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A PLANNED UNIT DEVELOPMENT PLAT OF FOREST CLUB OF WELLINGTON P.U.D.

130

BRING A REPLAT OF A PORTION OF CASA NELLA FORESTA OF WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 39, PAGES 129 AND 130; PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN PART OF SECTIONS 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

MAY, 1985 SHEET NO. 1 OF 3

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that WILSHIRE CORPORATION, a Delaware Corporation, licensed to do business in the State of Florida, The owner of the tract of land shown hereon as FOREST CLUB OF WELLINGTON-P.U.D., being a part of Sections 3 and 4, Township 44 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

All that portion of the Plat of CASA NELLA FORESTA OF WELLINGTON-P.U.D. (36.15 Acres), as recorded in Plat Book 39, Pages 129 and 130, Public Records of Palm Beach County, Florida; LESS all of Replat No. 1 of CASA NELLA FORESTA OF WELLINGTON-P.U.D. (6.5015 Acres), as recorded in Plat Book 42, Pages 108, 109 and 110, Public Records of Palm Beach County, Florida; and also LESS a parcel of land (0.41 Acres) lying Easterly of and adjacent to Lots 21 through 24, inclusive, Aforesaid Replat No. 1 CASA NELLA FORESTA OF WELLINGTON-P.U.D., described as follows:

Commence at the Southwest corner of CASA NELLA FORESTA OF WELLINGTON, P.U.D., as recorded in Plat Book 39, Pages 129 and 130, also being the intersection of the East Right-of-Way line of Wellington Trace and the North Right-of-Way line of Acme Improvement District Canal C-12; Thence N. 22°31'14" E., along the West line of said CASA NELLA FORESTA OF WELLINGTON-P.U.D., a distance of 152.00 feet to a point; Thence S. 67°28'46" E., a distance of 140.00 feet to a point of a curve concave to the Southwest, having a radius of 677 feet and a central angle of 8°47'49"; Thence Southeasterly along the arc of said curve a distance 103.94 feet to a point; Thence N. 31°19'03" E., along a line radial to said curve a distance of 20.00 feet to a POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; Thence N. 18°45'25" E., a distance of 150.55 feet to a point; Thence N. 01°53'43" E., a distance of 34.14 feet to a point; Thence N. 67°28'46" W., a distance of 5.00 feet to a point; Thence S. 01°53'43" W., a distance of 15.04 feet to a point; Thence S. 18°45'25" W., a distance of 166.90 feet to a point lying on the arc of a curve concave to the Southwest, having a radius of 697.00 feet, a central angle of 0°53'08" and whose tangent at this point bears S.59°34'05"E., Thence Southeasterly along the arc of said curve a distance of 10.77 feet TO THE POINT OF BEGINNING.

Containing in all 29.61 Acres, more or less.

TOGETHER WITH: Rights of Ingress and Egress, Drainage and Utility purposes, over and across a parcel of land as described in Official Record Book 4055, Page 338, Public Records of Palm Beach County, Florida.

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

- STREETS:**
Private Road tracts shown hereon as Parcels D and E are hereby dedicated for Ingress and Egress, Drainage, and Utility purposes to The Forest Club Property Owners' Association, Inc., its successors or assigns, and are the perpetual Maintenance obligation of said Property Owners' Association without recourse to Palm Beach County. Maintenance of utilities within said tracts is the responsibility of the appropriate utility company occupying same.
- EASEMENTS:**
 - UTILITY EASEMENTS-** as shown hereon are hereby dedicated to ACME IMPROVEMENT DISTRICT in perpetuity for the construction and maintenance of utilities.
 - DRAINAGE EASEMENTS-** as shown hereon are hereby dedicated to THE FOREST CLUB PROPERTY OWNERS' ASSOCIATION, INC. in perpetuity for the construction and maintenance of drainage facilities.
 - MAINTENANCE AND UTILITY EASEMENTS-** as shown are hereby dedicated to ACME IMPROVEMENT DISTRICT in perpetuity for the construction and maintenance of utilities and drainage.
 - INGRESS AND EGRESS EASEMENTS-** as shown hereon are hereby dedicated for ingress, egress and utility purposes. Construction and Maintenance of drives for ingress and egress within easements to be the responsibility of Wilshire Corporation, a Delaware Corporation, its successors or assigns, without recourse to Palm Beach County.

