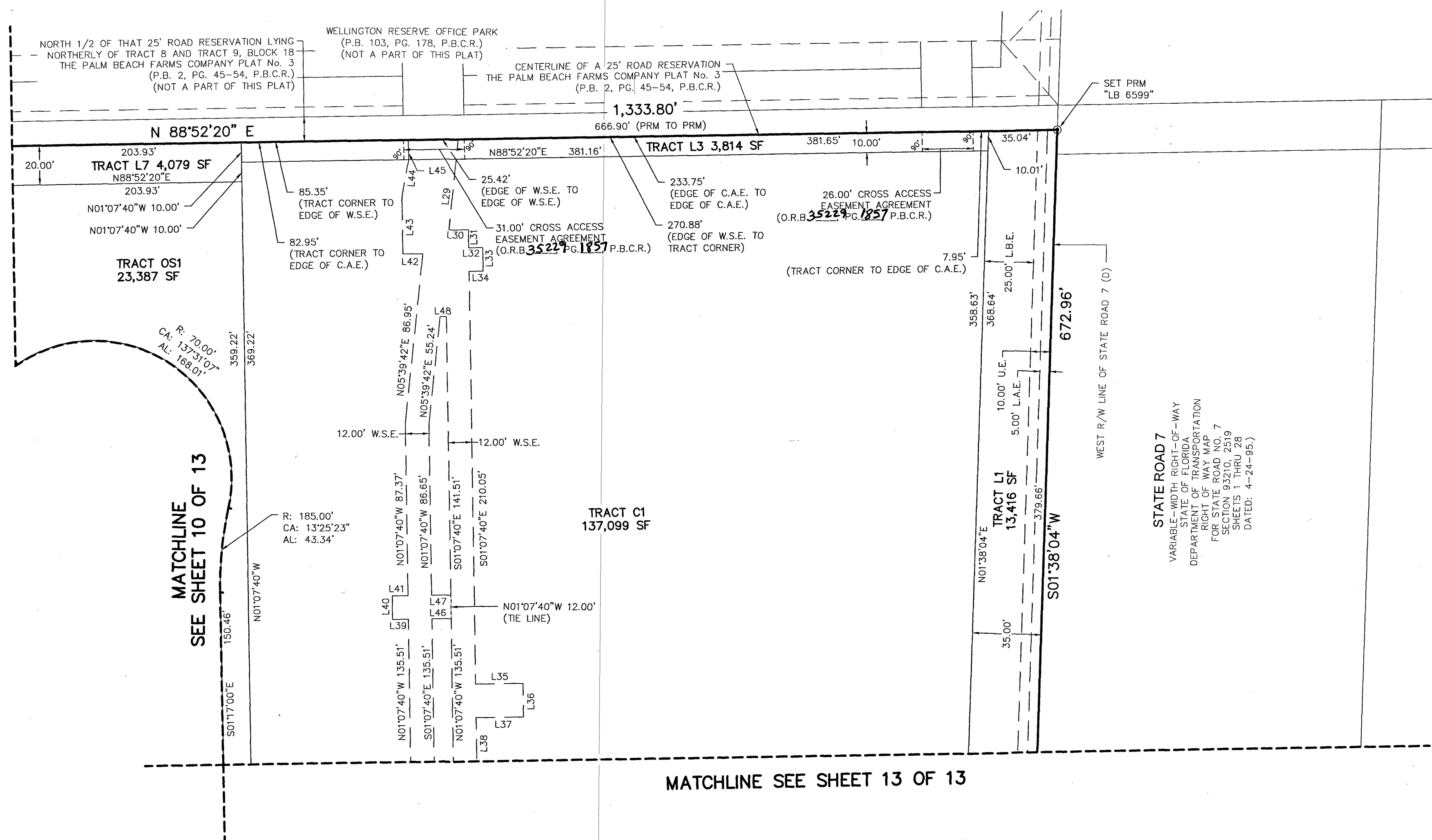


62

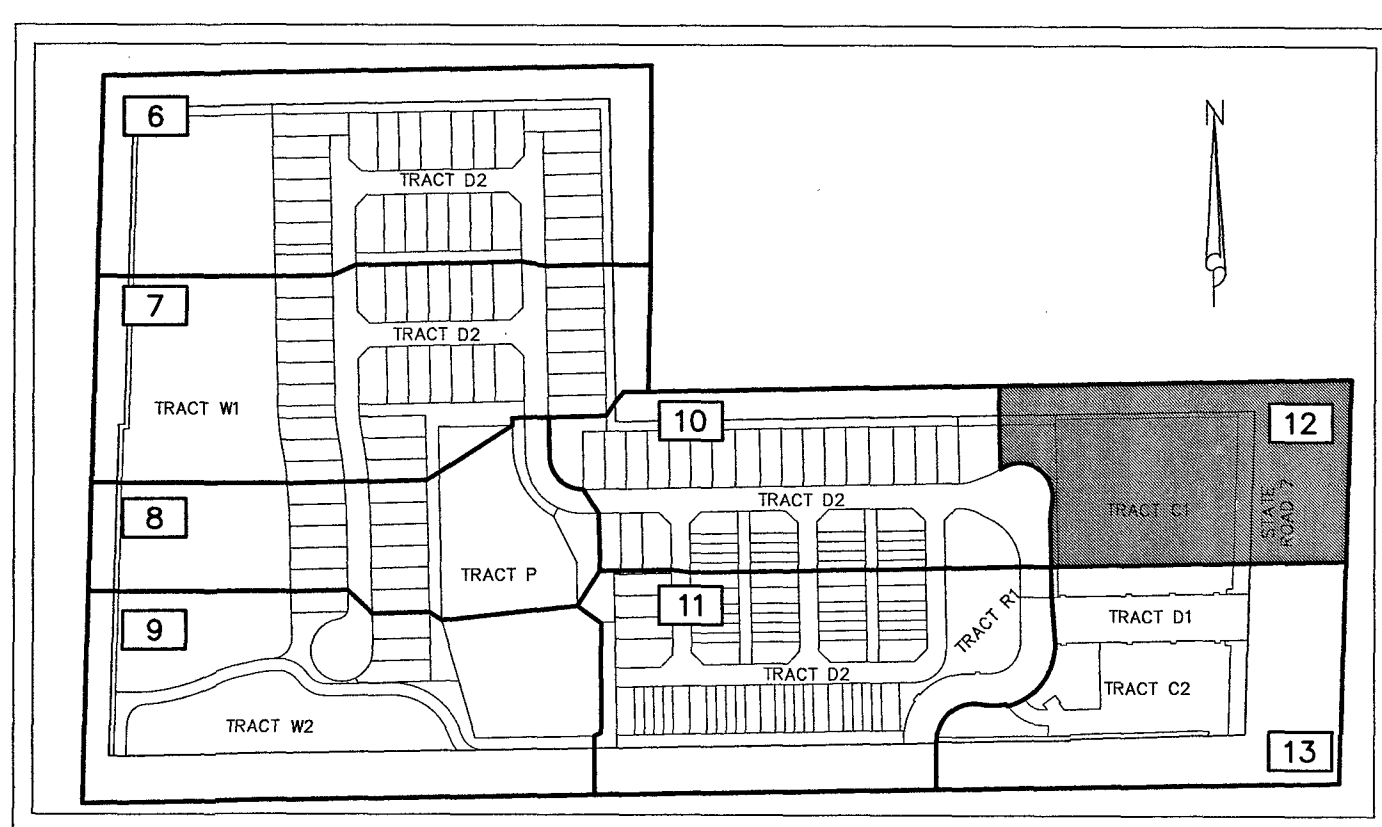
# LOTIS WELLINGTON PHASE 2

BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, 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  
 APRIL 2024

SHEET 12 OF 13



| LINE DATA   |             |        |
|-------------|-------------|--------|
| LINE NUMBER | BEARING     | LENGTH |
| L29         | S05°39'42"W | 46.32' |
| L30         | N88°52'20"E | 10.04' |
| L31         | S01°07'40"E | 9.17'  |
| L32         | N88°52'20"E | 7.17'  |
| L33         | S01°07'40"E | 12.00' |
| L34         | S88°52'20"W | 7.17'  |
| L35         | N88°52'20"E | 24.17' |
| L36         | S01°07'40"E | 17.00' |
| L37         | S88°52'20"W | 24.17' |
| L38         | S01°07'40"E | 77.00' |
| L39         | S88°52'20"W | 8.00'  |
| L40         | N01°07'40"W | 12.00' |
| L41         | N88°52'20"E | 8.00'  |
| L42         | S88°52'20"W | 10.11' |
| L43         | N01°07'40"W | 29.50' |
| L44         | N10°07'20"E | 18.86' |
| L45         | N01°07'40"W | 10.00' |
| L46         | S88°52'20"W | 9.83'  |
| L47         | S88°52'20"W | 9.83'  |
| L48         | S88°52'20"W | 3.30'  |



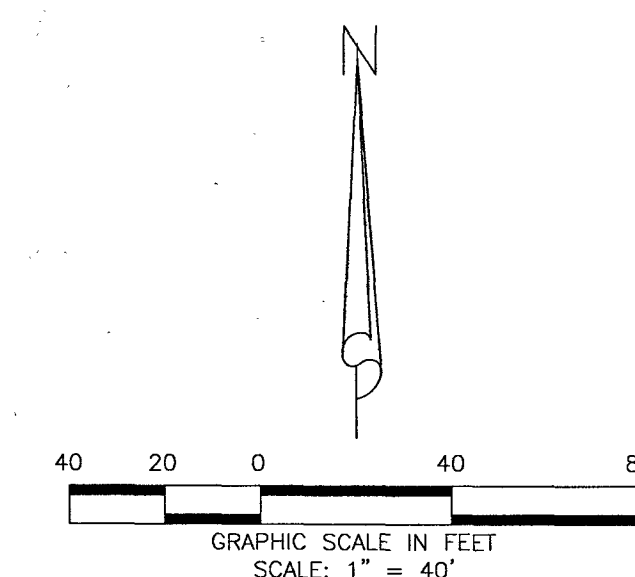
SHEET KEY MAP  
(NOT TO SCALE)

**LEGEND:**

- AL ARC LENGTH
- C.A.E. CROSS ACCESS EASEMENT
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- D.E. DRAINAGE EASEMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.E. LIMITED ACCESS EASEMENT
- L.B.E. LAKE BUFFER EASEMENT
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PCP PERMANENT CONTROL POINT
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- R RADIUS
- U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT
- ⊙ PERMANENT REFERENCE MONUMENT STAMPED "LB #6599"
- ⊠ PERMANENT CONTROL POINT STAMPED "LB #6599"

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, 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:  
 DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES  
 OF DENNIS J. LEAVY AND ASSOCIATES, INC. LB #6599  
 460 BUSINESS PARK WAY, SUITE B  
 ROYAL PALM BEACH, FLORIDA 33411  
 (561) 753 - 0650



**DENNIS J. LEAVY & ASSOCIATES, INC.**  
**LAND SURVEYORS AND MAPPERS**

460 BUSINESS PARK WAY \* SUITE B \* ROYAL PALM BEACH, FL \* 33411  
 PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: 1"=40' CHECKED BY: DB DATE: 12/12/2023  
 DRAWN BY: MT JOB NO.: 21-013-001 PLAT