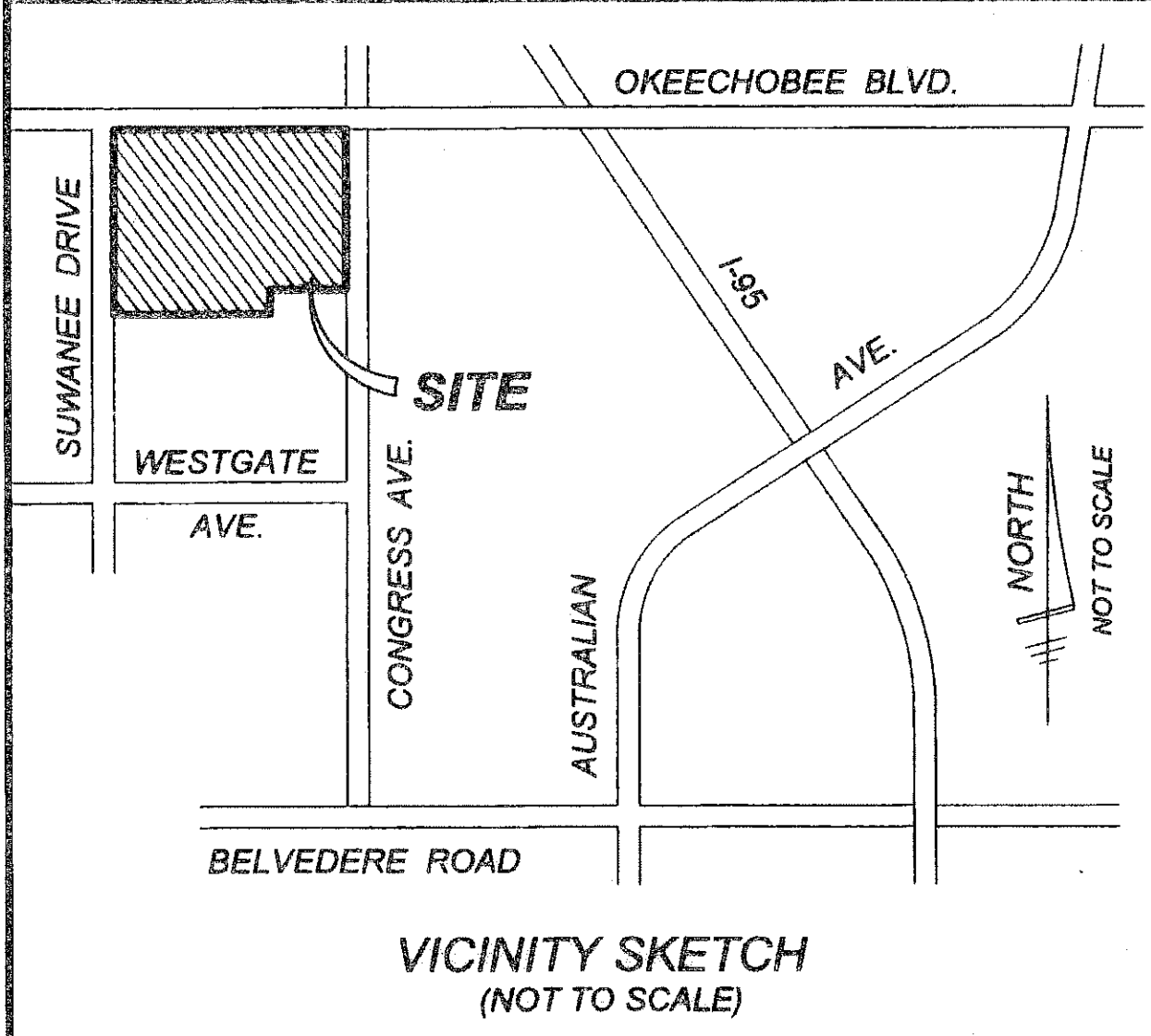


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 9:40 AM  
This is Day of April 2008  
and duly received by the County Clerk  
on page 111  
of Book 00-1285-2  
by Michelle J. Webb, P.E.  
County Engineer

# LEXUS OF PALM BEACH

Being a replat of a portion of Block "A", of the Amended Plat of Blocks 1,2,3,4,5,6, and the Northern part of Block "A", WEST GATE ESTATES, according to the plat thereof, as recorded in Plat Book 9, Page 20, a portion of Block A, WEST GATE ESTATES, according to the Plat thereof, as recorded in Plat Book 8, Page 38, and a portion of MEERDINK'S LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 4, Page 50, Public Records of Palm Beach County, Florida, lying in Section 30, Township 43 South, Range 43 East.  
APRIL, 2008



