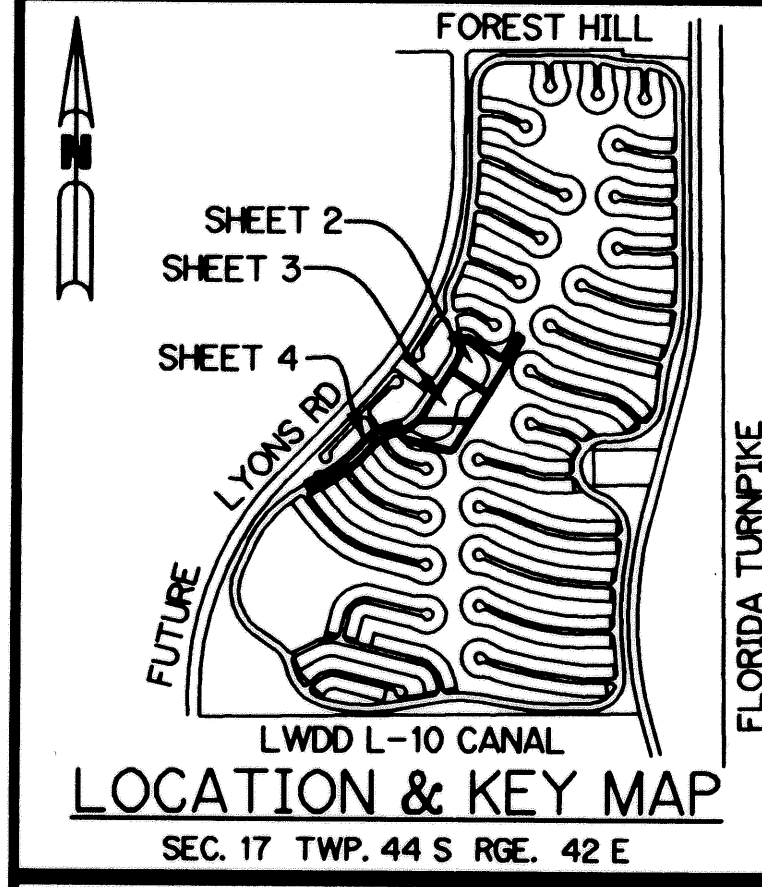


# VILLAGEWALK OF WELLINGTON - TOWN CENTER

## 22



BEING A REPLAT OF A PORTION OF TRACT "OS3" OF THE PLAT OF VILLAGEWALK OF WELLINGTON - PLAT ONE AS RECORDED IN PLAT BOOK 95 AT PAGES 89 THROUGH 97, ALSO BEING A REPLAT OF A PORTION OF TRACTS 20, 21, 27, 28, 29, 38 AND 39, BLOCK 20, AND THE 30 FEET ROAD RIGHTS OF WAY 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 SECTION 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST. VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID L. SMITH, P.S.M. 4951, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA

SHEET 1 OF 4 JUNE, 2003

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 11:56 AM  
This 17 day of October 2003  
and duly recorded in Plat Book No. 100  
on page 22-25  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by *[Signature]* D.C.

