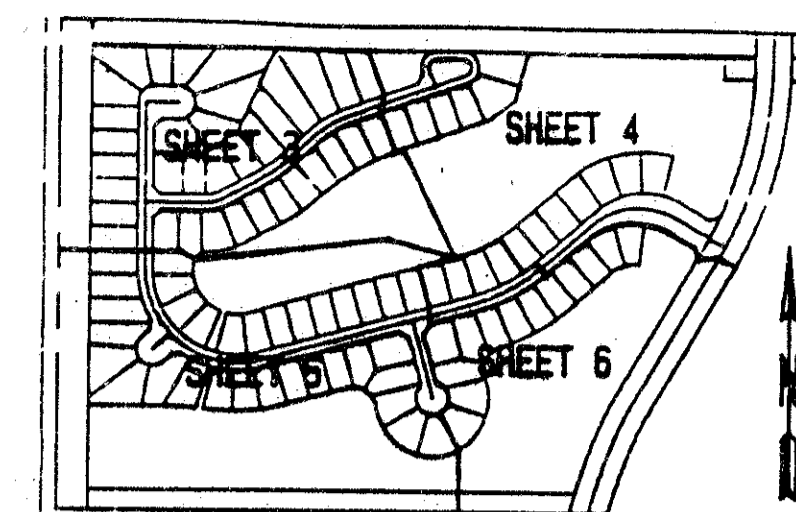
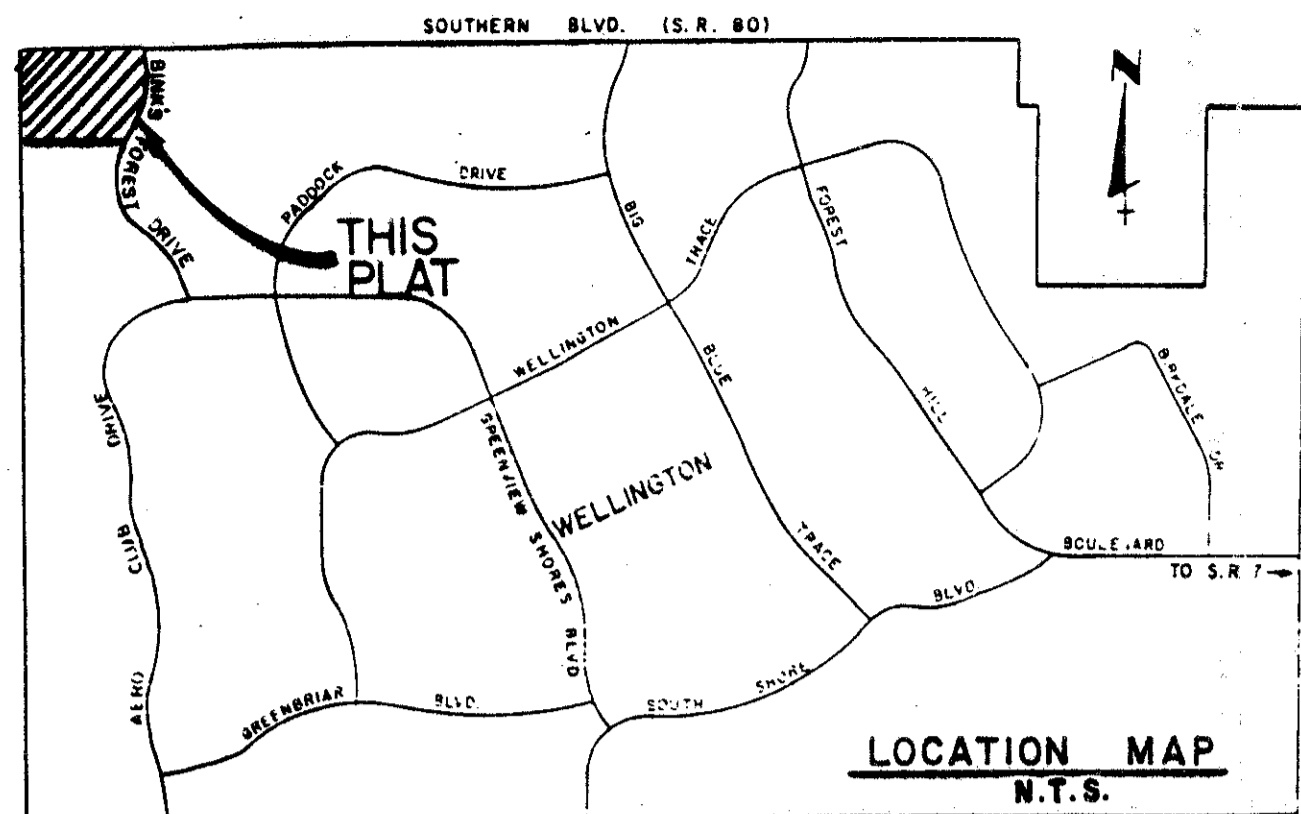


