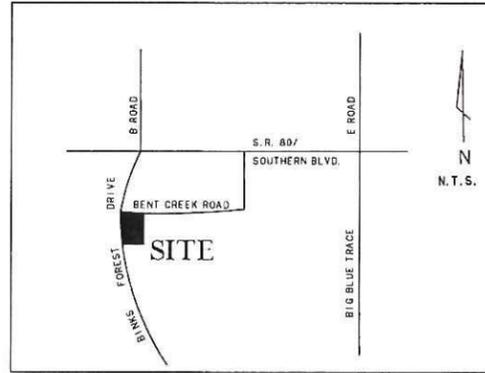


BINK'S COMMERCIAL CENTRE

BEING A PORTION OF THE SOUTH ONE HALF (S 1/2) OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND A PORTION OF THE NORTH ONE HALF (N 1/2) OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

APRIL 2001
SHEET 1 OF 2



21
COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record at 1:50pm
this 29 day of June, 2001
and duly recorded in Plat Book No. 91
on page 21-22
DOROTHY H. WILKEN, Clerk of Circuit Court
by *M. Wilken*



TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

RONALD WITKOWSKI, 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 TITLE TO THE PROPERTY TO BE VESTED TO LAKE WELLINGTON PROFESSIONAL CENTER, INC. CORPORATION OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE OTHERWISE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Ronald Witkowski
BY: RONALD WITKOWSKI
DATE: 5/22/01

IN WITNESS WHEREOF, LAKE WELLINGTON PROFESSIONAL CENTER, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY, ITS SEAL BEING AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 21st DAY OF May, 2001.
Richard Elliott PRESIDENT
RICHARD ELLIOTT
William E. Wright SECRETARY
WILLIAM E. WRIGHT

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LAKE WELLINGTON PROFESSIONAL CENTER, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A PARCEL OF LAND IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AND SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BINK'S COMMERCIAL CENTRE" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31; THENCE SOUTH 88 DEGREES 58 MINUTES 27 SECONDS, EAST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 1786.88 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1290.00 FEET; AND WHOSE RADIUS BEARS SOUTH 72 DEGREES 07 MINUTES 31 SECONDS EAST; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 42 MINUTES 59 SECONDS, A DISTANCE OF 331.34 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES, 35 MINUTES 28 SECONDS EAST, A DISTANCE OF 497.50 FEET; THENCE NORTH 76 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 34.81 FEET; THENCE SOUTH 59 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF 83.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 990.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 33 MINUTES 30 SECONDS, A DISTANCE OF 389.78 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 637.35 FEET TO AN INTERSECTION WITH THE SAID SOUTH LINE OF SECTION 31, ALSO BEING THE NORTH LINE OF SAID SECTION 6; THENCE CONTINUE SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 33.57 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF SECTION 6, A DISTANCE OF 576.52 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1290.00 FEET; AND WHOSE RADIUS POINT BEARS SOUTH 73 DEGREES 30 MINUTES 45 SECONDS EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREE 23 MINUTES 14 SECONDS, A DISTANCE OF 31.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.0735 ACRES MORE OR LESS.

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

THE 30.00 FOOT ACCESS EASEMENT, SHOWN HEREON AS "PROFESSIONAL WAY", IS HEREBY DEDICATED IN PERPETUITY AS A PRIVATE ROAD TO THE BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BINK'S COMMERCIAL CENTRE, FOR CONSTRUCTION, OPERATION, MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BINK'S COMMERCIAL CENTRE, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER FACILITIES.

THE SIGN EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR SIGN PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE CONSERVATION EASEMENT IS HEREBY DECLARED TO BE A NATURAL PRESERVATION AREA AND SHALL BE MAINTAINED IN ITS GENERAL NATURAL STATE AND IS HEREBY DEDICATED IN PERPETUITY TO THE BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

A WATER AND SEWER EASEMENT OVER ALL OF THE TRACT SHOWN AS PROFESSIONAL WAY, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND WILLIAM E. WRIGHT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF LAKE WELLINGTON PROFESSIONAL CENTER, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 21st DAY OF May, 2001.

BY: *Brenda E. Wade*
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/27/2001

BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, INC.
ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED. HEREON, DATED THIS 21st DAY OF May, 2001.

BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT CORPORATION

BY: *Richard C. Elliott* ATTEST: *William E. Wright*
RICHARD C. ELLIOTT PRESIDENT
WILLIAM E. WRIGHT SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND WILLIAM E. WRIGHT, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 21st DAY OF May, 2001.

BY: *Brenda E. Wade*
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/27/2001

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON, DATED THIS 19th DAY OF June, 2001.

VILLAGE OF WELLINGTON,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Thomas M. Wenham* MAYOR
Awilda Rodriguez VILLAGE CLERK

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF June, 2001.

MY COMMISSION EXPIRES: 5-18-04
Kathy A. Tatzgenhorst
KATHY A. TATZGENHORST
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC88391
MY COMMISSION EXPIRES MAY 18, 2004

VILLAGE ENGINEER APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF June, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

DATE: 6-19-01
BY: *Gary R. Clough*
GARY R. CLOUGH, P.E.
VILLAGE ENGINEER

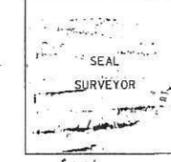
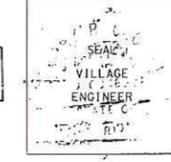
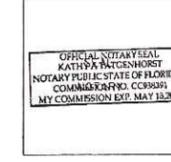
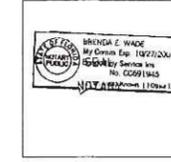
SURVEYOR'S CERTIFICATION:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James F. Noth
JAMES F. NOTH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., BUILDING 500, ROYAL PALM BEACH, FLORIDA 33411.

