

LOTIS WELLINGTON REPLAT NO. 1

BEING A REPLAT OF LOTIS WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 131, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
OCTOBER 2024

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

2

THIS INSTRUMENT WAS FILED FOR

RECORD AT _____ M.

THIS _____

DAY OF _____, 20____

AND DULY RECORDED IN:

PLAT BOOK _____

ON PAGE _____

MICHAEL A. CARULLO

CLERK CIRCUIT COURT

BY: _____

DEPUTY CLERK

SHEET 2 OF 13

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEPHEN J. GRAVE DE PERALTA, 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 LOTIS WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, A FLORIDA CORPORATION, NOT FOR PROFIT; 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.

DATED: JANUARY 31, 2025

BY:

STEPHEN J. GRAVE DE PERALTA, ESQ.
FLORIDA BAR NO. 155624
PG LAW

VILLAGE ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S. THE VILLAGE ENGINEER IS ACCEPTING THE SURVEYOR'S APPROVAL PURSUANT TO THE VILLAGE OF WELLINGTON ORDINANCES.

DATED THIS 12th DAY OF August, 2025.

JONATHAN REINSVOLD, P.E.
VILLAGE ENGINEER

ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, HEREBY CONSENTS TO THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 12th DAY OF August, 2025.

ATTEST:

Chevelle D. Hall
CHEVELLE D. HALL, MMC, VILLAGE CLERK

BY:

MICHAEL J. NAPOLEONE, MAYOR

BY:

Anjul Panse
ANJUL PANSE, P.E.
VILLAGE UTILITY DIRECTOR

ACKNOWLEDGMENT

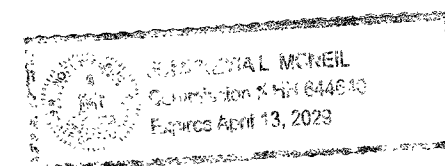
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 12th DAY OF August, 2025, BY MICHAEL J. NAPOLEONE, AS MAYOR AND CHEVELLE D. HALL, MMC, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: April 13, 2029

SIGNATURE:

PRINTED NAME:



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 34895 AT PAGE 935 AND OFFICIAL RECORD BOOK 35580 AT PAGE 1508 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ITS SAID OFFICER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF INVESTMENT OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF MARCH, 2025.

WITNESS:

PRINTED NAME:

WITNESS:

PRINTED NAME:

SALMON WELLINGTON LLC,

A FLORIDA LIMITED LIABILITY COMPANY

BY:

PRINTED NAME:

TITLE:

ACKNOWLEDGMENT

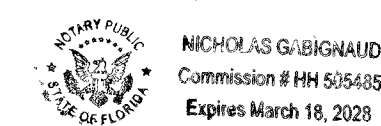
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 10th DAY OF MARCH, 2025, BY Douglas Papf AS Chief Investment Officer OF SALMON WELLINGTON LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 18, 2028

SIGNATURE:

PRINTED NAME:



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Palm Beach

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 35580 AT PAGE 1446 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS FVP Relationship Mgr. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF MARCH, 2025.

WITNESS:

PRINTED NAME:

WITNESS:

PRINTED NAME:

AMERANT BANK, N.A.

BY:

PRINTED NAME:

TITLE:

ACKNOWLEDGMENT

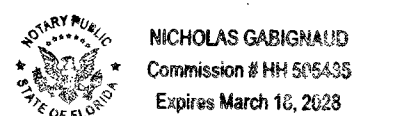
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 10th DAY OF MARCH, 2025, BY Richard Foster AS FVP Relationship Mgr. OF AMERANT BANK, N.A., WHO IS ☒ PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 18, 2028

SIGNATURE:

PRINTED NAME:

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: 1"=120' CHECKED BY: DB DATE: 10/16/2024

DRAWN BY: MT JOB NO.: 18-107-002 REPLAT

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650