

42108

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that MICHAEL-ANGELO, INCORPORATED, the owner of the tract of land shown hereon as REPLAT NO. 1. CASA NELLA FORESTA OF WELLINGTON P.U.D., being part of Sections 3 and 4, Township 4 South, Range 41 East, Palm Beach County, Florida and being more particularly described to the right under Description.

as caused the same to be Surveyed and Platted as shown hereon and does hereby dedicate as follows:

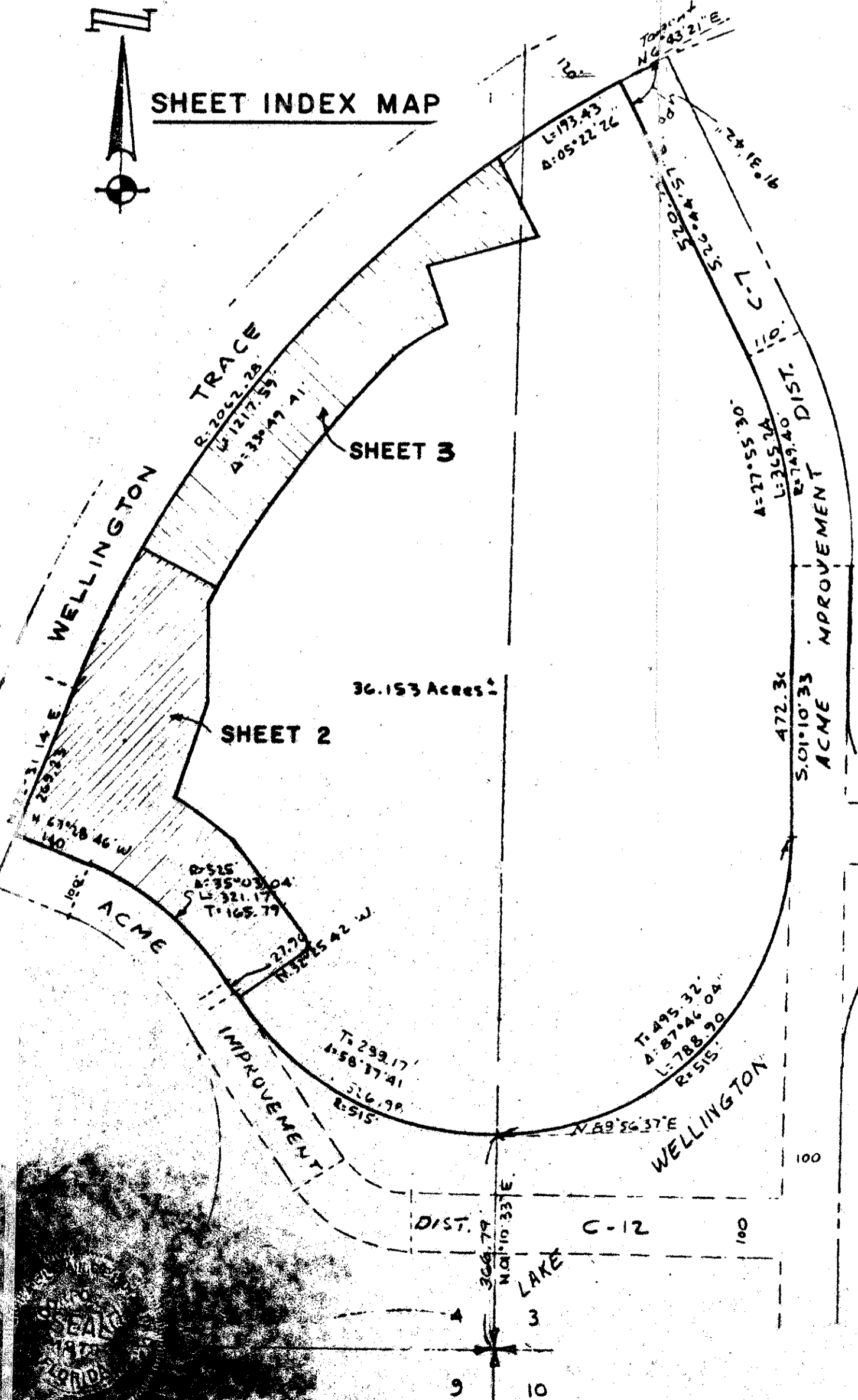
- STREETS:
- Private road tracts shown hereon are hereby dedicated for Ingress & Egress, Drainage and Utility purposes to the CASA NELLA FORESTA Homeowners Association, and are the perpetual maintenance obligation of said association. Acme Improvement District is hereby granted access over said tracts for maintenance of Drainage within said tracts
 - EASEMENTS:
 - Drainage Easements- the Drainage Easements as shown are hereby dedicated to the Acme Improvement District for the construction and maintenance of Drainage, in perpetuity.
 - Limited Access Easements-The Limited access easements as shown are dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control and jurisdiction over access rights.
 - Preservation Easements as shown hereon are hereby dedicated in perpetuity for the preservation of existing wooded areas and are the perpetual maintenance obligation of the CASA NELLA FORESTA Homeowners Association.
 - Utility Easements- the Utility Easements as shown are hereby dedicated in perpetuity for the construction and maintenance of Utilities.

