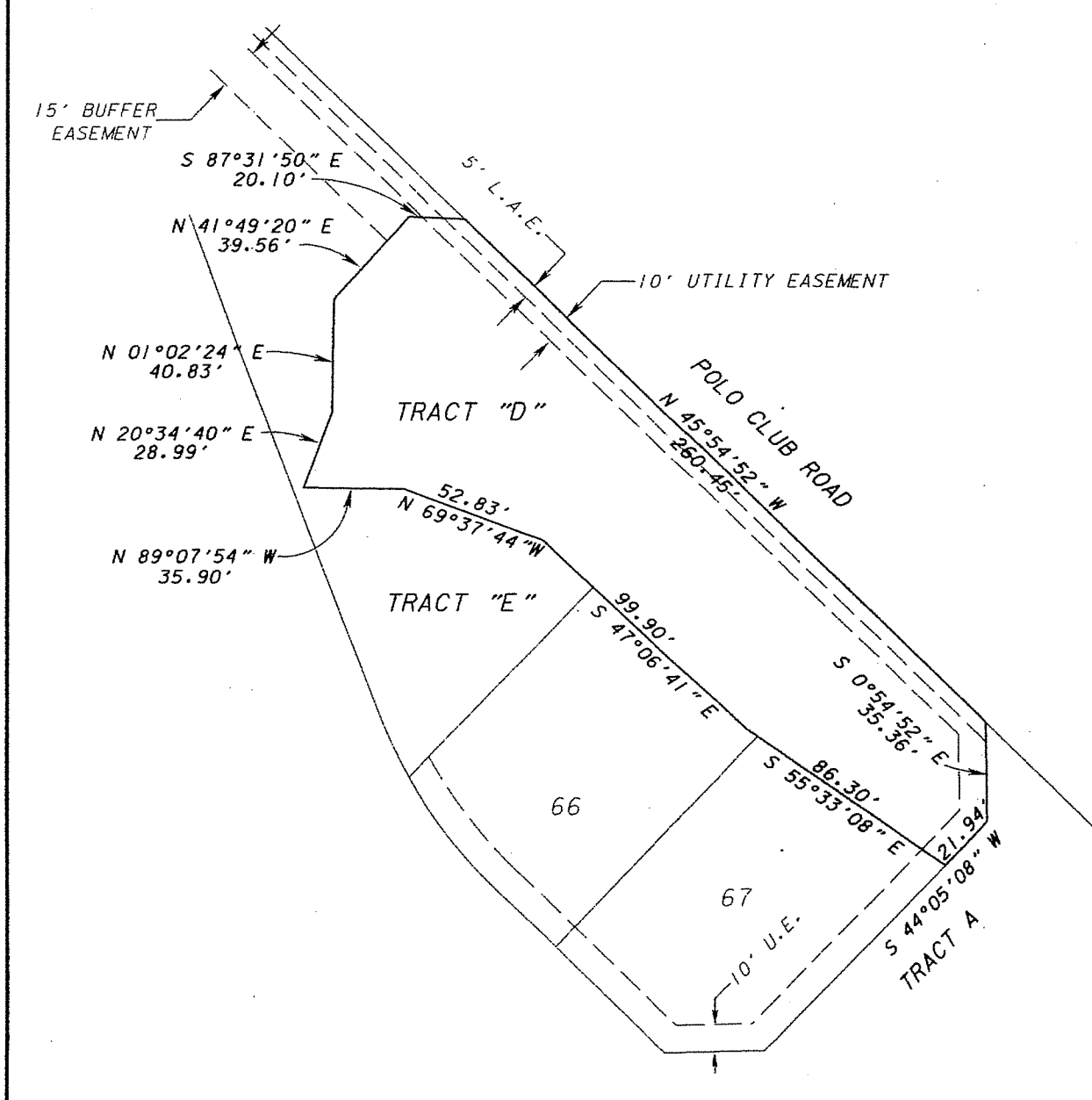


BLUE CYPRESS REPLAT AT PALM BEACH POLO AND COUNTRY CLUB

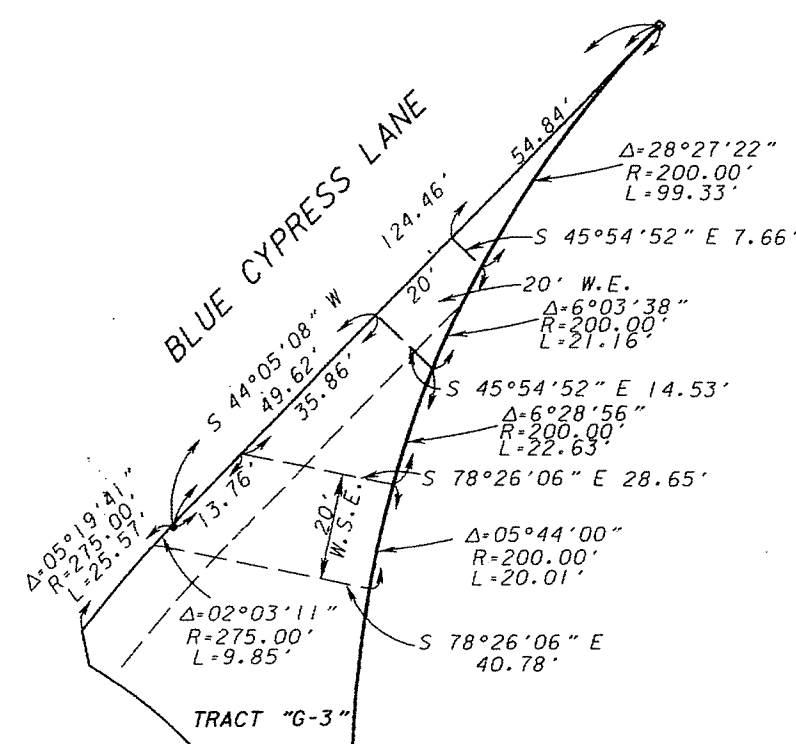
BEING A REPLAT OF A PORTION OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGES 3 THROUGH 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST.
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

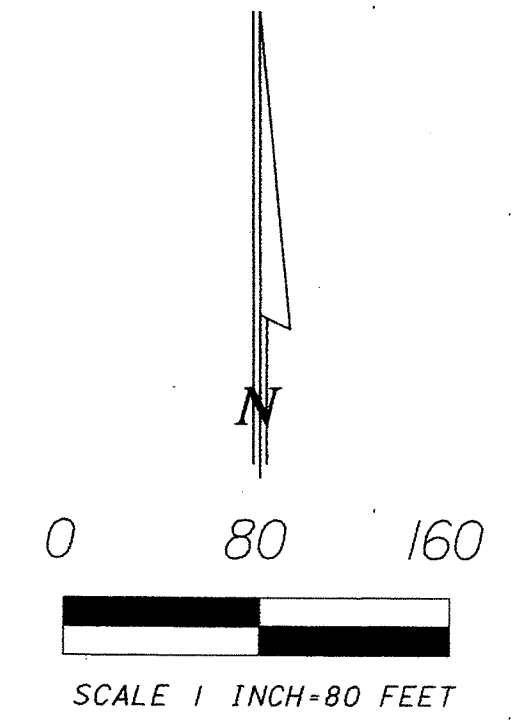
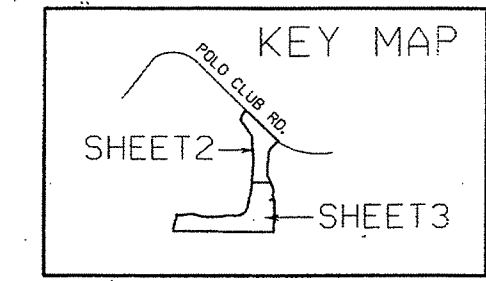
MARCH, 2013
SHEET 2 OF 3



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



LEGEND & ABBREVIATIONS:

R	RADIUS LENGTH	D.E.	DRAINAGE EASEMENT
Δ	DELTA ANGLE	P.O.B.	POINT OF BEGINNING
L	ARC LENGTH	P.O.C.	POINT OF COMMENCEMENT
C	CENTER LINE	PCP	PERMANENT CONTROL POINT
P.B.	PLAT BOOK	PRM	PERMANENT REFERENCE MONUMENT
P.	PAGE	M.E.	MAINTENANCE EASEMENT
IR	IRON ROD	D.E.	DRAINAGE EASEMENT
N/D	NAIL & DISK	L.A.E.	LIMITED ACCESS EASEMENT
ESMT.	EASEMENT	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
ORB	OFFICIAL RECORD BOOK	W.E.	WATER EASEMENT
EXIST	EXISTING	S.E.	SANITARY EASEMENT
FND.	FOUND	□	SET PRM LB# 6837
IR/C	IRON ROD & CAP	○	FOUND PRM NO. 2297
FPL	FLORIDA POWER & LIGHT	○	PERMANENT CONTROL POINT
B.E.	BUFFER EASEMENT	○	UTILITY EASEMENT
U.E.	UTILITY EASEMENT	•	MONUMENT TO BE SET LB# 6837
W.S.E.	WATER & SEWER EASEMENT		

