

# LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
APRIL 2024

### ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30<sup>th</sup> DAY OF August, 2024.

WITNESS: Clavery Colleen Lavery LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT  
PRINTED NAME: Colleen Lavery

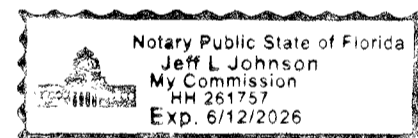
WITNESS: Angela Pickett BY: James S. Gielda  
PRINTED NAME: Angela Pickett JAMES S. GIELDA, PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 30<sup>th</sup> DAY OF August, 2024, BY JAMES S. GIELDA, AS PRESIDENT OF LOTIS WELLINGTON PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS  PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/12/2026  
SIGNATURE: Jeff L. Johnson  
PRINTED NAME: JEFF L. JOHNSON



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, STEPHEN J. GRAVE DE PERALTA, 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 LOTIS WELLINGTON 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: August 30, 2024 BY: Stephen J. Grave de Peralta  
STEPHEN J. GRAVE DE PERALTA, ESQ.  
PGLAW

### VILLAGE ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1) F.S. THE VILLAGE ENGINEER IS ACCEPTING THE SURVEYOR'S APPROVAL PURSUANT TO THE VILLAGE OF WELLINGTON ORDINANCES.

DATED THIS 26<sup>th</sup> DAY OF September, 2024  
Jonathan Reinsvold  
JONATHAN REINSVOLD, P.E.  
VILLAGE ENGINEER

### 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 19<sup>th</sup> DAY OF September, 2024.

ATTEST: Chevelle D. Hall BY: Michael J. Napoleone  
CHEVELLE D. HALL, MMC, VILLAGE CLERK MICHAEL J. NAPOLEONE, MAYOR

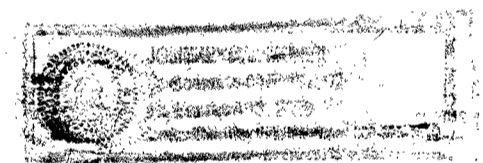
BY: Anjuli Janse  
ANJULI JANSE, P.E.  
VILLAGE UTILITY DIRECTOR

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 19<sup>th</sup> DAY OF September, 2024, BY MICHAEL J. NAPOLEONE, AS MAYOR AND CHEVELLE D. HALL, MMC, 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: Jamekya L. Masell  
PRINTED NAME: Jamekya L. Masell



THIS INSTRUMENT WAS PREPARED BY:  
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES  
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599  
460 BUSINESS PARK WAY, SUITE B  
ROYAL PALM BEACH, FLORIDA 33411  
(561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC.  
LAND SURVEYS AND MAPPERS

460 BUSINESS PARK WAY • SUITE B • ROYAL PALM BEACH, FL • 33411  
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: N/A	CHECKED BY: DB	DATE: 12/12/2023
DRAWN BY: MT	JOB NO.: 21-013-001 PLAT	