TRACTS:

- Tracts "C" "D" & "E" are hereby dedicated to the CASA NELLA FORESTA Homeowners Association as common area.
- Tracts "A" "B" & "F" are hereby reserved for future platting.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12 day of March, 1981.

Attest: Irene Bertuzzi By: Carlo Bertuzzi
President



ACKNOWLEDGMENT
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Irene Bertuzzi, to me well known to me to be the individuals in and who executed the foregoing instrument as President and Vice-President of Michael-Angelo, 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 12 day of March 1981

My commission expires: Harry Marc Hlubik
Notary Public

DESCRIPTION
A parcel of land lying in part of sections 3 and 4, Township 44 South, Range 41 East, Palm Beach County, Florida, being a replat of a portion of CASA NELLA FORESTA OF WELLINGTON-P.U.D., as recorded in Plat Book 39, pages 129-130, public records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the Southeast corner of said Section 4, thence N. 01°10'33" E. (for convenience all bearings shown here are relative to an assumed meridian used throughout Wellington) along the East line of said Section 4, a distance of 366.79 feet to a point on the South line of said plat of CASA NELLA FORESTA OF WELLINGTON-P.U.D., said point lying on a curve concave to the Northeast, having a radius of 515 feet, and a central angle of 56°24'45", and whose tangent at this point bears N.88°56'37"E; thence Westerly and Northwesterly along the arc of said curve, being the South line of said Plat, a distance of 507.07 feet, to the point of beginning of the hereinafter described parcel, and from said point of beginning run, by the following numbered courses;

- Thence Northwesterly along the arc of a curve concave to the Northeast having a radius of 515 feet and a central angle of 02°12'56", and whose tangent at this point bears N.34°38'38"W., a distance of 19.91 feet, to a point lying on the Northerly Right-of-Way line of Acme Improvement District C-12.
- Thence North 32°25'42" West along the tangent to said curve and said Northerly right-of-way line, a distance of 27.96 feet to the beginning of a curve concave to the Southwest having a radius of 525 feet and central angle of 35°03'04";
- Thence Northwesterly along the arc of said curve, a distance of 321.17 feet to a point of tangent;
- Thence North 67°28'46" West along the tangent to said curve, a distance of 140 feet to a point on the Easterly right-of-way line of Wellington Trace as now laid out in use;
- Thence North 22°31'14" East along the Easterly line of said Wellington Trace a distance of 269.23 feet to the beginning of a curve concave to the Southeast having a radius of 2062.28 feet and a central angle of 32°21'00";
- Thence Northeasterly along the arc of said curve, a distance of 1164.39 feet to a point of intersection with a line parallel with and 245.56 feet Westerly of as measured at right angles to the Westerly right of way line of Acme Improvement District C-7;
- Thence South 26°44'57" East along said parallel line a distance of 151.83 feet to a point;
- Thence South 78°05'56" West a distance of 191.11 feet to a point;
- Thence South 16°22'42" East a distance of 120 feet to a point on a curve concave to the Southeast having a radius of 210 feet and a central angle of 29°01'56" and whose tangent at this point bears South 73°37'18" West;
- Thence Southwesterly along the arc of said curve a distance of 106.41 feet to a point of compound curve concave to the Southeast, having a radius of 1912.28 feet and a central angle of 15°16'28", said curve being concentric to the aforesaid Easterly right-of-way line of Wellington Trace;
- Thence Southwesterly along the arc of said curve a distance of 509.79 feet to a point;
- Thence South 01°53'43" West a distance of 174.77 feet to a point;
- Thence South 18°45'25" West a distance of 166.90 feet to a point on a curve concave to the South having a radius of 697.00 feet and a central angle of 09°49'15" and whose tangent at this point bears South 59°34'01" East;
- Thence Southeasterly along the arc of said curve a distance of 119.47 feet to a point;
- Thence South 32°25'42" East a distance of 235.45 feet to a point of curve concave to the Northeast having a radius of 374.60 feet and a central angle of 02°12'56";
- Thence Southeasterly along the arc of said curve a distance of 14.46 feet to a point;
- Thence South 55°21'22"W., along a line radial to aforesaid curve a distance of 140.40 feet, to the point of beginning.

