


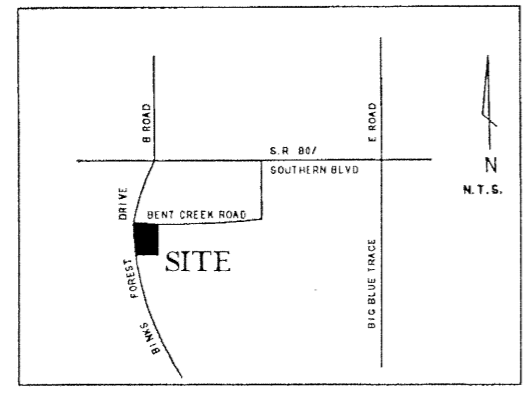
21
 COUNTY OF PALM BEACH
 STATE OF FLORIDA
 THIS PLAN WAS FILED FOR RECORD AT 2:50pm
 THIS 24th day of June, 2001
 AND WAS RECORDED IN FILE BOOK NO. 91
 ON PAGE 21-22
 DOROTHY H. WILKINSON, CLERK OF CIRCUIT COURT
 BY *M. Williams*



BINK'S COMMERCIAL CENTRE

BEING A PORTION OF THE SOUTH ONE HALF (S 1/2) OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST
 AND A PORTION OF THE NORTH ONE HALF (N 1/2) OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST
 VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

APRIL 2001
 SHEET 1 OF 2



IN WITNESS WHEREOF, LAKE WELLINGTON PROFESSIONAL CENTER, INC., A FLORIDA CORPORATION,
 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY. ITS SEAL BEING
 AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
 THIS 21st DAY OF May, 2001.

Richard Elliott
 PRESIDENT
 RICHARD ELLIOTT

William E. Wright
 SECRETARY
 WILLIAM E. WRIGHT

TITLE CERTIFICATION:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

RONALD WITKOWSKI, 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 TITLE TO THE PROPERTY TO BE VESTED TO LAKE WELLINGTON
 PROFESSIONAL CENTER, INC., CORPORATION OF FLORIDA, THAT THE CURRENT TAXES
 HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR
 OTHERWISE TERMINATED BY LAW ARE OTHERWISE SHOWN HEREON; AND THAT THERE
 ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE
 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Ronald Witkowski
 BY: RONALD WITKOWSKI

5/22/01
 DATE

DEDICATION AND RESERVATIONS:
 KNOW ALL MEN BY THESE PRESENTS THAT LAKE WELLINGTON PROFESSIONAL CENTER, INC.,
 A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A PARCEL OF LAND
 IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AND SECTION 31, TOWNSHIP 43
 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BINK'S
 COMMERCIAL CENTRE" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31; THENCE SOUTH 88
 DEGREES 58 MINUTES 27 SECONDS, EAST, ALONG THE SOUTH LINE OF SAID SECTION
 31, A DISTANCE OF 1786.88 FEET TO A POINT ON A CURVE CONCAVE
 SOUTHEASTERLY, HAVING A RADIUS OF 1290.00 FEET; AND WHOSE RADIUS BEARS
 SOUTH 72 DEGREES 07 MINUTES 31 SECONDS EAST; SAID POINT ALSO BEING THE
 POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE,
 THROUGH A CENTRAL ANGLE OF 14 DEGREES 42 MINUTES 59 SECONDS, A DISTANCE
 OF 331.34 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32 DEGREES, 35
 MINUTES 28 SECONDS EAST, A DISTANCE OF 497.60 FEET; THENCE NORTH 76
 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 34.81 FEET; THENCE SOUTH
 59 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF 83.16 FEET TO A POINT
 OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 990.00
 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
 ANGLE OF 22 DEGREES 33 MINUTES 30 SECONDS, A DISTANCE OF 389.78 FEET TO THE
 END OF SAID CURVE; THENCE SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST,
 A DISTANCE OF 637.35 FEET TO AN INTERSECTION WITH THE SAID SOUTH LINE OF
 SECTION 31, ALSO BEING THE NORTH LINE OF SAID SECTION 6; THENCE CONTINUE
 SOUTH 26 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 33.57 FEET;
 THENCE NORTH 88 DEGREES 58 MINUTES 27 SECONDS WEST, ALONG A LINE 30.00
 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF SECTION 6, A
 DISTANCE OF 576.52 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING
 A RADIUS OF 1290.00 FEET; AND WHOSE RADIUS POINT BEARS SOUTH 73 DEGREES
 30 MINUTES 45 SECONDS EAST; THENCE NORTHERLY ALONG THE ARC OF SAID
 CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 23 MINUTES 14 SECONDS, A
 DISTANCE OF 31.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.0735 ACRES MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO
 HEREBY DEDICATE AS FOLLOWS:

THE 30.00 FOOT ACCESS EASEMENT, SHOWN HEREON AS "PROFESSIONAL WAY", IS
 HEREBY DEDICATED IN PERPETUITY AS A PRIVATE ROAD TO THE BINK'S COMMERCIAL
 CENTRE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS, AND IS THE
 PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR
 ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO
 THE BINK'S COMMERCIAL CENTRE, FOR CONSTRUCTION, OPERATION, MAINTENANCE
 OF STORMWATER AND DRAINAGE FACILITIES. THE MAINTENANCE OF ALL FACILITIES
 LOCATED HEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF
 BINK'S COMMERCIAL CENTRE, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE
 TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE
 VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, ARE FOR THE ACCESS,
 CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES
 AND ARE THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID VILLAGE OF
 WELLINGTON, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN
 PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE
 OF UTILITY FACILITIES INCLUDING CABLE TELEVISION. THE INSTALLATION OF
 CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND
 MAINTENANCE OF OTHER FACILITIES.

