

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 OCTOBER - 2011

# ISLA VERDE OF WELLINGTON COMMERCIAL PLAT

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,  
 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 2011 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_

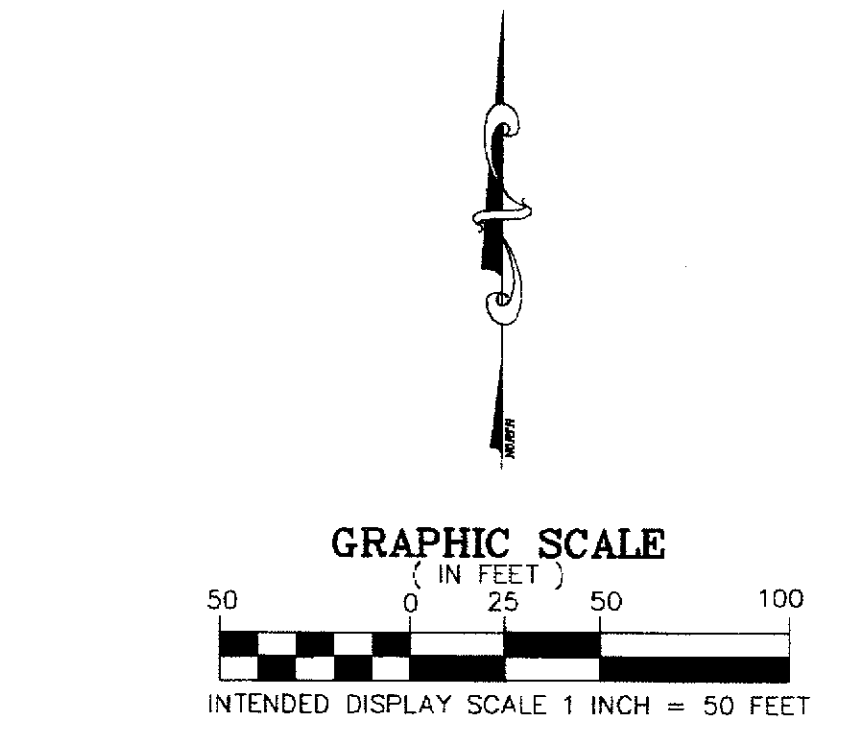
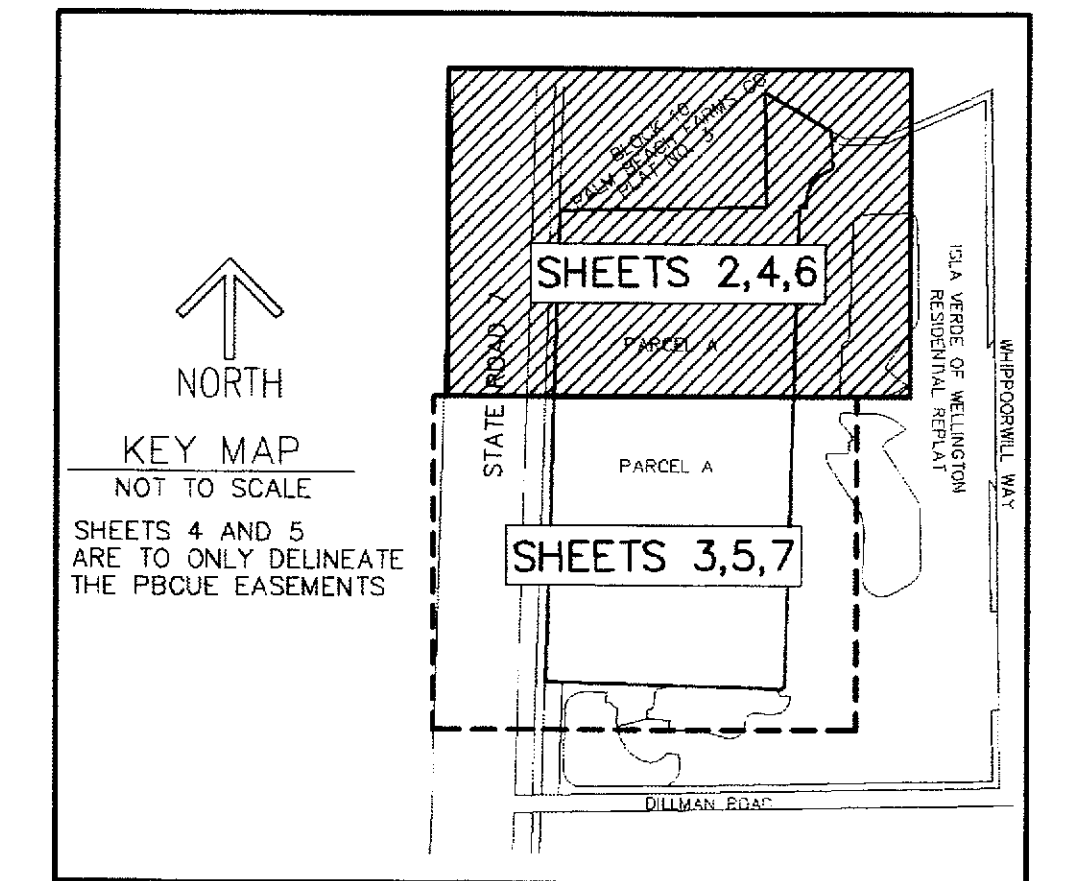
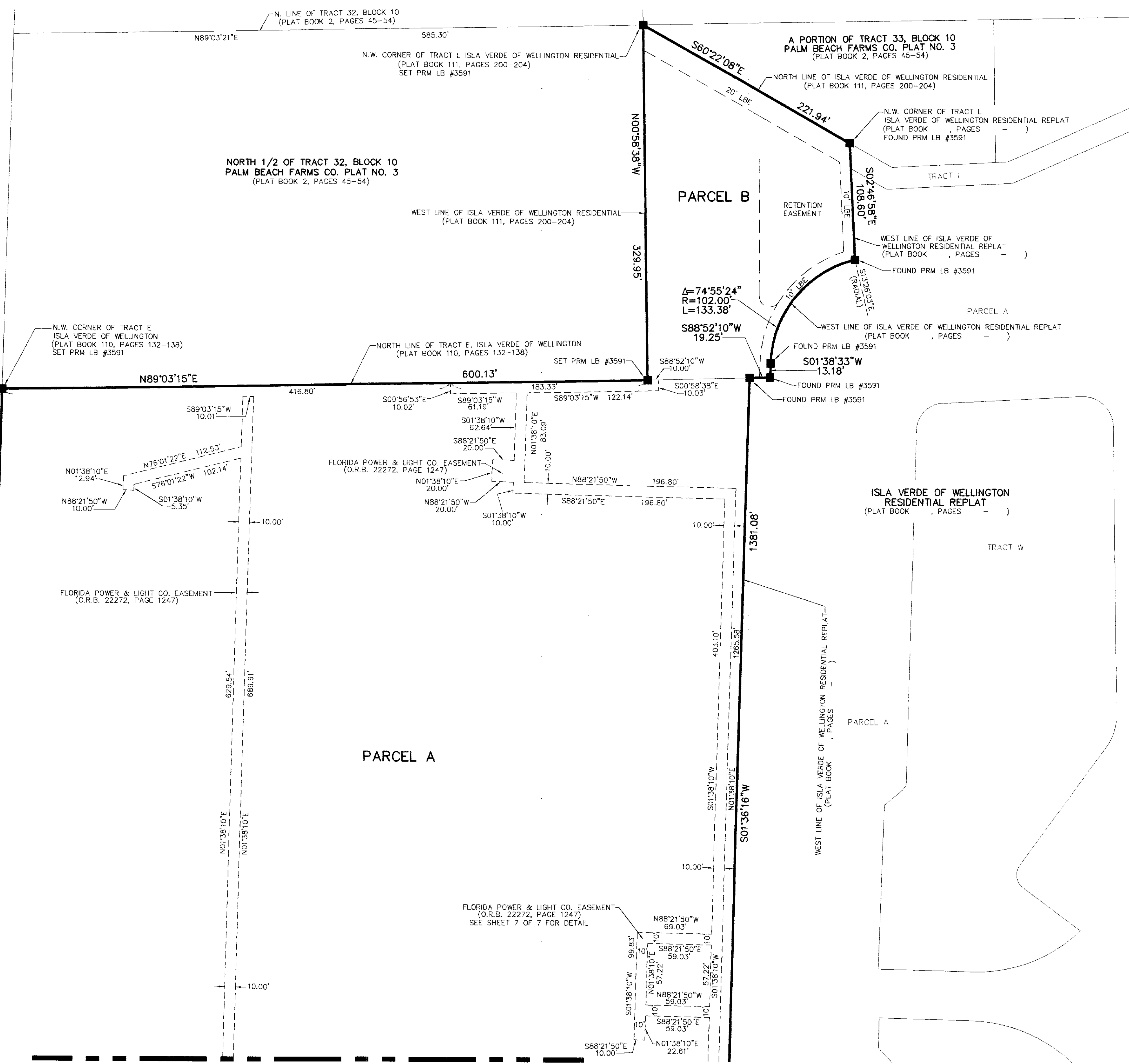
SHARON R. BOCK  
 CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
 DEPUTY CLERK

