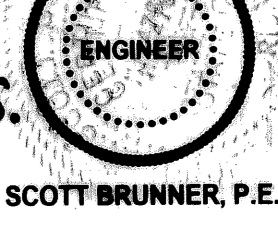
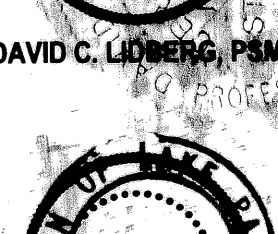
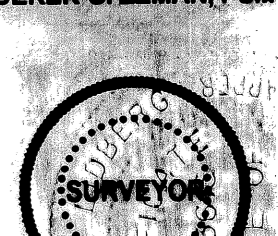
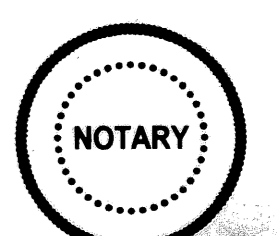
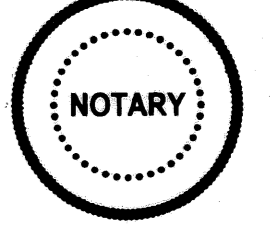
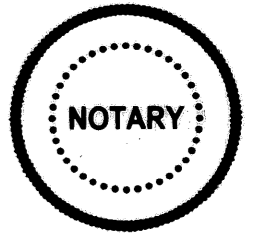


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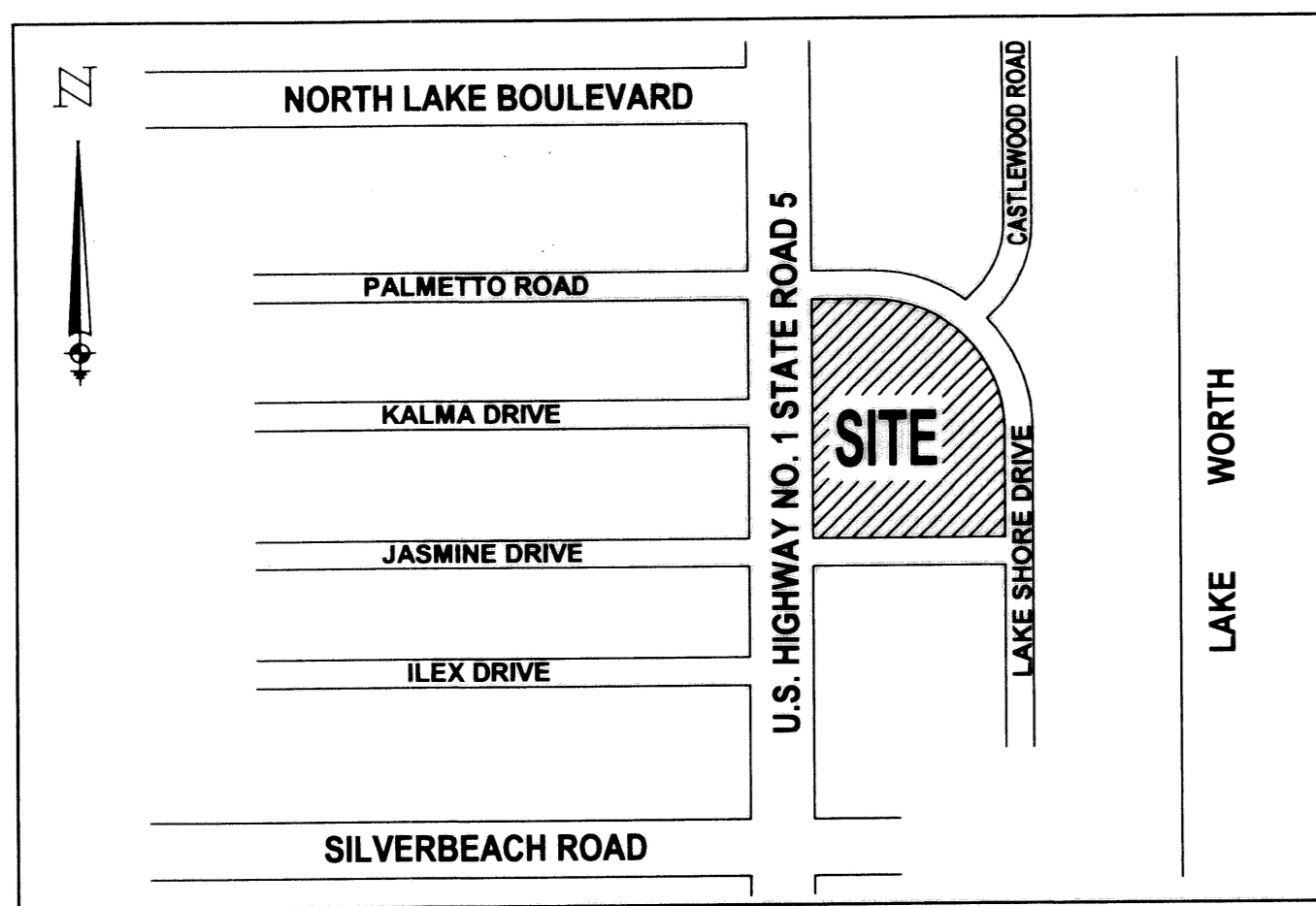
STATE OF FLORIDA COUNTY OF PALM BEACH This plat was filed for record at 2:58 PM, this 8 day of December, 2003 and duly recorded in Plat Book No. 100 on Pages 148 thru 149.

