

CHEDDAR'S AT WELLINGTON

A REPLAT OF A PORTION OF TRACT 1, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 JANUARY 2012

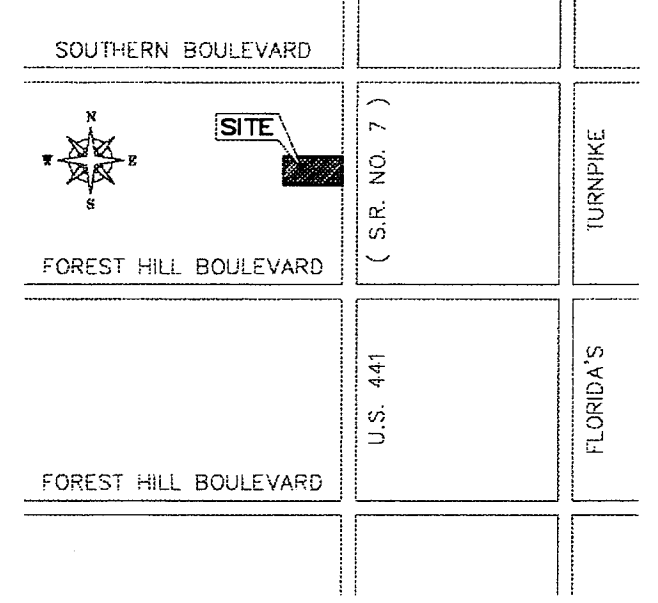
00073-074

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT 11:45 AM, THIS 20 DAY OF December 2012, AND DULY RECORDED IN PLAT BOOK NO. 116, ON PAGE 63 THRU 64



ALJ
CLERK AND COMPTROLLER
BY: Catherine Siegel, D.C.



DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT PEPPERJACK PALM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS A REPLAT OF A PORTION OF TRACT 1, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 1, BLOCK 18 OF "PALM BEACH FARMS COMPANY, PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 ON PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS, HOWEVER, THE RIGHT-OF-WAY FOR STATE ROAD NO. 7 AS RECORDED IN ROAD PLAT BOOK 1 ON PAGES 35 THROUGH 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS, ALSO, THE FOLLOWING SPECIFICALLY DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 01°57'36" WEST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 312.20 FEET; THENCE NORTH 88°39'24" WEST, A DISTANCE OF 44.76 FEET TO THE POINT OF BEGINNING AND THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS RECORDED IN ROAD PLAT BOOK 1 ON PAGES 35 THROUGH 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 88°39'24" WEST, A DISTANCE OF 889.19 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 1, SAID POINT BEING 332.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 1 AS MEASURED ALONG THE WEST LINE OF SAID TRACT 1; THENCE NORTH 00°48'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 332.50 FEET TO SAID NORTHWEST CORNER; THENCE SOUTH 87°26'42" EAST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 905.30 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 7; THENCE SOUTH 01°58'15" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 313.15 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING:

PARCEL NO. 121, SECTION 93210-2519
A PORTION OF TRACT 1, BLOCK 18 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND PALM BEACH COUNTY BRASS DISC IN CONCRETE MARKING THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE SOUTH 87°48'12" EAST, A DISTANCE OF 1,613.491 METERS (5,293.61 FEET) TO THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 88°21'42" WEST AT RIGHT ANGLES TO THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441), A DISTANCE OF 0.360 METERS (1.18 FEET) TO SAID BASELINE OF SURVEY; THENCE NORTH 01°38'18" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 106.05 METERS (347.93 FEET); THENCE NORTH 01°38'26" EAST CONTINUING ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 509.852 METERS (1,672.74 FEET); THENCE NORTH 88°21'34" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 73.153 METERS (240.00 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 01°38'25" EAST, A DISTANCE OF 97.501 METERS (319.88 FEET); THENCE SOUTH 89°12'02" EAST, A DISTANCE OF 50.299 METERS (165.02 FEET) TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 7 (U.S. 441); THENCE SOUTH 01°38'26" WEST ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 95.829 METERS (314.40 FEET); THENCE SOUTH 88°53'48" WEST, A DISTANCE OF 50.351 METERS (165.19 FEET) TO THE POINT OF BEGINNING.

