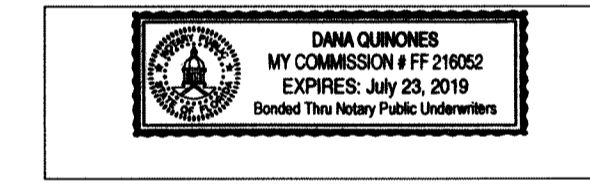
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF April, 2019

WITNESS: Terry Imai R.P.S. HOLDING CORP., A FLORIDA CORPORATION PRINT NAME: Terry Imai BY: Alvaro Reyes, PRESIDENT WITNESS: Heather Hourahan PRINT NAME: Heather Hourahan

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED ALVARO REYES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF R.P.S. HOLDING CORP., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April, 2019 MY COMMISSION EXPIRES: 7/23/19 BY: Dana Quinones NOTARY PUBLIC STATE OF FLORIDA



ACCEPTANCE OF DEDICATION:

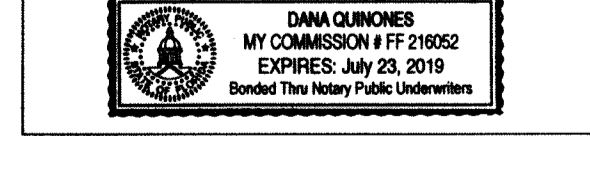
STATE OF FLORIDA COUNTY OF PALM BEACH VERONICA COURT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 10th DAY OF April, 2019

WITNESS: Terry Imai VERONICA COURT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT PRINT NAME: Terry Imai BY: Alvaro Reyes, PRESIDENT WITNESS: Heather Hourahan PRINT NAME: Heather Hourahan

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED, Alvaro Reyes, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VERONICA COURT HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April, 2019 MY COMMISSION EXPIRES: 7/23/19 BY: Dana Quinones NOTARY PUBLIC STATE OF FLORIDA



TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, Kirk Grantman, MANAGER OF STANDARD TITLE INS AGENCY INC A FLORIDA CORPORATION 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 R.P.S. HOLDING CORP., A FLORIDA 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. DATE: APRIL 18, 2019 SIGNATURE: Kirk Grantman PRINT NAME: Kirk Grantman TITLE: PRESIDENT

NOTES

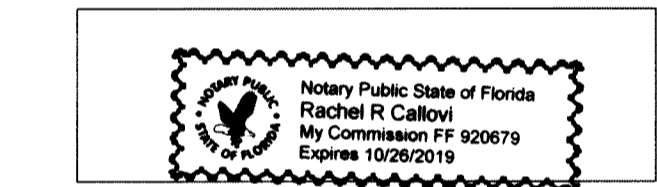
- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE REFERENCED TO THE EAST LINE OF BLOCK 67, SUGAR POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20-32, PALM BEACH COUNTY RECORDS, HAVING A BEARING OF S 22°09'18" E.
2. ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
3. 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 NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM COUNTY.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
5. 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.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, BRIDAL TRAIL EASEMENTS SHALL HAVE FIRST PRIORITY, WATER AND SEWER EASEMENTS SHALL HAVE SECOND PRIORITY, DRAINAGE EASEMENTS SHALL HAVE THIRD PRIORITY, UTILITY EASEMENTS SHALL HAVE FOURTH PRIORITY, ACCESS EASEMENTS SHALL HAVE FIFTH PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE NON-RADIAL UNLESS NOTED OTHERWISE.
8. THE APPROVAL BY THE GOVERNING BODY OF LOCAL GOVERNMENT OF A REPLAT WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT RECORDED IN THE PUBLIC RECORDS SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY THE VILLAGE OF WELLINGTON:

STATE OF FLORIDA COUNTY OF PALM BEACH VILLAGE OF WELLINGTON 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 30th DAY OF MAY, 2019 BY: Anne Gerwig, MAYOR ATTEST: Chevelle Nubin, VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED, ANNE GERWIG, AND CHEVELLE NUBIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA MUNICIPAL CORPORATION 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 TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SAID VILLAGE. WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF May, 2019 MY COMMISSION EXPIRES: 10/26/19 BY: Rachel R Callovi NOTARY PUBLIC STATE OF FLORIDA PRINT NAME: Rachel R Callovi COMMISSION NUMBER: FF 920679



VILLAGE ENGINEER:

STATE OF FLORIDA COUNTY OF PALM BEACH VILLAGE OF WELLINGTON THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 3rd DAY OF June, 2019 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES. BY: Thomas J. Lundeen, P.E. VILLAGE ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA THAT THE PERMANENT REFERENCE MONUMENTS AND LOT CORNER MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091(9) OF SAID CHAPTER 177, THIS 18th DAY OF April, 2019 BY: Steven M. Watts PROFESSIONAL SURVEYOR & MAPPER: P.S.M. 4588 STATE OF FLORIDA CALVIN, GIORDANO AND ASSOCIATES, INC. 1800 ELLER DRIVE, SUITE 600 FORT LAUDERDALE, FLORIDA 33316 CERTIFICATE OF AUTHORIZATION NUMBER: LB679

Table with 4 columns: VERONICA COURT HOMEOWNERS' ASSOCIATION, VILLAGE OF WELLINGTON ENGINEER, VILLAGE OF WELLINGTON, PLATTING SURVEYOR, RPS HOLDING CORP. Includes various stamps and signatures.

