

20160421898

149

# STEWART TOYOTA, PLAT NO. 2

BEING A REPLAT OF STEWART TOYOTA, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149, AND A REPLAT OF PORTIONS OF LOTS 1 THROUGH 11, BLOCK 121, ALL OF LOTS 12 THROUGH 22, BLOCK 121, AND A PORTION OF AVENUE J (NOW KNOWN AS JASMINE STREET), AS SHOWN ON KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD  
AT 1:06 P.M. THIS  
30 DAY OF NOV 2016  
AND DULY RECORDED IN PLAT BOOK  
122 ON PAGES 149  
THRU 150.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT EARL STEWART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND COMMERCIAL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, OWNERS OF THE LAND SHOWN HEREON AS STEWART TOYOTA, PLAT NO. 2, BEING A REPLAT OF STEWART TOYOTA, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149, AND A REPLAT OF PORTIONS OF LOTS 1 THROUGH 11, BLOCK 121, ALL OF LOTS 12 THROUGH 22, BLOCK 121, AND A PORTION OF AVENUE J (NOW KNOWN AS JASMINE STREET), AS SHOWN ON KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF STEWART TOYOTA, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
AND

LOTS 1 THROUGH 11, INCLUSIVE, LESS THE WEST 20 FEET THEREOF, CONVEYED TO THE STATE OF FLORIDA IN DEED BOOK 803, AT PAGE 158, AND LOTS 12 THROUGH 22, INCLUSIVE, BLOCK 121, KELSEY CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AT PLAT BOOK 8, PAGES 15 AND 35, (KELSEY CITY IS NOW KNOWN AS LAKE PARK)  
AND

A PORTION OF AVENUE J, NOW KNOWN AS JASMINE DRIVE, A 60 FOOT WIDE RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AT PLAT BOOK 8, PAGES 15 AND 35, SAID PORTION OF JASMINE DRIVE BEING BOUNDED ON THE NORTH BY THE NORTH RIGHT OF WAY LINE OF JASMINE DRIVE, BOUNDED ON THE SOUTH BY THE SOUTH RIGHT OF WAY LINE OF JASMINE DRIVE, BOUNDED ON THE WEST BY THE EXISTING EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5), AND BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF LAKE SHORE DRIVE.

CONTAINING A TOTAL OF 313.065 SQUARE FEET OR 7.187 ACRES, MORE OR LESS.

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

- TRACT "A" (DEVELOPMENT TRACT) IS HEREBY RESERVED BY EARL STEWART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.
- THE 10 FOOT 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.
- THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS.
- THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF LAKE PARK FOR USE BY THE PUBLIC FOR BUS SHELTER ACCESS. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 27th DAY OF October, 2016.

WITNESS: *[Signature]*  
PRINT NAME: Sean Bethard  
WITNESS: *[Signature]*  
PRINT NAME: Sara Bull  
BY: EARL D. STEWART, JR.  
MANAGING MEMBER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED EARL D. STEWART, JR., OF EARL STEWART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF EARL STEWART, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2016.

MY COMMISSION EXPIRES: 11/16/17

*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: Billie J. Bellett  
COMMISSION NUMBER: FF042167

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 27th DAY OF October, 2016.

WITNESS: *[Signature]*  
PRINT NAME: Sean Bethard  
WITNESS: *[Signature]*  
PRINT NAME: Sara Bull  
BY: EARL D. STEWART, JR.  
MANAGING MEMBER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED EARL D. STEWART, JR., OF COMMERCIAL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF COMMERCIAL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2016.

MY COMMISSION EXPIRES: 11/16/17

*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: Billie J. Bellett  
COMMISSION NUMBER: FF042167

TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA

OCTOBER 2016 SHEET 1 OF 2

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF BROWARD  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 23173, PAGE 1913, AS AMENDED AND RESTATED IN OFFICIAL RECORD BOOK 23174, PAGE 81, AS MODIFIED IN OFFICIAL RECORD BOOK 27550, PAGE 1469 AND A MORTGAGE RECORDED IN 23174, PAGE 99, AS MODIFIED IN OFFICIAL RECORD BOOK 27550, PAGE 1477, ALL FOUND IN 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 31st DAY OF October, 2016.

