

# Professional Center at Wellington

A replat of vacated Block 62 and a part of Parcel J, *Greenview Shores No. 2 of Wellington* (P.U.D.), as recorded in Plat Book 31, Pages 120-136 of the Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

April, 2007

Tract	Area (S.F.)
A	753,144
B	5,120
C	24,304
Total	782,568

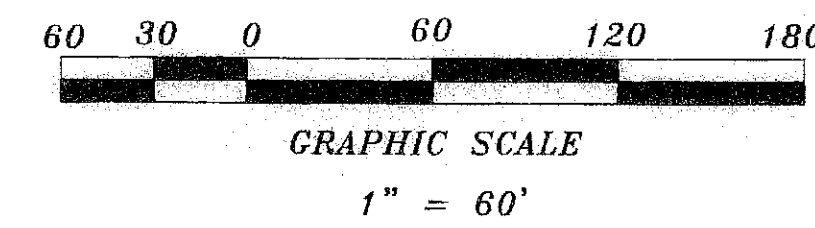
60

State of Florida  
County of Palm Beach  
This plat was filed for record at \_\_\_\_\_ M.  
This \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 2008 and duly recorded in Plat Book \_\_\_\_\_ and \_\_\_\_\_  
Pages \_\_\_\_\_ and \_\_\_\_\_.

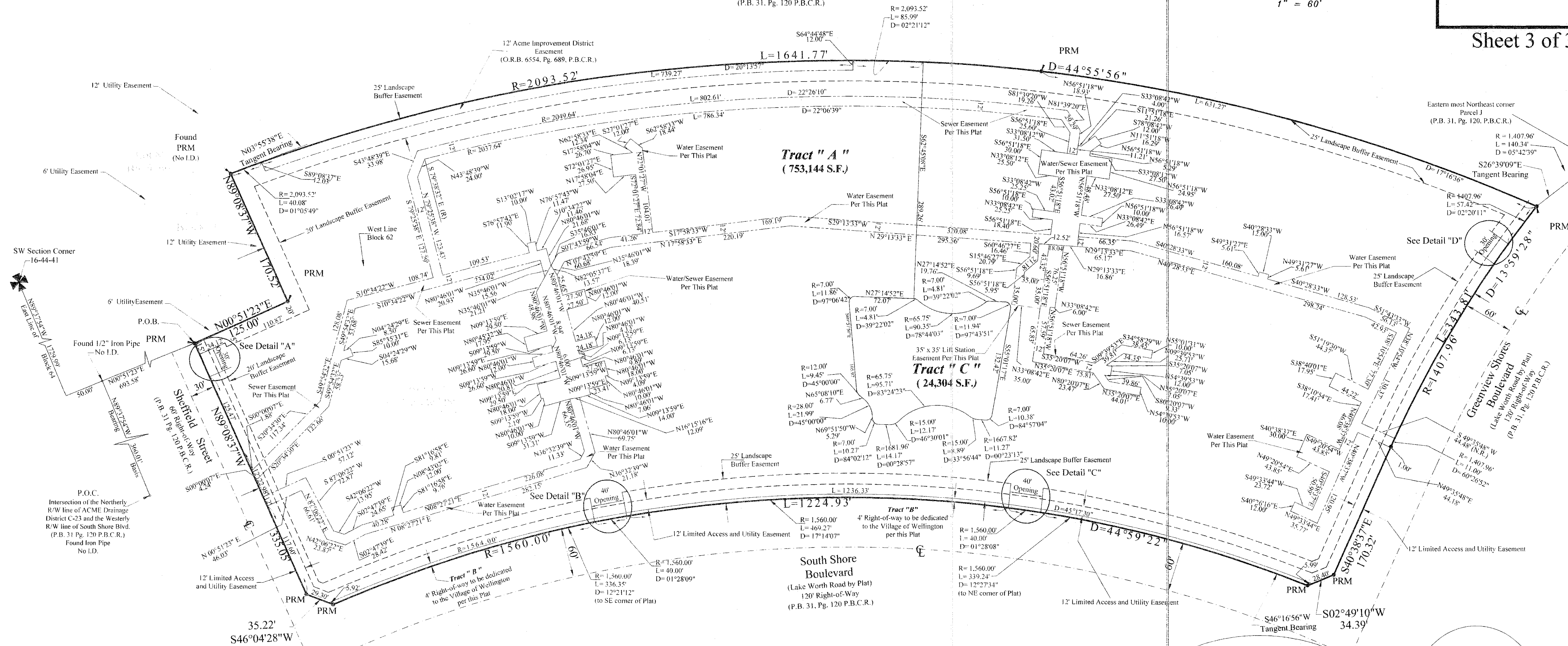
Sharon R. Bock  
Clerk Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

Sheet 3 of 3



Parcel J  
(P.B. 31, Pg. 120 P.B.C.R.)

