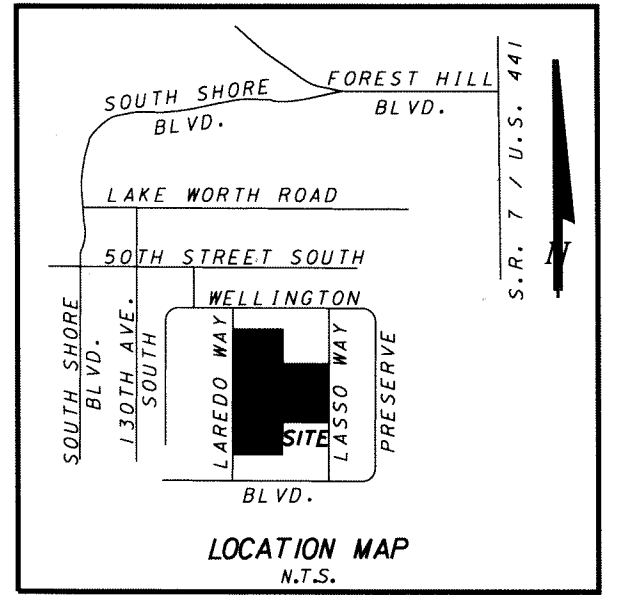


# WELLINGTON PRESERVE REPLAT NO. 3

BEING A REPLAT OF LOTS 4 THROUGH 8 OF BLOCK C AND LOTS 15 THROUGH 25, BLOCK C, 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  
JULY, 2017  
SHEET 1 OF 4



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FIELD FOR RECORD AT 12:08 P.M. THIS 23 DAY OF March A.D. 2018 AND DULY RECORDED IN PLAT BOOK 125 PAGES 149 AND 152

SHARON R BOCK  
CLERK AND COMPTROLLER  
BY: Dennis McCadin  
DEPUTY CLERK

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA, COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LAND SHOWN HEREON AS WELLINGTON PRESERVE LOTS 4 THROUGH 8 AND 15 THROUGH 25, BLOCK C, BEING A REPLAT OF LOTS 4 THROUGH 8 AND 15 THROUGH 25, BLOCK C, WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 44, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING LOTS 4 THROUGH 8, BLOCK C AND LOTS 15 THROUGH 25, BLOCK C, OF WELLINGTON PRESERVE, AS RECORDED IN PLAT BOOK 100, PAGES 180 THROUGH 186, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK C, WELLINGTON PRESERVE; THENCE NORTH 02°04'30" EAST ALONG THE WEST LINE OF LOTS 15 THROUGH 24, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 3,432.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 24, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 88°23'19" EAST ALONG THE NORTH LINE OF SAID LOT 24 AND LOT 25, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 653.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 25, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 02°04'30" WEST ALONG THE EAST LINE OF LOTS 25, 23 AND 22, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 1,048.18 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 88°23'19" EAST ALONG THE NORTH LINE OF LOT 4, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 653.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 02°04'30" WEST ALONG THE EAST LINE OF LOTS 4 THROUGH 8, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 1,701.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK C, WELLINGTON PRESERVE; THENCE NORTH 88°23'19" WEST ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 653.52 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK C, WELLINGTON PRESERVE; THENCE SOUTH 02°04'30" WEST ALONG THE EAST LINE OF LOTS 16 AND 15, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 683.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK C, WELLINGTON PRESERVE; THENCE NORTH 88°23'19" WEST ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK C, WELLINGTON PRESERVE, A DISTANCE OF 653.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, CONTAINING 77.023 ACRES MORE OR LESS.

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

- LOTS 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 24C AND 25C AS SHOWN HEREON ARE HEREBY RESERVED FOR GREEN LIGHT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
- LOT 4C, AS SHOWN HEREON IS HEREBY RESERVED FOR FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, 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, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE VILLAGE OF WELLINGTON 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 EASEMENT ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- THE INGRESS-EGRESS EASEMENTS FOR THE PORTIONS OF LAREDO WAY AND LASSO WAY WITHIN THE PLAT LIMITS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WELLINGTON PRESERVE MASTER HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. 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 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 AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.
- THE WATER EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF GREEN LIGHT PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS & ASSIGNS.

