

Bink's Commercial Centre Replat of Lot 4 & Lot 1A

BEING A REPLAT OF LOT 4, BINK'S COMMERCIAL CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 21 & 22, AND A REPLAT OF LOT 1A, BINK'S COMMERCIAL CENTRE REPLAT OF LOTS 1, 2 & 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGES 99 THROUGH 101, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, SEPTEMBER, 2018

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Larissa Silva, who is personally known to me or has produced to me a valid identification and who executed the foregoing instrument as President of Home Away From Home Wellington Learning Center, Inc., a Florida corporation, and several others acknowledged before me that she executed such instrument as such officer 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 29th day of AUGUST, 2018.

My Commission No.: FF 23307
My Commission Expires: 11/8/19
Signature of Notary Public: *[Signature]*
Printed name of Notary Public: Phyllis Lewis



VILLAGE OF WELLINGTON ACCEPTANCE OF DEDICATION

State of Florida
County of Palm Beach

The Village of Wellington, its successors and assigns, hereby approves the plat and accepts the dedications to said Village of Wellington, as stated and shown hereon. Dated this _____ day of _____, 2018.

Village of Wellington
A Political Subdivision of the State of Florida

ATTEST: Chevelle D. Nubih, MMC
BY: Anne Gerwig, Mayor

LEGAL DESCRIPTION

Lot 1A, of BINK'S COMMERCIAL CENTRE REPLAT OF LOTS 1, 2 AND 3, according to the Plat thereof, as recorded in Plat Book 113, Pages 99 through 101, of the Public Records of Palm Beach County, Florida.

AND

Lot 4, of BINK'S COMMERCIAL CENTRE, according to the Plat thereof, as recorded in Plat Book 91 Pages 21 & 22, of the Public Records of Palm Beach County, Florida.

Containing in all, 2.013 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and reserve as follows:

Lot 1A

Lot 1A, as shown hereon is hereby reserved by Home Away From Home Wellington Learning Center, Inc., a Florida corporation, their successors and assigns, for purposes consistent with the zoning regulations of the Village of Wellington, Palm Beach County, Florida, and is the perpetual maintenance obligation of said Home Away From Home Wellington Learning Center, Inc., a Florida corporation, their successors and assigns, without recourse to the Village of Wellington, Palm Beach County, Florida.

DRAINAGE EASEMENT

The drainage easements as shown hereon are hereby dedicated to the Bink's Commercial Centre Property Owner's Association, Inc., 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 Property Owner's Association, Inc., its successors and assigns, without recourse to the Village of Wellington, Florida.

SAFE SIGHT EASEMENTS

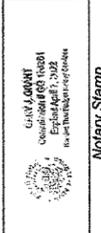
The safe sight easements, as shown hereon for the control and jurisdiction of construction rights within said easement, are hereby dedicated to and shall be the perpetual maintenance obligation of Bink's Commercial Centre Property Owner's Association, Inc., its successors and assigns, without recourse to the Village of Wellington. No construction, buildings, descriptive signs, monuments or any kind of landscaping shall be placed in said easements without the prior approval of the Village of Wellington. By this dedication, the construction and maintenance of street signs and other informational traffic signs are permitted within the safe sight easement.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 28th day of AUGUST, 2018.

BY: Home Away From Home Wellington Learning Center, Inc., a Florida corporation,
BY: Larissa Silva, President

WITNESS: [Signature]
Printed Name: Richard K. Sarna
WITNESS: [Signature]
Printed Name: Debra J. Bergeson

My Commission No.: 4-2-2018
My Commission Expires: 4-2-2018
Signature of Notary Public: *[Signature]*
Printed name of Notary Public: Phyllis Lewis



WITNESS my hand and official seal this 30th day of AUGUST, 2018.

Signature of Notary Public: *[Signature]*
Printed name of Notary Public: Phyllis Lewis

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Anne Gerwig and Chevelle D. Nubih, 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 the foregoing instrument is the seal of said Village and that it was affixed to said instrument 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 _____ day of _____, 2018.

My Commission Number: _____
My Commission Expires: _____
Signature of Notary Public: _____
Printed Name of Notary Public: _____

VILLAGE OF WELLINGTON ENGINEER'S APPROVAL

This plat is hereby approved for record this _____ day of _____, 2018, 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.

BY: Thomas J. Lundeen, P.E.
Village Engineer

SURVEYOR & MAPPERS 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 (P.R.M.'s) according to Sec. 177.081(9), F.S.; have been placed as required by law; and, further that the survey data and plat complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the Village of Wellington, Florida.

