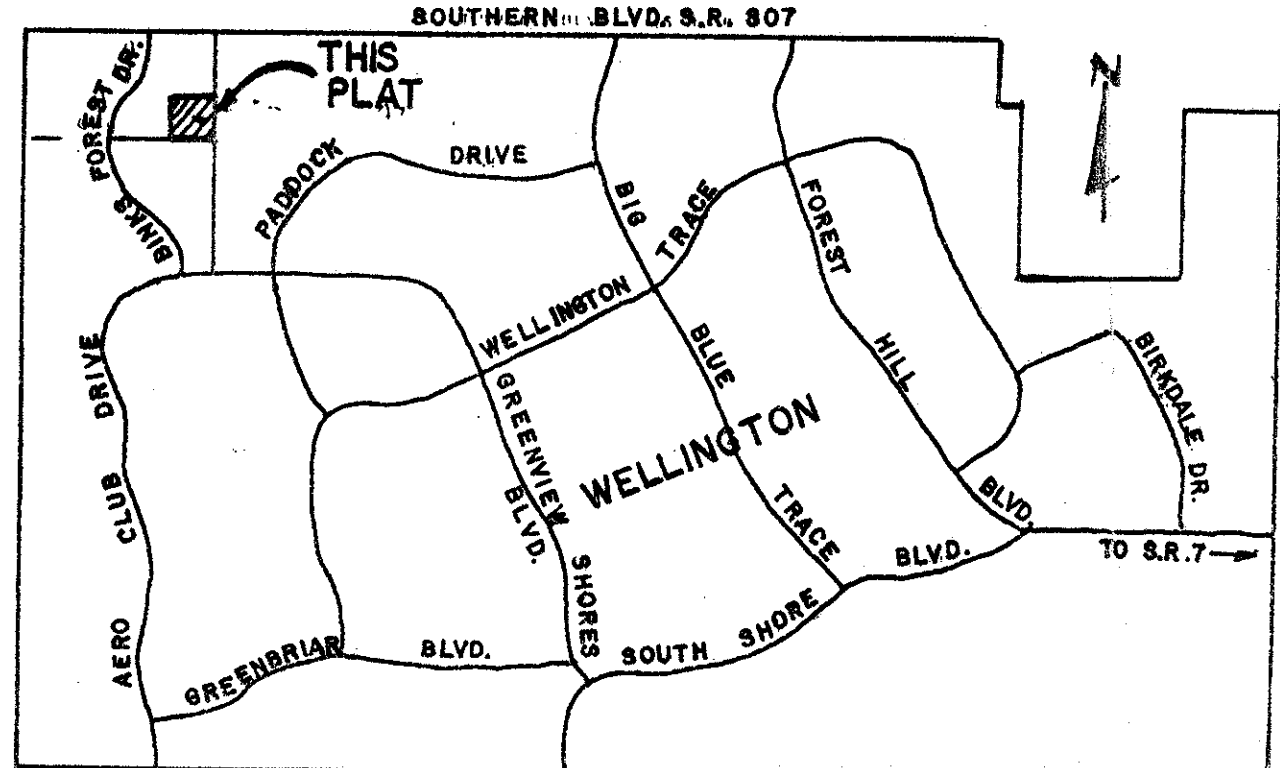


# BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 4

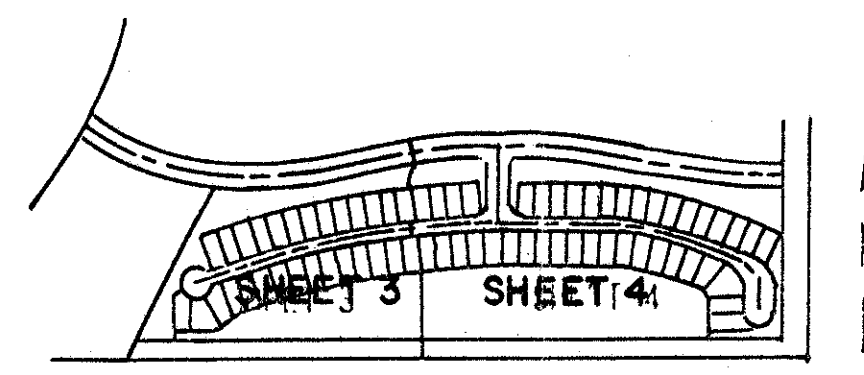
0269-012

# 132

IN PART OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
AND IN PART OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA  
IN FOUR SHEETS SHEET No. 1



GEE AND JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
JANUARY 1994



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 3:36 PM, this 26 day of September, 1994, and duly recorded in Plat Book No. 75 on Pages 72, thru 135.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By: *[Signature]*

STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }  
KNOW ALL MEN BY THESE PRESENTS, that M/I SCHOTTENSTEIN HOMES INC., a Florida Corporation licensed to do business in the State of Florida, and owner of a portion of the land shown hereon; joined by NATIONAL GOLF OPERATING PARTNERSHIP L.P., a Delaware Limited Partnership, 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; joined by LENNAR HOMES INC., a Florida Corporation and owner of a portion of the land shown hereon; being in part of Section 6, Township 44 South, Range 41 East and Section 31, Township 43 South, Range 41 East, Palm Beach County, Florida shown as BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. Plat 4, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 31, thence South 00°18'52" West, along the West Line of said Section 6, a distance of 30.00 feet; thence South 89°59'25" East along a line parallel to the North Line of said Section 6 and 30.00 feet South, by right angle measurement, a distance of 2354.86 feet, to the POINT OF BEGINNING; thence North 26°41'08" East, a distance of 33.57 feet to the South Line of said Section 31; thence North 26°41'08" East, a distance of 637.36 feet to a point on a curve, concave to the Northeast, having a radius of 990.00 feet and a central angle of 22°33'30"; thence along the arc of said curve, concave to the Northeast, a distance of 102.30 feet; thence North 16°37'37" East, a distance of 34.45 feet; thence South 60°10'38" West, a distance of 83.41 feet, to the beginning of a curve, concave to the Northeast, having a radius of 910.00 feet and a central angle of 39°47'59"; thence Southeast along the arc of said curve, a distance of 632.12 feet; thence North 80°01'23" East, along the tangent of said curve a distance of 389.89 feet to the beginning of a curve concave to the South having a radius of 1840.00 feet and a central angle of 19°49'10"; thence Easterly along the arc of said curve, a distance of 636.48 feet; thence South 80°09'22" East along the tangent of said curve, a distance of 465.44 feet to the beginning of a curve concave to the North, having a radius of 460.00 feet and a central angle of 8°58'54"; thence Easterly along the arc of said curve, a distance of 72.11 feet; thence South 89°08'21" East along the tangent of said curve, a distance of 203.42 feet; thence South 00°51'45" West, along the East Line of said C-2 Canal, as recorded in Deed Book 1037, Pages 686 to 692 inclusive, said line is also the Northerly extension of the East Line of said Section 6, a distance of 634.71 feet, to the Northeast Corner of said Section 6; thence continue South 00°51'45" West, along the East Line of said Section 6, a distance of 30.00 feet; thence North 89°59'25" West, along a line parallel to the North Line of said Section 6 and 30.00 feet South by right angle measurement, a distance of 2325.13 feet, to the POINT OF BEGINNING.  
Containing 36.56 acres more or less; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate or reserve as follows:

- 1. The 6 foot Utility Easements as shown are hereby dedicated in perpetuity to Florida Power and Light Company for the construction, installation, operation and maintenance of their utilities without recourse to Palm Beach County, Florida. All other utility Easements as shown are hereby dedicated in perpetuity for the construction, installation, operation and maintenance of utilities including cable television systems; provided, however, no such construction, installation, maintenance or operation of cable television systems shall interfere with the facilities and services of electric, telephone, gas or other public or private utility.
- 2. The Drainage Easements as shown are for the construction, operation and maintenance of drainage facilities and are hereby reserved in perpetuity unto BRINDLEWOOD PROPERTY OWNERS 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.
- 3. The Water Easements as shown are for the construction, operation and maintenance of water facilities and are hereby reserved 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.
- 4. The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of Commissioners for control and jurisdiction over access rights.
- 5. The Canal Maintenance Easements adjacent to the C-2 Canal, as shown, is for the maintenance of said Canal and is hereby reserved in perpetuity to Acme Improvement District, its successors and assigns and is the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
- 6. Parcel "A" is for private road purposes, utilities, drainage, water and sewer and is hereby reserved in perpetuity unto BRINDLEWOOD PROPERTY OWNERS ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
- 7. Parcel "B" as shown, is hereby reserved unto NATIONAL GOLF OPERATING PARTNERSHIP L.P., its successors and assigns, for recreation, club and / or golf course (public or private, as determined by NATIONAL GOLF OPERATING PARTNERSHIP L.P. successors and assigns) and other purposes and is the perpetual maintenance obligation of NATIONAL GOLF OPERATING PARTNERSHIP L.P., its successors and assigns without recourse to Palm Beach County, Florida.
- 8. Parcels "C" and "D" as shown, are for open space and landscaping and are hereby reserved in perpetuity unto BRINDLEWOOD PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
- 9. Parcel "E", a portion of Acme Improvement District Canal C-2, as shown is for drainage purposes and is hereby reserved in perpetuity to Acme Improvement District, its successors and assigns and is the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
- 10. 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 in utility drainage or maintenance easements, and are hereby dedicated in perpetuity unto BRINDLEWOOD PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of BRINDLEWOOD PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County, Florida.
- 11. Parcel "H" as shown, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the perpetual use of the public for public street purposes.
- 12. The Sewer Easements as shown are for the construction, operation and maintenance of sewer facilities and are hereby reserved 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.
- 13. Tract "J" is for private road purposes, utilities, drainage, water and sewer and is hereby reserved in perpetuity to and is the perpetual maintenance obligation of BRINDLEWOOD PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County, Florida.
- 14. Parcel "K" as shown is hereby reserved as water management tract, for drainage purposes and is hereby reserved in perpetuity to, and is the perpetual maintenance obligation of BRINDLEWOOD PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
- 15. Parcel "M" as shown hereon is hereby reserved to NATIONAL GOLF OPERATING PARTNERSHIP L.P. a Delaware Limited Partnership, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said partnership, its successors and assigns without recourse to Palm Beach County, Florida.

