

20150207452

191

STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at 1:50 PM this 14th day of APRIL 2014 and duly recorded in Plat Book No. 117 on page 11-117

SHARON R. BOCK,
Clerk Circuit Court
& Comptroller

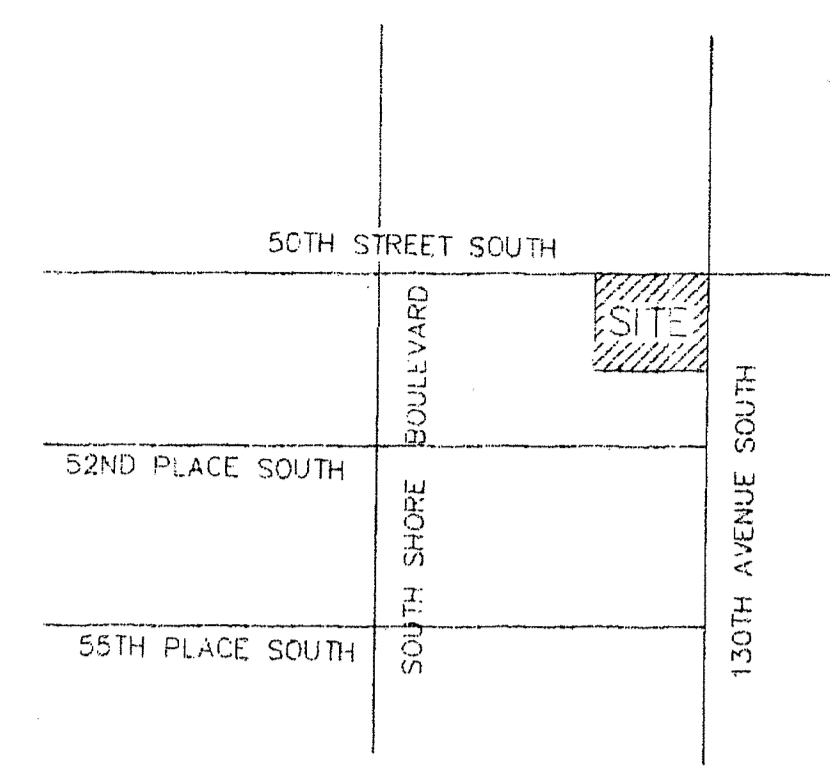
By: *Sharon R. Bock* D.C.



OS DRESSAGE FARM

BEING THE EAST HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, OF PALM BEACH COUNTY, FLORIDA; AND THE WEST HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, OF PALM BEACH COUNTY, FLORIDA; LESS THE NORTH AND EAST 50 FOOT CANAL RIGHT-OF-WAYS.

VILLAGE OF WELLINGTON
PALM BEACH COUNTY, FLORIDA
OCTOBER, 2014
SHEET ONE OF TWO



LOCATION MAP not to scale

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT OS DRESSAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "OS DRESSAGE FARM", BEING THE EAST HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, OF PALM BEACH COUNTY, FLORIDA. AND THE WEST HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH AND EAST 50 FOOT CANAL RIGHT-OF-WAYS; OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 88°25'27" WEST, A DISTANCE OF 50.00 FEET, THENCE SOUTH 02°12'44" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°25'27" WEST, A DISTANCE OF 622.71 FEET; THENCE SOUTH 02°10'20" WEST, A DISTANCE OF 619.62 FEET; THENCE SOUTH 88°26'18" EAST, A DISTANCE OF 622.28 FEET; THENCE NORTH 02°12'44" EAST, A DISTANCE OF 619.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 8.853 ACRES, MORE OR LESS.

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

1. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MONITOR, INSPECT, AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM AND ANY OTHER ENVIRONMENTAL MATTERS AND FEATURES OF THE PROPERTY CONSISTENT WITH THE VILLAGE OF WELLINGTON'S GOVERNMENTAL OBLIGATIONS AND RESPONSIBILITIES, INCLUDING THE LITTORAL ZONES AND FILTER MARSHES AND 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 AND MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
2. 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 FACILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS. SAID UTILITY EASEMENTS ARE FOR UNDERGROUND USE ONLY.
3. THE DRAINAGE EASEMENTS AND RESTRICTIVE COVENANTS, I.E. POND AND DRY DETENTION AREAS, AS SHOWN, ARE THE OBLIGATION OF THE OWNERS OF THE LAND, THEIR SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER, LITTORAL ZONES, FILTER MARSHES AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE LAND, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
4. THE TWENTY-FIVE FOOT ROAD AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND FOR OTHER PURPOSES NOT INCONSISTENT WITH SUCH DEDICATION. NO BUILDINGS, STRUCTURES, LANDSCAPING AND IMPROVEMENTS (OTHER THAN PAVING, CURBING AND SIMILAR IMPROVEMENTS CONSISTENT WITH THIS DEDICATION) SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE OF WELLINGTON.
5. THE FIVE FOOT LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. THE 16 FOOT BRIDLE TRAIL EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR BRIDLE TRAIL PURPOSES AND IS THE MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, OS DRESSAGE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 30th DAY OF Oct. 2014.

OS DRESSAGE, LLC.,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Oded Shimoni*
ODDED SHIMONI
MANAGER

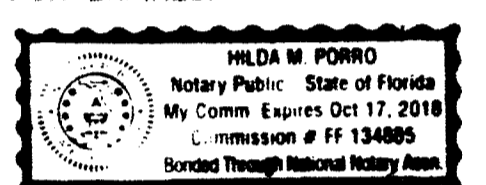
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ODED SHIMONI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *FL. Driver License* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF OS DRESSAGE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICIAL OF SAID COMPANY FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF Oct 2014.

