

# BLACK DIAMOND - PHASE 2

## A Planned Unit Development

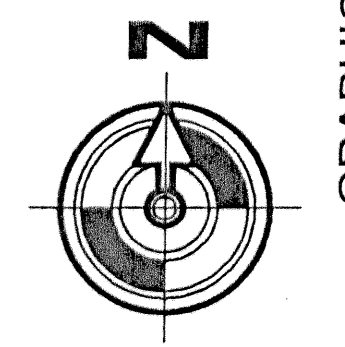
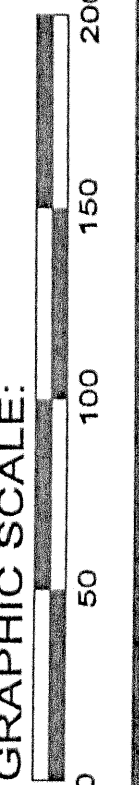
A portion of the Southeast 1/4 of Section 1, Township 44 South, Range 41 East, and a portion of the Northwest 1/4 of Section 12, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

This Instrument Prepared by Thomas R. Pallicko of  
**HAGER PALBUCKE AND ASSOCIATES, INC.**  
 Professional Land Surveyors Certificate of Authorization No. 6772  
 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
 Phone: (561) 365-3600 Fax: (561) 365-2237 E-Mail: thwajh@bellsouth.net  
**SEPT. 2002**

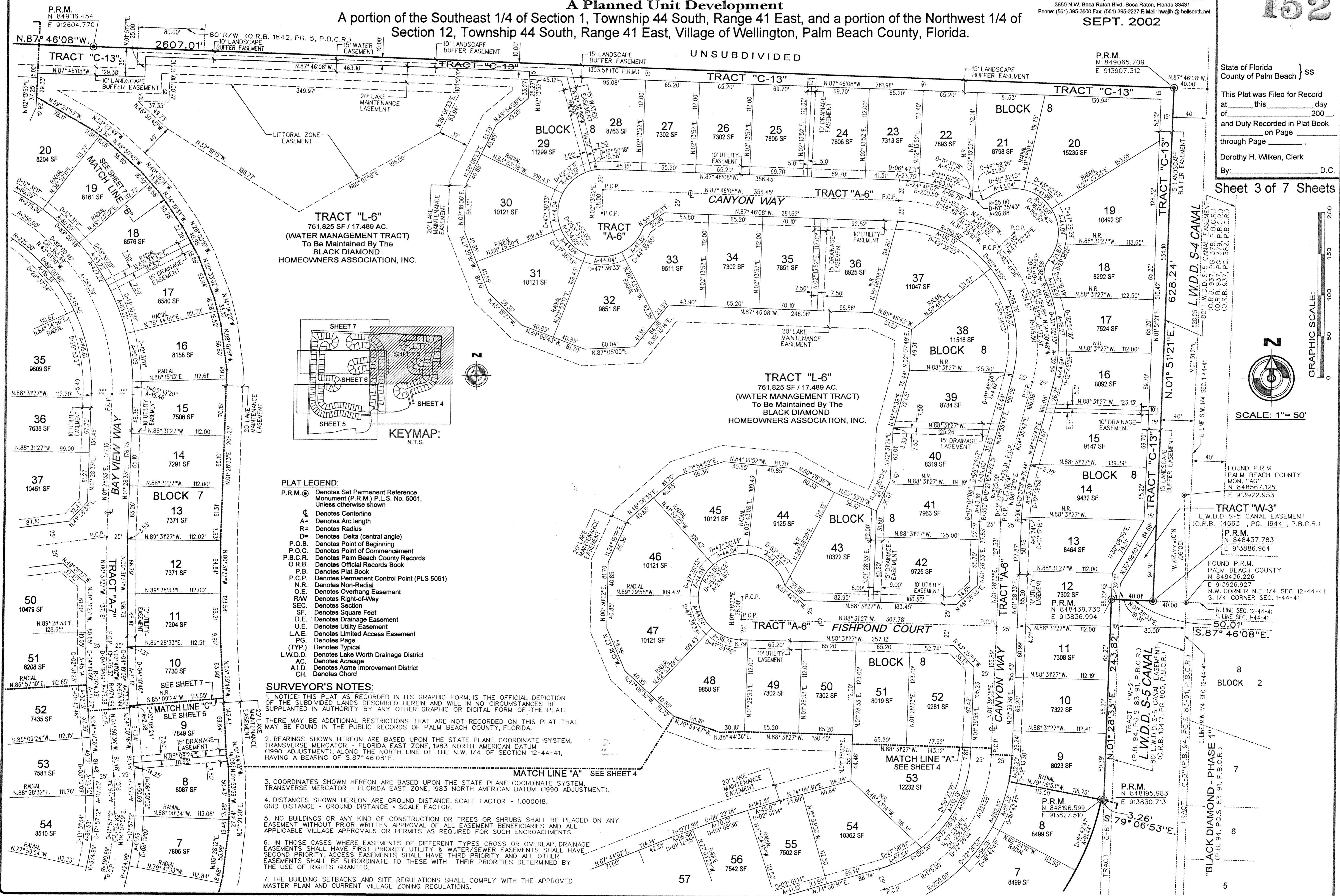
152

State of Florida  
 County of Palm Beach } ss  
 This Plat was Filed for Record  
 at \_\_\_\_\_ this \_\_\_\_\_ day  
 of \_\_\_\_\_ 200\_\_\_\_  
 and Duly Recorded in Plat Book  
 \_\_\_\_\_ on Page \_\_\_\_\_  
 through Page \_\_\_\_\_  
 Dorothy H. Wilken, Clerk  
 By: \_\_\_\_\_ D.C.