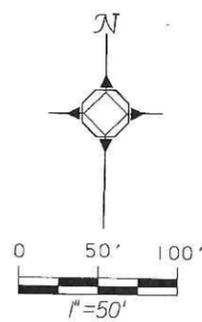


BINK'S COMMERCIAL CENTRE

BEING A PORTION OF THE SOUTH ONE HALF (S 1/2) OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND A PORTION OF THE NORTH ONE HALF (N 1/2) OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

APRIL 2001 SHEET 2 OF 2

- NOTES:
1. THERE SHALL BE NO BUILDINGS OR LANDSCAPING PLACED ON UTILITY EASEMENTS WITHOUT THE APPROVAL OF THE EASEMENT HOLDER.
 2. THE NORTH LINE OF SECTION 6 BEARS N 88°58'27" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 3. ■ - DENOTES PERMANENT REFERENCE MONUMENT SET-STAMPED PLS 3871
 4. ○ - DENOTES LOT CORNERS
 5. LAE - DENOTES LIMITED ACCESS EASEMENT
 6. UE - DENOTES UTILITY EASEMENT
 7. AC - DENOTES ACRES
 8. DE - DRAINAGE EASEMENT
 9. ORB - OFFICIAL RECORD BOOK
 10. FPL - FLORIDA POWER AND LIGHT
 11. OA - DENOTES OVERALL LENGTH
 12. POB - DENOTES POINT OF BEGINNING
 13. ESMT - DENOTES EASEMENT
 14. PB - DENOTES PLAT BOOK
 15. C - DENOTES CENTER LINE
 16. R/W - DENOTES PUBLIC STREET RIGHT-OF-WAY
 17. R&C - DENOTES ROD AND CAP
 18. ● - DENOTES PERMANENT CONTROL POINT
 19. PRM - DENOTES PERMANENT REFERENCE MONUMENT
 20. PLS - DENOTES PROFESSIONAL LAND SURVEYOR/PROFESSIONAL SURVEYOR AND MAPPER
 21. R - DENOTES RADIUS
 22. L - DENOTES ARC LENGTH
 23. D - DENOTES DELTA ANGLE
 24. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
 25. COORDINATES SHOWN ARE GRID
 26. DATUM - NAD 83, 1990 ADJUSTMENT
 27. ZONE - FLORIDA EAST
 28. LINEAR UNIT - US SURVEY FOOT
 29. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 30. ALL DISTANCES ARE GROUND
 31. SCALE FACTOR - 1.000007400
 32. GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE
 33. BEARING ROTATION EQUATION (PLAT TO GRID):
 $N88^{\circ}58'27''W$ (GRID)
 $N89^{\circ}59'25''W$ (PLAT) $1^{\circ}00'58''$ COUNTERCLOCKWISE ROTATION
 34. "PLAT" BEARINGS REFER BINK'S FOREST OF THE LANDINGS AT WELLINGTON RECORDED PLATS; BINK'S COMMERCIAL CENTER BEARINGS ARE GRID BEARINGS.
 N.T.S.: NOT TO SCALE



BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 3 PLAT BOOK 73, PAGE 101

PINE TRACE AT BINK'S FOREST PLAT BOOK 79, PAGES 91 AND 92

CURVE DATA

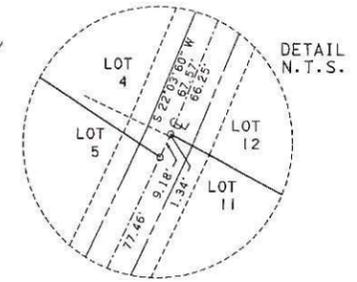
A. R=300.00'	D=06°58'19"	L=36.51	H. R=30.00'	D=21°06'17"	L=11.05'
B. R=300.00'	D=10°59'59"	L=57.59'	I. R=8,000.00'	D=00°33'17"	L=77.46'
C. R=300.00'	D=17°53'19"	L=93.66'	J. R=300.00'	D=05°51'02"	L=30.63'
D. R=300.00'	D=02°36'22"	L=13.65'	K. R=300.00'	D=14°36'04"	L=76.45'
E. R=8,000.00'	D=00°07'12"	L=16.76'	L. R=300.00'	D=16°05'40"	L=76.45'
F. R=8,000.00'	D=00°26'05"	L=60.70'	M. R=300.00'	D=03°22'14"	L=17.65'
G. R=30.00'	D=40°16'56"	L=21.09'			

LIMITED ACCESS EASEMENT TO BE ABANDONED

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

POINT OF COMMENCEMENT
 TOWNSHIP 43 SOUTH
 TOWNSHIP 44 SOUTH
 N 852859.799
 E 885270.590
 PALM BEACH COUNTY
 PUBLISHED COORDINATES

N 852776.003
 E 889950.176
 PALM BEACH COUNTY
 PUBLISHED COORDINATES



BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 1 PLAT BOOK 67, PAGES 56 THROUGH 67