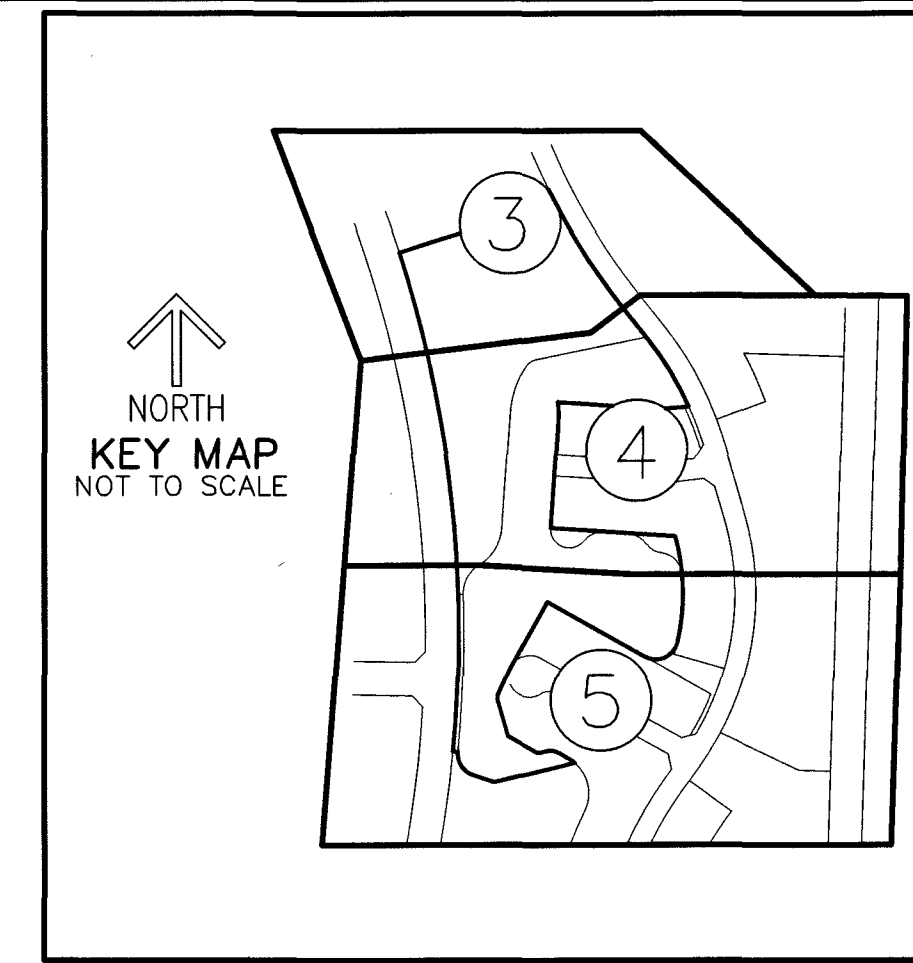


THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JUNE-2024

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



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SHEET 2 OF 5

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JAMES LAWRENCE BERGER, 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 S/F EQUESTRIAN FARM, FLA LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WINDING TRAILS PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 01/13/2024
James L. Berger
JAMES LAWRENCE BERGER
ATTORNEY AT LAW
LICENSED IN FLORIDA
FLORIDA BAR NO. 0678902

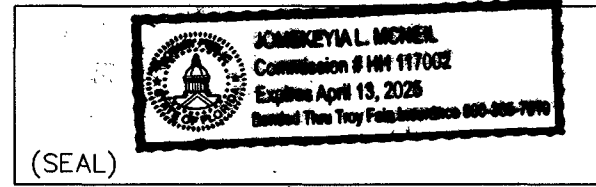
APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS VILLAGE OF WELLINGTON:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 10th DAY OF December OF 2024.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Michael J. Napoleone*
MICHAEL J. NAPOLEONE
MAYOR
ATTEST: *Chevelle D. Hall*
CHEVELLE D. HALL
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 10th DAY OF December, 2024, BY MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE VILLAGE, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

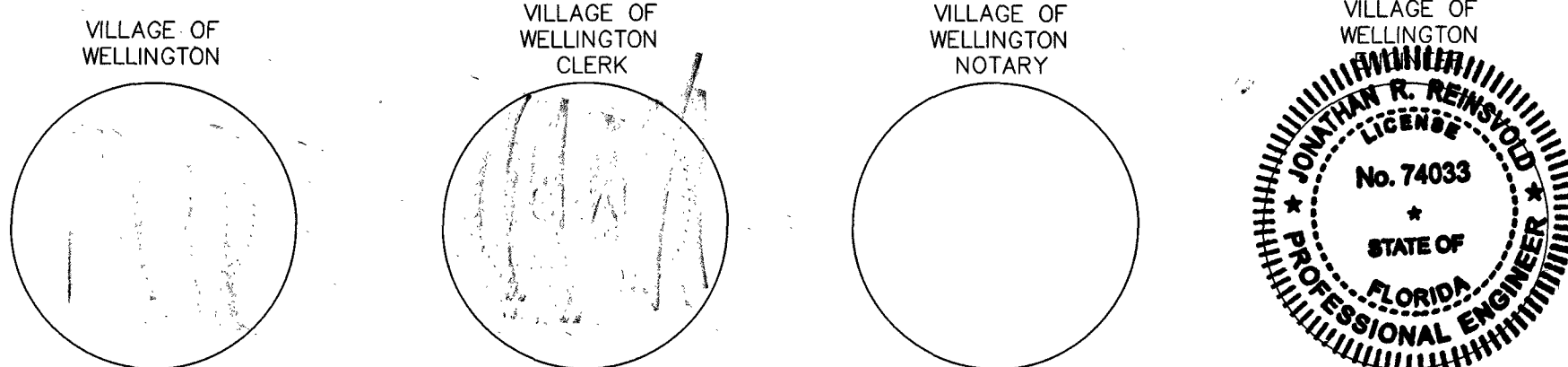


Jonesena L. McNeil
NOTARY PUBLIC
JONESENA L. MCNEIL
PRINT NAME
MY COMMISSION EXPIRES: April 13, 2025
COMMISSION NUMBER: HH117002

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 12th DAY OF December, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *Jonathan Reinsvold*
JONATHAN REINSVOLD, P.E.
VILLAGE ENGINEER



TABULAR AREA DATA

| | | |
|----------------------|-----------------|---------------|
| TOTAL AREA THIS PLAT | 460,919 SQ. FT. | 10.5812 ACRES |
| PARCEL 8 | 244,920 SQ. FT. | 5.6226 ACRES |
| LAKE TRACT L4 | 215,999 SQ. FT. | 4.9586 ACRES |

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, BRIDLE TRAIL EASEMENTS SHALL HAVE FIRST PRIORITY, WATER AND SEWER EASEMENTS SHALL HAVE SECOND PRIORITY, DRAINAGE EASEMENTS SHALL HAVE THIRD PRIORITY, UTILITY EASEMENTS SHALL HAVE FOURTH PRIORITY, ACCESS EASEMENTS SHALL HAVE FIFTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF PARCEL 8, AS IDENTIFIED ON THE PLAT OF WINDING TRAILS, AS RECORDED IN PLAT BOOK 125, PAGES 56-69, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING OF NORTH 72°32'59" EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED

SURVEYOR & 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 (PRM'S) ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED: 11-12-2024
David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR NO. 5005
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION LB #3591

