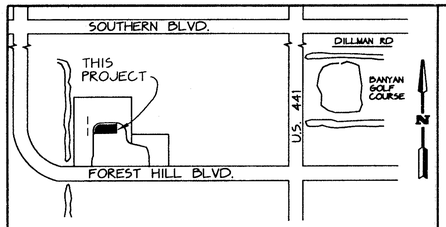
WELLINGTON'S EDGE, PARCEL 78 - PHASE 1, A P.U.D.

47

A REPLAT OF A PORTION OF TRACT D OF WELLINGTON'S EDGE PLAT NO. 1 AS RECORDED IN PLAT BOOK 63, PAGES 49 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426



SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST
LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FOUND PALM BEACH COUNTY MONUMENT
NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST
N 845876.0770
E 911217.4750
(1990 ADJUSTMENT)

WELLINGTON'S EDGE, PARCEL 76
PHASE 2A, A P.U.D.
P.B. 75, PAGES 47-48

5' LIMITED ACCESS EASEMENT

10' U.E.

TRACT D

15' LANDSCAPE BUFFER EASEMENT

12' DE

WELLINGTON'S EDGE BOULEVARD

PRIVATE STREET 80' 40' 40'

WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D.
P.B. , PAGES
TRACT A

UNPLATTED

WELLINGTON'S EDGE, PARCEL 77 - PHASE 1, A P.U.D.
P.B. , PAGES

TRACT B

TRACT C

TRACT F

PELICAN DRIVE

WATER MANAGEMENT TRACT E

LITTORAL AREA

TEMPORARY DRAINAGE EASEMENT PER O.R.B. 8939, PAGES 268-271 EXTINGUISHED BY NOTE "7" OF THE DEDICATION

TEMPORARY DRAINAGE EASEMENT PER O.R.B. 8939, PAGES 264-267 EXTINGUISHED BY NOTE "7" OF THE DEDICATION

20' LME + LME

20' LME

WELLINTON'S EDGE PLAT NO. 1
P.B. 63, PAGES 49-51
WATER MANAGEMENT TRACT D

WELLINGTON'S EDGE, PARCEL 76
PHASE 1, A P.U.D.
P.B. 73, PAGES 150-151

WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST

NORTH LINE OF WATER MANAGEMENT TRACT D OF WELLINGTON'S EDGE PLAT NO. 1

FOUND PRM NO. 3915

PRM SET AT 133.28 OFFSET S87°51'28"E 146.03'

P.O.C.
FOUND PALM BEACH COUNTY MONUMENT
SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST
N 843215.5510
E 911153.6600
(1990 ADJUSTMENT)
AS ESTABLISHED AND PUBLISHED BY PALM BEACH COUNTY SECTION RESURVEY DATED 5-28-87

P.O.B.
N 844347.6839
E 911877.0473

N 844364.3757
E 911161.2160

N 844382.6575
E 911878.4161

N 844720.9827
E 912213.5628

N 844733.3084
E 912835.6848

N 844733.7888
E 912773.3231

N 844726.1405
E 913022.8639

N 844606.8157
E 913018.2944

N 844566.9253
E 913014.6122

N 844303.5353
E 913004.5259

N 8446425000
E 912005.6817

N88°41'25"E 559.88'

S88°41'25"W 551.79'

N87°25'43"W 184.81'

N87°51'28"W 641.68'
S87°51'28"E 625.92'

N87°51'28"W 474.93'
S87°51'28"E 474.91'

N87°45'29"W 1128.32'

S88°37'30"E 696.02'

N02°14'31"E 35.00'

S02°11'38"W 263.57'

S02°11'38"W 119.41'

S05°16'29"W 40.06'

S88°48'22"E 187.31'

S87°48'22"E 185.19'

S88°48'22"E 35.36'

S54°48'22"E 35.36'

S47°11'38"W 35.36'

N88°48'22"W 186.26'

Δ=38°44'27"
R=335.00'
L=226.51'

Δ=03°30'13"
R=1020.00'
L=62.37'

Δ=06°23'09"
R=337.73'
L=37.64'

Δ=47°42'25"
R=357.73'
L=297.85'

Δ=12°02'09"
R=337.73'
L=70.95'

Δ=115°25'52"
R=167.40'
L=34.71'

Δ=03°30'13"
R=880.60'
L=53.85'

Δ=47°42'25"

NOTE:
PLAT BEARINGS SHOWN HEREON ARE ON A GRID AZIMUTH (NAD 27, 1972 ADJUSTMENT) AND ARE NOT INTENDED TO BE ON THE SAME GRID BEARING OF THE STATE PLANE COORDINATE VALUES SHOWN HEREON, WHICH ARE BASED UPON THE NAD 83, 1990 ADJUSTMENT.

SUBDIVISION # WELLINGTON EDGE PARCEL 78
BOOK 74 PAGE 47
FLOOD ZONE B FLOOD MAP # 1015
LAND # 52 ZONING AR
DE 86-32 ZIP CODE 33414
PUD NAME WELLINGTON EDGE - PARCEL 78

TAZ - 732

Pet 86-32

78/47