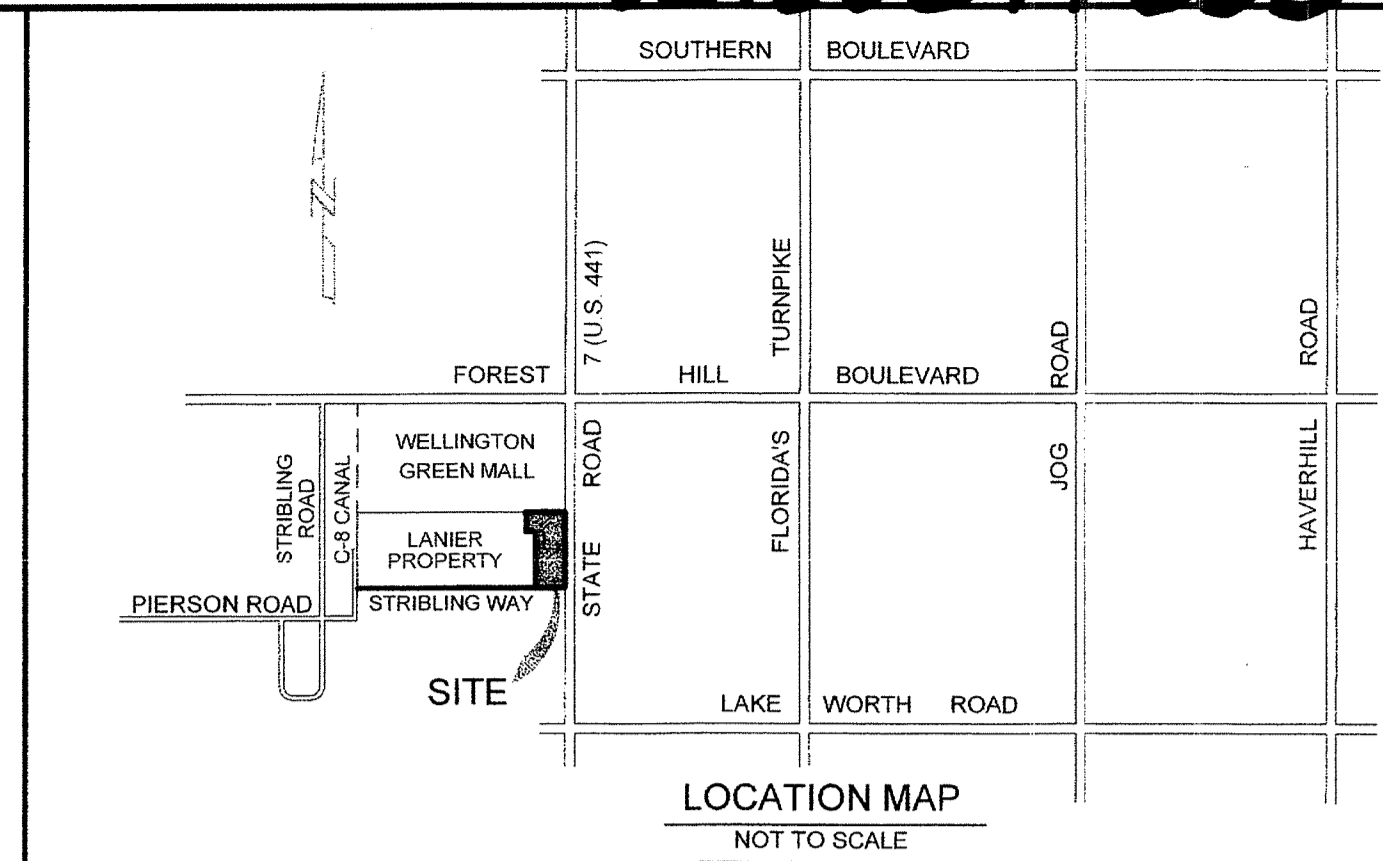


20150347653

146

# VILLAGE GREEN CENTER REPLAT

LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF VILLAGE GREEN CENTER, AS RECORDED IN PLAT BOOK 115, PAGES 153 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT 14:40 P.M. THIS 21<sup>st</sup> DAY OF Sept 2015 AND DULY RECORDED IN PLAT BOOK NO. 120 ON PAGE 146 THRU 148  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: *Maria L. Hudson* D.C.



### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT W & W V, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS VILLAGE GREEN CENTER REPLAT, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
ALL OF THE PLAT OF VILLAGE GREEN CENTER, AS RECORDED IN PLAT BOOK 115, PAGES 153 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
CONTAINING 15.90 ACRES MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

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

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

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 VILLAGE OF WELLINGTON 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

### TRACTS

TRACTS "B-1", "B-2" AND "B-3", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO W & W V, LLC, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF W & W V, LLC, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

PARCELS "1", "2", "3", "4", "5", "6" AND "7" AS SHOWN HEREON, ARE HEREBY RESERVED IN PERPETUITY FOR FUTURE DEVELOPMENT PURPOSES TO W & W V, LLC, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF W & W V, LLC, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

TRACTS "O-1" AND "O-2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, BUFFER, DRAINAGE AND LANDSCAPE PURPOSES TO W & W V, LLC, ITS SUCCESSORS AND ASSIGNS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF W & W V, LLC, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 12 DAY OF August, 2015.

W & W V, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: *Lisa Koza* BY: *Patricia W. Holloway*  
MANAGER  
PRINTED NAME: *Lisa Koza*  
WITNESS: *Lisa Koza*  
PRINTED NAME: *Lisa Koza*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PATRICIA W HOLLOWAY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF W & W V, 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 TO SAID INSTRUMENT 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 12 DAY OF August, 2015.  
MY COMMISSION EXPIRES: May 24, 2016 *Lola O. Shaddinger*  
NOTARY PUBLIC  
COMMISSION NO. EE 201933 PRINTED NAME: *Lola O. Shaddinger*

### 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 120 AT PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. O.R.B. 27376 Page 1243, O.R.B. 25513 Page 1372, O.R.B. 25240 Page 1441, O.R.B. 25244 Page 827

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF August, 2015.

THE NORTHERN TRUST COMPANY  
WITNESS: *Patricia Holloway* *Lisa Koza*  
PRINT NAME: *Patricia Holloway* *Lisa Koza*  
VICE PRESIDENT  
WITNESS: *Lisa Koza*  
PRINT NAME: *Lisa Koza*

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LISA KOZA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE NORTHERN TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 12 DAY OF August, 2015.  
MY COMMISSION EXPIRES: May 24, 2016 *Lola O. Shaddinger*  
NOTARY PUBLIC  
COMMISSION NO. EE 201933 PRINTED NAME: *Lola O. Shaddinger*

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DEREK A. SCHWARTZ, 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 W & W V, 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: August 12, 2015  
*Derek A. Schwartz, Esq.*  
DEREK A. SCHWARTZ, 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 THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER, THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

DATED: 8/5/2015 BY: *Leslie C. Bispo*  
LESLIE C. BISPO  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5698  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #2438

THIS INSTRUMENT WAS PREPARED BY ED BARRON UNDER THE SUPERVISION OF LESLIE C. BISPO, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC.

### AREA TABULATION

TRACT "O-1"	0.827 ACRES
TRACT "O-2"	0.830 ACRES
TRACT "B-1"	0.070 ACRES
TRACT "B-2"	0.923 ACRES
TRACT "B-3"	0.102 ACRES
PARCEL "1"	0.788 ACRES
PARCEL "2"	0.668 ACRES
PARCEL "3"	0.679 ACRES
PARCEL "4"	1.183 ACRES
PARCEL "5"	0.537 ACRES
PARCEL "6"	8.327 ACRES
PARCEL "7"	0.966 ACRES
TOTAL	15.899 ACRES

### VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16<sup>th</sup> DAY OF SEPTEMBER, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.08(1), F.S.

DATE: 9/16/15  
*William Riebe, P.E., CGC.*  
WILLIAM RIEBE, P.E., CGC.  
VILLAGE ENGINEER

### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS

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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 10<sup>th</sup> DAY OF September, 2015.