Said parcel containing in all 6.5015 acres. More or less.

REPLAT NO. 1 OF CASA NELLA FORESTA OF WELLINGTON - P.U.D.

IN PART OF SECTIONS 3 & 4, TWP. 44 S., RGE. 41 E.,
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF CASA NELLA FORESTA
OF WELLINGTON - P.U.D., AS RECORDED IN PLAT BOOK 39,
PAGES 129-130, PUBLIC RECORDS OF PALM BEACH COUNTY, FLA.

IN 3 SHEETS, SHEET NO. 1

MORTGAGE CONSENT
(See sheet no. 3 for additional Mortgage Consent)

STATE OF Florida
COUNTY OF Palm Beach

The undersigned hereby certifies that it is a Holder of a Mortgage upon the property described herein and does hereby join in a consent to the dedication of the land described in said dedication hereto by the owner thereof and agrees that its Mortgage which is recorded in official Record Book 3280, at Page 475, of the Public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President, and attested to by its Assistant Secretary, and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors, this 17th day of March, 1981.

GOULD FLORIDA INC., a Corporation of the State of Delaware.

Attest: James J. Ogorek By: Harry Marc Hlubik
Notary Public

ACKNOWLEDGMENT
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME personally appeared Guarry Stribling and James J. Ogorek, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Assistant Secretary of GOULD FLORIDA 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 Corporation 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 deed of said Corporation.

WITNESS my hand and official seal this 17th day of March 1981.

