

FARRELL ESTATES WELLINGTON

A PARCEL OF LAND BEING A REPLAT OF PARCEL B OF THE PLAT OF POLO HOUSE AT PALM BEACH POLO & COUNTY CLUB POA INC. AND LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH **29**

THIS PLAT WAS FILED FOR RECORD AT 12:44 P.M.

THIS 27 DAY OF August 2024 AND DULY RECORDED IN PLAT BOOK NO. 138 ON PAGE(S) 29-30

JOSEPH ABRUZZO,
CLERK AND CIRCUIT COURT & COMPTROLLER

BY: [Signature]
DEPUTY CLERK

LOCATION MAP
SCALE: NTS

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT FARRELL FLORIDA WELLINGTON OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, OWNERS OF THE LAND SHOWN HEREON AS FARRELL ESTATES WELLINGTON, A PARCEL OF LAND BEING A REPLAT OF PARCEL B OF THE PLAT OF POLO HOUSE AT PALM BEACH POLO & COUNTY CLUB POA INC. AND LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B, POLO HOUSE AT PALM BEACH POLO & COUNTRY CLUB POA INC., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL B, ACCORDING TO THE PLAT OF GOLF AND TENNIS VILLAGE PHASE I OF PALM BEACH POLO AND COUNTY CLUB, AS RECORDED IN PLAT BOOK 35, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S61°06'48" W A DISTANCE OF 101.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 512.21 FEET; AND HAVING A RADIAL BEARING OF S38°45'40" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°45'40" A DISTANCE OF 69.38 FEET TO A POINT OF TANGENCY; THENCE N59°00'00" W A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 429.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" A DISTANCE OF 299.58 FEET TO THE POINT OF TANGENCY; THENCE N12°20'00" W A DISTANCE OF 70.49 FEET TO A POINT ON THE SOUTHERLY LINE OF ST. ANDREW'S AT THE POLO CLUB CONDOMINIUM AS RECORDED IN O.R. BOOK 17828, PAGE 1678 OF SAID PUBLIC RECORDS; THENCE LEAVING THE RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE N58°05'58" E A DISTANCE OF 174.46 FEET; THENCE LEAVING SAID SOUTHERLY LINE N20°57'41" W A DISTANCE OF 150.59 FEET; THENCE N28°22'58" W A DISTANCE OF 42.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 80.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°51'18" A DISTANCE OF 42.15 FEET TO A POINT OF NON-TANGENCY; THENCE N20°57'41" W A DISTANCE OF 10.18 FEET; THENCE N11°22'27" E A DISTANCE OF 142.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD AS RECORDED IN O.R. BOOK 2439, PAGE 992 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°48'25" E A DISTANCE OF 1643.98 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLO CLUB DRIVE (PLATTED LONG MEADOW DRIVE) AS RECORDED IN PLAT BOOK 35, PAGE 185 AS RECORDED IN SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; S02°50'35" W A DISTANCE OF 89.84 FEET; THENCE S63°13'33" W DISTANCE OF 66.22 FEET; THENCE S30°02'04" W A DISTANCE OF 134.19 FEET; THENCE N87°11'32" W A DISTANCE OF 47.13 FEET; THENCE S02°39'52" W A DISTANCE OF 251.41 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL B GOLD & TENNIS VILLAGE PHASE I OF PALM BEACH POLO & COUNTRY CLUB P.U.D., AS RECORDED IN PLAT BOOK 35, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES; S76°31'35" W A DISTANCE OF 998.30 FEET; THENCE S61°06'48" W A DISTANCE OF 153.65 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 22.983 ACRES MORE OR LESS.

