

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
of 136 this 28th
day of December, 2004,
and duly recorded in Plat Book
103, Pages 122, Through
137



DOROTHY H. WILKEN
Clerk of Circuit Court
By: Alana J. Johnson

KOBOSKO'S CROSSING

BEING A REPLAT OF THE WEST 26.00 FEET OF TRACT 38, BLOCK 17 TOGETHER WITH
THE EAST ONE-HALF OF THE WEST TWO-THIRDS OF TRACT 39, BLOCK 17 PALM BEACH
FARMS COMPANY PLAT No. 3, PLAT BOOK 2, PAGES 45-54
SECTIONS 7 AND 18, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
NOVEMBER 2004 SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT KOBOSKO'S CROSSING, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS KOBOSKO'S CROSSING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN TRACT 39, BLOCK 17, THE PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE EAST ONE-HALF (E 1/2) OF THE WEST TWO-THIRDS (W 2/3) OF TRACT 39, BLOCK 17 OF THE PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF A LINE 466.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD, SAID SOUTH RIGHT OF WAY LINE LYING 52.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 39, BLOCK 17. LESS THAT PORTION CONVEYED TO PALM BEACH COUNTY BY RIGHT OF WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 5903, PAGE 1699, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE PORTION OF ADDITIONAL RIGHT OF WAY CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORD BOOK 17770, PAGE 1361, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING WITHIN TRACTS 38 AND 39, BLOCK 17, THE PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUND ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD, SAID SOUTH RIGHT OF WAY LINE BEING 52.00 FEET SOUTH OF THE NORTH LINE OF TRACTS 38 AND 39, BLOCK 17, THE PALM BEACH FARMS COMPANY PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BOUNDED ON THE SOUTH BY A LINE 466.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD; BOUNDED ON THE WEST BY THE EAST LINE OF THE EAST HALF OF THE WEST TWO THIRDS OF SAID TRACT 39; BOUNDED ON THE EAST BY THE EAST LINE OF THE WEST 26.00 FEET OF TRACT 38, BLOCK 17, SAID LINE BEING 246.00 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF THE WEST TWO THIRDS OF TRACT 39.

CONTAINING: 4.94 ACRES, MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR KOBOSKO'S CROSSING, LLC, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO KOBOSKO'S CROSSING, LLC, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, DRAINAGE, LANDSCAPE AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

THE UTILITY EASEMENTS, 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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED AND SUPERSEDED.

IN WITNESS WHEREOF, I, ANDREW J KOBOSKO, MANAGING MEMBER, DO HEREUNTO SET MY HAND THIS 2ND DAY OF DECEMBER, 2004

KOBOSKO'S CROSSING, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
WITNESS: Gordon A. Lewit BY: Andrew J. Kobosko
Gordon A. Lewit ANDREW J KOBOSKO
PRINTED NAME MANAGING MEMBER
Gregory Stormes
Gregory Stormes
PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANDREW J KOBOSKO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF KOBOSKO'S CROSSING, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF DECEMBER, 2004.

MY COMMISSION EXPIRES: 08-20-05
Diane Lynne Warren
NOTARY PUBLIC
COMMISSION NUMBER
PRINT 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 17451, PAGE 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2ND DAY OF DECEMBER, 2004.

WITNESS: Heather Lučko
BY: Charles A. Acnett
FIRST SOUTHERN BANK
VICE PRESIDENT
PRINT NAME: Heather Lučko PRINT NAME: CHARLES A. ACNETT
WITNESS: Rob Jozcinski

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES A ACNETT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST SOUTHERN BANK 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF DECEMBER, 2004.

MY COMMISSION EXPIRES: 11/8/08
John J. Bon
NOTARY PUBLIC
COMMISSION NUMBER
PRINT NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Eric Tomchin, 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 KOBOSKO'S CROSSING, LLC, 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.

DATE: 12/2/04
Eric Tomchin
PRINT NAME: Eric Tomchin
LICENSED IN FLORIDA

VILLAGE OF WELLINGTON

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 AND SHOWN HEREON, DATED THIS 14th DAY OF DECEMBER, 2004.

VILLAGE OF WELLINGTON
POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: Thomas M. Wenham
PRINT NAME: Thomas M. WENHAM
MAYOR

ATTEST: Anilda Rodrigues
PRINT NAME: Anilda Rodrigues
VILLAGE CLERK

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED THIS 12th DAY OF DECEMBER, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