My commission expires: June 27, 1982
Victoria Olman
Notary Public

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

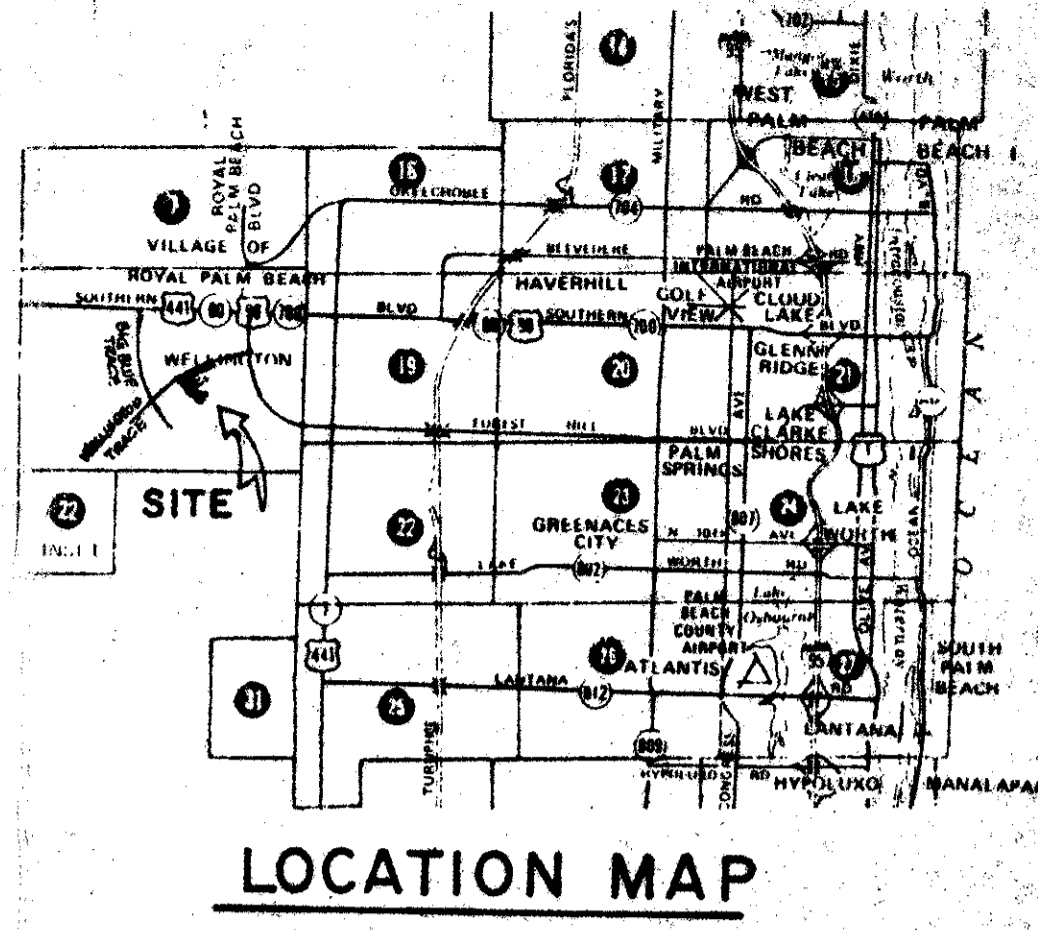
I, GARRY M. GLICKMAN, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in MICHAEL-ANGELO, INC., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon; and that I find all mortgages are shown and are true and correct, and that the property is found to contain deed reservations which are applicable and do not affect the subdivision of the property.

Date: MARCH 12, 1981
Garry M. Glickman
Attorney at Law

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

This is to certify that the plat 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 Permanent Reference Monuments have been placed as required by law and furthermore, that Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements and that the survey data complies with all requirements of Chapter 177 Part 1, Florida Statutes, as Amended, and Ordinance No. 73-4 of Palm Beach County, Florida.

INSTRUMENT WAS PREPARED BY
DAVID D. DANIELS
Professional Land Surveyor
Florida Registration No. 2608
3/16/81



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 12/22/80
this 13 day of May
1981 and duly recorded in Plat Book No. 39
42 on page 129-130
JOHN B. DUNKLE, Clerk Circuit Court
By: Harry Marc Hlubik

LOCATION MAP

APPROVALS
ACME IMPROVEMENT DISTRICT
This plat is hereby approved for record, this 21 day of MARCH, 1981.

By: Harry Marc Hlubik

Attest: Madison F. Sacetti

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 20 day of May, 1981.

By: Norman R. Gregory

Attest: JOHN B. DUNKLE - Clerk

By: John B. Dunkle
Deputy Clerk

COUNTY ENGINEER
This plat is hereby approved this 20 day of May, 1981.
By: Harry Marc Hlubik

- NOTES
- All bearings shown hereon are relative to an assumed meridian used throughout Wellington.
 - Building Setback lines shall be as required by Palm Beach County Zoning Regulations.
 - There shall be no building or other structures placed on Utility Easements.
 - There shall be no building or any kind of construction or trees or shrubs placed on Drainage Easements.
 - Easements are for Public Utilities, unless otherwise noted.
 - ☐ denotes Permanent Reference Monument (P.R.M.)
○ denotes Permanent Control Point (P.C.P.)
 - Where Utility and Drainage easements cross or coincide, Drainage Easements shall take precedent hereon and on any replat of the lands described hereon.

0332-339

CASA NELLA FORESTA OF WELLINGTON

Tripod Enterprises, Inc.
1647 N. Florida Mango Rd., Building 164
Palm Beach, Florida 33411
(305) 688-5388

DATE: 12-14-80
PLAT: 39-129
BOOK: 60-594