

HARBOR CHASE AT WELLINGTON CROSSING REPLAT, M.U.P.D.

BEING A REPLAT OF TRACT "A" AND WATER MANAGEMENT TRACT 1, HARBOR CHASE AT WELLINGTON CROSSING, P.U.D., AS RECORDED IN PLAT BOOK 122, PAGES 18 AND 19, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

147

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

THIS INSTRUMENT WAS FILED FOR RECORD AT 2:57 P.M. THIS 21 DAY OF October 2022 AND DULY RECORDED IN PLAT BOOK NO. 134 ON PAGE 147-149

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: Joseph McCaslin, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SGD WELLINGTON CROSSING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS HARBOR CHASE AT WELLINGTON CROSSING REPLAT, M.U.P.D., BEING A REPLAT OF TRACT "A" AND WATER MANAGEMENT TRACT-1, HARBOR CHASE AT WELLINGTON CROSSING, P.U.D., AS RECORDED IN PLAT BOOK 122, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

TRACT "A" AND WATER MANAGEMENT TRACT-1, HARBOR CHASE AT WELLINGTON CROSSING, P.U.D. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A", HARBOR CHASE AT WELLINGTON CROSSING, P.U.D. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.00°56'38"E. ALONG THE EAST LINE OF SAID TRACT "A" AS RECORDED IN SAID HARBOR CHASE AT WELLINGTON CROSSING, P.U.D. PLAT, A DISTANCE OF 573.52 FEET TO THE SOUTH LINE OF SAID TRACT "A" AS RECORDED IN SAID HARBOR CHASE AT WELLINGTON CROSSING, P.U.D. PLAT; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID SOUTH LINE OF SAID TRACT "A": 1) S.44°02'56"W., A DISTANCE OF 35.35 FEET; 2) THENCE S.89°02'30"W., A DISTANCE OF 115.00 FEET; 3) THENCE S.86°41'57"W., A DISTANCE OF 110.10 FEET; 4) THENCE S.89°02'30"W., A DISTANCE OF 283.32 FEET; 5) THENCE N.77°27'45"W., A DISTANCE OF 51.42 FEET; 6) THENCE S.89°02'30"W., A DISTANCE OF 371.41 FEET; 7) THENCE S.44°01'43"W., A DISTANCE OF 16.97 FEET; 8) THENCE S.89°02'30"W., A DISTANCE OF 328.41 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A" AS RECORDED IN SAID HARBOR CHASE AT WELLINGTON CROSSING, P.U.D. PLAT; THENCE N.00°56'38"W. ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 603.39 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A" AS RECORDED IN SAID HARBOR CHASE AT WELLINGTON CROSSING, P.U.D. PLAT; THENCE N.89°03'30"E. ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 1295.13 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 17.797 ACRES, MORE OR LESS.

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

TRACT "A" AND TRACT "F", AS SHOWN HEREON ARE HEREBY RESERVED FOR SGD WELLINGTON CROSSING, LLC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACTS W.M.T. #1, W.M.T. #2 AND W.M.T. #3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SGD WELLINGTON CROSSING, LLC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 28144, PAGE 1819, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENTS:

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR SGD WELLINGTON CROSSING, LLC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SGD WELLINGTON CROSSING, LLC, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY SGD WELLINGTON CROSSING, LLC, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. SGD WELLINGTON CROSSING, LLC, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

DEDICATION CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE CHAIRMAN AND CHIEF DEVELOPMENT OFFICER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF September, 2022.

SGD WELLINGTON CROSSING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature]
PRINT NAME: Carlos Martinez

WITNESS: [Signature]
PRINT NAME: Brian S. McManis

BY: [Signature]
ROBERT H. ZEILLER, VICE CHAIRMAN AND CHIEF DEVELOPMENT OFFICER

ACKNOWLEDGMENTS

STATE OF VIRGINIA
COUNTY OF FAIRFAX

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF September, 2022, BY Robert H. Zeiller AS VICE CHIEF DEVELOPER FOR SGD WELLINGTON CROSSING LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED VA DL AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9.30.2025

[Signature]
SIGNATURE

JAYCOON DOLMAY
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

SITE DATA

ZONING CONTROL NUMBER: 2004-00009

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Maryland
COUNTY OF Montgomery

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 32452 AT PAGE 932 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID STATUTORY TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY AND ITS STATUTORY TRUST SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF September, 2022.

