

LEXUS OF PALM BEACH PLAT TWO

Being a replat of a portion of the Replat of Madrid Park, according to the plat thereof, recorded in Plat Book 20, Page 20, Public Records of Palm Beach County, Florida, lying in Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida.
June, 2001

100

COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record at 8:59 AM on August 21, 2001 and duly recorded in Plat Book No. 91 on page 100.
COURT REPORTER
COURT REPORTER
COURT REPORTER



TABULAR DATA:
PETITION No.: CA00-057
TOTAL AREA: 2.83 ACRES

SURVEYOR'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) and monuments according to Sec. 177.001 (9) 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 ordinances of Palm Beach County, Florida.

Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

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 21st day of August, 2001, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

George T. Webb, P.E.
County Engineer

TITLE CERTIFICATION

State of Florida

County of Palm Beach

I, Lawrence C. Griffin, 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 to Robert S. Cullio; that the current taxes have been paid; that there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision created by this plat.

Dated this 21st day of JULY, 2001.

Lawrence C. Griffin
Attorney-at-Law,
licensed in Florida
License No. 260525

NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinate system 1983 State Plane Transverse Mercator Projection
- All distances are ground.
- Scale factor = 1.000043125
- Ground distance x scale factor = grid distance
- 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°32'18" W and all other bearings are relative thereto.
- 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.
- 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 prepared by:

Craig L. Wallace
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
561/640-4551

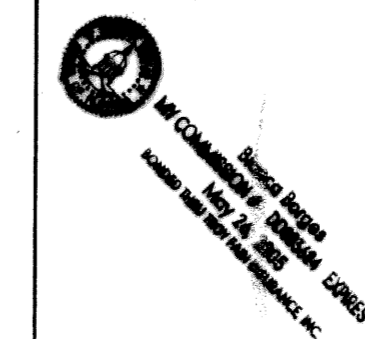
ABBREVIATIONS & SYMBOLS

- = Denotes Permanent Reference Monuments (P.R.M.'s).
Stamped P.R.M. P.L.S. # 3357.
- ⊕ = Centerline
- R/W = Right of Way
- P.B. = Plat Book
- P.G.(S) = Pages
- SEC. = Section
- TWP. = Township
- RGE. = Range
- U.E. = Utility Easement
- D.E. = Drainage Easement
- X = "X coordinate", states the given position of a point (expressed in feet and decimals of a foot) in an East and West direction.
- Y = "Y coordinate", states the given position of a point (expressed in feet and decimals of a foot) in a North and South direction.
- A = Arc Length
- Δ = Central Angle
- R = Radius
- C.B. = Chord Bearing
- O.R.B. = Official Record Book
- R.P.B. = Road Plat Book
- L.A.E. = Limited Access Easement
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- P.B.C. = Palm Beach County
- ESMT. = Easement
- ⊙ = Set 5/8" diameter iron rod with plastic cap stamped "Wallace LB 4569"

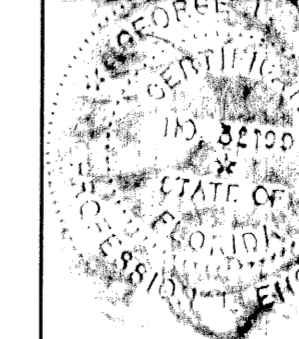
BEARING ROTATION EQUATION:

S 01°32'18"W (PLAT BEARING)
S 01°32'12"W (GRID BEARING)
00°00'06" = COUNTER CLOCKWISE
BEARING ROTATION
(PLAT TO GRID)

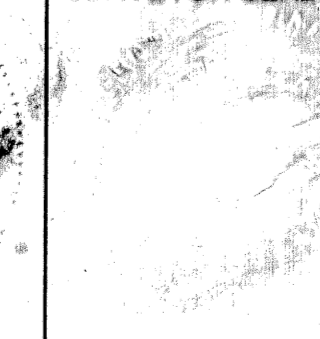
NOTARY SEAL/STAMP:



ENGINEER SEAL:

