ISLA VERDE OF WELLINGTON COMMERCIAL PLAT THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC. BEING A REPLAT OF TRACT E, ISLA VERDE OF WELLINGTON, AS RECORDED IN PLAT BOOK 110, PAGES 132 THROUGH 138, TOGETHER WITH PORTIONS OF TRACT L AND PARCEL A, ISLA VERDE OF WELLINGTON RESIDENTIAL, AS RECORDED IN PLAT BOOK 111, PAGES 200 THROUGH 204, SURVEYORS - ENGINEERS - PLANNERS ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA OCTOBER - 2011 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT ______M.
THIS ____ DAY OF ___
A.D. 201_ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____ TRACT 31, BLOCK 10
PALM BEACH FARMS CO. PLAT NO. 3 SHARON R. BOCK (PLAT BOOK 2, PAGES 45-54) CLERK AND COMPTROLLER -N. LINE OF TRACT 32, BLOCK 10 (PLAT BOOK 2, PAGES 45-54) DEPUTY CLERK 585.30 N89°03'21"E A PORTION OF TRACT 33, BLOCK 10 PALM BEACH FARMS CO. PLAT NO. 3 N.W. CORNER OF TRACT L ISLA VERDE OF WELLINGTON RESIDENTIAL-(PLAT BOOK 2, PAGES 45-54) SHEET 2 OF 7 (PLAT BOOK 111, PAGES 200-204) SET PRM LB #3591 -NORTH LINE OF ISLA VERDE OF WELLINGTON RESIDENTIAL (PLAT BOOK 111, PAGES 200-204) PARCEL B _N.W. CORNER OF TRACT L ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT 46,122 SQUARE FEET (PLAT BOOK , PAGES 1.059 ACRES FOUND PRM LB #3591 SHEETS 2,4,6 PARCEL A AND B ARE NORTH 1/2 OF TRACT 32, BLOCK 10 SUBJECT TO RESTRICTIVE PALM BEACH FARMS CO. PLAT NO. 3 COVENANTS AND EASEMENT LO TRACT L AGREEMENT RECORDED IN (PLAT BOOK 2, PAGES 45-54) NORTH THE OFFICE OF THE CLERK OF THE CIRCUIT OF PALM RETENTION EASEMENT KEY MAP BEACH COUNTY, FLORIDA, PARCEL A NOT TO SCALE ORB 24384, PAGES 808-834 o WEST LINE OF ISLA VERDE OF WELLINGTON RESIDENTIAL-AMENDMENT TO RESTRICTIVE R=112.00 (PLAT BOOK 111, PAGES 200-204) SHEETS 4 AND 5 COVENANTS AND EASEMENT Δ= 40°32′10″ SHEETS 3,5,7 ARE TO ONLY DELINEATE THE PBCUE EASEMENTS AGREEMENT RECORDED IN L=79.24' WEST LINE OF ISLA VERDE OF THE OFFICE OF THE CLERK -WELLINGTON RESIDENTIAL REPLAT THE CIRCUIT OF PALM (PLAT BOOK , PAGES -) R=10.00' BEACH COUNTY, FLORIDA, AT Δ=147°50'28"/ ORB 24578, PAGES 108-118 L=25.80' -FOUND PRM LB #3591 $\Delta = 74^{\circ}55'24''$ \sim R=102.00'-L=133.38' PARCEL A S88'52'10"W 19.25'—— WEST LINE OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT (PLAT BOOK , PAGES -) FOUND PRM LB #3591 -N.W. CORNER OF TRACT E -NORTH LINE OF TRACT E. ISLA VERDE OF WELLINGTON ISLA VERDE OF WELLINGTON SET PRM LB #3591-S01'38'33"W (PLAT BOOK 110, PAGES 132-138) FOUND PRM LB #3591~ (PLAT BOOK 110, PAGES 132-138) SET PRM LB #3591 600.13 N89'03'15"E N89'03'15"E FOUND PRM LB #3591 10' LBE 555.09 77.99' - 45.04' 20' LMAE/DE SEE SHEET 4 OF 7 FOR DETAIL FLORIDA POWER & LIGHT CO. EASEMENT-(O.R.B. 22272, PAGE 1247) SEÈ SHEET 6 OF 7 FOR DETAIL GRAPHIC SCALE ISLA VERDE OF WELLINGTON FLORIDA POWER & IN FEET RESIDENTIAL REPLAT LIGHT CO. EASEMENT SEE SHEET 4 OF 7 FOR DETAIL (PLAT BOOK , PAGES (O.R.B. 22272, PAGE 1247) SEE SHEET 6 OF 7 FOR DETAIL INTENDED DISPLAY SCALE 1 INCH = 50 FEET TRACT W SURVEY NOTES: 15' DE 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. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS. 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 PARCEL A APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 998,142 SQUARE FEET 4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED 22.914 ACRES BEARING OF NO1"35'48"E ALONG THE WEST LINE OF TRACT E, ISLA VERDE OF WELLINGTON. PARCEL A AND B ARE SUBJECT TO PARCEL A 5. PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE RESTRICTIVE COVENANTS AND EASEMENT MONUMENT WITH ALUMINUM DISK STAMPED PRM LB3591. AGREEMENT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT OF PALM BEACH 6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE. COUNTY, FLORIDA ORB 24384, PAGES 808-834, AMENDMENT TO RESTRICTIVE 7. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS COVENANTS AND EASEMENT AGREEMENT THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED RECORDED IN THE OFFICE OF THE CLERK OF HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN THE CIRCUIT OF PALM BEACH COUNTY, AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. FLORIDA, AT ORB 24578, PAGES 108-118 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. ♠ - DENOTES CENTERLINE N.W. CORNER SECTION-O.R.B. - DENOTES OFFICIAL RECORDS BOOK SECTION 7-44-42 UE - DENOTES UTILITY EASEMENT (NOT FOUND) LBE - DENOTES LANDSCAPE BUFFER EASEMENT DE - DENOTES DRAINAGE EASEMENT S. LINE OF SECTION 6-44-42 15' DE Δ - DENOTES CENTRAL ANGLE N. LINE OF SECTION 7-44-42 R - DENOTES RADIUS --- 10' LBE (NO MONUMENTATION FOUND ON THIS LINE) L - DENOTES ARC LENGTH R/W- RIGHT-OF-WAY LAE - DENOTES LIMITED ACCESS EASEMENT LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT PAE - DENOTES PEDESTRIAN ACCESS EASEMENT PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT S88'24'12"E -N01"35'48"E

MATCH LINE SHEET 3 OF 7