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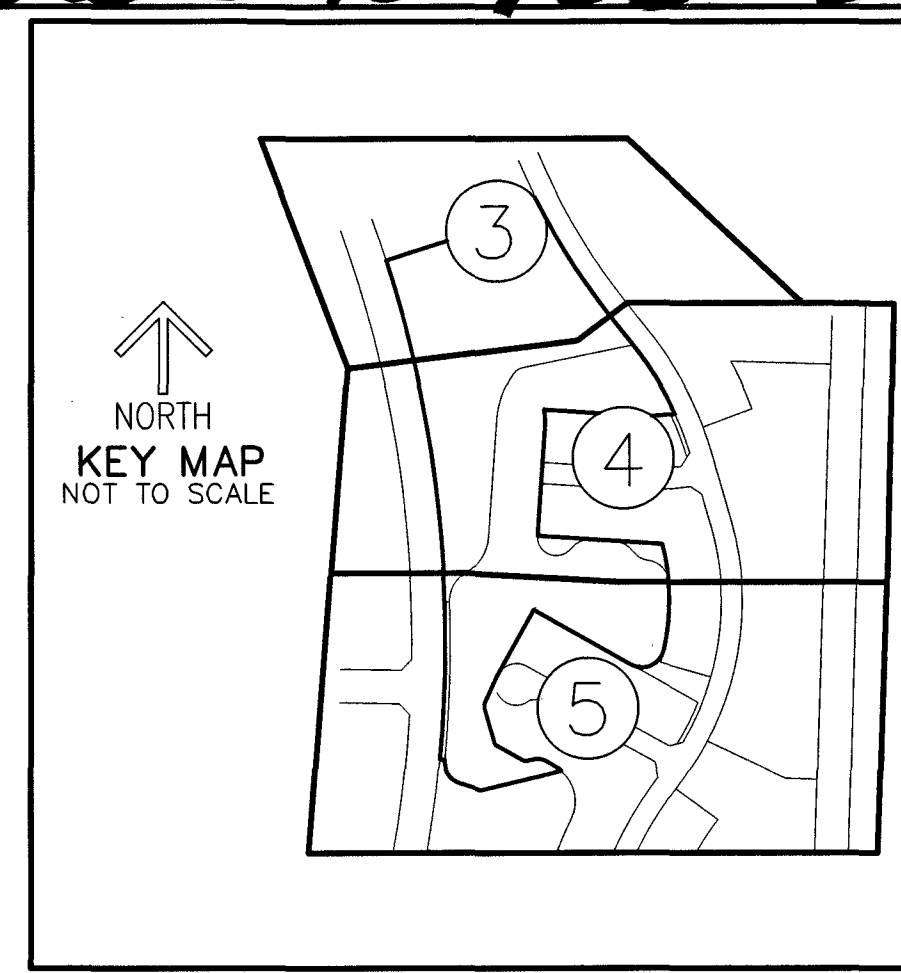
WINDING TRAILS REPLAT

BEING A REPLAT OF PARCEL 8 AND TRACT L4, WINDING TRAILS,
AS RECORDED IN PLAT BOOK 125, PAGES 56 THROUGH 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JUNE-2024

"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."

