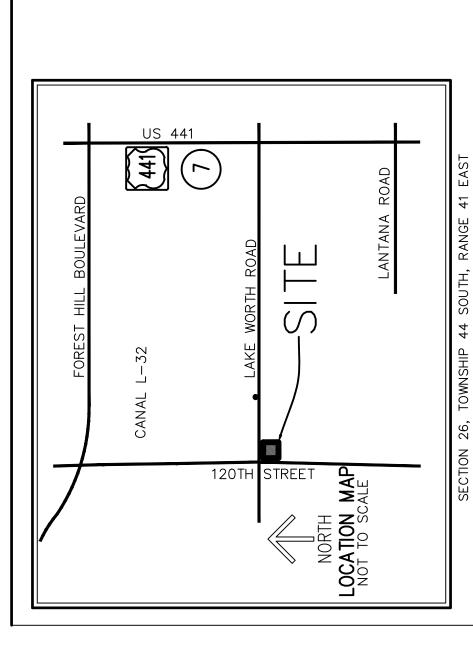


| Plat Name: ST. THERESE D | E LISIEUX REPLAT | | |
|---|--|---|-----------------------------------|
| Surveyor: David P. Lindley Company: Caulfield & Wheele | | | |
| Company: Caulfield & Wheele | er, Inc. | | |
| As a Professional Surveyor information, and belief, I her | | rida, to the best of my knowle | edge, |
| (Please check all that apply) | | | |
| A. PERMANENT REFER | RENCE MONUMENTS | | |
| accordance with the | he plat recordation process a | M.s") for the referenced Plat I and the Subdivision and Deve a, in effect on the date of plat | elopment |
| B. PLAT CHANGES | | | |
| There have been | no changes to the approved | final Plat. | |
| | ave been reviewed and appr | al Plat and have listed the cha oved by the Village of Welling | |
| | | on have been removed from the | <u> </u> |
| 2 | | | _ |
| 3 | | | – – |
| 4 | | | _ |
| 5 | | | |
| | | | _ _ |
| 7. | | | _ _ |
| Signature: | lley 0.82.2 A'00" obat (0630 | SSA I | Digitally signed by David Lindley |
| Print: David P. Lindley | , P.S.M | OF LINO SOOS | Date: 2025.08.22 |
| Surveyor No. 5005 | | | 09:48:56 -04'00' |



09:48:56 -04'00' Adobe Acrobat version: 2025.001.20630



RE E E ERESE

FOF A PORTION OF TRACT "A", ST. THERESE DE LISIEUX, ACCORDING TO THE MAP OR PLAT THEREOF, IN PLAT BOOK 97, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA SEING A REPLAT (AS RECORDED IN SECTION 26, ' BEING

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF OF SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 APRIL - 2025

STATE OF FLORIDA COUNTY OF PALM BEACH

COURT

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT & COMPTROLLER

ACKNOWLEDGEMENT: STATE OF FLORINGS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

| DEDICATION AND RESERVATIONS: | THE FOREGOING INSTRUMENT WAS |
|---|-------------------------------|
| KNOW ALL MEN BY THESE PRESENTS THAT THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE. OWNER OF THE LAND SHOWN HEREON AS ST. THERESE DE LISIEUX REPLAT. BEING A REPLAT OF A PORTION OF TRACT "A". ST. THERESE DE | [] ONLINE NOTARIZATION, THIS |
| LISIEUX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, | SUCCESSORS IN OFFICE, A CORP. |
| ZS, IUWNSHIP 44 SUUTH, KANGE 41 EAST, VILLAGE UF WELLINGTUN, PALM BEACH COUNTY, FLOKIDA, BEING DESCRIBED AS FULLUWS: | AS AS AS |
| BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 88'27'36" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 1,143.82 | |
| FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 43.27'36" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF | |
| 35.36 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01°32'24" WEST ALONG THE EAST LINE OF SAID TRACT "A", A | |
| DISTANCE OF 577.46 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 802.26 FEET OF SAID TRACT "A"; THENCE NORTH 88"27"36" WEST, A | |
| DISTANCE OF 1,201.92 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT "C-1", AS SHOWN ON SAID PLAT; THENCE NORTH 04"41"07" EAST ALONG | |
| SAID EAST LINE, A DISTANCE OF 603.37 FEET TO THE POINT OF BEGINNING. | |
| | |

CONTAINING 713,824 SQUARE FEET FEET/16.3871 ACRES, MORE OR LESS.

