

LOTIS WELLINGTON

BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION LYING WEST OF TRACT 10, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AUGUST 2022

132

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____, 20____ AND DULY RECORDED IN: PLAT BOOK _____ ON PAGE _____ SHARON R. BOCK CLERK CIRCUIT COURT BY: _____ DEPUTY CLERK

SHEET 2 OF 11

MORTGAGEE'S 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 RECORD BOOK 33438, AT PAGE 1180 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF SEPTEMBER, 2022.

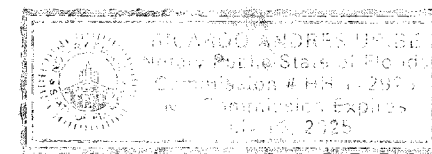
WITNESS: [Signature] LV WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINTED NAME: Alex Hernandez
BY: LV LENDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
WITNESS: [Signature]
PRINTED NAME: Suan Lopez
BY: [Signature] CAMILO NIÑO, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 22 DAY OF SEPTEMBER, 2022, BY CAMILLO NIÑO, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: July 18, 2025
SIGNATURE: [Signature]
PRINTED NAME: RICARDO URIBE



APPROVAL OF PLAT VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS STATED AND SHOWN HEREON. THIS 11th DAY OF October, 2022.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

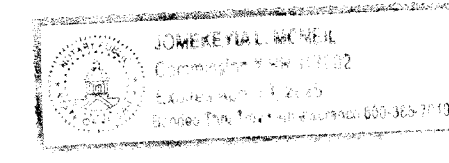
BY: [Signature] ANNE GERWIG MAYOR
PRINTED NAME: ANNE GERWIG
ATTEST: [Signature] CHEVELLE D. ADDIE, MMC VILLAGE OF WELLINGTON CLERK
PRINTED NAME: Chevelle D. Addie

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 11th DAY OF October, 2022, BY ANNE GERWIG, AS MAYOR AND CHEVELLE D. ADDIE, MMC, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: April 13, 2025
SIGNATURE: [Signature]
PRINTED NAME: Someshya L. Makil



SURVEYOR'S NOTES

- BEARINGS DEPICTED HEREON ARE RELATIVE TO THE SOUTH LINE OF WELLINGTON MUPD ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LINE HAVING A BEARING OF NORTH 88°59'11" EAST BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.
- 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 THIS COUNTY AND THE VILLAGE OF WELLINGTON.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.
- 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.
- NO BUILDINGS 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.
- ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE AND ARE BASED UPON THE U.S. SURVEY FOOT.
- EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

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"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 09/20/2022

[Signature]
DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888
DENNIS J. LEAVY AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB6599
460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FLORIDA 33411
PHONE: (561) 753 - 0650
EMAIL: SURVEY@DJLASURVEY.NET

AREA TABULATION

TRACT	AREA (SQ. FEET)	AREA (ACRES)
TRACT 1	30,823.28	0.707
TRACT C1	22,794.37	0.523
TRACT C2	120,477.34	2.765
TRACT C3	21,602.85	0.496
TRACT C4	19,695.60	0.452
TRACT C5	89,636.98	2.058
TRACT C6	22,699.86	0.521
TRACT C7	50,393.92	1.157
TRACT C8	52,100.50	1.196
TRACT C9	16,363.47	0.376
TRACT C10	16,864.37	0.387
TRACT D1	192,107.15	4.410
TRACT D2	28,267.68	0.649
TRACT D3	24,469.07	0.563
TRACT G	118,431.00	2.719
TRACT L1	13,273.74	0.305
TRACT L2	11,032.58	0.253
TRACT L3	14,499.25	0.333
TRACT L4	1,490.50	0.034
TRACT L5	1,814.44	0.042
TRACT L6	13,192.28	0.303
TRACT L7	3,160.59	0.073
TRACT L8	2,476.57	0.057
TRACT L9	7,236.20	0.166
TRACT L10	25,590.06	0.587
TRACT OS1	6,003.86	0.138
TRACT OS2	12,034.63	0.276
TRACT P	36,589.68	0.840
TRACT R1	377,461.76	8.665
TRACT R2	388,580.13	8.921
TRACT W	1,061,018.05	24.358
TOTAL	2,802,181.76	64.33

THIS INSTRUMENT WAS PREPARED BY: DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599 460 BUSINESS PARK WAY, SUITE B ROYAL PALM BEACH, FLORIDA 33411 (561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET
SCALE: N/A CHECKED BY: DB DATE: 02/16/2022
DRAWN BY: MT JOB NO.: 18-107-001 PLAT