

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 10:34 A.M.
this 22 day of March 1997
and duly recorded in Plat Book No. 79
on page 75
DOROTHY H. WILKEN, Clerk of Circuit Court
by Dawn E. Brooks D.C.

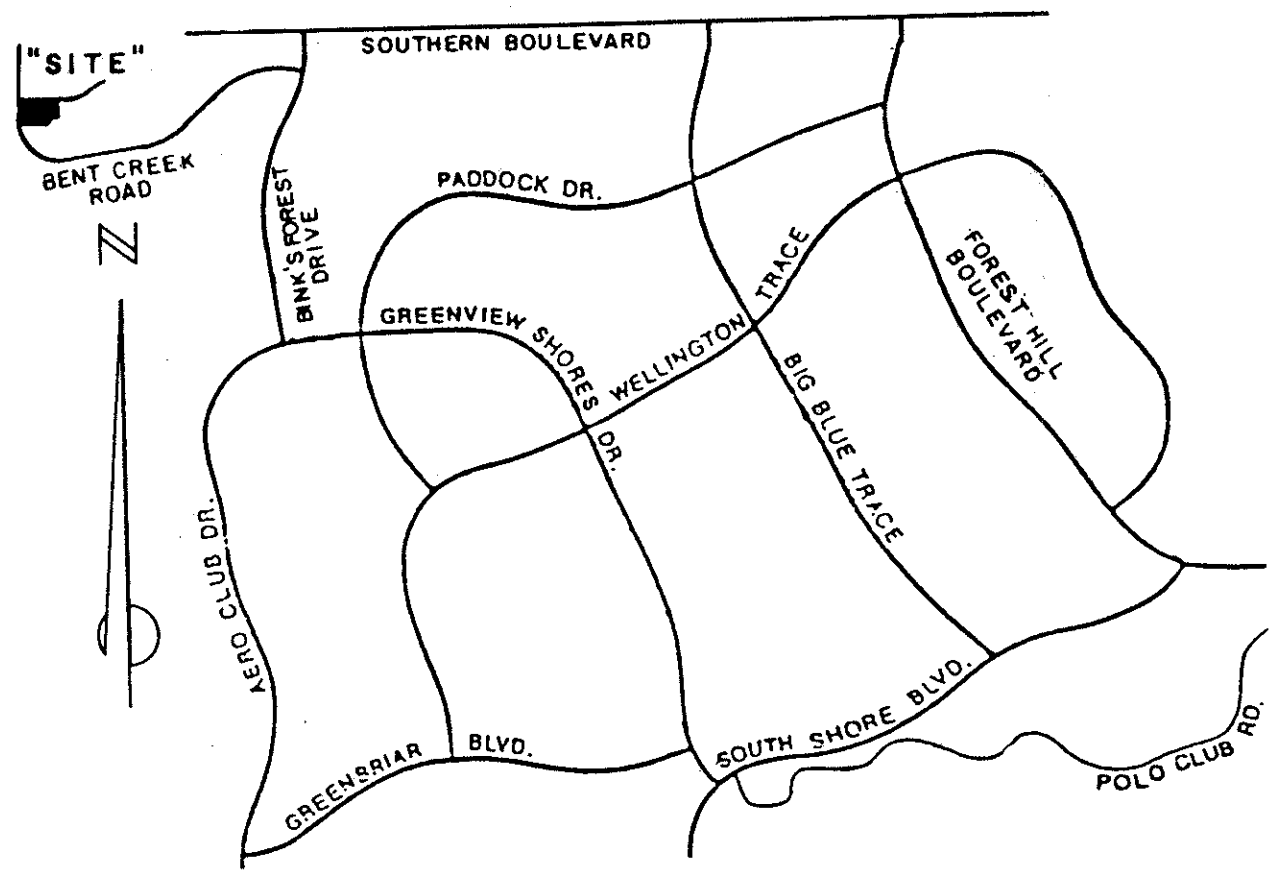


BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3 REPLAT NO. 2

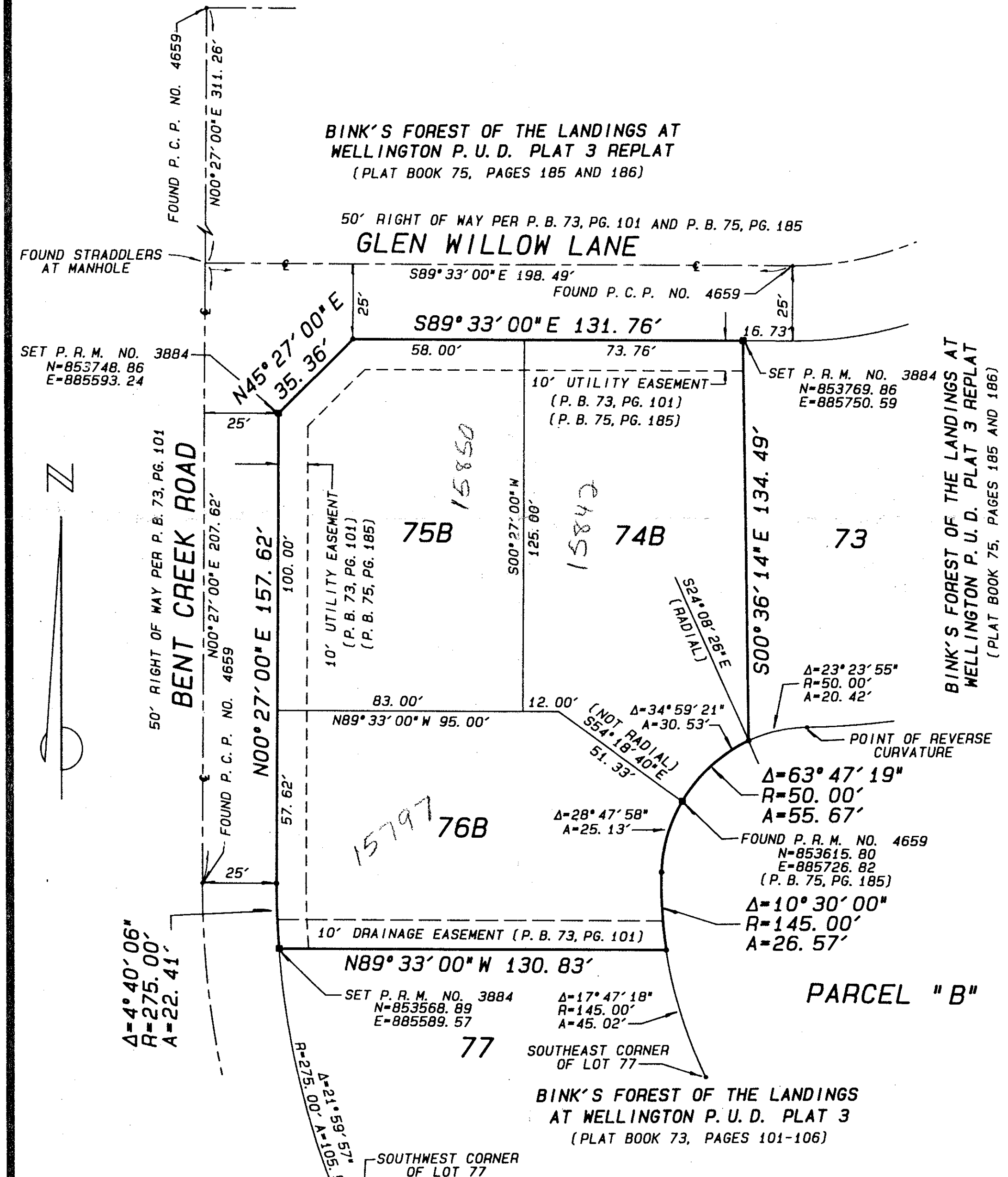
BEING A REPLAT OF LOT 76 BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3, AS RECORDED IN PLAT BOOK 73, PAGES 101 THRU 106, AND LOTS 74 AND 75 BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3 REPLAT, AS RECORDED IN PLAT BOOK 75, PAGES 185 AND 186, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 1996 SHEET 1 OF 1

EWING AND SHIRLEY, INC.
SURVEYORS AND MAPPERS