# BINK'S FOREST OF THE LANDINGS AT WELLINGTON P. U. D. PLAT 3

# 101

IN PART OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST AND  
IN PART OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA  
IN SIX SHEETS SWEET No. 1



GEE AND JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
JANUARY 1994

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 2:52 PM, this 15th day  
of September, 1994, and duly  
recorded in Plat Book No. 33  
on Pages 101 and 102.  
DOROTHY H. WILKEN  
Clerk Circuit Court  
By *Richard A. Platt* D.C.

### DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
KNOW ALL MEN BY THESE PRESENTS, that M/SCHOTTENSTEIN HOMES INC., a Ohio Corporation licensed to do business in  
the State of Florida, and owner of a portion of the land shown hereon; joined by NATIONAL GOLF OPERATING PARTNERSHIP, L.P. a Delaware  
Limited Partnership and owner of a portion of the land shown hereon;

joined by LENNAR HOMES INC., a Florida Corporation and owner of a portion  
of the land shown hereon; being in part of Section 6, Township 44 South, Range 41 East and Section 31, Township 43 South, Range 41  
East, Palm Beach County, Florida shown as BINKS FOREST OF THE LANDINGS AT WELLINGTON P.U.D. Plat 3, being more particularly  
described as follows:

Commencing at the Southwest Corner of said Section 31, thence South 89°59'25" East, along the South Line of said Section 31, a distance of  
100.00 Feet to the POINT OF BEGINNING of this description; thence North 00°26'59" East along a line 100.00 Feet East of (as measured at right  
angles) and parallel with the West Line of said Section 31, a distance of 1442.56 Feet; thence South 88°52'14" East, along the South  
Line of the South Florida Water Management District Non-Use Commitment, as recorded in Official Record Book 3396, Page  
1086, of the Public Records of Palm Beach County, Florida, a distance of 899.84 feet; thence South 89°37'00" East, along said Non-Use

Line, a distance of 1252.56 feet; thence North 01°21'38" East, a distance of 75.01 feet; thence South 89°37'00" East,  
along said South Line of Reservation, a distance of 120.01 feet; thence South 01°21'38" West, a distance of 75.01 feet;  
thence South 89°37'00" East, along said Non-Use Line, a distance of 100.00 feet, thence South 00°23'10" West, a distance  
of 75.00 feet; thence North 89°37'00" West, a distance of 101.79 feet, to a point on a curve, a radial line bears North  
88°59'59" West from said point; thence South along the arc of said curve, concave to the West, having a radius  
1280.00 feet and a central angle of 28°34'29"; a distance of 628.39 feet, thence South 31°34'31" West, along the tangent  
of said curve, a distance of 822.32 feet, to the beginning of a curve; thence South along the arc of last mentioned  
curve, concave to the east, having a radius of 1290.00 feet and a central angle of 14°43'00"; a distance of 331.34 feet,  
to the North Line of said Section 6; thence continuing South along the arc of last described curve, having a radius  
of 1290.00 feet and a central angle of 01°23'14", a distance of 31.23 feet, to a point, a radial line bears South  
74°31'43" East, at this point; thence North 89°59'25" West, along a line parallel to the North Line of said Section 6  
and 30.00 feet south, by right angle measurement, a distance of 1678.35 Feet; thence North 00°16'52" East, along a line 100.00  
Feet East of (as measured at right angles) and parallel with the West Line of said Section 6, a distance of 30.00 Feet to the POINT OF BEGINNING.

