0269-009

BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 1

IN PARTS OF SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

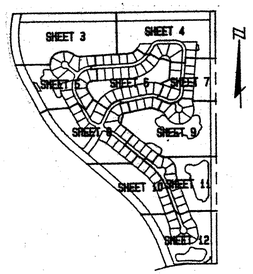
IN TWELVE SHEETS SHEET No. 4

59
4

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at ___M. this ___day. of _____ 1990, and duly recorded in Plat Book No. ___ on Pages ___and___.

JOHN B. DUNKLE
Clerk Circuit Court

By:_____ D. C.



KEY MAP
N.T.S.

GEE AND JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
APRIL 1989

SCALE IN FEET 50 0 50 100
SCALE 1"=50'

UNPLATTED

UNPLATTED

SOUTH LINE OF SECTION 31, TOWNSHIP 43 S, RANGE 41 E
NORTH LINE OF SECTION 6, TOWNSHIP 44 S, RANGE 41 E
TOWNSHIP 43 SOUTH
TOWNSHIP 44 SOUTH

PLAT LIMITS

S89°59'25"E 3025.75' (TOTAL)
2104.07' (TOTAL)
1000.00' (TOTAL)
2821.64' (TOTAL)
25.75'

25' F.P.L. EASEMENT (O.R.B. 5686, PAGE 304)

ACME C-9 CANAL ABANDONMENT O.R.B. 6119, PGS. 527-529

100' F.P.L. EASEMENT (O.B. 1031, PAGE 476, 477)

PARCEL "U"

N89°59'25"W 2847.76' (TOTAL)

1000.00'
592.26' (TIE)

R=128.48'
Δ=11°58'10"
A=26.84'

N13°53'33"W
41.01'

R=128.48'
Δ=36°39'50"
A=82.22

R=107.16'
Δ=55°37'13"
A=104.03'

279.44'(℄ TIE)

125.31' (TIE)

80.01'

31
6
5

O.B. 103, PGS. 686-692

PLAT LIMITS

MATCH LINE SEE SHEET No. 3

(TOTAL)
R=228.12'
Δ=40°03'01"
A=173.44'

GOLF COURSE EASEMENT O.R.B. 6164, PGS 1191-1227

R=206.80'
Δ=74°16'48"
A=268.10'

PARCEL "H"

240' F.P.L. EASEMENT (O.R.B. 1766, PAGES 1317-1322)

20' DRAINAGE EASEMENT

GOLF COURSE EASEMENT O.R.B. 6164, PGS 1191-1227

S06°54'20"E
71.33'

R=125.00'
Δ=21°18'52"
A=46.50'

R=118.05'
Δ=28°13'48"
A=58.16'

12" WATER EASEMENT

S00°00'35"W
54.15'

N89°59'25"W
124.11'(℄ TIE)

3455.42' (TOTAL)
O.R.B. 3678.23'
O.R.B. 2742, PGS. 1521-1523

N00°51'45"E 3678.72' (TOTAL)

PLAT LIMITS

N89°59'25"W 900.25' (℄ TIE)

℄ 12' UTILITY EASEMENT
N70°21'53"E 87.81'
Δ=16°25'47" A=43.01'

N78°45'13"E
92.40'

N78°45'13"E
153.87'

N89°59'25"W
118.11'(℄ TIE)

Δ=14°50'06" A=38.84'

91.19' (TIE)

12' UTILITY EASEMENT

PARCEL "A"

S89°59'47"E 245.96'

GULF PINE

20' PRESERVE ACCESS EASEMENT

S89°59'47"E 230.07'

N89°59'47"W 183.01'

Δ=12°13'28"
A=33.07'

Δ=44°47'29" A=121.17'
Δ=57°00'57" A=154.24'
Δ=57°00'57"
Δ=57°00'57" A=70.61'
Δ=57°00'57" A=104.49'

R=155.00'
R=150.00'
R=129.36'
R=105.00'

152.60'

93.36'

R=150.00'
Δ=2°17'33"
A=6.00'

R=125.00'
A=208.00'
T=137.22'
Δ=95°20'18"
A=249.60'

R=100.00'
Δ=95°20'18"
A=166.40'

Δ=51°36'45"
A=135.13'

S57°58'59"E
29.75'

PARCEL "H"

S08°34'49"E
61.68'

S27°59'20"W
13.84'

S74°43'09"W
18.28'

S66°57'05"W
21.58'

PARCEL "M" PRESERVE AREA

S05°20'31"W 127.09'
S05°20'31"W 102.89'

Δ=20°03'39"
A=36.76'

Δ=36°57'18"
A=67.72'

Δ=4°02'55"
A=12.37'

Δ=4°02'55"
A=22.96'

12' UTILITY EASEMENT

N32°59'16"E 73.67'
N32°59'16"E 140.48'
N32°59'16"E 140.48'
108.03'

S24°57'41"E (RADIAL) 190.47'

20' DRAINAGE EASEMENT

S16°12'34"W (RADIAL) 181.83'

Δ=80°24'33"
A=140.34'

Δ=10°10'07"
A=26.62'

12' UTILITY EASEMENT

S84°39'29"E 152.36'

N87°08'28"E 705.37' (TOTAL)

R=175.00'
Δ=54°09'12"
A=165.41'

N52°57'49"W 150.00'

MATCH LINE

R=325.00'
Δ=54°09'12"
307.18'
(TOTAL)

Δ=41°10'14"
A=58.92'

Δ=41°10'14"
A=58.92'

(RADIAL)
S57°22'48"W 233.35'

Δ=14°55'45"
A=26.06'

Δ=32°03'04"
A=45.87'

S57°00'44"E 170.00'

SEE SHEET No. 6

R=82.00'

Δ=152°21'15"
A=218.04'

PARCEL "B"
WATER MANAGEMENT TRACT

Δ=37°57'43"
A=54.33'

S32°59'16"W
59.03' (TOTAL)

9.35'

12' DRAINAGE EASEMENT

N84°39'29"W 170.00'

S05°20'31"W
269.35' (TOTAL)

S05°20'31"W 606.65' (TOTAL)

177.57'

93.82'

120.00'
737.76' (TOTAL)

S84°39'29"E 150.00'

MATCH LINE

SEE SHEET No. 7

20' CANAL MAINTENANCE AND LAKE ACCESS EASEMENT

PARCEL "E"
A.I.D. C-2 CANAL
EAST LINE OF SECTION 6, TOWNSHIP 44 S, RANGE 41 E
1200.00' (TOTAL)
S00°51'45"W 3678.72' (TOTAL)

PADDOCK PARK NO. 1 OF WELLINGTON P. U. D. P. B. 41, PGS. 118 THRU 120

17175 93
17169 94 96-44756
17181 92
17160 24
17157 95
17166 23

ADD. BY BT
CHECKED BY BK
6/14/91

COMPUTED D. W. LEI/CADD
DRAWN D. W. LEI/CADD
CHECKED W. J. J.
APPROVED

BINK'S FOREST OF THE LANDINGS
LOT 8 59
PLAT BOOK 77
PAGE 76-96
6/14/91 WELLINGTON P.U.D. PLAT 1

TAL 927

Pet. 76-60

0269-009

67/59

BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 1

WATER MANAGEMENT TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FOUNTH WELLINGTON, INC.