MIDCAP FUNDING VII TRUST,
A DELAWARE STATUTORY TRUST, AS AGENT

WITNESS: [Signature]
PRINT NAME: Yola McE

WITNESS: [Signature]
PRINT NAME: Thomas Mued

WITNESS: [Signature]
PRINT NAME: Michael Levin

BY: [Signature]
MAURICE AMSELLEM,
AUTHORIZED SIGNATORY

BY: [Signature]
APOLLO CAPITAL MANAGEMENT, L.P.,
ITS INVESTMENT MANAGER

BY: [Signature]
APOLLO CAPITAL MANAGEMENT, GP, LLC,
ITS GENERAL PARTNER

ACKNOWLEDGMENTS

STATE OF Maryland
COUNTY OF Montgomery

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF September, 2022, BY Maurice Amsellem AS Authorized Signatory for Apollo Capital Management, L.P., LLC, ON BEHALF OF THE STATUTORY TRUST, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED VA DL AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3/14/26

[Signature]
SIGNATURE

Hannah D. Romero
(PRINTED NAME) - NOTARY PUBLIC

(SEAL)

TITLE CERTIFICATION

STATE OF Florida
COUNTY OF Palm Beach

WE, STEWART TITLE GUARANTY COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SGD WELLINGTON CROSSING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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.

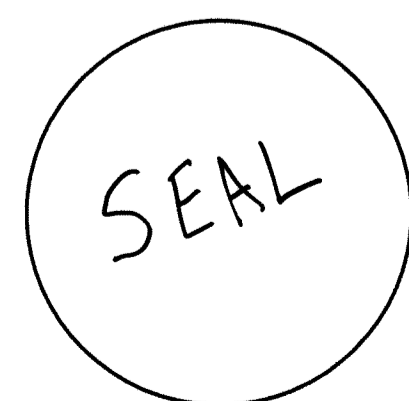
DATED: 9/8/22

BY: [Signature]
Andrew Dimers, Esq.
(PRINTED NAME) - (TITLE)

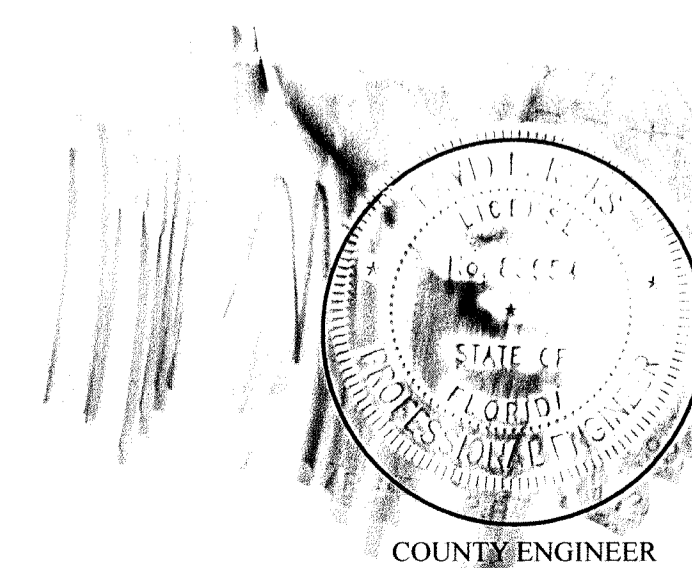
COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 21 DAY OF October, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH CHAPTER 177.081 (1), FLORIDA STATUTES.

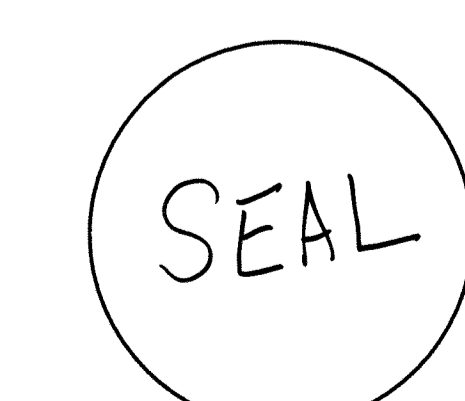
BY: [Signature]
DAVID L. RICKS, P.E. - COUNTY ENGINEER