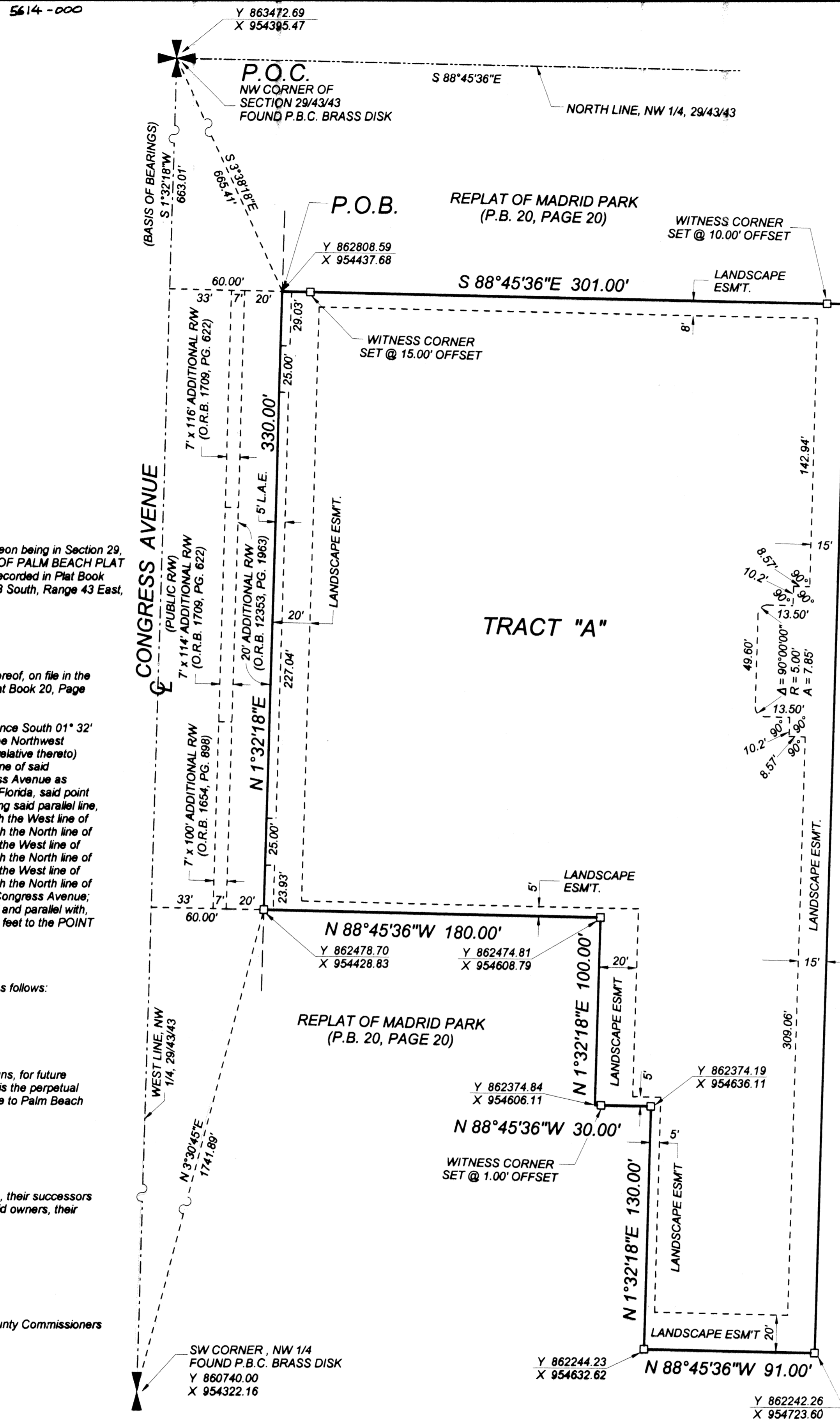
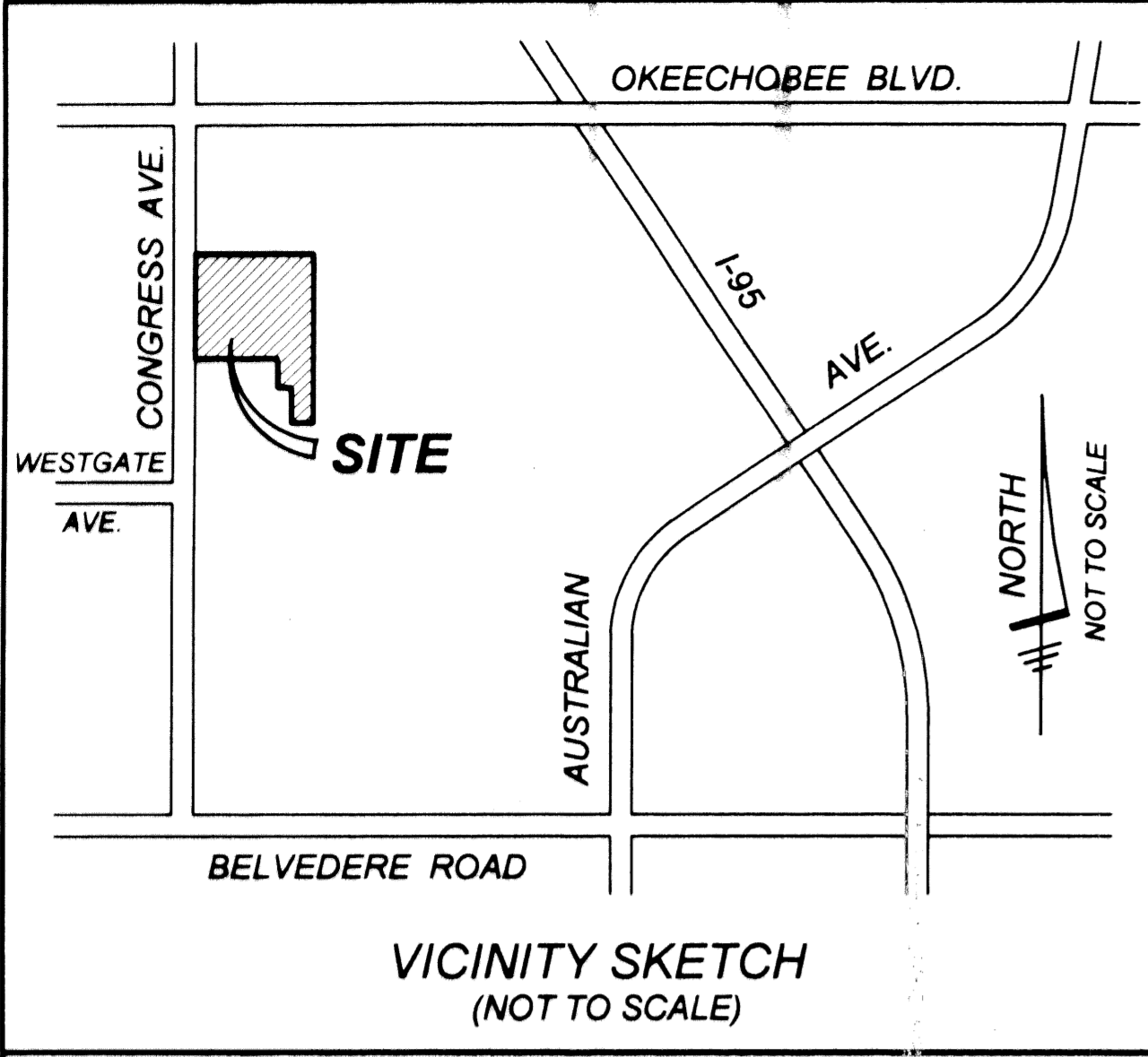


