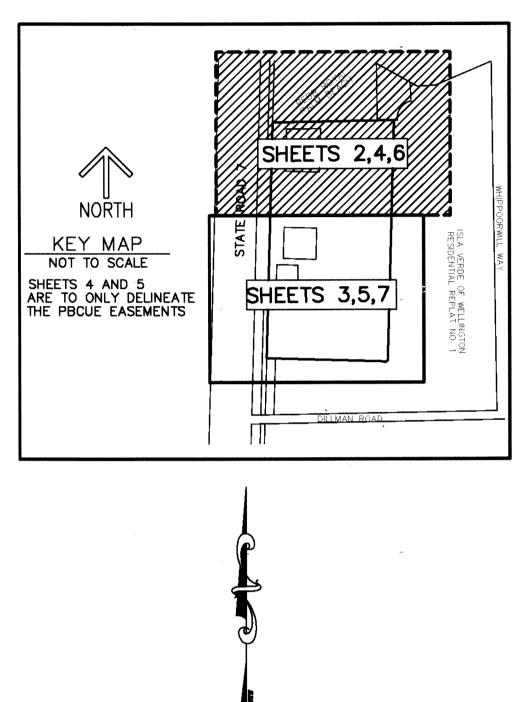
ISLA VERDE OF WELLINGTON COMMERCIAL REPLAT THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SURVEYORS - ENGINEERS - PLANNERS LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. 3591 A PORTION OF TRACT 33, BLOCK 10
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54) TRACT D
PEBB ROYAL PALM BEACH RETENTION EASEMENT (PLAT BOOK 120, PAGES 112-115) NOT A PART OF THIS PLAT /--N. LINE OF ISLA VERDE OF WELLINGTON COMMERCIAL PLAT (PLAT BOOK 115, PAGES 62-68) _N.W. CORNER OF PARCEL A
ISLA VERDE OF WELLINGTON COMMERCIAL PLAT (PLAT BOOK 115, PAGES 62-68) 694.81' (TOTAL) FOUND PRM LB #3591 193.33 S89°03'15"W 122.14' 20' LMAE/DE S00°58'38"E S89'03'15"W S00'56'53"E-FLORIDA POWER & LIGHT CO. EASEMENT— (O.R.B. 22272, PAGE 1247) ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT NO. 1 (PLAT BOOK 122, PAGES 10 -14) NOT A PART OF THIS PLAT 10.00 FLORIDA POWER & LIGHT CO. EASEMENT (O.R.B. 22272, PAGE 1247) STATE 10.00'--FLORIDA POWER & LIGHT CO. EASEMENT-(O.R.B. 22272, PAGE 1247) SEÈ SHEET 7 OF 7 FOR DETAIL 69.03' -10.00' MATCH LINE SHEET 7 OF 7 FLORIDA POWER & LIGHT CO. AND A.T.&T. EASEMENT DETAILS

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ 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 6 OF 7



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. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY

CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.

GRAPHIC SCALE

INTENDED DISPLAY SCALE 1 INCH = 50 FEET

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

"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. ♠ - 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

22. PG - PAGE 23. SF - SQUARE FEET

24. AC - ACRES 25. 7-44-42 - SECTION 7 TOWNSHIP 44 SOUTH RANGE 42 EAST