

BINK'S COMMERCIAL CENTRE REPLAT OF LOTS 1, 2 & 3

BEING A REPLAT OF LOTS 1, 2 & 3, BINK'S COMMERCIAL CENTRE, ACCORDING TO THE PLAT THEREOF,
ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY,
FLORIDA, RECORDED IN PLAT BOOK 91, PAGE 21, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
JANUARY, 2010

TITLE CERTIFICATION:

I, Barry L. Clayton, 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 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 of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record, but those encumbrances do not prohibit the subdivision created by this plat.

Dated this 16th day of March, 2010.

Barry L. Clayton
Barry L. Clayton, Esquire
Florida Bar No. 716332

MORTGAGEES CONSENT:

STATE OF Florida

COUNTY OF Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon 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 43278, at Page 1309 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 Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 4 day of February, 2010.

WITNESS: Joyce Smith
Joyce Smith
PRINTED NAME

BY: Caroline L. Fallon
Caroline L. Fallon
PRINTED NAME

WITNESS: Linda L. Webb
Linda L. Webb
PRINTED NAME

Vice President
TITLE

ACKNOWLEDGEMENT:

State of Florida

County of Palm Beach

BEFORE me personally appeared Caroline L. Fallon, who is personally known to me, or has produced NA as identification, and who executed the foregoing instrument as Vice President of Enterprise Bank, a Florida corporation, and she acknowledged to and before me that he/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 4 day of February, 2010.

My Commission Expires: Nov. 4 2012

My Commission No.: 820064

Linda L. Webb
Signature of Notary Public
Linda L. Webb
Printed Name of Notary Public

VILLAGE OF WELLINGTON ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

The Village of Wellington, its successors and assigns, hereby approve the plat and accepts the dedications to said Village of Wellington, as stated and shown hereon. Dated this 8th day of June, 2010.

Village of Wellington
A Political Subdivision of the State of Florida

BY: Darrell Bowen
Mayor

ATTEST: Awilda Rodriguez
Awilda Rodriguez, Village Clerk
Printed Name, Title

ACKNOWLEDGEMENT:

State of Florida

County of Palm Beach

Before me personally appeared Darrell Bowen 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 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 8th day of June, 2010.

My commission number: DD712417

My commission expires: 10/26/2011

Jacques Placem
Notary Public - State of Florida
Rachel R. Carlouvi
Print Name

VILLAGE OF WELLINGTON ENGINEER APPROVAL:

This plat is hereby approved for record this 21st day of JUNE, 2010, and has been reviewed by a professional supervisor and mapper employed by the Village of Wellington in accordance with SEC. 177.081(1) F.S.

BY: William Riebe
William Riebe, P.E.
Village of Wellington Engineer

NOTES:

- Coordinates shown are grid.
- Datum = NAD 83, 1980 adjustment.
- Zone = Florida East
- Linear unit = US 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 as readjusted by Palm Beach County, Florida, in 1998.
- All distances are ground.
- Scale factor = 1.000007400
- Ground distance x scale factor = grid distance
- All bearings shown hereon are relative to the Northeast line of Lot 1, BINK'S COMMERCIAL CENTRE (Plat Book 81, Page 21) having an assumed bearing of South 24°35'22"W.
- 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.
- 2008 Florida Statutes - Title XII, Chapter 177.101(2): Vacation and annulment of plats subdividing lands. The following is stated and applies to the underlying plat of Bink's Commercial Centre. The approval of a replat by the governing body of a local government, which encompasses lands embraced in all or part of a prior plat filed of public record shall, upon recordation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the 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.
- This instrument prepared by: Craig L. Wallace in the office of Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, Florida 33407

SURVEYOR & MAPPER'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 (P.R.M.'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 ordinances of The Village of Wellington, Florida.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Wallace Surveying Corporation

PLAT OF

**BINK'S COMMERCIAL CENTRE
REPLAT OF LOTS 1, 2 & 3**



FIELD: J.P.	JOB No.: 03-1334.002	F.B. PG.
OFFICE: R.C./M.B.	DATE: JULY, 2009	DWG. No.: 03-1334-2
CKD: C.W.	REF.: 03-1334-2.DWG	SHEET 2 OF 3

MORTGAGEE'S SEAL 	NOTARY SEAL/STAMP 	VILLAGE OF WELLINGTON	NOTARY SEAL/STAMP 	ENGINEER'S SEAL 	SURVEYOR'S SEAL
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