

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.
3
THIS INSTRUMENT WAS FILED FOR
RECORD AT _____ M.
THIS _____
DAY OF _____, 20____
AND DULY RECORDED IN:
PLAT BOOK _____
ON PAGE _____
MICHAEL A. CARUSO
CLERK, CIRCUIT COURT
BY: _____
DEPUTY CLERK

SHEET 3 OF 13

VILLAGE OF WELLINGTON APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS STATED AND SHOWN HEREON.

DATED THIS 12th DAY OF August, 2025.

ATTEST:

CHEVELLE D. HALL, MMC, VILLAGE CLERK

BY:

MICHAEL J. NAPOLEONE, MAYOR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

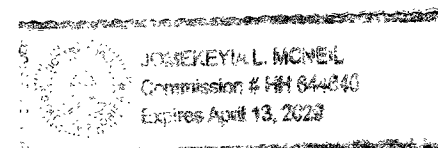
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 12th DAY OF August, 2025, BY MICHAEL J. NAPOLEONE, AS MAYOR AND CHEVELLE D. HALL, MMC, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO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

MY COMMISSION EXPIRES: April 13, 2029

SIGNATURE:

PRINTED NAME:

J. LEVY & ASSOCIATES, INC.
DAVID A. BOWER, P.S.M.
FLORIDA CERTIFICATE NO. 5888
Dennis J. Leavy



AREA TABULATION

TRACT C1	22,794.37	SQUARE FEET	0.523	ACRES
TRACT C2	120,477.34	SQUARE FEET	2.765	ACRES
TRACT C3	21,602.85	SQUARE FEET	0.496	ACRES
TRACT C4	19,695.60	SQUARE FEET	0.452	ACRES
TRACT C5	89,636.98	SQUARE FEET	2.058	ACRES
TRACT C6	22,699.86	SQUARE FEET	0.521	ACRES
TRACT C7	50,393.92	SQUARE FEET	1.157	ACRES
TRACT C8	52,100.50	SQUARE FEET	1.196	ACRES
TRACT C9	16,363.47	SQUARE FEET	0.376	ACRES
TRACT C10	16,864.37	SQUARE FEET	0.387	ACRES
TRACT D1	192,107.15	SQUARE FEET	4.410	ACRES
TRACT D2	23,068.80	SQUARE FEET	0.530	ACRES
TRACT G	128,736.54	SQUARE FEET	2.955	ACRES
TRACT L1	13,273.74	SQUARE FEET	0.305	ACRES
TRACT L2	11,032.58	SQUARE FEET	0.253	ACRES
TRACT L3	14,499.25	SQUARE FEET	0.333	ACRES
TRACT L4	1,490.50	SQUARE FEET	0.034	ACRES
TRACT L5	1,814.44	SQUARE FEET	0.042	ACRES
TRACT L6	13,192.34	SQUARE FEET	0.303	ACRES
TRACT L7	3,160.59	SQUARE FEET	0.073	ACRES
TRACT L8	2,476.57	SQUARE FEET	0.057	ACRES
TRACT L9	7,236.20	SQUARE FEET	0.166	ACRES
TRACT L10	14,056.36	SQUARE FEET	0.323	ACRES
TRACT L11	1,004.96	SQUARE FEET	0.023	ACRES
TRACT OS1	6,003.86	SQUARE FEET	0.138	ACRES
TRACT OS2	12,034.63	SQUARE FEET	0.276	ACRES
TRACT P	36,589.68	SQUARE FEET	0.840	ACRES
TRACT R1	377,461.76	SQUARE FEET	8.665	ACRES
TRACT R2	413,049.20	SQUARE FEET	9.482	ACRES
TRACT W	1,097,263.41	SQUARE FEET	25.190	ACRES
TOTAL	2,802,181.76	SQUARE FEET	64.33	ACRES

SURVEYOR'S NOTES

- BEARINGS DEPICTED HEREON ARE RELATIVE TO THE SOUTH LINE OF WELLINGTON MUPD ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 132 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A BEARING OF NORTH 88°59'11" EAST BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.
- 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 THIS COUNTY AND THE VILLAGE OF WELLINGTON.
- ALL DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE.
- 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL MEASUREMENTS REFER TO THE HORIZONTAL PLANE AND ARE BASED UPON THE U.S. SURVEY FOOT.
- EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.
- 2023 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO (I) THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND (II) THE UNDERLYING PLAT OF LOTIS WELLINGTON, AS RECORDED IN PLAT BOOK 134, PAGE 131 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. "THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECDORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

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"), PERMANENT CONTROL POINTS ("P.C.P.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.

DATED: 01/09/25

David A. Bower
DAVID A. BOWER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

DENNIS J. LEAVY AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB6599
460 BUSINESS PARK WAY, SUITE B ROYAL PALM
BEACH, FLORIDA 33411
PHONE: (561) 753 - 0650
EMAIL: SURVEY@DJLASURVEY.NET

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
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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