

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

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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

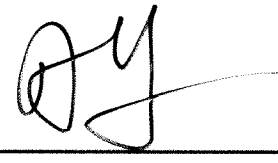
SHEET 2 OF 3

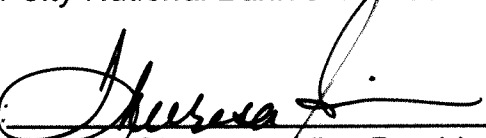
MORTGAGEE'S CONSENT

State of Florida
County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage upon the property described 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 29961, at Page 1937, 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 29th day of August, 2018.

WITNESS: 
Joshua Jordan
Printed Name

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

WITNESS: 
VICTOR ANCIETA
Printed Name

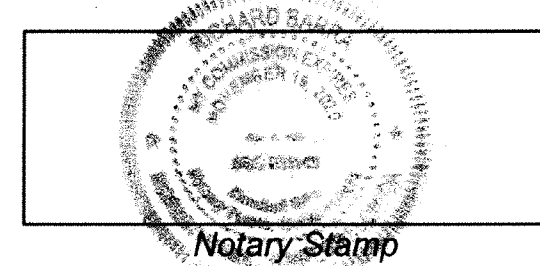
ACKNOWLEDGEMENT:


State of Florida
County of Palm Beach

BEFORE ME personally appeared Theresa Simmons, who is personally known to me, or has produced FL Deed as 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.

CG031149
My Commission No.:
November 19, 2020
My Commission Expires:





Signature of Notary Public
Richard Breen
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 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.

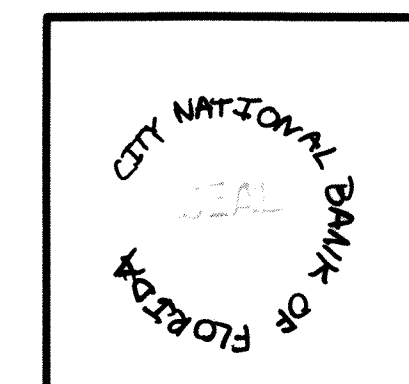
Dated this 29th day of August, 2018.


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



WALLACE SURVYNO
CORP. LICENSED BUSINESS # 4509
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 03-1334.24	F.B. PG.
OFFICE: R.C.	DATE: FEB., 2018	DWG. No.: 03-1334-12
CHK'D: R.C.	REF.: 03-1334-2.DWG	SHEET 2 OF 3