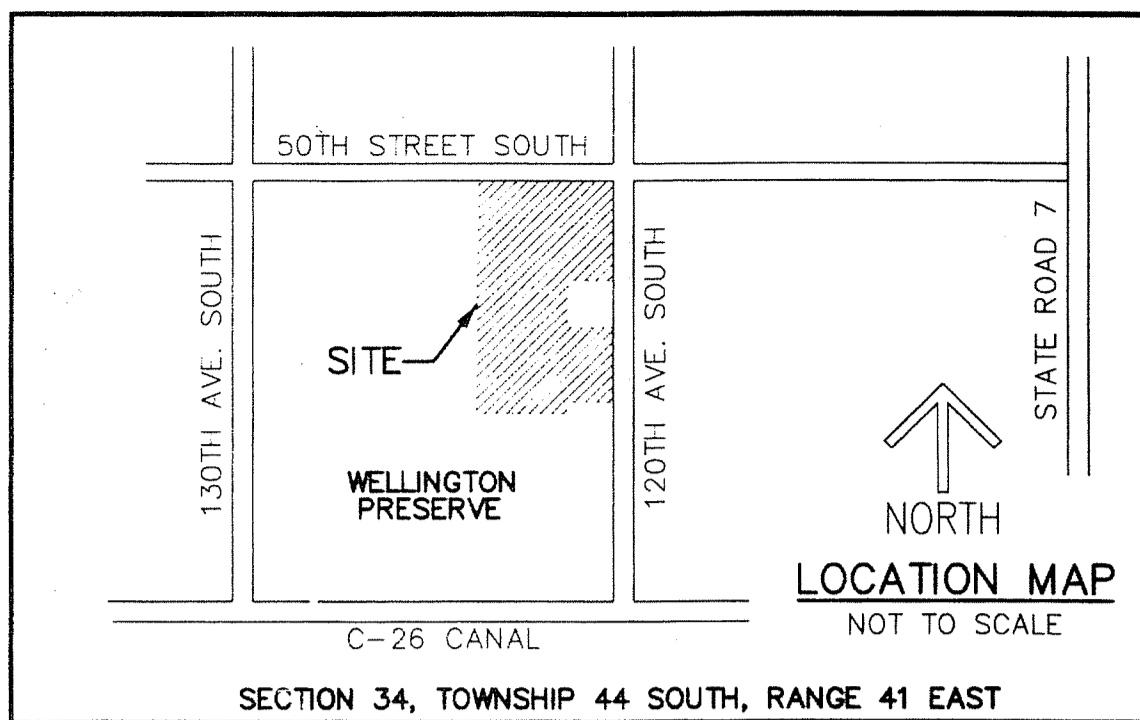


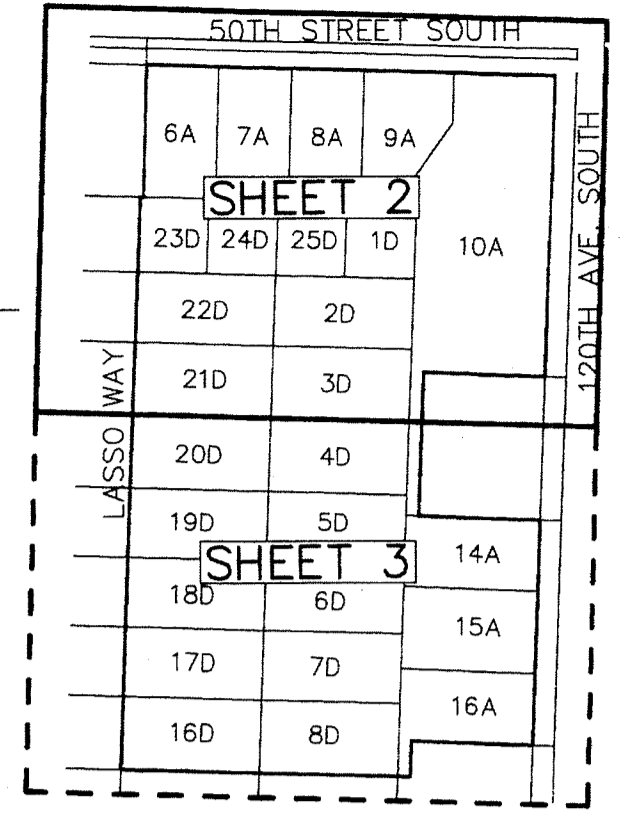
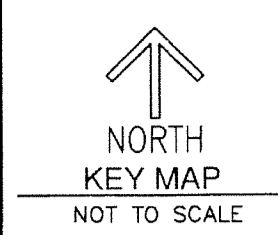
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193



