

# WELLINGTON COUNTRYPLACE ESTATES

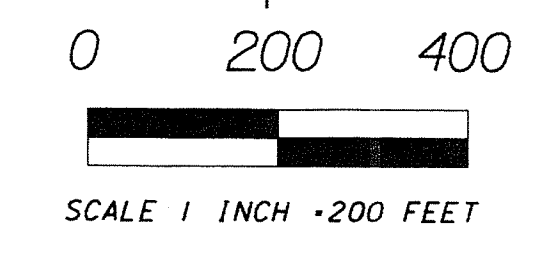
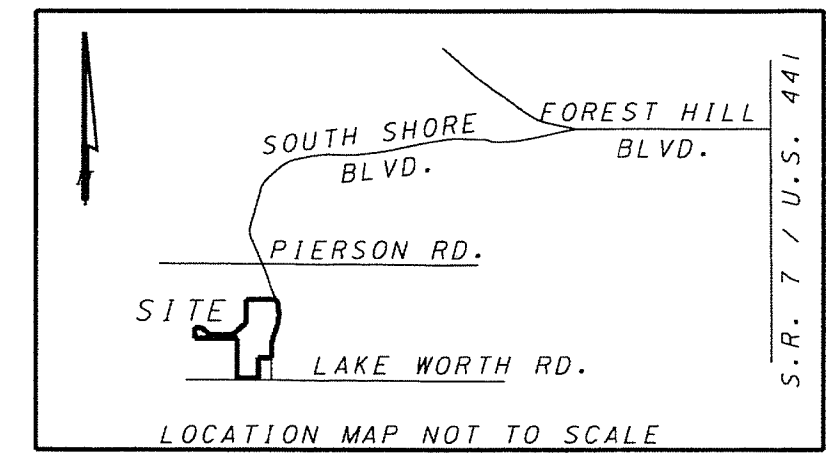
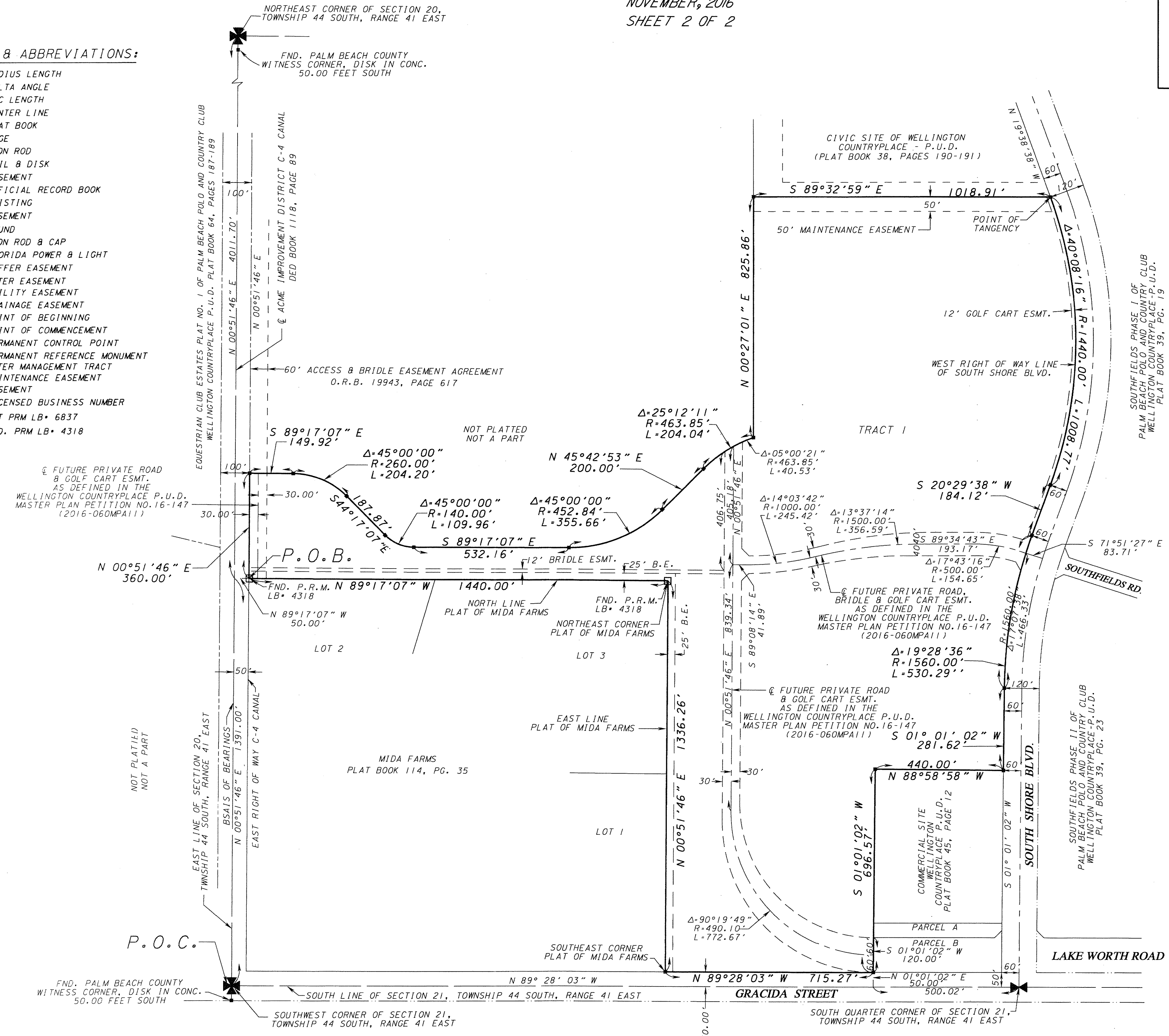
IN PART OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER, 2016  
SHEET 2 OF 2

