

"LAKE WORTH SPEEDWAY PLAT"

A REPLAT OF A PORTION OF TRACT 66, "SUBDIVISION OF SECTION 19, T. 44 S., R. 43 E."
PLAT BOOK 6, PAGE 66, PALM BEACH COUNTY RECORDS
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY-FLORIDA

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PULICE LAND SURVEYORS, INC.

PREPARED BY
CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778
JOHN F. PULICE
REGISTERED SURVEYOR AND MAPPER LS2691
JANUARY 2001

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:12 A.M.
THIS 28th DAY OF November, 2001
AND
DULY RECORDED IN PLAT BOOK NUMBER 93
AT PAGE 56-61
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT



BY: George T. Webb
COUNTY CLERK

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT S & S ENTERPRISES, INC., A FLORIDA CORPORATION; B.W. SIMPKINS, TRUSTEE OF THE B.W. SIMPKINS TRUST; AND FLETCHER A. SHERIFF, TRUSTEE OF THE FLETCHER A. SHERIFF TRUST; FEE SIMPLE OWNERS OF SEPARATE AND DIFFERENT PORTIONS OF THE LAND SHOWN HEREON AS "LAKE WORTH SPEEDWAY PLAT" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF TRACT 66 OF "SUBDIVISION OF SECTION 19, T. 44S, R.43 E." AS RECORDED IN PLAT BOOK 6 AT PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF A LINE LYING 190.00 FEET NORTH, OF AND PARALLEL WITH, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WITH A LINE LYING 190.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 02 DEGREES 04 MINUTES 34 SECONDS WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, FOR 150.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD PER O.R. BOOK 2644, PAGE 1511 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 40 MINUTES 14 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR 130.09 FEET; THENCE NORTH 42 DEGREES 47 MINUTES 50 SECONDS WEST FOR 26.22 FEET TO THE INTERSECTION WITH A LINE LYING 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 02 DEGREES 04 MINUTES 34 SECONDS EAST ALONG SAID PARALLEL LINE, FOR 280.09 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 14 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, FOR 133.34 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 34 SECONDS WEST, FOR 150.00 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 14 SECONDS EAST FOR 16.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 42,303 SQUARE FEET (.09711 ACRES).

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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.

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.

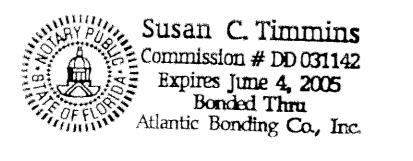
IN WITNESS WHEREOF, I, B. W. SIMPKINS, TRUSTEE, OF THE B.W. SIMPKINS TRUST DO HERETO SET MY HAND AND SEAL THIS
28th DAY OF November, 2001.

WITNESS: Laura M. Moffett BY: B.W. Simpkins
Laura M. Moffett PRINT NAME: B. W. SIMPKINS
WITNESS: Rickard M. Manning
Richard M. Manning PRINT NAME: Richard M. Manning

ACKNOWLEDGEMENT
STATE OF Florida
COUNTY OF Brevard

BEFORE ME PERSONALLY APPEARED B. W. SIMPKINS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT (HE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF November, 2001.
MY COMMISSION EXPIRES: 6-4-05



Susan C. Timmins
NOTARY PUBLIC

IN WITNESS WHEREOF, I, FLETCHER A. SHERIFF, TRUSTEE, OF THE FLETCHER A. SHERIFF TRUST DO HERETO SET MY HAND AND SEAL THIS
28th DAY OF November, 2001

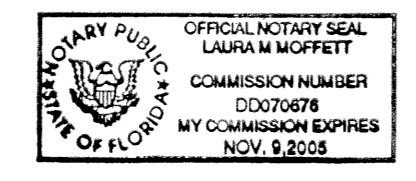
WITNESS: Robert A. Patria BY: Fletcher A. Sheriff
Robert A. Patria PRINT NAME: FLETCHER A. SHERIFF

WITNESS: Rickard M. Manning
Richard M. Manning PRINT NAME: Richard M. Manning

ACKNOWLEDGEMENT
STATE OF Florida
COUNTY OF Brevard

BEFORE ME PERSONALLY APPEARED FLETCHER A. SHERIFF WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT (HE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF November, 2001.
MY COMMISSION EXPIRES: 11-9-2005



Laura M. Moffett
NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF November, 2001.

