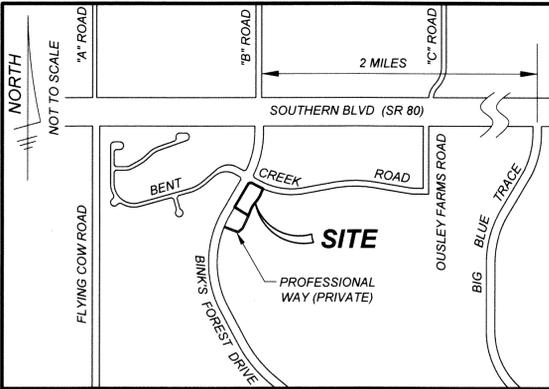


2018 040 8606

# 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



VICINITY SKETCH (NOT TO SCALE)

12  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 1:25 PM THIS 26 DAY OF October A.D. 2018 AND DULY RECORDED IN PLAT BOOK 127 ON PAGES 12-14  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock*  
DEPUTY CLERK

SHEET 1 OF 3



### 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:

### 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, decorative 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 28<sup>th</sup> day of August, 2018.

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

WITNESS: *Richard K Barza*  
Richard K Barza  
Printed Name

WITNESS: *Derek Jorgensen*  
Derek Jorgensen  
Printed Name

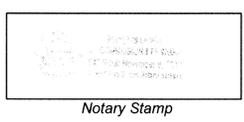
### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Larissa Silva, who is personally known to me or has produced Larissa Silva as identification and who executed the foregoing instrument as President of Home Away From Home Wellington Learning Center, Inc., a Florida corporation, and severally 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 28<sup>th</sup> day of AUGUST, 2018.

FF923307  
My Commission No.:  
11/8/19  
My Commission Expires:



*Phyllis Lewis*  
Signature of Notary Public  
Phyllis Lewis  
Printed name of Notary Public

### ACCEPTANCE OF DEDICATION BY BINK'S COMMERCIAL CENTRE PROPERTY OWNER'S ASSOCIATION, INC.

State of Florida  
County of Palm Beach

The Bink's Commercial Centre Property Owner's 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 30<sup>th</sup> day of August, 2018.

WITNESS: *Elizabeth Segura*  
Elizabeth Segura  
Printed Name

Bink's Commercial Centre Property Owner's Association, Inc., a Florida corporation not for profit,  
BY: *Richard Elliott*  
Richard Elliott, President

WITNESS: *A. Everett Waldman*  
A. Everett Waldman  
Printed Name

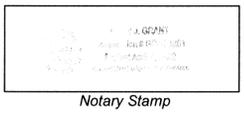
### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Richard Elliott, who is personally known to me or has produced Richard Elliott as identification and who executed the foregoing instrument as President of Bink's Commercial Centre Property Owner's Association, Inc., a Florida corporation not for profit, and severally acknowledged to and before me that he executed such instrument as such officer 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 30<sup>th</sup> day of AUGUST, 2018.

4-9-2019  
My Commission No.:  
My Commission Expires:



*Phyllis Lewis*  
Signature of Notary Public  
Phyllis Lewis  
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 approves the plat and accepts the dedications to said Village of Wellington, as stated and shown hereon. Dated this 25<sup>th</sup> day of October, 2018.

Village of Wellington  
A Political Subdivision of the State of Florida

ATTEST: *Chevelle D. Nubin*  
Chevelle D. Nubin, MMC

BY: *Anne Gerwig*  
Anne Gerwig, Mayor

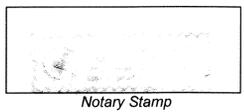
### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Anne Gerwig and Chevelle D. Nubin, 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 25<sup>th</sup> day of October, 2018.

FF920679  
My Commission Number:  
10/26/2019  
My Commission Expires:



*Rachel R. Calloway*  
Signature of Notary Public  
Rachel R. Calloway  
Printed Name of Notary Public

### VILLAGE OF WELLINGTON ENGINEER'S APPROVAL

This plat is hereby approved for record this 25<sup>th</sup> day of OCTOBER, 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*  
Thomas J. Lundeen, P.E.  
Village Engineer

### 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) according to Sec. 177.091(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.

Robert J. Cajal  
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. ENGINEER'S SEAL	SURVEYOR'S SEAL

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4069  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 840-4551

FIELD:	JOB No.: 03-1334-24	F.B. PG.
OFFICE: R.C.	DATE: FEB., 2018	DWG. No.: 03-1334-12
CK'D: R.C.	REF: 03-1334-2.DWG	SHEET 1 OF 3