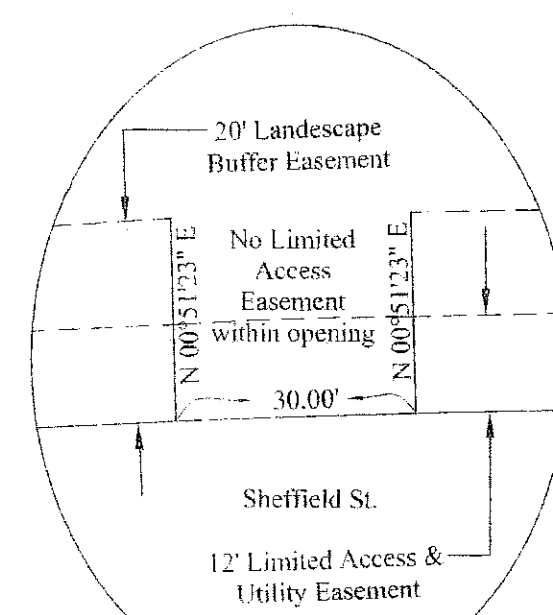


### Surveyor's Notes

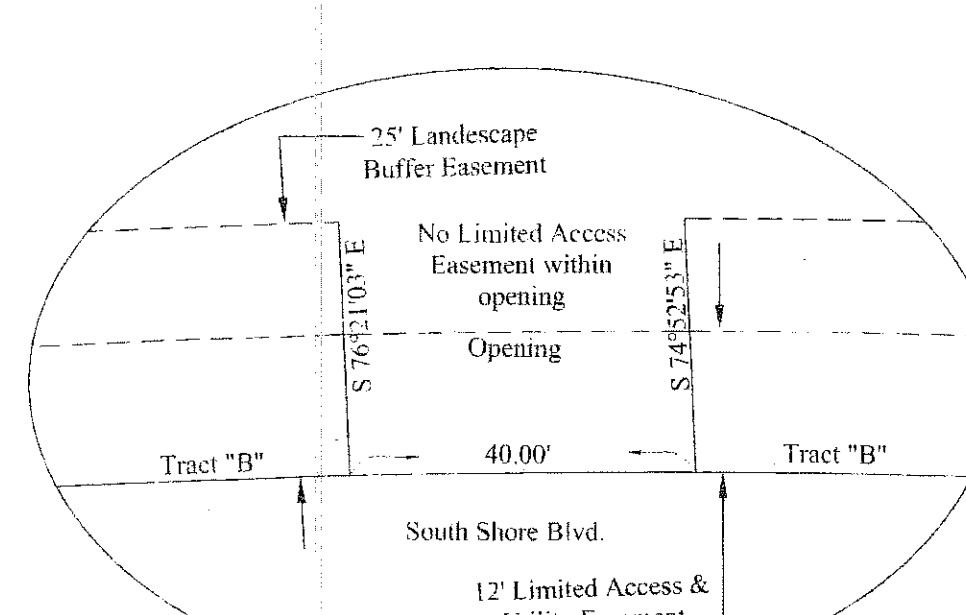
- Building setback lines shall be as required by the Village of Wellington unified land development code and ordinances of the Village of Wellington.
- There shall be no building or any habitable structure placed on drainage easements or utility easements.
- There shall be no trees or shrubs placed on 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 otherwise 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.
- Bearing Reference: The Bearings shown hereon are referenced to the ACME Drainage District R/W C-23 as shown on the plat of *Greenview Shores No. 2 of Wellington* (P.U.D.), as recorded in Plat Book 31, Page 120, of the Public Records of Palm Beach County, Florida. Said Line bears *North 89°37'54" West*.
- PRM indicates a 4" X 4" X 24" concrete monument with aluminum cap stamped LB7303.
- Lines intersecting curves are radial.
- "Notice" this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance 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.
- 2002 Florida state statutes - Title X11, Chapter 177.101(2): vacation and annulment of plats subdividing land. The following is stated, and applies to the underlying plat of Professional Center at Wellington. "...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 recordation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat."

