ISLA VERDE OF WELLINGTON

BEING A REPLAT OF A PORTION OF TRACTS 32, 33, 44, BLOCK 10, TOGETHER WITH ALL OF TRACTS 43 THROUGH 48, BLOCK 10, ALL OF THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD 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 RELATIVE TO AN ASSUMED BEARING OF S89°03'05"W ALONG THE SOUTH LINE OF TRACTS 46–48, BLOCK 10, PALM BEACH FARMS CO. PLAT NO.3
5. ▩ P.R.M. – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
7. "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.
8. NO. – DENOTES NUMBER
9. ℄ – DENOTES CENTERLINE
10. O.R.B. – DENOTES OFFICIAL RECORDS BOOK
11. UE – DENOTES UTILITY EASEMENT
12. LBE – DENOTES LANDSCAPE BUFFER EASEMENT
13. LME – DENOTES LAKE MAINTENANCE EASEMENT
14. LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT
15. DE – DENOTES DRAINAGE EASEMENT
16. Δ – DENOTES CENTRAL ANGLE
17. R – DENOTES RADIUS
18. L – DENOTES ARC LENGTH
19. R/W– RIGHT-OF-WAY
20. LAE – DENOTES LIMITED ACCESS EASEMENT
21. PBCUE – DENOTES PALM BEACH COUNTY UTILITY EASEMENT
22. ● – INDICATES PERMANENT CONTROL POINT NAIL AND DISK STAMPED C&W PCP LB 3591

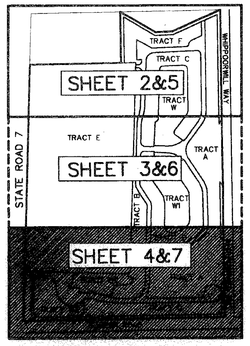
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7301–A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392–1991
JULY – 2007

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FT.

NORTH
KEY MAP
NOT TO SCALE



SHEETS 5,6 AND 7 ARE ONLY TO DELINEATE THE PBCUE EASEMENTS

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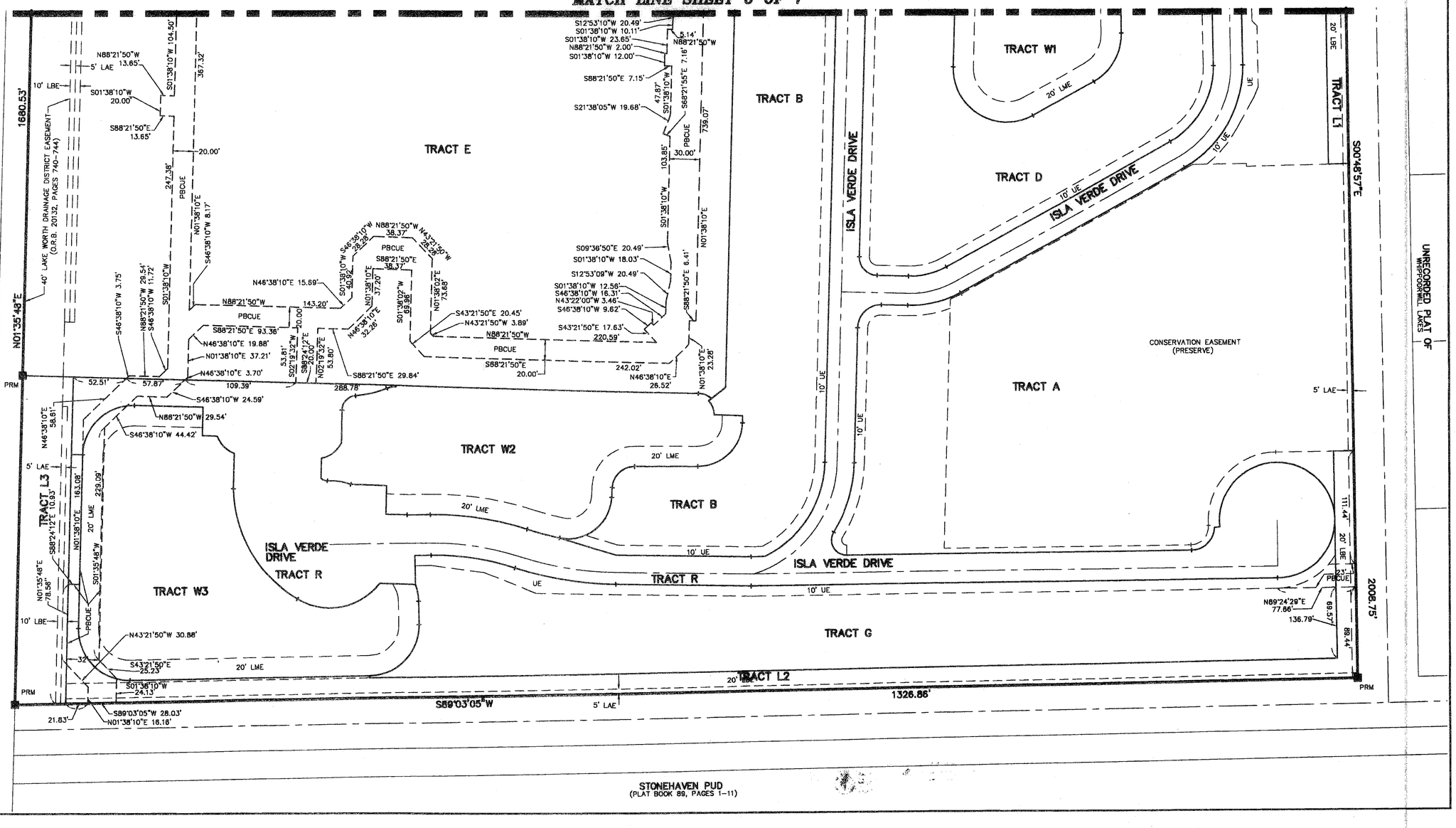
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2007 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 7 OF 7

MATCH LINE SHEET 6 OF 7