

# WELLINGTON GREEN MUPD B REPLAT OF TRACT 2 AND CIVIC TRACT

BEING A REPLAT OF CIVIC TRACT, WELLINGTON GREEN, A MUPD/PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 AND TRACT 2 OF WELLINGTON GREEN, A MUPD/PUD, A REPLAT OF TRACT B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGES 183 THROUGH 188 BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

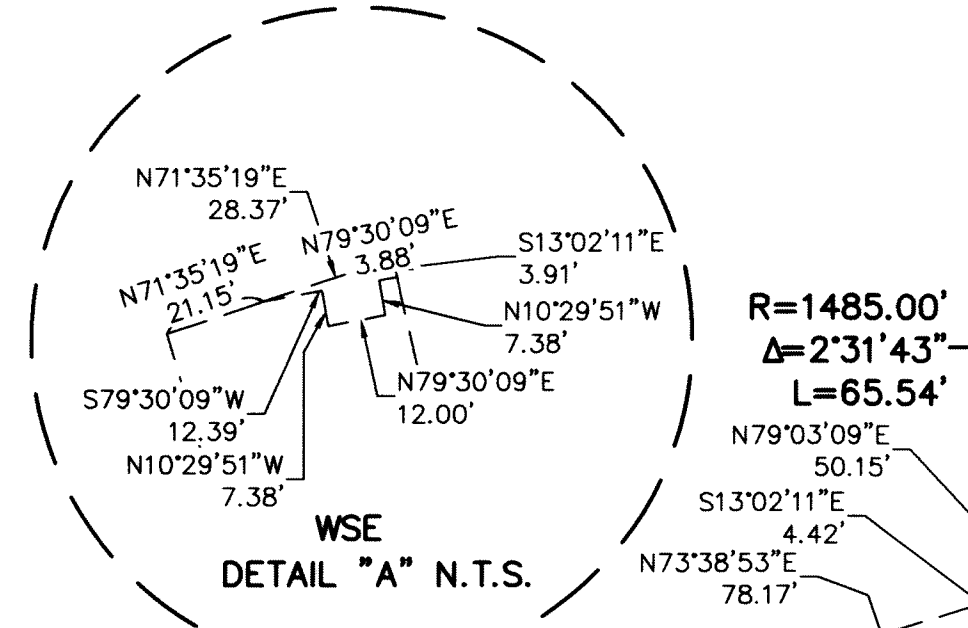
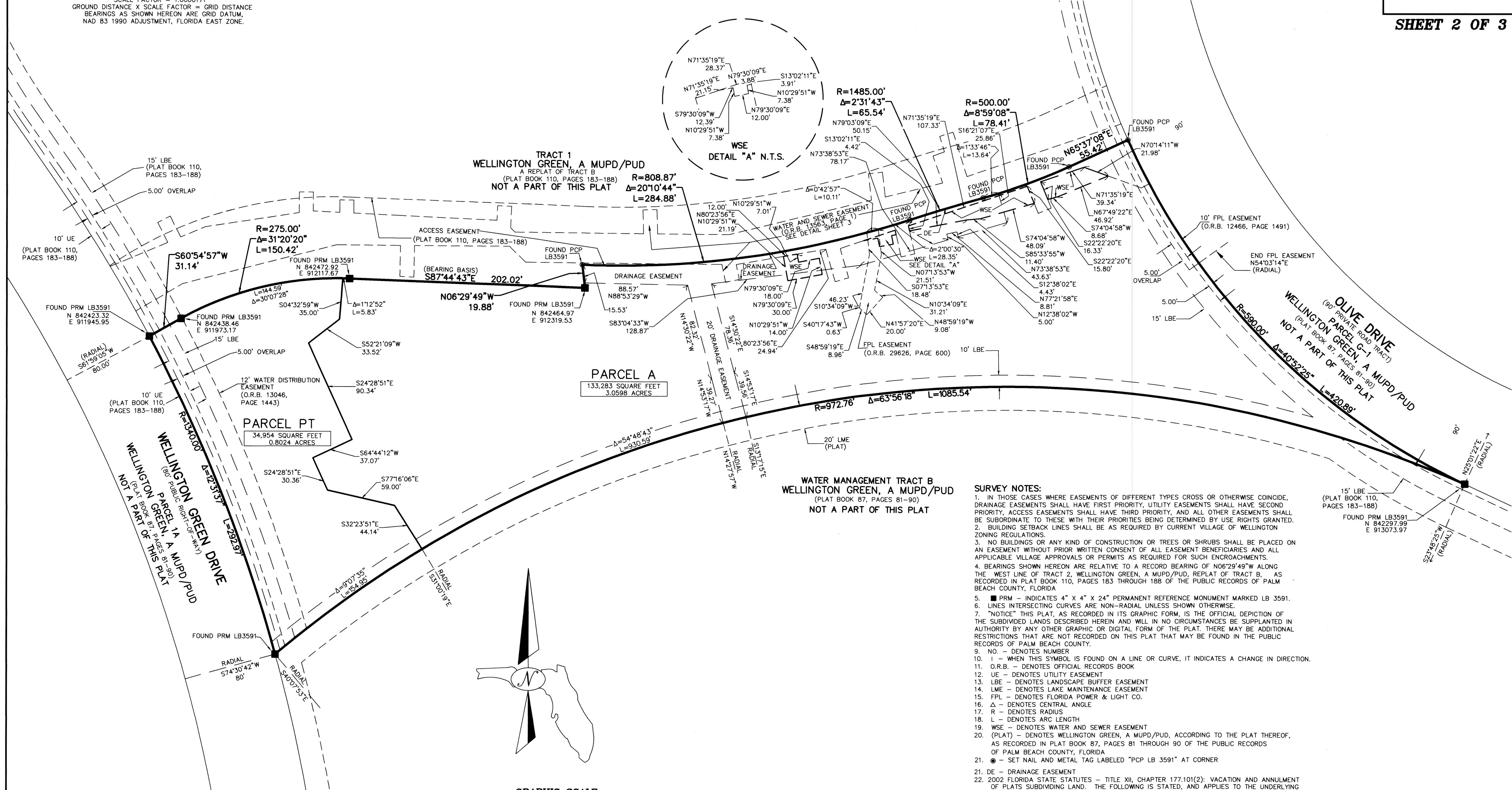
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SEPTEMBER - 2018

