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. Palbicke of
HAGER PALBICKE AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwajln @ bellsouth.net

SEPT. 2002

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State of Florida } ss
County of Palm Beach }

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.

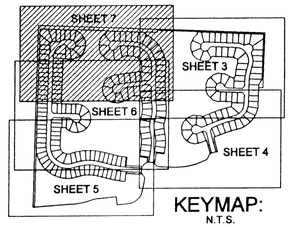
KEYMAP:
N.T.S.

SCALE: 1"= 50'

GRAPHIC SCALE:
0 50 100 150 200

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
D=	Denotes Delta (central angle)
P.O.B.	Denotes Point of Beginning
P.O.C.	Denotes Point of Commencement
P.B.C.R.	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
SF.	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



UNSUBDIVIDED

P.R.M.
N 849167.202
E 911302.226

P.R.M.
N 849116.454
E 912604.770

80' R/W
(O.R.B. 1842, PG. 5, P.B.C.R.)

N.87° 46'08"W. 2607.01'

TRACT "C-13"

A.I.D. C-28 CANAL
(ACME IMPROVEMENT DISTRICT)

W. LINE S.W. 1/4 SEC. 1-44-41

S.01° 49'59"W. 628.25'

TRACT "A-8"

TRACT "A-7"

BAY VIEW WAY

KEYSTONE COURT

OLD HAMMOCK WAY

TRACT "L-6"
761,625 SF 17.489 AC.
(WATER MANAGEMENT TRACT)
To Be Maintained By The
BLACK DIAMOND
HOMEOWNERS ASSOCIATION, INC.

TRACT "L-7"
887,590 SF / 20.376 AC.
(WATER MANAGEMENT TRACT)
To Be Maintained By The
BLACK DIAMOND
HOMEOWNERS ASSOCIATION, INC.

LITTORAL ZONE EASEMENT

MATCH LINE "B"
SEE SHEET 3

MATCH LINE "D"
SEE SHEET 6

N. 848562.089
E 911252.498
FOUND P.R.M.
PALM BEACH COUNTY
MONUMENT
"TWO PIPES"

N. 848539.267
E 911282.129
P.O.B.
N.W. CORNER
SEC. 12-44-41
S.W. CORNER
SEC. 1-44-41
FOUND P.R.M.
PALM BEACH
COUNTY

S.01° 23'26"W. 1479.70

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 (1990 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.