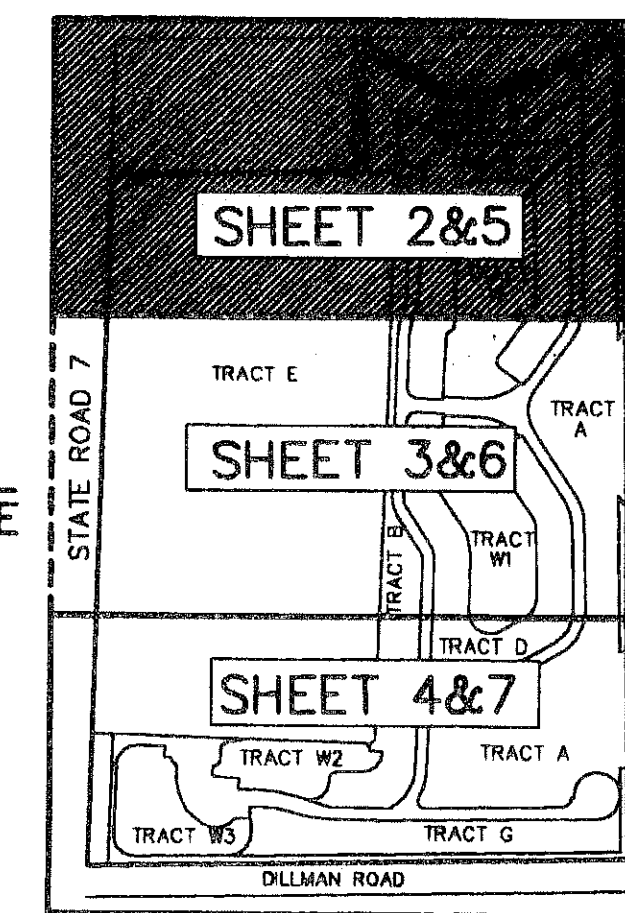


THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JULY - 2007

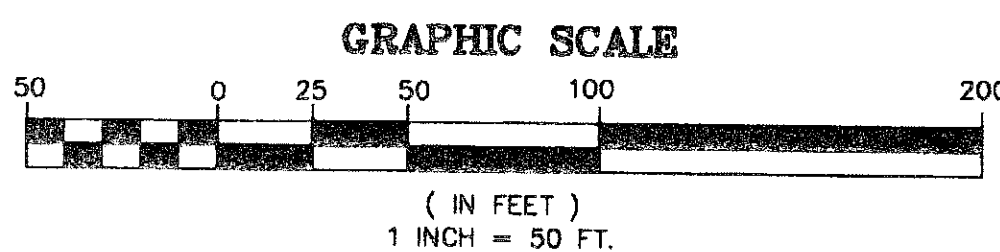
# ISLA VERDE OF WELLINGTON

BEING A REPLAT OF A PORTION OF TRACTS 32, 33, 44, BLOCK 10, TOGETHER WITH ALL OF TRACTS 43 THROUGH 48, BLOCK 10, ALL OF THE PALM BEACH FARMS CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA



133

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2007 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_  
DEPUTY CLERK

