

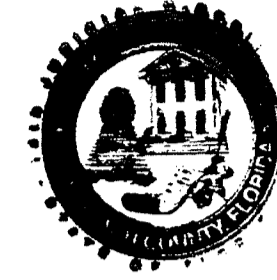
LOCATION MAP NOT TO SCALE

# FAMILY VISION CENTER

LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NOVEMBER, 2013

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS

THIS PLAT WAS FILED FOR RECORD AT 12:04 PM THIS 19 DAY OF June 2014 AND DULY RECORDED IN PLAT BOOK NO. 118 ON PAGE 56 THRU 57



SHARON R. BOCK, CLERK AND COMPTROLLER BY: TACKA, D.C.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 1 DAY OF APRIL, 2014.

WITNESS: Mary Carroll  
PRINTED NAME: Mary Carroll  
BY: Lori Mazza O.D.  
LORI MAZZA, O.D.  
MANAGER

WITNESS: Mari A. Oxenick  
PRINTED NAME: Mari A. Oxenick

### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16<sup>TH</sup> DAY OF JUNE, 2014, 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: JUNE 16, 2014  
WILLIAM RIEBE, P.E., "GC."  
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 HEREOF, DATED THIS 16<sup>TH</sup> DAY OF JUNE, 2014.  
VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: Bob Margolis  
BOB MARGOLIS  
MAYOR  
ATTEST: Awilda Rodriguez  
AWILDA RODRIGUEZ  
VILLAGE CLERK

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED BOB MARGOLIS 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 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 16<sup>TH</sup> DAY OF JUNE, 2014.  
MY COMMISSION EXPIRES: 10/26/15  
Rachel R. Callan  
RACHEL R. CALLAN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. EE135457

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, ALAN ZANGEN, ESQ., 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 LORTON LEGACY INVESTMENTS, LLC, 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; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 4/7/14  
ALAN ZANGEN, 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 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: 4/16/2014 BY: Leslie C. Bispott  
LESLIE C. BISPOTT  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5698  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #2438T

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

### SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON WATER OR SEWER EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER OR SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 9, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PGS. 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF S88°52'02"W. ALL BEARINGS ARE RELATIVE THERETO.
- 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.
- LEGEND  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.R.M. = PERMANENT REFERENCE MONUMENT  
O.R.B. = OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK  
D.B. = DEED BOOK  
P.B.C. = PALM BEACH COUNTY  
S.F. = SQUARE FEET  
R/W = RIGHT OF WAY  
C. = CENTERLINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
N = NORTHING, WHEN USED WITH COORDINATES  
E = EASTING, WHEN USED WITH COORDINATES  
W.E. = WATER EASEMENT  
L.A.E. = LIMITED ACCESS EASEMENT  
FD. = FOUND  
C.M. = CONCRETE MONUMENT  
□ = DENOTES FOUND P.R.M. AS SHOWN  
DENOTES SET 1/2" x 24" IRON ROD WITH ALUMINUM DISK, STAMPED SCHORAH AND ASSOCIATES PRM LB#2438

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LORTON LEGACY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS FAMILY VISION CENTER, LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 9; THENCE BEAR SOUTH 88°52'02" WEST ALONG THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 214.14 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD 7) AS SAME IS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP F.A. PROJECT NO. XU-475-2(8) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°52'02" WEST ALONG THE NORTH LINE OF SAID TRACT 9 AND THE NORTH LINE OF TRACT 10 IN SAID BLOCK 26, A DISTANCE OF 228.39 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 236 OF WHITEHORSE ESTATES PLAT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 92 THROUGH 95, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE SOUTH 02°01'06" EAST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF LOTS 237 AND 238 OF SAID PLAT, A DISTANCE OF 230.00 FEET; THENCE NORTH 88°52'02" EAST ALONG A LINE 100.03 FEET NORTHERLY FROM AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WHITEHORSE DRIVE AS SAME IS SHOWN ON SAID PLAT, A DISTANCE OF 212.87 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 441 (STATE ROAD 7); THENCE NORTH 01°53'40" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 230.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,722 SQUARE FEET OR 1.164 ACRES, MORE OR LESS.

### EASEMENTS

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

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

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO LORTON LEGACY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LORTON LEGACY INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS.

THE DRY RETENTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO LORTON LEGACY INVESTMENTS, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION OF THE DRY RETENTION AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LORTON LEGACY INVESTMENTS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

### TRACTS

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED IN PERPETUITY FOR FUTURE DEVELOPMENT PURPOSES TO LORTON LEGACY INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LORTON LEGACY INVESTMENTS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED LORI MAZZA, O.D., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF LORTON LEGACY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED 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 1 DAY OF APRIL, 2014.  
MY COMMISSION EXPIRES: 12/29/2016  
COMMISSION NO. EE 220757  
SHARON R. MYERS  
NOTARY PUBLIC  
PRINTED NAME: SHARON R. MYERS

### MORTGAGEE'S CONSENT

STATE OF VIRGINIA  
CITY OF RICHMOND  
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 26289 AT PAGE 1785 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FIRST VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4<sup>TH</sup> DAY OF APRIL, 2014.