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### LEGEND & ABBREVIATIONS:

- R RADIUS LENGTH
- Δ DELTA ANGLE
- L ARC LENGTH
- ⊕ CENTER LINE
- P.B. PLAT BOOK
- PG. PAGE
- IR IRON ROD
- N/D NAIL & DISK
- ESMT. EASEMENT
- ORB OFFICIAL RECORD BOOK
- EXIST EXISTING
- ESMT. EASEMENT
- FND. FOUND
- IR/C IRON ROD & CAP
- FPL FLORIDA POWER & LIGHT
- B.E. BUFFER EASEMENT
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- W.M.T. WATER MANAGEMENT TRACT
- M.E. MAINTENANCE EASEMENT
- ESMT. EASEMENT
- LB# LICENSED BUSINESS NUMBER
- SET PRM LB# 6837
- FND. PRM LB# 4318



### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

VILLAGE ENGINEER  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF December, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

DATE: 12/2/2016

*Thomas J. Lundeen*  
THOMAS J. LUNDEEN, P.E.  
VILLAGE ENGINEER

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 DEDICATION TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS 13 DAY OF December, 2016.

VILLAGE OF WELLINGTON A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST: *Rachel Callovi*  
RACHEL CALLOVI  
VILLAGE CLERK

*Anne Gerwig*  
ANNE GERWIG  
MAYOR

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND RACHEL CALLOVI, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, 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 OFFICER OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 13 DAY OF December, 2016.

MY COMMISSION EXPIRES: 7/7/17  
COMMISSION NO.: FE 053163 NOTARY PUBLIC

PRINT NAME: Carlos Canales  
NOTARY SEAL:

### SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 00°51'46" EAST AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
4. LANDSCAPING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE 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 THE USE OF RIGHTS GRANTED.
6. ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
7. TRACT I SHALL BE RE-PLATTED IN CONJUNCTION WITH THE ISSUANCE OF A LAND DEVELOPMENT PERMIT FOR PERMANENT DEVELOPMENT OF WELLINGTON COUNTRYPLACE PUD P.D.E.
8. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE 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 PALM BEACH COUNTY, FLORIDA.
9. THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.E., P.S.M., IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CRAIG T. GALLE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FAR NIENTE STABLES, 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; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Nov. 29, 2016

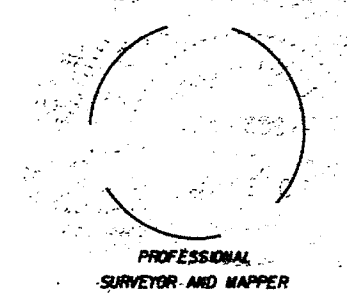
*Craig T. Galle*  
CRAIG T. GALLE  
FLORIDA BAR NO.: 856568

### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND PLAT 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 PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

*Michael F. Sexton*  
BY MICHAEL F. SEXTON,  
LICENSE NO. 3596  
STATE OF FLORIDA

DATE: Dec. 2, 2016



SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
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ROYAL PALM BEACH, FLORIDA, 33411  
PHONE 561-792-3122, FAX 561-792-3168  
FL. REGISTRATIONS: LB0006837, EB 0007864