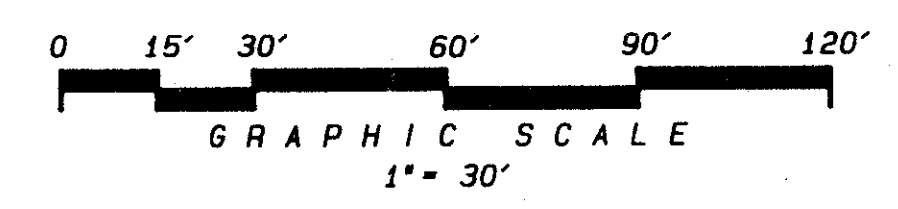


LOCATION MAP
NOT TO SCALE



- LEGEND**
- A DENOTES ARC
 - NO. DENOTES NUMBER
 - P. B. DENOTES PLAT BOOK
 - P. C. P. DENOTES PERMANENT CONTROL POINT
 - PG. DENOTES PAGE
 - P. R. M. DENOTES PERMANENT REFERENCE MONUMENT
 - R DENOTES RADIUS
 - Δ DENOTES CENTRAL ANGLE
 - E DENOTES CENTERLINE

COORDINATE NOTE:
STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT
FLORIDA EAST ZONE
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FOOT
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000019
N00°-27'-00"E (PLAT BEARING)(CENTERLINE GLEN WILLOW LANE)
= D1°00'31" CLOCKWISE BEARING ROTATION (PLAT TO GRID)
N01°-27'-31"E (GRID BEARING)
(INFORMATION CITED HEREON BASED ON UNDERLYING PLATS)