S & S ENTERPRISES, INC.
A FLORIDA CORPORATION

WITNESS: Susan C. Timmins
Susan C. Timmins PRINT NAME: SUSAN C. TIMMINS

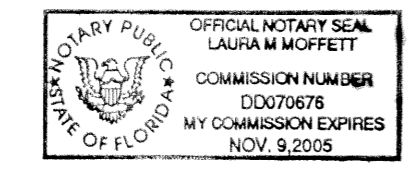
BY: Thomas A. Vani
PRINT NAME: Thomas A. Vani
TITLE: President

WITNESS: Robert A. Patria
Robert A. Patria PRINT NAME: ROBERT A. PATRIA

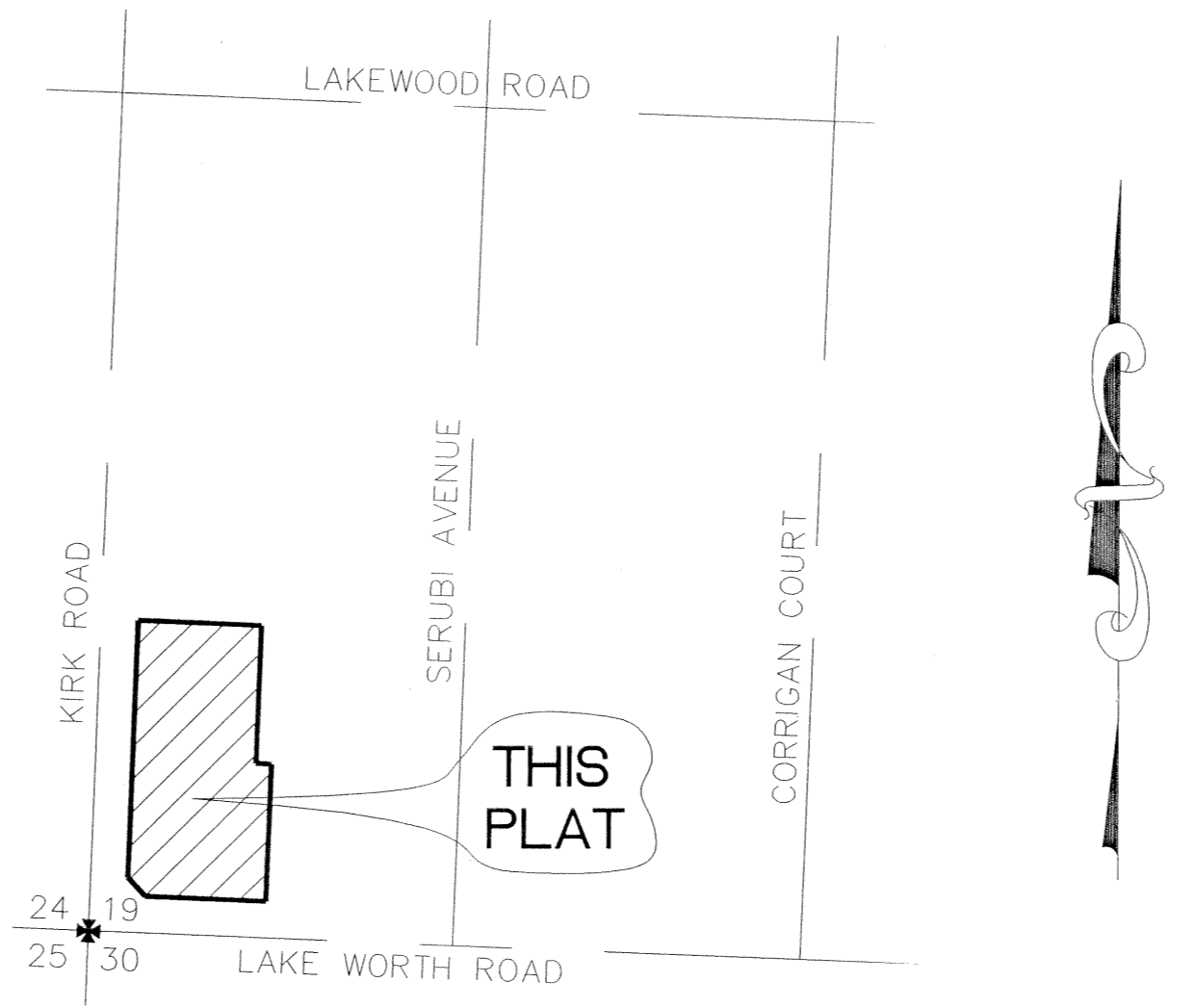
ACKNOWLEDGEMENT
STATE OF Florida
COUNTY OF Brevard

