

BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 2

0269-010
162

IN PARTS OF SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 41 EAST

PALM BEACH COUNTY, FLORIDA

IN FOURTEEN SHEETS

SHEET No. 1

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS that BINK'S FOREST HOLDINGS, INC., a Florida corporation and owner of a portion of the land shown hereon; joined by BINKS FOREST COUNTRY CLUB, INC., a Florida corporation not for profit and owner of a portion of the land shown hereon; joined by ACME IMPROVEMENT DISTRICT, a political subdivision of the State of Florida and owner of a portion of the land shown hereon; being in part of Sections 6 & 7, Township 44 South, Range 41 East, Palm Beach County, Florida shown as BINKS FOREST OF THE LANDINGS AT WELLINGTON P. U. D., Plat 2, being more particularly described as follows:

Being part of the plat of WOODFIELD No. 1 OF THE LANDINGS AT WELLINGTON, abandoned, Official Record Book 4690, Pages 1585 1586 and 1587, the Public Records of Palm Beach County, Florida.

POINT OF BEGINNING being the Southwest Corner of Section 6, Township 44 South, Range 41 East, Palm Beach County, Florida; thence North 00°18'52" East, along the West Line of said Section 6 (all bearings are relative to an assumed meridian of North 00°18'52" East, for the West Line of said Section 6), a distance of 3670.47 feet; thence South 89°59'25" East, along the North Line of Florida Power & Light Easement, recorded in Official Record Book 5686, Page 304, of the Public Records, of said County also being a line parallel to and 30 feet south, by right angle measurement, to the North Line of said Section 6, a distance of 1654.24 feet; to a point on a curve, a radial line bears South 75°52'23" East, at this point; thence Southeasterly, along the arc of said curve, concave to the east, having a radius of 1410.00 feet and a central angle of 42°11'45"; a distance of 1038.40 feet; thence South 26°04'08" East, along the tangent of said curve, a distance of 522.74 feet, to the beginning of a curve; thence Southeasterly, along the arc of said curve, concave to the Northeast, having a radius of 1760.00 feet and a central angle of 21°15'50"; a distance of 653.18 feet; thence South 49°58'58" East, along the tangent of said curve, a distance of 1037.22 feet; to the beginning of a curve; thence Southeasterly, along the arc of said curve, concave to the southwest, having a radius of 1940.00 feet and a central angle of 29°31'09"; a distance of 999.50 feet; thence South 19°48'49" East, along the tangent of said curve, a distance of 239.89 feet; thence South 28°46'56" West, a distance of 3.27 feet, to the North Line of Section 7, of said Township and Range; thence continuing South 28°46'56" West, a distance 34.23 feet, to a point on a curve also being a point on the North Right-of-Way of ACME CLUB ROAD, as recorded in Plat Book 39, Pages 38, 39, 40 & 41, a radial line, for next described curve, bears South 12°27'19" East, at said point; thence Southeasterly, along the arc of said curve and said Right-of-Way Line, concave to the southeast, having a radius of 1962.00 feet and a central angle of 20°47'47"; a distance of 694.73 feet, to a point, a radial line bears South 32°54'36" East, at this point; thence North 26°01'18" West, a distance of 336.50 feet, to the South Line said Section 6; thence North 89°38'46" West, along said South Line, a distance of 3075.71 feet, to the POINT OF BEGINNING.

LESS THE FOLLOWING PARCEL OF LAND

Commencing at the Northwest corner of said Section 6; thence South 00°18'52" West along the West line of said Section 6, a distance of 275.00 feet; thence South 89°59'25" East, a distance of 100.00 feet to the POINT OF BEGINNING; thence continuing South 89°59'25" East, a distance of 400.01 feet to the South Line of said Section 6; thence South 00°18'52" West, a distance of 400.01 feet to a point on the East line of a Palm Beach County Right-of-way, as recorded in Deed Book 1157, Page 428 of the Public Records of Palm Beach County, said Right-of-way line also being a line parallel to and 100.00 feet East, by right angle measurement, of the West Line of said Section 6; thence North 00°18'52" East along said East line of a Palm Beach County Right-of-way, a distance of 520.01 feet to the POINT OF BEGINNING.

