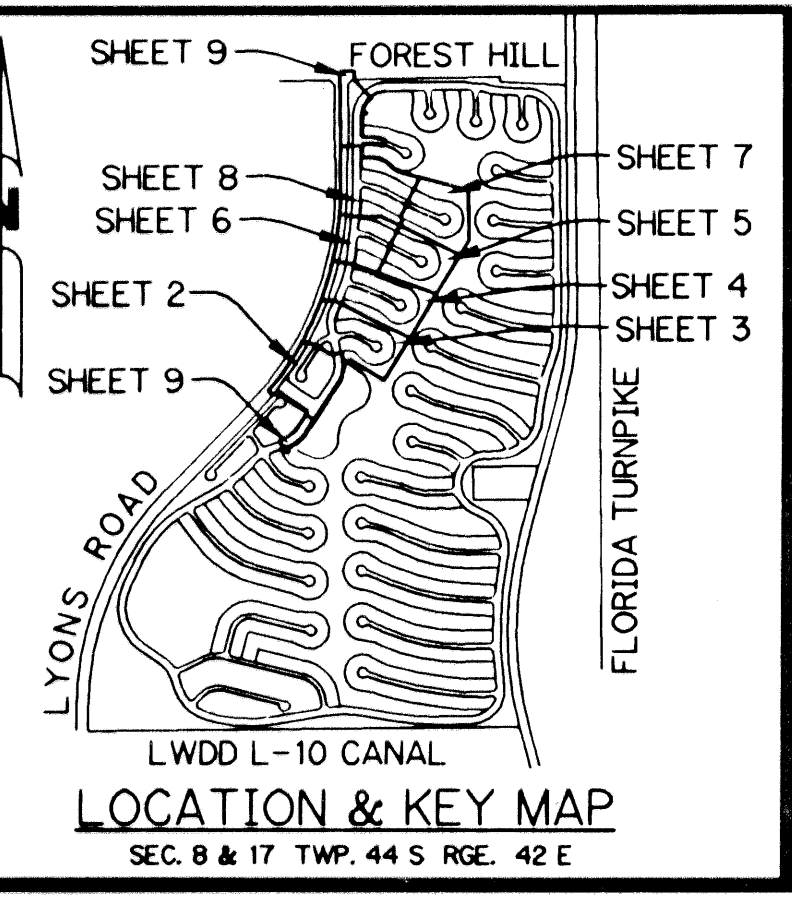


VILLAGEWALK OF WELLINGTON - PLAT ONE

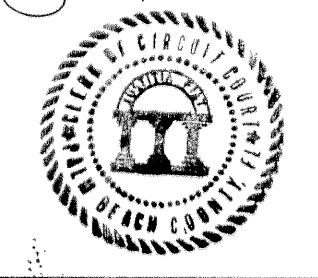
BEING A REPLAT OF A PORTION OF TRACTS 52, 61, 62, BLOCK 16 AND TRACTS 3, 4, 5, 12, 13, 14, 20, 21, 22, 28, BLOCK 20 ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 8 AND 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 9 JANUARY, 2002



COUNTY OF PALM BEACH) ss
STATE OF FLORIDA)
This Plat was filed for record at 4:15 P.M.
on the 25th day of June 2002
and duly recorded in Plat Book No. 95
at pages 89-99
ROBERT H. WILKEN, Clerk of Circuit Court
By: Cheryl M. Saldutsky D.C.



