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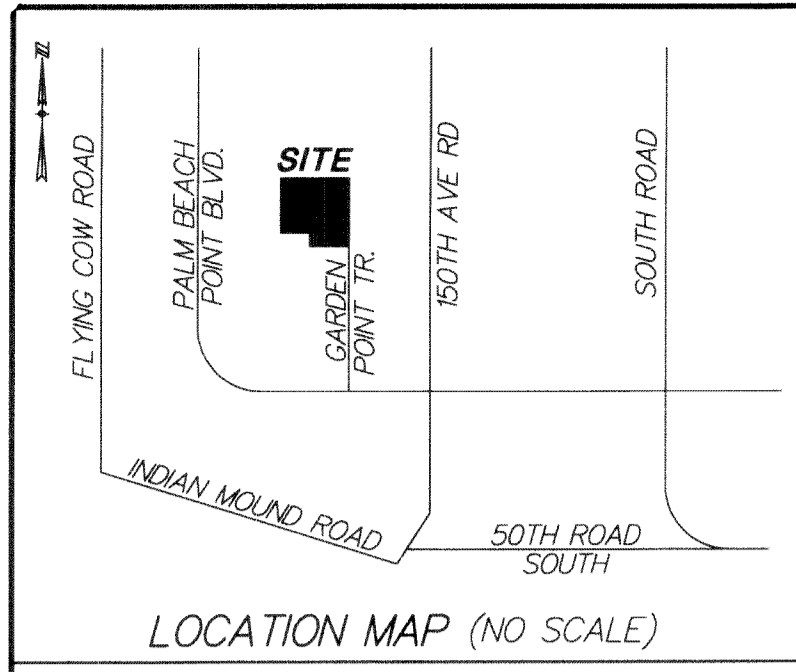
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:28am
THIS 11th DAY OF December
2020, AND DULY RECORDED IN PLAT BOOK NO.
131, OF PAGE 100-101
SHAWN R. BOCKELER, CLERK AND COMPTROLLER
BY [Signature] D.C.



KUNDRUN EQUESTRIAN ESTATE

BEING A REPLAT OF LOTS 4, 5, 8, 9 AND 10, BLOCK 9, PALM BEACH POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 133 THROUGH 136, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PALM BREEZE POINT LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AS TRUSTEE OF THE PALM BREEZE POINT TRUST DATED JULY 8, 2019, OWNER OF THE LAND SHOWN HEREON AS KUNDRUN EQUESTRIAN ESTATE, BEING A REPLAT OF LOTS 4, 5, 8, 9 AND 10, BLOCK 9, PALM BEACH POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 133 THROUGH 136, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4, 5, 8, 9 AND 10, BLOCK 9, PALM BEACH POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 133 THROUGH 136, INCLUSIVE, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,182,881 SQUARE FEET OR 27.16 ACRES MORE OR LESS.

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

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY PALM BREEZE POINT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALM BREEZE POINT TRUST, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 28th DAY OF July, 2020.

PALM BREEZE POINT LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS TRUSTEE OF THE PALM BREEZE POINT TRUST DATED JULY 8, 2019

WITNESS: [Signature] BY: [Signature]
PRINT NAME: WILLIAM NIETSMA FRITZ R. KUNDRUN
MANAGER

WITNESS: [Signature]
PRINT NAME: CRISTINA YEN SCHIBACH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28th DAY OF July, 2020, BY FRITZ R. KUNDRUN AS MANAGER FOR PALM BREEZE POINT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3/13/22
PRINT NAME: [Signature]
NOTARY PUBLIC
SEAL

APPROVAL OF PLAT AND ACCEPTENCE 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 8th DAY OF December, 2020.

VILLAGE OF WELLINGTON
A MUNICIPAL CORPORATION
BY: [Signature]
ANNE GERWIG
MAYOR
ATTEST: [Signature]
CHEVELLE ADDIE
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8th DAY OF December, 2020, BY ANNE GERWIG AND CHEVELLE ADDIE AS MAYOR AND VILLAGE CLERK, RESPECTIVELY, FOR VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION, ON BEHALF OF THE MUNICIPAL CORPORATION, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/14/25
PRINT NAME: [Signature]
NOTARY PUBLIC
SEAL

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 12th DAY OF December, 2020 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES.

DATE: 12/8/2020 BY: [Signature]
THOMAS J. LUNDEEN, P.E.
VILLAGE ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, GARY M. BRANDENBURG, 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 PALM BREEZE POINT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.
DATE: 11/10/2020
GARY M. BRANDENBURG, ESQUIRE
ATTORNEY STATE OF FLORIDA
FLA. BAR NO. 0260096

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

DATE: 10/19/2020
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
OBRIEN, SUITER & OBRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST HAVING AN ASSUMED BEARING OF S.0°50'24"W, AS SHOWN ON PLAT BOOK 33, PAGES 133-136.

NOTICE: 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 PALM BEACH COUNTY, FLORIDA.

THE VILLAGE OF WELLINGTON IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF OBRIEN, SUITER & OBRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: (C)

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF WELLINGTON.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

COORDINATES SHOWN HEREON ARE GRID COORDINATES DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT), AS RE-ADJUSTED BY PALM BEACH COUNTY IN 1998
ZONE = FLORIDA EAST ZONE
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE
MECARTOR PROJECTION
GRID BEARING = N1°09'24"E
PLAT BEARING = N0°07'23"E
BEARING ROTATION PLAT TO GRID 1°02'01" COUNTER CLOCKWISE
ALL BEARINGS ARE PLAT (ASSUMED) UNLESS STATED OTHERWISE

ALL DISTANCES ARE GROUND UNLESS STATED OTHERWISE
ALL DIMENSIONS SHOWN ARE BASED ON STANDARD U.S. FOOT