DEDICATION AND RESERVATIONS: KNOW ALL MEN BY THESE PRESENTS THAT THE MOS CORPORATION SOLE, OWNER OF THE LAND SHOWN HEILSIEUX, ACCORDING TO THE MAP OR PLAT THEREOF, LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE

OP OF PALM BEACH, HIS SUCCESSORS IN THE PERPETUAL MAINTENANCE OBLIGATION CORPORATION SOLE,, ITS SUCCESSORS AND ., J.C.L., BISH 3 CODE AND I IN OFFICE, A ER PURPOSES. PARCEL A
PARCEL A
PARCEL A
PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE MOST REVEREND GERALD M. BARBARITO, D.
OFFICE, A CORPORATION SOLE, FOR PURPOSES CONSISTENT WITH THE CURRENT VILLAGE OF WELLINGTON ZONING SAID THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSOR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

ADDITIONAL RIGHT—OF—WAY
TRACT RW, AS SHOWN HEREON IS HEREBY GRANTED IN FEE SIMPLE TO THE VILLAGE OF WELLINGTON FOR PROPELIMITED ACCESS EASEMENTS

里 FLORIDA WELLINGTON, PF THE LIMITED ACCESS EASEMENTS (LAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE JURISDICTION OVER ACCESS RIGHTS.

UTILITY EASEMENTS

THE 10.00 FOOT UTILITY EASEMENTS (UE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING POWER AND CABLE TELEVISION SYSTEMS. POWER AND CABLE TELEVISION SYSTEMS. POWER AND CABLE TELEVISION SYSTEMS. POWER AND CABLE WATER PIPELINES, WASTEWATER PIPELINES, RASTEWATER PIPELINES, RASTEMENTS WHERE RAW WATER PIPELINES, RECLAIMED WATER PIPELINES AND CONCENTRATE PIPELINES SHALL NOT BE PRECLUDED FROM CROSSING OR UTILIZING THESE EASEMENTS WHERE REQUIRED.

THE INSTALLATION OF POWER AND CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A POWER OR CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

LANDSCAPE BUFFER EASEMENTS

LANDSCAPE BUFFER EASEMENTS (LBE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE,, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE,, WITHOUT RECOURSE TO THE WOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE,, WITHOUT RECOURSE TO THE WOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE,, WITHOUT RECOURSE TO THE WILLAGE OF WELLINGTON, FLORIDA.

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS ____DAY OF _____ OF 2025.

Ы

STATE

표

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF

THE MOST REVERDORS AND ASSURED TO THE MOST REVERDORS IN OFFICE, A CORPORATION SOLE., WITHOUT RECOURSE TO THE MOST REVERAND GRAND M. BARBARITO, D.D., J.C.L., BISHOP OF PAIM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE., WITHOUT RECOURSE TO THE WILLAGE OF WELLINGTON, LORRIDA.

WATER, SEWER AND RAW WATERMAIN EASEMENTS

WALCAGE OF WELLINGTON, LORRIDA.

WATER SECLARIZE OF WELLINGTON, ARE HEREBY DEDICATED IN PERFECTATION. OFFICE ASSURING THE PROPERTY OWNER. AND STRAILED WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF WELLINGTON UTILITIES DEPARTMENT. ITS SUCCESSORS AND ASSIGNS.

VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLICATION OF MAINTAIN ANY PORTINO OF THE PRANCHASE SYSTEM MAINTAIN ANY PORTINO OF THE PRANCHASE SYSTEM WALCAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLICATION OF MAINTAIN ANY PORTINO OF THE PRANCHASE SYSTEM WANTAIN ANY PORTINO OF THE PAIR WIGHT SHALL HAVE CLEAR VEHICIATON UTILITIES OF MELLINGTON, ITS SUCCESSORS AND ASSIGNS SHALL HAVE CLEAR VEHICIATON UTILITIES OF MELLINGTON OF MAINTAIN ANY PORTINO OF THE PRANCHASE SYSTEM WANTAIN ANY PORTINO OF THE PREPETURY FOR A PUBLIC SIDEWALK EASEMENTS.

