

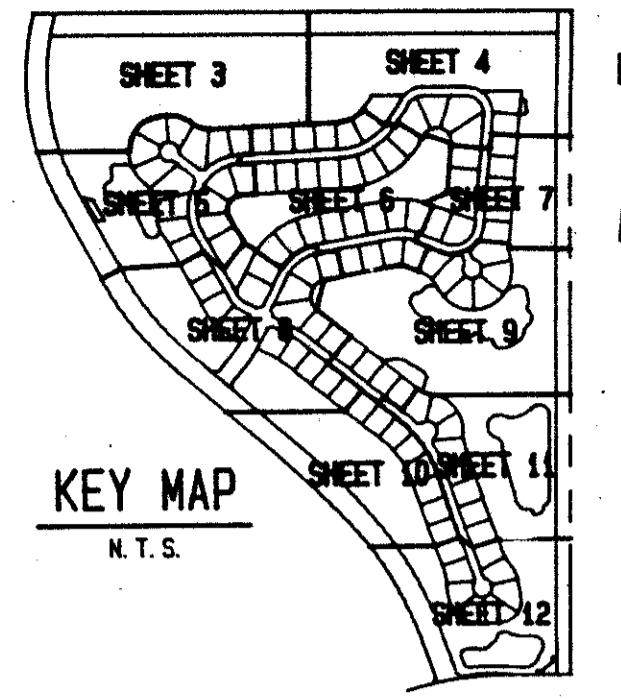
# BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 1

