

REPLAT OF LOTS 38 AND 43 STONEGATE OF WELLINGTON - P.U.D.

0332-095

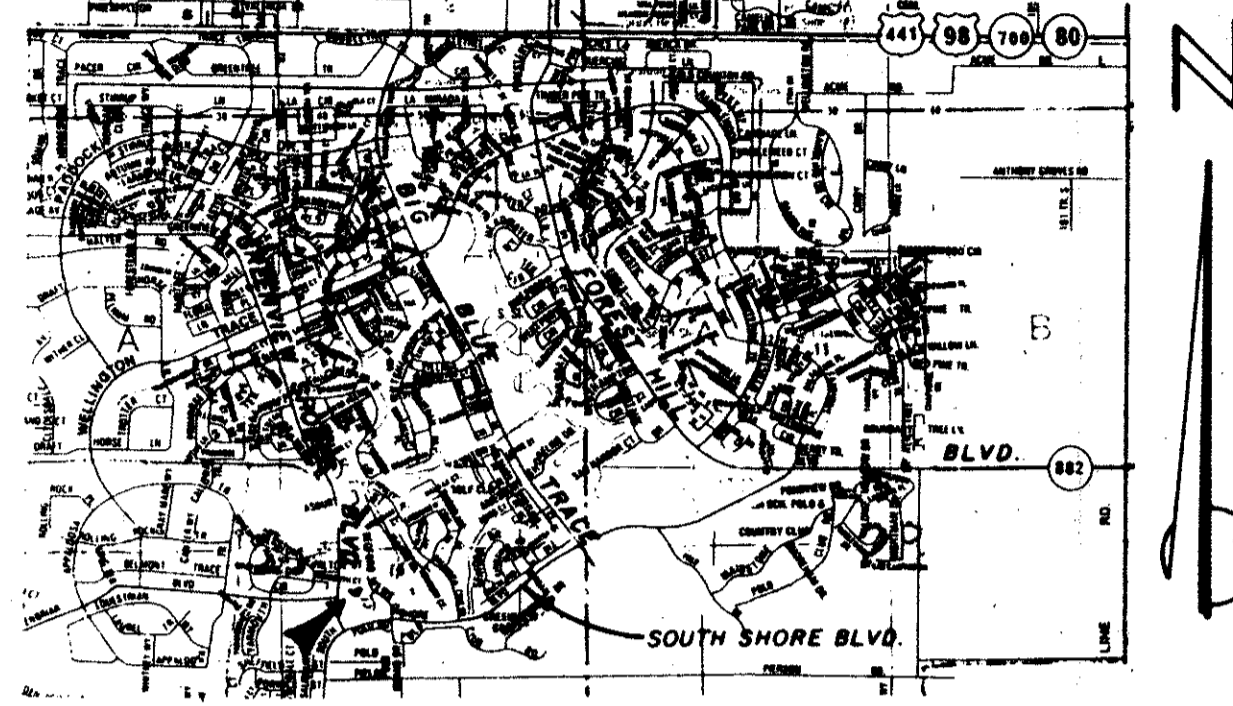
135

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:34
this 27 day of Feb
1991 and duly recorded in Plat Book
67 on page 135
JOHN B. DUNKLE, Clerk Circuit Court
Barbara A. Platt

BEING A REPLAT OF LOTS 38 AND 43, STONEGATE OF WELLINGTON - P.U.D., AS RECORDED IN
PLAT BOOK 62, PAGES 184 AND 185, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA
SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST

AREA TABULATION

LOT 38A 12,866 SQUARE FEET
LOT 43A 15,076 SQUARE FEET



LOCATION MAP
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING JR.
IN THE OFFICE OF EWING AND SHIRLEY, INC.
5315 LAKE WORTH ROAD
LAKE WORTH, FLORIDA 33463

NOTES

DENOTES PERMANENT REFERENCE MONUMENT:

DENOTES PERMANENT CONTROL POINT:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN USED THROUGHOUT WELLINGTON - P.U.D., THE NORTH LINE OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, IS ASSUMED TO BEAR SOUTH 89°-44'-02" EAST.