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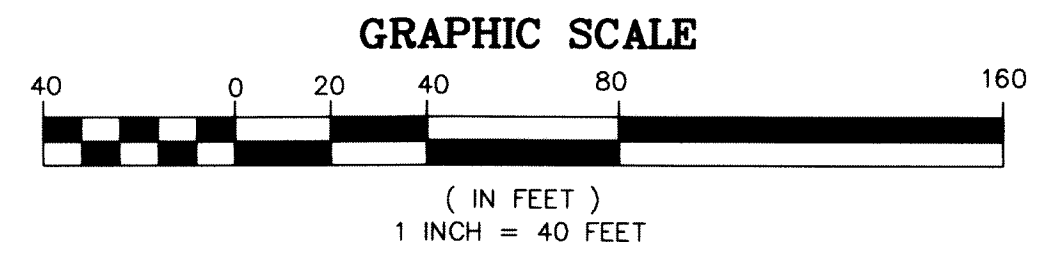
**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000171  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

**SHEET INDEX**  
SHEET 1 - COVER SHEET  
SHEET 2 - MAP SHEET  
SHEET 3 - EASEMENT DETAIL FOR O.R.B. 13563, PAGE 1

SHEET 2 OF 3



- SURVEY NOTES:**
1. 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.
  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 ENCROACHMENTS.
  4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF N06°29'49\"/>



" THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECEIPT OF RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."