IN PARTS OF SECTIONS 6 AND 7, TOWNSHIP 44 SOUTH, RANGE 41 EAST

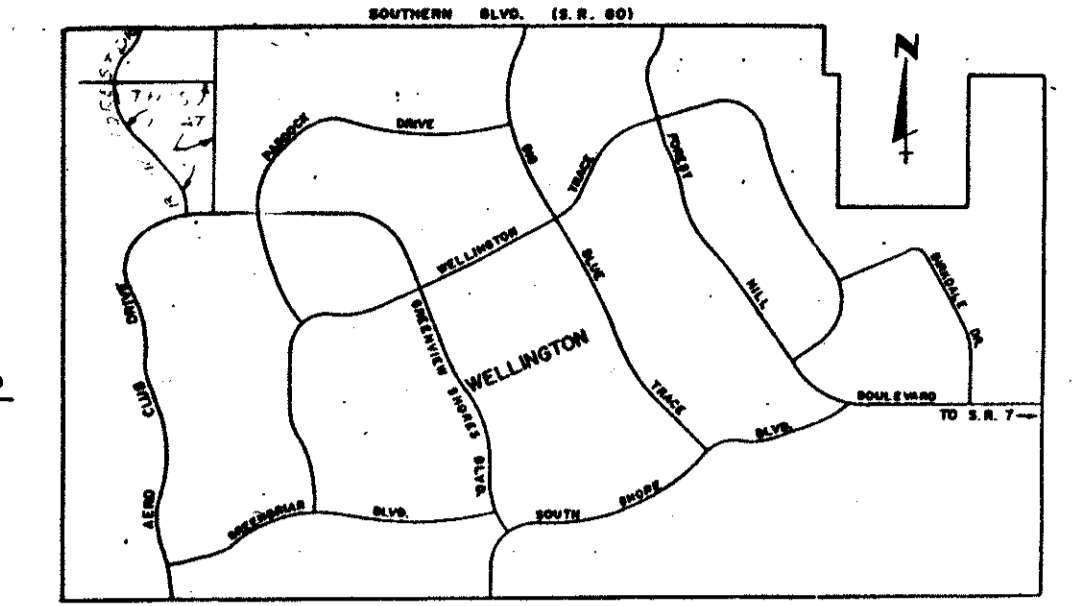
PALM BEACH COUNTY, FLORIDA

IN TWELVE SHEETS

SHEET No. 1



GEE AND JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
APRIL 1989



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on this day of April 1990 and recorded in Plat Book No. 67 on Pages 56 thru 67.  
JOHN B. DUNKLE  
Clerk Circuit Court  
By: Subarna K. Rest D.C.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, that COREPOINT CORP., a Florida corporation and owner of a portion of the land shown hereon; BINK'S FOREST COUNTRY CLUB, INC., a Florida corporation not for profit 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; being in part Sections 6 & 7, Township 44 South, Range 41 East, Palm Beach County, Florida shown as BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. Plat 1, being more particularly described as follows:  
Being part of the plat of WOODFIELD No. 1 OF THE LANDINGS AT WELLINGTON, abandoned, Official Record Book 4690, Pages 1585 1586 and 1587, the Public Records of Palm Beach County, Florida.

### LAND USE

SINGLE FAMILY LOTS (109)	49.81 ACRES
ROADWAY TRACT	12.50 ACRES
PRIVATE ROADWAY	9.89 ACRES
LAKES	15.53 ACRES
CANAL R/W	6.76 ACRES
GOLF COURSE	85.01 ACRES
OPEN SPACE	0.13 ACRES
PRESERVATION AREAS	0.65 ACRES
<b>TOTAL</b>	<b>180.27 ACRES</b>

PETITION No. 78-287(E)  
DENSITY----- 0.60 D.U. / ACRE

### NOTES

- - denotes Permanent Reference Monument.
  - o - denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian with the East Line of Section 6 assumed to bear South 00°51'45" 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 86-24 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.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Alberto Vadia, Jr. and George de Guardiola to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of COREPOINT CORP., 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 6th day of April, 1990  
My Commission Expires: \_\_\_\_\_  
Notary Public Muniz

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Ralph D. McCormack and Mary M. Viator, to me well known and known 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 7th day of April, 1990  
My Commission Expires: \_\_\_\_\_  
Notary Public Michele J. Jumper

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared F. La Medica and Mary La Medica, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of BINK'S FOREST COUNTRY CLUB, INC., a Florida Corporation not for profit 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 authority and that said instrument is the free act and deed of said Corporation.  
WITNESS my hand and official seal this 17th day of April, 1990  
My Commission Expires: \_\_\_\_\_  
Notary Public Robert J. Fyis

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Andrew Fulton, III, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property; that I find the record title holder of the lands designated as the C-2 Canal is Acme Improvement District, a Political Subdivision of the State of Florida, that I find the record title holders of the balance of the lands platted hereunder are Corepoint Corp., a Florida Corporation, and Bink's Forest Country Club, Inc., a Florida Corporation not for profit and that the taxes through the year 1989 have been paid; that the mortgages shown are the only mortgages encumbering the subject lands that have not been satisfied or released or record or otherwise terminated by law; and that there are encumbrances of record but said encumbrances do not prohibit the subdivision of the property as depicted on this plat.  
MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.  
By: Andrew Fulton, III Esquire DATE: April 17, 1990  
Attorney-at-Law for the firm UPDATED: Dec 21, 1990

### APPROVALS

This plat is hereby approved for record this 21st day of April, 1991  
By: Andrew J. Marcus  
Chairman KAREN T. MARCUS  
Attest: JOHN B. DUNKLE, Clerk  
By: Drills Cavaret  
Deputy Clerk  
COUNTY ENGINEER  
This plat is hereby approved for record this 21st day of April, 1991  
By: H. F. ...  
Engineer