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VILLAGEWALK OF WELLINGTON - TOWN CENTER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND SITUATED WITHIN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "OS3" OF THE PLAT OF VILLAGEWALK OF WELLINGTON - PLAT ONE AS RECORDED IN PLAT BOOK 95 AT PAGES 89 THROUGH 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS 20, 21, 27, 28, 29, 38 AND 39, BLOCK 20, AND THE 30 FEET ROAD RIGHTS OF WAY, ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", VILLAGEWALK OF WELLINGTON - PLAT ONE, AS RECORDED IN PLAT BOOK 95, PAGES 89 THROUGH 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 19°29'21" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID TRACT "A" THROUGH A CENTRAL ANGLE OF 37°45'44", A DISTANCE OF 289.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°44'55" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 603.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 340.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID TRACT "A", THROUGH A CENTRAL ANGLE OF 43°00'39", A DISTANCE OF 255.23 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 89°35'22" EAST, ALONG THE SOUTHERLY LINE OF TRACT "L1" OF SAID PLAT, A DISTANCE OF 88.04 FEET; THENCE SOUTH 58°34'16" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "L1", A DISTANCE OF 393.81 FEET; THENCE NORTH 31°25'44" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "L1", A DISTANCE OF 278.81 FEET; THENCE SOUTH 58°34'16" EAST, A DISTANCE OF 63.20 FEET; THENCE SOUTH 31°25'44" WEST, A DISTANCE OF 1,332.28 FEET; THENCE NORTH 75°07'16" WEST, A DISTANCE OF 517.95 FEET; THENCE NORTH 30°20'16" WEST, A DISTANCE OF 70.35 FEET; THENCE SOUTH 70°30'39" WEST, A DISTANCE OF 116.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°13'47", A DISTANCE OF 190.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°16'52" WEST, A DISTANCE OF 9.34 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,423.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'54", A DISTANCE OF 573.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62°21'46" WEST, A DISTANCE OF 180.75 FEET; THENCE NORTH 27°38'14" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 62°21'46" EAST, A DISTANCE OF 115.89 FEET; THENCE NORTH 27°38'14" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 62°21'46" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 27°38'14" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 62°21'46" EAST, A DISTANCE OF 34.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,323.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'54", A DISTANCE OF 532.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 39°16'52" EAST, A DISTANCE OF 9.34 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°13'47", A DISTANCE OF 245.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 31°25'44" EAST, A DISTANCE OF 129.21 FEET TO THE NORTHERLYMOST SOUTHWEST CORNER OF TRACT "OS1" OF SAID PLAT; THENCE SOUTH 19°29'21" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "OS1" AND TRACT "A" OF SAID PLAT, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.053 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 DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.
- 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 "OS31" THROUGH "OS36" AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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., A FLORIDA CORPORATION NOT FOR PROFIT, 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.
- THE TOWN CENTER TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LANDS AS SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT.

- DEDICATION (CONTINUED)**
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE 2.
  - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 WITH 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 MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AND AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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.

IN WITNESS WHEREOF, DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION 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 15th DAY OF August, 2003.  
DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION  
BY: *[Signature]* HARMON D. SMITH, PRESIDENT  
ATTEST: *[Signature]* RICHARD E. GREENE, VICE PRESIDENT

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED HARMON D. SMITH AND RICHARD E. GREENE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF DIVOSTA AND COMPANY, INC., A FLORIDA CORPORATION, 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 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 15th DAY OF August, 2003.  
8/31/06  
MY COMMISSION EXPIRES:  
CHRISTINE SCALAMANDRE  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # LU110351  
EXPIRES 08/31/2008  
BONDED THRU 1-088-NOTARY1  
NOTARY SEAL

**ACCEPTANCE OF RESERVATIONS:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 15th DAY OF August, 2003.

VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Christine Scalamandre RICHARD E. GREENE, PRESIDENT  
WITNESS: *[Signature]*  
PRINT NAME: William E. Shannon

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGEWALK OF WELLINGTON HOMEOWNERS ASSOCIATION, INC., A FLORIDA 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 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 15th DAY OF August, 2003.  
8/31/06  
MY COMMISSION EXPIRES:  
CHRISTINE SCALAMANDRE  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # LU110351  
EXPIRES 08/31/2008  
BONDED THRU 1-088-NOTARY1  
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 15th DAY OF August, 2003.

VILLAGE OF WELLINGTON,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: *[Signature]* THOMAS M. WENHAM, MAYOR  
ATTEST: *[Signature]* AWILDA RODRIGUEZ, 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 15th DAY OF August, 2003.  
5-18-2004  
MY COMMISSION EXPIRES:  
OFFICIAL NOTARY SEAL  
KATHY A. TATGENHORST  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC98991  
MY COMMISSION EXPIRES MAY 18 2004  
NOTARY SEAL

PRINT NAME: Kathy A. Tatgenhorst  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC988391

**TITLE CERTIFICATION:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, A TITLE INSURANCE CORPORATION, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 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: Aug. 14, 2003 BY: *[Signature]*  
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 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 AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE THE VILLAGE OF WELLINGTON.

DATE: 8-19-03  
*[Signature]*  
DAVID L. SMITH, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4951, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB 6674

**SURVEYOR'S NOTES:**  
1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VILLAGEWALK CIRCLE, VILLAGEWALK OF WELLINGTON - PLAT ONE AS RECORDED IN PLAT BOOK 89, PAGES 92 THROUGH 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR OF N 32°44'55" 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.
- "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.
- 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

- 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.
- 2002 FLORIDA STATE 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 PALM BEACH FARMS COMPANY PLAT NO. 3:  
"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

VILLAGE ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF August, 2003, 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: 10-14-03  
*[Signature]*  
GARY R. CLOUGH, P.E.  
VILLAGE ENGINEER