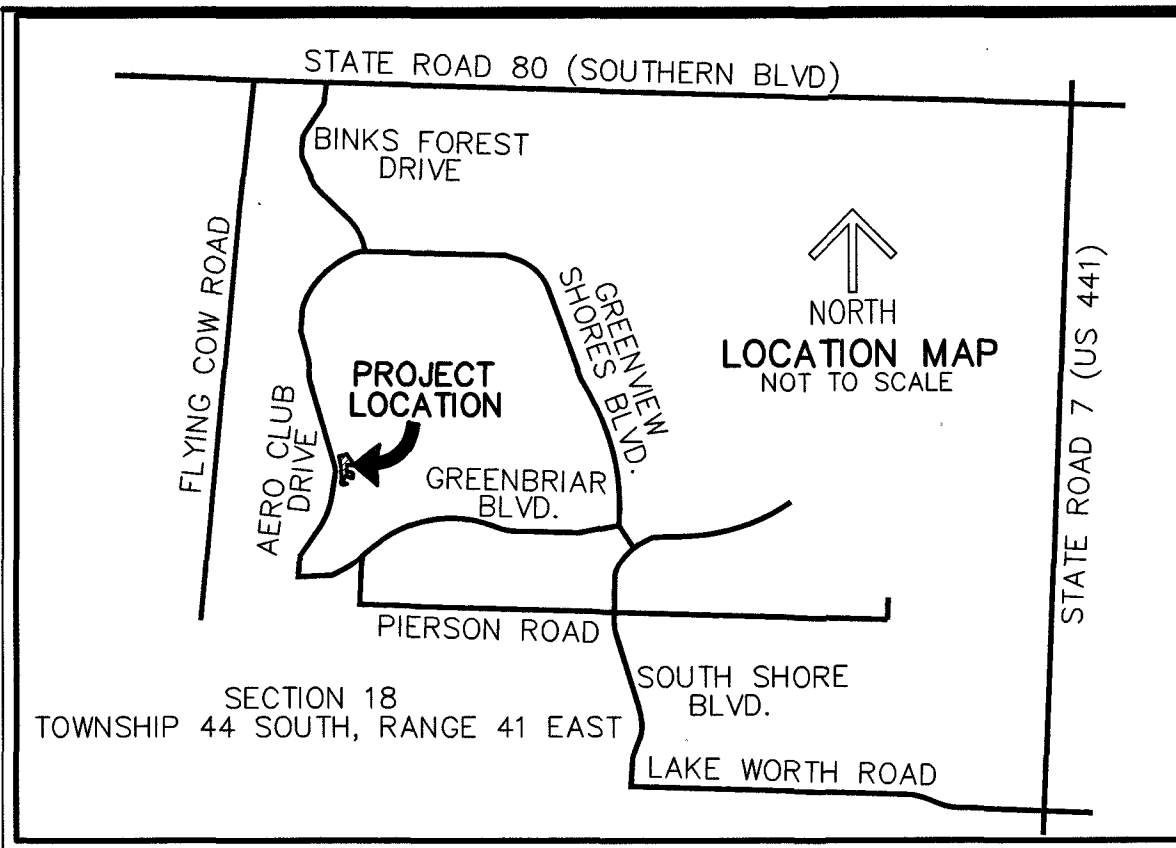


143
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 5:20 A.M.
THIS 16 DAY OF November
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 131 ON
PAGES 143 AND 147
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 5



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT S/F EQUESTRIAN FARM, FLA LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS WINDING TRAILS REPLAT, BEING A REPLAT OF PARCEL 8 AND TRACT L4, WINDING TRAILS, AS RECORDED IN PLAT BOOK 125, PAGES 56 THROUGH 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

PARCEL 8 AND TRACT L4, WINDING TRAILS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGES 56 THROUGH 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 460,919 FEET/10,581.2 ACRES MORE OR LESS.

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

PARCEL 8

PARCEL 8, AS SHOWN HEREON, IS HEREBY RESERVED BY S/F EQUESTRIAN FARM, FLA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING CODE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID S/F EQUESTRIAN FARM, FLA LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

WATER MANAGEMENT TRACT

TRACT L4, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT, LITTORAL ZONE, FILTER MARSH AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

WATER MANAGEMENT EASEMENTS

THE WATER MANAGEMENT EASEMENT (WME), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT, LITTORAL ZONE, FILTER MARSH AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

BRIDLE TRAIL EASEMENTS

THE BRIDLE TRAIL EASEMENTS (BTE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS.

UTILITY EASEMENTS

THE UTILITY EASEMENTS (UE) 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE DRAINAGE EASEMENTS (DE), LAKE MAINTENANCE EASEMENTS (LME) AND LAKE MAINTENANCE ACCESS EASEMENTS (LMAE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT, DRAINAGE FACILITIES, LITTORAL ZONES AND FILTER MARSHES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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.

