

This Instrument Prepared by  
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**JULY 2001**

# BLACK DIAMOND - PHASE 1

## A Planned Unit Development

A Re-Plat of Tracts 2, 3 and a portion of Tract 1, Block 18, and the right-of-way adjacent thereto, of PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and a portion of the Southeast 1/4 of Section 1, Township 44 South, Range 41 East, and a portion of the Northwest 1/4 of Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

- PLAT LEGEND:**
- P.R.M. Ⓞ Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5061, Unless otherwise shown
  - ⊕ Denotes Centerline
  - A= Denotes Arc length
  - R= Denotes Radius
  - Δ Denotes Delta (central angle)
  - C1 Denotes Curve (refer to Curve Table)
  - P.O.B. Denotes Point of Beginning
  - P.O.C. Denotes Point of Commencement
  - P.B.C.R. Denotes Palm Beach County Records
  - O.R.B. Denotes Official Records Book
  - P.B. Denotes Plat Book
  - P.C.P. Denotes Permanent Control Point (PLS 5061)
  - N.R. Denotes Non-Radial
  - O.E. Denotes Overhang Easement
  - R.W. Denotes Right-of-Way
  - SEC. Denotes Section
  - SF. Denotes Square Feet
  - D.E. Denotes Drainage Easement
  - U.E. Denotes Utility Easement
  - L.A.E. Denotes Limited Access Easement
  - PG. Denotes Page
  - (TYP.) Denotes Typical
  - L.W.D.D. Denotes Lake Worth Drainage District
  - AC. Denotes Acreage

**SURVEYOR'S NOTES:**

- 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 PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT), ALONG THE NORTH LINE OF THE N.E. 1/4 OF SECTION 12-44-41, HAVING A BEARING OF N.87° 54' 23" W.
- COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT).
- DISTANCES SHOWN HEREON ARE GROUND DISTANCE. SCALE FACTOR = 1.000018. GRID DISTANCE = GROUND DISTANCE \* SCALE FACTOR.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
- THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN AND CURRENT VILLAGE ZONING REGULATIONS.

