THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. 3591

ISLA VERDE OF WELLINGTON COMMERCIAL REPLAT

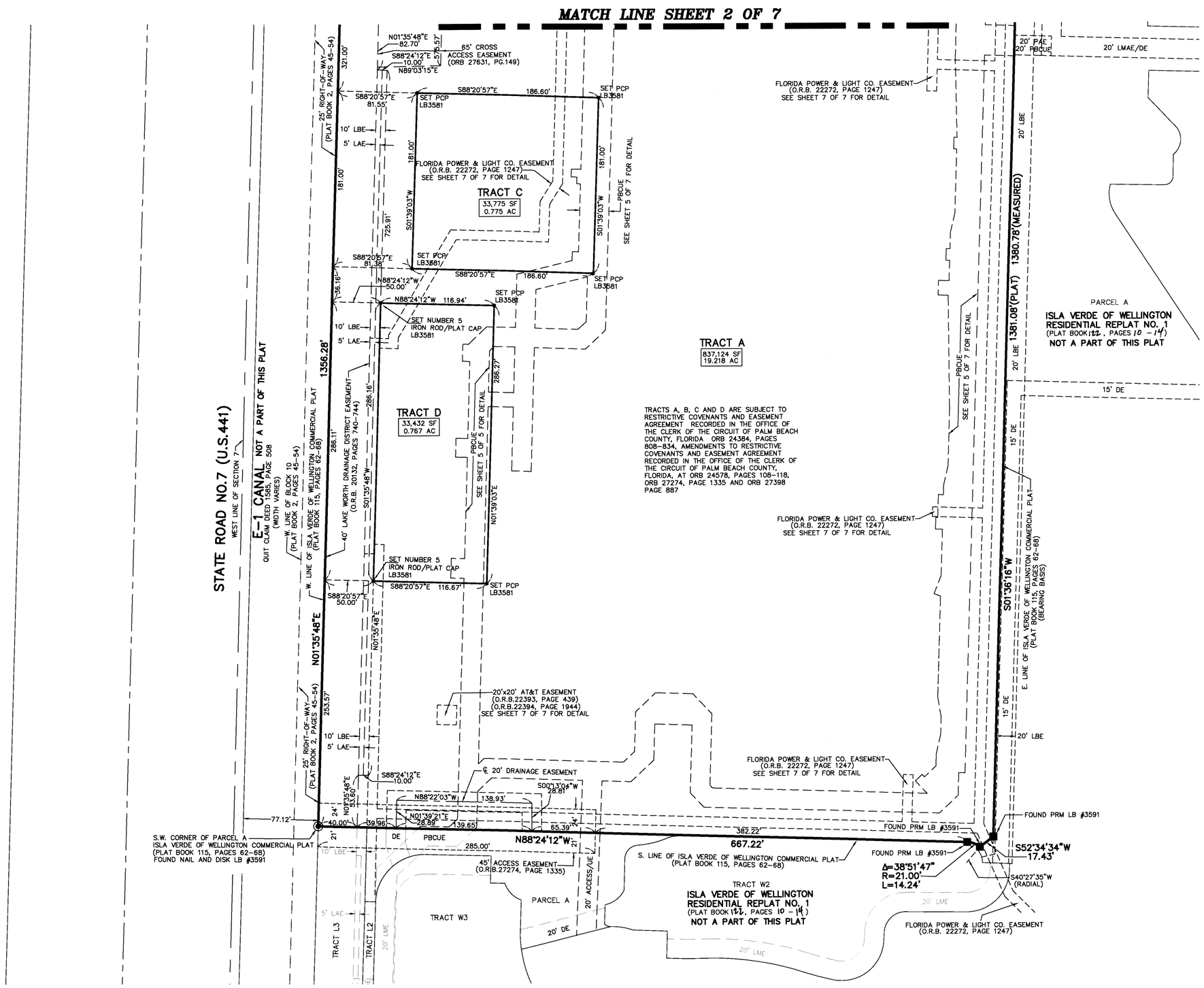
BEING A REPLAT OF PARCEL A, ISLA VERDE OF WELLINGTON COMMERCIAL, AS RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 68
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

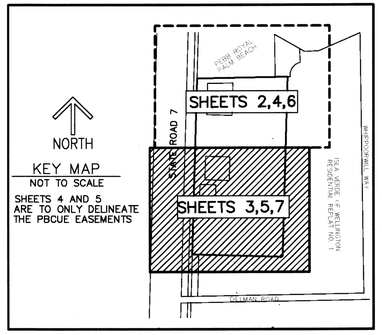
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201__ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 3 OF 7





GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
INTENDED DISPLAY SCALE 1 INCH = 50 FEET

SURVEY NOTES:

1. 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.
3. 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.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S01°36'16"W ALONG THE EAST LINE OF PARCEL A, ISLA VERDE OF WELLINGTON COMMERCIAL PLAT.
5. ■ PRM – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED PRM LB3591.
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
7. "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.
8. ℄ – DENOTES CENTERLINE
9. O.R.B. – DENOTES OFFICIAL RECORDS BOOK
10. UE – DENOTES UTILITY EASEMENT
11. LBE – DENOTES LANDSCAPE BUFFER EASEMENT
12. DE – DENOTES DRAINAGE EASEMENT
13. Δ – DENOTES CENTRAL ANGLE
14. R – DENOTES RADIUS
15. L – DENOTES ARC LENGTH
16. R/W– RIGHT-OF-WAY
17. LAE – DENOTES LIMITED ACCESS EASEMENT
18. LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT
19. PAE – DENOTES PEDESTRIAN ACCESS EASEMENT
20. PBCUE – DENOTES PALM BEACH COUNTY UTILITY EASEMENT
21. LME – LAKE MAINTENANCE EASEMENT
22. PG – PAGE
23. SF – SQUARE FEET
24. AC – ACRES
25. 7-44-42 – SECTION 7 TOWNSHIP 44 SOUTH RANGE 42 EAST