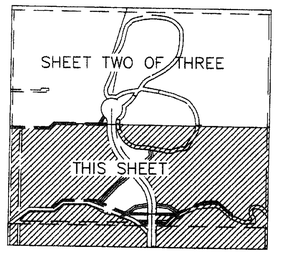
MIDA FARMS

IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON
PALM BEACH COUNTY, FLORIDA
MARCH, 2011
SHEET 3 OF 3

LEGEND

D.B.= Deed Book
P.B.= Plat Book
P.B.C.R.= Palm Beach County Records
P.C.P.= Permanent Control Point
PRM or ⊡ = Permanent Reference Monument
◉ = 5/8" Iron Rod and Cap (LB#4873)
O.R.B. = Official Record Book
D= Delta Angle
R= Radius
AL= Arc Length
PK= Parker Kalon Nail

SHEET INDEX



STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed for record at _____M. this _____ day of_____ 2011, and duly recorded in Plat Book No._____ on page _____ .

SHARON R. BOCK,
Clerk Circuit Court
& Comptroller

By. _____, D.C.

140TH AVENUE SOUTH
WEST LINE OF SECTION 21-44-41
N00°51'46"E
50' ACME IMPROVEMENT DISTRICT C-4 CANAL RIGHT-OF-WAY PER DEED BOOK 1118, PAGE 89
LIMITS OF PLAT
1340.83'
N00°51'46"E
690.00'
690.00'
WEST 50 FEET OF DESCRIPTION LESSED OUT (NOT PART OF PLAT)
N00°51'46"E
S00°51'46"W

12' UTILITY EASEMENT (ORB 8119, PGS.722-725)
12' FP&L EASEMENT (ORB 2204, PGS.1738-1739)
12' FP&L EASEMENT (ORB 7675, PGS.340-341)
FOUND 4"X4" CONCRETE MONUMENT WITH DISK (LB# 4318) (P.R.M.)
SOUTHWEST CORNER OF SECTION 21-44-41
PALM BEACH COUNTY WITNESS CORNER 25' SOUTH (STAMPED "W.C. 25")

12' WATER EASEMENT (CENTERLINE)
S45°51'46"W 38.18'
N89°08'14"W 217.84'
12' WATER EASEMENT
S89°08'14"E 12.00'
N89°08'14"W 320.00'
43.10'
FOUND PK NAIL/ DISK (LB#4318) (P.C.P.)
N00°08'38"E 18.00'
FOUND PK NAIL/ DISK (LB#4318) (P.C.P.)

D=113°54'32" R=60.00' AL=119.28' LC=96.93' CB=S07°48'43"W
15' DRAINAGE EASEMENT (CENTERLINE)
S31°36'58"W 50.81'
N00°08'38"E 87.50'
WATER EASEMENT (SEE DETAIL)
DRAINAGE AND WATER MANAGEMENT EASEMENT
S89°08'14"E 460.88'
20' LAKE MAINTENANCE EASEMENT
S00°51'46"W 10.00'
S89°08'14"E 389.28'
S89°08'14"E 875.16'
(MATCH LINE- SEE SHEET 2 OF 3)
1336.26'
1386.26'
15.0'
15' BRIDLE EASEMENT
SET 5/8" IRON ROD AND CAP (LB#4873)

D=25°21'50" R=130.00' AL=57.55'
N29°25'58"W 24.96'
D=14°00'00" R=25.00' AL=6.11'
S00°51'46"W 9.00'
S14°51'46"W 18.00'
D=16°06'16" R=25.00' AL=7.03'
S30°58'02"W 34.14'
D=60°00'00" R=120.00' AL=125.66'
D=9°00'00" R=120.00' AL=18.85'
D=43°00'00" R=100.00' AL=75.05'
D=57°00'00" R=35.00' AL=34.82'
N89°25'58"W 25.00'
N80°25'58"W 84.92'
69.42'
S12°05'43"E 33.00'
D=7°24'00" R=50.00' AL=6.46'
S87°58'02"W 16.25'
D=24°00'00" R=50.00' AL=20.94'

D=40°45'00" R=260.00' AL=184.92'
50' PRIVATE ROAD EASEMENT & LAKE MAINTENANCE ACCESS EASEMENT
FOUND PK NAIL/ DISK (LB#4318)(P.C.P.)
S40°39'24"E 188.68'
S48°54'17"W 130.31'
20' DRAINAGE EASEMENT (CENTERLINE)
FOUND PK NAIL/ DISK (LB#4318)(P.C.P.)
S48°54'17"W 127.42'
20' DRAINAGE EASEMENT (CENTERLINE)
D=41°10'21" R=225.00' AL=161.68'
FOUND PK NAIL/ DISK (LB#4318)(P.C.P.)
S43°44'17"W 146.08'

