

SCHUMACHER AT WATER TOWER ROAD 163

SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 42 SOUTH, RANGE 43 EAST,
TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2 JULY, 1999



STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR
RECORD IN PLAT BOOK 163
ON PAGE 103 AND
RECORDED IN PLAT BOOK
163 ON PAGES 103 AND
104
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *Dorothy H. Wilken*

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SCHUMACHER AUTOMOTIVE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "SCHUMACHER AT WATER TOWER ROAD", SAID LANDS SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 20 A DISTANCE OF 364.5 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE PARALLEL TO WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 20 A DISTANCE OF 450 FEET; THENCE EASTERLY ALONG A LINE 450 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20 A DISTANCE OF 602 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 20, A DISTANCE OF 450 FEET; THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20 A DISTANCE OF 602 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.22 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

- TRACT ** AS SHOWN HEREON IS HEREBY RESERVED TO SCHUMACHER AUTOMOTIVE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK, FLORIDA.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.

THIS 26th DAY OF July 1999.

SCHUMACHER AUTOMOTIVE, INC.
A FLORIDA CORPORATION

WITNESS: *[Signature]* BY: *Charles A. Schumacher*
FRED J. ... CHARLES A. SCHUMACHER, PRESIDENT

WITNESS: *[Signature]*
FREDDY T. LEE

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED CHARLES A. SCHUMACHER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SCHUMACHER AUTOMOTIVE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 26th DAY OF July 1999.

July 21, 2002
MY COMMISSION EXPIRES

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
THOMAS J. LANAHAN

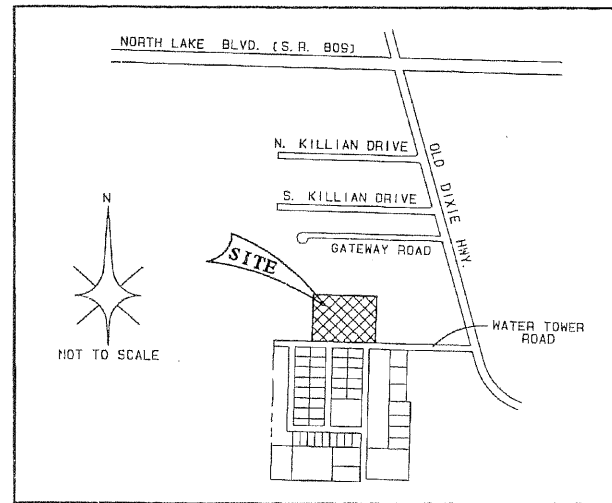


TITLE CERTIFICATION:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }

I, PATRICK J. CASEY, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SCHUMACHER AUTOMOTIVE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 11th DAY OF August 1999. BY: *Patrick Casey*
PATRICK J. CASEY, ESQUIRE



LEGEND:

- A - CENTRAL ANGLE/DELTA
- C - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- F.R. & L. - FLORIDA POWER AND LIGHT COMPANY
- A - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- N.P.S. - NON-RADIAL
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT OF WAY
- U.E. - UTILITY EASEMENT
- W.C. - WITNESS CORNER
- PCP - PERMANENT CONTROL POINT (PCP)
- PCP LB4820
- PRM - PERMANENT REFERENCE MONUMENT (PRM)
- SET PRM LB4820

TOWN OF LAKE PARK APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF LAKE PARK, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES. THIS 19th DAY OF July 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF LAKE PARK IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

BY: *[Signature]*
THERESE C. LEARY, TOWN MANAGER

ATTEST: *[Signature]*
MARY WOLCOTT, TOWN CLERK

SURVEYORS NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 88°28'54" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- 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 ENCROACHMENT.
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT TOWN OF LAKE PARK ZONING REGULATIONS.
- 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.
- THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3070 JOD ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES DATUM - 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT); ZONE - FLORIDA EAST ZONE; LINEAR UNIT - U.S. SURVEY FOOT; COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION; ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED; SCALE FACTOR = 1.0000444; GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

SURVEYORS CERTIFICATE:

STATE OF FLORIDA } S.S.
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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.08(1)(b), F.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 THE TOWN OF LAKE PARK, FLORIDA.

DATED THIS 13th DAY OF July 1999.

[Signature]
MARTIN J. SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219