THE SUBJECT PARCEL SHOWN HEREON ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT 1, BLOCK 18 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°54'21" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 235.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441); ALSO BEING THE EAST LINE OF THE PLAT OF BLACK DIAMOND - PHASE 1 AS RECORDED IN PLAT BOOK 94, PAGES 83-91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°38'05" WEST ALONG SAID RIGHT-OF-WAY AND PLAT LINE, A DISTANCE OF 336.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°38'05" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 319.27 FEET; THENCE SOUTH 88°51'26" WEST ALONG THE SOUTH LINE OF SAID TRACT 1, BLOCK 18 OF "PALM BEACH FARMS COMPANY PLAT NO. 3", A DISTANCE OF 708.10 FEET; THENCE NORTH 01°19'44" WEST ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 18 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" AS IDENTIFIED ON SAID PLAT OF BLACK DIAMOND - PHASE 1, A DISTANCE OF 344.45 FEET; THENCE SOUTH 89°12'11" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BLACK DIAMOND - PHASE 1, A DISTANCE OF 725.10 FEET TO THE AFORE MENTIONED POINT OF BEGINNING.

CONTAINING 5.45 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

EASEMENTS

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, AND SUCH ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE, ITS SUCCESSORS AND ASSIGNS.

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 UTILITIES.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE BUFFERS, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PEPPERJACK PALM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR TRANSITIONAL UPLAND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEPPERJACK PALM, LLC, ITS SUCCESSORS AND ASSIGNS.

THE WETLAND LAKE EASEMENT AND DRY RETENTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PEPPERJACK PALM, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF A WETLAND LAKE AND DRY RETENTION AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEPPERJACK PALM, LLC, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE WETLAND LAKE AND UPLAND BUFFER EASEMENTS ENCOMPASSED BY THIS PLAT.

THE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PEPPERJACK PALM, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF ROADWAYS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEPPERJACK PALM, LLC, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY PEPPERJACK PALM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PEPPERJACK PALM, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, ROBERT DUBEY, THIS _____ DAY OF _____, 2012.

PEPPERJACK PALM, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Eric Wilczek BY: R. Dubey
PRINTED NAME: ERIC WILCZEK ROBERT DUBEY
MANAGING MEMBER

WITNESS: Isaac Duncan
PRINTED NAME: ISAAC DUNCAN

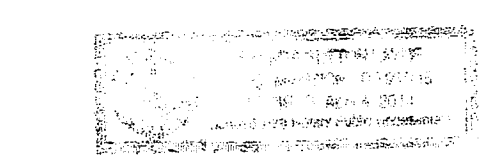
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT DUBEY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PEPPERJACK PALM, LLC, 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 _____ DAY OF September 2012.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COMMISSION NO. _____ PRINTED NAME: Shanda S. Kayne



VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF December 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

DATE: 12/19/12 BY: William Riebe, P.E.
WILLIAM RIEBE, P.E.
VILLAGE ENGINEER

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 11 DAY OF December, 2012.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: Bob Margolis ATTEST: Awilda Rodriguez
DARELL BOWEN BOB MARGOLIS AWILDA RODRIGUEZ
MAYOR VILLAGE CLERK

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DARELL BOWEN 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 THE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT 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 11 DAY OF December, 2012.

MAY COMMISSION EXPIRES: Rachel R. Calloway
PRINT NAME: RACHEL R. CALLOWAY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT E. BOUTWELL, 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 TO PEPPERJACK PALM, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: 9-10-12 BY: Robert E. Boutwell, Esq.

SURVEYOR AND MAPPER'S CERTIFICATION

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 PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE 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, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 9-10-12 BY: Jay Alan Keri
JAY ALAN KERI
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5721
1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322
CERTIFICATE OF AUTHORIZATION L.B. #7086

THIS INSTRUMENT WAS PREPARED BY JAY ALAN KERI OF KERI LAND SURVEYING, INC.

DEDICATION	DEDICATION NOTARY	SURVEYOR	VILLAGE OF WELLINGTON	VILLAGE NOTARY	VILLAGE ENGINEER

KERI LAND SURVEYING
1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322
PHONE (954) 473-8010 FAX (954) 473-8020
CERTIFICATE OF AUTHORIZATION LB-7086
EMAIL: KERILANDSURVEYING@YAHOO.COM