

CFN 20220375536 PL BK 134 PG 89

WINDSOME FARMS

BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

89

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT 12:44 P.M. THIS 9 DAY OF Sept 2022 AND DULY RECORDED IN PLAT BOOK NO. 134 ON PAGE 29-91

JOSEPH ABRUZZO, CLERK AND COMPTROLLER
BY: *[Signature]* D.C.

CLERK'S SEAL

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS WINDSOME FARMS, BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE PROPERTY CONVEYED TO VILLAGE OF WELLINGTON AND ACME IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 27535, PAGE 1921 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, 55 FEET WIDE LYING IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 28, THENCE ALONG THE EXTENSION OF THE CENTERLINE OF THE RIGHT-OF-WAY OF SOUTHSORE BOULEVARD (OFFICIAL RECORDS BOOK 1913, PAGE 266), S 02°01'50" W A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INDIAN MOUND ROAD (OFFICIAL RECORDS BOOK 1913, PAGE 266) AND THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY CENTERLINE, S 02°01'50" W A DISTANCE OF 2613.13 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 50TH STREET SOUTH (50.00' WIDE RIGHT-OF-WAY) THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 88°25'15" W A DISTANCE OF 55.00 FEET TO A POINT ON A LINE 55.00 FEET WESTERLY AND PARALLEL WITH SAID RIGHT-OF-WAY CENTERLINE OF SOUTHSORE BOULEVARD (60' RIGHT-OF-WAY); THENCE, ALONG SAID PARALLEL LINE, N 02°01'50" E A DISTANCE OF 2613.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN MOUND ROAD, THENCE ALONG SAID SOUTHERLY LINE, S 88°26'14" E, A DISTANCE OF 55.00 FEET TO THE **POINT OF BEGINNING**.

ALSO KNOWN AS

A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 28; THENCE S.02°01'50"W., A DISTANCE OF 30.00 FEET; THENCE N.88°26'14"W., A DISTANCE OF 55.00 FEET; THENCE S.02°01'50"W., A DISTANCE OF 2613.13 FEET; THENCE N.88°25'15"W., A DISTANCE OF 1290.63 FEET; THENCE N.01°57'29"E., A DISTANCE OF 2642.74 FEET; THENCE S.88°26'14"E., A DISTANCE OF 1348.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3,417,034 SQUARE FEET OR 78,444 ACRES, MORE OR LESS.

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

TRACTS

TRACTS "B" AND "C," AS SHOWN HEREON, ARE HEREBY CONVEYED IN FEE SIMPLE TO THE VILLAGE OF WELLINGTON FOR PROPER PURPOSES.

EASEMENTS

- THE UTILITY EASEMENTS (U.E.) 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.
- THE PUBLIC BRIDLE TRAIL EASEMENTS (P.B.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE BRIDLE TRAILS, EQUESTRIANS USE AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS. THE CONSTRUCTION OF SAID BRIDLE TRAILS IS THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.), LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AND THE LAKE EASEMENTS (L.E.) AS SHOWN HEREON ARE HEREBY RESERVED FOR HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED LAKE EASEMENTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE EXCLUSIVE WATER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION AND THE ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT THEREOF, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND FURTHER FOR USE BY THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE CONSTRUCTION OPERATION, AND MAINTENANCE OF A WASTEWATER/SEWAGE COLLECTION SYSTEM, AND/OR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A POTABLE WATER DISTRIBUTION SYSTEM, AND REMOVAL OF THE EQUIPMENT, PIPES, MAINS, PUMPS, LIFT STATIONS, AND MACHINERY FROM TIME TO TIME PLACED ON OR UNDER SAID EXCLUSIVE EASEMENT, AND TO EXCAVATE DITCHES OR TRENCHES FOR THE LOCATION AND PLACEMENT OF SUCH WASTEWATER/SEWAGE COLLECTION SYSTEM, AND/OR SUCH POTABLE WATER DISTRIBUTION SYSTEM AS MAY BE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SUCH SYSTEM OR EITHER SYSTEM, AND ANY LATERAL OR NECESSARY CONNECTION LINES, PIPES, OR MAINS.
- HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL NOT PLANT ANY PLANTS (OTHER THAN GRASS) OR BUILD ANY STRUCTURE IN THE EXCLUSIVE EASEMENT AREA UNLESS APPROVED IN PERMIT FORM BY THE VILLAGE OF WELLINGTON, FLORIDA. HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR MAINTAINING ALL GRASS AND ALL OTHER PERMITTED PLANTS AND STRUCTURES WITHIN THE EASEMENT WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE LIMITED ACCESS EASEMENT (L.A.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 16 DAY OF AUGUST, 2022.

