ISLA VERDE OF WELLINGTON COMMERCIAL REPLAT THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC. BEING A REPLAT OF PARCEL A, ISLA VERDE OF WELLINGTON COMMERCIAL, AS RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 68

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 LYING IN SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. 3591 STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT _____ M.
THIS ____ DAY OF ___
A.D. 201_ AND DULY RECORDED IN PLAT BOOK _____ ON PAGES ____ AND ____ SHARON R. BOCK CLERK AND COMPTROLLER DEPUTY CLERK A PORTION OF TRACT 33, BLOCK 10 PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54) SHEET 2 OF 7 SHEETS 2,4,6 TRACT L TRACT D
PEBB ROYAL PALM BEACH
(PLAT BOOK 120, PAGES 112-115) RETENTION **EASEMENT** KEY MAP NOT TO SCALE NOT A PART OF THIS PLAT SHEETS 4 AND 5 ARE TO ONLY DELINEATE THE PBCUE EASEMENTS SHEETS 3,5,7 PARCEL A _N.W. CORNER OF PARCEL A ISLA VERDE OF WELLINGTON COMMERCIAL PLAT (PLAT BOOK 115, PAGES 62-68) FOUND PRM LB #3591 -N. LINE OF ISLA VERDE OF WELLINGTON COMMERCIAL PLAT (PLAT BOOK 115, PAGES 62-68) N89°03'15"E N89'04'01"E LB3581 | SEE SHEET 4 OF 7 FOR DETAIL
193.98' _LB3581 SEE SHEET 4 OF 7 FOR DETAIL SEE SHEET 4 OF 7 FOR DETAIL FLORIDA POWER & LIGHT CO. EASEMENT— (O.R.B. 22272, PAGE 1247) SEE SHEET 6 OF 7 FOR DETAIL ISLA VERDE OF WELLINGTON ---- PBCUE --RESIDENTIAL REPLAT NO. 1 SEE SHEET 4 OF 7 FOR DETAIL (PLAT BOOK 122 , PAGES 10 -14) NOT A PART OF THIS PLAT FLORIDA POWER & | LIGHT CO. EASEMENT_| INTENDED DISPLAY SCALE 1 INCH = 50 FEET TRACT W (O.R.B. 22272, PAGE 1247) I SEE SHEET 6 OF 7 FOR DETAIL **SURVEY NOTES:** 15' DE TRACT B IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES 47,676 SF 1.095 AC CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, TRACT A ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON ZONING REGULATIONS. 3. 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 ROAD
WEST LIN ENCROACHMENTS. 193.85' 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT TRACTS A, B, C AND D ARE SUBJECT TO BEARING OF S01°36'16"W ALONG THE EAST LINE OF PARCEL A, ISLA RESTRICTIVE COVENANTS AND EASEMENT VERDE OF WELLINGTON COMMERCIAL PLAT. AGREEMENT RECORDED IN THE OFFICE OF PARCEL A 5. PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE THE CLERK OF THE CIRCUIT OF PALM BEACH MONUMENT WITH ALUMINUM DISK STAMPED PRM LB3591. COUNTY, FLORIDA ORB 24384, PAGES 808-834, AMENDMENTS TO RESTRICTIVE 6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN CORNER WANSHIP ST (NOT OTHERWISE. COVENANTS AND EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE CLERK OF 7. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE CIRCUIT OF PALM BEACH COUNTY, THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED 5' LAE----FLORIDA, AT ORB 24578, PAGES 108-118. HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ORB 27274, PAGE 1335 AND ORB 27398 PAGE 887 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. € - DENOTES CENTERLINE O.R.B. - DENOTES OFFICIAL RECORDS BOOK UE - DENOTES UTILITY EASEMENT LBE - DENOTES LANDSCAPE BUFFER EASEMENT S. LINE OF SECTION 6-44-42 DE - DENOTES DRAINAGE EASEMENT Δ - DENOTES CENTRAL ANGLE 15' DE N. LINE OF SECTION 7-44-42 --- 10' LBE (NO MONUMENTATION FOUND ON THIS LINE) R - DENOTES RADIUS L - DENOTES ARC LENGTH R/W- RIGHT-OF-WAY LAE - DENOTES LIMITED ACCESS EASEMENT LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT PAE - DENOTES PEDESTRIAN ACCESS EASEMENT S88*24'12"E 10.00' PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT LME - LAKE MAINTENANCE EASEMENT ---N01'35'48"E 22. PG - PAGE 23. SF - SQUARE FEET MATCH LINE SHEET 3 OF 7 24. AC - ACRES 25. 7-44-42 - SECTION 7 TOWNSHIP 44 SOUTH RANGE 42 EAST