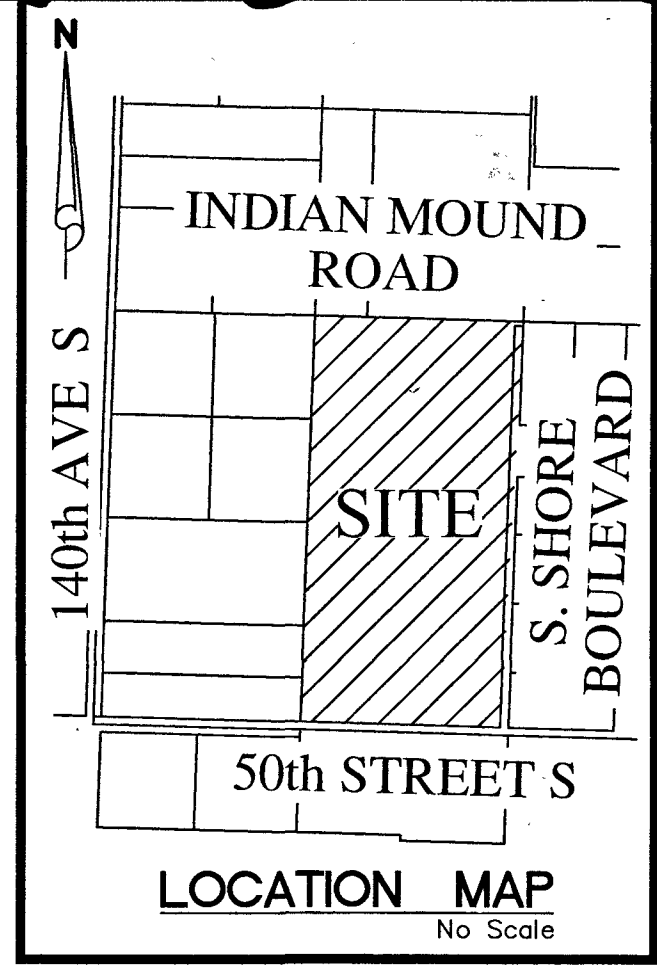


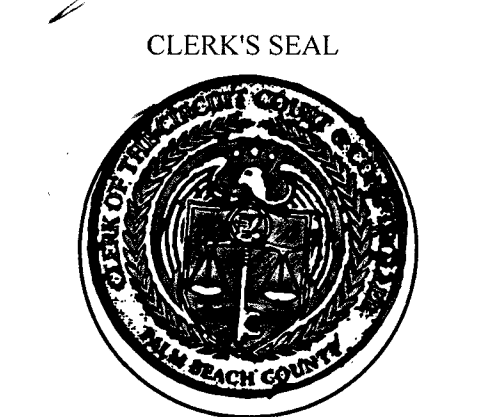
WINDSOME FARMS REPLAT

BEING A REPLAT OF LOT 1 AND LOT 2, WINDSOME FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 89 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.



43
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR RECORD AT 1:10 P.M. THIS 24 DAY OF July 2023 AND DULY RECORDED IN PLAT BOOK NO. 134 ON PAGE 43-45

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



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND GOOD FRIDAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS WINDSOME FARMS REPLAT, BEING A REPLAT OF LOT 1 AND LOT 2, WINDSOME FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 89 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 2, WINDSOME FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 89 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEGINNING AT NORTHEAST CORNER OF SAID LOT 2; 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 2612.74 FEET; THENCE S.88°26'14"E., A DISTANCE OF 1293.94 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,376,576 SQUARE FEET OR 77.52 ACRES, MORE OR LESS.

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

LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

LOT 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR GOOD FRIDAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

EASEMENTS

1. 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 UTILITY EASEMENTS LOCATED IN PUBLIC BRIDLE TRAIL EASEMENTS SHALL BE FOR UNDERGROUND FACILITIES ONLY POWER POLES, TRANSFORMERS AND OTHER ABOVE GROUND FACILITIES SHALL NOT BE PERMITTED TO BE LOCATED IN PUBLIC BRIDLE TRAIL EASEMENTS.

2. 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, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

3. 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.

4. 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.

5. THE FLOW THROUGH EASEMENTS (F.T.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE ACME IMPROVEMENT DISTRICT. THE ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THE PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, FLOW THROUGH EASEMENTS, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

6. THE LAKE MAINTENANCE EASEMENTS (L.M.E.), LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AND THE LAKE EASEMENTS (L.E.), WITHIN LOT 1, 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 OBLIGATION FOR THE SURFACE WATER MANAGEMENT AREA SHOWN IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS AND MAINTENANCE OBLIGATIONS, RECORDED IN OFFICIAL RECORDS BOOK 33844, PAGE 277 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HELGSTRAND WINDSOME LLC AND ITS SUCCESSORS, HEIRS AND ASSIGNS.