### Legend

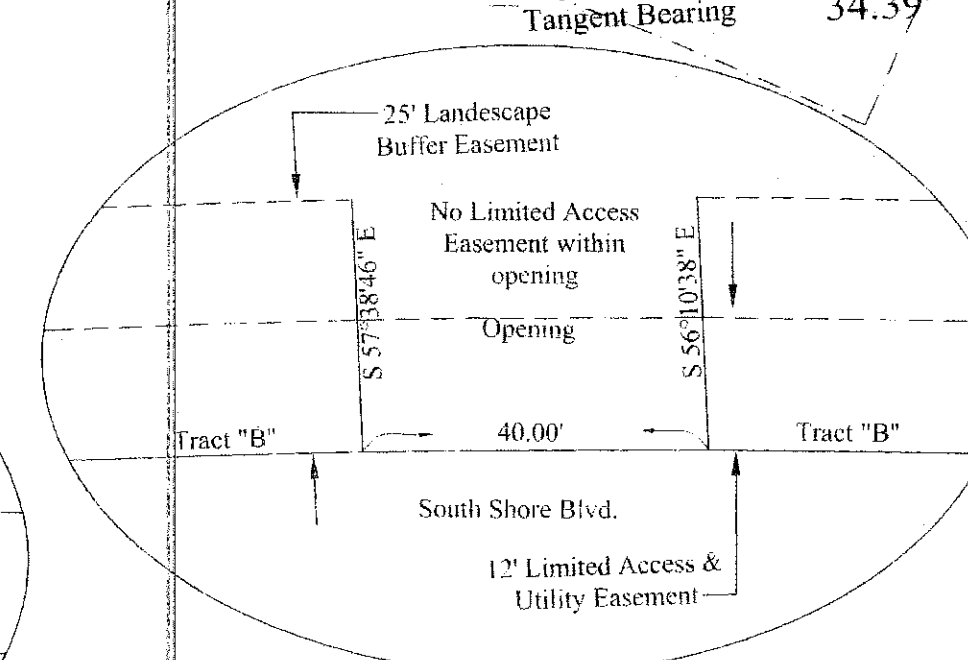
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.B. = Plat Book
- Pg. = Page
- (N.R.) = Non Radial
- P.B.C.R. = Palm Beach County Records
- O.R.B. = Official Records Book
- ℄ = Centerline
- PRM = Permanent Reference Monument
- F.P.L. = Florida Power Light
- S.F. = Square Footage
- D = Delta
- L = Length
- R = Radius
- R/W = Right-of-Way
- = Permanent Reference Monument
- N.T.S. = Not to Scale
- (R) = Radial



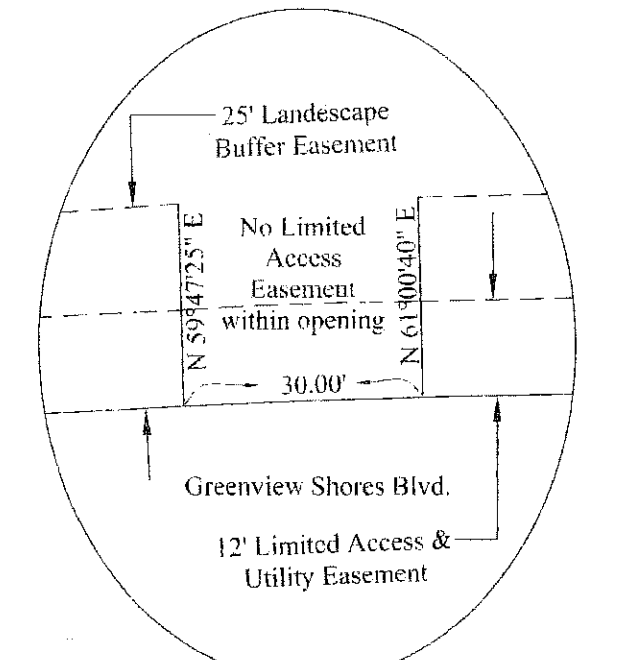
Detail "A" N.T.S.



Detail "B" N.T.S.



Detail "C" N.T.S.



Detail "D" N.T.S.



**Patriot Surveying and Mapping, Inc.**  
3748 NW 124th Avenue  
Coral Springs, Florida 33065  
Phone: (954) 509-0083 Fax: (866) 495-0203  
LB # 7303