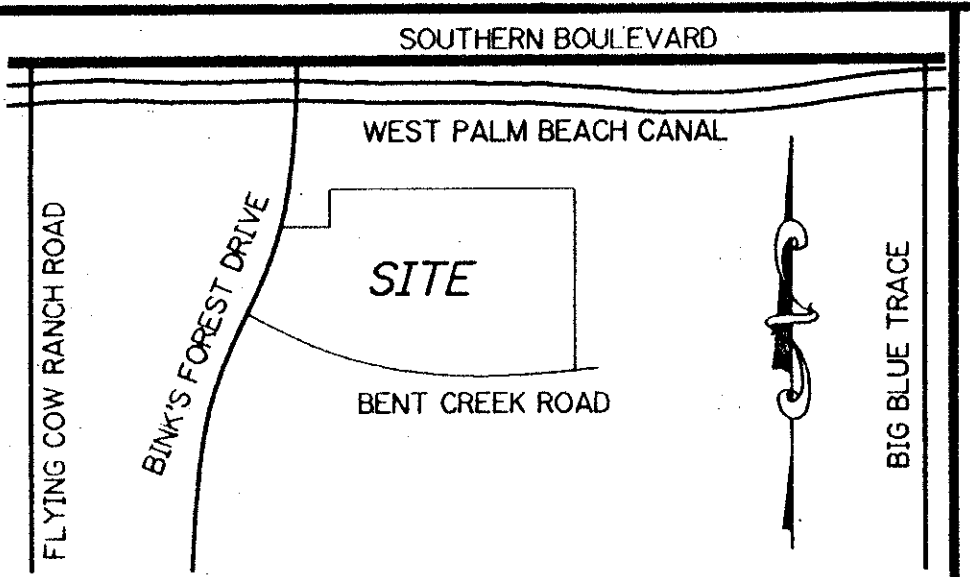


COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 3:14 PM  
this 11 day of April 1997  
and duly recorded in Plat Book No. 79  
on page 91-92  
EDITH H. WILKEN, Clerk of County Court  
by *Kege A. Standley*



LOCATION MAP  
NOT TO SCALE  
SEC. 31 TWP. 43 S. RGE. 41 E

# PINE TRACE AT BINK'S FOREST

A PART OF THE LANDINGS AT WELLINGTON, P.U.D.  
BEING A PORTION OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 JUNE 1996

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PINE TRACE AT BINK'S FOREST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "E" OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D., PLAT 3 AS RECORDED IN PLAT BOOK 73, PAGES 101 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°23'00" EAST ALONG THE EAST LINE OF SAID PARCEL "E", A DISTANCE OF 75.01 FEET; THENCE SOUTH 89°37'00" EAST, A DISTANCE OF 532.16 FEET; THENCE SOUTH 89°15'36" EAST, A DISTANCE OF 621.08 FEET; THENCE SOUTH 00°44'24" WEST, A DISTANCE OF 653.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS SOUTH 00°24'57" EAST FROM SAID POINT, HAVING A RADIUS OF 1840.00 FEET AND A CENTRAL ANGLE OF 09°33'41"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 307.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80°01'23" WEST, A DISTANCE OF 389.89 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 910.00 FEET AND A CENTRAL ANGLE OF 39°47'59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 632.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 60°10'58" WEST, A DISTANCE OF 83.41 FEET; THENCE NORTH 16°37'37" WEST, A DISTANCE OF 34.45 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE, CONCAVE WESTERLY WHOSE RADIUS POINT BEARS NORTH 63°04'36" WEST FROM SAID POINT, HAVING A RADIUS OF 1260.00 FEET AND A CENTRAL ANGLE OF 23°55'22"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 526.09 FEET; THENCE SOUTH 89°37'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL "E", A DISTANCE OF 101.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 2127 ACRES, MORE OR LESS.

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PRESERVATION TRACTS NO. 1 AND NO. 2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION FOR THE PRESERVATION OF EXISTING VEGETATION WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS OS-1 THROUGH OS-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACTS BT-1 AND BT-2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- RECREATION TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE DRAINAGE EASEMENT NO. 1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. THE ADJACENT LAND OWNER WHO ABUTS THE END OF THE EASEMENT HAS THE RIGHT TO USE THE DRAINAGE FACILITIES WITHIN THE EASEMENT FOR STORMWATER PURPOSES.

