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COUNTY OF PALM BEACH)
) SS
STATE OF FLORIDA)

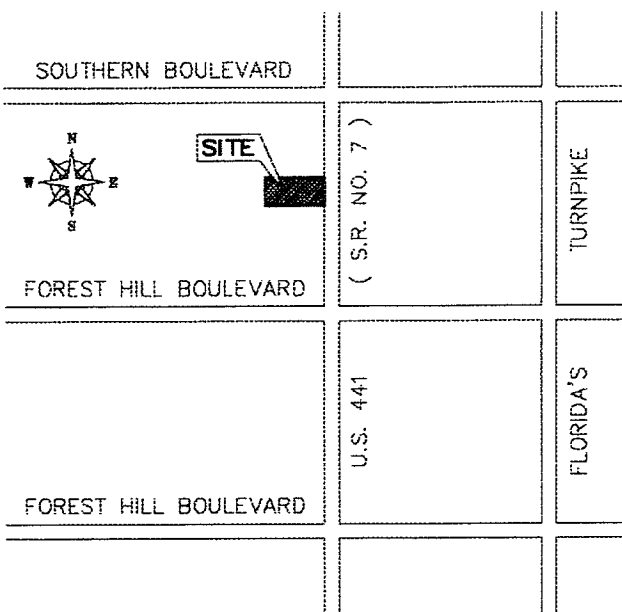
THIS PLAT WAS FILED FOR RECORD
AT ____ M. THIS ____ DAY OF
2012, AND DULY
RECORDED IN PLAT BOOK NO. ____
ON PAGE ____ THRU ____.

CLERK AND COMPTROLLER
BY: _____, D.C.

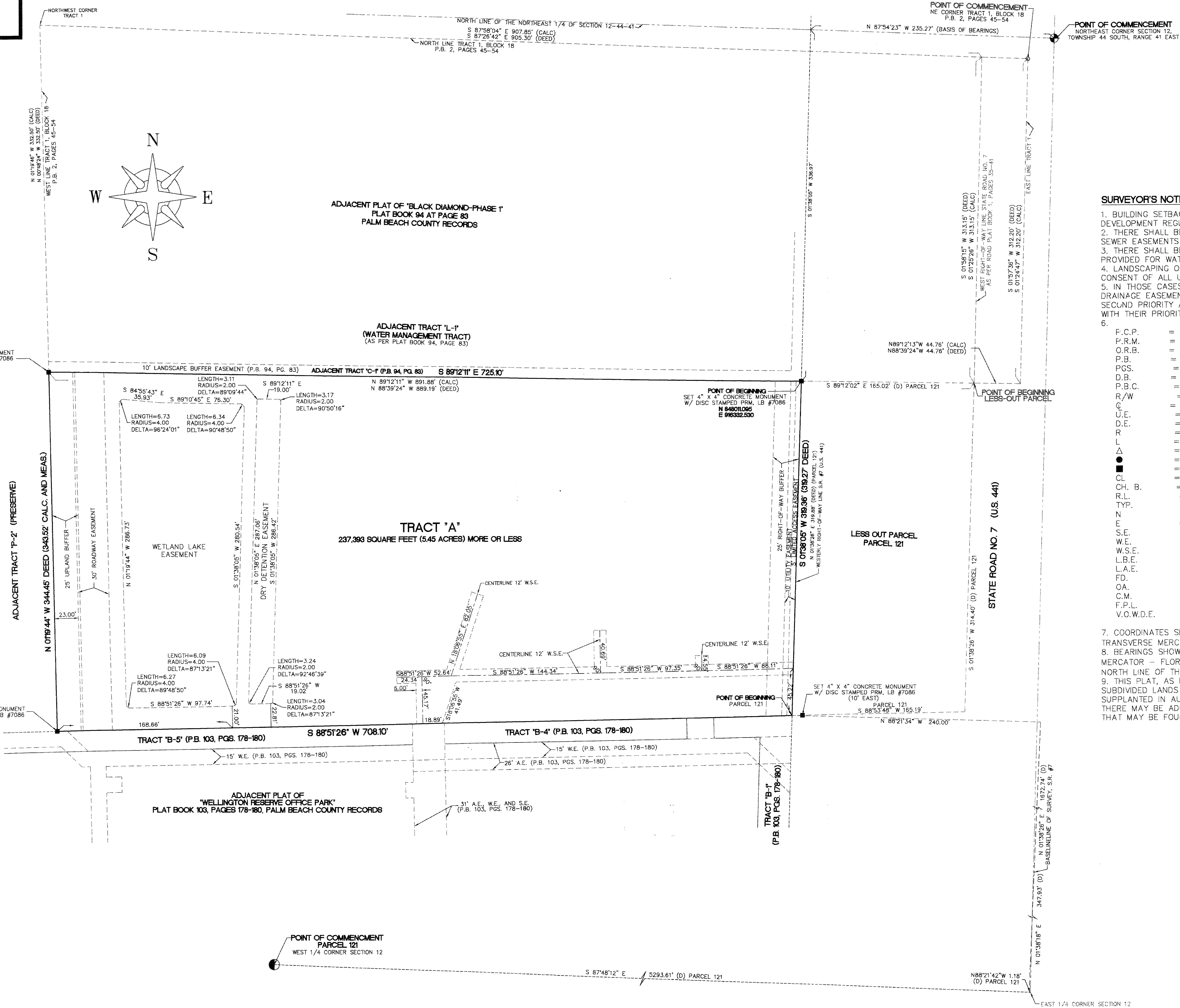
CHEDDAR'S AT WELLINGTON

A REPLAT OF A PORTION OF TRACT 1, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

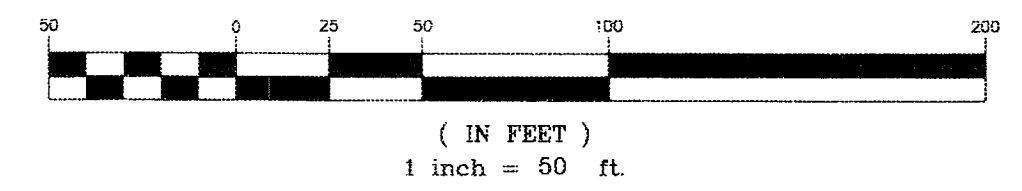
SHEET 2 OF 2 JANUARY 2012



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



SURVEYOR'S NOTES

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON WATER OR SEWER EASEMENTS OR UTILITY EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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.
- 6.

- F.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.G.S. = PAGES
- D.B. = DEED BOOK
- P.B.C. = PALM BEACH COUNTY
- R/W = RIGHT-OF-WAY
- C = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- = DENOTES SET P.C.P. LB#7086
- = DENOTES SET P.R.M. LB#7086
- CL = CHORD LENGTH
- CH. B. = CHORD BEARING
- R.L. = RADIAL LINE
- TYP. = TYPICAL
- N = NORTHING, WHEN USED WITH COORDINATES
- E = EASTING, WHEN USED WITH COORDINATES
- S.E. = SEWER EASEMENT
- W.E. = WATER EASEMENT
- W.S.E. = WATER AND SEWER EASEMENT
- L.A.E. = LANDSCAPE BUFFER EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- FD. = FOUND
- OA. = OVERALL
- C.M. = CONCRETE MONUMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- V.C.W.D.E. = VILLAGE OF WELLINGTON DRAINAGE EASEMENT

7. COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT).
8. 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 NORTH 87°54'23" WEST.
9. 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 THIS COUNTY.

SHEET 2 OF 2

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