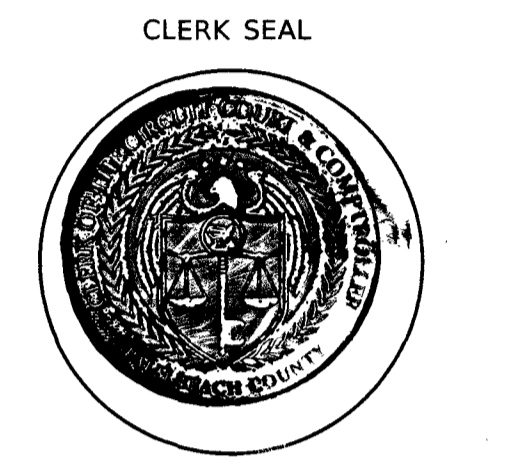


WELLINGTON COUNTRYPLACE ESTATES II
BEING A PLAT OF A PORTION OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS, SHEET NO. 1
NOVEMBER, 2024

AREA TABULATION
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
BY: Deputy Clerk
DEPUTY CLERK



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 HERON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT 1 AS SHOWN HERON 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.

IN WITNESS WHEREOF, FAR NIENTE STABLES VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS MCMAHON, ITS MANAGER, AS OF THIS 20 DAY OF NOV, 2024.

SIGNED IN THE PRESENCE OF

WITNESS SIGNATURE: [Signature]
PRINT WITNESS NAME: CRAIG T. GALLE
WITNESS ADDRESS: 13501 S. Shore Blvd, Wellington, FL 33414

WITNESS SIGNATURE: [Signature]
PRINT WITNESS NAME: JULIAN M. KESSEL
WITNESS ADDRESS: 13501 S. Shore Blvd, Wellington, FL 33414

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 20 DAY OF NOV, 2024, BY DOUGLAS MCMAHON, AS MANAGER FOR FAR NIENTE STABLES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/7/2027
SIGNATURE: [Signature]
PRINTED NAME - NOTARY PUBLIC: CRAIG T. GALLE
Commission # NH 422604

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 HERON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HERON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 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 HERON.

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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

DATED THIS 10 DAY OF NOV, 2024.

SIGNED IN THE PRESENCE OF

WITNESS SIGNATURE: [Signature]
PRINT WITNESS NAME: CRAIG GALLE
WITNESS ADDRESS: 13501 S. Shore Blvd, Wellington, FL 33414

WITNESS SIGNATURE: [Signature]
PRINT WITNESS NAME: JULIAN KESSEL
WITNESS ADDRESS: 13501 S. Shore Blvd, Wellington, FL 33414

WITNESS ADDRESS: 13501 S. Shore Blvd, Wellington, FL 33414

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10 DAY OF NOV, 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 [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9-7-27
SIGNATURE: [Signature]
PRINTED NAME - NOTARY PUBLIC: CRAIG GALLE
Commission # NH 422604

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 HERON 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 HERON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: Nov. 10, 2024

BY: [Signature]
CRAIG T. GALLE
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 SUCCESSORS AND ASSIGNS, HEREBY APPROVES THIS PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HERON, DATED THIS 10 DAY OF December, 2024.

VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION

ATTEST: [Signature] CHEVELLE D. HALL, MMC VILLAGE CLERK
[Signature] MICHAEL J. NAPOLEONE MAYOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10 DAY OF 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 [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 13, 2025

[Signature] SIGNATURE
[Signature] PRINTED NAME - NOTARY PUBLIC

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 12 DAY OF December, 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON, IN ACCORDANCE WITH SEC. 177.091(1) FLORIDA STATUTES.

DATE: 12/12/2024 BY: [Signature] JONATHAN REINSVOLD, P.E. VILLAGE ENGINEER

ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

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

ATTEST: [Signature] CHEVELLE D. HALL, MMC BOARD SECRETARY
[Signature] MICHAEL J. NAPOLEONE BOARD PRESIDENT

ACKNOWLEDGEMENT:

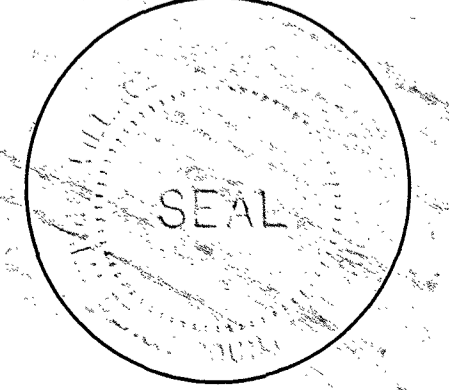
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] 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 [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

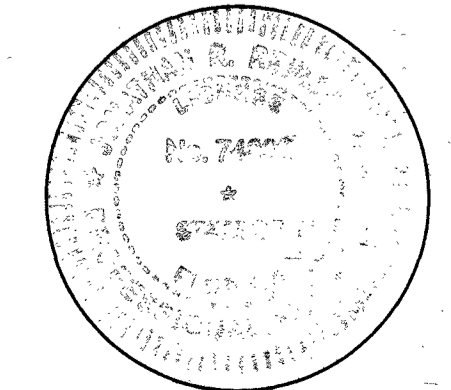
MY COMMISSION EXPIRES: April 13, 2025

[Signature] SIGNATURE
[Signature] PRINTED NAME - NOTARY PUBLIC

VILLAGE OF WELLINGTON (APPROVAL)



VILLAGE OF WELLINGTON (ENGINEER)



MICHAEL F. SEXTON, P.S.M.

