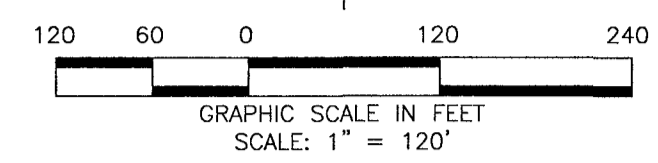


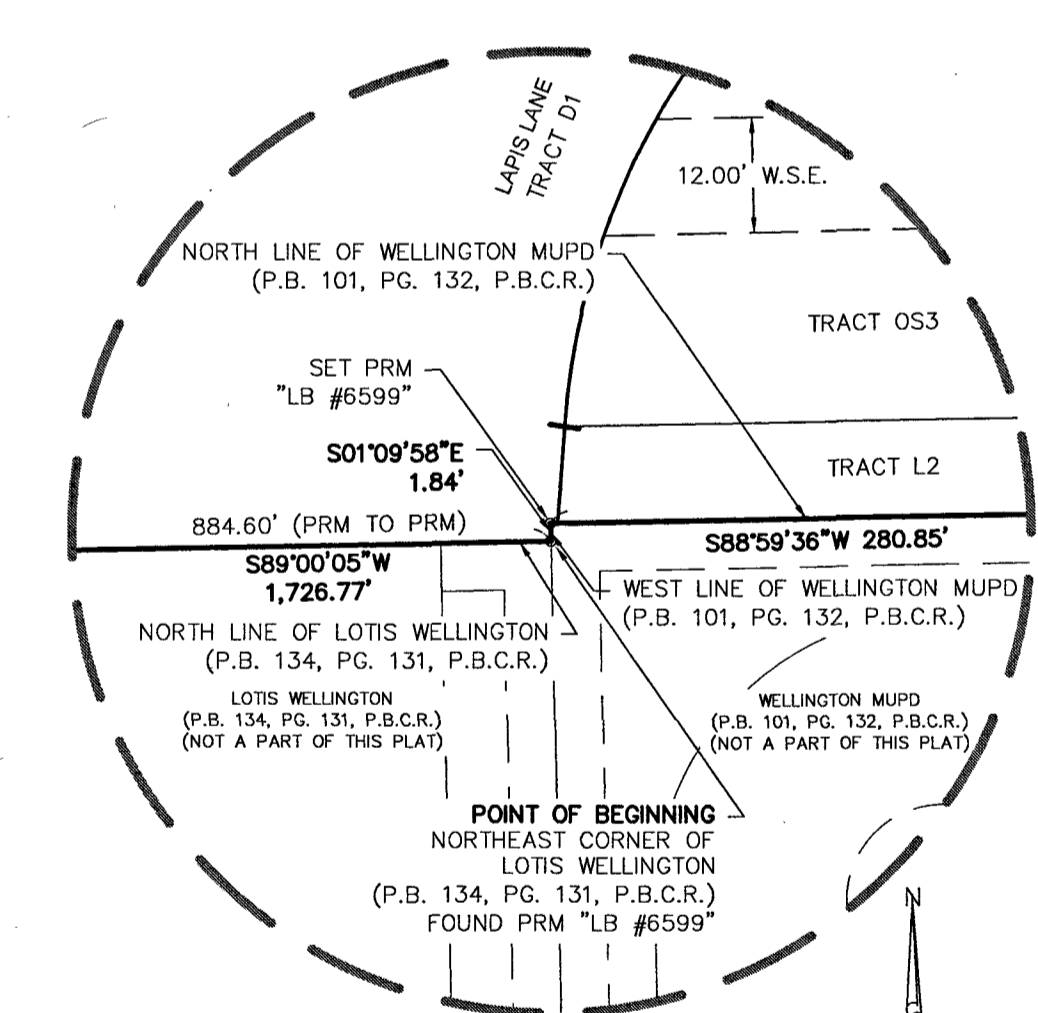
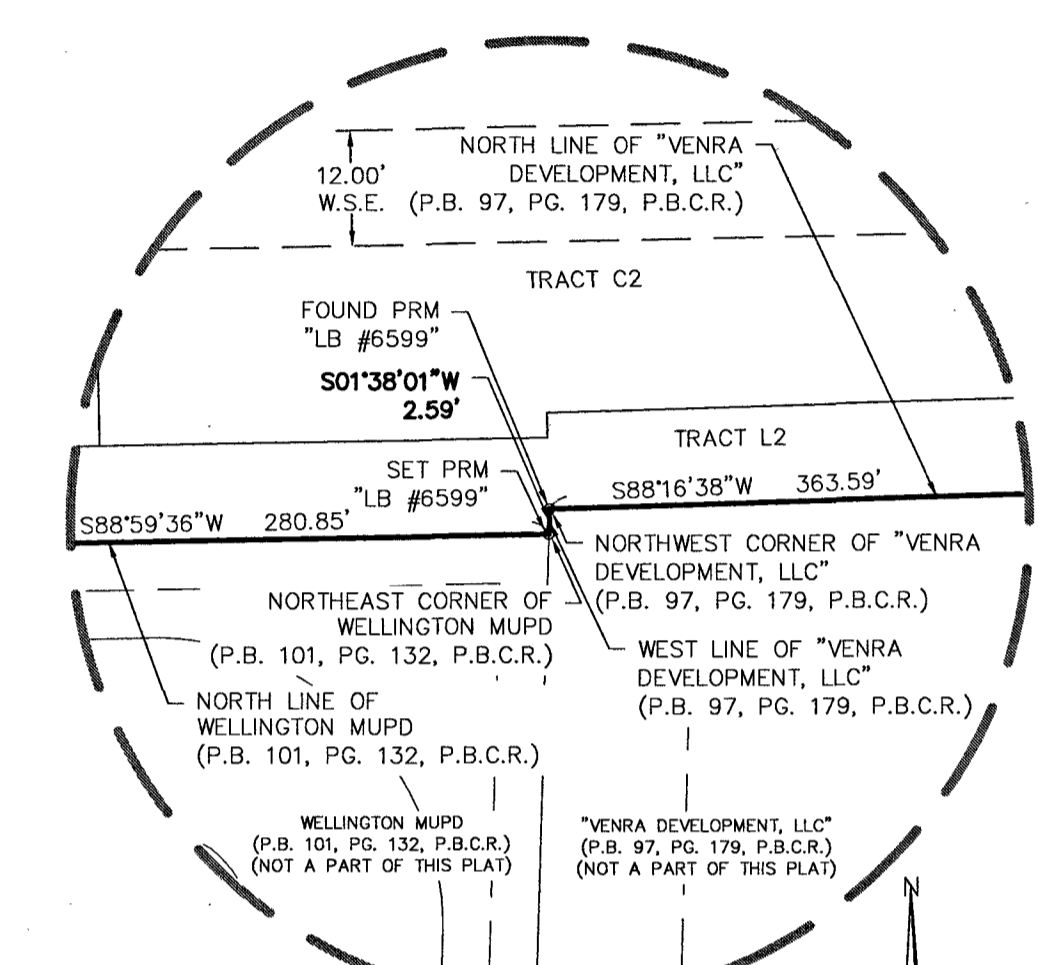
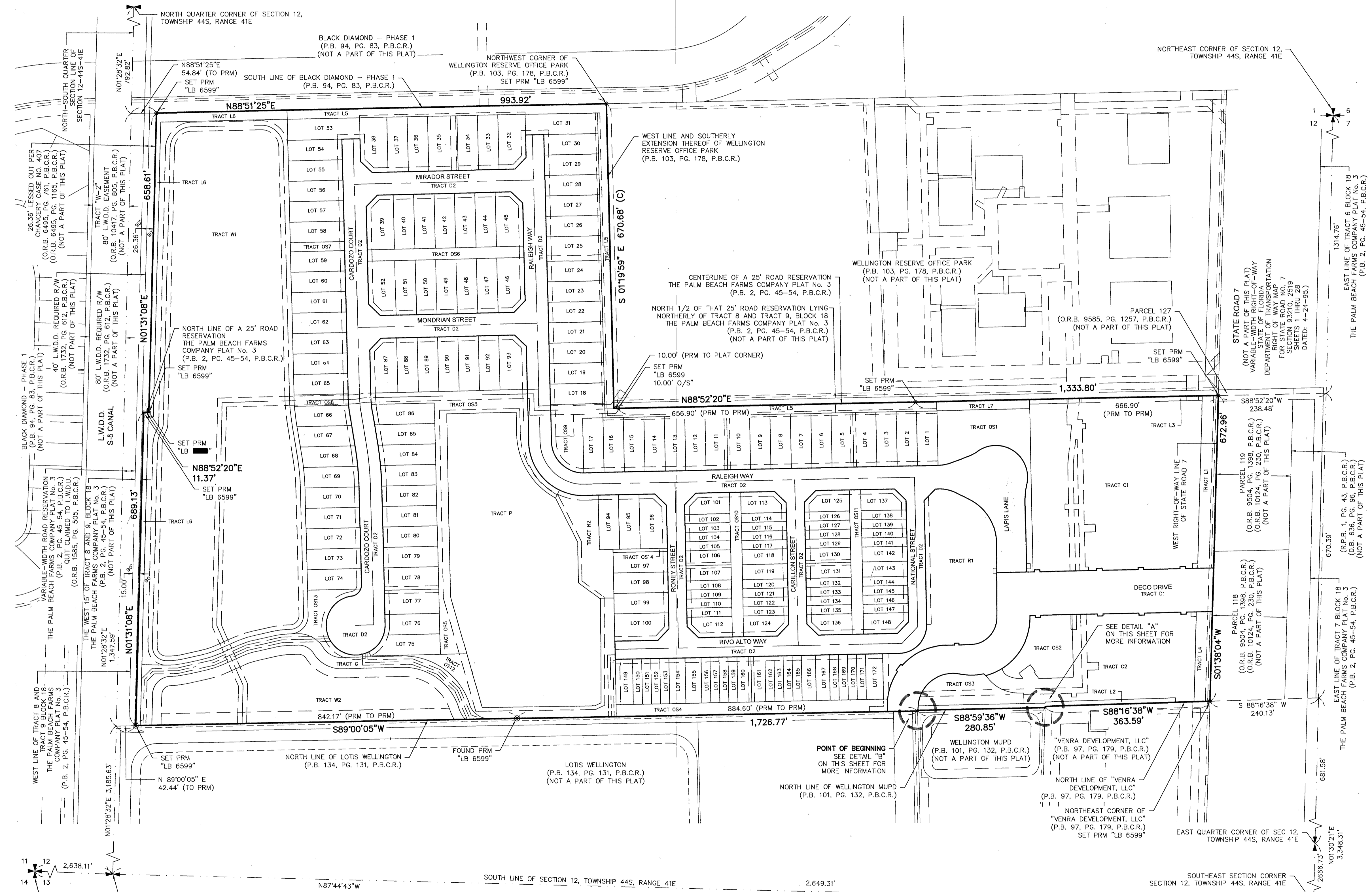
LOTIS WELLINGTON PHASE 2

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 5 OF 13



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, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

LEGEND:

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

THIS INSTRUMENT WAS PREPARED BY:
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460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
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SCALE: 1"=120"	CHECKED BY: DB	DATE: 12/12/2023
DRAWN BY: MT	JOB NO.: 21-013-001 PLAT	