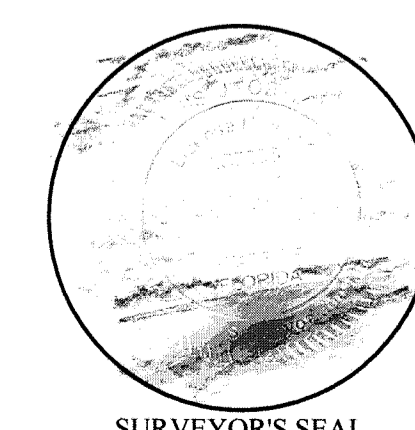
SGD WELLINGTON CROSSING, LLC.



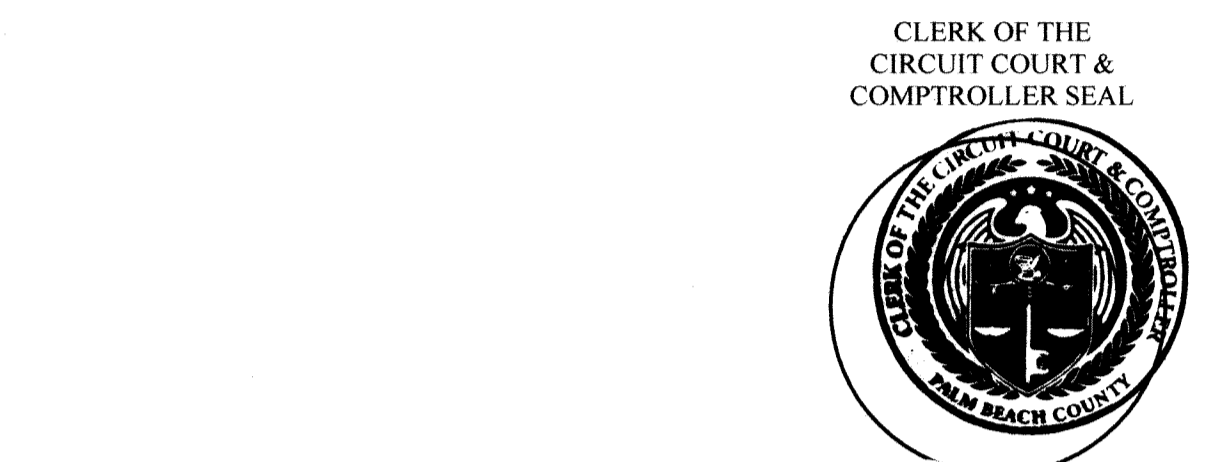
COUNTY ENGINEER



Apollo Capital Management, GP, LLC



SURVEYOR'S SEAL



CLERK OF THE CIRCUIT COURT & COMPTROLLER SEAL

SURVEYOR & MAPPER'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY HORIZONTAL CONTROLS "PB 26" AND "SUMMER". THE LINE BETWEEN THESE ESTABLISHED POINTS BEARS THE BEARING OF SOUTH 08°31'25" EAST, AND ALL BEARINGS ARE RELATIVE THERETO.
- A PORTION OF THE 5 FOOT LIMITED ACCESS EASEMENT RECORDED IN PLAT BOOK 122, AND PAGES 18 THROUGH 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITHIN TRACT "A" OF THIS PLAT IS RELEASED BY RECORDATION OF THIS PLAT AND IS NO LONGER A REQUIREMENT OF PALM BEACH COUNTY ALONG THIS ROADWAY SECTION.

- STATE PLANE COORDINATE NOTES:
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 - SCALE FACTOR= 1.000023
 - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
COORDINATES SHOWN ARE GRID COORDINATES
 - ZONE = FLORIDA EAST ZONE
 - DATUM = NAD 83-1990 ADJUSTMENT
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - LINEAR UNIT = U.S. SURVEY FEET
 - PLAT BEARINGS = GRID BEARINGS
NO ROTATION

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 ACCORDING TO SEC. 177.091(9), F.S., 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 PALM BEACH COUNTY, FLORIDA.

DATE: September 6, 2022

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

THIS INSTRUMENT WAS PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 106,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd.
Suite 106
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 1 of 3 Sheets