

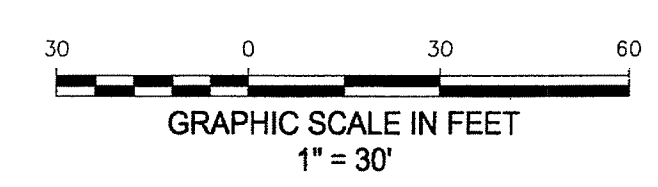
**WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 3**  
 BEING PORTIONS OF TRACT H, WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 1, PLAT BOOK 111, PAGES 176 - 187  
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

**196**

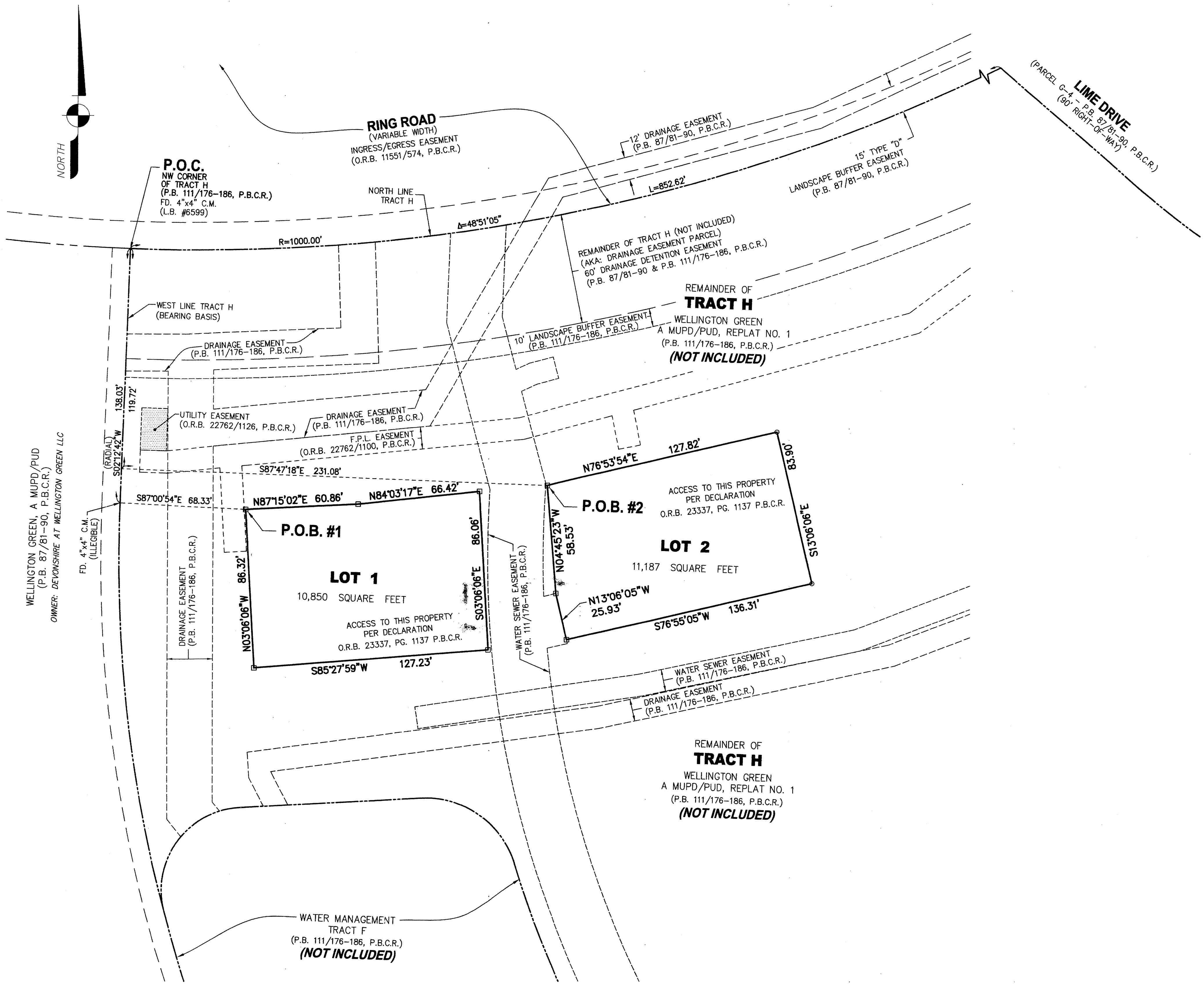
STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This plat was filed for record  
 at \_\_\_\_\_ this \_\_\_\_\_  
 day of \_\_\_\_\_, 2013,  
 and duly recorded in Plat Book  
 \_\_\_\_\_ Pages \_\_\_\_\_ through  
 \_\_\_\_\_

SHARON R. BOCK  
 Clerk & Comptroller  
 By: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY:  
 JOHN T. DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594  
 APRIL 2013



**SHEET 2 OF 2**



AREA TABLE		
LOT	AREA	
	SQUARE FEET	ACRES
LOT 1	10,850	0.2491
LOT 2	11,187	0.2568
TOTAL	22,037	0.5059

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF TRACT H, ACCORDING TO THE PLAT OF WELLINGTON GREEN, A MUPD/PUD, REPLAT NO. 1, AS RECORDED IN PLAT BOOK 111, PAGES 176 THROUGH 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE AND HAVING A BEARING OF S02°12'42"W.
- CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING THE SAME.
- 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.
- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE 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 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.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C.M. = CONCRETE MONUMENT; FD. = FOUND; F.P.L. = FLORIDA POWER AND LIGHT COMPANY; ID. = IDENTIFICATION; L = ARC LENGTH; L.B. = LICENSED BUSINESS; P.B. = PLAT BOOK; PG(S). = PAGE(S); P.R.M. = PERMANENT REFERENCE MONUMENT; O.R.B. = OFFICIAL RECORDS BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; Δ = CENTRAL ANGLE; P.L.S. = PROFESSIONAL LAND SURVEYOR; R = RADIUS; AKA = ALSO KNOWN AS; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT.
- INDICATES SET 4" X 4" X 24" CONCRETE MONUMENT WITH BRASS DISK STAMPED L.B.# 3300 P.R.M.
- INDICATES SET NAIL WITH BRASS DISK STAMPED L.B.# 3300.

WELLINGTON GREEN, A MUPD/PUD  
 (P.B. 87/81-90, P.B.C.R.)  
 OWNER: DEVONSHIRE AT WELLINGTON GREEN LLC