SHEET 6 OF 7

STATE ROAD NO.7 (U.S.441)

E-1 CANAL  
 QUIT CLAIM DEED 1565, PAGE 508  
 (WIDTH VARIES)  
 W. LINE OF BLOCK 10  
 (PLAT BOOK 2, PAGES 45-54)  
 WEST LINE OF TRACT E, ISLA VERDE OF WELLINGTON  
 (PLAT BOOK 110, PAGES 132-138)  
 25' RIGHT-OF-WAY  
 (PLAT BOOK 2, PAGES 45-54)  
 N01°35'48"E



- SURVEY NOTES:**
- 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.
  - 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 APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°35'48"E ALONG THE WEST LINE OF TRACT E, ISLA VERDE OF WELLINGTON.
  - PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED PRM LB3591.
  - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
  - "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.
  - Q - DENOTES CENTERLINE
  - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
  - UE - DENOTES UTILITY EASEMENT
  - LBE - DENOTES LANDSCAPE BUFFER EASEMENT
  - DE - DENOTES DRAINAGE EASEMENT
  - Δ - DENOTES CENTRAL ANGLE
  - R - DENOTES RADIUS
  - 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

MATCH LINE SHEET 7 OF 7

FLORIDA POWER & LIGHT CO. AND A.T.&T. EASEMENT DETAILS