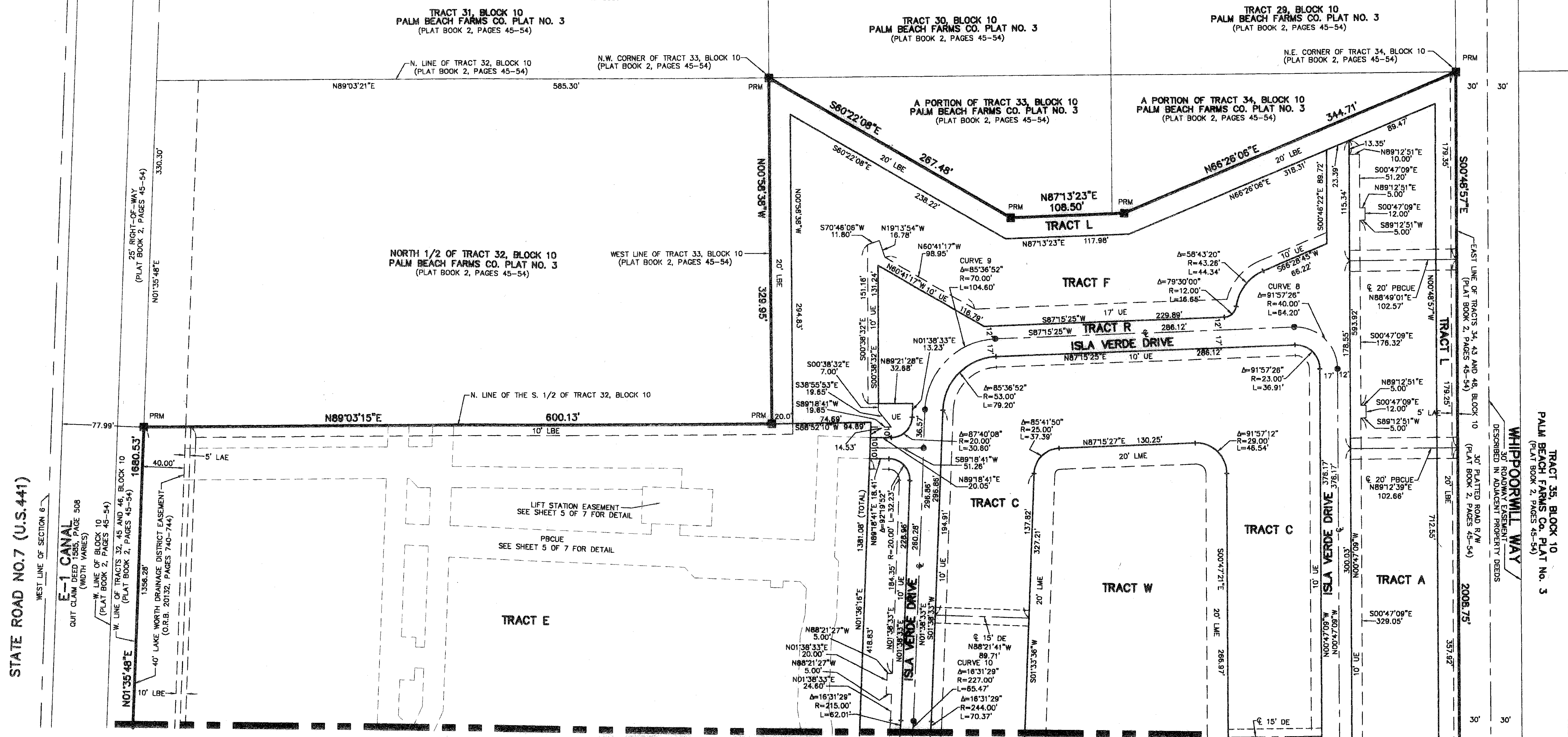


**SURVEY NOTES:**

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS.
- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S89°03'05"W ALONG THE SOUTH LINE OF TRACTS 46-48, BLOCK 10, PALM BEACH FARMS CO. PLAT NO.3
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- NO. - DENOTES NUMBER
- ⊙ - DENOTES CENTERLINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- UE - DENOTES UTILITY EASEMENT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- LMAE - DENOTES LAKE MAINTENANCE ACCESS 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
- PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- ⊙ - INDICATES PERMANENT CONTROL POINT
- NAIL AND DISK STAMPED C&W PCP LB 3591

**CURVE DATA**

CURVE No.	CHORD BEARING	CHORD DISTANCE
1	N81°27'18"W	87.53'
2	S80°22'08"E	97.33'
3	N37°07'49"E	137.03'
4	N78°18'41"E	47.52'
5	N30°00'55"E	102.98'
6	N17°10'17"W	75.87'
7	N17°55'20"E	80.83'
8	N46°45'52"W	57.63'
9	S44°26'59"W	95.13'
10	N09°54'18"E	85.24'
11	S09°53'27"W	28.79'
12	S15°51'35"E	41.44'
13	N15°50'56"W	24.04'



MATCH LINE SHEET 3 OF 7

TRACT 35, BLOCK 10  
PALM BEACH FARMS CO. PLAT NO. 3  
(PLAT BOOK 2, PAGES 45-54)

WHIPPOORWILL WAY  
DESCRIBED IN AN ADJACENT INSTRUMENT DEEDS

30' PLATTED ROAD R/W  
(PLAT BOOK 2, PAGES 45-54)  
2008.75'