7. THE LAKE MAINTENANCE EASEMENTS (L.M.E.), LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AND THE LAKE EASEMENTS (L.E.), WITHIN LOT 2, AS SHOWN HEREON ARE HEREBY RESERVED FOR GOOD FRIDAY, 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 OBLIGATION FOR THE SURFACE WATER MANAGEMENT AREA SHOWN IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS AND MAINTENANCE OBLIGATIONS, RECORDED IN OFFICIAL RECORDS BOOK 33844, PAGE 277 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GOOD FRIDAY LLC AND ITS SUCCESSORS, HEIRS AND ASSIGNS.

8. THE VILLAGE OF WELLINGTON UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE CLEAR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF THIS PLAT FOR THE PURPOSES OF INGRESS, EGRESS, AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES.

HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND GOOD FRIDAY, 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 AND GOOD FRIDAY, 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.

9. 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 3rd DAY OF MAY, 2023

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

PRINT NAME: Robert Rennebaum BY: [Signature] ETIENNE ROSSLER, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3rd DAY OF MAY, 2023 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 N.A. AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/30/25

[Signature] NOTARY PUBLIC PRINT NAME: SARAH ABERCROMBIE COMMISSION NO.: HH063383

IN WITNESS WHEREOF, GOOD FRIDAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 2nd DAY OF MAY, 2023

WITNESS: [Signature] GOOD FRIDAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: J. Kyle Duncan BY: [Signature] ABRAHAM WEISSBROD, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2nd DAY OF MAY, 2023, BY ABRAHAM WEISSBROD, AS MANAGER OF GOOD FRIDAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N.A. AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/30/25

[Signature] NOTARY PUBLIC PRINT NAME: SARAH ABERCROMBIE COMMISSION NO.: HH063383

IN WITNESS WHEREOF, HELGSTRAND WINDSOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 4th DAY OF MAY, 2023

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

PRINT NAME: [Signature] BY: [Signature] DONALD P. DUFRESNE, ATTORNEY-AT-LAW LICENSED IN FLORIDA BAR NO. 0600120

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 1st DAY OF May, 2023.

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 11th DAY OF July, 2023.

MY COMMISSION EXPIRES: April 13, 2025

[Signature] NOTARY PUBLIC PRINT NAME: Jomayra L. McNeil COMMISSION NO.: HH117002

(SEAL)

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF July, 2023, AND HAS BEEN REVIEWED BY VILLAGE ENGINEER IN ACCORDANCE WITH THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS.

DATED THIS 18th DAY OF July, 2023.

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF July, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES.

DATED THIS 12th DAY OF July, 2023.

[Signature] JOHN T. RICE, P.S.M. REVIEWING SURVEYOR

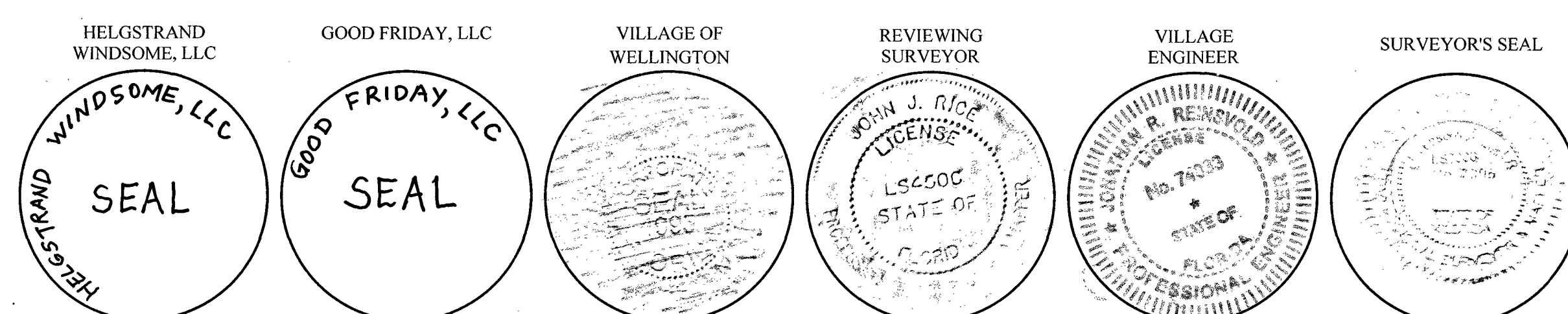
TITLE CERTIFICATION

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 AND GOOD FRIDAY, 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 4th DAY OF MAY, 2023

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



SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: " " A 1 1/2" BRASS DISK STAMPED "PRM LB7768" SET IN A 4"x4"x24" CONCRETE MONUMENT. (UNLESS OTHERWISE NOTED)
2. 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).
3. 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.
4. THE BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.
5. 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.
6. 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.
7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
8. 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
9. PROPERTY IS INCUMBERED BY DECLARATION OF RESTRICTIVE COVENANTS, AS RECORDED IN OFFICIAL RECORDS BOOK 33844, PAGE 277, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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: April 28, 2023

[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