WITNESS: Michael D. Gregory  
PRINT NAME: Michael D. Gregory  
MICHAEL D. GREGORY  
FIRST VICE PRESIDENT  
WITNESS: Debra Pagan  
PRINT NAME: Debra Pagan

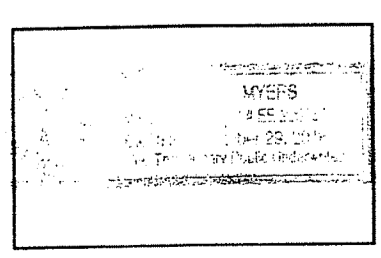
### ACKNOWLEDGMENT

STATE OF VIRGINIA  
CITY OF RICHMOND  
BEFORE ME PERSONALLY APPEARED, MICHAEL D. GREGORY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF THE SUNTRUST BANK, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 4<sup>TH</sup> DAY OF APRIL, 2014.  
MY COMMISSION EXPIRES: 12/31/2017  
COMMISSION NO. 7235970  
Denise Brown-Leverett  
Notary Public  
My Commission Expires 12/31/2017

LORTON LEGACY INVESTMENTS, LLC



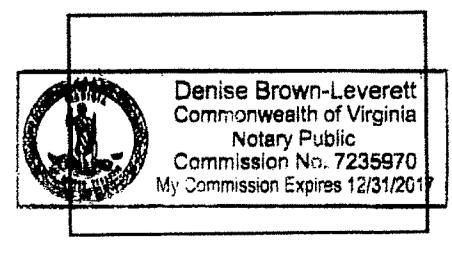
DEDICATION NOTARY



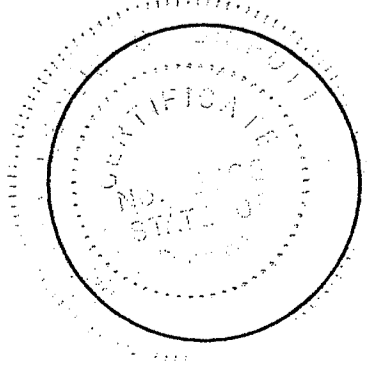
MORTGAGEE



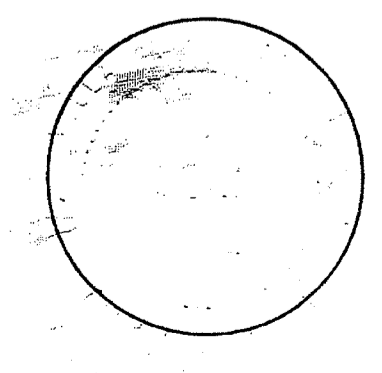
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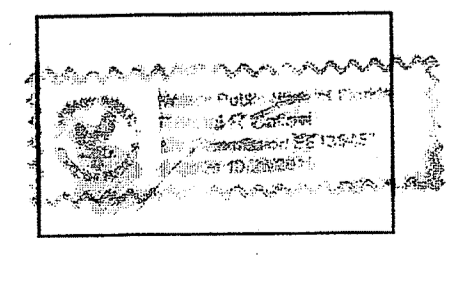
SURVEYOR



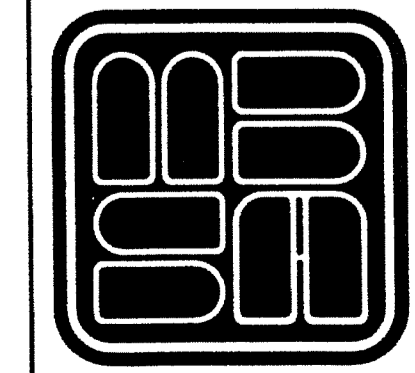
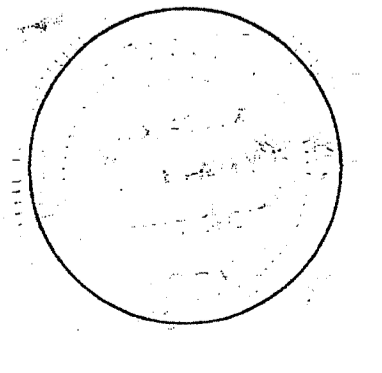
VILLAGE OF WELLINGTON



NOTARY



VILLAGE ENGINEER



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FAMILY VISION CENTER