

THIS INSTRUMENT PREPARED BY
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CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
AUGUST - 2003

0858-001

WELLINGTON VIEW

A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF A PORTION OF BLOCK 11, 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,
LYING IN SECTIONS 5, 6, 7 AND 8 TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000223
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

41

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2004 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 8

MATCH LINE
SHEET 5 OF 8

MATCH LINE
SHEET 5 OF 8

TRACT W2
WATER MANAGEMENT/DRAINAGE TRACTS TO BE OWNED AND MAINTAINED BY THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 16203, PAGE 610, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT W1
WATER MANAGEMENT/DRAINAGE TRACTS TO BE OWNED AND MAINTAINED BY THE WELLINGTON VIEW HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN ORB 16203, PAGE 610, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

POINT OF BEGINNING
S.W. CORNER OF TRACT 56, BLOCK 11
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGE 45-54)

TRACT 57, BLOCK 11
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGE 45-54)

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.

CURVE TABLE

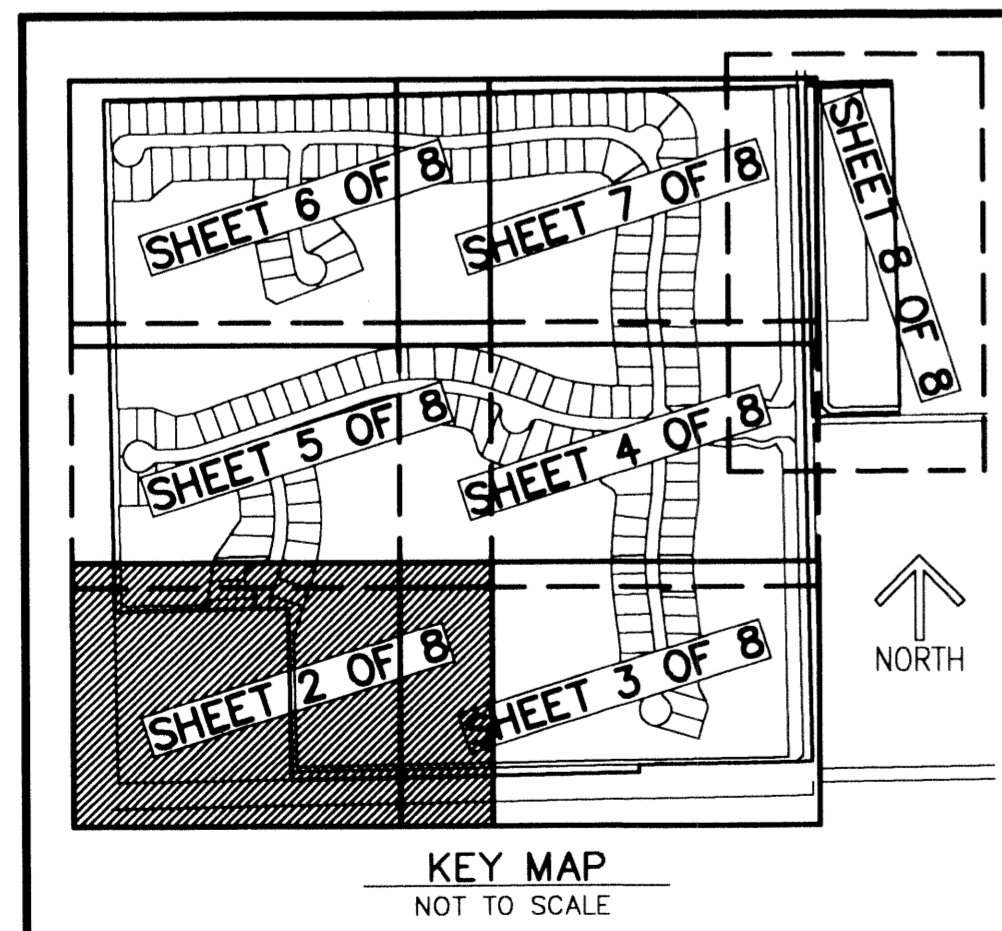
| CURVE NO. | CHORD BEARING | CHORD DISTANCE |
|-----------|---------------|----------------|
| C1 | N79°54'56"E | 287.23' |
| C2 | N89°08'16"W | 519.46' |
| C3 | S79°49'22"W | 160.26' |
| C4 | S00°57'53"E | 395.28' |
| C5 | S04°05'21"W | 130.86' |
| C6 | S00°27'18"W | 257.10' |
| C7 | S08°00'36"W | 180.48' |
| C8 | N03°16'18"W | 125.91' |
| C9 | N01°02'01"E | 274.40' |
| C10 | N04°38'05"E | 112.82' |
| C11 | N45°18'40"E | 321.69' |
| C12 | S86°09'56"W | 100.89' |
| C13 | S89°12'45"W | 312.38' |
| C14 | N87°53'46"W | 106.31' |
| C15 | S03°04'58"E | 123.91' |