MY COMMISSION EXPIRES:



Hilda M. Porro
NOTARY PUBLIC
PRINT NAME:
PRINT NUMBER:

MORTGAGEE'S CONSENT

STATE OF *Florida*
COUNTY OF *Broward*

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 26095 AT PAGES 0956 THROUGH 0984 AND IN OFFICIAL RECORD BOOK 26095 AT PAGES 1066 THROUGH 1094 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF November 2014.

WITNESS: *Gerald Grace*
PRINT NAME: Gerald Grace
WITNESS: *Jodi A. Thomas*
PRINT NAME: Jodi A. Thomas

STONEGATE BANK
A FLORIDA CORPORATION
Eric X. Servaites
ERIC X. SERVAITES,
SENIOR VICE PRESIDENT

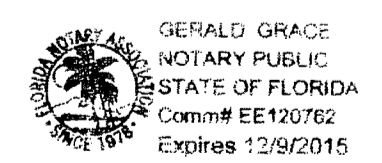
ACKNOWLEDGEMENT

STATE OF *Florida*
COUNTY OF *Broward*

BEFORE ME PERSONALLY APPEARED ERIC X. SERVAITES WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *Passport* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF STONEGATE BANK, A FLORIDA CORPORATION, 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 5 DAY OF November 2014.

MY COMMISSION EXPIRES: 12-9-15



Gerald Grace
NOTARY PUBLIC
PRINT NAME: Gerald Grace

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HILDA M. PORRO, 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 IN OS DRESSAGE, LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT 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: 10-30-14

BY: *Hilda M. Porro*
HILDA M. PORRO
ATTORNEY AT LAW
FLORIDA BAR NUMBER: 821550

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION 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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS 14th DAY OF April 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

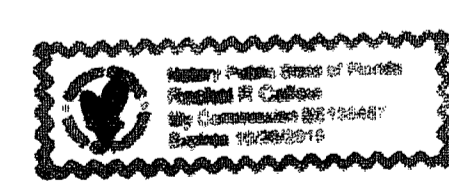
ACKNOWLEDGEMENT

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 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 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 14 DAY OF April 2014.

MY COMMISSION EXPIRES: 10/26/15



Rachel R. Calovi
NOTARY PUBLIC
PRINT NAME: Rachel R. Calovi
PRINT NUMBER: EE155457

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 15th DAY OF APRIL 2014 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: 4/15/15

William J. Riebe
WILLIAM J. RIEBE, P.E., CGC,
VILLAGE ENGINEER

SURVEYOR'S NOTES

01. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 41 EAST. SAID LINE ASSUMED TO BEAR NORTH 88 IS 25'27" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
02. ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS NOTED OTHERWISE.
03. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES, AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
04. 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 OF RIGHTS GRANTED.
05. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
06. THE VILLAGE OF WELLINGTON IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
07. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCE 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 PALM BEACH COUNTY, FLORIDA.
08. THIS INSTRUMENT PREPARED BY:

JOHN E. NIESMAN, PRESIDENT
J.D.C. DEVELOPMENT SERVICES, INC.
12794 W. FOREST HILL BLVD., SUITE 11-A
WELLINGTON, FLORIDA 33414-4769
561-790-4471

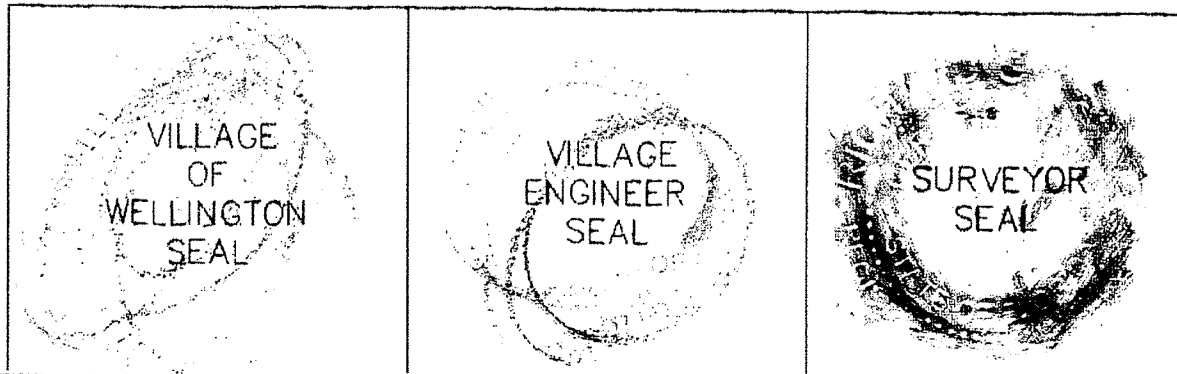
SURVEYOR'S CERTIFICATE

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 PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), ACCORDING TO CHAPTER 177.091 (9) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER, THAT THE SURVEY DATA AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: 10-29-14

BY: *Richard C. Ralston*
RICHARD C. RALSTON, S.
FLORIDA CERTIFICATE NO.: LS 4861
J.D.C. DEVELOPMENT SERVICES, INC.
LB NO.: 4873
STATE OF FLORIDA

FILE NO.
5870
(10-29-14)



JDC Development Services, Inc.
EB#4873 LB#4873
12794 W. Forest Hill Boulevard, Suite 11A
Wellington, Florida, 33414
Fax: (561) 790-4488 (561) 790-4471