

# CAMDEN COURT AT WELLINGTON GREEN

BEING A REPLAT OF A PORTION OF PARCEL 1, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

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  
JANUARY - 2012

144

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2012 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ AND \_\_\_\_\_  
SHARON R. BOCK  
CLERK AND COMPTROLLER

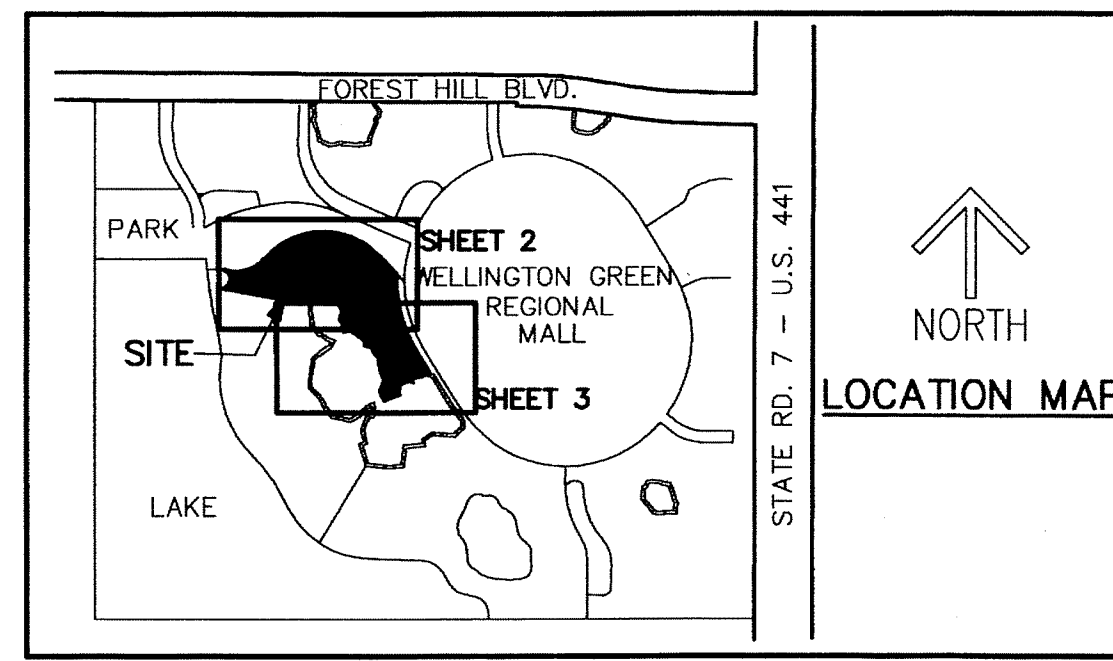
BY: \_\_\_\_\_  
DEPUTY CLERK

SHEET 2 OF 3

### 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 ARE RELATIVE TO A RECORD BEARING OF N78°01'12"W ALONG THE NORTH LINE OF "BAINBRIDGE AT WELLINGTON GREEN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 6 THROUGH 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED PRM LB3591.
- POINTS 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.

