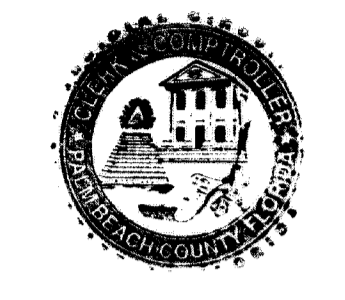


# CHUKKER COVE REPLAT

BEING A REPLAT OF LOTS 32 THROUGH 35, CHUKKER COVE OF PALM BEACH POLO & COUNTRY CLUB WELLINGTON P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

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. LB3591  
JANUARY-2018

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:56 P.M.  
THIS 6 DAY OF March  
A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 125 ON  
PAGES 118 AND 119  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK



**DEDICATION AND RESERVATIONS:**  
KNOW ALL MEN BY THESE PRESENTS THAT MALLET CIRCLE, LLC A FLORIDA LIMITED LIABILITY COMPANY AND LOUIS JACOBS AND JOAN JACOBS, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS CHUKKER COVE REPLAT, BEING A REPLAT OF LOTS 32 THROUGH 35, CHUKKER COVE OF PALM BEACH POLO & COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 32 THROUGH 35, CHUKKER COVE OF PALM BEACH POLO & COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 35,776 SQUARE FEET/0.8213 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

**LOTS 32 THROUGH 34**  
LOTS 32 THROUGH 34, AS SHOWN HEREON, ARE HEREBY RESERVED BY MALLET CIRCLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MALLET CIRCLE, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

**LOT 35**  
LOT 35, AS SHOWN HEREON, IS HEREBY RESERVED BY LOUIS JACOBS AND JOAN JACOBS, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LOUIS JACOBS AND JOAN JACOBS, HUSBAND AND WIFE, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

**MAINTENANCE AND OVERHANG EASEMENTS (MOHE) FOR ZERO LOT LINE PROPERTIES:**  
MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE, UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS, THIS 2nd DAY OF February, 2018

MALLET CIRCLE LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: *[Signature]*  
PRINT NAME: Paul T. Nesper  
BY: *[Signature]*  
LOUIS M. JACOBS  
ITS MANAGER  
WITNESS: *[Signature]*  
PRINT NAME: Sherrel A. Garrett  
BY: *[Signature]*  
JOAN B. JACOBS  
ITS MANAGER  
IN WITNESS WHEREOF, WE, DO HEREUNTO SET OUR HANDS AND SEALS, THIS 2nd DAY OF February, 2018  
WITNESS: *[Signature]*  
PRINT NAME: Paul T. Nesper  
BY: *[Signature]*  
LOUIS JACOBS  
WITNESS: *[Signature]*  
PRINT NAME: Sherrel A. Garrett  
WITNESS: *[Signature]*  
PRINT NAME: Paul T. Nesper  
BY: *[Signature]*  
JOAN JACOBS  
WITNESS: *[Signature]*  
PRINT NAME: Sherrel A. Garrett

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED LOUIS M. JACOBS AND JOAN B. JACOBS, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF MALLET CIRCLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH MANAGERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 2nd DAY OF February, 2018  
MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
COMMISSION NUMBER: FF 90190  
SHERREL A. GARRETT  
PRINT NAME

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED LOUIS JACOBS AND JOAN JACOBS, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF February, 2018  
MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
COMMISSION NUMBER: FF 90190  
SHERREL A. GARRETT  
PRINT NAME

"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 PALM BEACH COUNTY."

**TABULAR AREA DATA**

TOTAL AREA THIS PLAT	35,776 SF	0.8213 ACRES
LOTS 32 THROUGH 35	35,776 SF	0.8213 ACRES

**MORTGAGEES 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 RECORDS BOOK 27456, AT PAGE 53 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 February, 2018

KEYBANK NATIONAL ASSOCIATION,  
A NATIONAL BANK, AS SUCCESSOR TO  
FIRST NIAGARA BANK, N.A.  
WITNESS: *[Signature]*  
PRINT NAME: Paul T. Nesper  
BY: *[Signature]*  
NAME: Richard C. Hamster  
TITLE: Vice President  
WITNESS: *[Signature]*  
PRINT NAME: Sherrel A. Garrett  
BY: *[Signature]*  
LOUIS JACOBS

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Richard C. Hamster, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANK AUTHORIZED TO DO BUSINESS IN FLORIDA, SUCCESSOR TO FIRST NIAGARA BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF February, 2018  
MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC  
COMMISSION NUMBER: FF 90190  
SHERREL A. GARRETT  
PRINT NAME

**VILLAGE ENGINEER:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 27th DAY OF February, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *[Signature]*  
THOMAS J. LUBBEEN, P.E.  
VILLAGE ENGINEER

**APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS 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 DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS 27th DAY OF February, 2018.

VILLAGE OF WELLINGTON,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: *[Signature]*  
ANNE GERWIG  
MAYOR  
ATTEST: *[Signature]*  
CHEVELLE NUBIN  
VILLAGE CLERK

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, 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 OFFICERS OF SAID VILLAGE, THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF February, 2018  
MY COMMISSION EXPIRES: 10/20/19  
COMMISSION NUMBER: FF 920679  
*[Signature]*  
NOTARY PUBLIC  
PRINT NAME

**TITLE CERTIFICATION:**  
STATE OF FLORIDA  
COUNTY OF FLORIDA  
I, HARVEY E. OYER, III, ESQ., 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 MALLET CIRCLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LOUIS JACOBS AND JOAN JACOBS, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 2 Feb. 2018  
*[Signature]*  
HARVEY E. OYER III, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

**SURVEY NOTES:**  
1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, BRIDGE TRAIL EASEMENTS SHALL HAVE FIRST PRIORITY, WATER AND SEWER EASEMENTS SHALL HAVE SECOND PRIORITY, DRAINAGE EASEMENTS SHALL HAVE THIRD PRIORITY, UTILITY EASEMENTS SHALL HAVE FOURTH PRIORITY, ACCESS EASEMENTS SHALL HAVE FIFTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.  
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.  
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.  
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 73°25'18" WEST ALONG THE NORTH LINE OF PARCEL 'C', CHUKKER COVE OF PALM BEACH POLO & COUNTRY CLUB WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGES 163 THROUGH 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT)  
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED

**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 MONUMENTS ACCORDING TO SEC. 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.  
DATED: 2-1-18  
*[Signature]*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