BY: Robert J. Cagel
Professional Surveyor and Mapper
Florida Certificate No. 6266

H.A.F.H.L.C. SEAL
BINK'S P.O.A. SEAL
V.O.W. SEAL
V.O.W. ENGINEERS SEAL
SURVEYORS SEAL

WALLACE SURVYTO
CORP. LICENSE NUMBER 1486
5833 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (407) 846-4851

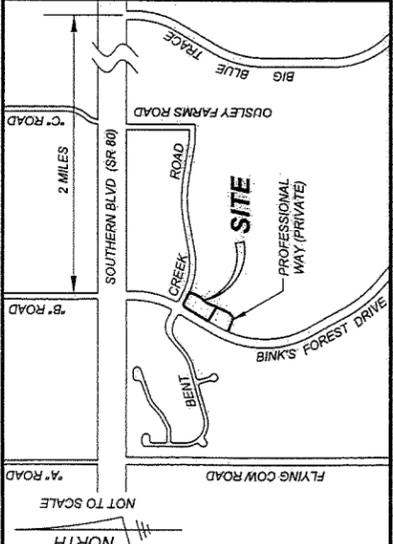
FIELD: _____ DATE: FEB. 2018 DWG. No.: 03-1334-12
OFFICE: R.C. REF: 03-1334-2.DWG SHEET 1 OF 3

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____
THIS _____ DAY OF _____
A.D. 20____ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGE _____

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 3



VICINITY SKETCH
(NOT TO SCALE)

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Home Away From Home Wellington Learning Center, Inc., a Florida corporation, owner of the land shown hereon as Bink's Commercial Centre Replat of Lot 4 & Lot 1A, being a replat of a Lot 4, BINK'S COMMERCIAL CENTRE, according to the plat thereof, as recorded in Plat Book 91, Pages 21 & 22, and a replat of Lot 1A, BINK'S COMMERCIAL CENTRE REPLAT OF LOTS 1, 2 & 3, according to the plat thereof, as recorded in Plat Book 113, Pages 99 through 101, both of the Public Records of Palm Beach County, Florida, lying in Section 31, Township 43 South, Range 41 East, being more particularly described as follows:

Bink's Commercial Centre Replat of Lot 4 & Lot 1A

BEING A REPLAT OF LOT 4, BINK'S COMMERCIAL CENTRE, ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 91, PAGES 21 & 22, AND A REPLAT OF LOT 1A, BINK'S COMMERCIAL CENTRE
 REPLAT OF LOTS 1, 2 & 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
 113, PAGES 99 THROUGH 101, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN
 SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON,
 PALM BEACH COUNTY, FLORIDA.
 SEPTEMBER, 2018

MORTGAGEE'S CONSENT

State of Florida
 County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage upon the property described herein and does hereby join in consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 29961, at Page 1937, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown herein.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 29th day of August, 2018.

WITNESS:

 JOSEPH JORDAN
 Printed Name

WITNESS:

 VICTOR ANCIETA
 Printed Name

BY: City National Bank of Florida

 Theresa Simmons, Vice President,
 Business Banking, City National Bank of Florida

ACKNOWLEDGEMENT:

State of Florida
 County of Palm Beach

BEFORE ME personally appeared Theresa Simmons, who is personally known to me, or has produced to me a satisfactory identification, and who executed the foregoing instrument as Vice President of City National Bank of Florida, and severally acknowledged to and before me that she executed such instrument as such officer 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 29th day of August, 2018.

550331149
 My Commission No. _____
 November 19, 2020
 My Commission Expires: _____




 Signature of Notary Public
 RICHARD BOWEN
 Printed name of Notary Public

TITLE CERTIFICATION:

I, Richard K. Barra, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the file to the herein described property; that I find the title to the property is vested in Home Away From Home Wellington Learning Center, Inc., a Florida corporation; that the current taxes have been paid; that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon; and that there are no encumbrances of record, but those encumbrances do not prohibit the subdivision created by this plat.

Dated this 29th day of August, 2018.


 Richard K. Barra, Esquire
 Florida Bar Number: 0374482

NOTES:

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = U.S. foot
- Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American Datum of 1983, 1990 adjustment.
- Unless labeled otherwise, all distances shown hereon are ground and are in U.S. Survey Feet as measured on horizontal plane.
- Scale factor = 1.00000251
- Ground distance x scale factor = grid distance
- Bearings shown hereon are grid, 1972 Free Adjustment, and are based on the South line of Section 31, Township 43 South, Range 41 East which bears South 89°59'25" East and all other bearings are relative thereto.
- No building or any kind of construction, 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 encroachments.
- NOTE: 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.
- Existing recorded easements shown hereon are for informational purposes only and are not part of this replat.
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easement shall be subordinate to these with their priorities being determined by use rights granted.

CITY NATIONAL BANK OF
 FLORIDA SEAL