THE SIGN EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BINK'S
 COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR
 ASSIGNS, FOR SIGN PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION
 OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE
 TO THE VILLAGE OF WELLINGTON, FLORIDA.

THE LIMITED ACCESS EASEMENTS; THE LIMITED ACCESS EASEMENTS AS SHOWN
 HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR
 THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE CONSERVATION EASEMENT IS HEREBY DECLARED TO BE A NATURAL PRESERVATION
 AREA AND SHALL BE MAINTAINED IN ITS GENERAL NATURAL STATE AND IS HEREBY
 DEDICATED IN PERPETUITY TO THE BINK'S COMMERCIAL CENTRE PROPERTY OWNERS
 ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE
 VILLAGE OF WELLINGTON, FLORIDA.

A WATER AND SEWER EASEMENT OVER ALL OF THE TRACT SHOWN AS
 PROFESSIONAL WAY, AS SHOWN HEREON, IS HEREBY DEDICATED IN
 PERPETUITY TO THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND/OR
 ASSIGNS, FOR THE ACCESS, CONSTRUCTION, OPERATION AND
 MAINTENANCE OF WATER AND SEWER FACILITIES.

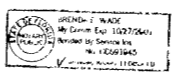
ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND WILLIAM E. WRIGHT, WHO ARE
 PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT
 AND SECRETARY OF LAKE WELLINGTON PROFESSIONAL CENTER, INC., A FLORIDA CORPORATION
 NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH
 INSTRUMENT AS SUCH OFFICERS 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 21st DAY OF May, 2001.

By: *Brenda E. Wade*
 NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 10/27/2001



BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, INC.
 ACCEPTANCE OF DEDICATION AND RESERVATIONS:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE BINK'S COMMERCIAL CENTRE PROPERTY OWNERS 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 21st DAY OF
May, 2001.

BINK'S COMMERCIAL CENTRE PROPERTY OWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT CORPORATION

By: *Richard C. Elliott* ATTEST: *William E. Wright*
 RICHARD C. ELLIOTT WILLIAM E. WRIGHT
 PRESIDENT SECRETARY

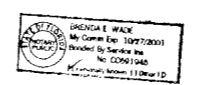
ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT AND WILLIAM E. WRIGHT, WHO
 ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
 PRESIDENT AND SECRETARY OF BINK'S COMMERCIAL CENTRE PROPERTY OWNERS
 ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY
 ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH
 OFFICERS 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 21st DAY OF May, 2001.

By: *Brenda E. Wade*
 NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 10/27/2001



APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION VILLAGE OF WELLINGTON
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE VILLAGE OF WELLINGTON ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE
 PLAT AND ACCEPTS THE DEDICATION TO SAID VILLAGE OF WELLINGTON AS STATED AND
 SHOWN HEREON, DATED THIS 19th DAY OF June, 2001.

VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

By: *Thomas M. Wenham* *Awilda Rodriguez*
 THOMAS M. WENHAM AWILDA RODRIGUEZ
 MAYOR VILLAGE CLERK

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS M. WENHAM 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 SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS
 AFFIXED 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 19th DAY OF June, 2001.

MY COMMISSION EXPIRES: 5-18-01

Kathy A. Targenhorst
 KATHY A. TARGENHORST
 NOTARY PUBLIC STATE OF FLORIDA
 COMMISSION NO. C60801
 MY COMMISSION EXPIRES MAY 18, 2001

By: *Gary R. Cough*
 GARY R. COUGH, P.E.
 VILLAGE ENGINEER

VILLAGE ENGINEER APPROVAL
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF June, 2001,
 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.

DATE 6-19-01

Gary R. Cough
 BY: GARY R. COUGH, P.E.
 VILLAGE ENGINEER

SURVEYOR'S CERTIFICATION:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA
 STATUTES, AS AMENDED AND THE ORDINANCES OF PALM BEACH COUNTY,
 FLORIDA.

James F. Noth
 JAMES F. NOTH, PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF
 CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH
 BLVD., BUILDING 500, ROYAL PALM BEACH, FLORIDA 33411.

Crossroads
 ENGINEERING & SURVEYING, INC.
 1402 ROYAL PALM BEACH BLVD., BLDG 500
 ROYAL PALM BEACH, FLORIDA 33411
 PH 561-753-9722 FAX 561-753-9724 EB-1077