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

### ACKNOWLEDGMENTS

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 10 DAY OF September, 2015.  
MY COMMISSION EXPIRES: 10/16/2015  
*Rachel R. Carlowi*  
PRINT NAME: *Rachel R. Carlowi*  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. EE 135457

### 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.
- P.R.M. = PERMANENT REFERENCE MONUMENT  
O.R.B. = OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK  
PGS. = PAGES  
D.B. = DEED BOOK  
P.B.C. = PALM BEACH COUNTY  
R/W = RIGHT OF WAY  
C. = CENTERLINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
R = RADIUS  
L = ARC LENGTH  
Δ = CURVE CENTRAL ANGLE  
■ = DENOTES SET P.R.M. L.B. 2438  
TYP. = TYPICAL  
N = NOTHING, WHEN USED WITH COORDINATES  
E = EASTING, WHEN USED WITH COORDINATES  
S.E. = SEWER EASEMENT  
W.E. = WATER EASEMENT  
L.B.E. = LANDSCAPE BUFFER EASEMENT  
L.A.E. = LIMITED ACCESS EASEMENT  
FD. = FOUND  
OA. = OVERALL  
C.M. = CONCRETE MONUMENT  
F.P.L. = FLORIDA POWER AND LIGHT  
□ = FOUND P.R.M. AS SHOWN
- 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 "O-1". LANIER PROPERTY, AS RECORDED IN PLAT BOOK 108, PGS. 75-91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PLATTED BEARING BEING S88°05'29"E, 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.

W & W V, LLC

DEDICATION NOTARY

MORTGAGEE

MORTGAGEE NOTARY

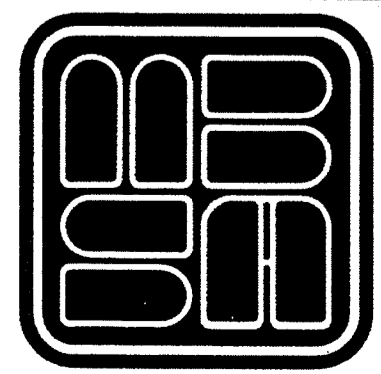
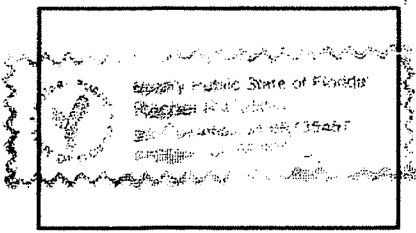
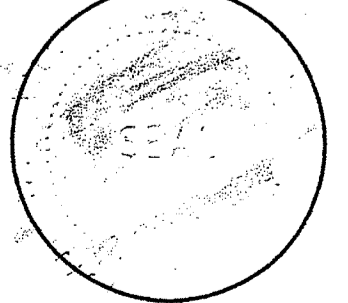
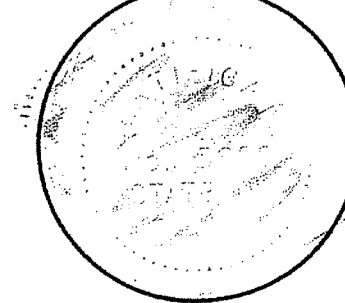
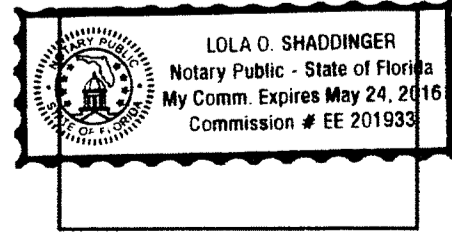
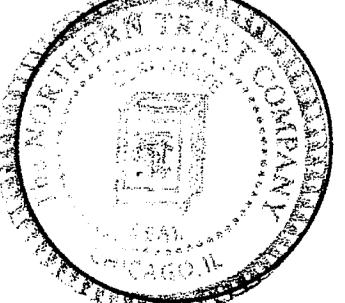
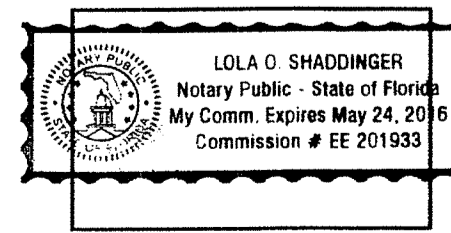
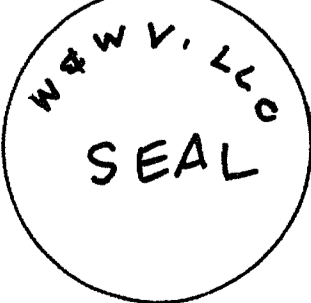
SURVEYOR

VILLAGE OF WELLINGTON

NOTARY

VILLAGE ENGINEER

SHEET 1 OF 3



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

VILLAGE GREEN CENTER REPLAT