Containing 211.72 Acres, more or less;
Have caused said property to be surveyed and plotted as shown hereon, and do hereby dedicate or reserve as follows:

- The Utility Easements as shown are hereby dedicated in perpetuity to the public for the construction, installation, operation and maintenance of utility lines, but not limited to, telephone, cable television services, provide, however, no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public or private utility.
- The Drainage Easements as shown are for the construction, operation and maintenance of drainage facilities and are hereby reserved in perpetuity unto CYPRESS FOREST HOMEOWNERS' ASSOCIATION, INC. and are the perpetual maintenance obligation of said Association. Its successors and assigns without recourse to Palm Beach County, Florida. However, Palm Beach County shall have the right but not the obligation to maintain those portions of the drainage systems encompassed by the plat which are associated with the drainage of public roads.
- The Water and Sewer Easements as shown are for the construction, operation and maintenance of water and sewer facilities and are hereby dedicated in perpetuity to the ACME IMPROVEMENT DISTRICT and are the perpetual maintenance obligation of said District. Its successors and assigns without recourse to Palm Beach County, Florida.
- The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of Commissioners for control and jurisdiction over access rights.
- The Canal Maintenance Easements adjacent to the C-1 Canal, as shown, are for the maintenance of said Canals and are hereby dedicated in perpetuity to Acme Improvement District. Its successors and assigns and are the perpetual maintenance obligation of said District. Its successors and assigns without recourse to Palm Beach County, Florida.
- The Canal/Lake Maintenance Easements adjacent to the C-1 and C-10 Canals, as shown, are for the maintenance of said Canals and are hereby dedicated in perpetuity to Acme Improvement District and Fourth Wellington, Inc., its successors and assigns and are the perpetual maintenance obligation of said District and Fourth Wellington, Inc., its successors and assigns without recourse to Palm Beach County, Florida.
- The Lake Access and Preserve Access Easements as shown are hereby reserved in perpetuity unto FOURTH WELLINGTON, INC. and are the perpetual maintenance obligation of FOURTH WELLINGTON, INC. its successors and assigns without recourse to Palm Beach County, Florida.
- The Lake Maintenance Easements as shown adjacent to Parcels B and C are for the maintenance of Lake Parcels B and C and are hereby reserved in perpetuity unto FOURTH WELLINGTON, INC. its successors and assigns and are the perpetual maintenance obligation of FOURTH WELLINGTON, INC. its successors and assigns, without recourse to Palm Beach County, Florida. Lake Maintenance Easements adjacent to Parcels D, E, F, G and H are for the maintenance of Parcels D, E, F, G and H and are hereby dedicated in perpetuity to the FOURTH WELLINGTON, INC. its successors and assigns and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- Parcel A is for private road purposes, utilities, drainage, water and sewer and is hereby reserved in perpetuity unto CYPRESS FOREST HOMEOWNERS' ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- The Lake Parcels B, C, D, E, F, G and H as shown, are hereby reserved as water management tracts, for drainage purposes and are hereby reserved in perpetuity unto FOURTH WELLINGTON, INC. its successors and assigns. Said Lake Parcels B, C, D, E, F, G and H are the perpetual maintenance obligation of FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcels J, K, L, and N as shown, are hereby reserved unto BINK'S FOREST COUNTRY CLUB, INC. Its successors and assigns for recreation, club and/or golf course (public or private, as determined by BINK'S FOREST COUNTRY CLUB, INC., its successors and assigns) and other purposes and are the perpetual maintenance obligation of BINK'S FOREST COUNTRY CLUB, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcel M, P and R as shown, are for open space and landscaping and are hereby reserved in perpetuity unto CYPRESS FOREST HOMEOWNERS' ASSOCIATION, INC. its successors and assigns, without recourse to Palm Beach County, Florida.
- The Golf Course Access Easements as shown are hereby reserved in perpetuity unto BINK'S FOREST COUNTRY CLUB, INC., and are the perpetual maintenance obligation of BINK'S FOREST COUNTRY CLUB, INC., its successors and assigns without recourse to Palm Beach County, Florida.
- Parcel T as shown is for drainage purposes and Parcel S, as shown, is for public purposes and they are hereby dedicated in perpetuity to Acme Improvement District, its successors and assigns, without recourse to Palm Beach County.

