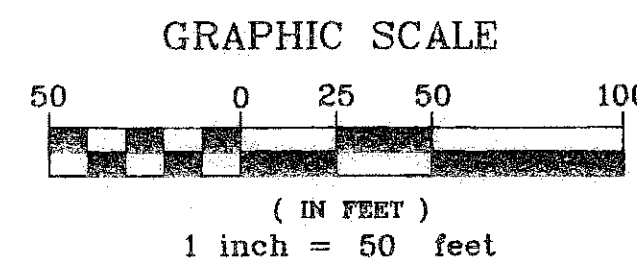
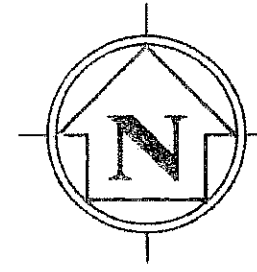


WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF A PORTION OF PARCEL 1

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BEING A REPLAT OF A PORTION OF PARCEL 1, WELLINGTON GREEN, A MUPD/PUD (PLAT BOOK 87, PAGES 81 THROUGH 90, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

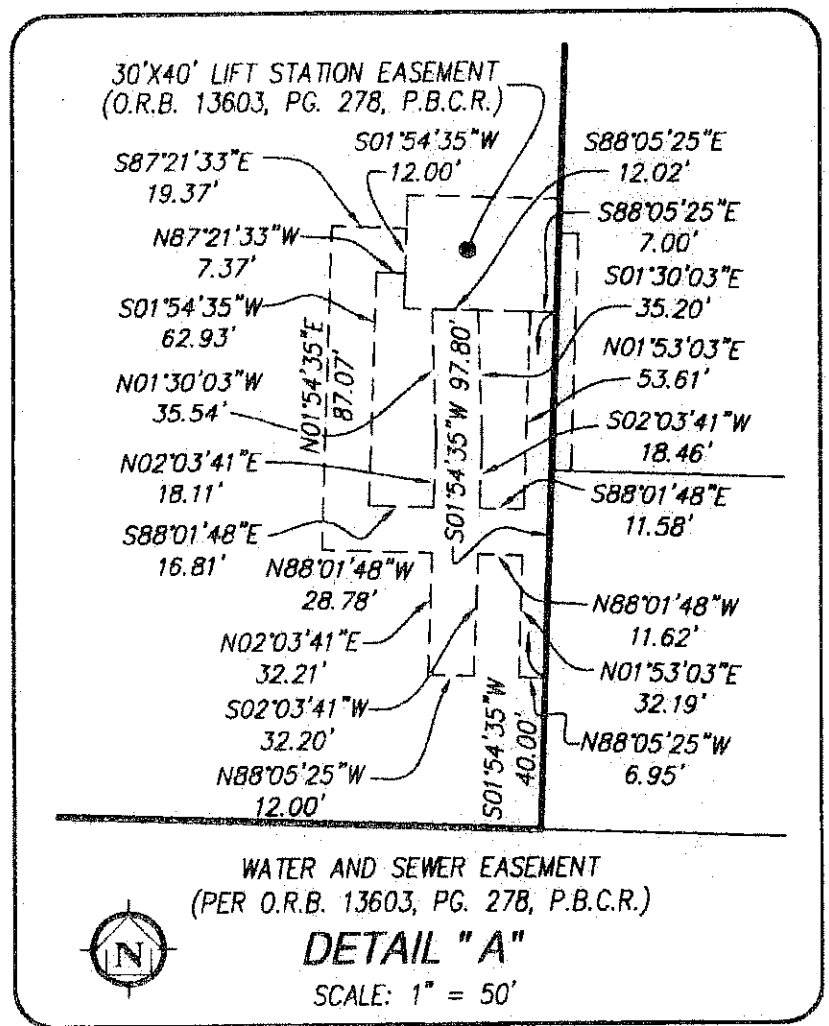
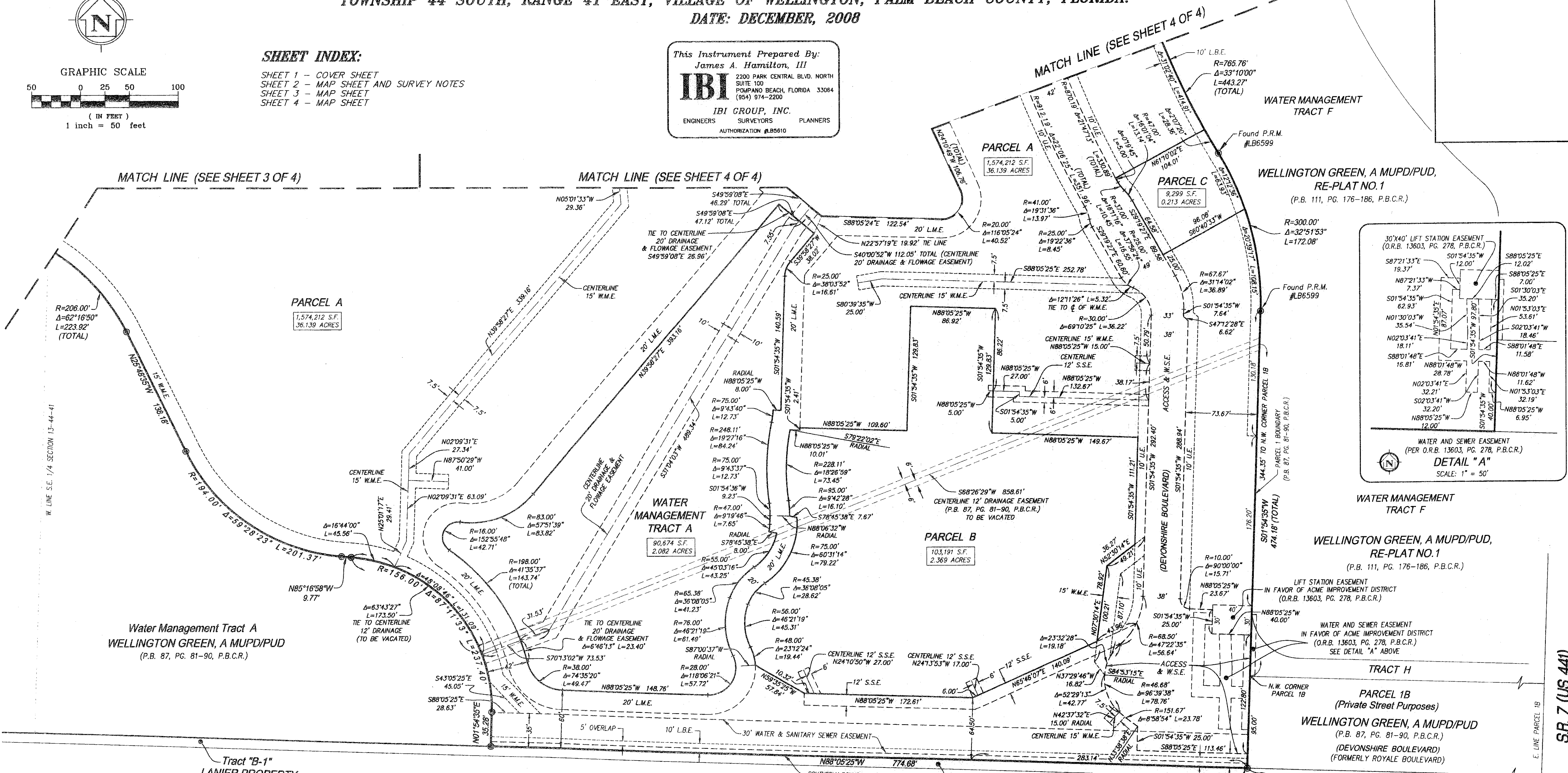
DATE: DECEMBER, 2008



SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - MAP SHEET AND SURVEY NOTES
- SHEET 3 - MAP SHEET
- SHEET 4 - MAP SHEET

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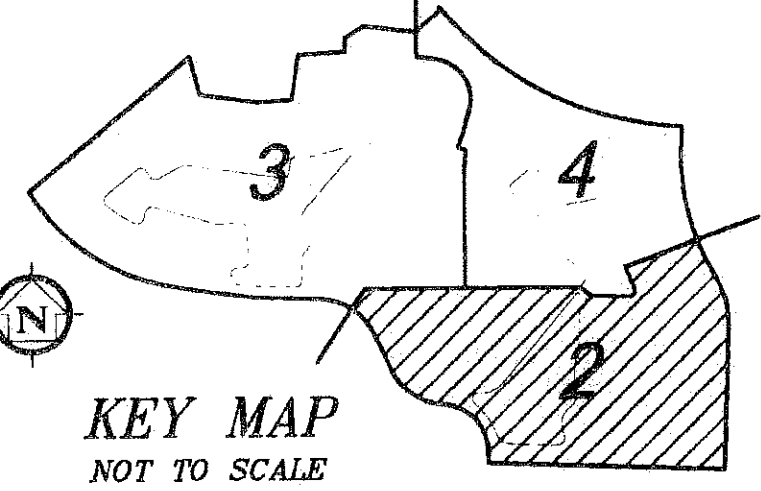


- ### LEGEND
- $\frac{1}{2}$ = CENTERLINE
 - Δ = DELTA (CENTRAL ANGLE)
 - FPL = FLORIDA POWER AND LIGHT
 - LB = LICENSED SURVEYING BUSINESS
 - L = LENGTH OF ARC
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.C. = PAGE
 - © = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
NAIL & 1-1/2" BRASS WASHER STAMPED: PRM LB 5610
SET IN TOP OF 4" x 4" x 24" CONCRETE POST
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R = RADIUS
 - S.S.E. = SANITARY SEWER EASEMENT
 - S.F. = SQUARE FEET
 - U.E. = UTILITY EASEMENT
 - W.M.E. = WATERMAIN EASEMENT
 - W.S.E. = WATER AND SEWER EASEMENT

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
2. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN AN EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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 EASEMENTS WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF N88°05'25"W ALONG THE SOUTHERLY BOUNDARY OF PARCEL 1, WELLINGTON GREEN, A MUPD/PUD AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
6. 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 THIS COUNTY.
7. 2008 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 WELLINGTON, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

"THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LAND EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECEIPT OF RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."



SR. 7 (US 441)