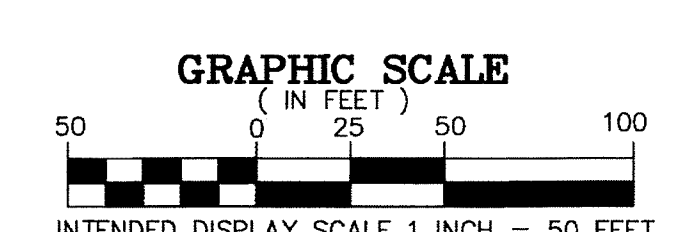
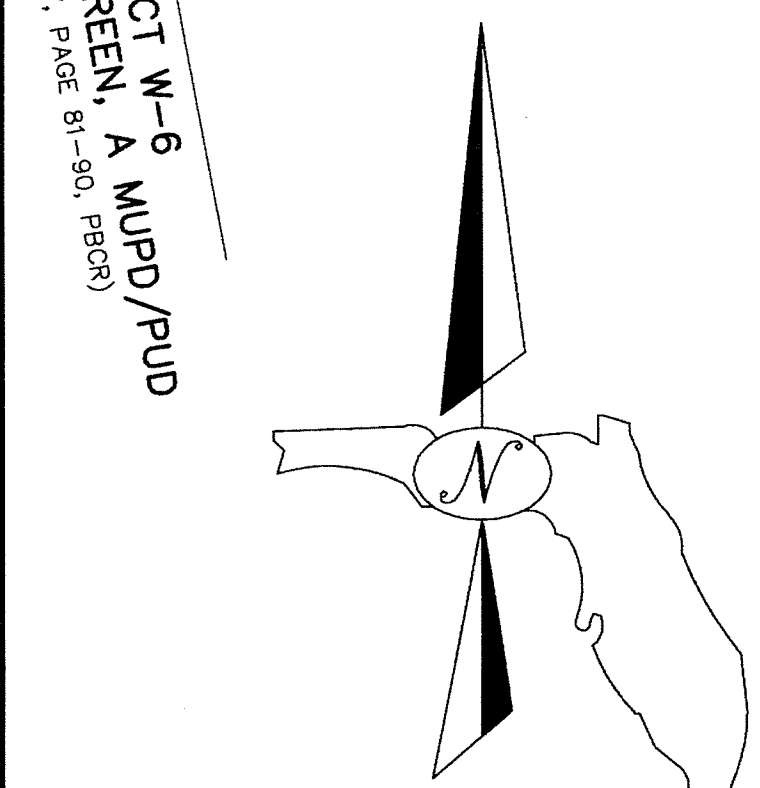
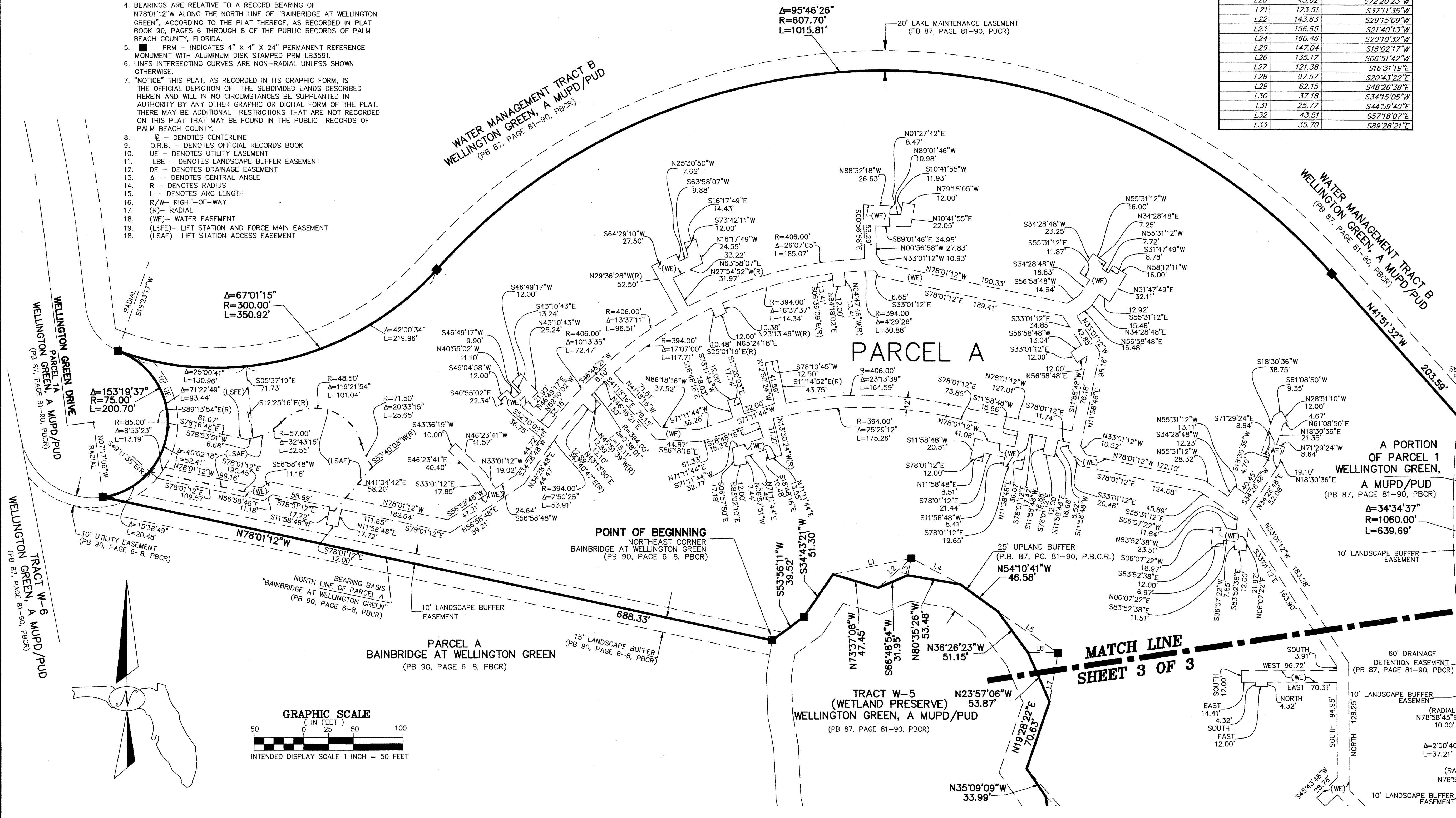
- Q - DENOTES CENTERLINE
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- UE - DENOTES UTILITY EASEMENT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- DE - DENOTES DRAINAGE EASEMENT
- Δ - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- R/W - RIGHT-OF-WAY
- (R) - RADIAL
- (WE) - WATER EASEMENT
- (LSFE) - LIFT STATION AND FORCE MAIN EASEMENT
- (LSAE) - LIFT STATION ACCESS EASEMENT



