DEDICATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FAR NIENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HERON AS WELLINGTON COUNTRYPLACE ESTATES II, BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 2622.47 FEET; THENCE SOUTH 89°27'28" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 CANAL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'28" EAST, A DISTANCE OF 1724.60 FEET; THENCE NORTH 00°27'01" EAST, A DISTANCE OF 81.70 FEET TO THE SOUTHWEST CORNER OF CIVIC SITE OF WELLINGTON COUNTRYPLACE - P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 190 AND 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°27'01" EAST ALONG THE WEST LINE OF SAID CIVIC SITE, A DISTANCE OF 784.53 FEET TO A POINT IN THE SOUTH LINE OF LOT 3, BLOCK 2, MALLET HILL OF WELLINGTON COUNTRYPLACE - P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 123 AND 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 81°05'03" WEST ALONG SAID SOUTH LINE OF LOT 3, A DISTANCE OF 208.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 2, MALLET HILL; THENCE NORTH 67°54′20" WEST ALONG THE SOUTHERLY LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, MALLET HILL, A DISTANCE OF 622.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 79°35'13" WEST ALONG THE SOUTH LINE OF LOT 8 AND LOT 9 OF SAID BLOCK 2, MALLET HILL, A DISTANCE OF 574.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89°37′49" WEST ALONG THE SOUTH LINE OF LOT 10 OF SAID BLOCK 2, MALLET HILL, A DISTANCE OF 368.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ACME IMPROVEMENT DISTRICT C-4 CANAL; THENCE SOUTH 00°51′46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 CANAL; SAID EAST RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 21, A DISTANCE OF 1015.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.14 ACRES MORE OR LESS.

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

1. TRACT 1 AS SHOWN HEREON IS HEREBY RESERVED FOR FAR NIENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES.

2. TRACT 2 IS HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND MAINTENANCE OF STORM WATER CANALS.

3. THE BRIDLE PATH AND CANAL MAINTENANCE EASEMENT, AS SHOWN IS HEREBY DEDICATED AS A NON-EXCLUSIVE PERPETUAL INGRESS, EGRESS, ACCESS EASEMENT FOR HORSES, PEDESTRIAN FOOT TRAFFIC, AND CANAL MAINTENANCE TO FAR NIENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR EQUESTRIAN USE AND ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FAR NIENTE STABLES VII. LLC. ITS SUCCESSORS AND ASSIGNS.

SIGNED IN THE PRESENCE OF

Wellington, R- 33414

PRINT WITNESS NAME: JYLIAN M. KESSE!

WITNESS ADDRESS: [350] S. Shore Block WellingTON, FZ 33414

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF LAPHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 2 DAY OF ______, 2024, BY DOUGLAS MCMAHON, AS MANAGER FOR FAR NIENTE STABLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS LEVERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION

Marie Commission of the State o 会學家。 EXPINES: Style Deminion

WELLINGTON COUNTRYPLACE ESTATES II

BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

IN 2 SHEETS, SHEET NO. 1 NOVEMBER, 2024

MORTGAGEE'S 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 HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD #OOK 33922 AT PAGE 1227 AND AMENDED BY OFFICIAL RECORD BOOK 33951 AT PAGE 1563 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF

SIGNED IN THE PRESENCE OF

WITNESS ADDRESS: 13501 S. Shore Blue

PRINT WITNESS NAME: JULIAN KESSEL

WITNESS ADDRESS: 13501 S. Shore Blvd WellingTon, FZ 33414

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS DAY OF NOT 2024, BY DAVID ALBRIGHT, AS VICE PRESIDENT FOR CITY NATIONAL BANK OF FLORIDA, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED ____

MY CO AND CONTROL OF THE PARTY PRINTED NAME - NOTARY PUBLIC Commission # HH 428604

TITLE CERTIFICATION:

STATE OF FLORIDA **COUNTY OF PALM BEACH**

I, CRAIG T. GALLE, 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 FAR NIENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT CURRENT TAXES HAVE BEEN PAID! THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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.

FLORIDA BAR NO. 856568 ATTORNEY-AT-LAW LICENSED IN FLORIDA APPROVAL OF PLAT VILLAGE OF WELLINGTON:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 10 DAY OF December 2024.

VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION

VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 10 December, 2024, BY MICHAEL J.. NAPOLEONE AND CHEVELLE D. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO IS [PERSONALLY KNOWN TO ME OR [] HAS PRODUCED ______ AS

MY COMMISSION EXPIRES: April 13, 2025

A PROPERTY OF STATE C. mantaportal man, Tal of 是 "和海南从苏铁来海。 Longon from Tany Indicator advice 500-3/5-7019

PRINTED NAME - NOTARY PUBLIC

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 12th DAY OF December 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYE THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SEC. 177.091(1) FLORIDA STATUTES. DATE: 12/12/2024 HAN REINSVOLD, P.E. VILLAGE ENGINEER

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE ACME IMPROVEMENT DISTRICT, ITS SUCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 10HDAY OF December ,2024.

ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELL

BOARD SECRETARY

ACKNOWLEDGEMENT:

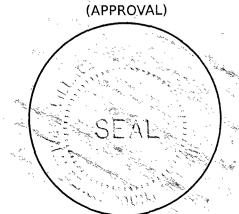
STATE OF FLORIDA COUNTY OF PALM BEACH

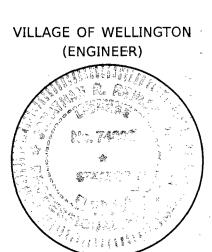
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 10 DAY OF DECEMBER, 2024, BY MICHAEL J., NAPOLEONE AND CHEVELLE D. HALL, AS BOARD PRESIDENT AND BOARD SECRETARY OF THE ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON, WHO IS [PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 13, 2025

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VILLAGE OF WELLINGTON





AREA TABULATION

20240423204

TRACT 1 34.95 ACRES TRACT 2 5.19 ACRES

TOTAL

40.14 ACRES

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 9:12 A.M. THIS 16 DAY OF DECEMBER A.D. 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 141 AND 142

JOSEPH ABRUZZO CLERK AND COMPTROLLER

CLERK SEAL



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21 TOWNSHIP 44 SOUTH, RSNGE 41 EAST AS SHOWN ON THE PLAT FOR PALM BEACH INTERNATIONAL EQUESTRIAN CENTER, AS RECORDED IN PLAT BOOK 114, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 00°51'46" EAST, ALL BEARINGS ARE RELATIVE THERETO.

2. LANDSCAPING ON OTHER EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE 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, FLORIDA.

5. THIS INSTRUMENT WAS PREPARED BY MICHAEL D BONIN, P.S.M., UNDER THE SUPERVISION OF MICHAEL F. SEXTON, P.S.M. IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

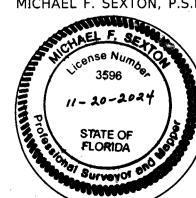
SURVEYOR AND MAPPER CERTIFICATE:

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 PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON:

AND, FURTHER, THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

MICHAEL F. SEXTON, P.S.M. LICENSE NO. 3596 STATE OF FLORIDA

MICHAEL F. SEXTON, P.S.M.



CONSULTING ENGINEERS AND SURVEYORS 110 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA, 33411

PHONE 561-792-3122, FAX 561-792-3168 FL. REGISTRATIONS: LB0006837, EB 0007864