

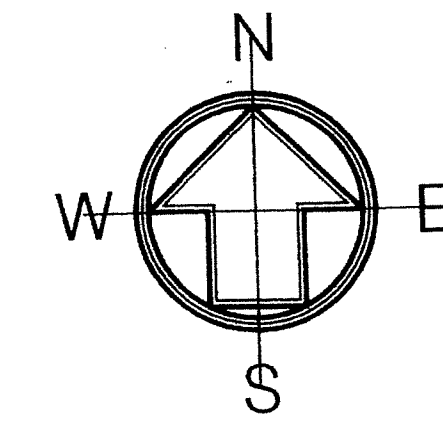
# TRACT J-1, THE FARMS AT EQUESTRIAN CLUB

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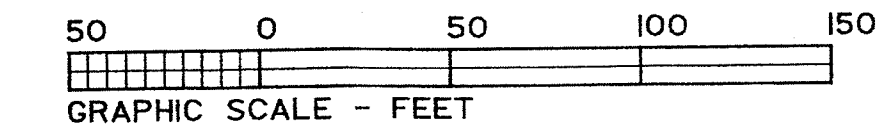
BEING A REPLAT OF TRACT J-1, THE FARMS AT EQUESTRIAN CLUB  
 RECORDED IN PLAT BOOK 98, PAGES 188-190, PALM BEACH COUNTY RECORDS  
 SECTION 22, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON,  
 PALM BEACH COUNTY, FLORIDA

DECEMBER 2016

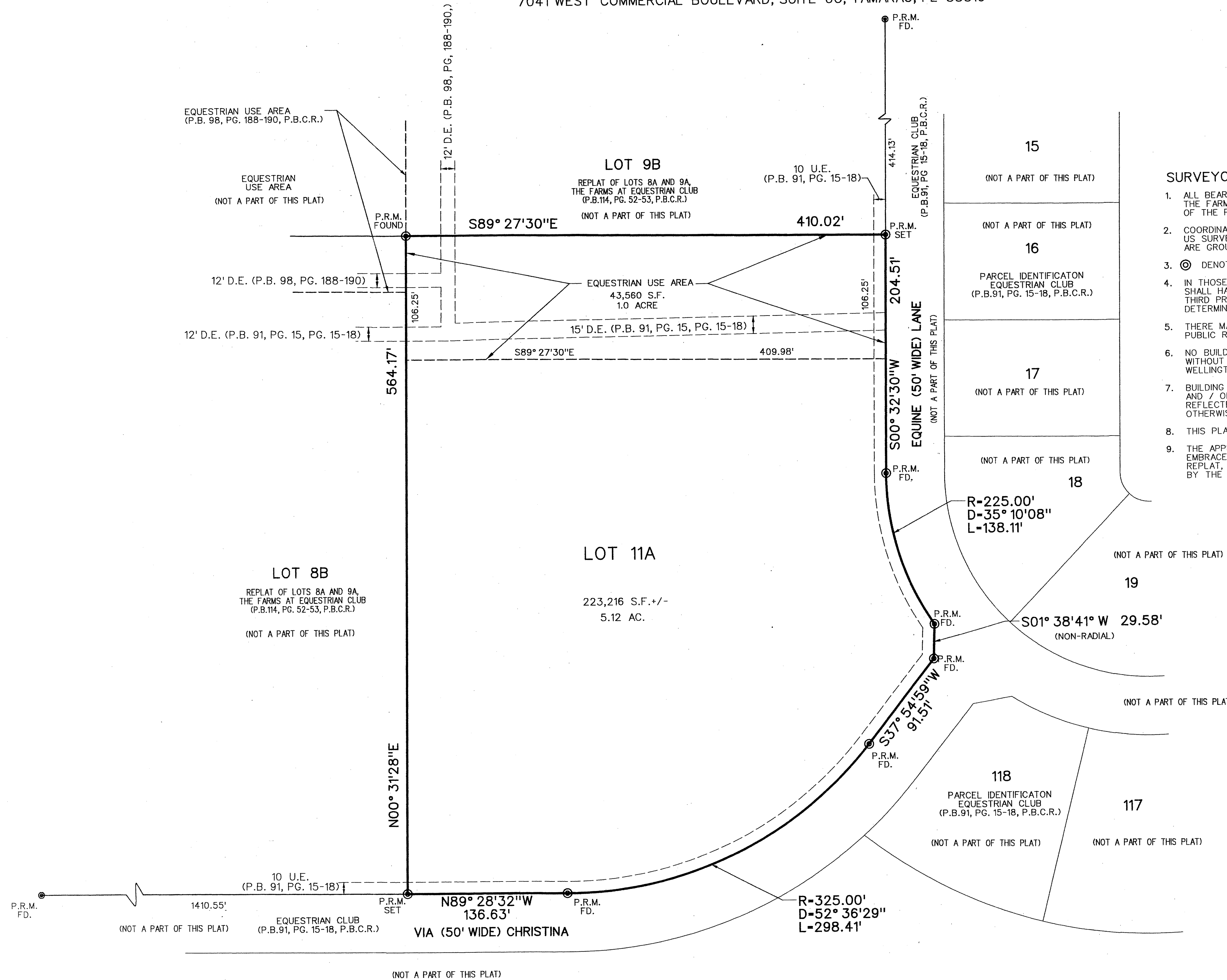
THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI  
 VIC-SCOTT LAND SURVEYING & MAPPING  
 7041 WEST COMMERCIAL BOULEVARD, SUITE 6C, TAMARAC, FL 33319



SCALE: 1"=50'



SHEET 2 OF 2



- SURVEYOR'S NOTES:**
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE SOUTH LINE OF OF TRACT J-1, THE FARMS AT EQUESTRIAN CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 188-190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING N89° 28' 32" W.
  - COORDINATES SHOWN HEREON ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT ZONE - FLORIDA EAST. LINEAR UNIT - US SURVEY FOOT, COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND, SCALE FACTOR - 1.0000375, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
  - ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5108
  - 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.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - NO BUILDING OR ANY KIND OF OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF WELLINGTON APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS AND / OR RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT. CURVELINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
  - THIS PLAT CONTAINS 223,216 SQUARE FEET, MORE OR LESS.
  - THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR A 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.

**ABBREVIATIONS:**

AC.	= ACRES
D.E.	= DRAINAGE EASEMENT
FD.	= FOUND
P.B.C.R.	= PALM BEACH COUNTY RECORDS
PG.	= PAGE
P.B.	= PLAT BOOK
P.R.M.	= PERMANENT REFERENCE MONUMENT
S.F.	= SQUARE FEET
U.E.	= UTILITY EASEMENT

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 CERTIFICATE NO. LB 6893

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