

**BUENA VIDA**  
**BEING A REPLAT OF A PORTION OF BLOCKS 16 AND 17 OF PALM BEACH**  
**FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45**  
**THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. IN**  
**PART OF SECTIONS 7 AND 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE**  
**OF WELLINGTON, PALM BEACH COUNTY, FLORIDA**  
**SHEET 2 OF 15**  
**MARCH 2002**

**VILLAGE OF WELLINGTON**

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION - VILLAGE OF WELLINGTON

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON, DATED THIS 25<sup>th</sup> DAY OF February, 2002.

VILLAGE OF WELLINGTON  
 POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Thomas M. Wenham  
 THOMAS M WENHAM, MAYOR

ATTEST: Awilda Rodriguez  
 AWILDA RODRIGUEZ, VILLAGE CLERK

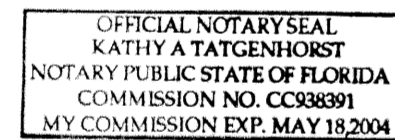
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF February, 2002.

MY COMMISSION EXPIRES: 5-18-04



PRINT NAME: Kathy A. Tatgenhorst  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 COMMISSION No. \_\_\_\_\_

**VILLAGE ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25<sup>th</sup> DAY OF FEBRUARY, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC 177.081(1), F.S.

DATE: 2/25/03  
Gary R. Clough  
 GARY CLOUGH, P.E.  
 VILLAGE ENGINEER

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS AS REQUIRED BY SECTION 177.091(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON.

DATE: 11/4/2002

Stephen M. Gordon  
 STEPHEN M. GORDON  
 PROFESSIONAL SURVEYOR  
 AND MAPPER  
 CERTIFICATE No. 5974  
 STATE OF FLORIDA

**SURVEYOR'S NOTES**

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:  LB 4318 (UNLESS OTHERWISE NOTED)
  2. PERMANENT CONTROL POINTS ARE SHOWN THUS:  LB 4318
  3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF NORTH 89 DEGREES, 23 MINUTES, 32 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF FOREST HILL BOULEVARD.
  4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON, FLORIDA.
  5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
  6. 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.
  7. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM, OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

**LAND USE TABLE**

<b>BLOCK A</b>	
VIA GRANDE EAST, VIA BELLEZZA, VIA BRILLIANTE, VIA PRIMA, VIA PRESTIGIO WEST AND VIA PRESTIGIO EAST =	9.240 AC.
LOTS 1-160 =	27.196 AC.
TOTAL =	36.436 AC.

<b>BLOCK B</b>	
VIA GRANDE WEST, VIA CASTELLO, VIA ELEGANTE, VIA FIORE, VIA GRANDEZZA WEST, VIA GRANDEZZA EAST, VIA ALLEGRO, VIA CLASSICO WEST, AND VIA CLASSICO EAST =	14.920 AC.
LOTS 161-449 =	43.942 AC.
TOTAL =	59.862 AC.

<b>OTHER TRACTS</b>	
WMT-1 =	9.966 AC.
WMT-2 =	15.703 AC.
WMT-3 =	24.783 AC.
WMT-4 =	10.594 AC.
TRACT B-1 =	28.046 AC.
VIA BUENA VIDA =	1.648 AC.
TRACT A =	8.310 AC.
TRACT B =	0.627 AC.
TRACT 1 =	0.073 AC.
TOTAL =	99.750 AC.

TOTAL AREA BUENA VIDA = 195.06 AC.

**SUMMARY INFORMATION**

<b>(TOTAL ACRES)</b>	
BLOCK A =	36.436 AC.
BLOCK B =	59.862 AC.
TOTAL=	96.298 AC.

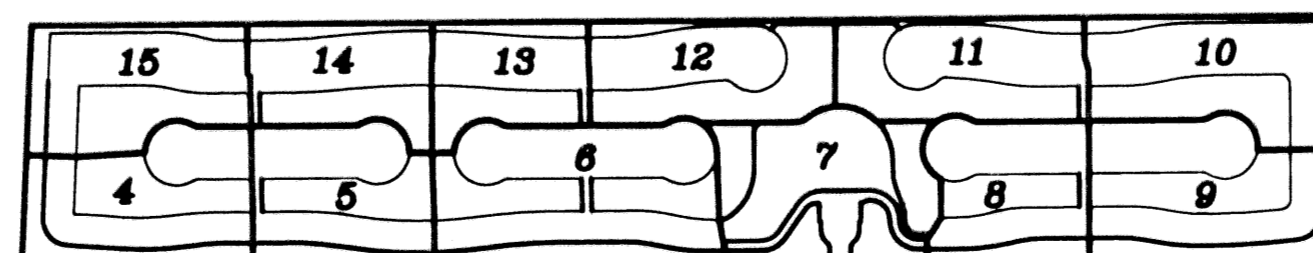
<b>(NUMBER OF LOTS)</b>	
BLOCK A =	160
BLOCK B =	289
TOTAL	449

<b>(APPROXIMATE LOT DIMENSIONS)</b>	
BLOCK A =	50' X 110'
BLOCK B =	70' X 110'
BLOCK B =	50' X 110'
BLOCK B =	70' X 110'

<b>(APPROXIMATE LOT SIZE)</b>	
BLOCK A =	0.126 AC.
BLOCK A =	0.177 AC.
BLOCK B =	0.126 AC.
BLOCK B =	0.177 AC.

<b>(LINEAL FEET OF STREETS)</b>	
BLOCK A =	7091.71'
BLOCK B =	12378.67'

**SHEET INDEX**



<b>BUENA VIDA</b>		
	<b>NICK MILLER, INC.</b> Surveying & Mapping Consultants	
	SHEET NO.	SCALE: N/A
	2	DATE: MARCH 2002
	JOB NO. 1008.09	FILE: 1008.09
2560 RCA BLVD. PALM BEACH GARDENS, FLORIDA 33410 TEL 561 627-5200 FAX 561 627-0983 D.B.P.R. LICENSED BUSINESS No. 4318		