IN WITNESS WHEREOF, CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING, GENERAL PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18<sup>th</sup> DAY OF December, 1996.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX REAL ESTATE CORPORATION, MANAGING GENERAL PARTNER  
WITNESS: *Keat R. Keisti Buens* BY: *Walter A. Tilley* WALTER A. TILLEY  
*Candice McRae* ITS: VICE-PRESIDENT  
Candice McRae

### ACKNOWLEDGMENT -

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WALTER A. TILLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION TO ME, OR HAS PRODUCED AS IDENTIFICATION WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF December, 1996.

February 19, 1998  
MY COMMISSION EXPIRES: CC 348905  
*Julian Ruizman*  
NOTARY PUBLIC  
*Zvy H. Seitman*

### ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 8<sup>th</sup> DAY OF April, 1997.

ACME IMPROVEMENT DISTRICT  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: *Mary K. Foster*  
PRINT NAME: Mary K. Foster  
PRESIDENT  
BY: *Mary Victor*  
PRINT NAME: Mary Victor  
SECRETARY

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Mary K. Foster* AND *Awilda Rodriguez* WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, 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 DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS 8<sup>th</sup> DAY OF April, 1997.

*Luven E Brooks*  
NOTARY  
COMMISSION NO. CC 380637

### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

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 8<sup>th</sup> DAY OF April, 1997.

VILLAGE OF WELLINGTON,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: *Mary K. Foster*  
PRINT NAME: Mary K. Foster  
MAYOR  
ATTESTED BY: *Awilda Rodriguez*  
PRINT NAME: Awilda Rodriguez  
VILLAGE CLERK

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Mary K. 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 VILLAGE, 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 8<sup>th</sup> DAY OF April, 1997.

*Luven E Brooks*  
NOTARY  
COMMISSION NO. CC 380637

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18<sup>th</sup> DAY OF December, 1996.

PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Keat R. Keisti Buens* BY: *Michael J. Belmont*  
*Candice McRae* MICHAEL J. BELMONT, PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. BELMONT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION TO ME, OR HAS PRODUCED AS IDENTIFICATION WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PINE TRACE AT BINK'S FOREST HOMEOWNERS ASSOCIATION, INC. AND 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 THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF December, 1996.

February 19, 1998  
MY COMMISSION EXPIRES: CC 348905  
*Julian Ruizman*  
NOTARY PUBLIC  
*Zvy M. Seitman*

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, METROPOLITAN TITLE & GUARANTY CO., 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 CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

METROPOLITAN TITLE & GUARANTY CO.  
DATE: 12-26-96  
BY: *Rebecca Winters*  
REBECCA WINTERS  
EXECUTIVE 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 THAT PERMANENT CONTROL POINTS ("C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; 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, PALM BEACH COUNTY, FLORIDA.

DATE: 3/4/97  
*Perry C. White*  
PERRY C. WHITE  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4213  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL "E", PLAT BOOK 73, PAGE 101, WHICH BEARS SOUTH 89°37'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT VILLAGE OF WELLINGTON REGULATIONS.
- COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000002575  
S.89°37'00" E. (PLAT BEARING) 01°00'51.8" = BEARING ROTATION  
S.88°36'08" E. (GRID BEARING) (PLAT TO GRID-CLOCKWISE)

### SITE PLAN DATA

ZONING PETITION NO.	78-287
TOTAL AREA	21,268 ACRES
OPEN SPACE TRACTS	0.654 ACRES
PRESERVATION TRACTS	4.40 AC.
BUFFER TRACT	1.522 AC.
RECREATION TRACT	0.285 AC.
TOTAL DWELLING UNITS	42 D.U.
DENSITY	1.97 D.U./AC.

SUBDIVISION OF WELLINGTON  
PAGE 0  
BOOK 73  
PAGE 101  
FLOOD MAP  
ZONING PERMITS  
SE 78-287  
ZIP CODE  
PUD NAME

78/91

0269-016