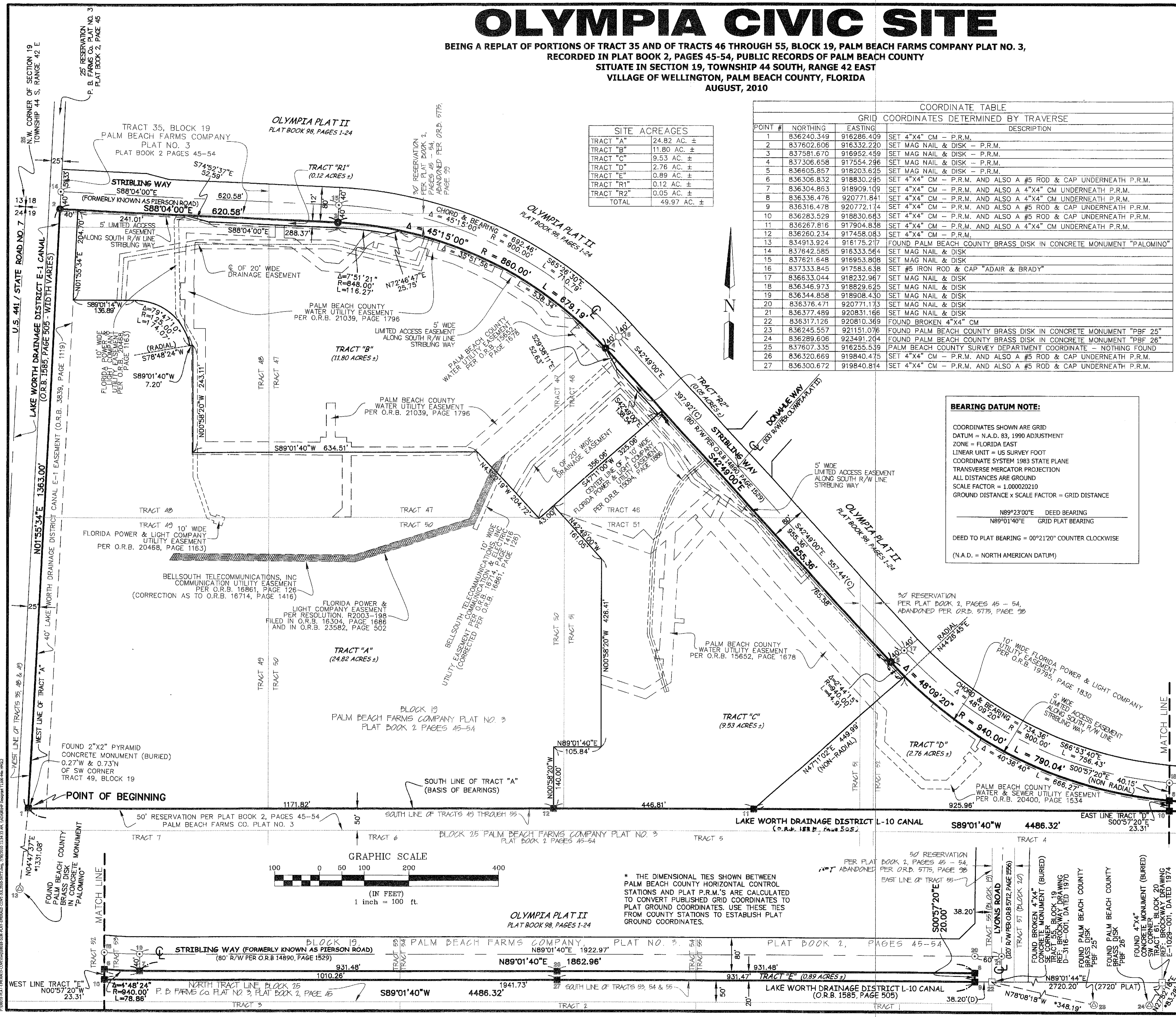


OLYMPIA CIVIC SITE

BEING A REPLAT OF PORTIONS OF TRACT 35 AND OF TRACTS 46 THROUGH 55, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 3,
RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY
SITUATE IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
AUGUST, 2010

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SITE ACREAGES

TRACT "A"	24.82 AC. ±
TRACT "B"	11.80 AC. ±
TRACT "C"	9.53 AC. ±
TRACT "D"	2.76 AC. ±
TRACT "E"	0.89 AC. ±
TRACT "R1"	0.12 AC. ±
TRACT "R2"	0.05 AC. ±
TOTAL	49.97 AC. ±