Gary R. Clough
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

SURVEYOR AND MAPPER'S CERTIFICATE

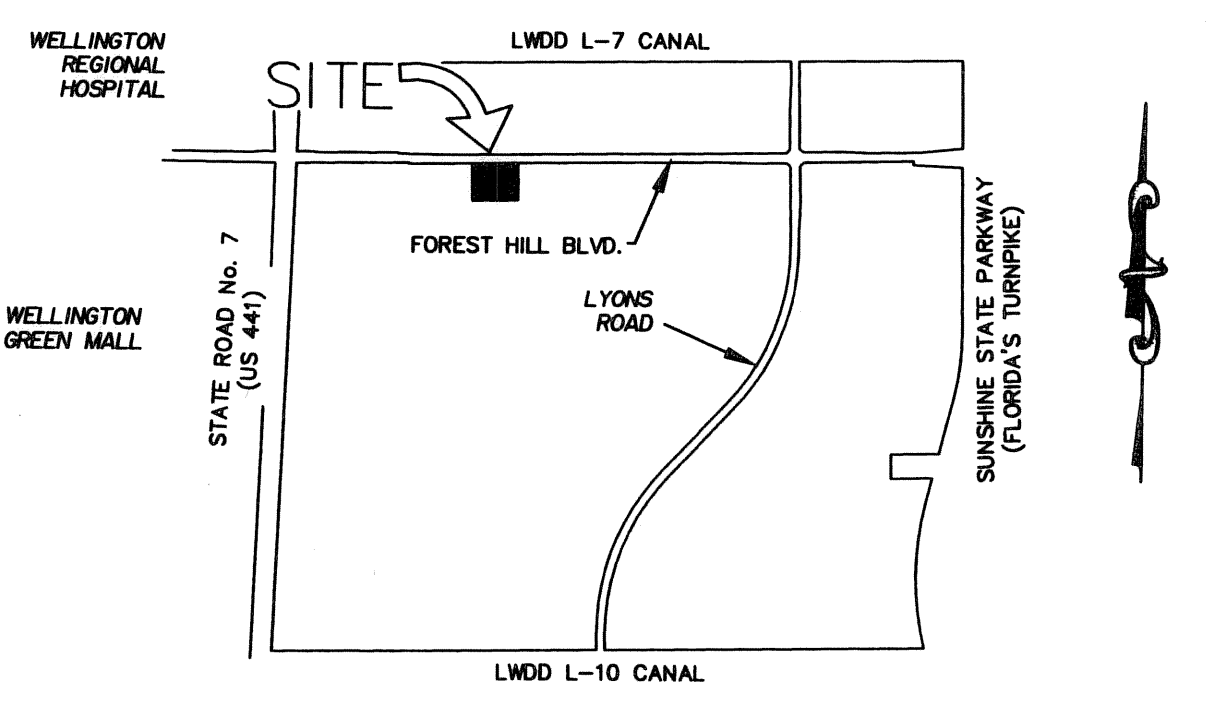
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") ACCORDING TO SEC. 177.091 (9), F.S., HAVE 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 THE VILLAGE OF WELLINGTON.

Mark E. Hummel
MARK E. HUMMEL, P.S.M.
LICENSE NO. 5201
STATE OF FLORIDA
MILLER LEGG & ASSOCIATES, INC.
2005 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FLORIDA 33411-2719
CERTIFICATE OF AUTHORIZATION No. LB 6680

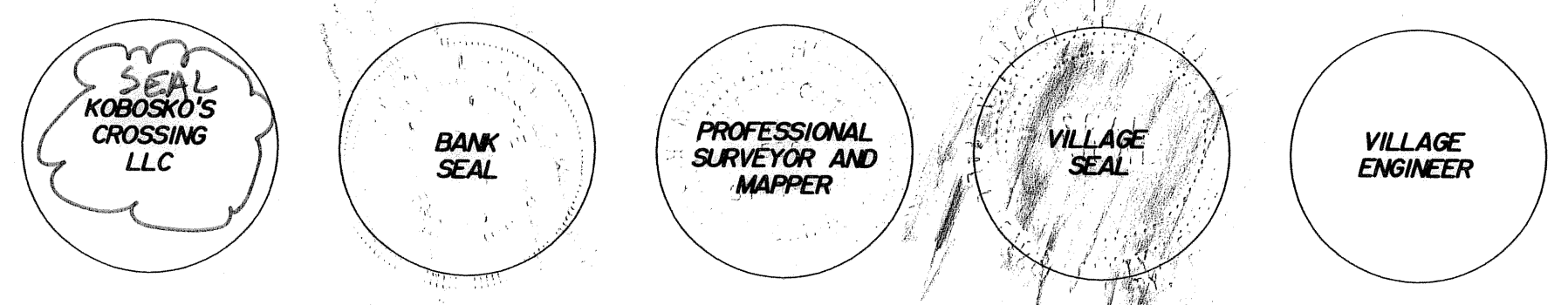
SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD, SAID SOUTH LINE HAVING A BEARING OF NORTH 89°23'32" EAST, AS RECORDED IN OFFICIAL RECORD BOOK 5712, PAGE 1646, PALM BEACH COUNTY, FLORIDA.
 - THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON, FLORIDA.
 - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE EASEMENTS.
- 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.

THIS INSTRUMENT WAS PREPARED BY MARK E. HUMMEL, P.S.M. OF MILLER LEGG & ASSOCIATES, 2005 VISTA PARKWAY, SUITE 100, WEST PALM BEACH FLORIDA



LOCATION MAP
N.T.S.



Engineers Planners
Land Surveyors
Environmental
Professionals License
Business No. 6680
MILLER LEGG
& ASSOCIATES, INC.
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(561) 689-1138
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