

FAIRWAY COVE OF WELLINGTON - P. U. D.

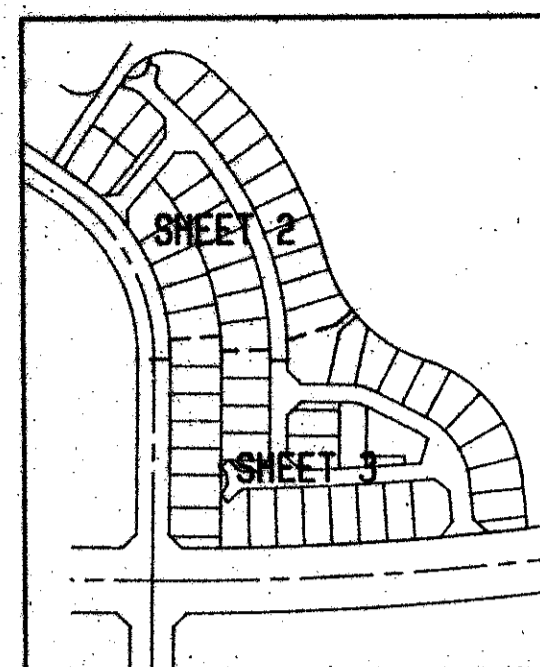
0332-094

113

BEING A REPLAT OF LOTS 1, 2, AND 3, BLOCK 50, GREENVIEW SHORES NO. 2 OF WELLINGTON - P. U. D.
AS RECORDED IN PLAT BOOK 31, PAGES 120-136, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

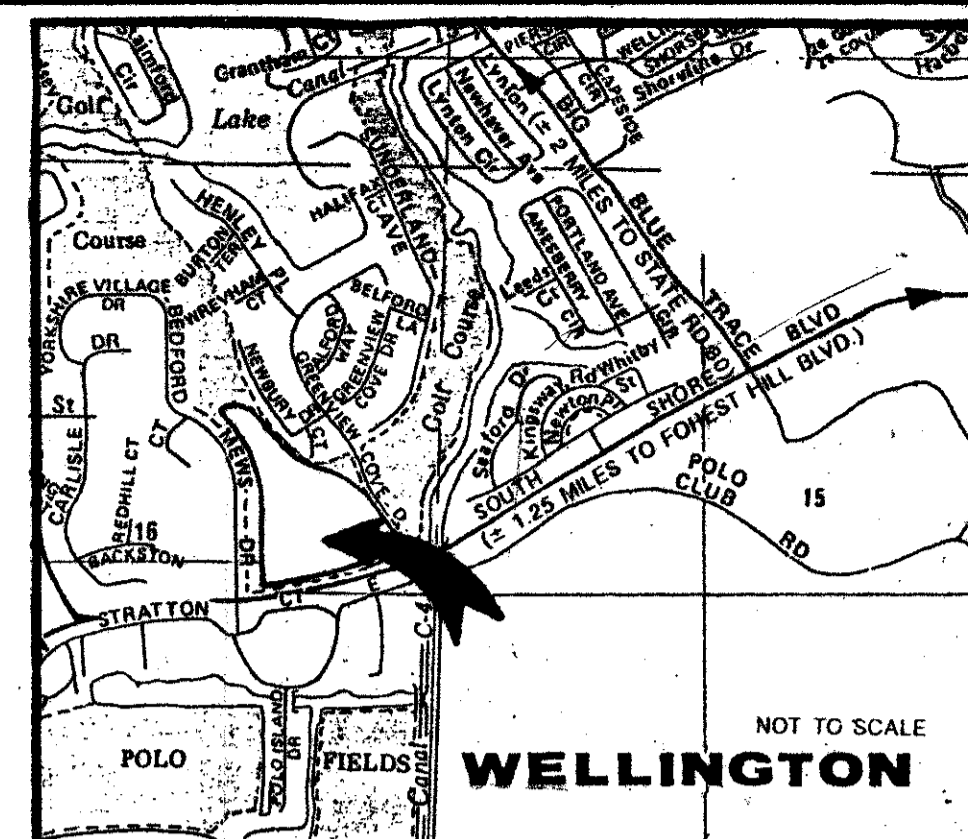
LYING IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 3 SHEETS
AUGUST 1990



INDEX MAP

- LEGEND**
- O.S. = OPEN SPACE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT OF WAY
 - ± = MORE OR LESS
 - Δ = CENTRAL ANGLE
 - A = ARC LENGTH
 - R = RADIUS
 - P.U.D. = PLANNED UNIT DEVELOPMENT



LOCATION MAP

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:57 AM
this 15th day of Feb.
1991, and duly recorded in Plat Book No.
67 on page 113-115
JOHN B. DUNKLE, Clerk Circuit Court
by *Robert A. Hall* P. C.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT M/I SCHOTTENSTEIN HOMES, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS FAIRWAY COVE OF WELLINGTON - P. U. D. BEING A REPLAT LOTS 1, 2, AND 3, BLOCK 50, GREENVIEW SHORES NO. 2 OF WELLINGTON - P. U. D. AS RECORDED IN PLAT BOOK 31, PAGES 120-136, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LINKSIDE DRIVE, GOLD TREE COURT, FAIRWAY COVE COURT, AND GREEN SHORE PLACE, AS SHOWN HEREON ARE RESIDENTIAL ACCESS STREETS AND ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND ARE HEREBY DEDICATED TO FAIRWAY COVE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND WATER MANAGEMENT FACILITIES AND ARE HEREBY DEDICATED TO FAIRWAY COVE HOMEOWNERS ASSOCIATION, INC. FOR PROPER PURPOSES 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 THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

THE OPEN SPACES AS SHOWN ARE FOR COMMON AREA, DRAINAGE, UTILITY, WATER, AND SEWER PURPOSES AND ARE HEREBY DEDICATED TO THE FAIRWAY COVE HOMEOWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, M/I SCHOTTENSTEIN HOMES, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF NOVEMBER 1990.

M/I SCHOTTENSTEIN HOMES, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN FLORIDA

ATTEST:
Richard N. Kleisley
RICHARD N. KLEISLEY, VICE PRESIDENT

BY: *James D. Bagley*
JAMES D. BAGLEY, VICE PRESIDENT

LAND USE:

PETITION NO. 86-32H

OPEN SPACES.....	0.240 ACRES ±
PRIVATE ROAD FRONT.....	1.553 ACRES ±
RESIDENTIAL LOTS (60).....	7.088 ACRES ±
TOTAL.....	8.881 ACRES ±

DENSITY..... 6.756 UNITS/ACRES

NOTES:

- * DENOTES ZERO LOT LINE
- DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. 4728)
- DENOTES PERMANENT CONTROL POINT (P.C.P. 4728)

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00 DEGREES 51 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF BEDFORD HEWES DRIVE (FORMERLY YORKSHIRE VILLAGE DRIVE AS SHOWN ON THE PLAT OF GREENVIEW SHORE NO. 2 OF WELLINGTON - P. U. D.)

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE OR WATER AND SEWER EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON WATER MANAGEMENT AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCES 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USES, WATER AND SEWER EASEMENTS OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AS SHOWN HEREON.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY OR WATER AND SEWER EASEMENTS. CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

WHEN PERMANENT CONTROL POINTS (P.C.P.'s) AS SHOWN HEREON CANNOT BE SET DUE TO CONFLICTS WITH SANITARY SEWER MANHOLES, FOUR (4) REFERENCE POINTS SHALL BE SET.

LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE INDICATED.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

PALM BEACH COUNTY BOARD OF COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF Feb, 1991.

BY: *Lane Marcus*
LANE MARCUS - CHAIRMAN

ATTEST: *John B. Dunkle*
JOHN B. DUNKLE, CLERK

BY: *John B. Dunkle*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12 DAY OF Feb, 1991.

BY: *Herbert F. Kaillett*
HERBERT F. KAILLETT, P.E. COUNTY ENGINEER

DESCRIPTION:

LOTS 1, 2, AND 3, BLOCK 50, GREENVIEW SHORES NO. 2 OF WELLINGTON - P. U. D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 138 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BENCHMARK TITLE AGENCY, INC., A TITLE INSURANCE COMPANY, 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 IN M/I SCHOTTENSTEIN HOMES, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THERE ARE NO ENCUMBRANCES OF RECORD.

John Tillis
JOHN TILLIS, PRESIDENT
BENCHMARK TITLE AGENCY, INC.
LICENSED IN FLORIDA, DATE: 11-29-90

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES AS AMENDED, THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 21BH-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: *October 31, 1990*

Patrick B. Meeds
PATRICK B. MEEDS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4728

THIS INSTRUMENT WAS PREPARED BY:
PATRICK B. MEEDS OF DAILEY-FOTORNY, INC.
5050 TENTH AVENUE NORTH
LAKE WORTH, FLORIDA 33463

ACKNOWLEDGEMENT:

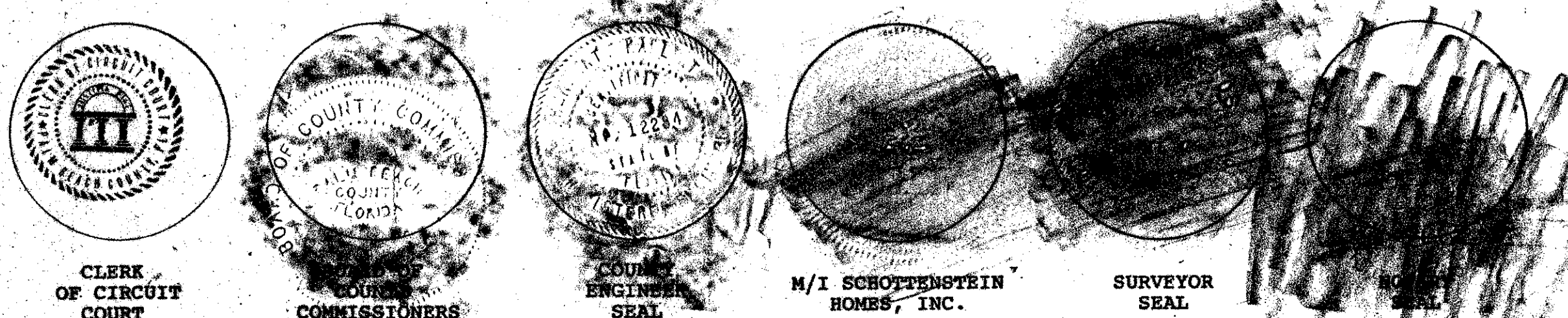
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND WHO 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 CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO THE FOREGOING 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 28th DAY OF November 1990.

MY COMMISSION EXPIRES *Aug 30, 1993*

Sharon Rusgrove
NOTARY PUBLIC, STATE OF FLORIDA



FAIRWAY COVE OF WELLINGTON - P.U.D.

Dailey-Fotorny, inc.
land surveyors, planners, engineers
5050 10th Avenue North, Suite B - Lake Worth, Florida 33465-2602
Phone 407/965-8787

FAIRWAY COVE
 DIVISION #
 BOX 67
 FLOOR PLAN 150B
 ZONING - AR
 ZIP CODE 33414
 8632
 PALM BEACH WELLUSE TOU - PUD

TAL 728

Site Plan: Block 50 (Pt. 12)
11/13 0332-094