

CASA NELLA FORESTA OF WELLINGTON - P.U.D - REPLAT NO. 2.

A REPLAT OF A PORTION OF REPLAT NO. 1 OF CASA NELLA FORESTA OF WELLINGTON - P. U. D. AS RECORDED IN PLAT BOOK 42, PAGES 108 THROUGH 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S. WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS 1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

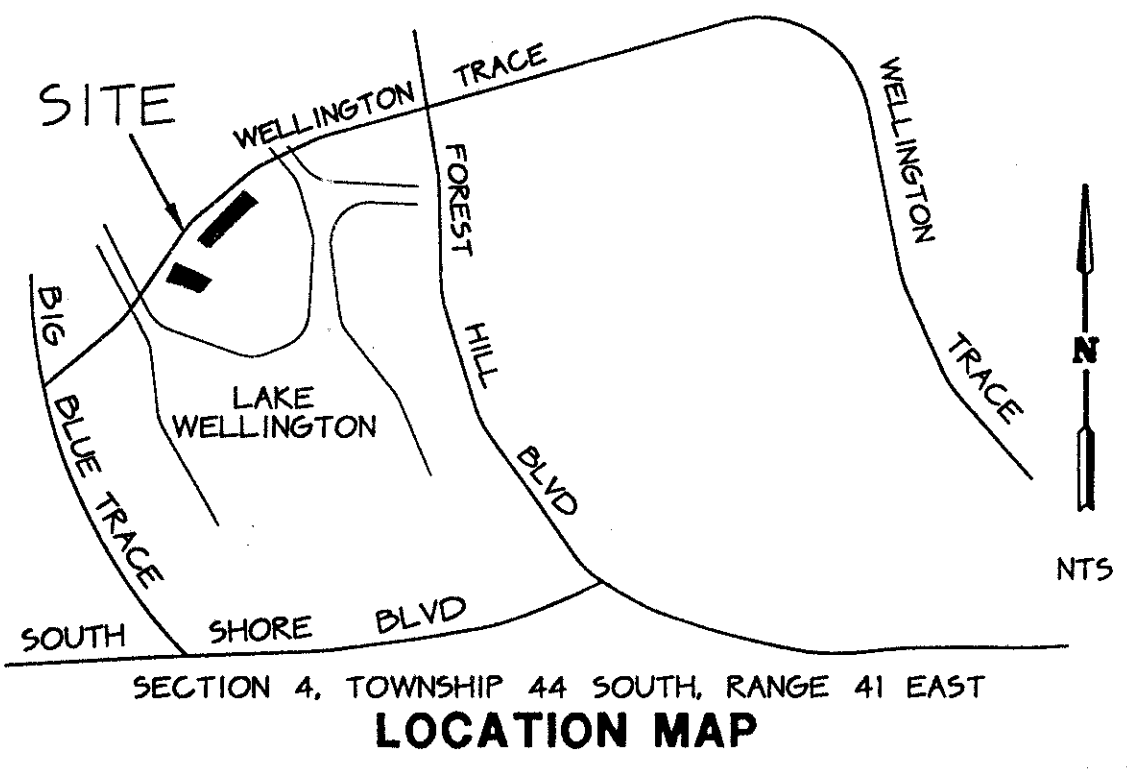
SHEET 1 OF 2

122

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 4:18 P.M.
this 9 day of MARCH 1995
and duly recorded in Plat Book No. 74
on page 122-123
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]*



PET. 86-32 J
5/2/4/G



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNICE INC., A FLORIDA CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS REPLAT NO. 2, SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING A REPLAT OF A PORTION OF REPLAT NO. 1 OF CASA NELLA FORESTA OF WELLINGTON - P.U.D. AS RECORDED IN PLAT BOOK 42, PAGES 108 THROUGH 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

LOTS 1 THROUGH 4 INCLUSIVE, AND LOTS 9 THROUGH 12 INCLUSIVE, AND LOTS 16 AND 17, AND LOTS 31 THROUGH 54 INCLUSIVE, ALL IN REPLAT NO. 1 OF CASA NELLA FORESTA OF WELLINGTON - P.U.D. AS RECORDED IN PLAT BOOK 42, PAGES 108, 109 AND 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 264 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY RESERVE THE LOTS AS SHOWN HEREON FOR RESIDENTIAL PURPOSES.

IN WITNESS WHEREOF, SUNICE INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 16 DAY OF JANUARY, 1995

SUNICE INC., A FLORIDA CORPORATION
ATTEST: *Denise Kalland* SENIOR VICE PRESIDENT DENISE KALLAND
BY: *E.M. Ryan* PRESIDENT EDWARD M. RYAN

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BOOSE, CASEY, GIKLIN, LUBITZ, MARTENS, MCDANE + O'CONNELL, A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS 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 SUNICE INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: JANUARY 13, 1995
BY: *[Signature]*
ROBERT L. CRANE, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

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 ("PRMS") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("PCPS") 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 CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James E. Park
JAMES E. PARK
REGISTERED SURVEYOR NO. 3915
STATE OF FLORIDA

NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO REPLAT NO. 1 OF CASA NELLA FORESTA OF WELLINGTON-P.U.D. THE EASTERLY LINE OF LOT 54 BEING 516'22"42"E.
- D.E. - DRAINAGE EASEMENTS
 - ⊙ - PERMANENT REFERENCE MONUMENT P.R.M. NO. 3915
 - U.E. - UTILITY EASEMENT
 - CL - CENTERLINE
 - R/W - RIGHT-OF-WAY
 - P.B. - PLAT BOOK
 - O.R. - OFFICIAL RECORDS
 - N.T.S. - NOT TO SCALE
 - C.M.E. - CANAL MAINTENANCE EASEMENT
 - L.A.E. - LIMITED ACCESS EASEMENT
 - P.B. - PLAT BOOK
 - ⊙ - TYPICAL POINT NUMBER FOR STATE PLANE COORDINATE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF MAR 1995.
BY: *[Signature]*
KIM FOSTER - CHAIR
ATTEST: *[Signature]*
DOROTHY H. WILKEN, CLERK
DEPUTY CLERK
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF MAR 1995
George Wedd, P.E.
GEORGE WEDD, P.E. - COUNTY ENGINEER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD M. RYAN AND DENISE KALLAND WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AND IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SENIOR VICE PRESIDENT OF SUNICE, INC. 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 16 DAY OF JAN. 1995
Karina Rothenberg
NOTARY PUBLIC
Karina Rothenberg
PRINTED NAME

MY COMMISSION EXPIRES: _____
OFFICIAL NOTARY SEAL
KARINA HOLT ROTHENBERG
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC24216
MY COMMISSION EXPIRES: DEC. 29, 1999

| P.U.D. TABULAR DATA | |
|---------------------|------------|
| OPEN SPACE | 0.00 ACRES |
| TOTAL AREA | 264 ACRES |
| DWELLING UNITS | 26 |
| PETITION NUMBER | 86-32 (J) |



74/122
0332-110
CASA NELLA FORESTA OF WELLINGTON - REPLAT No 2

BOOK 74
FLOOD ZONE B
PAGE 122
FLOOD MAP # 1500B
QUAD # 77
ZONING AR
86-32
ZIP CODE 33414
PUD NAME Wellington PUD
4/24/95
TAZ-727