BANK OF AMERICA, N.A.  
WITNESS: *[Signature]*  
PRINT NAME: Karen Meghoo  
WITNESS: *[Signature]*  
PRINT NAME: Douglas Cummings  
BY: *[Signature]*  
DAVID SMITH  
SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED DAVID SMITH OF BANK OF AMERICA, N.A., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 31st DAY OF October, 2016.

MY COMMISSION EXPIRES: July 25, 2020

*[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: Christine M. Petritto  
COMMISSION NUMBER: EG9661

### TITLE CERTIFICATION:

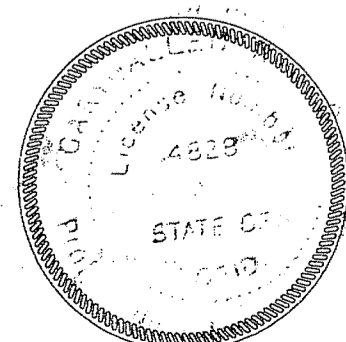
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, BRAD THOMAS JANKOWSKI, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN EARL STEWART, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND COMMERCIAL INVESTMENTS, 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.

DATE: 10/25/2016 BY: *[Signature]*  
BRAD THOMAS JANKOWSKI  
FLORIDA BAR NO. 37566

### REVIEWING SURVEYOR:

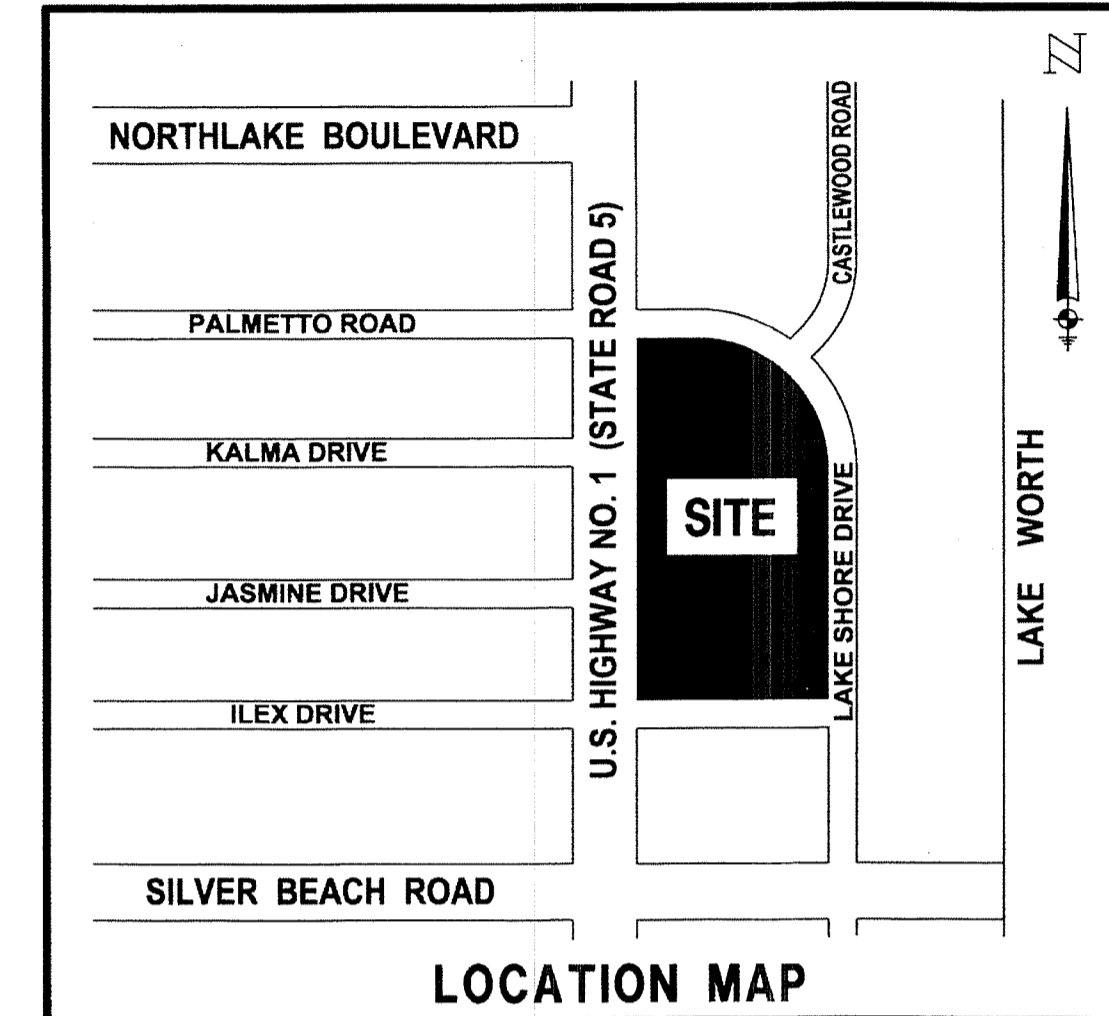
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LAKE PARK.  
THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