COORDINATE TABLE

POINT #	GRID COORDINATES DETERMINED BY TRAVERSE		DESCRIPTION
	NORTHING	EASTING	
1	836240.349	916286.409	SET 4"x4" CM - P.R.M.
2	837602.606	916332.220	SET MAG NAIL & DISK - P.R.M.
3	837581.670	916952.459	SET MAG NAIL & DISK - P.R.M.
4	837306.658	917554.296	SET MAG NAIL & DISK - P.R.M.
5	836605.857	918203.625	SET MAG NAIL & DISK - P.R.M.
6	836306.832	918830.295	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
7	836304.863	918909.109	SET 4"x4" CM - P.R.M. AND ALSO A 4"x4" CM UNDERNEATH P.R.M.
8	836336.476	920771.841	SET 4"x4" CM - P.R.M. AND ALSO A 4"x4" CM UNDERNEATH P.R.M.
9	836316.478	920772.174	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
10	836283.529	918830.683	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
11	836267.816	917904.838	SET 4"x4" CM - P.R.M. AND ALSO A 4"x4" CM UNDERNEATH P.R.M.
12	836260.234	917458.083	SET 4"x4" CM - P.R.M.
13	834913.924	916175.217	FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT "PALOMINO"
14	837642.585	916333.564	SET MAG NAIL & DISK
15	837621.648	916953.808	SET MAG NAIL & DISK
16	837333.845	917583.638	SET #5 IRON ROD & CAP "ADAIR & BRADY"
17	836633.044	918232.967	SET MAG NAIL & DISK
18	836346.973	918829.625	SET MAG NAIL & DISK
19	836344.858	918908.430	SET MAG NAIL & DISK
20	836376.471	920771.173	SET MAG NAIL & DISK
21	836377.489	920831.166	SET MAG NAIL & DISK
22	836317.126	920810.369	FOUND BROKEN 4"x4" CM
23	836245.557	921151.076	FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT "PBF 25"
24	836289.606	923491.204	FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT "PBF 26"
25	837607.335	916255.539	PALM BEACH COUNTY SURVEY DEPARTMENT COORDINATE - NOTHING FOUND
26	836320.669	919840.475	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
27	836300.672	919840.814	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.

BEARING DATUM NOTE:

COORDINATES SHOWN ARE GRID
DATUM = N.A.D. 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000020210
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

N89°23'00"E	DEED BEARING
N89°01'40"E	GRID PLAT BEARING

DEED TO PLAT BEARING = 00°21'20" COUNTER CLOCKWISE
(N.A.D. = NORTH AMERICAN DATUM)

LAND SURVEYOR'S NOTES:

BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.

THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS, WITHOUT EXPRESSED WRITTEN CONSENT.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, WITHOUT EXPRESSED WRITTEN CONSENT FROM THE WATER AND/OR SEWER PROVIDER.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

THE BEARINGS, AS SHOWN HEREON, REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (N.A.D.) 1983, 1990 ADJUSTMENT, AS DETERMINED BY PALM BEACH COUNTY SURVEY DIVISION. BEARING DATUM WAS DERIVED FROM A TRAVERSE BETWEEN PALM BEACH COUNTY CONTROL STATIONS "POLOMINO", "PBF 25" AND "PBF 26". THE SOUTH LINE OF THIS PLAT BEARS SOUTH 89°01'40" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. ALL DISTANCES SHOWN HEREON ARE GROUND.

THE BEARING DATUM OF ALL RECORDED UTILITY EASEMENTS, AS SHOWN HEREON, WERE ROTATED TO CONFORM WITH THE BEARING DATUM AND DISTANCES OF THE PLAT.

THE FOLLOWING IS STATED AND APPLIES TO THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3: (PLAT BOOK 2, PAGES 45 THROUGH 54):
"...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNULL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT." (TITLE XII, CHAPTER 177.10(2), 2009 FLORIDA STATE STATUTES)

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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

TRACT CORNERS CREATED BY THIS PLAT WERE MARKED BY A #5 STEEL ROD AND PLASTIC CAP, OR BY A MAG NAIL AND BRASS DISK.

■ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED "A & B ENG. P.R.M. 3542", UNLESS OTHERWISE NOTED. SEE COORDINATE TABLE FOR SETTING SECONDARY CONTROL POINT PLACED DIRECTLY BELOW P.R.M. FOR A WITNESS.

● INDICATES SET MAG NAIL & DISK STAMPED "A & B ENG. 3542 P.R.M.", UNLESS OTHERWISE NOTED.

⊙ INDICATES FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT.

⊕ INDICATES SET MAG NAIL & DISK STAMPED "A & B ENG. 3542", UNLESS OTHERWISE NOTED.

○ INDICATES SET #5 IRON ROD & PLASTIC CAP.

□ INDICATES CONCRETE MONUMENT FOUND.

- LEGEND**
- 10 ~ REFERS TO POINT # IN COORDINATE TABLE
 - P.R.M. ~ PERMANENT REFERENCE MONUMENT
 - O.R.B. ~ OFFICIAL RECORD BOOK
 - R/W ~ RIGHT OF WAY
 - P.B. FARMS CO. ~ PALM BEACH FARMS COMPANY
 - C ~ CALCULATED FROM DEED OR PLAT
 - D ~ DEED DESCRIPTION RECITAL
 - R ~ RADIUS
 - L ~ ARC LENGTH
 - Δ ~ CENTRAL ANGLE
 - Δ (PLAT) ~ DISTANCE ACCORDING TO P. B. FARMS CO. PLAT NO. 3
 - ⊕ ~ CENTER LINE

SHEET INDEX

DEDICATIONS AND APPROVALS	- SHEET 1
TRACT BOUNDARIES	- SHEET 2
EASEMENTS BY THIS PLAT	- SHEET 3
EXISTING RECORDED EASEMENTS	- SHEET 4

A & B ENGINEERING, INC.
formerly known as Adair & Brady, Inc.
CONCRETE CONSTRUCTION - LAND SURVEYING
3461 Fairlane Farms Road Wellington, Florida 33414
Website: www.abengineering.net
E-mail: aab@abengineering.net

Dr. JS F.B. O-6/1-17
Ck. DP Date: AUGUST 2010
Job. No. 08018

OLYMPIA CIVIC SITE
TRACT BOUNDARIES

FP 2033 SHEET 2 OF 4

2010/08/18 10:00 AM A&B ENGINEERING, INC. 3461 FAIRLANE FARMS ROAD, WELLINGTON, FLORIDA 33414
 2010/08/18 10:00 AM A&B ENGINEERING, INC. 3461 FAIRLANE FARMS ROAD, WELLINGTON, FLORIDA 33414