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 _____ day of _____, 1985.

Wilshire Corporation, a Corporation of the State of Delaware.

By: Stanley Franks, President

ATTEST:
Leon Unterhalter, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Stanley Franks and Leon Unterhalter, to me well known and known to me to be the individuals in and who executed the foregoing instrument as President and Vice President of Wilshire Corporation, a Delaware 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 true act and deed of said Corporation.

WITNESS my hand and official seal this _____ day of _____, 1985.

My Commission expires: _____ Notary Public

MORTGAGEE CONSENT

STATE OF
COUNTY OF

The undersigned hereby that it is the holder of a Mortgage upon the property described herein and does hereby join in a consent to the dedication of land described in said dedication hereto by the owner thereof and agrees that the Mortgage which is recorded in Official Record Book _____ at Page _____ 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 _____ and attested by its _____ and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this _____ day of _____, 1985.

Chase Manhattan Bank, N.A.

By: _____

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

BEFORE ME personally appeared _____ and _____ to me well known and known to me to be the individuals described in and who executed the foregoing instrument as _____ and _____ of CHASE MANHATTAN BANK, N.A., 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 deed of said Corporation.

WITNESS my hand and official seal this _____ day of _____, 1985.

My Commission expires: _____ Notary Public

TITLE CERTIFICATION

I, Joseph Franks, 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 Wilshire Corporation, a Delaware 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 not applicable and do not affect the subdivision of the property.

Date: _____ Joseph Franks, Attorney at Law

CORPORATION	NOTARY	SUBSCRIBER	WITNESSES

APPROVALS

ACME IMPROVEMENT DISTRICT

This Plat is hereby approved for record, this _____ day of _____, 1985.

By: A.W. Glisson - General Manager

ATTEST: LINDA G. THOMAS, Ass't Secretary

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

This Plat is hereby approved for record, this _____ day of _____, 1985.

By: KENNETH W. ADAMS - Chairman

Attest: JOHN R. DUNKLE - Clerk

Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record, this _____ day of _____, 1985.

By: HERBERT F. KAHLETT, P.E. COUNTY ENGINEER

NOTE

- All bearings shown hereon are relative to an assumed meridian used throughout Wellington.
- Building Setback Lines shall be required by Palm Beach County zoning regulations.
- There shall not be 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 both now and on any replat of the lands described hereon.
- Approval of landscaping on utility easements shall only be with the approval of all utilities occupying same.

