

VILLAGEWALK OF WELLINGTON - PLAT FIVE

BEING A REPLAT OF A PORTION OF TRACTS 28, 29, 30, 31, 34, 37, 44, 47, 50, 53, 54, 58, 59, 63, AND ALL OF TRACTS 35, 36, 45, 46, 51, 52, 60, 61, AND 62, TOGETHER WITH THAT PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, LYING ADJACENT TO AND CONTIGUOUS WITH THOSE TRACTS, ALL IN BLOCK 20, ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 17, AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 17 MARCH, 2004

00073-023
20040320787
63
COUNTY OF PALM BEACH
June 10, 2004
63-79
Alma P. Johnson
NOTARY PUBLIC
STATE OF FLORIDA
LOCATION - KEYMAP
FOREST HILL BOULEVARD
LYONS ROAD
STATE ROAD 7 (U.S. 441)
SHEET 5
SHEET 8
SHEET 10
SHEET 12
SHEET 15
SHEET 16
SHEET 17
SHEET 3
SHEET 2
SHEET 4
SHEET 6
SHEET 7
SHEET 9
SHEET 11
SHEET 13
SHEET 14
LWOOD L-10 CANAL
NOTE: LAKE WORTH ROAD IS THE NEXT MAJOR ROAD TO THE SOUTH

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN PORTIONS OF SECTIONS 17, AND 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAGEWALK OF WELLINGTON - PLAT FIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF TRACTS 28, 29, 30, 31, 34, 37, 44, 47, 50, 53, 54, 58, 59, 63, AND ALL OF TRACTS 35, 36, 45, 46, 51, 52, 60, 61, AND 62, TOGETHER WITH THAT PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, LYING ADJACENT TO AND CONTIGUOUS WITH THOSE TRACTS, ALL IN BLOCK 20, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 57, BLOCK 20 OF THE SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, ALONG THE SOUTH LINE OF SAID TRACTS 57 AND 58, NORTH 89°24'00" EAST, A DISTANCE OF 902.59 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 00°36'00" WEST, A DISTANCE OF 176.44 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF VILLAGEWALK OF WELLINGTON-TOWN CENTER, AS RECORDED IN PLAT BOOK 100, PAGES 113 THROUGH 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE, NORTH 89°24'00" EAST, A DISTANCE OF 439.50 FEET; THENCE NORTH 22°38'43" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 38°47'52" EAST, A DISTANCE OF 610.99 FEET; THENCE NORTH 88°34'44" EAST, A DISTANCE OF 825.34 FEET TO A POINT ON THE EAST LINE OF SAID PLAT; THENCE, ALONG SAID EAST LINE, NORTH 01°25'16" WEST, A DISTANCE OF 1910.76 FEET TO A POINT ON THE EAST LINE OF VILLAGEWALK OF WELLINGTON-TOWN CENTER, AS RECORDED IN PLAT BOOK 100, PAGES 113 THROUGH 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, NORTH 31°25'44" EAST, A DISTANCE OF 795.21 FEET TO A POINT ON THE SOUTH LINE OF SAID VILLAGEWALK OF WELLINGTON-PLAT FOUR; THENCE, ALONG SAID SOUTH LINE, SOUTH 69°28'03" EAST, A DISTANCE OF 1364.15 FEET; THENCE SOUTH 00°06'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°36'00" EAST, A DISTANCE OF 69.42 FEET; THENCE, DEPARTING SAID SOUTH LINE, SOUTH 89°24'00" WEST, A DISTANCE OF 274.45 FEET; THENCE SOUTH 00°36'00" EAST, A DISTANCE OF 353.20 FEET; THENCE NORTH 89°24'00" EAST, A DISTANCE OF 573.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2-W CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 319 AT PAGE 275 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH 14°21'02" WEST, A DISTANCE OF 365.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 4009.72 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°34'37" A DISTANCE OF 1999.89 FEET TO A POINT ON THE SOUTH LINE OF TRACT 63, BLOCK 20 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, ALONG THE SOUTH LINE OF TRACTS 58 THROUGH 63, OF SAID BLOCK 20, SOUTH 89°24'00" WEST, A DISTANCE OF 3543.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,284,569.96 SQUARE FEET OR 144.27 ACRES, MORE OR LESS. 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 TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, 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.
- TRACTS "0549" THROUGH "0557" AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, BUFFER, UTILITY LAKE MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT "A", DEDICATED FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, IS HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE UTILITY EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES, EXCEPT DRIVEWAYS, SIDEWALKS AND OTHER SIMILAR SURFACE CONSTRUCTION, SHALL BE INSTALLED WITHIN THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- TRACT "L1", (THE WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE 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 A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.

