WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF TRACT B BEING A REPLAT OF TRACT B, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 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 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_\_M.
THIS \_\_\_\_ DAY OF \_\_\_\_
A.D. 2007 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON N.W. CORNER OF SECTION 13-44-41
AS SHOWN ON WELLINGTON GREEN, A MUPD/PUD PAGES \_\_\_\_ AND \_\_\_\_ FOREST HILL BOULEVARD (PLAT BOOK 87, PAGES 81-90) (O.R.B. 2198, PAGES 1200-1201) FOUND BRASS DISK IN CONCRETE SHARON R. BOCK N 843215.65 CLERK AND COMPTROLLER (O.R.B. 2214, PAGE 284) E 911153.66 OF WELLINGTON GREEN, A MUPD/PUD -LAT BOOK 87, PAGES B1-80) E 911738.05 \$87'44'43"E DEPUTY CLERK 584.84' (GROUND) 584.85' (GRID) -NORTH LINE OF SECTION 13-44-41 N 843152.97 SHEET 2 OF 6 1008.39 E 912745.68 COORDINATES, BEARINGS AND DISTANCES COORDINATES SHOWN ARE GRID 10' FPL EASEMENT \_\_\_\_\_\_ (O.R.B. 20151, PAGE 1046) DATUM = NAD 83 1990 ADJUSTMENT LANDSCAPE EASEMENT (O.R.B. 12423, PAGE 1325) SEE DETAIL SHEET 3 TRACT 3 ZONE = FLORIDA EAST SEE DETAIL SHEET 5 LINEAR UNIT - US SURVEY FEET 100,770 SQUARE FEET COORDINATE SYSTEM 1983 STATE PLANE -5.00' OVERLAP 2.313 ACRES TRANSVERSE MERCATOR PROJECTION 15' LBE ---ALL DISTANCES ARE GROUND (O.R.B. 12466, PAGE 1491) SEE DETAIL SHEET 5 SCALE FACTOR = 1.0000171GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM. 10' FRL EASEMENT (O.R.B. 18702, PAGE 874) NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE. 15' LBE ---SEE DETAIL SHEET 5 5' OVERLAP -SURVEY NOTES: 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED. S0215'00"W 9.23" N 842957.16 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON E 911728.80 3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF S87'44'43"E ALONG THE VILLAGE OF WELLINGTON AND ACME IMPROVEMENT DISTRICT-WATER AND SEWER EASEMENT NORTH LINE OF WELLINGTON GREEN, A MUPD/PUD. Δ=37"1"06" AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS R=580.00'-(O.R.B. 21509, PAGE 1255) OF PALM BEACH COUNTY, FLORIDA TRACT 1 SEE DETAIL SHEET 4 L=376.42' 5. BO PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591 SET PRM 6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE. 566,206 SQUARE FEET N 842855.84 7. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF 12.999 ACRES E 912733.98 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 12 WATER DISTRIBUTION EASEMEN RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC (O.R.B. 13048, PAGE 1443) SEE DETAIL SHEET 4 RECORDS OF PALM BEACH COUNTY. 9. NO. - DENOTES NUMBER 10. LAE - DENOTES LIMITED ACCESS EASEMENT VILLAGE OF WELLINGTON AND ACME IMPROVEMENT DISTRICT
WATER AND SEWER EASEMENT 11. O.R.B. - DENOTES OFFICIAL RECORDS BOOK 12. UE - DENOTES UTILITY EASEMENT (O.R.B. 21509, PAGE 1255) 13. LBE - DENOTES LANDSCAPE BUFFER EASEMENT SEE DETAIL SHEET 4 Δ=26°21'30" 14. LME - DENOTES LAKE MAINTENANCE EASEMENT 15. FPL - DENOTES FLORIDA POWER & LIGHT CO. L=271.42' ---16. A - DENOTES CENTRAL ANGLE 17. R - DENOTES RADIUS 12' FPL EASEMENT (O.R.B. 2015), PAGE 1055) SEE DETAIL SHEET 5 12' FPL EASEMENT (C.R.B. 20151, PAGE 1059) 12' FPL EASEMENT (O.R.B. 20151, PAGE 1049) 18. L - DENOTES ARC LENGTH 19. (PLAT) - DENOTES WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, 12' BELLSOUTH EASEMENT SEE DETAIL SHEET 5 AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS (O.R.B. 20007, PAGE 762) SEE DETAIL SHEET 5 OF PALM BEACH COUNTY, FLORIDA 20. I - WHEN THIS SYMBOL IS FOUND ON A LINE OR CURVE, IT INDICATES A CHANGE IN DIRECTION -12' FPL EASEMENT (O.R.B. 20151, PAGE 1055) SET PRM-- 20'x20' Bellsouth Esmt (O.R.B. 20007, Page 750) See Détail Sheet 5 21. @ - SET NAIL AND METAL TAG LABELED "PCP LB 3591" AT CORNER N 842602.25 SEE DETAIL SHEET 5 22. 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101(2): VACATION AND ANNULMENT OF 911832.87 PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. N34°56'06"W -12' FPL EASEMENT 50.00'--(O.R.B. 20151, PAGE 1042) SEE DETAIL SHEET 6 " 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 RECEIPT OF RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND N 842561.26 ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT." E 911861.50 L=692.32 ∆=8°59'08" R=500.00' L=78.41' Δ=6"55"11" R=1340,00'-Δ=40"52'25" L=420.89~ Δ=2010'44" R=808.87' L=284.88' 10' FPL EASEMENT O.R.B. 12466, PAGE 1491) SEE DETAIL SHEET 5 TRACT 2 202.02 SET PRM \_\_\_\_\_ N 842423,32 77,928 SQUARE FEET N 842472.92 E 912117.67 N 842464.97 E 912319.53 N 842466.01 1.789 ACRES 911945.95 A=5°54'27" R=825.00 E 912404.55 L=150.42 L=85.06" 10' LBE--SET PRM N 842438.46 CIVIC TRACT
WELLINGTON GREEN, A MUPD/PUD
(PLAT BOOK 87, PAGES 81-90) GRAPHIC SCALE N14'53'26"W S60'54'57'W 120.84 a=38°26'13' ( IN FEET ) R=972.76° 1 INCH = 60 FEET SET PRM N 842349.23 L=652.58° N 842297.99 E 912435.60 E 913073.97 WATER MANAGEMENT TRACT B WELLINGTON GREEN, A MUPD/PUD (PLAT BOOK 87, PAGES 81-90) THIS INSTRUMENT PREPARED BY SHEET INDEX JEFFREY R. WAGNER SHEET 1 - COVER SHEET CAULFIELD and WHEELER, INC. SHEET 2 - MAP SHEET SHEET 3 - EASEMENT DETAIL FOR Q.R.B. 13563, PAGE 1 AND Q.R.B. 12423, PAGE 1325 SURVEYORS - ENGINEERS - PLANNERS SHEET 4 - EASEMENT DETAIL FOR O.R.B. 21509, PAGE 1255 AND O.R.B. 13046, PAGE 1443 7301-A WEST PALMETTO PARK ROAD, SUITE 100A SHEET 5 - EASEMENT DETAIL FOR O.R.B. 18702, PAGE 874; O.R.B. 20151, PAGE 1046, 1049, BOCA RATON, FLORIDA 33433 - (561)392-1991 1052, 1055 AND 1059; O.R.B. 20007, PAGE 762 AND THE ACCESS EASEMENT

DEDICATED BY THIS PLAT.

SHEET 6 - EASEMENT DETAIL FOR O.R.B. 20151, PAGE 1042 AND O.R.B. 12466, PAGE 1491

JULY - 2007