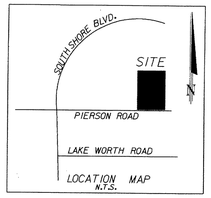
WHITE BIRCH FARM

IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
IN 2 SHEETS, SHEET NO. 2
MAY, 2013



EAST ¼ COR. OF SEC. 16, TWP. 44S, RNG. 41E (NOT FOUND)

20' MAINTENANCE EASEMENT P.B. 35, PAGE 187-188

EQUESTRIAN / POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. (PLAT BOOK 35, PAGE 187-188)

PARCEL E

PARCEL F

POLO CLUB RD.

60' DRAINAGE EASEMENT PLAT BOOK 35, PAGE 187 188

CORNERS IN LAKE

S 89°37'54" E 1098.52' (1098.10 PLAT)

PRM LB• 6837

50'

70' DRAINAGE & WATER MANAGEMENT EASEMENT

S 00°22'06" W 50.00'

100'

120'

70'

70'

PRM WITNESS CORNER LB• 6837

20' LAKE MAINTENANCF EASEMENT

S 44°07'04" E 97.52'

N 00°22'06" E 17.50'

S 89°37'54" E 3.00'

UTILITY EASEMENT O.R.B. 19037, PG. 121

S 88°50'06" E 30.00'

60'

POLO ISLAND A CONDOMINIUM (O.R.B. 3391, PAGE 606)

POLO ISLAND DRIVE

POLO ISLAND A CONDOMINIUM (O.R.B. 3391, PAGE 606)

782.50'

1290.00'

N 00°22'06" E

20' L.M.E.

PARCEL I
36.74 ACRES
FUTURE DEVELOPMENT
2 SINGLE FAMILY DWELLING UNITS

1469.92'

717.64'

EAST LINE OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST

HURLINGHAM DRIVE

TRACT B

LOT 3

LOT 2

LOT 1

BRIDLE PATH OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. (P.B. 64, PGS. 88-90)

ACME IMPROVEMENT DISTRICT C-6 CANAL 50' RIGHT OF WAY, DEED BOOK 1037, PG. 689

S 01°09'54" W 750.00'

S 01°09'54" W

50'

25' CANAL MAINTENANCE EASEMENT (C.M.E.)

20' LAKE MAINTENANCE EASEMENT

60' DRAINAGE & WATER MANAGEMENT EASEMENT

20' MAINTENANCE EASEMENT O.R.B. 4603, PG. 231

30'

30'

507.50'

DRAINAGE EASEMENT P.B. 50, PG. 35

POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. (PLAT BOOK 50, PAGE 155-156)

1 2 3 4 5 6 7 8 9 10 11 12

70'

S 89°37'54" E 390.00'

70'

PRM NO. 6837 (TYP.)

Δ=90°00'00" R=60.00' L=94.25'

162.29'

54'

P.O.B. PRM LB• 6837

N 89°37'54" W 50.00'

PRM LB• 6837

5' L.A.E.

25' C.M.E.

15' B.P.E.

80'

1081.07'

N 89°37'54" W

N 89°37'54" W

50.00'

50'

50'

30' PERPETUAL EASEMENT O.R.B. 3714, PG. 1466

ACME IMPROVEMENT DISTRICT CANAL C-23 RIGHT OF WAY (DEED BK. 1037, PG. 689)

PIERSON ROAD

FND. PALM BEACH COUNTY DISK WITNESS CORNER, 25.00' SOUTH

SOUTH ¼ CORNER OF SECTION 16. TOWNSHIP 44 SOUTH. RANGE 41 EAST

SOUTH LINE OF SECTION 16. TOWNSHIP 44 SOUTH. RANGE 41 EAST BASE OF BEARINGS

P.O.C.
SE COR. OF SEC. 16, TWP. 44S, RNG. 41E

SOUTHFIELDS ROAD

SOUTHFIELDS ROAD

SOUTHFIELDS-PHASE 1 OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON COUNTRYPLACE-P.U.D. (P.B. 39, PGS. 19-22)

N

0 50 100 200

SCALE 1"=100'

LEGEND:

■	-PERMANENT REFERENCE MONUMENT, LB-6837
●	-PERMANENT CONTROL POINT
B.E.	-BUFFER EASEMENT
℄	-CENTERLINE
C.H.	-CHORD
C.B.	-CHORD BEARING
D.B.	-DEED BOOK
D.E.	-DRAINAGE EASEMENT
L	-ARC LENGTH
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
C.M.E.	-CANAL MAINTENANCE EASEMENT
B.P.E.	-BRIDLE PATH EASEMENT
M.E.	-MAINTENANCE EASEMENT
N.R.	-NOT RADIAL
R	-RADIUS
N.T.S.	-NOT TO SCALE
O.R.B.	-OFFICIAL RECORD BOOK
P.O.B.	-POINT OF BEGINNING
P.B.	-PLAT BOOK
PGS	-PAGES
P.S.M.	-PROFESSIONAL SURVEYOR AND MAPPER
R/W	-RIGHT OF WAY
U.E.	-UTILITY EASEMENT
SFWMD	-SOUTH FLORIDA WATER MANAGEMENT DISTRICT

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE 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.

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