Containing 68.15 Acres more or less, have caused the same to be surveyed and platted as shown hereon and do hereby  
dedicate as follows:

- The Utility Easements as shown are hereby dedicated in perpetuity for the construction, installation, operation and maintenance of utilities including cable television systems; provided, however, no such construction, installation, maintenance or operation of cable television systems shall interfere with the facilities and services of an electric, telephone, gas or other public or private utility.
- The Easements as shown are hereby reserved in perpetuity to HIDDEN CREEK PROPERTY OWNERS ASSOCIATION, INC. a Florida Corporation 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 and Sewer Easements as shown are for the construction, operation and maintenance of water and sewer facilities and are hereby dedicated in perpetuity to the ACACI 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 Easement adjacent to the C-1 Canal, as shown, is for the maintenance of said Canal and is hereby dedicated in perpetuity to Acaci Improvement District, its successors and assigns and is the perpetual maintenance obligation of said District, its successors and assigns without recourse to Palm Beach County, Florida.
- The Golf Course Access Easements as shown are hereby reserved in perpetuity to NATIONAL GOLF OPERATING PARTNERSHIP, L.P. and are the perpetual maintenance obligation of NATIONAL GOLF OPERATING PARTNERSHIP, L.P. 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 HIDDEN CREEK PROPERTY OWNERS ASSOCIATION, INC. a Florida Corporation and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
- Parcels B and C as shown, are hereby reserved to NATIONAL GOLF OPERATING PARTNERSHIP, L.P. its successors and assigns for recreation, club and / or golf course (public or private, as determined by NATIONAL GOLF OPERATING PARTNERSHIP, L.P. its successors and assigns) and other purposes and are the perpetual maintenance obligation of NATIONAL GOLF OPERATING PARTNERSHIP, L.P. its successors and assigns without recourse to Palm Beach County, Florida.
- Parcels D and E as shown, are for signage and landscaping and is hereby reserved in perpetuity to LENNAR HOMES INC., its successors and assigns, without recourse to Palm Beach County, Florida.
- Parcel F as shown hereon is hereby reserved to NATIONAL GOLF OPERATING PARTNERSHIP, L.P. a Delaware Limited Partnership its successors and assigns for recreational purposes and is the perpetual maintenance obligation of said corporation, 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 public street purposes.
- The Signage and Landscape Easements as shown, are for the construction and maintenance of signage and landscaping, said signage and landscaping shall be in accordance with the rules and regulations of the Board of County Commissioners of Palm Beach County, Florida and are hereby reserved in perpetuity to HIDDEN CREEK PROPERTY OWNERS ASSOCIATION, INC. a Florida Corporation, its successors and assigns, and is the perpetual maintenance obligation of HIDDEN CREEK PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns without recourse to Palm Beach County, Florida.

### LAND USE

(PETITION NO. 78-287 E)	
SINGLE FAMILY LOTS (99)	26.70 ACRES
ROADWAY TRACT	4.59 ACRES
PRIVATE ROADWAY	6.08 ACRES
GOLF COURSE	30.44 ACRES
OPEN SPACE	0.34 ACRES
TOTAL	68.15 ACRES
DENSITY	1.45 D.U. / ACRE

### NOTES

- denotes Permanent Reference Monument.
  - denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian with the West Line of Section 6 assumed to bear South 00°18'52" 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 easements or maintenance access easements must be in conformance with Ordinance 96-21 and all other building and zoning codes and / or ordinances of Palm Beach County.

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.

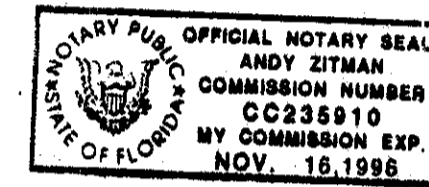
Notice: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

### APPROVALS

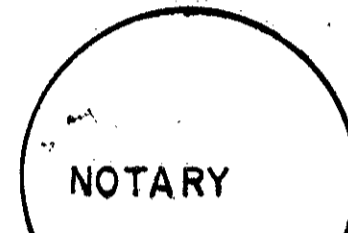
This plat is hereby approved for record this 23rd day of August, 1994.  
By: *Mary McCarty*  
MAY McCARTY, CHIEF  
Attest: DOROTHY H. WILKEN, Clerk  
By: *George T. Webb*  
Deputy Clerk  
COUNTY ENGINEER  
This plat is hereby approved for record this 23rd day of August, 1994.  
By: *George T. Webb*  
GEORGE T. WEBB, P. E., County Engineer

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
BEFORE ME personally appeared Carlos A. Diaz and Kathleen E. Sierra to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of LENNAR HOMES INC., 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 23rd day of August, 1994.  
My Commission Expires: 12-01-1995  
Notary Public: Andy Zitman  
# CC235910



PET. 78-287 E  
CURRENT FEES



### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
BEFORE ME personally appeared *Hasanid Mahdossian* to me well known, and known to me to be the individual described in and who executed the foregoing instrument as Attorney in Fact of NATIONAL GOLF PROPERTIES, INC., a Delaware 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 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 23rd day of August, 1994.  
My Commission Expires: 02-23-1997  
Notary Public: *Hasanid Mahdossian*  
# CC 1005646