15. Parcels U, V, X and Y as shown, are declared to be natural wetland preservation areas, and shall be maintained in this general natural state and are hereby reserved unto the CYPRESS FOREST HOMEOWNERS' ASSOCIATION, INC. and are the perpetual maintenance obligation of said ASSOCIATION, its successors and assigns without recourse to Palm Beach County, Florida.

16. Parcel W is reserved unto BINK'S FOREST HOLDINGS, INC., its successors and assigns for future development.
17. The Signage and Landscape Easements as shown are for the construction and maintenance of signage and landscaping, said signage and landscaping shall not be placed on utility, drainage or maintenance easements, and are hereby dedicated in perpetuity unto CYPRESS FOREST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns and is the perpetual maintenance obligation of CYPRESS FOREST HOMEOWNERS' ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County, Florida. Except for the Signage and Landscape Easement of the Southeast corner of Parcel K which is hereby dedicated in perpetuity unto FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
IN WITNESS WHEREOF, the above named Corporations and District have caused these presents to be signed by their respective officers and their corporate seals to be affixed hereto by and with the authority of their Board of Directors, this _____ day of _____, 1993.

Attest: RC MacLaughlin, Vice President
By: Robert Bolster, President
BINK'S FOREST HOLDINGS, INC., a Florida Corporation
Doig: Mary M. Viator, Secretary
By: Ralph D. McCormack, President
ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida

Attest: Mary La Medica, Vice President
By: Nichole F. La Medica, President
BINK'S FOREST COUNTRY CLUB, INC., a Florida Corporation not for profit

GEE AND JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
MAY 1989

LAND USE

SINGLE FAMILY LOTS (264)	80.55 ACRES
PRIVATE ROADWAY	18.08 ACRES
LAKES	18.43 ACRES
CANAL R/W	12.84 ACRES
GOLF COURSE	69.93 ACRES
OPEN SPACE	10.01 ACRES
PRESERVATION AREAS	1.88 ACRES
TOTAL	211.72 ACRES
Petition No. 78-287(E)	
DENSITY	1.25 D. U. / ACRE

NOTES

- --denotes Permanent Reference Monument.
- --denotes Permanent Control Point.

All bearings shown hereon are relative to an assumed meridian with the West Line of Section 6 assumed to bear South 00°18'52" West.

Building Setback Lines shall be as required by Palm Beach County Zoning Regulations.

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformation with Ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County and/or ACME IMPROVEMENT DISTRICT.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying the same.

Easements are for Public Utilities, unless otherwise noted.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Notice: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

APPROVALS

This plat is hereby approved for record this _____ day of _____, 1993.

By: Mary McCarty, Chair

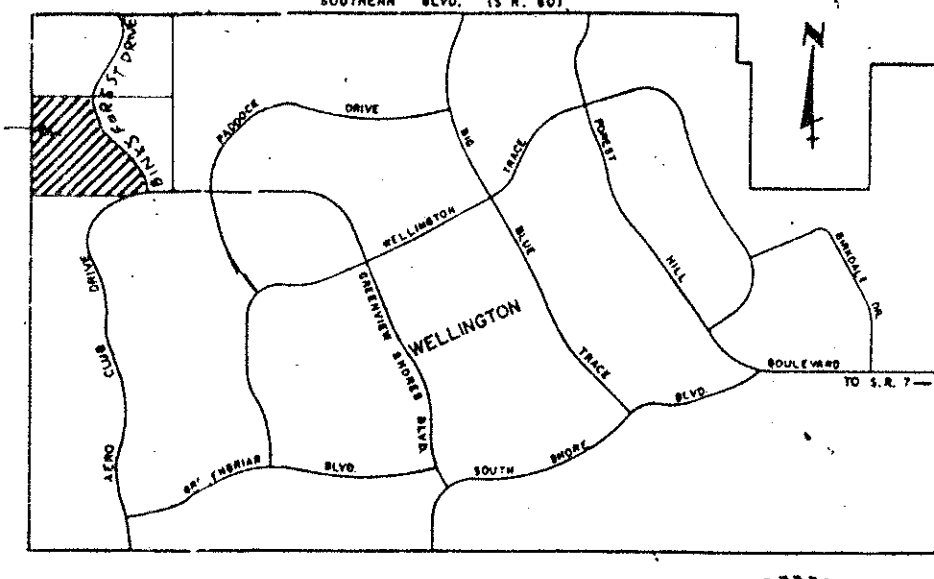
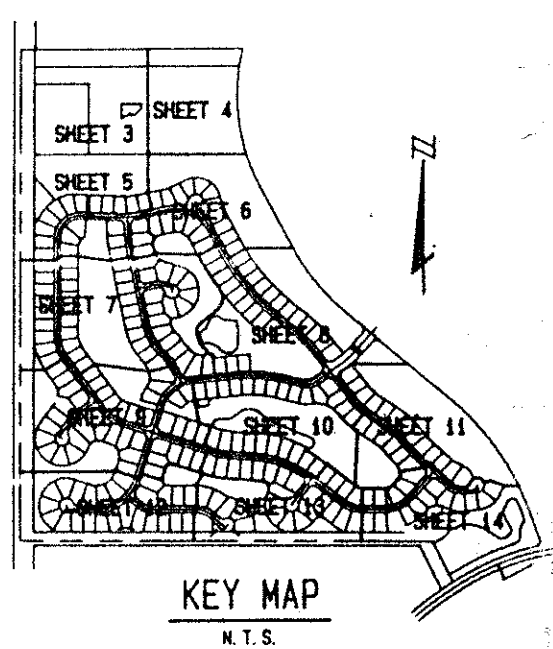
Attest: Dorothy Wilken, Clerk