LOT 2
(859,402 S.F.-19.73 ACRES)

LOT 1
(493,442 S.F.-11.33 ACRES)

12' FP&L EASEMENT (ORB 7675, PGS.340-341)
UNPLATTED
LIMITS OF PLAT
678.90'
S00°51'46"W
207.00'
100.00'

20' LAKE MAINTENANCE EASEMENT
S89°48'35"E 133.97'
N52°24'11"E 68.00'
S89°50'42"E 136.50'
N52°21'03"E 144.70'
N52°21'03"E 144.70'
D=37°48'15" R=35.00' AL=23.09'
S52°08'06"W 49.95'
S89°56'21"W 121.05'
D=37°25'07" R=10.00' AL=6.53'
D=37°27'14" R=50.00' AL=32.68'
S52°31'14"W 47.66'
S89°58'28"W 97.60'
D=20°13'41" R=50.00' AL=17.65'
RESTRICTIVE COVENANT LITTORAL ZONE (ORB 23946, PGS. 894-902)
D=16°30'00" R=25.00' AL=7.20'
N69°47'51"W 38.00'
N53°17'51"W 20.80'
D=5°00'00" R=25.00' AL=2.62'
D=29°30'54" R=163.50' AL=84.22'
D=19°00'54" R=25.00' AL=8.30'
S53°36'04"W 39.77'
S69°34'54"E 248.37'
D=3°30'49" R=200.00' AL=12.26'
S54°29'24"W 70.08'
S80°19'52"W 70.50'
D=3°01'35" R=250.00' AL=13.20'
S82°21'04"E 68.71'
20' DRAINAGE EASEMENT (CENTERLINE)
S56°30'36"E 64.22'
N67°12'09"E 98.21'
N84°43'59"E 109.00'
D=33°13'23" R=83.00' AL=48.13'
20' LAKE MAINTENANCE EASEMENT
DRAINAGE AND WATER MANAGEMENT EASEMENT
N54°43'59"E 51.95'
S48°39'09"E 80.82'
S67°34'32"E 68.39'
S87°05'39"W 45.55'
D=41°32'30" R=50.00' AL=36.25'
S83°21'01"E 16.00'
D=98°00'00" R=34.00' AL=58.15' N01°21'01"W 18.30'
20'
N30°13'08"W 26.73'
N02°54'21"W 6.00'
S41°48'31"E 25.75'

D=138°10'39" R=8.00' AL=19.29'
S89°41'00"E 581.07'
N89°25'41"W 44.42'
N69°47'51"W 72.81'
D=160°06'51" R=7.25' AL=20.26'
D=29°40'38" R=230.00' AL=119.13'
20' DRAINAGE EASEMENT (CENTERLINE)
N39°54'16"W 9.00'
AREA RESERVED BY DEVELOPER AND/OR OWNER FOR FUTURE LAKE WORTH ROAD RIGHT-OF-WAY (SEE RESERVATION NUMBER 9 ON SHEET 1 OF 3)
S89°25'41"E 63.20'
D=17°00'00" R=70.00' AL=20.77'
D=17°30'00" R=190.00' AL=58.03'
20' DRAINAGE EASEMENT (CENTERLINE)
N55°13'59"E 40.00'
S00°31'57"W 221.08'
80.80' TIE
81.30' TIE
50.15' TIE
90.08' TIE
97.49' TIE
42.77' TIE
25'
25'
N00°31'58"E 135.47' TIE
123.1' TIE
50.00'
78.59' TIE
106.0' TIE
120'
799.88'
N89°28'03"W
(BASIS OF BEARING)
N89°28'03"W 12.00'
S89°28'03"E
50' ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY DEED PER DEED BOOK 1118, PAGE 89
100' ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY DEED PER DEED BOOK 1037, PAGE 686
SOUTH LINE OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST
1440.02'
640.14'
FOUND PK NAIL/ DISK (LB#4318)(P.R.M.)
SOUTH 50 FEET OF DESCRIPTION LESSED OUT (NOT PART OF PLAT)
1490.00 (DEED) 1490.02' (SURVEY)
40th STREET SOUTH
FOUND 4"X4" CONCRETE MONUMENT WITH DISK (LB# 4318) (P.R.M.)
50.00'
30.00'
20
21
29
28

0 60 100 200
GRAPHIC SCALE IN FEET
SCALE: 1"= 60'

FILE NO.
8190
(3-10-2011)

MARK D. LAING, PSM.
FLORIDA CERTIFICATE NO.: LS 5119

Fax: (561) 790-4488 (561) 790-4471
JDC Development Services, Inc.
EB#4873 LB#4873
570-A Royal Palm Beach Boulevard,
Royal Palm Beach, Florida, 33411