SURVEYOR SEAL:



**LEXUS OF PALM BEACH
PLAT TWO**

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4508			
FIELD: F.G.	JOB No.: 98-1245 "H"	F.B.: F.B.	PG.: PG.
OFFICE: R.C.	DATE: JUNE, 2001	DWG. No.: 98-1245-1	
C/K'D:	REF: 99-1318P.ZAK	SHEET 1 OF 1	



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Robert S. Cullio, owner of the land shown hereon being in Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida, shown hereon as LEXUS OF PALM BEACH PLAT TWO, being a replat of a portion of the Replat of Madrid Park, according to the plat thereof, recorded in Plat Book 20, Page 20, Public Records of Palm Beach County, Florida, lying in Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Legal Description:

A parcel of land, being a portion of the REPLAT OF MADRID PARK, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 20, said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of Section 29, Township 43 South, Range 43 East; thence South 01° 32' 18" West, along the West line of the Northwest Quarter of said Section 29 (the West line of the Northwest Quarter of Section 29 is assumed to bear South 01° 32' 18" West and all other bearings are relative thereto) a distance of 663.01 feet; thence South 88° 45' 36" East, along a line parallel with the North line of said Northwest Quarter, a distance of 60.00 feet to a point on the East right of way line of Congress Avenue as recorded in Official Record Book 12353, Page 1963, Public Records of Palm Beach County, Florida, said point also being the POINT OF BEGINNING of the following described parcel; thence continue along said parallel line South 88° 45' 36" East, a distance of 301.00 feet; thence South 01° 32' 18" West, parallel with the West line of said Northwest Quarter, a distance of 91.00 feet; thence North 01° 32' 18" East, parallel with the West line of said Northwest Quarter, a distance of 130.00 feet; thence North 88° 45' 36" West, parallel with the North line of said Northwest Quarter, a distance of 30.00 feet; thence North 01° 32' 18" East, parallel with the West line of said Northwest Quarter, a distance of 100.00 feet; thence North 88° 45' 36" West, parallel with the North line of said Northwest Quarter, a distance of 180.00 feet to a point on said East right of way line of Congress Avenue; thence North 01° 32' 18" East, along said right of way line, being a line 60.00 feet Easterly of and parallel with, as measured at right angles to, the West line of said Northwest Quarter, a distance of 330.00 feet to the POINT OF BEGINNING.

Containing in all 2.830 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract A

Tract A, as shown hereon, is hereby reserved for Robert S. Cullio, his successors and assigns, for future development and maintenance and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said Robert S. Cullio, his successors and assigns, without recourse to Palm Beach County.

Landscape Easements

The Landscape Easements, as shown hereon, are hereby reserved for the owners of Tract A, their successors and assigns, for landscape buffer purposes and is the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to Palm Beach County.

Limited Access Easements:

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, I, Robert S. Cullio, do hereunto set my hand and seal this 21st day of JUNE, 2001.

WITNESS: Michael Hotaru
Printed Name
WITNESS: Craig L. Wallace
Printed Name
BY: Robert S. Cullio
Robert S. Cullio

ACKNOWLEDGEMENT
State of Florida
County of Palm Beach
BEFORE ME personally appeared Robert S. Cullio, 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 21st day of JUNE, 2001.
My Commission Expires: 5-26-05
My Commission Number: DD03184
Signature of Notary Public
Bianca Gomez
Printed Name of Notary Public

Lexus of Palm Beach 100
 Page 100
 Filed for Record 1558
 Zoning R-1H
 Zoning Code 33109
 561-640-4551
 91
 10
 33109
 561-640-4551