BEFORE ME PERSONALLY APPEARED Thomas A. Vani WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF S & S ENTERPRISES, 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 28th DAY OF November, 2001.
MY COMMISSION EXPIRES: 11-9-2005



Laura M. Moffett
NOTARY PUBLIC



VICINITY SKETCH
NOT TO SCALE

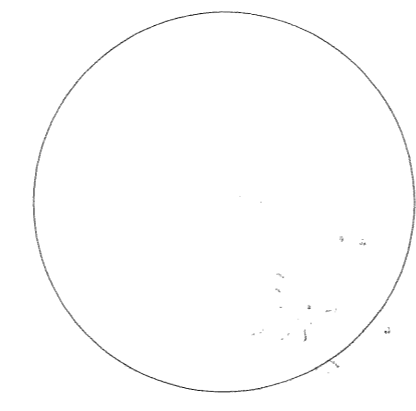
TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF BROWARD

WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENCED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND HAVE FOUND THE TITLE OF THE PROPERTY IS VESTED IN B.W. SIMPKINS, TRUSTEE, FLETCHER A. SHERIFF, TRUSTEE, AND S&S ENTERPRISES, INC., A FLORIDA CORPORATION; THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

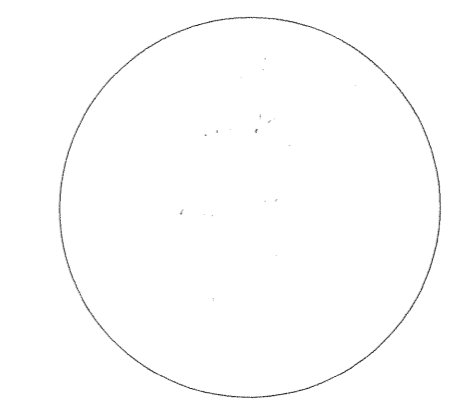
LAWYERS TITLE INSURANCE CORPORATION

DATED: November 5, 2001 BY: Kathleen Jannen
KATHLEEN JANNEN
ASSISTANT VICE PRESIDENT

S & S ENTERPRISES, INC.
A FLORIDA CORPORATION



SURVEYOR



COUNTY APPROVAL:
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 27th DAY OF January, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: George T. Webb
COUNTY ENGINEER

PREPARING SURVEYOR AND MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:
BETH ANN SHIELDS
PROFESSIONAL SURVEYOR AND MAPPER NO. L56136
PULICE LAND SURVEYORS, INC.
5381 NOB HILL RD.
SUNRISE, FLORIDA 33351

SURVEYOR AND MAPPER'S NOTES:

- 1) BEARINGS AND GRID COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. ASSUMED BEARING OF N02°04'34"E ON THE WEST LINE OF SECTION 19-44-43 AS SHOWN ON PALM BEACH COUNTY, FLORIDA ENGINEERING DEPARTMENT RIGHT OF WAY MAP, DWG. NO. 3-75-328 R/W MAP BOOK 5, PAGES 125-138, PALM BEACH COUNTY RECORDS.
- 2) P.R.M. DENOTES: PERMANENT REFERENCE MONUMENTS.
- 3) P.C.P. DENOTES: PERMANENT CONTROL POINTS.
- 4) BM DENOTES: BENCH MARK ELEVATION
- 5) C DENOTES: CENTERLINE
- 6) * DENOTES: SECTION CORNER
- 7) + DENOTES: QUARTER SECTION CORNER
- 8) P.O.C. DENOTES: POINT OF COMMENCEMENT
- 9) P.O.B. DENOTES: POINT OF BEGINNING
- 10) D.B. DENOTES: DEED BOOK
- 11) O.R.B. DENOTES: OFFICIAL RECORD BOOK
- 12) P.B. PG. DENOTES: PLAT BOOK AND PAGE
- 13) PBCR DENOTES: PALM BEACH COUNTY RECORDS
- 13) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
- 14) 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.
- 15) COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR=1.0000391
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
ROTATED COUNTERCLOCKWISE PLAT TO GRID= 0'24'09"

SURVEYOR AND MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John F. Pulice

JOHN F. PULICE P.S.M., PRESIDENT
LICENSE NO. 2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATION OF AUTHORIZATION NO. 3870

SUBDIVISION: LAKE WORTH SPEEDWAY PLAT
PAGE: 60
BOOK: 93
PLAT MAP # 175 B
ZONING: CG
QUAD: 18
SE: 75-104 (4)
TAG: 322
PUD NAME: