

0269-014

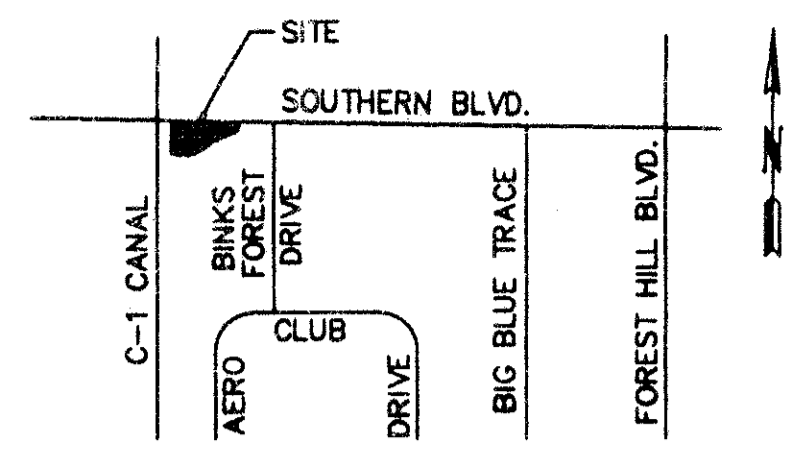
185

# BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3 REPLAT

## BEING A REPLAT OF A PORTION OF BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3, AS RECORDED IN PLAT BOOK 78, PAGES 101 THRU 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PART OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

### SHEET NO. 1 OF 2

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JULY 1995



LOCATION MAP NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 2:42 PM, this 20th day of September, 1995, and duly recorded in Plat Book No. 78 on Pages 185 thru 186.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By: *Luzi A. ...* D.C.

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, that M/I SHOTTENSTEIN HOMES, INC., an Ohio Corporation licensed to do business in the State of Florida, owner of the land shown hereon, being in part of Section 6, Township 44 South, Range 41 East, Palm Beach County, Florida, shown hereon as BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3 REPLAT, being a replat of a portion of BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3, being more particularly described as follows:

Being all of lots 34 thru 75, together with the Right-of-Way of GLENN WILLOW LANE, together with the Right-of-Way of that portion of BENT CREEK ROAD lying North of the Easterly extension of the South line of said Lot 34, all as shown on the Plat of BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3, as recorded in Plat Book 73, Page 101, of the Public Records of Palm Beach County, Florida;

Containing 14.85 acres, more or less, have caused the same to be surveyed and platted, as shown hereon and do hereby dedicate as follows:

- Nothing contained in this plat shall affect any reservations and dedications established pursuant to the Plat of BINKS FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3, as recorded in Plat Book 73, Page 101.

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 1st day of March, 1995.

WITNESS: *W. Allen Bull*  
WITNESS: *Sharon Musgrove*

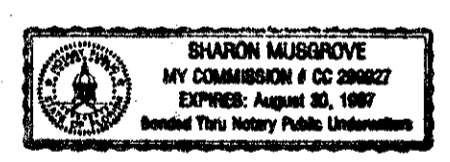
M/I SHOTTENSTEIN HOMES, INC.,  
an Ohio Corporation licensed to do business in Florida  
BY: *James D. Bagley*  
James D. Bagley, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } ss  
BEFORE ME personally appeared James D. Bagley who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Vice President of M/I SHOTTENSTEIN 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 that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 1st day of March, 1995.

My commission expires: \_\_\_\_\_  
*Sharon Musgrove*  
Notary Public



### LAND USE

RESIDENTIAL LOTS (42)	12.36 ACRES
RIGHT OF WAY	2.49 ACRES
TOTAL	14.85 ACRES
DENSITY	2.83 D. U. / ACRE

### NOTES

- Permanent Reference Monument (#4659)
- Permanent Control Point
- R - Radius
- Delta
- L - Arc Length
- T - Tangent Length
- CH - Chord Length
- CHB - Chord Bearing
- P.B. - Plat Book
- O.R.B. - Official Record Book
- D.B. - Deed Book
- PG(S) - Page(s)
- S.F. - Square Feet
- R/W - Right-of-Way
- P.B. CO. - Palm Beach County Survey Section

All bearings shown hereon are relative to the West line of Section 31, assumed to bear North 00°26'59" East.

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

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 County approvals or permits for such encroachment.

Easements are for Public Utilities, unless otherwise noted.

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

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

All lines are non-radial except as noted.