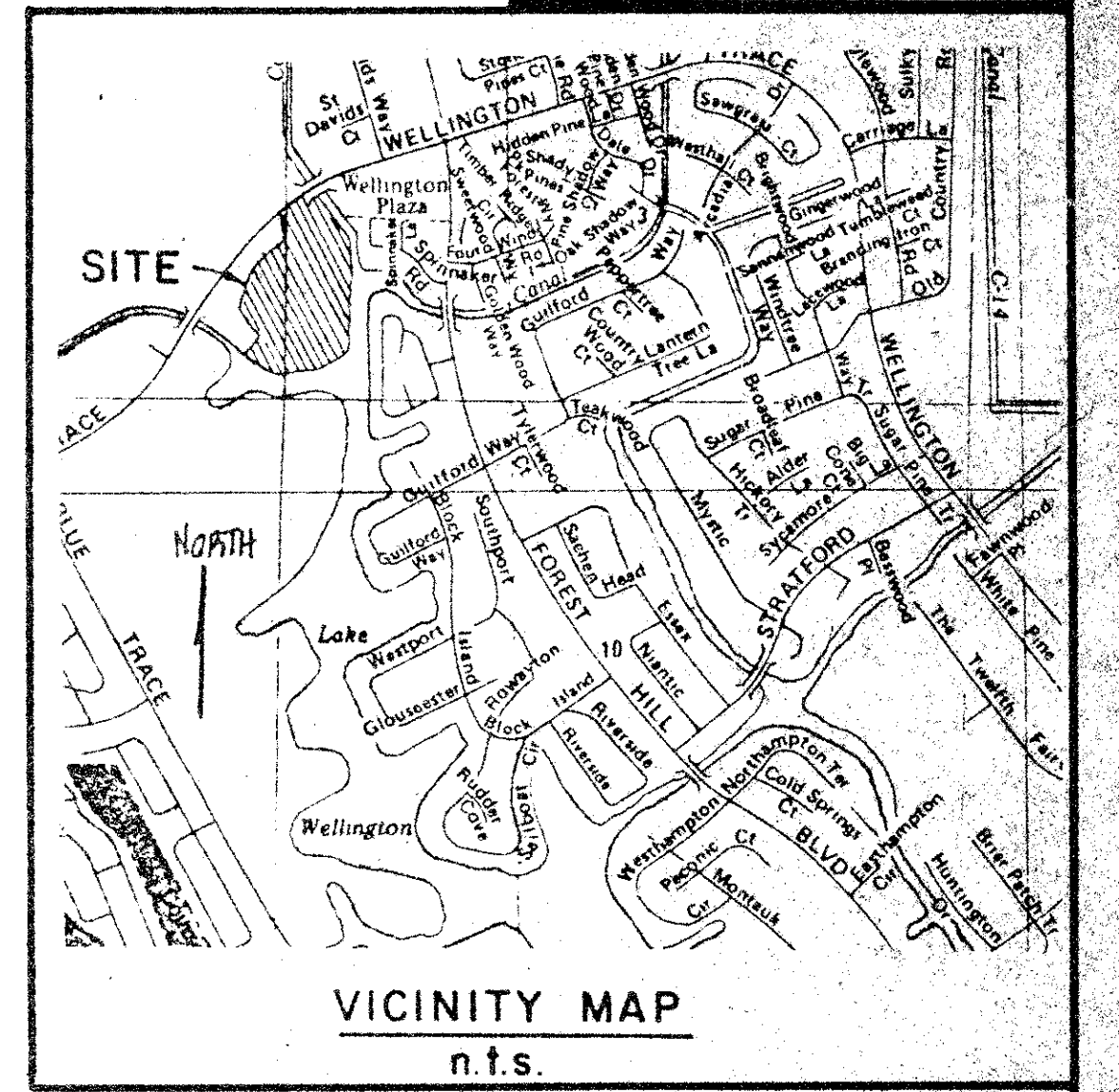
SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County, Florida for the required improvement and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

OCTOBER 23, 1985

Donald D. Daniels
Registered Surveyor No. 2608
State of Florida.



TRACT 38 P.U.D. TABULATION

ITEM	UNITS	ACREAGE
Total D.U. allowable	434	36.15
Platted Casa Nella Foresta	51	6.54
Parcel A	120	9.73
Parcels B & C	263	18.42
Private Streets	N/A	1.46

PARCEL A SITE DATA
Total Units 120
D.U.'s/Acre 12.33
Rec. Area 0.9 Acres

4/14/81
SUBDIVISION * Forest Club
FLOOD ZONE D
QUAD * 77
SE PUD
PUD NAME Wellington
FLOOD MAP * 1000
AR
ZONING CODE 33414

52/130

This Instrument Prepared by Donald D. Daniels, in the Office of DONALD D. DANIELS, INC., 1547 N. Florida Mango Road, West Palm Beach, Florida. 33409

REF 39/129	Donald D. Daniels, Inc.	SCALE: _____
OFFICE BUSUTTL	PROFESSIONAL LAND SURVEYORS	NO. 84-135
DATE: 5/21/85	1547 N. Florida Mango Rd. West Palm Beach, FLA. 33409 (305) 689-5308	SHT. 1 OF 3