VALIENTE POLO

A PORTION OF THE ORANGE POINT P.U.D.
BEING A REPLAT OF LOTS 6 THROUGH 16 OF BLOCK A, LOTS 1 THROUGH 8 AND LOTS 16 THROUGH 25 OF BLOCK D, THE WEST 60 FEET OF TRACT A AND A PORTION OF THE WEST 60 FEET OF TRACT B, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:52 P.M.
THIS 24 DAY OF NOV
A.D. 2014 AND DULY RECORDED
IN PLAT BOOK 118 ON
PAGES 193 AND 195

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

IN WITNESS WHEREOF J-5 WELLINGTON PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS VALIENTE POLO, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, J-5 HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 1st DAY OF September 2014.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB 3591
FEBRUARY - 2014

TABULAR AREA DATA

TOTAL AREA THIS PLAT	6,073,757 SQ. FT.	139.434 ACRES
PETITION NUMBER		
USE		

J-5 WELLINGTON PRESERVE LLC,
A COLORADO LIMITED LIABILITY COMPANY
BY: J-5 HOLDINGS, LLC,
A COLORADO LIMITED LIABILITY COMPANY
ITS MANAGER

WITNESS: *[Signature]*
PRINT NAME: Megan Lee Kinsman

BY: *[Signature]*
ROBERT P. JORNAYVAZ, III,
ITS MANAGER

WITNESS: *[Signature]*
PRINT NAME: JANET E. ROPER

ACKNOWLEDGMENT:
STATE OF COLORADO
COUNTY OF DENVER

BEFORE ME PERSONALLY APPEARED ROBERT P. JORNAYVAZ, III, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF J-5 HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF J-5 WELLINGTON PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF SEPTEMBER 2014

MY COMMISSION EXPIRES: 06/12/2014
NOTARY PUBLIC
JANET E. ROPER
PRINT NAME

COMMISSION NUMBER: 20084019955

ACCEPTANCE OF DEDICATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS/ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 4th DAY OF August 2014.

WITNESS: *[Signature]*
PRINT NAME: Susan Taylor

BY: *[Signature]*
AS ATTORNEY IN FACT FOR
CONITA A. (TONY) GOMEZ,
PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: ALBA ROYAN

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED F. MARTIN TERRY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR THE PRES. OF WELLINGTON PRESERVE MASTER 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 ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 4th DAY OF August 2014

MY COMMISSION EXPIRES: 7/21/17
NOTARY PUBLIC
SUSAN TAYLOR
PRINT NAME

COMMISSION NUMBER: FF040093

ACCEPTANCE OF DEDICATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

VALIENTE POLO PROPERTY OWNER'S ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2nd DAY OF September 2014.

WITNESS: *[Signature]*
PRINT NAME: JANET E. ROPER

BY: *[Signature]*
VALIENTE POLO
PROPERTY OWNER'S ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Megan Lee Kinsman

BY: *[Signature]*
WELLINGTON PRESERVE
MASTER HOMEOWNERS'
ASSOCIATION, INC.