The State Plane Coordinates shown hereon conform to the Florida State Plane Coordinate System, Transverse Mercator, East Zone, on the North American Datum of 1983, 1990 adjustment as established, adopted and published by the Palm Beach County Survey Section. The State Plane Coordinates shown hereon, for the Permanent Reference Monuments, are based on Palm Beach County Survey Section Control Points and are derived from field measurements which exceed the requirements of the Minimum Technical Standards for Commercial High Risk Surveys as defined in Chapter 61 G17-6 of the Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Scale factor used for State Plane Coordinates is 1.000019.

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

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 1st day of Sept 1995.

by: *Ken L. Foster*  
Ken L. Foster, Chair

Attest: *Dorothy H. Wilken*  
Dorothy H. Wilken, Clerk

By: *George A. ...*  
Deputy Clerk

COUNTY ENGINEER  
This plat is hereby approved for record this 19 day of Sept 1995.

By: *George A. ...*  
County Engineer

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH } ss  
The HIDDEN CREEK PROPERTY OWNERS ASSOCIATION, INC., hereby accepts the dedications and reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 1st day of March, 1995.

Witness: *Sharon Musgrove*  
Witness: *Sharon Musgrove*

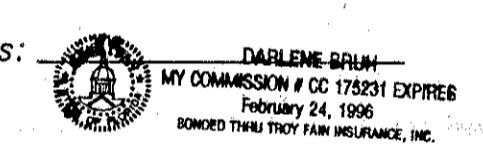
HIDDEN CREEK PROPERTY OWNERS ASSOCIATION, INC.  
a Florida corporation  
BY: *Richard N. Kleisley*  
Richard N. Kleisley, President

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } ss  
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 President of HIDDEN CREEK PROPERTY OWNERS ASSOCIATION, INC., a Florida 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 that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 1st day of March, 1995.

My commission expires: \_\_\_\_\_  
*Dorlene Brink*  
Notary Public



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH } ss  
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 SHOTTENSTEIN HOMES, INC., that the current taxes have been paid; and that there are no mortgages of record; and that there are no deed restrictions which prohibit subdivision of this property as depicted by this Plat.

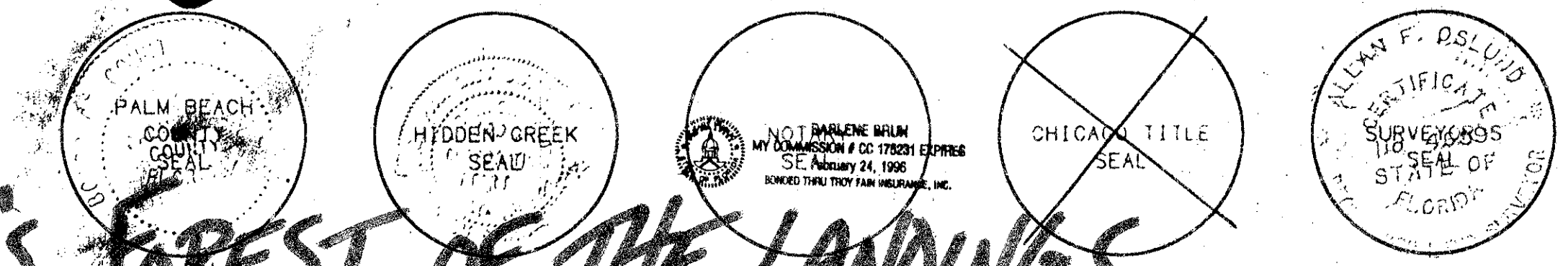
Dated: 6-15-95

*Hubert ... Res. V.P.*  
*Herbert G. SWAN*  
CHICAGO TITLE INSURANCE COMPANY

### SURVEYOR'S CERTIFICATION

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 (P.C.P.'s) 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 the requirements of Chapter 177, Part 1, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

*Allan F. Oslund*  
Allan F. Oslund, P.L.S.  
License No. 4659  
State of Florida



TAZ - 727

SUBDIVISION # 204 + 3 of the Bink's Forest of the Landings at Wellington  
BOOK 75 PAGE 185  
FLOOD ZONE 3 FLOOD MAP # 508  
QUAD # 76 ZONING RE  
SE 78-287 ZIP CODE 33414  
PUD NAME SOMA 31/43/41

COMPUTED  
DRAWN D. BACHOR  
CHECKED  
APPROVED  
JOB NO. 93-361.5

THIS INSTRUMENT PREPARED BY:  
ALLAN F. OSUND, PLS  
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.  
ONE HARVARD CIRCLE  
WEST PALM BEACH, FLORIDA 33409-1923