LANDSCAPE BUFFER EASEMENTS

LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

SHARED ACCESS EASEMENTS

THE SHARED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ACCESS USES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

WATER, SEWER AND RAW WATERMAIN EASEMENTS

THE VILLAGE OF WELLINGTON WATER AND SEWER EASEMENTS (WSE) 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.

VILLAGE OF WELLINGTON RIGHTS TO THE DEDICATIONS

THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ACCESS, UTILIZE, MONITOR, INSPECT, AND MAINTAIN THE WATER MANAGEMENT TRACTS, WATER MANAGEMENT EASEMENTS, MULTI PURPOSE PATH EASEMENTS, SHARED ACCESS EASEMENTS, DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, LITTORAL ZONES AND FILTER MARSHES, AND FURTHER MORE HAS 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 OR ADJACENT PROPERTIES THAT USE THIS PROPERTY FOR DRAINAGE.

2023 FLORIDA 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 WINDING TRAILS, AS RECORDED IN PLAT BOOK 125, PAGE 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN 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."

IN WITNESS WHEREOF, THE ABOVE NAMED S/F EQUESTRIAN FARM, FLA LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, EDWARD CASAS, THIS 11th DAY OF November, 2024.

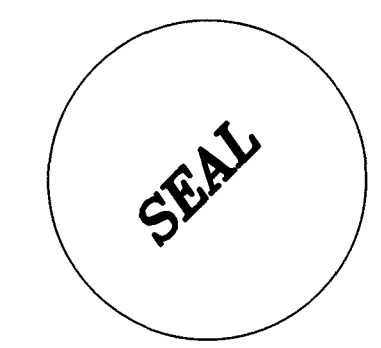
S/F EQUESTRIAN FARM, FLA LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Ryan Hoban

BY: *[Signature]*
EDWARD CASAS
MANAGER

WITNESS: *[Signature]*
PRINT NAME: Teresita M. Hagan

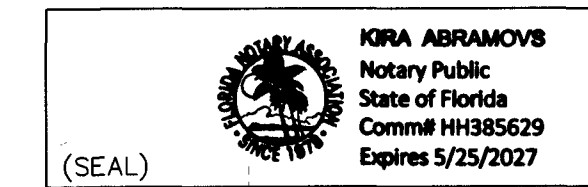
S/F EQUESTRIAN FARM, FLA LLC



ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14 DAY OF November, 2024, BY EDWARD CASAS AS MANAGER FOR S/F EQUESTRIAN FARM, FLA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Kira Abramovs
PRINT NAME
MY COMMISSION EXPIRES: 5/25/2027
COMMISSION NUMBER: HH385629

DEDICATION AND RESERVATIONS CONTINUED:

IN WITNESS WHEREOF, THE ABOVE NAMED WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 16th DAY OF November, 2024.

WITNESS: *[Signature]*
PRINT NAME: Scott Lee

BY: WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

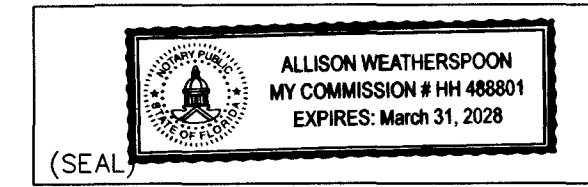
WITNESS: *[Signature]*
PRINT NAME: Allison Weatherspoon

BY: *[Signature]*
LUCAS WHITTAKER
VICE PRESIDENT

ACKNOWLEDGEMENT:

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 _____, 2024, BY LUCAS WHITTAKER AS VICE PRESIDENT FOR WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED La Dams LLC AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Allison Weatherspoon
PRINT NAME
MY COMMISSION EXPIRES: 3/31/28
COMMISSION NUMBER: HH 488801

WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC.



CFN 20240423232 PL BK 138 PG 143