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 EASEMENTS.

LANDSCAPING ON UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.

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

NOVEMBER 1990
SHEET 1 OF 1
EWING AND SHIRLEY, INC.
land surveyors and planners

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT M/I SCHOTTENSTEIN HOMES, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND GARY E. BATES AND VIRGINIA M. BATES, ARE OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT OF LOTS 38 AND 43, STONEGATE OF WELLINGTON - P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 38 AND 43, STONEGATE OF WELLINGTON - P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 184 AND 185, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

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

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

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF JANUARY, 1991.

ATTEST
IRVING SCHOTTENSTEIN, PRESIDENT
RICHARD N. KLEISLEY, VICE PRESIDENT

IN WITNESS WHEREOF, WE GARY E. BATES AND VIRGINIA M. BATES DO HERETO SET OUR HANDS AND SEALS THIS 14th DAY OF January, 1991.

GARY E. BATES
VIRGINIA M. BATES

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD N. KLEISLEY AND IRVING SCHOTTENSTEIN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PRESIDENT OF M/I SCHOTTENSTEIN HOMES, INC., A 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 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 16th DAY OF JANUARY, 1991.
MY COMMISSION EXPIRES: 5/24/94
Richard H. Farmer
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY E. BATES AND VIRGINIA M. BATES, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, 1991.
MY COMMISSION EXPIRES: _____
Shirley Maguire
NOTARY PUBLIC

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: JAN. 24, 1991
KENT W. EWING, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3884

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF Feb 1991
BY:

ATTEST:
JOHN B. DUNKLE, CLERK
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF Feb 1991
BY:

MORTGAGEE'S CONSENT

STATE OF ~~Florida~~
COUNTY OF ~~Seminole~~

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6686 PAGE 1473 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CITIBANK, A FEDERAL SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF January, 1991.

ATTEST:
MICHELLE POE, ASSISTANT SECRETARY
CITIBANK, A FEDERAL SAVINGS BANK
Tom Mahon, ASSISTANT VICE PRESIDENT

STATE OF ~~Florida~~
COUNTY OF ~~Seminole~~

BEFORE ME PERSONALLY APPEARED TOM McMAHON AND MICHELLE POE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY OF CITIBANK, A FEDERAL SAVINGS BANK, 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 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 10th DAY OF January, 1991.
MY COMMISSION EXPIRES: _____
Tom Mahon
NOTARY PUBLIC