IN WITNESS WHEREOF, GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF A PORTION OF LOT 4, AND LOTS 15 THROUGH 25, BLOCK C, WELLINGTON PRESERVE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSHUA LEVY, THE MANAGER OF GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY THIS 19 DAY OF October 2017.

BY: Joshua Levy  
JOSHUA LEVY, MANAGER  
GREEN LIGHT PARTNERS, LLC.



### ACKNOWLEDGEMENT

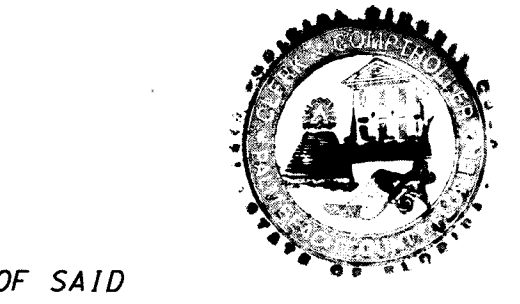
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSHUA LEVY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREEN LIGHT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 THE FOREGOING INSTRUMENT IS THE COMPANY 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 19 DAY OF October 2017.

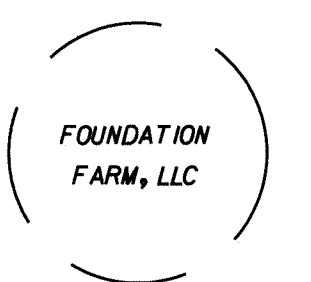
MY COMMISSION EXPIRES: 04/22/2022

PRINT NAME Ana Mendez  
NOTARY PUBLIC STATE OF FLORIDA MA  
COMMISSION NO. 1



IN WITNESS WHEREOF, FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF A PORTION OF LOT 4, AND LOTS 5 THROUGH 8, BLOCK C, WELLINGTON PRESERVE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY VISSE WEDELL, THE MANAGER OF FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY THIS 9 DAY OF November 2017.

BY: Visse Wedell  
VISSE WEDELL, MANAGER  
FOUNDATION FARM, LLC



### ACKNOWLEDGEMENT

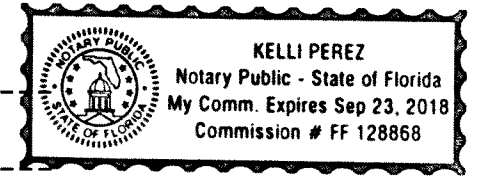
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VISSE WEDELL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FOUNDATION FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 THE FOREGOING INSTRUMENT IS THE COMPANY 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 9th DAY OF November 2017.

MY COMMISSION EXPIRES: 9-23-2019

PRINT NAME Kelli Perez  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. FF 122868



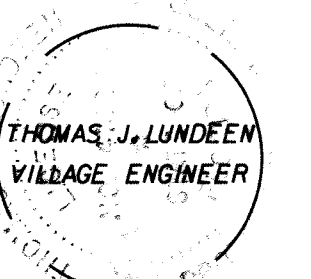
### VILLAGE ENGINEER

STATE OF FLORIDA  
VILLAGE ENGINEER  
STATE OF PALM BEACH  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 21st DAY OF March 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

DATE: 3/21/2018

BY: Thomas J. Lundeen  
THOMAS J. LUNDEEN, P.E.  
VILLAGE ENGINEER



### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY THE VILLAGE OF WELLINGTON

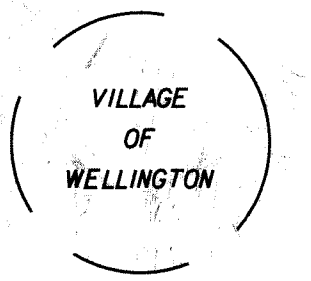
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGE OF WELLINGTON

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 11th DAY OF December 2017.

VILLAGE OF WELLINGTON, A FLORIDA MUNICIPAL CORPORATION

ATTEST: Chevelle Nubin  
CHEVELLE NUBIN  
VILLAGE CLERK

BY: Anne Gerwig  
ANNE GERWIG, MAYOR



### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ANNE GERWIG AND CHEVELLE NUBIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID VILLAGE. THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 11th DAY OF December 2017.

MY COMMISSION EXPIRES: 10/26/2019

PRINT NAME Rachel R. Calloway  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. FF 122868

