PERIMETER
SURVEYING & MAPPING
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NORTH
0 100' 200'
GRAPHIC SCALE

A PORTION OF THE ORANGE POINT P.U.D.

WELLINGTON PRESERVE

A PORTION OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41, EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

DECEMBER 2003

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SHEET 4 OF 7

SEE SHEET 3
MATCH LINE
MATCH LINE
SEE SHEET 5

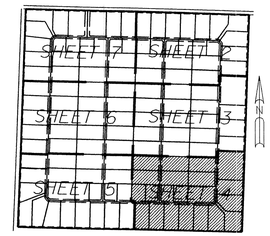
S88°23'19"E 653.52' | S88°23'19"E 653.59'
70' | 30' 30' | 60' | 45' | 45'
140' DRAINAGE EASEMENT
LASSO WAY
N02°04'30"E 349.51'
9 228406 SF | 15 228406 SF | 9 228430 SF
10' U.E.
S88°23'19"E 653.52' | S88°23'19"E 653.59'
N02°04'30"E 334.01'
10 218276 SF | 14 218276 SF | 10 218300 SF
120' INGRESS-EGRESS EASEMENT
90' DRAINAGE EASEMENT
WELLINGTON PRESERVE BOULEVARD
S88°23'19"E 653.52' | S88°23'19"E 653.59'
324.91' | 328.61' | 323.83' | 329.69'
N02°04'30"E 414.68' | N02°04'30"E 412.99'
S01°36'41"W 415.51' | S01°36'41"W 413.82'
12 135842 SF | 11 135704 SF | 13 134840 SF | 12 135601 SF | 11 267271 SF
90' DRAINAGE EASEMENT
N02°04'30"E 343.00'
N87°55'30"W 635.00'
R=25.00' L=39.27' D=90°00'00"
455.00'
TRACT B 435610 SF
20' LAKE MAINTENANCE EASEMENT
596.00'
686.00'
100'
30'
17 217805 SF
N87°55'30"W 635.00'
N02°04'30"E 312.36'
137.19'
10' U.E.
R=100.00' L=156.01' D=89°23'17" CHB=N46°46'08"E CH=140.66'
L=12.93' D=07°24'37"
120' INGRESS-EGRESS EASEMENT
18 217858 SF
25' DRAINAGE BERM AND LANDSCAPE BUFFER EASEMENT
387.99'
S43°20'47"E 318.95' N.R.
S43°20'47"E 346.93' N.R.
N87°55'30"W 394.40'
"HOMELAND" (P.B. 33 PGS. 111-117)
100' ACME DRAINAGE DISTRICT RIGHT-OF-WAY (D.B. 1037 PG. 686)
S02°04'30"W 5112.47'
S02°04'30"W 5342.22' (BASIS OF BEARINGS) EAST LINE SECTION 34-44-41
PLAT LIMITS
LESS OUT - PARCEL 2

S88°32'13"E 328.28' | S88°32'13"E 325.25' | S88°32'13"E 327.19' | S88°32'13"E 326.35' | S88°32'13"E 554.67'
343.00'
270.76' | 271.58'
S43°13'25"E 354.54'
N46°46'08"E 35.47'
WELLINGTON PRESERVE BOULEVARD
62.84' | L=78.62' D=45°02'50"
L=64.46' D=35°55'48"
S43°20'47"E 318.95' N.R.
S43°20'47"E 346.93' N.R.
25' DRAINAGE BERM AND LANDSCAPE BUFFER EASEMENT
378.11'
411.92'
N88°32'13"W 5199.31'
100' ACME DRAINAGE DISTRICT RIGHT-OF-WAY (D.B. 1037 PG. 686)
LESS OUT - PARCEL 3
N88°32'13"W 5349.57'
SOUTH LINE SECTION 34-44-41
UNPLATTED
GOVERNMENT LOT 3
TOWNSHIP 44½S. RANGE 41E.
34 35

BLOCK C
BLOCK D
BLOCK A

N02°04'30"E 349.37' 90' DRAINAGE EASEMENT
10' U.E.
45'
S01°36'41"W 415.51'
12 135842 SF
11 135704 SF
13 134840 SF
12 135601 SF
11 267271 SF
N02°04'30"E 414.68'
S01°36'41"W 413.82'
N02°04'30"E 412.99'
N02°04'30"E 312.36'
10' U.E.
45' 45'
120' INGRESS-EGRESS EASEMENT
N87°55'30"W 635.00'
30' 30' | 60'
343.00'
N01°27'47"E 635.00'
90' DRAINAGE EASEMENT
25 217805 SF
24 217805 SF
23 217805 SF
22 217805 SF
21 217805 SF
20 217833 SF
19 218014 SF
N01°27'47"E 418.22'
476.39'
100'

KEY MAP
NOT TO SCALE



LEGEND:

⊙	-	SET P.R.M. (UNLESS OTHERWISE NOTED)- ALUMINUM DISK IN 4"X4" CONC. MON. STAMPED "LB7264
○	-	P.C.P.
℄	-	CENTERLINE

ABBREVIATIONS;

CH	-	CHORD
CHB	-	CHORD BEARING
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
D.B.	-	DEED BOOK
D.E.	-	DRAINAGE EASEMENT
L	-	ARCLENGTH
L.B.	-	LICENSED BUSINESS
L.M.E.	-	LAKE MAINTENANCE EASEMENT
L.A.E.	-	LAKE ACCESS EASEMENT
L.S.	-	LICENSED SURVEYOR
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
N.R.	-	NON-RADIAL
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
PG.	-	PAGE
P.C.P.	-	PERMANENT CONTROL POINT
P.R.M.	-	PERMANENT REFERENCE MONUMENT
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
P.U.D.	-	PLANNED UNIT DEVELOPMENT
R	-	RADIUS
R/W	-	RIGHT-OF-WAY
SEC.	-	SECTION
S.F.	-	SQUARE FEET
U.E.	-	UTILITY EASEMENT

SOUTHEAST CORNER
SECTION 34-44-41
FOUND½" I.R.C. •LB2936
SET IN SAME POSITION
AS ORIGINAL WOOD POST
(FOUND PALM BEACH COUNTY
BRASS DISK IN CONC.
MONUMENT- 0.15' N. 2.2'E.)