Commencing at the Southeast Corner of Section 6, Township 44 South, Range 41 East, Palm Beach County, Florida thence North 00°51'45" East, along the East Line of said Section 6, a distance of 20.00 feet, to the POINT OF BEGINNING; thence North 89°38'46" West, along the North Right-of-Way Line Aero Club Drive, as recorded in Plat Book 39, Pages 38, 39, 40 & 41, of the Public Records, of said County, a distance of 343.38 feet, to the beginning of a curve, thence Westerly, along the said Right-of-Way Line and the arc of said curve, concave to the southeast, having a radius of 1962.00 feet and a central angle of 28°41'16", a distance of 280.38 feet, to the North Line of Section 7, of said Township & Range; thence continuing Westerly, along the arc of said curve having a radius of 1962.00 feet and a central angle of 04°47'17", a distance of 163.96 feet, to a point, a radial line bears South 12°37'19" East, at said point; thence North 28°46'56" East, a distance of 34.23 feet, to the South Line of said Section 6; thence continuing North 28°46'56" East, a distance of 3.27 feet; thence North 19°48'49" West, a distance of 239.89 feet, to the beginning of a curve, concave to the Southwest; thence Northwesterly, along the arc of said curve, having a radius of 1940.00 feet and a central angle of 29°31'09", a distance of 999.50 feet; thence North 49°19'58" West, along the tangent of said curve, a distance of 1037.22 feet, to the beginning of a curve; thence Northwesterly along the arc of said curve, concave to the Northeast, having a radius of 1760.00 feet and a central angle of 21°15'50", a distance of 653.18 feet; thence North 28°04'08" West, along the tangent of said curve, a distance of 522.74 feet, to the beginning of a curve; thence Northwesterly, along the arc of said curve, concave to the east, having a radius of 1410.00 feet and a central angle of 42°11'45", a distance of 1038.40 feet, to a point, a radial line bears South 75°52'23" East, at said point; thence South 89°59'25" East, along the North Line of Florida Power & Light Easement, recorded in Official Record Book 5686, Page 304, of said Public Records also being a line parallel to and 30 feet South, by right angle measurement, to the North Line of said Section 6, a distance of 3025.75 feet; thence South 00°51'45" West, along the East Line of said Section 6, a distance of 3678.72 feet, to the POINT OF BEGINNING.

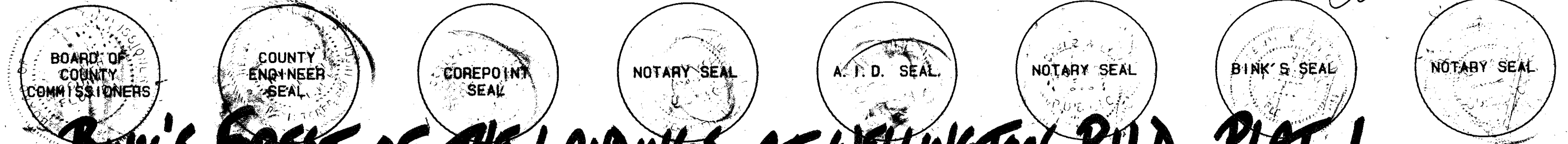
Containing 180.27 Acres, more or less;  
Have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate or reserve as follows:

- The Utility Easements as shown are hereby dedicated in perpetuity to the public for the construction, installation, operation and maintenance of utilities including, but not limited to, cable television services provided, however, no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public or private utility.
  - The Drainage Easements as shown are for the construction, operation and maintenance of drainage facilities and are hereby reserved in perpetuity to BINK'S ESTATES HOMEOWNERS' 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.
  - The Water Easements as shown are for the construction, operation and maintenance of water facilities and are hereby dedicated 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.
  - The Sewer Easements as shown are for the construction, operation and maintenance of sewer facilities and are hereby dedicated 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.
  - The Limited Access Easements as shown are hereby dedicated to the Palm Beach County Board of Commissioners for control and jurisdiction over access rights.
  - The Canal Maintenance and Lake Access Easement adjacent to the C-2 Canal, as shown, is for the access / maintenance of said Canal and lake and is hereby dedicated in perpetuity to Acme Improvement District and Fourth Wellington, Inc., their successors and assigns and is the perpetual maintenance obligation of said District and Fourth Wellington, Inc., their successors and assigns without recourse to Palm Beach County, Florida.
  - The Lake Access and Preserve Access Easements as shown are hereby reserved in perpetuity to FOURTH WELLINGTON, INC., and are the perpetual maintenance obligation of FOURTH WELLINGTON, INC., its successors and assigns without recourse to Palm Beach County, Florida.
  - The Lake Maintenance Easements as shown are for the maintenance of Lake Parcels B, C, D, F and G and are hereby dedicated in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns and are the perpetual maintenance obligation of FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
  - Parcel A is for private road purposes, utilities, drainage, water and sewer and is hereby reserved in perpetuity to BINK'S ESTATES HOMEOWNERS' ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
  - The Lake Parcels B, C, D, F and G as shown are hereby dedicated as water management tracts, for drainage purposes and are hereby reserved in perpetuity to FOURTH WELLINGTON, INC., its successors and assigns. Said Lake Parcels B, C, D, F and G are the perpetual maintenance obligation of FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
  - Parcels H, K and L as shown are hereby reserved unto BINK'S FOREST COUNTRY CLUB, INC., its successors and assigns, for recreation, club and/or golf course (public or private, as determined by BINK'S FOREST COUNTRY CLUB, INC., its successors and assigns) and other purposes and are the perpetual maintenance obligation of BINK'S FOREST COUNTRY CLUB, INC., its successors and assigns without recourse to Palm Beach County, Florida.
  - Parcel J as shown is for open space, landscaping and entry feature purposes and is hereby reserved in perpetuity unto FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
  - Parcel E as shown is for drainage purposes and is hereby dedicated in perpetuity to Acme Improvement District, its successors and assigns, without recourse to Palm Beach County, Florida.
  - BINK'S FOREST DRIVE as shown is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for proper purposes.
  - The Preservation Areas, Parcels M and P are hereby dedicated to be natural preservation areas and shall be maintained in their general natural state, and are hereby dedicated in perpetuity to BINK'S ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of BINK'S ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
  - Parcel U is reserved unto COREPOINT CORP., its successors and assigns for future development.
  - The Drainage/Lake Access Easements as shown are for the construction, operation and maintenance of drainage facilities and for access purposes and are hereby reserved in perpetuity unto FOURTH WELLINGTON, INC. and are the perpetual maintenance obligation of FOURTH WELLINGTON, INC., 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.
  - The Signage and Landscaping Easements as shown, are for the construction and maintenance of signage and landscaping, said signage and landscaping shall not be placed on utility, drainage or maintenance easements, and are hereby dedicated in perpetuity unto BINK'S ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns, and is the perpetual maintenance obligation of BINK'S ESTATES HOMEOWNERS' ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County, Florida. Except for the Signage and Landscape Easement at the Southwest corner of Parcel "H" which is hereby dedicated in perpetuity unto FOURTH WELLINGTON, INC., its successors and assigns, without recourse to Palm Beach County, Florida.
- IN WITNESS WHEREOF, the above named Corporations and District have caused these presents to be signed by their respective officers, and their corporate seals to be affixed hereto by and with the authority of their Board of Directors this 21st day of April, 1990.

COREPOINT CORP., a Florida Corporation  
Attest: George de Guardiola, Vice President By: Alberto Vadia, Jr., President  
ACME IMPROVEMENT DISTRICT  
Attest: Mary M. Viator, Secretary By: Ralph D. McCormack, President  
BINK'S FOREST COUNTRY CLUB, INC., a Florida Corporation not for profit  
Attest: Mary La Medica, Vice President By: Michele F. La Medica, President

BINK'S FOREST OF THE LANDINGS AT WELLINGTON  
SUBDIVISION # 4410  
BOOK 67  
FLOOD MAP # 100B  
PAGE 56  
FLOOD ZONE B  
ZONING RE  
QUAD # 77  
SR 76-00  
PLAT NAME WELLINGTONS PUD PLAT 1  
7/27/91

COMPUTED M. J. J. / CADD  
DRAWN M. J. J. / CADD  
CHECKED  
APPROVED



# BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 1

67/56  
0269-009