WELLINGTON PRESERVE
MASTER HOMEOWNERS'
ASSOCIATION, INC.
NOTARY

VALIENTE POLO PROPERTY
OWNER'S
ASSOCIATION, INC.
NOTARY

MORTGAGEE
NOTARY

MORTGAGEE
NOTARY

VILLAGE OF WELLINGTON
ENGINEER

SURVEYOR

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT J-5 WELLINGTON PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS VALIENTE POLO, BEING A REPLAT OF LOTS 6 THROUGH 16 OF BLOCK A, LOTS 1 THROUGH 8 AND LOTS 16 THROUGH 25 OF BLOCK D, THE WEST 60 FEET OF TRACT A, AND A PORTION OF THE WEST 60 FEET OF TRACT B, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, BLOCK A OF SAID WELLINGTON PRESERVE; THENCE S.88°23'19"E. ALONG THE NORTH LINE OF LOTS 6 THROUGH 10, BLOCK A OF SAID WELLINGTON PRESERVE, A DISTANCE OF 1,932.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK A; THENCE S.02°04'30"W. ALONG THE EAST LINE OF LOTS 10 THROUGH 13, BLOCK A OF SAID WELLINGTON PRESERVE, A DISTANCE OF 1,448.60 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID WELLINGTON PRESERVE; THENCE N.87°55'30"W. ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 575.00 FEET; THENCE S.02°04'30"W. ALONG A LINE 60.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT A, A DISTANCE OF 686.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT A; THENCE S.87°55'30"E. ALONG SAID SOUTH LINE, A DISTANCE OF 575.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S.02°04'30"W. ALONG THE EAST LINE OF LOTS 14 THROUGH 16, BLOCK A OF SAID WELLINGTON PRESERVE, A DISTANCE OF 1,084.50 FEET TO THE NORTHEAST CORNER OF TRACT B OF SAID WELLINGTON PRESERVE; THENCE N.87°55'30"W. ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 575.00 FEET; THENCE S.02°04'30"W. ALONG A LINE 60.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT B, A DISTANCE OF 189.81 FEET TO A POINT OF INTERSECTION WITH A LINE BEING THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 9 AND 15, BLOCK D OF SAID WELLINGTON PRESERVE; THENCE N.88°23'19"W. ALONG SAID LINE AND THE NORTH LINE OF SAID LOTS 9 AND 15, BLOCK D; A DISTANCE OF 1,367.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BLOCK D; THENCE N.02°04'30"E. ALONG THE EAST LINE OF LOTS 1 THROUGH 8, BLOCK C OF SAID WELLINGTON PRESERVE, A DISTANCE OF 2,749.23 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK C OF SAID WELLINGTON PRESERVE; THENCE S.88°23'19"E., A DISTANCE OF 15.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK A; THENCE N.01°36'41"E. ALONG THE EAST LINE OF SAID LOT 5, BLOCK A, A DISTANCE OF 635.00 FEET TO THE POINT OF BEGINNING SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 6,073,757 SQUARE FEET/39.434 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- LOTS 6A, 7A, 8A, 9A, 10A, 14A, 15A, 16A, 1D, 2D, 3D, 4D, 5D, 6D, 7D, 8D, 16D, 17D, 18D, 19D, 20D, 21D, 22D, 23D, 24D, AND 25D, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS OF THE LANDS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
- THE DRAINAGE AND LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE LITTORAL ZONES AND FILTER MARSHES AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, ALSO INCLUDING THE RIGHT TO INGRESS AND EGRESS OVER THE INGRESS AND EGRESS EASEMENTS DEDICATED HEREON.
- THE INGRESS-EGRESS EASEMENTS FOR THE PORTION OF WELLINGTON PRESERVE BOULEVARD LOCATED WITHIN THE PLAT LIMITS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALIENTE POLO PROPERTY OWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS USES. SAID INGRESS-EGRESS EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE INGRESS-EGRESS EASEMENTS FOR THE PORTION OF LASSO WAY LOCATED WITHIN THE PLAT LIMITS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BOTH THE VALIENTE POLO PROPERTY OWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THE WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS USES. PURSUANT TO THAT RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED AT O.R.B. 25195, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID INGRESS-EGRESS EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE 25 FOOT DRAINAGE, BERM AND LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BOTH THE WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THE VALIENTE POLO PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR DRAINAGE, BERM, LANDSCAPE AND BUFFER PURPOSES. THE DRAINAGE AND CONTAINMENT BERM PORTION OF THESE EASEMENTS IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THE LANDSCAPING PORTION OF THESE EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VALIENTE POLO PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE WATER EASEMENTS, AS SHOWN HEREON ARE EXCLUSIVE EASEMENTS DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF VALIENTE POLO PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, LANDSCAPING AND OTHER IMPROVEMENTS OTHER THAN SOD WITHIN THESE EASEMENTS MUST RECEIVE APPROVAL FROM THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 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.
- THE 16 FOOT WIDE EQUESTRIAN TRAIL EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON FOR PUBLIC USE, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.
- "2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 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 RECORDED OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

11. THE PRIVATE DRAINAGE EASEMENTS ("PDE"), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VALIENTE POLO PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE DRAINAGE USES. SAID PRIVATE DRAINAGE EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA, THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MONITOR, INSPECT AND MAINTAIN THE FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.

J-5 HOLDINGS LLC
NOTARY

WELLINGTON PRESERVE
MASTER HOMEOWNERS'
ASSOCIATION, INC.
NOTARY

VALIENTE POLO PROPERTY
OWNER'S
ASSOCIATION, INC.
NOTARY

MORTGAGEE
NOTARY

MORTGAGEE
NOTARY

VILLAGE OF WELLINGTON
ENGINEER

SURVEYOR