COORDINATE TABLE

| P.R.M. | NORTHING | EASTING |
|--------|-----------|-----------|
| 1 | 847812.99 | 920668.05 |
| 2 | 848790.43 | 920652.07 |
| 3 | 849767.87 | 920636.09 |
| 4 | 849789.58 | 921955.29 |
| 5 | 849810.72 | 923239.49 |
| 6 | 848443.45 | 923262.52 |
| 7 | 847266.90 | 923282.34 |
| 8 | 847226.23 | 923243.02 |
| 9 | 847216.36 | 922658.09 |
| 10 | 847194.07 | 921338.26 |
| 11 | 847824.06 | 921327.89 |
| 12 | 849812.37 | 923339.48 |
| 13 | 849807.22 | 923634.55 |
| 14 | 848568.02 | 923655.50 |
| 15 | 848563.52 | 923385.51 |
| 16 | 848588.10 | 923360.10 |

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 PALM BEACH COUNTY 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 COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A GRID BEARING OF S89°02'20"W ALONG THE SOUTH TRACT 56, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- LINE 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.
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- - DENOTES PERMANENT CONTROL POINT
- LBE - DENOTES LANDSCAPE BUFFER EASEMENT
- LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LAE - DENOTES LIMITED ACCESS EASEMENT
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- LSE - DENOTES LIFT STATION EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- NO. - DENOTES NUMBER
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- C1 - DENOTES CURVE NUMBER ON CURVE TABLE
- ⊕ - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- BBE - BUFFER BUFFER ESMIT



KEY MAP
NOT TO SCALE

W. LINE OF TRACT 58, BLOCK 11
(PLAT BOOK 2, PAGE 45-54)

S.W. CORNER OF TRACT 58, BLOCK 11
(PLAT BOOK 2, PAGE 45-54)

CONSERVATION EASEMENT # 3
(O.R.B. 16618, PAGE 1048)

TRACT RW2
S. LINE OF TRACTS 58 AND 59, BLOCK 11
(PLAT BOOK 2, PAGE 45-54)

DILLMAN ROAD

50' R/W (PLAT 2, PAGES 45-54)
LWDD L-6 CANAL R/W (O.R.B. 1585, PAGE 505)
THE NORTH 34 FEET QUIT CLAIMED FROM LWDD, ORB 11850, PAGE 672

L.W.D.D. L-6 CANAL

50' LWDD CANAL L-6 CANAL R/W (O.R.B. 2484, PAGE 943)

TRACT 39, BLOCK 10
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGE 45-54)

TRACT L
S. LINE OF TRACT 56, BLOCK 11
(BEARING BASIS)
TRACT L
S. LINE OF TRACT 56, BLOCK 11
(BEARING BASIS)

TRACT 52, BLOCK 10
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGE 45-54)

MATCH LINE
SHEET 3 OF 8

SURVEYOR WELLINGTON VIEW
PAGE 41
FLORIDA REG. # 160 A
PLANNING BOARD
DATE 7/23
FILE NAME