LOCATION/KEY MAP

NOT TO SCALE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 80.38  | S78°23'22"W |
| L2   | 44.46  | S48°19'30"W |
| L3   | 17.41  | S12°43'51"W |
| L4   | 55.27  | S62°15'49"E |
| L5   | 73.48  | N55°43'13"W |
| L6   | 30.34  | N89°32'41"W |
| L7   | 49.72  | S09°48'19"W |
| L8   | 72.62  | N42°16'20"W |
| L9   | 39.12  | N48°27'18"W |
| L10  | 35.31  | S36°39'49"W |
| L11  | 176.63 | N71°47'40"W |
| L12  | 110.50 | N83°06'28"W |
| L13  | 61.91  | S64°16'43"W |
| L14  | 84.94  | S34°08'32"W |
| L15  | 84.80  | S02°06'35"E |
| L16  | 138.05 | S08°40'18"E |
| L17  | 116.36 | N24°02'49"W |
| L18  | 58.37  | N41°37'50"W |
| L19  | 30.94  | S71°54'20"W |
| L20  | 45.62  | S72°20'23"W |
| L21  | 123.51 | S37°11'35"W |
| L22  | 143.63 | S29°15'09"W |
| L23  | 156.65 | S21°40'13"W |
| L24  | 160.46 | S20°10'32"W |
| L25  | 147.04 | S16°02'17"W |
| L26  | 135.17 | S06°51'42"W |
| L27  | 121.38 | S16°31'19"E |
| L28  | 97.57  | S20°43'22"E |
| L29  | 62.15  | S48°26'38"E |
| L30  | 37.18  | S34°15'05"W |
| L31  | 25.77  | S44°59'40"E |
| L32  | 43.51  | S57°18'07"E |
| L33  | 35.70  | S89°28'21"E |



MATCH LINE  
SHEET 3 OF 3