

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

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

112

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 4 OF 7

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

E-1 CANAL NOT A PART OF THIS PLAT
(QUIT CLAIM DEED 1585, PAGE 508
(WIDTH VARIES)

W. LINE OF BLOCK 10
(PLAT BOOK 2, PAGES 45-54)

W. LINE OF ISLA VERDE OF WELLINGTON COMMERCIAL PLAT
(PLAT BOOK 115, PAGES 62-68)

25' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)

W. LINE OF ISLA VERDE OF WELLINGTON COMMERCIAL PLAT
(PLAT BOOK 115, PAGES 62-68)

N01°35'48"E 1356.28'

382.24'

547.02'

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MATCH LINE SHEET 5 OF 7

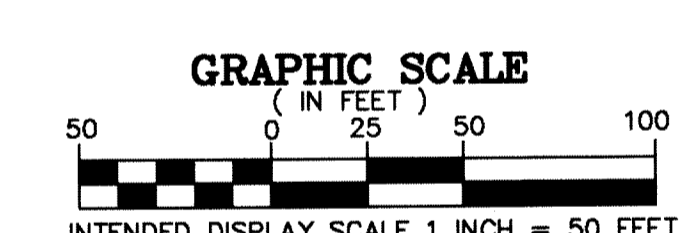
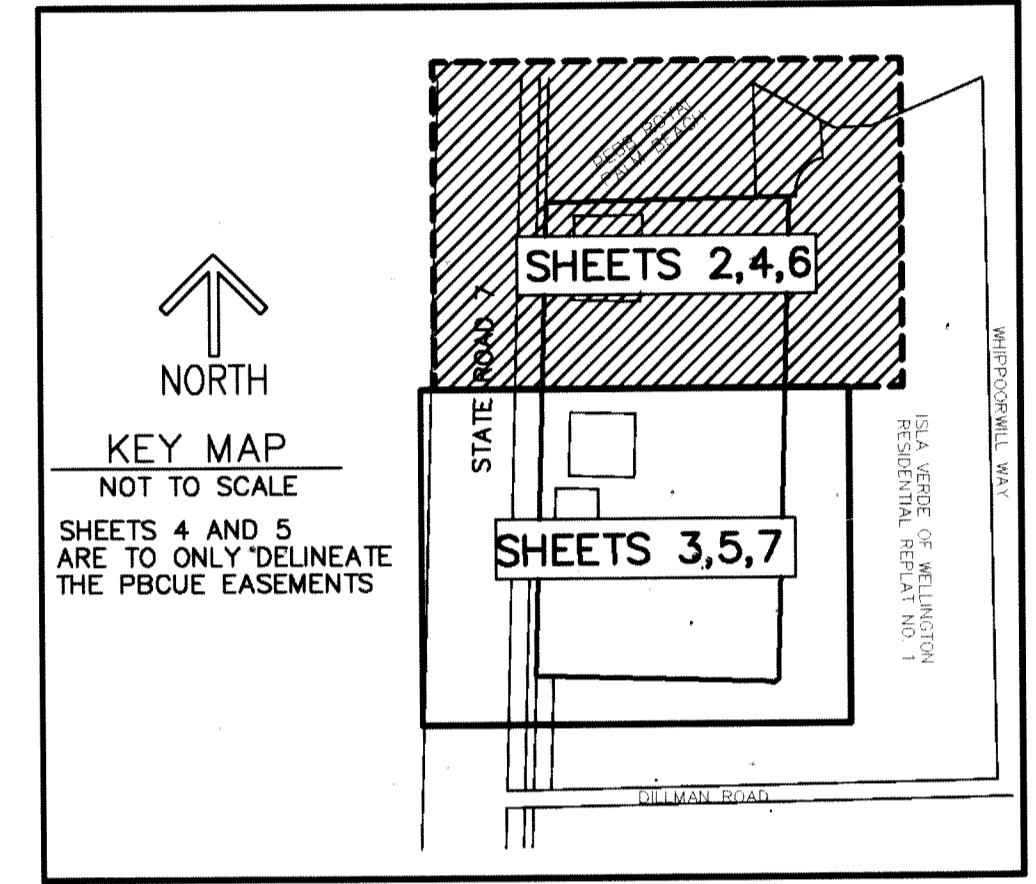
PALM BEACH COUNTY UTILITY EASEMENT DETAIL

A PORTION OF TRACT 33, BLOCK 10
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

ISLA VERDE OF WELLINGTON COMMERCIAL PLAT
NOT A PART OF THIS PLAT

TRACT D
PEBB ROYAL PALM BEACH
(PLAT BOOK 120, PAGES 112-115)
NOT A PART OF THIS PLAT

ISLA VERDE OF WELLINGTON
RESIDENTIAL REPLAT NO. 1
(PLAT BOOK 122, PAGES 10-14)
NOT A PART OF THIS PLAT



- 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 A RECORD PLAT BEARING OF S01°36'16"W ALONG THE EAST LINE OF PARCEL A, ISLA VERDE OF WELLINGTON COMMERCIAL PLAT.
 - PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED PRM LB3591.
 - LINES 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.
 - 6 - 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
 - LME - LAKE MAINTENANCE EASEMENT
 - PG - PAGE
 - SF - SQUARE FEET
 - AC - ACRES
 - 7-44-42 - SECTION 7 TOWNSHIP 44 SOUTH RANGE 42 EAST