THE SIDEWALK EASEMENTS.

THE SIDEMALK EASEMENTS.

THE SIDEMALK EASEMENTS.

THE MERGENCY ACCESS EASEMENT

THE

2025 FLORIDA STATUTES—TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF ST. THERES! Emergency
PALM BEACH COUNTY, FLORIDA.

"THE APPROVAL OF A REPLAT BY ACCESS
IN OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLATENCOMPASSED BY THE REPLAT."

"AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLATENCOMPASSED BY THE REPLAT."

"THE REPLAT."

"AND STATE FOLLOWING IS STATED, AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLATENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOUNT HERETO BY AND WITH THE AUT easement removed

TO BE AFFIXED THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, BE SIGNED AND ITS COMPANY SEAL RATION SOLE HAS CAUSED THESE PRESENTS TO RD OF DIRECTORS THIS _____ DAY OF ____

WITNESS: _____ PRINT NAME: PRINT NAME:

D.D. OF THE MOST REVEREND GERALD M. BARBARITO, J.C.L., BISHOP OF THE PALM BEACH DIOCESE PALM BEACH HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE BY:

THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH

e with: Codes, ordinances y injected to the Village of control of the Village of ELLINGTON ELLINGTON 6/4/2025 ENG25-0005 VILLAGE (

SHEET

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COURT

OF THE CIRCUIT (& COMPTROLLER

CLERK

BY: DEPUTY CLERK

3

OF

1

TABULAR AREA DATA
TOTAL AREA THIS PLAT
PARCEL A
TRACT RW

I, KRISTILEE M. CHIHOS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CERTIFICATION:

TILE

(SEAL)

"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."

P

DEDICATIONS

P

ACCEPTANCE

AND

APPROVAL OF PLAT WELLINGTON:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

KRISTILEE M. CHIHOS ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA BAR NO. 1002713

DATED:

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERINT TYPES CROSS OR OTHERWISE CONCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE FUND FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE FOURTH PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SEGOND PRIORITY, SHORTIES 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 CONSTRU OF ALL EASEMENT BENEFICIARRES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF TRACT "A". ST. THERESE DE LISIEUX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING A GRID BEARING OF SOUTH 88'27'36" EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

5. THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS WILL ALLOW CROSS ACCESS FOR EMERGENCY VEHICLES, SUBJECT TO THE CONDITIONS OF APPROVAL

6. THE PROPERTY IS SUBJECT TO A PRIVATE TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 35410, PAGE 1364 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THIS EASEMENT WILL EXPIRE ON NOVEMBER 18, 2026 PER THE DOCUMENT,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF ______, 2025, BY MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ON BEHALF OF THE VILLAGE, WHO ARE [] PERSONALLY KNOWN TO ME OR HAS PRODUCED ______ AS IDENTIFICATION.

ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH)

ANJULI PANSE, P.E. VILLAGE UTILITY DIRECTOR

CHEVELLE D. HALI VILLAGE CLERK

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COMMISSION NUMBER:

PRINT NAME

SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF
A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS
ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS
(P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC.
177.091(9), F.S., HAVE BEEN SET; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

Š. DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR NO.
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION LB

Y OF

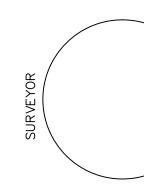
A PROFESSIONAL

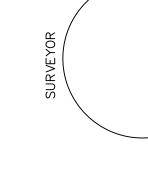
ACCORDANCE WITH S

Engineering Department.

