

IRON SPRING FARM
LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
OCTOBER, 2019
SHEET 1 OF 2

AREA TABULATION
TRACT 1 69.19 ACRES

176
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FIELD FOR
RECORD AT 12:39 P.M.
THIS 31st DAY OF January
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 129 ON
PAGES 176 AND 177
SHARON R BOCK
CLERK AND COMPTROLLER
DEPUTY CLERK

DEDICATIONS

STATE OF FLORIDA, COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS IRON SPRING FARM, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THAT PART OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89°28'38" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 28, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°10'29" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°10'29" WEST ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ONE QUARTER, A DISTANCE OF 1,633.18 FEET; THENCE NORTH 89°28'06" WEST, A DISTANCE OF 2,620.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR SOUTH SHORE BOULEVARD; THENCE NORTH 01°00'29" EAST ALONG THE EAST LINE OF SAID SOUTH SHORE BOULEVARD, A DISTANCE OF 673.08 FEET; THENCE SOUTH 89°28'20" EAST, A DISTANCE OF 1,321.08 FEET; THENCE NORTH 01°05'43" EAST, A DISTANCE OF 959.78 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST ONE QUARTER OF SAID SECTION 28; THENCE SOUTH 89°28'38" EAST ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 28, A DISTANCE OF 1,302.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS AND EASEMENTS OF RECORD.
CONTAINING 69.19 ACRES MORE OR LESS.

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

- 1. THE WATER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS & ASSIGNS.

IN WITNESS WHEREOF, MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARY ALICE MALONE, AS MANAGER OF WINSTON REALTY MANAGEMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF MEINSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.
THIS 11th DAY OF DECEMBER, 2019.

BY: MARY ALICE MALONE, MANAGER OF WINSTON REALTY MANAGEMENT, LLC, MANAGER OF MEINSE, LLC.

WITNESS: FRANCISCO J. GONZALEZ
WITNESS: Jill Singer

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF DECEMBER, 2019, MARY ALICE MALONE, AS MANAGER OF WINSTON REALTY MANAGEMENT, LLC A PENNSYLVANIA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, MANAGER OF MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF DECEMBER, 2019.
MY COMMISSION EXPIRES: 10/24/22
COMMISSION NO.: 66271017
NOTARY PUBLIC
Jill Singer
PRINT NAME
NOTARY SEAL:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, FRANCISCO J. GONZALEZ, ESO, 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 MEINSE, 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: DECEMBER 11, 2019
FRANCISCO J. GONZALEZ, ESO
FLORIDA BAR NO.: 10723

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 28th DAY OF January, 2020.

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.
BY: ANNE GERWIG, MAYOR
ATTEST: CHEVELLE NUBIN, VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, 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. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF January, 2020.
MY COMMISSION EXPIRES: 10/26/2023

PRINT NAME: Rachel R. Calloni
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO.: 66255662

VILLAGE ENGINEER

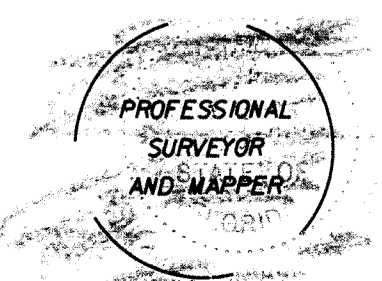
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 28th DAY OF January, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.
DATE: 01/28/2020
THOMAS J. LUNDEEN, P.E.
VILLAGE ENGINEER

SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF NORTH 01°10'29" 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. THE BUFFER EASEMENTS CAN OVERLAY THE ROADWAY AND DRAINAGE EASEMENT.
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.

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.

BY: MICHAEL F. SEXTON
LICENSE NO. 3596
STATE OF FLORIDA
DATE: Dec. 16, 2019



SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
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