5724-001

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that Autonation Imports of Palm Beach, Inc. a Delaware corporation, licensed to do business in Florida, owner of the land shown hereon being in Section 30, Township 43 South, Range 43 East, Palm Beach County, Florida, shown hereon as LEXUS OF PALM BEACH, being a replat of a portion of Block "A", of the Amended Plat of Blocks 1,2,3,4,5,6, and the Northern part of Block "A", WEST GATE ESTATES, according to the plat thereof, as recorded in Plat Book 9, Page 20, a portion of Block A, WEST GATE ESTATES, according to the Plat thereof, as recorded in Plat Book 8, Page 38, and a portion of MEERDINK'S LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 4, Page 50, Public Records of Palm Beach County, Florida, lying in the Northeast Quarter of Section 30, Township 43 South, Range 43 East, said parcel being more particularly described as follows:

**LEGAL DESCRIPTION:**

A parcel of land, being a portion of Block "A", of the amended plat of Blocks 1, 2, 3, 4, 5, 6 and the Northern part of Block "A", WEST GATE ESTATES, according to the Plat thereof, as recorded in Plat Book 9, Page 20, a portion of Block "A", WEST GATE ESTATES, according to the Plat thereof, as recorded in Plat Book 8, Page 38, and a portion of MEERDINK'S LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 4, Page 50, Public Records of Palm Beach County, Florida, lying in the Northeast Quarter of Section 30, Township 43 South, Range 43 East, said parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 30; thence South 01° 32' 44" West along the East line of the Northeast Quarter of said Section 30 (the East line of the Northeast Quarter of said Section 30 is assumed to bear South 01° 32' 44" West and all other bearings are relative thereto) a distance of 82.37 feet; thence departing said East line, North 88° 27' 18" West, a distance of 64.00 feet to a point on the West right-of-way line of Congress Avenue as recorded in Official Records Book 6649, Page 241, said Public Records and the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue along said West right-of-way line, South 01° 32' 44" West, said line being 64 feet Westerly of, and parallel with, as measured at right angles to, said East line of the Northeast Quarter; a distance of 447.63 feet to a point on said West right-of-way line as recorded in Official Records Book 19824, Page 200, said Public Records; thence continue along said West right-of-way line, South 00° 37' 44" West, a distance of 5.69 feet; thence departing said right-of-way line, North 88° 27' 18" West, along the South line of the North 25 feet of Lot 6, said Plat of MEERDINK'S LITTLE RANCHES, a distance of 103.59 feet to a point on the East line of said Canal E-3 1/2-8 as recorded in Official Records Book 10989, Page 395, said Public Records; thence South 03° 53' 47" West, along said East line (said East line also being the West line of Lots 6 & 7, said Plat of MEERDINK'S LITTLE RANCHES) a distance of 83.59 feet; thence North 88° 53' 30" West, a distance of 204.79 feet to a point on the East right-of-way line of Suwanee Drive as recorded in Plat Book 8, Page 38, said Public Records; thence North 01° 07' 19" East, along said East right-of-way line, a distance of 547.36 feet to a point on the South right-of-way line of Okeechobee Boulevard as recorded in Official Records Book 18624, Page 195, said Public Records; said point being the beginning of a curve, concave to the Southeast, having a radius of 19.00 feet, a central angle of 89° 59' 30" and a chord bearing of North 48° 07' 04" East; thence Northerly and Easterly, along the arc of said curve and said South right-of-way line, a distance of 29.84 feet to the beginning of a tangent line being 51.84 feet Southerly of and parallel with, as measured at right angles to, the North line of the Northeast quarter of said Section 30; thence continue along said tangent line and South right-of-way line, South 88° 53' 11" East a distance of 261.79 feet to the beginning of a curve, concave to the South, having a radius of 41.00 feet, a central angle of 07° 20' 18" and a chord bearing of South 85° 13' 02" East; thence Easterly along the arc of said curve and South right-of-way line a distance of 5.25 feet to the beginning of a non-tangent line; thence South 43° 39' 54" East, along said non-tangent line and South right-of-way line, a distance of 42.11 feet to a point on the East right-of-way line of said Congress Avenue and the POINT OF BEGINNING.