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT M/I SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3 REPLAT NO. 2, BEING A REPLAT OF LOT 76 BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3, AS RECORDED IN PLAT BOOK 73, PAGES 101 THROUGH 106 AND LOTS 74 AND 75 BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3 REPLAT, AS RECORDED IN PLAT BOOK 75, PAGES 185 AND 186, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 76, BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 101 THROUGH 106, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; TOGETHER WITH LOTS 74 AND 75, BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3 REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 185 AND 186, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.70 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. NOTHING CONTAINED IN THIS PLAT SHALL AFFECT ANY DEDICATIONS AND RESERVATIONS ESTABLISHED PURSUANT TO THE PLAT OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3, AS RECORDED IN PLAT BOOK 73, PAGES 101 THROUGH 106, OR BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3 REPLAT AS RECORDED IN PLAT BOOK 75, PAGES 185 AND 186.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF MARCH 1997.

WITNESS: Richard N. Kleisley
M/I SCHOTTENSTEIN HOMES, INC.
AN OHIO CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA
BY: Richard N. Kleisley
RICHARD N. KLEISLEY, DIVISION PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD N. KLEISLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF M/I SCHOTTENSTEIN HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March 1997.
MY COMMISSION EXPIRES: Feb. 24, 2000
Carlene Brub
NOTARY PUBLIC

NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BENT CREEK ROAD, AS SHOWN HEREON, BEING AN ASSUMED BEARING OF NORTH 00°-27'-00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERTO.
2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: — P. R. M. NO. 3884
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS FOR SUCH ENCROACHMENT.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON ZONING ORDINANCES.
5. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
6. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
8. INFORMATION CONCERNING STATE PLANE COORDINATES CITED ON THIS PLAT IS BASED UPON A FOUND PERMANENT REFERENCE MONUMENT AT THE COMMON LOT CORNER OF LOTS 74B AND 76B, SHOWN HEREON. SAID MONUMENT AND THE ACCOMPANYING STATE PLANE COORDINATE ARE SHOWN ON THE UNDERLYING PLAT OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3 REPLAT, RECORDED IN PLAT BOOK 75, PAGES 185 AND 186, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

LAND USE

AREA 0.70 ACRES
NUMBER OF UNITS 3

APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 22nd DAY OF March 1997.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: Kathy Foster
KATHY FOSTER, MAYOR
ATTEST:
BY: Awilda Rodriguez
AWILDA RODRIGUEZ, VILLAGE CLERK

PET. 78-287
ALLOC. #0001
5/2/4/G
(see work up)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KATHY FOSTER AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE, AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF MARCH 1997.
MY COMMISSION EXPIRES: 6-5-98
Dawn E. Brooks
NAME: Dawn E. Brooks
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 6639637

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO M/I SCHOTTENSTEIN HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT THE SUBDIVISION AS DEPICTED BY THIS PLAT.

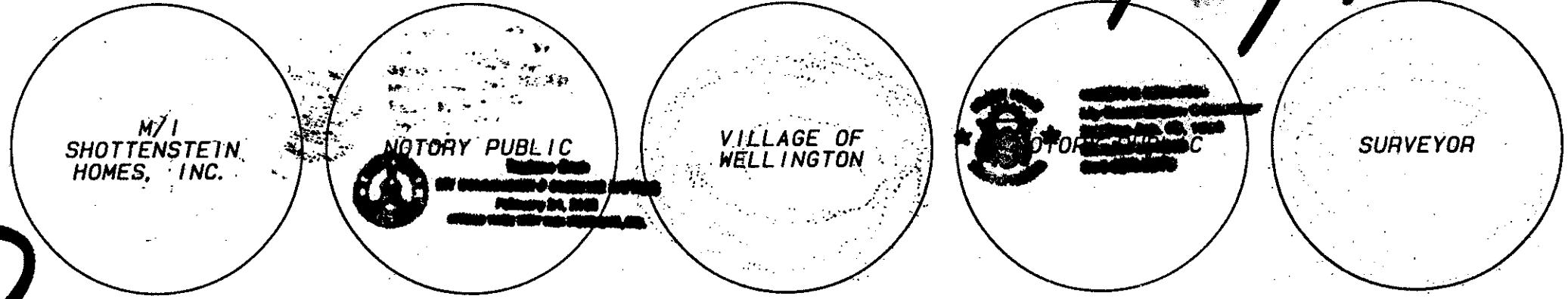
DATE: March 6, 1997
Herbert G. Swan
CHICAGO TITLE INSURANCE COMPANY
HERBERT G. SWAN, RES. VICE PRESIDENT

SURVEYOR'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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATE: MARCH 13, 1997
Kent W. Ewing, Jr.
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3884
STATE OF FLORIDA

7/75



0269-020

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
2166 J06 ROAD WEST PALM BEACH, FLORIDA 33415