

# WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 1

BEING A RE-PLAT OF TRACT F, TRACT W-7 AND WATER MANAGEMENT TRACT D OF THE PLAT OF WELLINGTON GREEN, A MUPD/PUD AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
JUNE 2008

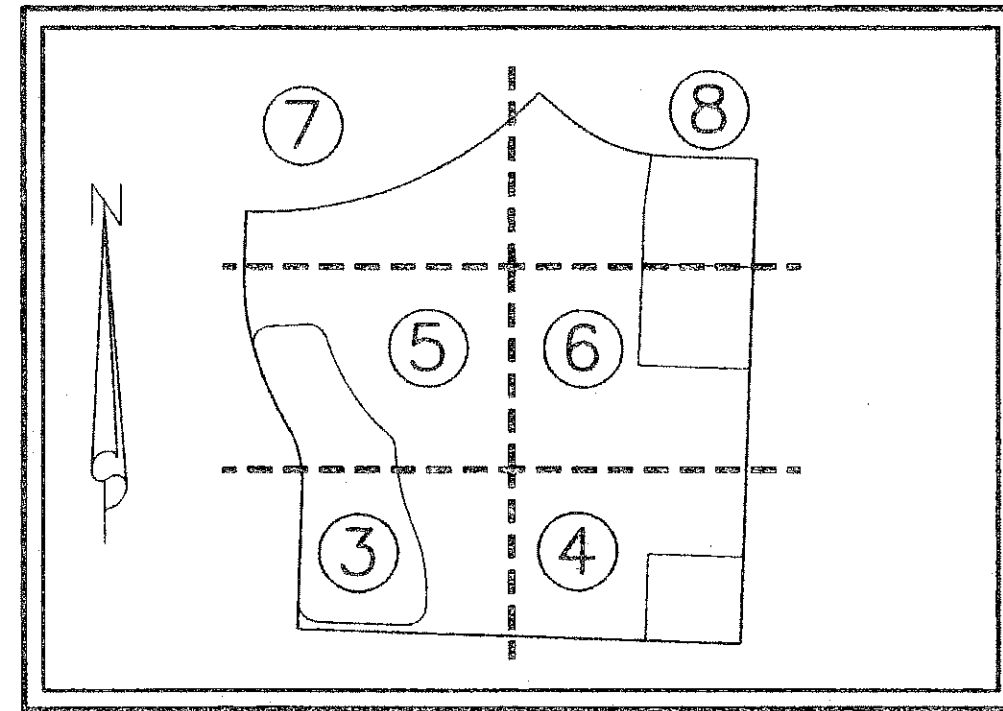
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.

181

THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AND DULY RECORDED IN:  
PLAT BOOK \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
SHARON BOCK  
CLERK CIRCUIT COURT  
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 6 OF 11

MATCHLINE SHEET 5 OF 11



KEY MAP  
NOT TO SCALE

LINE	DIRECTION	LENGTH
(11)	N 43°06'07" W	13.69'
(12)	S 46°53'53" W	13.69'
(17)	N 57°57'11" E	11.70'

TRACT H  
1,132,630 sq. ft.  
26.002 acres

TRACT K  
78,569 sq. ft.  
1.804 acres

TRACT H  
1,132,630 sq. ft.  
26.002 acres

20' TEMPORARY ACCESS EASEMENT  
IN FAVOR OF THE VILLAGE OF WELLINGTON  
(O.R.B. 11643, PG. 885 P.B.C.R.)

SEE SHEET 9 OF 11 FOR DETAIL OF  
FLORIDA POWER & LIGHT COMPANY EASEMENT  
(O.R.B. 22762, PG. 1100, P.B.C.R.)

SEE SHEET 10 OF 11 FOR DETAIL OF  
FLORIDA PUBLIC UTILITIES COMPANY EASEMENT  
(O.R.B. 22762, PG. 1116, P.B.C.R.)

SEE SHEET 11 OF 11 FOR DETAIL OF WATER  
AND SEWER EASEMENT PER THIS PLAT

### LEGEND

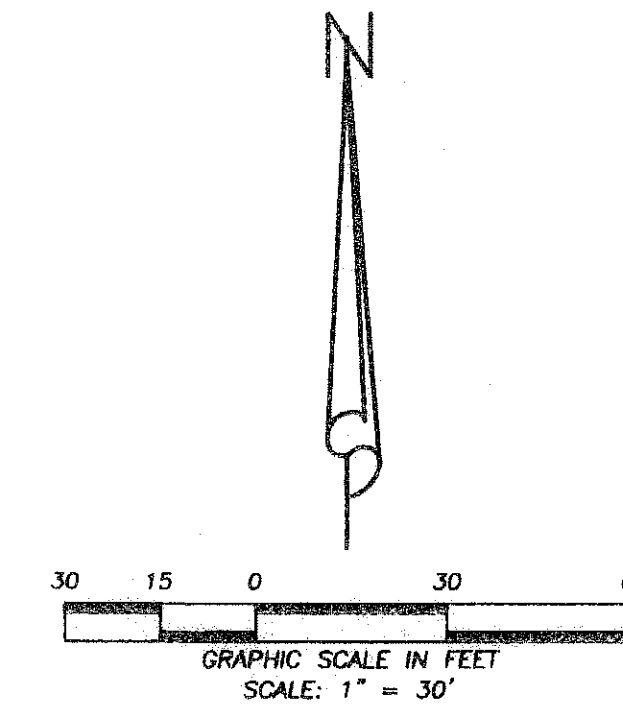
- ⊙ = CENTERLINE
- DE = DRAINAGE EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT
- LAE = LIMITED ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- LMAE = LAKE MAINTENANCE ACCESS EASEMENT
- L.S.E. = LANDSCAPE EASEMENT
- LB# = LICENSED BUSINESS NUMBER
- O.R.B. = OFFICIAL RECORD BOOK
- (P) = PER THE PLAT OF WELLINGTON GREEN, MUPD/PUD, (PLAT BOOK 87, PAGE 81, P.B.C.R.)
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.B. = PLAT BOOK
- PG. = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- SSDE = SAFE SIGHT DISTANCE EASEMENT
- sq. ft. = SQUARE FEET
- (T.) = TOTAL
- U.E. = UTILITY EASEMENT
- WE = WATER EASEMENT
- WSE = WATER & SEWER EASEMENT
- = 4"x4" PERMANENT REFERENCE MONUMENT
- ⊙ = SET 5/8" IRON ROD & CAP LB No. 6599

6.56' SIDEWALK, BERM AND UNDERGROUND UTILITY EASEMENT IN FAVOR OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (O.R.B. 10199, PG. 1791, P.B.C.R.)

25' LANDSCAPE BUFFER

STATE ROAD 7 (US 441)  
PARCEL NO. 112  
UNPLATTED LANDS  
(O.R.B. 9637, PG. 1377)

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13-44-41



MATCHLINE SHEET 4 OF 11

DENNIS J. LEAVY & ASSOCIATES, INC.  
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL • 33411  
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: 1"=30' CHECKED BY: D.B. DATE: 2/20/2007  
DRAWN BY: E.B. JOB NO.: 06-023

THIS INSTRUMENT WAS PREPARED BY:  
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES  
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599  
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