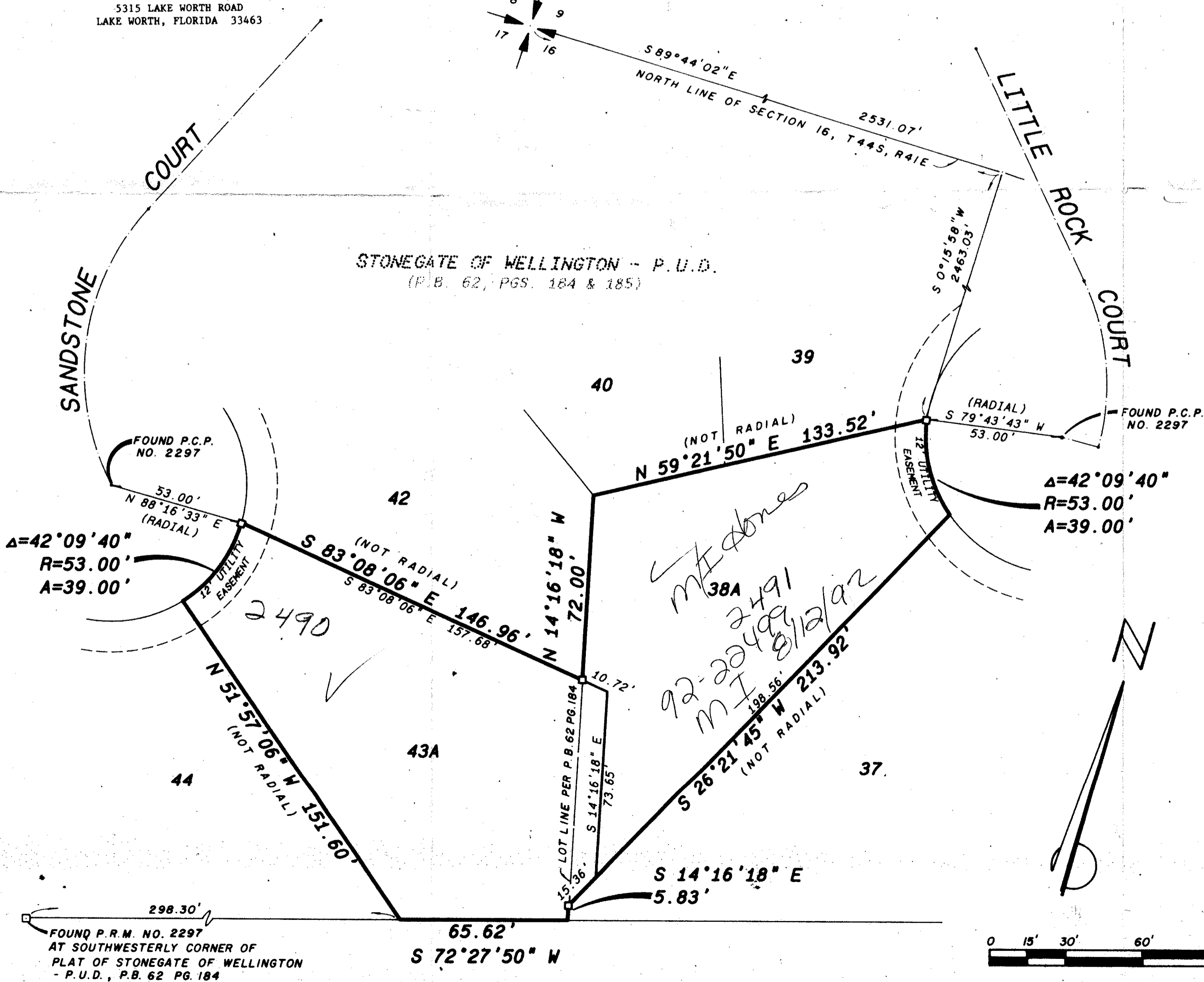
TITLE CERTIFICATION

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 HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO M/I SCHOTTENSTEIN HOMES, INC., A DELAWARE CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND GARY E. BATES AND VIRGINIA M. BATES; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO ENCUMBRANCES WHICH PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DELETED ON THIS PLAT.

DATE: January 19, 1991
BENCHMARK TITLE AGENCY, INC.
LICENSED IN THE STATE OF FLORIDA
JAY R. DINGLEDY, VICE PRESIDENT
Pet. 86-32

LEGEND

A DENOTES ARC
P.B. DENOTES PLAT BOOK
P.C.P. DENOTES PERMANENT CONTROL POINT
PGS DENOTES PAGES
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
R DENOTES RADIUS
Δ DENOTES CENTRAL ANGLE



REPLAT OF LOTS 38+43, STONEGATE OF WELLINGTON-P.U.D.

0332-095

67/135

IF DELINQUENT

STONEGATE REPLAT OF
SUBDIVISION * LOTS 38 JUL 43
BOOK 67 PAGE 185
FLOOD ZONE B FLOOD MAP # 10006
ZONING # 77 ZONING AK
DE 86-32 ZIP CODE 33414
PAID BY SALES
1/24/91

TAZ 728