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

- WATER MANAGEMENT TRACTS, WMT-1 AND WMT-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- THE LANDSCAPE BUFFER TRACT, LBT-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- TRACT R-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL ACCESS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. ROADWAY TRACT R-1 IS FURTHER DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS FOR AN UNDERLYING WATER/SEWER UTILITY EASEMENT, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND REPLACEMENT OF WATER/SEWER APPURTENANCES. ALL OTHER UTILITY PROVIDERS SHALL ONLY LOCATE FACILITIES WITHIN THE 10 FOOT UTILITY EASEMENTS ADJACENT TO ROADWAY TRACT R-1, AND NOT WITHIN SAID ROADWAY TRACT EXCEPT WHERE NECESSARY FOR PERPENDICULAR CROSSING POINTS. IN THOSE CASES WHERE EASEMENTS OR RIGHTS WITHIN ROADWAY TRACT R-1 CROSS OR COINCIDE, PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS AND OTHER ROADWAY PURPOSES SUCH AS LIGHTING AND SIGNAGE SERVING THE ROADWAY, AND THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES SERVING THE ROADWAY SHALL HAVE FIRST PRIORITY, OTHER DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, WATER/SEWER UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- OPEN SPACE TRACTS, OST-1, OST-2, OST-3, OST-4 AND OST-5, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE 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. POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES AND RECLAIMED WATER PIPELINES SHALL NOT BE PRECLUDED FROM CROSSING OR UTILIZING THESE EASEMENTS WHERE REQUIRED.
- THE VILLAGE OF WELLINGTON WATER AND SEWER EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION TO THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.
- THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE RESERVED FOR FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. 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.

DEDICATION CONTINUED

10. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER, IF OTHERWISE APPROVED BY THE VILLAGE OF WELLINGTON, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.

11. THE ACCESS EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE OWNER OF THE FORMER GOLF COURSE PROPERTY 59-ACRE PROPERTY, FORMERLY KNOWN AS THE NORTH COURSE, LOCATED ON THE NORTH SIDE OF FOREST HILL BETWEEN THE 12TH FAIRWAY AND BIRKDALE DRIVE, TO WHICH THE TUNNEL UNDER FOREST HILL BOULEVARD LEADS, ITS SUCCESSORS OR ASSIGNS, FOR ACCESS TO AND MAINTENANCE OF SAID PROPERTY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FARRELL ESTATES WELLINGTON NEIGHBORHOOD ASSOCIATION, INC., WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

12. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE CLEAR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL PUBLICLY ACCESSIBLE AREAS OF THIS PLAT FOR THE PURPOSES OF INGRESS, EGRESS, AND ACCESS TO ALL VILLAGE OF WELLINGTON UTILITIES.

ACCEPTANCE OF RESERVATIONS - FARRELL FLORIDA WELLINGTON OWNER LLC.

STATE OF FLORIDA
COUNTY OF: PALM BEACH

FARRELL FLORIDA WELLINGTON OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID COMPANY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF August 2024.

FARRELL FLORIDA WELLINGTON OWNER LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
JOSEPH G. FARRELL, AUTHORIZED PERSON

WITNESS: [Signature]
ANJULI PANJE, P.E.
VILLAGE UTILITY DIRECTOR

WITNESS: [Signature]
SUSAN MICHAEL

ACKNOWLEDGMENT - FARRELL FLORIDA WELLINGTON OWNER LLC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF August 2024, BY JOSEPH G. FARRELL AS PRESIDENT OF THE FARRELL FLORIDA WELLINGTON OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: October 5, 2024

[Signature]
Jillian DeGrenier
NOTARY PUBLIC
COMMISSION EXPIRES: 10/5/2024

ACCEPTANCE OF DEDICATIONS BY THE VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF: PALM BEACH

THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, HEREBY CONSENTS TO THE DEDICATIONS OR RESERVATIONS TO SAID VILLAGE, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED AND SHOWN HEREON, DATED THIS 14th DAY OF May 2024.

ATTEST: [Signature]
CHEVELLE D. HALL
VILLAGE CLERK

BY: [Signature]
ANJULI PANJE, P.E.
VILLAGE UTILITY DIRECTOR

ACKNOWLEDGMENT - VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF: PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. NAPOLIONE AND CHEVELLE D. HALL, 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 POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT IT WAS AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID VILLAGE TO SAID INSTRUMENT AS SUCH OFFICERS 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 14th DAY OF May, 2024.

MY COMMISSION EXPIRES: April 13, 2025
COMMISSION NUMBER: HR117002

[Signature]
Jomereyia L. McNeil
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF: PALM BEACH

I, ADAM G. GUTIN, 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 FARRELL FLORIDA WELLINGTON OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 8-15-24 BY: [Signature]
ADAM G. GUTIN
NASON, YEAGER, GERSON, HARRIS & FUMERO, P.A.

APPROVAL OF PLAT - VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AS SHOWN HEREON.

DATED THIS 14th DAY OF May, 2024

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST: [Signature]
CHEVELLE D. HALL
VILLAGE CLERK

[Signature]
MICHAEL J. NAPOLIONE
MAYOR

ACKNOWLEDGMENT - VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF May 2024, BY MICHAEL J. NAPOLIONE AS MAYOR AND CHEVELLE D. HALL, AS VILLAGE CLERK, OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES:

April 13, 2025

[Signature]
Jomereyia L. McNeil
NOTARY PUBLIC

VILLAGE OF WELLINGTON ENGINEER'S APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF August 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S.

BY: [Signature]
MATTHIAS REINSVOLD, 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 SURVEY 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 AND PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

[Signature] B-17-2024

C. ANDRE RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4938

SURVEYORS NOTES

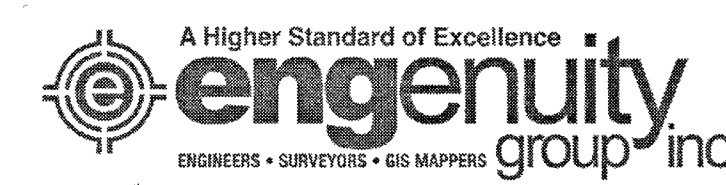
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
- BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF S89°48'25" E ALONG THE SOUTHERLY LINE OF FOREST HILL BOULEVARD AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS (OR TRACTS) WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF FOREST HILL BLVD AS NOTED ABOVE IN NOTE 2. THIS IS CONSISTENT WITH THE POLO HOUSE AT PALM BEACH POLO & COUNTY CLUB POA INC. PLAT AS RECORDED IN PLAT BOOK 124, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90)
ZONE = FLORIDA EAST ZONE
COORDINATE SYSTEM = U.S. SURVEY FEET
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR: 1.000015724
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING
NO ROTATION
- RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.

LEGEND

| | |
|------|-------------------------------------|
| Q | CENTERLINE |
| ORB | OFFICIAL RECORD BOOK |
| PB | PLAT BOOK |
| PG | PAGE(S) |
| R/W | RIGHT-OF-WAY |
| ■ | SET 4" X 4" CONCRETE MONUMENT |
| ● | PERMANENT CONTROL POINT (TO BE SET) |
| R | RADIUS |
| L | ARC LENGTH |
| Δ | DELTA ANGLE |
| LB | LICENSED BUSINESS |
| PRM | PERMANENT REFERENCE MONUMENT |
| LBT | LANDSCAPE BUFFER TRACT |
| UE | UTILITY EASEMENT |
| OST | OPEN SPACE TRACT |
| DE | DRAINAGE EASEMENT |
| LME | LAKE MAINTENANCE EASEMENT |
| LMAE | LAKE MAINTENANCE ACCESS EASEMENT |
| AE | ACCESS EASEMENT |
| VOW | VILLAGE OF WELLINGTON |
| WSE | WATER & SEWER EASEMENT |
| WMT | WATER MANAGEMENT TRACT |

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

FARRELL ESTATES WELLINGTON



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|-------------|-----------|
| DATE | 8/13/2024 |
| SCALE | N/A |
| CAD FILE | 21176.01 |
| CSK PROJECT | 21176.01 |
| DRAWN | JCM |
| CHECKED | CAR |

| | |
|----------|-----|
| SHEET | 1/2 |
| | |
| 21176.01 | |

1280 N. CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)632-9390
WWW.ENGENUITYGROUP.COM