DOROTHY H. WILKEY Clerk Circuit Court By: [Signature]



STEWART TOYOTA

BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 17, 41 AND 42 AND ALL OF LOTS 18 THROUGH 40, BLOCK 122, KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 NOVEMBER, 2003



LOCATION MAP

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, ENCUMBERING SOME OR ALL OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 16222, PAGE 246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF NOVEMBER 2003.

WORLD OMNI FINANCIAL CORP. A FLORIDA CORPORATION

WITNESS: Kristen M. Hagen PRINT NAME: KRISTEN M. HAGEN

WITNESS: Susana Barcelo PRINT NAME: Susana Barcelo

BY: [Signature] REBECCA HEWITT AUTHORIZED SIGNATORY

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF 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 SECTION 177.081 (9), FLORIDA STATUTES, 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 THE TOWN OF LAKE PARK, FLORIDA.

DAVID C. LIDBERG DATED: THIS 25th DAY OF NOVEMBER, 2003. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 3613

SURVEYOR'S NOTES

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE CENTER LINE OF U.S. HIGHWAY NO. 1. THE CENTERLINE OF SAID ROAD IS ASSUMED TO BEAR NORTH 05°29'05" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2) THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF LAKE PARK APPROVALS OR PERMITS, AS REQUIRED FOR SUCH AN ENCROACHMENT.
3) 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
4) BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT TOWN OF LAKE PARK ZONING REGULATIONS.
5) NOTICE: 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.
6) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.
7) THE PLATTED UTILITY EASEMENTS ACROSS LOTS 1-42, AS SHOWN ON THE PLAT OF KELSEY CITY, RECORDED IN PLAT BOOK 8, PAGE 35, HAVE BEEN ABANDONED BY THE TOWN OF LAKE PARK, FLORIDA.

LEGEND & ABBREVIATIONS

- = SET 4"x4" CONCRETE MONUMENT LB4431 (PRM)
■ = FOUND 4"x4" CONCRETE MONUMENT
▲ = SET PK NAIL AND WASHER LB4431 (PRM)
PC = POINT OF CURVE
PT = POINT OF TANGENT
R = RADIUS
L = ARC LENGTH
D = DELTA
PRM = PERMANENT REFERENCE MONUMENT
LB = LICENSE BUSINESS
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
CL = CENTER LINE
US = UNITED STATES
SR = STATE ROAD
NO = NUMBER

TOWN OF LAKE PARK APPROVAL

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.071(1)(A), FLORIDA STATUTES, THIS 2nd DAY OF DECEMBER, 2003.

BY: Scott Brunner SCOTT BRUNNER, P.E., TOWN ENGINEER

BY: Paul W. Castro PAUL W. CASTRO, MAYOR

ATTEST: Stephanie Thomas, Deputy Town Clerk for CS. CAROL SIMPKINS, TOWN CLERK

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT EARL STEWART LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS STEWART TOYOTA, BEING A REPLAT OF A PORTION OF LOTS 1 THROUGH 17, 41 AND 42 AND ALL OF LOTS 18 THROUGH 40, BLOCK 122, KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 41, BLOCK 122, ACCORDING TO THE PLAT OF KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 20 FEET FOR ROAD RIGHT OF WAY.

CONTAINING 4.47 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

DEDICATIONS: NONE

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25th DAY OF NOVEMBER, 2003.

EARL STEWART LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Kristen M. Hagen PRINT NAME: KRISTEN M. HAGEN

WITNESS: Janet C. Scott PRINT NAME: JANET C. SCOTT

BY: [Signature] EARL D. STEWART, JR. MANAGING MEMBER

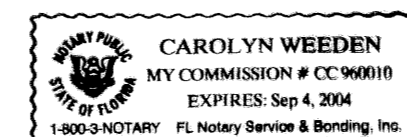
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED REBECCA HEWITT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORY OF WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID 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 25th DAY OF NOVEMBER, 2003.

MY COMMISSION EXPIRES: 9/1/04 NOTARY PUBLIC COMMISSION No.: 02 960010 CAROLYN WEEDEN (PRINTED NAME)



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, M. RICHARD SAPIR, 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 EARL STEWART LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS 25th DAY OF Nov., 2003 M. RICHARD SAPIR, ATTORNEY AT LAW FLORIDA BAR NO. 263893

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK.

THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

[Signature] Date: DECEMBER 1, 2003 DEREK G. ZEMAN PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 5655

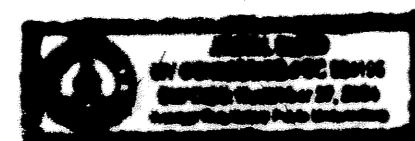
ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED EARL D. STEWART, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF EARL STEWART LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 25th DAY OF NOVEMBER, 2003.

MY COMMISSION EXPIRES: November 27, 2004 Jewell Smith NOTARY PUBLIC COMMISSION No.: 02 984195 Sewell Smith (PRINTED NAME)



LIDBERG LAND SURVEYING, Inc. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL 561-746-8454

Table with columns: CAD, REF, FLD, OFF, CKD, PB, FC, JOB, DATE, DWG. Includes file paths and drawing identifiers.