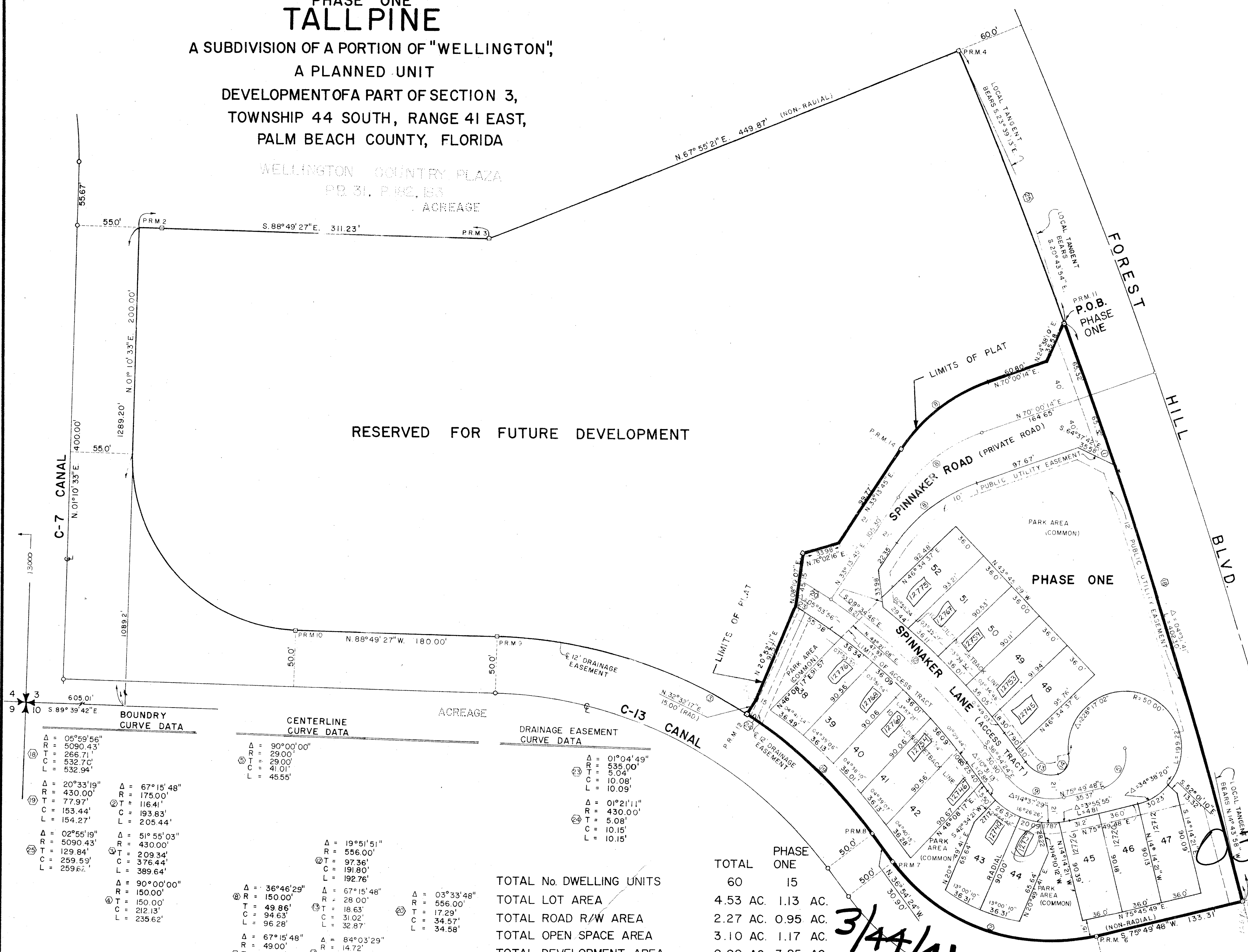


# PHASE ONE TALLPINE

A SUBDIVISION OF A PORTION OF "WELLINGTON",  
A PLANNED UNIT  
DEVELOPMENT OF A PART OF SECTION 3,  
TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA

WELLINGTON COUNTRY PLAZA  
P.B. 31, P. 162, 163  
ACREAGE

RESERVED FOR FUTURE DEVELOPMENT



**BOUNDARY CURVE DATA**

Δ = 05°59'56"	R = 5090.43'	T = 266.71'	C = 532.70'	L = 532.94'
Δ = 20°33'19"	R = 430.00'	T = 77.97'	C = 153.44'	L = 154.27'
Δ = 02°55'19"	R = 5090.43'	T = 129.84'	C = 259.59'	L = 259.62'
Δ = 67°15'48"	R = 175.00'	T = 116.41'	C = 193.83'	L = 205.44'
Δ = 51°55'03"	R = 430.00'	T = 209.34'	C = 376.44'	L = 389.64'
Δ = 90°00'00"	R = 150.00'	T = 150.00'	C = 212.13'	L = 235.62'

**CENTERLINE CURVE DATA**

Δ = 90°00'00"	R = 29.00'	T = 29.00'	C = 41.01'	L = 45.55'
Δ = 19°51'51"	R = 556.00'	T = 97.36'	C = 191.80'	L = 192.76'
Δ = 67°15'48"	R = 28.00'	T = 18.63'	C = 31.02'	L = 32.87'
Δ = 03°33'48"	R = 556.00'	T = 17.29'	C = 34.57'	L = 34.58'
Δ = 67°15'48"	R = 14.72'	T = 13.27'	C = 19.71'	L = 21.60'

**DRAINAGE EASEMENT CURVE DATA**

Δ = 01°04'49"	R = 535.00'	T = 5.04'	C = 10.08'	L = 10.09'
Δ = 01°21'11"	R = 430.00'	T = 5.08'	C = 10.15'	L = 10.15'

TOTAL PHASE ONE	60	15
TOTAL LOT AREA	4.53 AC.	1.13 AC.
TOTAL ROAD R/W AREA	2.27 AC.	0.95 AC.
TOTAL OPEN SPACE AREA	3.10 AC.	1.17 AC.
TOTAL DEVELOPMENT AREA	9.90 AC.	3.25 AC.
DENSITY (DWELLING UNITS/AC.)	6.0	4.6

NOTE: THE SOUTH LINE OF SECTION 3 IS ASSUMED TO BE S 89° 39' 42" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

**TALLPINE - PHASE 1**

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<b>ADAIR &amp; BRADY, INC.</b> CONSULTING ENGINEERS & LAND SURVEYORS LAKE WORTH WEST PALM BEACH ORLANDO		PHASE ONE <b>TALLPINE</b> RECORD PLAT	
DR. P. K. K... CHKD. ... APPR. ...	SCALE GRAPHIC DATE 12-77 JOB 4562 A	FP 1040	SHEET 2 OF 2