SURVEYOR'S NOTES

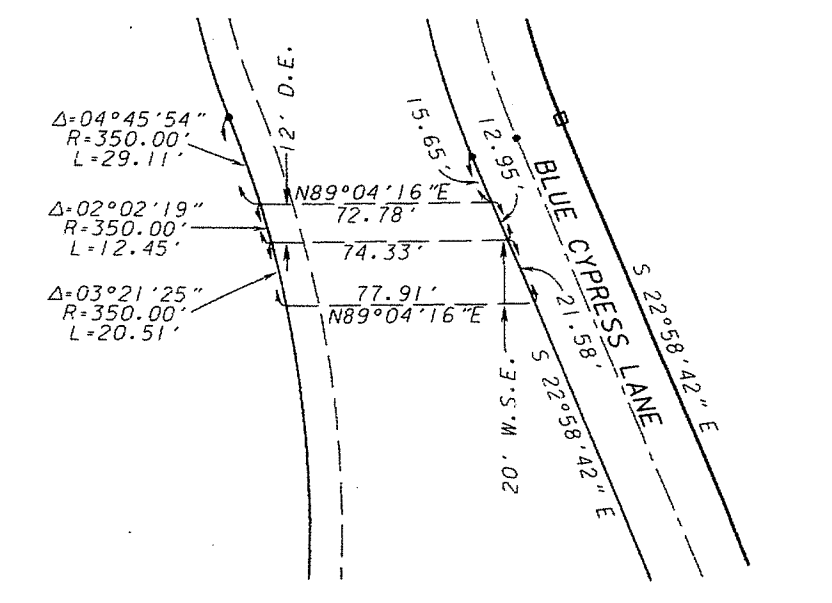
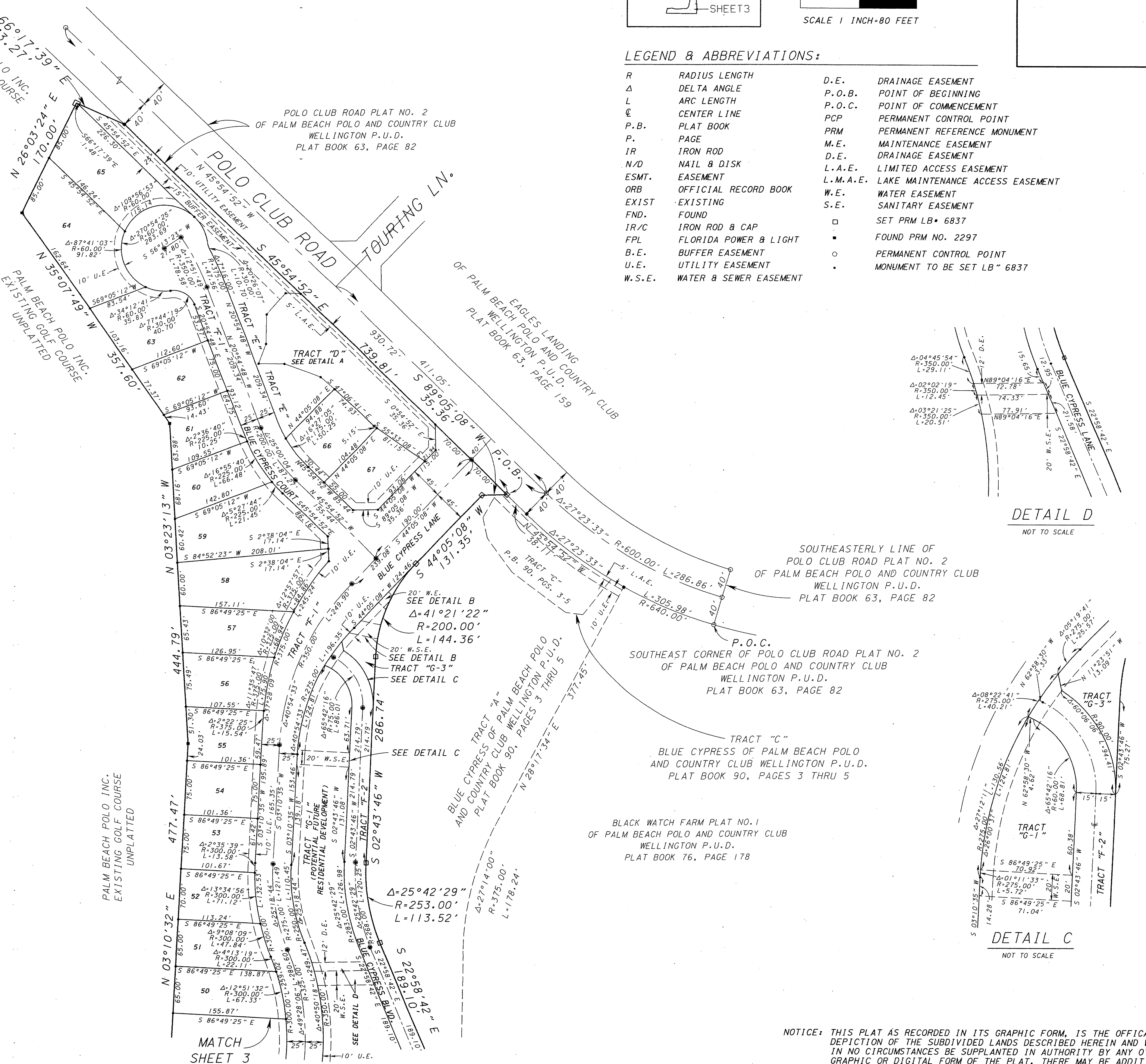
- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 89°37'48" EAST, AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING AND FENCING ON OTHER 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. NO OTHER UTILITIES OR STRUCTURES, OTHER THAN WATER AND SEWER, SHALL BE PERMITTED IN DEDICATED WATER AND SEWER EASEMENTS.
- ALL LINES INTERSECTING CURVES, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
- 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, FLORIDA.
- 2008 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101(2), VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO A PART OF THE UNDERLYING PLAT OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 90, PG. 3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
"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 VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."
- THIS INSTRUMENT WAS PREPARED BY MICHAEL D. BONIN P.S.M. UNDER THE SUPERVISION OF MICHAEL F. SEXTON P.S.M., IN AND FOR THE OFFICES OF SEXTON ENGINEERING ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

