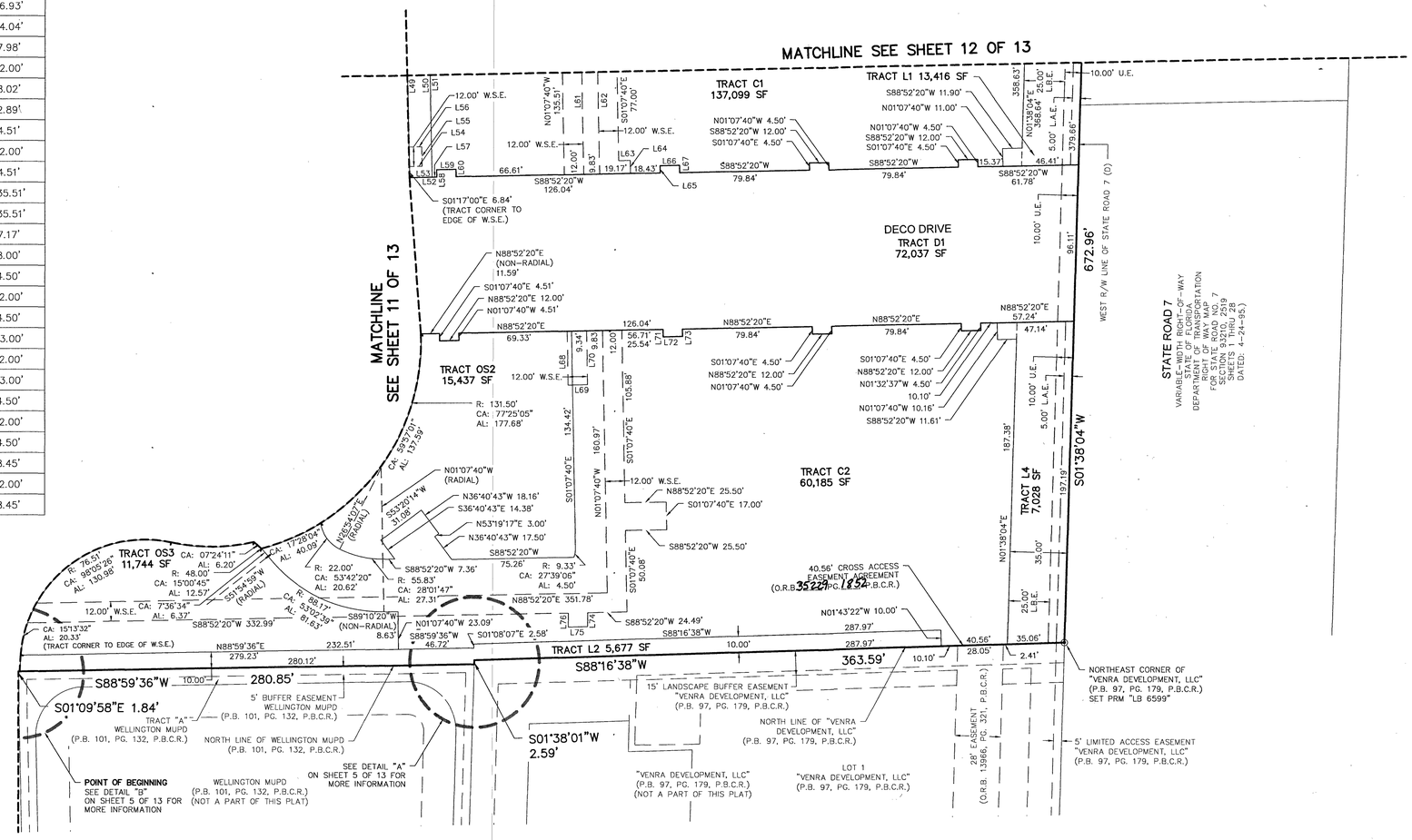
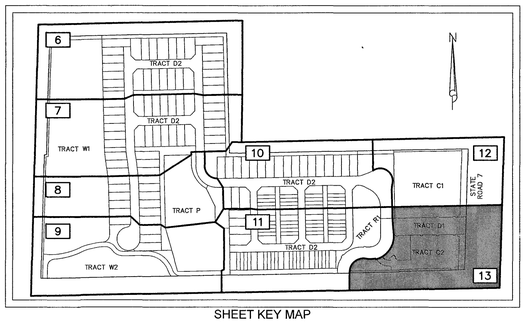
LOTIS WELLINGTON PHASE 2

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

LINE DATA		
LINE NUMBER	BEARING	LENGTH
L49	S01°07'00"E	150.46'
L50	N01°07'40"W	359.22'
L51	N01°07'40"W	369.22'
L52	S88°52'20"W	16.93'
L53	S88°52'20"W	14.04'
L54	S88°52'20"W	7.98'
L55	S01°07'40"E	12.00'
L56	N88°52'20"E	8.02'
L57	S88°52'20"W	2.89'
L58	S01°07'40"E	4.51'
L59	S88°52'20"W	12.00'
L60	N01°07'40"W	4.51'
L61	S01°07'40"E	135.51'
L62	N01°07'40"W	135.51'
L63	N88°52'20"E	7.17'
L64	S01°07'40"E	8.00'
L65	N01°07'40"W	4.50'
L66	S88°52'20"W	12.00'
L67	S01°07'40"E	4.50'
L68	S01°07'40"E	33.00'
L69	N88°52'20"E	12.00'
L70	N01°07'40"W	33.00'
L71	S01°07'40"E	4.50'
L72	N88°52'20"E	12.00'
L73	N01°07'40"W	4.50'
L74	S01°07'40"E	8.45'
L75	S88°52'20"W	12.00'
L76	N01°07'40"W	8.45'





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:
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N

40 20 0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

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