Containing in all 3.87 Acres, more or less.  
has caused the same to be surveyed and platted as shown hereon and does hereby reserve as follows:

**Parcel A**  
Parcel A, as shown hereon, is subject to Unity of Title recorded in Official Records Book 6081, Page 75, Public Records of Palm Beach County, and is hereby reserved by Autonation Imports of Palm Beach, Inc. a Delaware corporation, licensed to do business in Florida, their successors and assigns, for commercial development and maintenance and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Autonation Imports of Palm Beach, Inc. a Delaware corporation, their successors and assigns, without recourse to Palm Beach County, and is subject to the restrictions set forth in Official Records Book 7102, Page 1297, Official Records Book 10989, Page 395, and Official Records Book 22037, Page 1447, in favor of Lake Worth Drainage District.

**Landscape Buffer Easements (L.B.E.)**  
The Landscape Buffer Easements, as shown hereon, are hereby reserved for the owners of Parcel A, their successors and assigns, for landscape buffer easement purposes and is the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to Palm Beach County.

**Limited Access Easements (L.A.E.)**  
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.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Authorized Agent and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 9th day of April, 2008.

BY: Autonation Imports of Palm Beach, Inc.  
a Delaware corporation, licensed to do business in Florida  
Jeffrey Shupert, Authorized Agent MTA

WITNESS: Niljoen  
Lee-Ann Niljoen  
Printed Name  
WITNESS: Mark Hagedorn  
Mark Hagedorn  
Printed Name

**COUNTY APPROVAL**

COUNTY ENGINEER:  
This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 3rd day of June, 2008, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

G. T. Webb  
George T. Webb, P.E.  
County Engineer

**SURVEYOR & MAPPER'S CERTIFICATE**

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 ordinances of Palm Beach County, Florida.

Robert J. Cajal  
Robert J. Cajal  
Professional Surveyor and Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation

**NOTES**

- 1. Coordinates shown are grid.
- 2. Datum = NAD 83, 1990 adjustment.
- 3. Zone = Florida East
- 4. Linear unit = US foot
- 5. Coordinate system 1983 State Plane Transverse Mercator Projection
- 6. All distances are ground.
- 7. Scale factor = 1.00043125
- 8. Ground distance x scale factor = grid distance
- 9. Bearings shown hereon are based on the West line of the Northwest quarter of Section 29, Township 43 South, Range 43 East, which bears S 1°32'44" W and all other bearings are relative thereto.
- 10. No building or any kind of construction, 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.
- 11. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented 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.
- 12. This instrument prepared by: Robert J. Cajal  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, Florida 33407  
561/640-4551

**ACKNOWLEDGEMENT**

State of FLORIDA  
County of BROWARD

Before me personally appeared Jeffrey Shupert, who is personally known to me or has produced \_\_\_\_\_ as Identification and who executed the foregoing instrument as Authorized Agent of Autonation Imports of Palm Beach, Inc., a Delaware Corporation, licensed to do business in Florida, and severally acknowledged 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 9th day of April, 2008.

DD 741035  
My Commission No.:  
12-28-11  
My Commission Expires:

Cynthia A. Halligan  
Signature of Notary Public  
Cynthia A. Halligan  
Printed name of Notary Public

**TITLE CERTIFICATION**

I, Steven R. Parson, Esquire, 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 Autonation Imports of Palm Beach, Inc. a Delaware corporation; that property taxes for the year 2007 and prior years have been paid; that there are no mortgages of record; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the subdivision created by this plat.

Dated this 9th day of April, 2008.

Steven R. Parson  
Steven R. Parson, Esquire  
Attorney-at-Law, licensed in Florida

**TABULAR DATA:**

PETITION NUMBER:	87-006(D)
PROJECT NUMBER:	2001-73
FLUP DESIGNATION:	CH#
ZONING DISTRICT:	CG
AREA =	3.87 ACRES

AUTONATION CORPORATE SEAL	NOTARY SEAL	SURVEYOR'S SEAL	ENGINEER'S SEAL

**LEXUS OF PALM BEACH**

**WALLACE SURVEYING CORP.**  
CORP. LICENSED BUSINESS # 4009  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB No.: 00-1285.027	F.B.	PG.
OFFICE: R.C.	DATE: SEPT. 2007	DWG. No.:	00-1285-2
CKD:	REF.: 00-1285.P.DWG	SHEET	1 OF 2