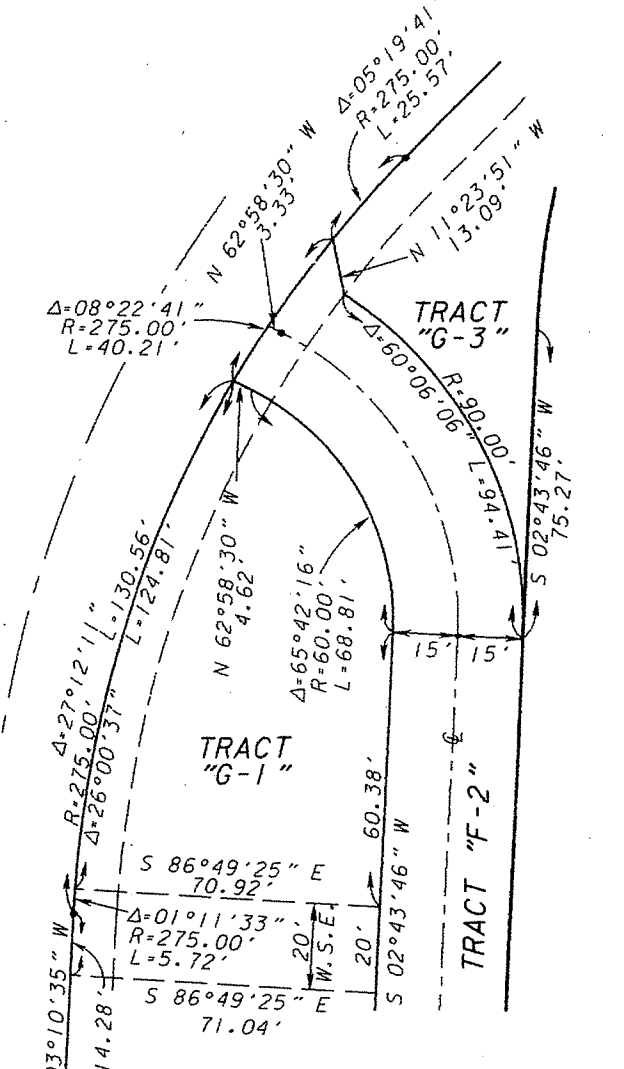
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s"), PERMANENT CONTROL POINTS ("P.C.P.'s") AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: March 26, 2013

Michael F. Sexton
MICHAEL F. SEXTON
LICENSE NO. 3596
STATE OF FLORIDA



DETAIL D
NOT TO SCALE



DETAIL C
NOT TO SCALE

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.