By: Debra Cowart, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this _____ day of _____, 1993.

By: George T. Webb, P.E., County Engineer



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Robert Bolster and RC MacLaughlin, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of BINK'S FOREST HOLDINGS, INC., a Florida Corporation and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation, and that the seal affixed to the foregoing instrument is the seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal this _____ day of _____, 1991.
My Commission Expires: _____
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Ralph D. McCormack and Mary M. Viator, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Acme Improvement District, a Political Subdivision of the State of Florida, and severally acknowledged to and before me that they executed such instrument as such officers of said District and that the seal affixed to the foregoing instrument is the seal of said District and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the free act and deed of said District.
WITNESS my hand and official seal this _____ day of _____, 1990.
My Commission Expires: _____
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME personally appeared Michele F. La Medica and Mary La Medica, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of BINK'S FOREST COUNTRY CLUB, INC., a Florida Corporation not for profit and severally acknowledged to and before me that they executed such instrument as such officers of said Corporation and that the seal affixed to the foregoing instrument is the seal of said Corporation and that it was affixed to said instrument by due and regular authority and that said instrument is the free act and deed of said Corporation.
WITNESS my hand and official seal this _____ day of _____, 1990.
My Commission Expires: _____
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
T.R.W. Title Insurance of New York, Inc., a duly licensed Title Insurance Company in the State of Florida, do hereby certify that we have examined the title to the herein described property; that we find that the record title holder of the lands designated as the C-1 and C-10 Canals is Acme Improvement District, a Political Subdivision of the State of Florida; that the record title holder of Parcels J, K, L and N is Bink's Forest Country Club, Inc., a Florida Corporation not for profit; that the record title holder of the balance of the lands platted hereunder is BINK'S FOREST HOLDINGS, INC., a Florida Corporation; that the taxes through the year 1993 have been paid; that the mortgages shown are the only law; and that there are encumbrances of record but said encumbrances do not prohibit the subdivision of the property as depicted on this plat.
BY: Andrew S. Miller, Vice President
DATE: 2/19/93

Seals for BINK'S FOREST HOLDINGS, INC., ACME IMPROVEMENT DISTRICT, NOTARY SEAL, BOARD OF COUNTY COMMISSIONERS, and COUNTY ENGINEER SEAL.

BINK'S FOREST OF THE LANDINGS AT WELLINGTON PLAT 2

BOOK 70
 FLOOD ZONE B
 FLOOD MAP # 1008
 QUAD # 77
 ZIP CODE 33414
 PUB NAME Wellington, PUD
 TAZ = 727

COMPUTED M.J.J. /CADD
 DRAWN M.J.J. /CADD
 CHECKED
 APPROVED
 JOB No. 89-135

PET. 78-287 E
 5/21/93

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