VININGS AT WELLINGTON

A PARCEL OF LAND IN SECTION 10 AND SECTION 15, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA
COUNTY OF PALM BEACH SS

This Plat was filed for record at _____ M., this _____ day of _____, 199_ and duly recorded in Plat Book No._____ on Pages _____ and_____.

DOROTHY H. WILKEN, CLERK

BY:_____ DC

THIS INSTRUMENT PREPARED BY:
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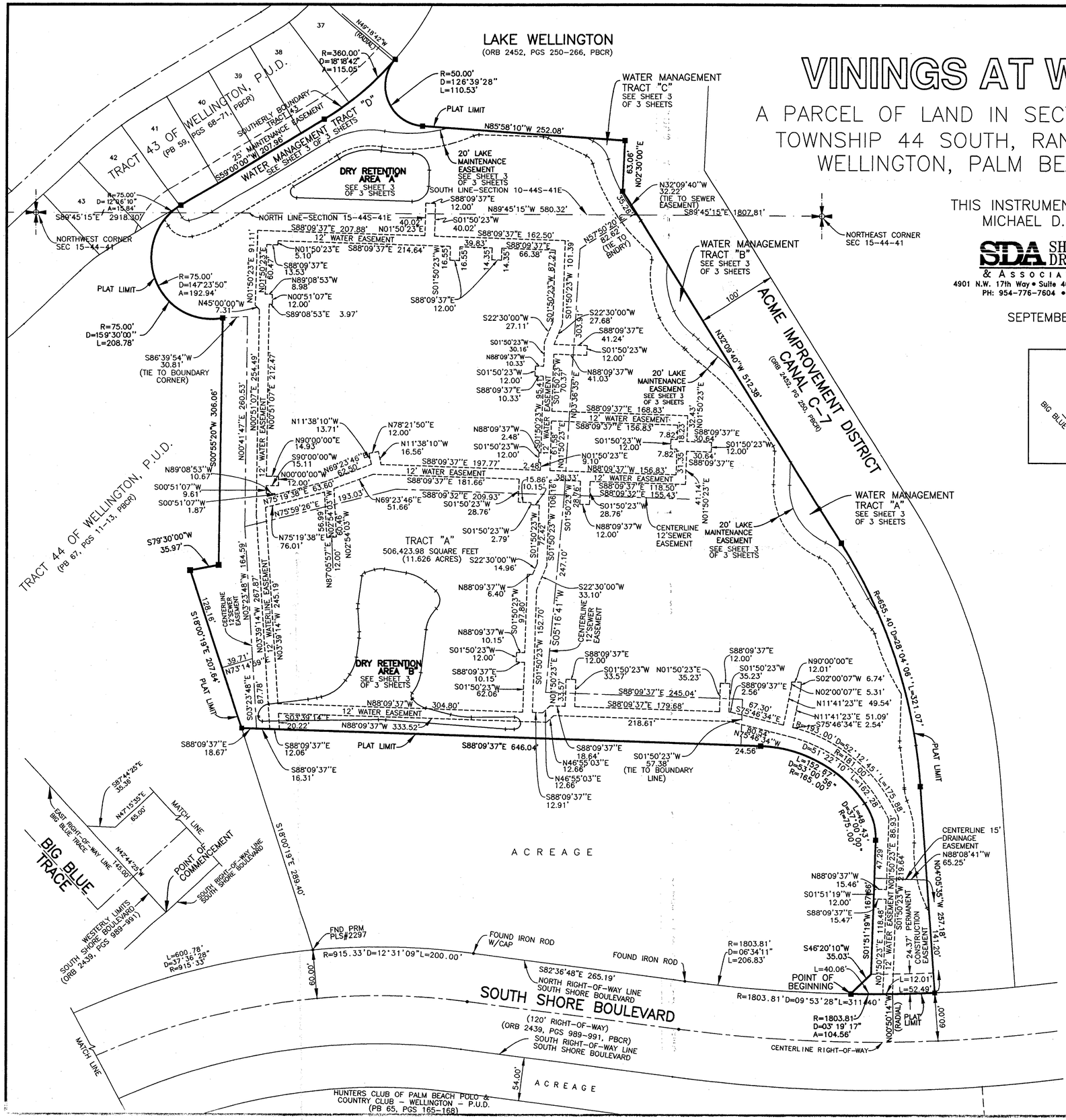
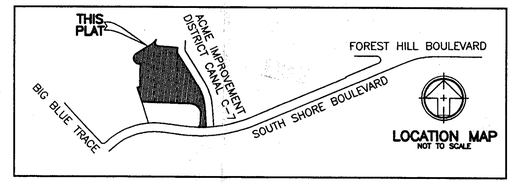
SEPTEMBER, 1996

60 0 60 180
Scale 1" = 60 ft





SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON-PUD, THE SOUTH LINE OF SECTION 10-44-41 IS ASSUMED TO BEAR SOUTH 89°45'17" EAST. THE RIGHT-OF-WAY FOR THE C-7 CANAL AND SOUTH SHORE BOULEVARD ARE BASED UPON THIS ASSUMED BEARING. IN ORDER TO ATTAIN STATE PLANE COORDINATE GRID BEARINGS, THE BEARINGS SHOWN HEREON SHOULD BE ROTATED CLOCKWISE 01°01'33".
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE VILLAGE OF WELLINGTON
4. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
5. PLANTINGS MAY BE PERMITTED IN THE LAKE MAINTENANCE EASEMENT (L.M.E.), HOWEVER, SHOULD THE ACME IMPROVEMENT DISTRICT REQUIRE ACCESS FOR WATER MANAGEMENT PURPOSES, PLANTINGS WILL BE REMOVED AT OWNER'S EXPENSE.
6. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
7. D.E. – DENOTES DRAINAGE EASEMENT.
   ■ – DENOTES PERMANENT REFERENCE MONUMENT (PRM) NO. 3998, UNLESS OTHERWISE NOTED.
   P.B. – DENOTES PLAT BOOK.
   ORB – DENOTES OFFICIAL RECORDS BOOK.
   POB – DENOTES POINT OF BEGINNING.
   POC – DENOTES POINT OF COMMENCEMENT.
   ℄ – DENOTES CENTERLINE.
   U.E. – DENOTES UTILITY EASEMENT.
   R/W – DENOTES RIGHT-OF-WAY.
8. LINES INTERSECTING ARCS ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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