

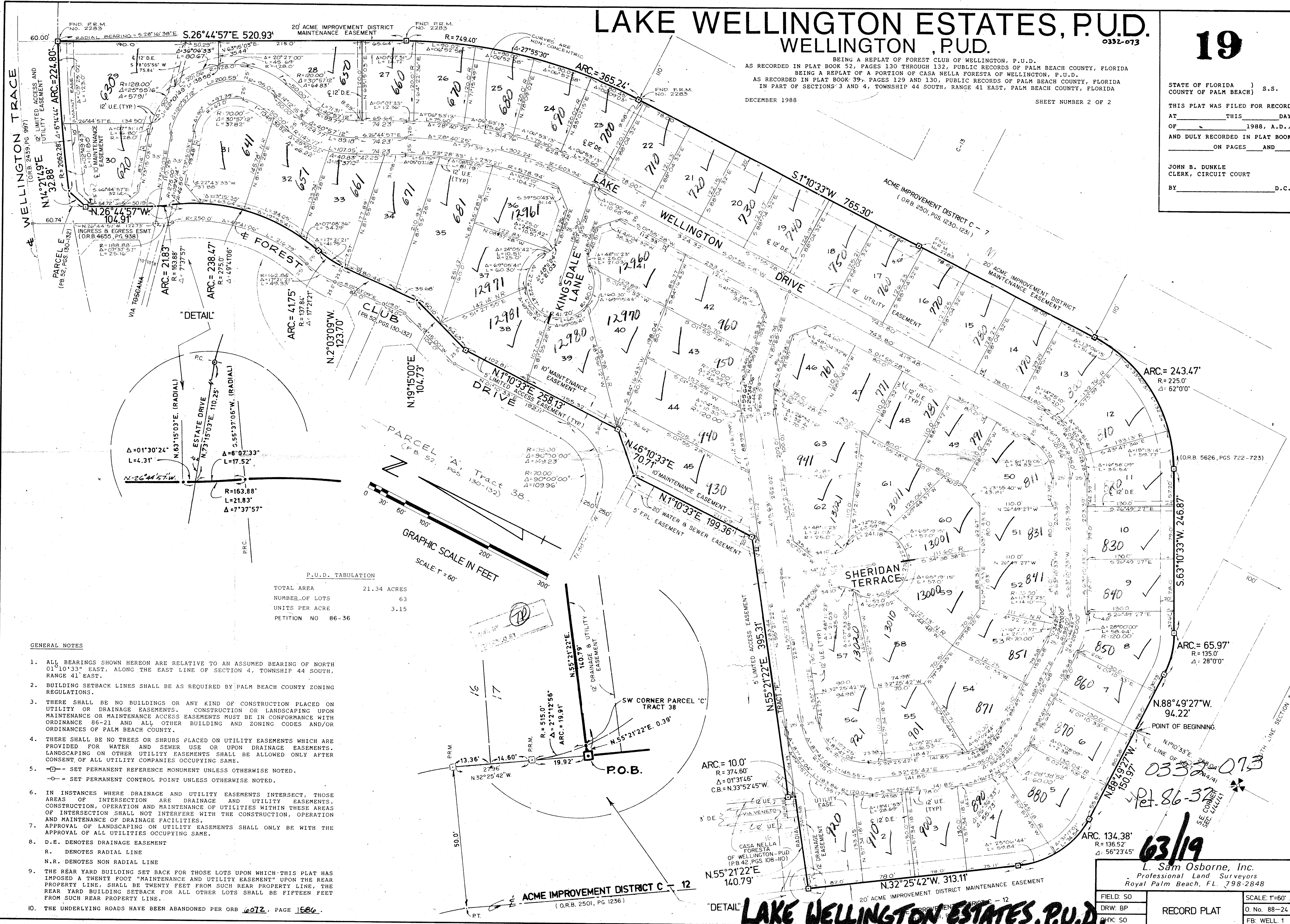
LAKE WELLINGTON ESTATES, P.U.D. WELLINGTON, P.U.D.

19

BEING A REPLAT OF FOREST CLUB OF WELLINGTON, P.U.D.
BEING A REPLAT OF A PORTION OF CASA NELLA FORESTA OF WELLINGTON, P.U.D.
AS RECORDED IN PLAT BOOK 52, PAGES 130 THROUGH 132, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
AS RECORDED IN PLAT BOOK 39, PAGES 129 AND 130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTIONS 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

DECEMBER 1988 SHEET NUMBER 2 OF 2

STATE OF FLORIDA) S.S.
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD
AT _____ THIS _____ DAY
OF _____ 1988, A.D.,
AND DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND _____
JOHN B. DUNKLE
CLERK, CIRCUIT COURT
BY _____ D.C.



P.U.D. TABULATION

TOTAL AREA	21.34 ACRES
NUMBER OF LOTS	63
UNITS PER ACRE	3.15
PETITION NO	86-36

- GENERAL NOTES**
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 01°10'33" EAST, ALONG THE EAST LINE OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
 - 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.
 - = SET PERMANENT REFERENCE MONUMENT UNLESS OTHERWISE NOTED.
○ = SET PERMANENT CONTROL POINT UNLESS OTHERWISE NOTED.
 - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - D.E. DENOTES DRAINAGE EASEMENT
R. DENOTES RADIAL LINE
N.R. DENOTES NON RADIAL LINE
 - THE REAR YARD BUILDING SET BACK FOR THOSE LOTS UPON WHICH THIS PLAT HAS IMPOSED A TWENTY FOOT "MAINTENANCE AND UTILITY EASEMENT" UPON THE REAR PROPERTY LINE, SHALL BE TWENTY FEET FROM SUCH REAR PROPERTY LINE, THE REAR YARD BUILDING SETBACK FOR ALL OTHER LOTS SHALL BE FIFTEEN FEET FROM SUCH REAR PROPERTY LINE.
 - THE UNDERLYING ROADS HAVE BEEN ABANDONED PER ORB 6072, PAGE 1586.

63
19
100B
AR 86-32
34-4
54-77
Lake Wellington Estates, P.U.D.

0332-073
Pt. 86-37
63/19

L. Sam Osborne, Inc.
Professional Land Surveyors
Royal Palm Beach, FL 33411 798-2848

FIELD: SOY	SCALE: 1"=60'
DRW: BP	RECORD PLAT
CHK: SO	O. No. 88-24
	FB: WELL. 1