5005

#3591





3 OF Q SHEET Θ TRACT "A" ISLES AT WELLINGTON PLAT 1 TAJ9 SIHT 90 TAA9 A TON-(√8 29 ,88 .8.9) "1-0" T2AAT £77.46° 201.32°24"W -EAST LINE TRACT "A" (P) .94.222 AGE OF WELLINGTON EASEMENT 3 (OKB 32410, PAGE 1353) —SEWER EASEMENT 15, PRIVATE NON—EXCLUSIVE 9F PG. 638) SHEET 3 601, SEÉ (ORB. 23 GEOMETRY AND 10, N.E. 2, 「VE ACME FOR PLAT THIS VILLAGE OF WELLINGTON
UTILITY EASEMENT
(ORB. 23601, PG. 638) PART OF BEING A REPLAT OF A PORTION OF TRACT "A", ST. THERESE DE LISIEUX, ACCORDING TO THE MAP OR PL AS RECORDED IN PLAT BOOK 97, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORII SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, NO1.17,00"E ______ \S01.17`00"W ⋖ TOTAL PARCEL NOT N01°33'32"E (_N15°13'24"E 57.66' 48.97' (P) 1143.82 _S15°13′24"W _48.93′ PARCEL A 713,512 SQUARE FEET 1118.82 -15.00° WSE **WORTH ROAD**20' PUBLIC R/W
3. 6320, PAGE 1622 SIDEWALK EASEMENT WIDTH AT PARCEL LINE 11.29' BEARING M"ΣS,∠L.lOS ___69'+6___ NO1.33,35"E 228°.\3, = = = = = SO, EMERGENCY ELLINGTON ELLINGTON 0.R.B. 6/4/2025 ENG25-0005 CENTERLINE OF 10' F.P.L. EASEMENT (ORB. 23638, PG. 1983) S05°36′44″E_ 98.41′ N46°25'05"E_ 2.82' SO1°32'24"W_ 76.55' -50' ACME DAIRY DISTRICT-CANAL RIGHT OF WAY (DB. 1037, PG. 686) EAST LINE OF SIDEWALK EASEMENT N46*25'05"E -50' ACME DAIRY DISTRICT -CANAL RIGHT OF WAY (DB. 1037, PG. 686) LINE NORTH U.E. ΓYΕ S48'06'46"W 15.75' N48'06'46"E 36.31' TRACT RW 312 SQUARE FEET S88°27'27"E_ 391.80' 18.582 W"70'14°408 TRACT "C-1" PLAT BOOK 97, PAGE 185 15, -LBE (P) 25,7 **NO4.41.02"E** 603.37" TAJ9 SIHT 40 TAAA A TON 5, LAE (P) 120TH AVENUE SOUTH
O.R.B. 1921, PAGE 1331 POINT OF BEGINNING

NW CORNER TRACT "A"—

ST. THERESE DE LISIEUX

PLAT BOOK 97, PAGE 185

SET PRM CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
APRIL - 2025 ER AND SEWER EASEMENT
T BOOK 97, PAGE 185
TES SET PERMANENT REFERENCE MONUMENT
IRON ROD WITH CAP
PED "PRM C&W PRM LB#3591" UNLESS
WISE NOTED.
TES SET 5/8" IRON ROD WITH CAP
PED "C&W LB#3591" UNLESS
WISE NOTED. THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF GRAPHIC SCALE (IN FEET) NORTH

