LIFE COVENANT CHURCH, WELLINGTON CAMPUS

A REPLAT OF A PORTION OF TRACTS 6, 7 AND 8, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

FEBRUARY 2011

45

State of Florida } SS
County of Palm Beach }

THIS PLAT WAS FILED FOR RECORD AT _____ M.

THIS ____ DAY OF _____ A.D. 2011 AND DULY RECORDED

IN PLAT BOOK _____ ON PAGES _____ THROUGH _____.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 3 SHEETS

TRACT 3, BLOCK 26
PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

TRACT 2, BLOCK 26
PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

TRACT 1, BLOCK 26
PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

TRACT 6, BLOCK 26
PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

TRACT 7, BLOCK 26
PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

TRACT 8, BLOCK 26
PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

N 836637.4001
E 914840.1798

S 88°05'50" E 1142.41'

292.41'

N01°51'58"E 45.45'

N88°08'02"W 203.30'

189.40'

N86°26'42"W 165.63'

℄ 12' W.E.
N86°55'00"W 199.13'

280.00'

60.00'

Found Iron Rod & Cap P.B. 4396 On Line

60' Storm Water Easement (O.R.B. 10933, PG. 1497, P.B.C.R.)

Westerly R/W Line

247.00'

N 836599.4190
E 915981.9979

Corner Not Found
N 837607.3350
E 916255.5390

13 18 24 19

Easterly R/W Line

5' L.B.E.

6.00'

13.90'

6.00'

6.00'

N 01°07'56" W 316.52'

N 01°08'07" W 170.62'

℄ 12' W.E.
S01°08'22"E 239.96'

TRACT "A"
8.58 Acres

20' Water & Sewer Easement (O.R.B. 10933, Pg. 1498, P.B.C.R.) Portion Lying Within This Plat Abandoned Per (O.R.B. 23431, Pg. 513, P.B.C.R.)

℄ 12' W.E.
S88°53'38"W 33.89'

℄ 12' W.E.
N88°54'02"E 33.74'

11.45'

57.90'

℄ 12' W.E.
S89°59'52"W 33.25'

20' L.M.E.

S89°05'59"E 43.20'

R=21.00'
Δ=106°19'44"
L=38.97'

R=170.00'
Δ=49°09'24"
L=145.85'

225.00'

Roadway Easement (O.R.B. 10933, PG. 1503, P.B.C.R.)

37.00'

12' U.E.

25' L.B.E.

S89°59'51"W 37.96'

N67°30'09"W 86.53'

N45°00'09"W 20.01'

225.00'

355.00'

℄ 12' W.E.
N01°53'57"E 129.22'

S01°53'57"W

U.S. HIGHWAY 441
(STATE ROAD 7)
247' R/W per Section 93210-2519
Florida Department of Transportation
Right-of Way Map
(O.R.B. 9163, PG. 985, P.B.C.R.)
(O.R.B. 9261, PG. 501, P.B.C.R.)

East Line Section 24-44-41
N02°00'28"E 1358.87'

R=178.00'
Δ=37°40'00"
L=162.06

R=80.00'
Δ=19°22'28"
L=27.05'

TRACT "B"
(Water Management Tract)
(Lake)
1.42 Acres
(For Littoral Zones/Filter Marsh Areas)
(See "Detail" Sheet 3)

280.00'

R=5.00'
Δ=82°15'11"
L=7.18'
S01°53'57"W 61.21'

6.00'

6.00'

25' L.B.E.

20' L.M.E.

37.00'

R=30.00'
Δ=88°59'49"
L=47.12'

R=30.00'
Δ=88°58'09"
L=45.54'

℄ 12' W.E.
N88°06'03"W 6.00'

12' U.E.

