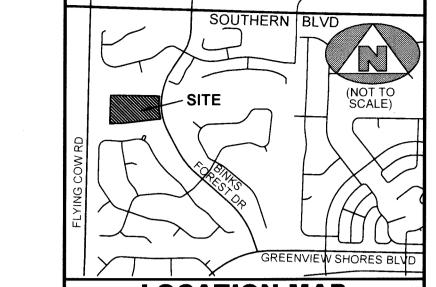
BINKS POINTE

BEING A REPLAT OF PARCEL "V" AND A PORTION OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

AND LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.



KNOW ALL MEN BY THESE PRESENTS, THAT SBBG, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "BINKS POINTE", BEING A REPLAT OF PARCEL "V" AND A PORTION OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 162, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGIN AT A BOUNDARY CORNER OF SAID PARCEL "J"; SAID BOUNDARY CORNER ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN

PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 01° 19' 52" WEST, ALONG THE BOUNDARY COMMON WITH SAID PARCEL "J" AND SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT", A DISTANCE OF 520.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL SHOWN ON SAID PLAT AS "NOT A PART OF THIS PLAT"; THENCE, SOUTH 86° 09' 16" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 657.54 FEET; THENCE, NORTH 83° 32' 27" EAST, A DISTANCE OF 517.25 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL "J", SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1410.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 75° O8' 11" EAST; THENCE, NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BINK'S FOREST DRIVE, AS SHOWN ON SAID PLAT, THROUGH A CENTRAL ANGLE OF 22° 46' 13", A DISTANCE OF 560.36 FEET TO THE END OF SAID CURVE; THENCE, NORTH 88° 58' 25" WEST, DEPARTING SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG A LINE 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY LINE OF SAID PARCEL "J", A DISTANCE OF 1122.73 FEET; THENCE, SOUTH 01° 19' 52" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15.53 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH)

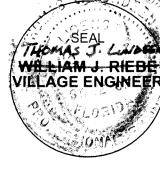
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATION AND RESERVATIONS:

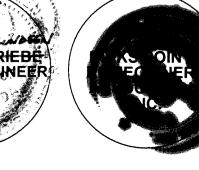
- TRACTS "A1". "A2". AND "A3". AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, PEDESTRIAN ACCESS, FIRE ACCESS, AND COMMUNITY AMENITIES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT "B1", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, FIRE ACCESS, AND LANDSCAPING PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT "B2", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, UTILITY, AND LANDSCAPING PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE COMMUNITY AMENITY EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA
- 5. A CONSERVATION EASEMENT OVER ALL OF TRACT "P", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR PROTECTION AND PRESERVATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA
- 6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA
- TRACT "F". AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF
- THE FIRE ACCESS EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT "L" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF WELLINGTON, IT'S SUCCESSORS AND ASSIGNS. FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE, AND RELATED PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VILLAGE, ITS SUCCESSORS AND ASSIGNS
- 10. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 11. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 12. TRACT "P", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND PRESERVE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 13. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 14. TRACT "R", AS SHOWN HEREON, IS HEREBY DEDICATED TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA. 15. TRACT "S", (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A
- FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- 16. THE UTILITY EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 17. TRACT "W", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC MULTI-USE PATH AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. 18. THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES, AND ARE THE
- PERPETUAL MAINTENANCE OBLIGATION OF BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. 19. THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BY AND WITH THE AUTHORITY OF ITS GENERAL PARTNERS, THIS ________ DAY OF _________, 2015.

A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP G.H. SCHICKEDANZ, GENERAL PARTNER







ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.





ACKNOWLEDGEMENT: SS **LOCATION MAP**

BEFORE ME PERSONALLY APPEARED G.H. SCHICKEDANZ. WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED Florid a Drive's license as identification, and who executed the foregoing instrument as general partner of SBBG, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS GENERAL PARTNER OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND TH	IS DAY O	F <u>December</u> , 2015.		
MY COMMISSION EXPIR	RES: 8/16/19 BY:	All La Secretary	SEAL:	SH L SECRE
		NOTARY PUBLIC		O at 18 at
	PRINTED NAME	Beth L Scorest	COMMISSION NO.	* **
TITLE CERTIFICA	TION:			Market All
STATE OF FLORIDA)			C STATE C
	SS			A 1 1 2 5 1 4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1
COUNTY OF PALM BEA	CH)			

I, ALYS NAGLER DANIELS, 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 SBBG. LLLP. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT

ALYS NAGLER DANIELS, ATTORNEY-AT-LAW LICENSED IN FLORIDA FLORIDA BAR NO. 0354600 701 U.S. HIGHWAY ONE, SUITE 402 NORTH PALM BEACH, FL 33408

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)

STATE OF FLORIDA

COUNTY OF PALM BEACH

COUNTY OF PALM BEACH

THE BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 15 DAY OF DESCONDER

BINKS POINTE HOMEOWNERS ASSOCIATION, INC.