DATE: 11/16/2016 BY: *[Signature]*  
GARY ALLEN RAGER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4828



BANK OF AMERICA, N.A.

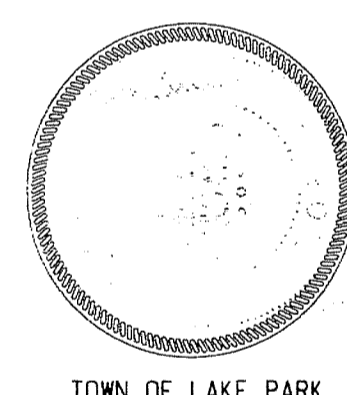
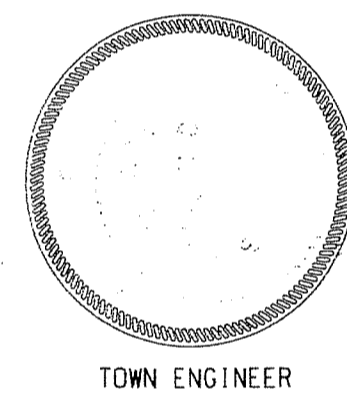
GARY ALLEN RAGER  
PROFESSIONAL SURVEYOR  
AND MAPPER



### 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 177.011(1)(a), FLORIDA STATUTES, THIS 30th DAY OF November, 2016.

BY: *[Signature]*  
ROBERT F. RENNEBAUM, TOWN ENGINEER  
BY: *[Signature]*  
JAMES DUBOIS, MAYOR  
ATTEST: *[Signature]*  
VIVIAN MENDEZ, TOWN CLERK



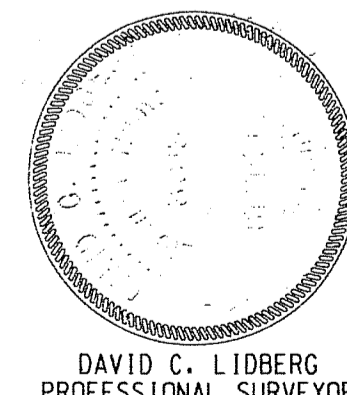
### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE CENTERLINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5). THE CENTERLINE OF SAID ROAD IS ASSUMED TO BEAR NORTH 05°29'05" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.
- 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.
- 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.
- A PORTION OF THIS PLAT PREVIOUSLY KNOWN AS LOTS 1 THROUGH 11, BLOCK 121, LESS THE WEST 20.00 FEET AND LOTS 12 THROUGH 22, BLOCK 121, KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 35 IS AFFECTED BY A BLANKET EASEMENT GRANTED TO PERRY TV CORP. IN OFFICIAL RECORD BOOK 4669, PAGE 1749, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

### 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.") 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.

DATE: 10/25/16 BY: *[Signature]*  
DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3613



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

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REF:	
FLD:	FB PG.
OFF:	CASASUS
CKD:	D.C.L.
JOB:	14-032-306
DATE:	OCTOBER 2016
SHEET:	1 OF 2
DWG:	D14-032P