DEDICATION: (CONTINUED)

6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT TO AND PARALLEL WITH TRACT "A" AS DEDICATED FOR PRIVATE ROAD PURPOSES AND SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY, DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES, EXCEPT FOR DRIVEWAYS, SIDEWALKS AND OTHER SIMILAR SURFACE CONSTRUCTION, SHALL BE INSTALLED IN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

8. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.

9. THE VILLAGEWALK TRACTS V6 THROUGH V12 AND THE VILLAGEWALK EASEMENTS (V.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND OTHER PROPER INGRESS AND EGRESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT.

THIS 27th DAY OF APRIL, 2004.

DIVOSTA HOMES, L.P.,
A DELAWARE LIMITED PARTNERSHIP
BY: DIVOSTA HOMES HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: Hanna D. Smith ATTEST: Richard E. Greene
HARMON D. SMITH, PRESIDENT RICHARD E. GREENE, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARMON D. SMITH AND RICHARD E. GREENE WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF April, 2004.

8/31/06
MY COMMISSION EXPIRES:
Christine Scalamandee
NOTARY PUBLIC - STATE OF FLORIDA
Christine Scalamandee
PRINT NOTARY NAME HERE
COMMISSION NO. DD118351
NOTARY SEAL

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27th DAY OF April, 2004.

VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Richard E. Greene BY: Richard E. Greene
PRINT NAME: RICHARD E. GREENE, PRESIDENT
WITNESS: William E. Shannon
PRINT NAME: WILLIAM E. SHANNON, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGEWALK OF WELLINGTON HOMEOWNERS 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 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 27th DAY OF April, 2004.

8/31/06
MY COMMISSION EXPIRES:
Christine Scalamandee
NOTARY PUBLIC - STATE OF FLORIDA
Christine Scalamandee
PRINT NOTARY NAME HERE
COMMISSION NO. DD118351
NOTARY SEAL

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, AS STATED, AND SHOWN HEREON DATED THIS 25th DAY OF May, 2004.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: Thomas M. Wenham ATTEST: Awilda Rodriguez
THOMAS M. WENHAM, MAYOR AWILDA RODRIGUEZ, VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM 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 STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF May, 2004.

October 26, 2007
MY COMMISSION EXPIRES:
Rachel R. Calloui
NOTARY PUBLIC - STATE OF FLORIDA
Rachel R. Calloui
PRINT NOTARY NAME HERE
COMMISSION NO. DD261382
NOTARY SEAL

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN DIVOSTA HOMES, L.P.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES CORPORATION

DATE: April 27, 2004 BY: William E. Shannon
WILLIAM E. SHANNON, PRESIDENT

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 PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9) F.S., 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE VILLAGE OF WELLINGTON.

BY: David L. Smith DATE: 4/27/04
DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4951, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC. LB# 6674
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT 57, BLOCK 20, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 89°24'00" EAST.
- NO BUILDING 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 OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
- "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.
- 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3:
"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF May, 2004, 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.

DATE: 5/25/04
GARY R. CLOUGH
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC.

VILLAGE OF WELLINGTON ENGINEER.

VILLAGE OF WELLINGTON

DAVID L. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4951