LAND USE (PETITION NO. 78-287 E)

SINGLE FAMILY LOTS (69)	10.98 ACRES
ROADWAY TRACT	4.49 ACRES
PRIVATE ROADWAY	2.29 ACRES
PARKING TRACT	0.99 ACRES
CANAL R/W	1.37 ACRES
GOLF COURSE	10.85 ACRES
OPEN SPACE	4.91 ACRES
DRY RETENTION TRACT	0.68 ACRES
TOTAL	36.56 ACRES
DENSITY	1.89 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 conformance 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 or record this 1st day of Sept 1994.  
By: *[Signature]*  
Attest: DOROTHY H. WILKEN, Clerk  
By: *[Signature]*  
Deputy Clerk  
COUNTY ENGINEER  
This plat is hereby approved or record this 1st day of Sept 1994.  
By: *[Signature]*  
GEORGE T. WEBB, P.E., County Engineer

ACKNOWLEDGEMENT  
STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared Carlos A. Diaz and Kathleen E. Sierra, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of LENNAR HOMES 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 17th day of September, 1994.  
My Commission Expires: 10-15-1996  
Notary Public: Andy Zilman # CC235910

ACKNOWLEDGEMENT  
STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared Ralph D. McCormack and Mary M. Vlatov, to me well known and 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 17th day of Sept 1994.  
My Commission Expires: September 10, 1993  
Notary Public: Michelle R. Lumppp # AA705014

ACKNOWLEDGEMENT  
STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared *[Signature]*, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Attorney in Fact of NATIONAL GOLF PROPERTIES, INC., a Delaware 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 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 26th day of August, 1994.  
My Commission Expires: Sep 26, 1997  
Notary Public: *[Signature]*

TITLE CERTIFICATION  
STATE OF FLORIDA } ss  
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 herein described property, that we find a record title to the property as described herein in the public records of the State of Florida, and that the taxes through the year 1993, have been paid; that there are no mortgages of record; there are no Deed Restrictions which prohibit subdivision of this property as depicted by this plat.  
CHICAGO TITLE INSURANCE COMPANY  
2393 South Congress Avenue  
West Palm Beach, Florida 33402  
By: *[Signature]* Res. V.P. Date: August 9, 1994  
Herbert Swan, Resident Vice President

ACKNOWLEDGEMENT  
STATE OF FLORIDA } ss  
COUNTY OF PALM BEACH }  
BEFORE ME personally appeared James D. Bagley and Richard N. Kleisley to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice Presidents of M/I SCHOTTENSTEIN HOMES INC., a Florida Corporation, licensed to do business in the State of Florida, 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 1st day of February, 1994.  
My Commission Expires: 10-24-97  
Notary Public: Colores J. Oiska # CC326657

IN WITNESS WHEREOF, the above named political subdivision of the State of Florida, ACME IMPROVEMENT DISTRICT and the above named corporations, M/I SCHOTTENSTEIN HOMES, INC., LENNAR HOMES, INC. and NATIONAL GOLF OPERATING PARTNERSHIP L.P. have caused these presents to be signed by their respective officers and their seals to be affixed hereto by and with the authority of their Board of Directors, on the following date this 26 day of August, 1994.

ACME IMPROVEMENT DISTRICT, a Political Subdivision of the State of Florida  
Attest: *[Signature]* By: *[Signature]*  
NATIONAL GOLF OPERATING PARTNERSHIP L.P. BY: NATIONAL GOLF PROPERTIES, INC. TO DO BUSINESS IN FLORIDA  
Witness: *[Signature]* By: *[Signature]*  
M/I SCHOTTENSTEIN HOMES INC., a Florida Corporation, licensed to do business in the State of Florida  
Attest: *[Signature]* By: *[Signature]*  
LENNAR HOMES INC., a Florida Corporation  
Attest: *[Signature]* By: *[Signature]*

Seals and stamps for: L. LaSalle SECRET BINKS INC., COUNTY ENGINEER SEAL, BOARD OF COUNTY COMMISSIONERS SEAL, COUNTY ENGINEER SEAL, NOTARY SEAL, D. SEAL, NOTARY SEAL, NOTARY SEAL, NOTARY SEAL, NOTARY SEAL.

0269-012 73/132

# BINK'S FOREST OF THE LANDINGS AT WELLINGTON PLAT 4

SUBDIVISION: BINK'S FOREST OF THE LANDINGS PLAT 4  
BOOK: 73  
PAGE: 132  
FLOOD ZONE: B  
FLOOD MAP: 0508  
GUARD: 74177  
ZONING: RE  
SE: 78-287  
ZIP CODE: 33411  
PUR NAME: WELLINGTON  
TAZ-727