Sheet 3 of 7 Sheets



SCALE: 1" = 50'

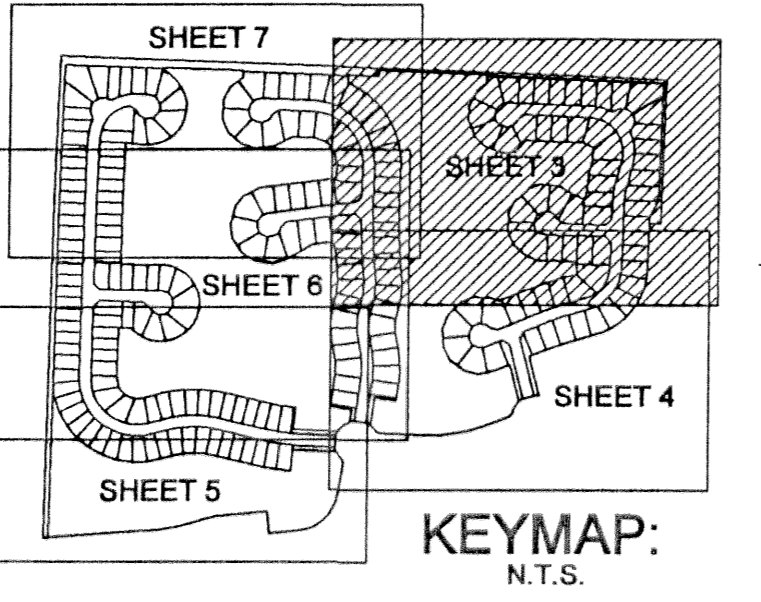


**TRACT "L-6"**  
 761,825 SF / 17.489 AC.  
 (WATER MANAGEMENT TRACT)  
 To Be Maintained By The  
**BLACK DIAMOND**  
 HOMEOWNERS ASSOCIATION, INC.

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- PLAT LEGEND:**
- P.R.M. (●) Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5061, Unless otherwise shown
  - Denotes Centerline
  - A= Denotes Arc length
  - R= Denotes Radius
  - Δ Denotes Delta (central angle)
  - P.O.B. Denotes Point of Beginning
  - P.O.C. Denotes Point of Commencement
  - P.B. Denotes Palm Beach County Records
  - O.R.B. Denotes Official Records Book
  - P.B. Denotes Plat Book
  - P.C.P. Denotes Permanent Control Point (PLS 5061)
  - N.R. Denotes Non-Radial
  - O.E. Denotes Overhang Easement
  - R.W. Denotes Right-of-Way
  - SEC. Denotes Section
  - Denotes Square Feet
  - D.E. Denotes Drainage Easement
  - U.E. Denotes Utility Easement
  - L.A.E. Denotes Limited Access Easement
  - PG. Denotes Page
  - (TYP.) Denotes Typical
  - L.W.D.D. Denotes Lake Worth Drainage District
  - AC. Denotes Acreage
  - A.I.D. Denotes Acme Improvement District
  - CH. Denotes Chord

- SURVEYOR'S NOTES:**
1. 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, FLORIDA.
  2. BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM (1980 ADJUSTMENT) ALONG THE NORTH LINE OF THE N.W. 1/4 OF SECTION 12-44-41, HAVING A BEARING OF S.87°46'08"E.
  3. COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT).
  4. DISTANCES SHOWN HEREON ARE GROUND DISTANCE. SCALE FACTOR = 1.000018. GRID DISTANCE = GROUND DISTANCE \* SCALE FACTOR.
  5. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
  6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY & WATER/SEWER EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.
  7. THE BUILDING SETBACKS AND SITE REGULATIONS SHALL COMPLY WITH THE APPROVED MASTER PLAN AND CURRENT VILLAGE ZONING REGULATIONS.



FOUND P.R.M. PALM BEACH COUNTY MON. "AG" N 848567.125 E 913922.953  
**TRACT "W-3"**  
 L.W.D.D. S-5 CANAL EASEMENT  
 (O.R.B. 14663, PG. 1944, P.B.C.R.)  
 P.R.M. N 848437.783 E 913886.964  
 FOUND P.R.M. PALM BEACH COUNTY N 848436.226 E 913926.927  
 N.W. CORNER N.E. 1/4 SEC. 12-44-41 S. 1/4 CORNER SEC. 1-44-41  
 N LINE SEC. 12-44-41 S. LINE SEC. 1-44-41 50.01'  
**TRACT "W-2"**  
 (P.B. 94, PGS. 85-91, P.B.C.R.)  
 L.W.D.D. S-5 CANAL EASEMENT  
 (O.R.B. 10417, PG. 805, P.B.C.R.)  
 P.R.M. N 848195.983 E 913830.713  
 P.R.M. N 848196.599 E 913827.510  
**BLACK DIAMOND - PHASE 1**  
 (P.B. 94, PGS. 83-91, P.B.C.R.)