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON ACQUISITION I, LLC, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 8 AND 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAGEWALK OF WELLINGTON-PLAT ONE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTIONS 8 AND SECTION 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACTS 52, 61, 62, OF BLOCK 16 AND TRACTS 3, 4, 5, 12, 13, 14, 20, 21, 22, 28, OF BLOCK 20, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 57, BLOCK 20 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, ALONG THE SOUTH LINE OF TRACTS 57, 58, AND 59 OF SAID BLOCK 20, NORTH 89°24'00" EAST, A DISTANCE OF 1,949.34 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°36'00" WEST, A DISTANCE OF 3,454.61 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3,260.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 50°31'08" WEST SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°04'52", A DISTANCE OF 2280.52 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°36'00" WEST, A DISTANCE OF 174.01 FEET; THENCE NORTH 01°41'26" EAST, A DISTANCE OF 400.32 FEET; THENCE NORTH 00°36'00" WEST, A DISTANCE OF 505.00 FEET; THENCE NORTH 44°23'42" EAST, A DISTANCE OF 70.72 FEET; THENCE SOUTH 41°51'12" EAST, A DISTANCE OF 267.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 250.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 41°51'12" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°04'03", A DISTANCE OF 209.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°04'44" WEST, A DISTANCE OF 442.80 FEET; THENCE SOUTH 89°55'16" EAST, A DISTANCE OF 92.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 320.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°49'44", A DISTANCE OF 172.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°29'09", A DISTANCE OF 34.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°36'22", A DISTANCE OF 156.16 FEET; THENCE SOUTH 75°53'53" EAST, A DISTANCE OF 705.97 FEET; THENCE SOUTH 00°36'40" EAST, A DISTANCE OF 510.37 FEET; THENCE SOUTH 31°25'44" WEST, A DISTANCE OF 1659.24 FEET; THENCE NORTH 58°34'16" WEST, A DISTANCE OF 393.81 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 77.89 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 350.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 80°01'19" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°43'36", A DISTANCE OF 261.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 32°44'55" WEST, A DISTANCE OF 603.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°45'44", A DISTANCE OF 296.58 FEET; THENCE NORTH 19°29'21" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 350.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 19°29'21" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°45'44", A DISTANCE OF 230.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32°44'55" EAST, A DISTANCE OF 179.56 FEET; THENCE NORTH 12°15'05" WEST, A DISTANCE OF 12.93 FEET; THENCE NORTH 57°15'05" WEST, A DISTANCE OF 169.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1085.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°22'38", A DISTANCE OF 82.89 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°52'26" WEST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 82°52'09" WEST, A DISTANCE OF 70.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 2657154 SQUARE FEET OR 60.99 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

- DEDICATION: (CONTINUED)**
- ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE UTILITY EASEMENT 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, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
 - TRACTS "OS1" THROUGH "OS8" AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, BUFFER, UTILITY AND LAKE MAINTENANCE ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - TRACT "L1" (THE WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
 - THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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 LAKE ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - THE VILLAGEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
 - THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, DIVOSTA AND COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 19th DAY OF APRIL, 2002.
WELLINGTON ACQUISITION I, LLC.
BY: DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION
ITS MANAGING MEMBER
ATTEST: *Harmon D. Smith* BY *Charles H. Hathaway*
HARMON D. SMITH CHARLES H. HATHAWAY
VICE PRESIDENT PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY AND HARMON D. SMITH WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF WELLINGTON ACQUISITION I, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF APRIL, 2002.
8/31/02
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA
Christine Scalomandae
PRINT NOTARY NAME HERE
COMMISSION NO. 00742794
NOTARY SEAL

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19th DAY OF APRIL, 2002.
VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Christine Scalomandae* BY: *Richard E. Greene*
PRINT NAME: CHRISTINE SCALOMANDAE RICHARD E. GREENE, PRESIDENT
PRINT NAME:

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF APRIL, 2002.
8/31/02
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA
Christine Scalomandae
PRINT NOTARY NAME HERE
COMMISSION NO. 00742794
NOTARY SEAL

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION
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, AS STATED, AND SHOWN HEREON DATED THIS 11th DAY OF JUNE, 2002.
VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Thomas M. Wenham* ATTEST: *Awilda Rodriguez*
THOMAS M. WENHAM AWILDA RODRIGUEZ
MAYOR VILLAGE CLERK

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ 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 OFFICER OF SAID VILLAGE, AND THAT THE FOREGOING SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT THE INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JUNE, 2002.

MY COMMISSION EXPIRES: JUNE 27, 2003
NOTARY SEAL
NOTARY PUBLIC
PRINT NAME: *Barbara R. Haynes*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC850084

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 TO DIVOSTA AND COMPANY, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OR OTHER ENCUMBRANCES OF RECORD.
AMERICAN TITLE OF THE PALM BEACHES CORPORATION
DATE: APRIL 19, 2002 BY: *William E. Shannon*
WILLIAM E. SHANNON, PRESIDENT

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.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE THE VILLAGE OF WELLINGTON.
BY: *David L. Smith* 4-19-02
DAVID L. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4951, STATE OF FLORIDA
DATE

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF TRACT 57 BLOCK 20 OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54. SAID LINE IS ASSUMED TO BEAR OF N89°24'00"E.
 - 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 OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
 - ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
(N.R.) = NON-RADIAL
(R.F.) = RADIAL TO FRONT LOT LINE
(R.R.) = RADIAL TO REAR LOT LINE
 - 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.
 - 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

VILLAGE ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF JUNE, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), F.S.
DATE: 6-11-02
Gary C. Clough
GARY CLOUGH, P.E.
VILLAGE ENGINEER