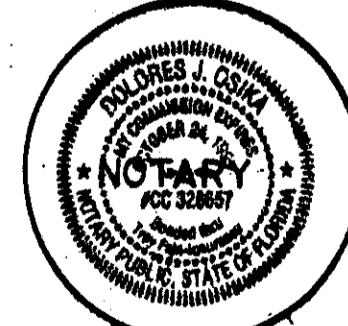


### TITLE CERTIFICATION

[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 herein described property; that we find the record title holder of the lands designated herein are  
LENNAR HOMES INC., a Florida Corporation, M/SCHOTTENSTEIN HOMES INC., a Ohio Corporation and NATIONAL GOLF OPERATING PARTNERSHIP, L.P. a Delaware Limited Partnership, and that the taxes through the year 1993, have been paid; that there are no mortgages of record. There are no Deed Restrictions which prohibit subdivision of this property as depicted by this plat.

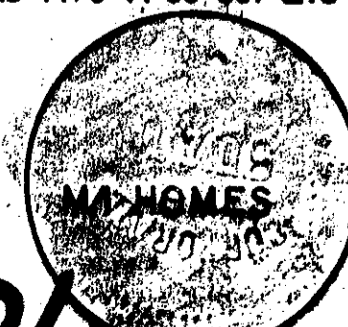
CHICAGO TITLE INSURANCE COMPANY  
2393 South Congress Avenue  
West Palm Beach, Florida 33402

By: *Herbert Swan* Res. VP  
Herbert Swan, Resident Vice President  
Date: August 9, 1994



### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
BEFORE ME personally appeared James D. Bayley 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/SCHOTTENSTEIN HOMES, INC., a Ohio Corporation, licensed to do business in the State of Florida, 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 1st day of February, 1994.  
My Commission Expires: 10-24-97  
Notary Public: Dolores J. Osika  
# CC326657



IN WITNESS WHEREOF the aboved named Corporations M/SCHOTTENSTEIN HOMES INC., NATIONAL GOLF OPERATING PARTNERSHIP, L.P. and LENNAR HOMES INC., have caused these presents to be signed by their respective officers and their seals to be affixed hereto by and with the authority of their Board of Directors, this 26th day of August, 1994.

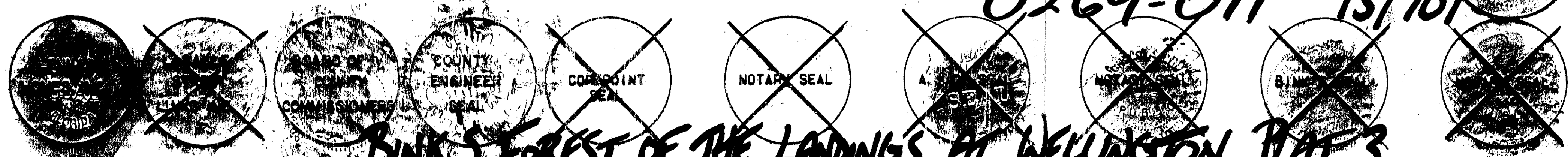
NATIONAL GOLF OPERATING PARTNERSHIP, L.P.,  
a Delaware Limited Partnership

By: NATIONAL GOLF PROPERTIES, INC.  
A Delaware Corporation, Authorized to do business in Florida  
as General Partner

Witness: *Terri Alfors*  
Terri Alfors  
By: *Scott S. Thompson*  
Scott S. Thompson, Attorney in Fact

M/SCHOTTENSTEIN HOMES, INC.  
a Ohio Corporation, licensed to do business in the State of Florida  
Attest: *Richard M. Kleisley*  
Richard M. Kleisley, Vice President  
By: *James D. Bayley*  
James D. Bayley, Vice President

LENNAR HOMES, INC.  
a Florida Corporation  
Attest: *Kathleen E. Sierra*  
Kathleen E. Sierra, Asst. Secretary  
By: *Carlos A. Diaz*  
Carlos A. Diaz, Vice President



BINK'S FOREST OF THE LANDINGS AT WELLINGTON PLAT 3

Subdivision of Bink's Forest of the Landings  
Book 73 Page 101  
Flood Zone B  
Zoning RE  
Code 77  
87-2172  
ZIP CODE 33414  
Palm Beach, Wellington, P.U.D.

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