WITNESS: *[Signature]* HELGSTRAND WINDSOME, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: Laurie A. Cusack

BY: *[Signature]*
ETIENNE ROSSLER
MANAGER

WITNESS: *[Signature]*

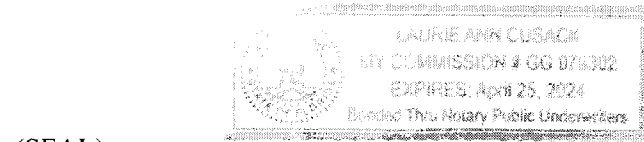
PRINT NAME: DONALD P. DUFRESNE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16 DAY OF AUGUST, 2022, BY ETIENNE ROSSLER, AS MANAGER OF HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED W-10 AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 25, 2024



(SEAL)

[Signature]
NOTARY PUBLIC
PRINT NAME: Laurie Cusack
COMMISSION NO.: GG 971332

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 16 DAY OF September, 2022.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *[Signature]*
ANNE GERWIG, MAYOR

ATTEST: *[Signature]*
CHEVELLE D. ADDIE, VILLAGE CLERK

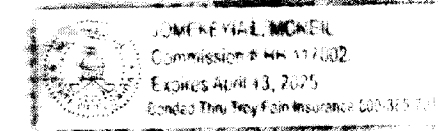
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE D. ADDIE 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, 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 16th DAY OF September 2022.

MY COMMISSION EXPIRES: April 13, 2025



(SEAL)

[Signature]
NOTARY PUBLIC
PRINT NAME: Jonathan L. Reinsvold
COMMISSION NO.: HH 17002

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF August, 2022, 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.

DATED THIS 16th DAY OF August, 2022.

[Signature]
JONATHAN REINSVOLD, P.E.
VILLAGE ENGINEER

TITLE CERTIFICATION

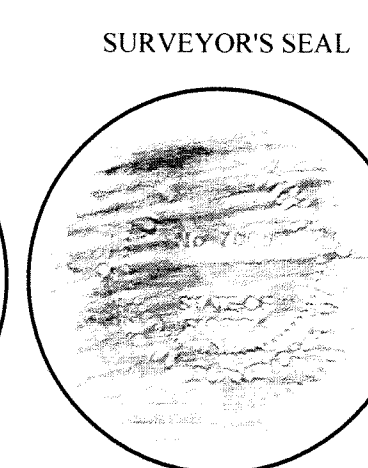
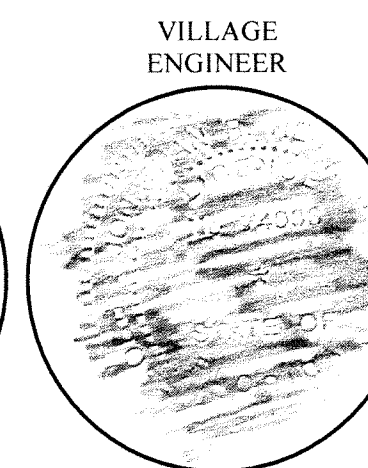
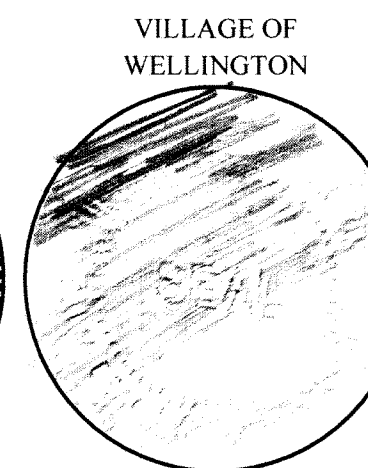
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DONALD P. DUFRESNE, 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 HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: THIS 16 DAY OF AUGUST, 2022

[Signature]
DONALD P. DUFRESNE
ATTORNEY-AT-LAW LICENSED IN FLORIDA
BAR NO. 0600120

SITE DATA
PETITION NUMBER 2021-0002-SP



SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. PERMANENT CONTROL POINTS ARE SHOWN AS THUS: "■" A MAGNETIC NAIL AND DISK STAMPED "PCP LB7768". (UNLESS OTHERWISE NOTED)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.88°25'15"E. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 / 90).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- THE BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.
- 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 AND THE VILLAGE OF WELLINGTON.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY. INGRESS / EGRESS EASEMENTS SHALL HAVE FOURTH PRIORITY; AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

SURVEYOR & MAPPER'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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: August 16, 2022

[Signature]
LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPoint SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768