OF SHEET -S43*27'36"| 35.36' PLAT BOOK 85, PAGE 87 ISLES AT WELLINGTON PLAT 1 SET PRM TAJ9 SIHT 90 TAA9 A TON £77.46° 201.32°24"W √12, FBE√ √12, MZE∕ (OKB 32410, PAGE 1353) -SEWER EASEMENT 15, PRIVATE NON—EXCLUSIVE 10, N.E. ГΥΕ 2, PLAT the emergency access easement was removed THIS N88'14'29"E 277.74' — ACME AND ACME OF WELLINGTON UTLITY EASEMENT (ORB. 23601, PG. 638) P NOT A PART RE BEING A REPLAT OF A PORTION OF TRACT "A", ST. THERESE DE LISIEUX, ACCORDING TO THE MAP OR PL AS RECORDED IN PLAT BOOK 97, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORII SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, N01°32°31"E 23.60° N43°27°29"W 13.25° N88°27°29"W 84.74° S88°27'29"E 18.50' _N88*42'07"W 12.49' _N01°32°31″E 12.00° _N01*17'53"E 4.49' PARCEL _N46°17'53"E _37.23' .N01°32°31"E 207.08' .N88°27′29"W 18.50' _S01°32°31"W _211.07 _N01°32'31"E _12.74' THIS SHEET IS ONLY FOR GEOMETRY OF ACME AND VILLAGE OF WELLINGTON UTILITY EASEMENT (ORB. 23601, PG. 638) 1201.92 95.82′ S88°27′29″E S43°27′29″E LAKE WORTH ROAD
120' PUBLIC R/W
0.R.B. 6320, PAGE 1622 LISIE with: Codes, ordinarses THERESE I in effect in the Village of LAT BOOK 97, full reconnections VCCESS EVSEMENT NOT A PART OF THIS PLD epartm867776"w ELLINGTON ELLINGTON S46°17'53"W_ 36.51' N88°33°13″W_ 21.51° S88°33′13″E_ 21.49′ N88*27'29"W_ 30.00' 6/4/2025 ENG25-0005 N46°25'05"E_ 2.82' S01°32′31″W_ 12.00′ \$88°27'12"E 21.00' \$01°32'31"W 26.97' N88°27'29"W H S01°32′48″W_ 12.00′ - _ _ _ _ _ _ _ _ 202.32, S88*27'29"E S88*27*29"E_ 30.00' N88°27'12"W_ 21.00'⁻ S01°32°31"W_ 16.09' \$01.32,31"W 12.00' THERESE 26-44S-41E NORTH LINE Γ∀E TRACT RW S88*27*27"E_ 391.80 15, BE 503.37، TRACT "C-1" PLAT BOOK 97, PAGE 185 NO4.41,02.E TAJ9 SIHT 90 TAA9 A TON 120TH AVENUE SOUTH
AVENUE SOUTH
ACME DAIRY DISTRICT CANAL RICHT-OF-WAY
0.R.B. 1921, PAGE 1337 UTILITY EASEMENT
WATER AND SEWER EASEMENT
PLAT BOOK 97, PAGE 185
ENOTES SET PERMANENT REFERENCE MONUMENT
/8" IRON ROD WITH CAP
TAMPED "PRM C&W PRM LB#3591" UNLESS
THERWISE NOTED.
ENOTES SET 5/8" IRON ROD WITH CAP
TAMPED "C&W LB#3591" UNLESS PER II ARC LENGTH LIMITED ACCESS EASEMENT LICENSED BUSINESS LANDSCAPE BUFFER EASEMENT LAKE MAINTENANCE EASEMENT LAKE MAINTENANCE ACCESS EASEMENT LAKE MAINTENANCE ACCESS EASEMENT LAKE MAINTENANCE ACCESS EASEMENT LAKE MAINTENANCE ACCESS EASEMENT OFFICIAL RECORD BOOK (PALM BEACH COUNTY RE PLAT BOOK (PALM BEACH COUNTY RECORDS) PAGE POINT OF COMPOUND CURVATURE POINT OF TANGENCY RADIUS INDICATES RADIAL LINE SQUARE FEET UTILITY EASEMENT CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
APRIL - 2025 LEGEND / ABBREVIATIONS

© - CENTERLINE

A - DELTA (CENTRAL ANGLE)

AC - ACRES

BLVD - BOULEVARD

BTE - BRIDLE TRAIL EASEMENT

(C#) - CURVE IDENTIFICATION

CB - LONG CHORD BEARING

CD - LONG CHORD DISTANCE

DE - DRAINAGE EASEMENT

I - ARC LENGTH

LAE - LIMITED ACCESS EASEMENT

LAE - LIMITED ACCESS EASEMENT

LAE - LAKE MAINTENANCE EASEMENT

MPPE - MULTI PURPOSE PATH EASEME

O.R.B. - OFFICIAL RECORD BOOK (PALM BEACH CO!

PG. - PAGE

PC - POINT OF COMPOUND CURVAT

PC - POINT OF COMPOUND CURVAT

PC - POINT OF TANGENCY

R - RADIUS

(R) - INDICATES RADIAL LINE

SF - SQUARE FEET

UE - UTILITY EASEMENT

WSE - WATER AND SEWER EASEMEN

(P) - PLAT BOOK 97, PAGE 185

(P) - PLAT BOOK 97, PAGE 185

PRM - DENOTES SET PERMANENT REF

5/8" IRON ROD WITH CAP

STAMPED "PRM C&W PRM LB#

STAMPED "PRM CAP

STAMPED "PRM C&W PRM LB# THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF GRAPHIC SCALE (IN FEET) 0 30 60 NORTH

3