	A FLOR	IDA NO	T-FOR-PROFIT (CORPORATION	
ATTEST:	at schiclade VP	BY:_	M. H.	Michigan.	Partey)
, VICE PRESIDENT			, PRESIDENT		

ACKNOWLEDGEMENT: STATE OF FLORIDA)

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED G. H. Schickedanz AND Alexander J. Schickedanzwho (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED TO ME AND AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF BINKS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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

WITNESS MY HAND THIS _	15 DAY OF	December	, 2015.		
MY COMMISSION EXPIRES	:8/18/19 BY:	Beth Lo Secret	A. A. E. A. C.	SEAL:	
		NOTARY PUB	LIC		
	PRINTED NAME:	Beth L. Secret	COMMISSI	ON NO	
MORTGAGEE'S CON	ISENT:				

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 AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 27882, PAGE 768, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE LIEN HOLDER 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 14 DAY OF December, 2015

A	PALM BEACH COMMUNITY BANK
WITNESS (1): MOSelat	The state of the s
PRINTED NAME: 12/14/15 Mike Smola	K BY: felegte M. Houle
WITNESS (2):	CELESTE M. HOULE VICE PRESIDENT
PRINTED NAME: Lindi Heilty	

SURVEYOR'S CERTIFICATION:

STEPHEN L. SHIRLEY, P.S.M. 3918

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF WELLINGTON, FLORIDA; AND. FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

Studies L. Shieller _ DATED THIS _____ DAY OF _____ DECEMBER _____ , 2015.

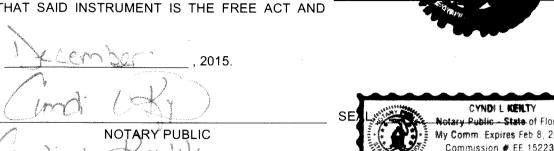
AREA SU	JMMARY
TRACT "A1"	0.03 ACR
TRACT "A2"	0.06 ACR
TRACT "A3"	0.03 ACR
TRACT "B1"	0.51 ACR
TRACT "B2"	0.26 ACR
TRACT "F"	3.61 ACR
TRACT "L"	0.03 ACR
TRACT "P"	0.32 ACR
TRACT "R"	0.80 ACR
TRACT "S"	2.88 ACR
TRACT "W"	0.41 ACR

Bonded Through National Notary Ass

TOTAL AREA 15.53 ACRES

COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED CELESTE M. HOULE, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED

IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALM BEACH COMMUNITY BANK, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AND AND THAT THE SEAL AFFIXED TO THE FOREGOING 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.



ACCEPTANCE OF DEDICATIONS

COUNTY OF PALM BEACH)

STATE OF FLORIDA

MY COMMISSION EXPIRES &

ACKNOWLEDGEMENT:

STATE OF FLORIDA

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 here



ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

PRINTED NAME: Kachel Platori

BEFORE ME PERSONALLY APPEARED BOB MARGOLIS AND AWILDA RODRIGUEZ, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED AND AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK, RESPECTIVELY, OF THE VILLAGE OF WELLINGTON, A MUNICIPAL CORPORATION 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 O 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.

TNESS MY HAND THIS 14 DAY OF JUNE	2016. Notice Public State of Plants. Packers R California My Commission FF 920570 English State of Plants 100570 FF 920570
COMMISSION EXPIRES: 10/16/19 BY: Parle 2. Call	SEAL:
NOTARY F	PÚBLIC

VILLAGE ENGINEER

_ DAY OF MAY THIS PLAT IS HEREBY APPROVED FOR RECORD THIS A.D. 2015 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081(1), F.S.



COORDINATE, DISTANCE, AND BEARING NOTES:

WEST LINE OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, AS RECORDED IN PLAT BOOK 70, PAGE 162, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF

THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON AN ASSUMED BEARING OF SOUTH 01°19'52" WEST ALONG THE

THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT

EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.

- 4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000001617 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE)

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON. 2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS, WITHOUT

EXPRESSED WRITTEN CONSENT. 3. THERE SHALL BE NO TREES PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE

EASEMENTS, WITHOUT PRIOR EXPRESSED WRITTEN CONSENT FROM THE WATER/AND OR SEWER PROVIDER. 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER

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 PALM BEACH

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404



SASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD. SUITE 121

RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net

BINKS POINTE

WO.NO.: P285 DWN: BLS SHEET 1 OF 2