S86°52'02"W 291.63'

N64°22'40"W 93.30'(Tie)

N42°54'50"W 21.46'

361.75'

402.74'

49.25'

POINT OF BEGINNING

N88°52'02"E 237.74'(Tie)

N 836244.6146
E 913970.1778

N01°53'57"E 66.09'
Westerly R/W Line

S01°53'57"W 415.00'

S88°51'53"W 25.98'

R=53.17'
Δ=85°53'33"
L=79.71'

N01°08'07"W 101.80' (Display)

S88°52'40"W 13.57'

N01°08'07"W 17.85'

5' L.B.E.

60.00'

20.00'

60' Storm Water Easement (O.R.B. 10933, PG. 1487, P.B.C.R.)

20' Water & Sewer Easement (O.R.B. 10933, Pg. 1498, P.B.C.R.) Portion Lying Within This Plat Abandoned Per (O.R.B. 23431, Pg. 513, P.B.C.R.)

5' L.B.E.

21.00'

26.00'

611.87'

10' L.B.E.

S 88°52'02" W 1122.03'

20' Water & Sewer Easement (O.R.B. 10933, PG. 1493, P.B.C.R.)

N 836222.4808
E 914848.3861

98.00'

15' FP&L Easement (O.R.B. 3655, Pg. 654, P.B.C.R.)

TRACT C
OAKMONT ESTATES P.U.D.
(P.B. 106, PG. 2-9, P.B.C.R.)

99.00'

S 88°52'02" W 1050.18'

TRACT "O-4"
(P.B. 78, PG. 92-95, P.B.C.R.)

TRACT "O-S-2"
(P.B. 78, PG. 92-95, P.B.C.R.)

South Line Tracts 6-8, Block 26 (P.B. 2, PG. 45-54, P.B.C.R.)

Found Concrete Monument & Disc "LB 5019" 0.07' North 0.6' West

15.00'

20' Buffer Easement (P.B. 78, PG. 92-95, P.B.C.R.

12' Drainage Easement (P.B. 78, PG. 92-95, P.B.C.R.

North Boundary WHITEHORSE ESTATES PLAT 2 (Basis of Bearings)

66' Ingress/Egress Easement (O.R.B. 3726, Pg. 1101, P.B.C.R.)

POINT OF COMMENCEMENT
Intersection Westerly R/W Line U.S. 441 & North Boundary WHITEHORSE ESTATES PLAT 2
Found Conc. Monument & Disc "LB 2936"

S08°45'49"E 1346.49'

Range 41 East
Range 42 East

NGS Point Palomino
N 834913.9700
E 916175.0200
Found Survey Disc in Concrete Monument Stamped "Palomino"

TRACT R
WHITEHORSE ESTATES
(P.B. 75, PG. 62-71, P.B.C.R.)

WHITEHORSE ESTATES PLAT 2
(P.B. 78, PG. 92-95, P.B.C.R.)

PALM BEACH FARMS
COMPANY PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

LEGEND:

℄	= Centerline
FP&L	= Florida Power & Light
L.B.E.	= Landscape Buffer Easement
L.M.E.	= Lake Maintenance Easement
LB	= Licensed Surveying Business
NGS	= National Geodetic Survey
O.R.B.	= Official Records Book
P.B.C.R.	= Palm Beach County Records
P.B.	= Plat Book
PG.	= Page
PRM	= Permanent Reference Marker
R/W	= Right-of-Way
■	= Set 4"x4" Concrete Monument (PRM) w/ Aluminum Disc Stamped "LB 7055 PRM", except as noted.
U.E.	= Utility Easement
W.E.	= Water Easement

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.
(Intended Display Scale)

Wantman Group, Inc.
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CERT No. 6091 – LB No. 7055
ORLANDO – PORT ST. LUCIE – TAMPA

THIS INSTRUMENT WAS PREPARED BY DEREK C. ZEMAN, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655 FOR THE FIRM: WANTMAN GROUP, INC.

K:\LIFE CHURCH\LIFE CHURCH WELLINGTON\dwg\80500_Plat.dwg Sh 2 Feb 16, 2011: