

# LOTIS WELLINGTON

BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 10, 11, 12, 13, 14, 15 AND 16, BLOCK 18, TOGETHER WITH A PORTION OF THE VARIABLE WIDTH ROAD RESERVATION LYING WEST OF TRACT 10, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

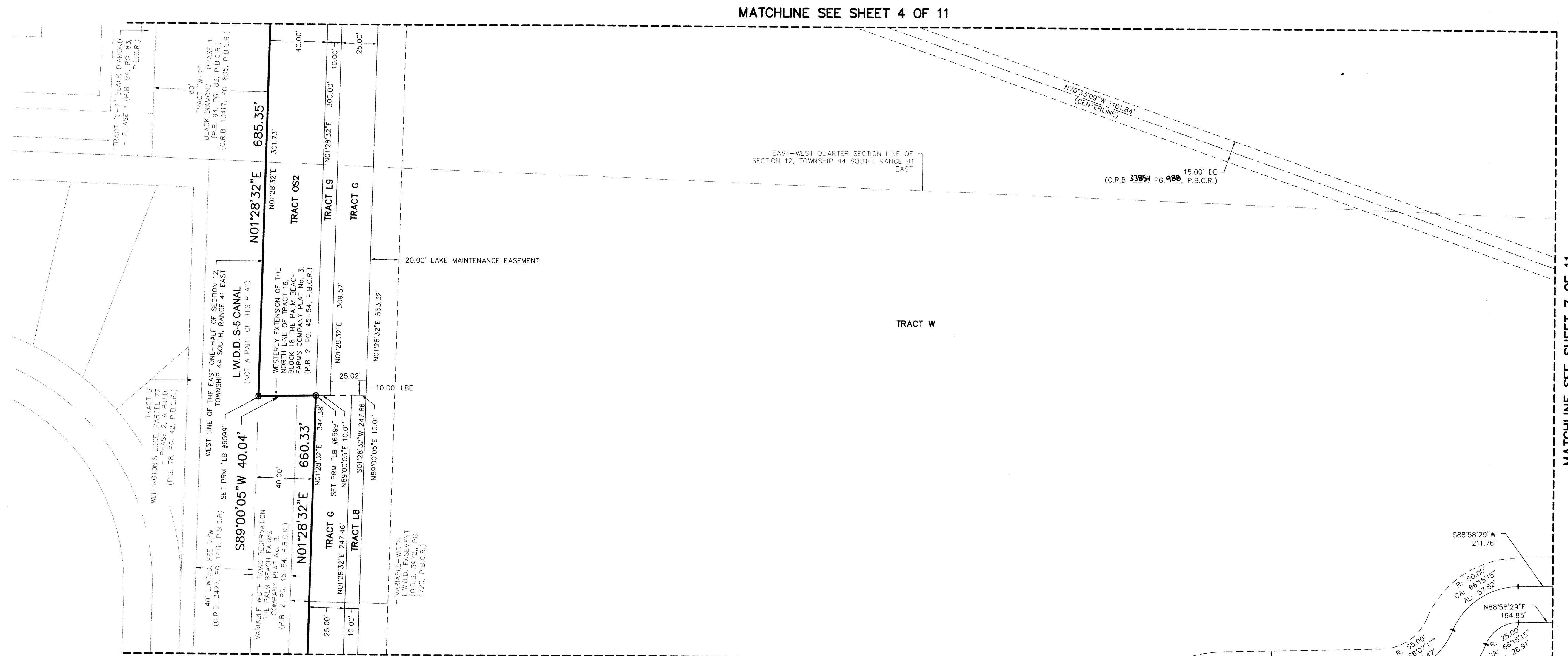
SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
AUGUST 2022

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) S.S.

THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND DULY RECORDED IN: PLAT BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ SHARON R. BOCK CLERK CIRCUIT COURT BY: \_\_\_\_\_ DEPUTY CLERK

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SHEET 6 OF 11



MATCHLINE SEE SHEET 4 OF 11

MATCHLINE SEE SHEET 7 OF 11

MATCHLINE SEE SHEET 9 OF 11

MATCHLINE SEE SHEET 9 OF 11

20.00' LAKE MAINTENANCE EASEMENT

25.00'

TRACT G

TRACT R2

S88°46'48"W 64.96'

S88°58'29"W 211.76'

N88°58'29"E 164.85'

N88°58'29"E 164.85'

R: 125.00' CA: 37°50'07" AL: 84.53'

R: 85.00' CA: 37°53'50" AL: 58.22'

R: 60.00' CA: 37°53'50" AL: 39.69'

R: 153.00' CA: 37°50'07" AL: 101.03'

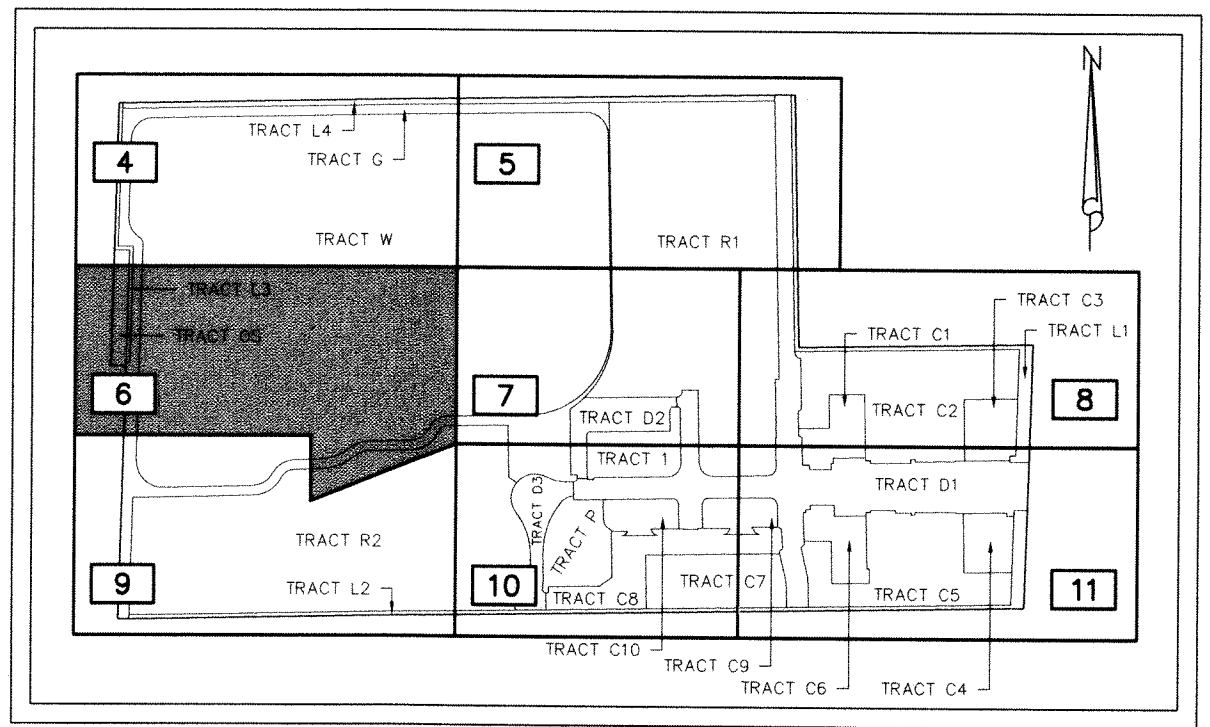
R: 60.00' CA: 66°07'17" AL: 63.47'

R: 55.00' CA: 66°07'17" AL: 57.82'

R: 80.00' CA: 66°07'17" AL: 92.32'

S88°50'31"W 109.03'

N88°50'31"E 109.03'



SHEET KEY MAP (NOT TO SCALE)

- LEGEND:**
- AL ARC LENGTH
  - CA CENTRAL ANGLE
  - DE DRAINAGE EASEMENT
  - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
  - L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
  - LAE LIMITED ACCESS EASEMENT
  - LBE LANDSCAPE BUFFER EASEMENT
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.B.C.R. PALM BEACH COUNTY RECORDS
  - PG. PAGE
  - PRM PERMANENT REFERENCE MONUMENT
  - R RADIUS
  - UE UTILITY EASEMENT

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENTS, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

THIS INSTRUMENT WAS PREPARED BY:  
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SCALE: 1"=40' CHECKED BY: DB DATE: 02/16/2022  
DRAWN BY: MT JOB NO.: 18-107-001 PLAT