

20090086727

5024.001

MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO

A REPLAT OF MERCEDES BENZ OF PALM BEACH, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 TO 91, AND PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 38; THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK A WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 20; AND SHARON'S REPLAT OF PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 15, PAGE 64. ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO, SITUATE IN SECTION 25 TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST; AND IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST; BEING ALL OF TRACT A, MERCEDES BENZ OF PALM BEACH, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 TO 91; AND PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 38; THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK A WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 20; AND SHARON'S REPLAT OF PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 15, PAGE 64; ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 30, ON AN ASSUMED BEARING OF SOUTH 01°58'21" WEST A DISTANCE OF 20.50 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE (ROAD) BOULEVARD AS SET BY ORDER OF TAKING FOR STATE ROAD 704, SECTION 93280-2507 IN OFFICIAL RECORDS BOOK 6633, PAGE 163, AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE WHICH IS 20.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30, SOUTH 88°28'19" EAST A DISTANCE OF 244.02 FEET TO A POINT; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°31'41" WEST, A DISTANCE OF 267.50 FEET TO A POINT IN THE SOUTH LINE OF TRACT "B", SHARON'S REPLAT OF PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 15, PAGE 64, PALM BEACH COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 88°28'19" WEST A DISTANCE OF 14.99 FEET, THENCE, DEPARTING SAID SOUTH LINE, ALONG THE EAST LINE OF LOT 39, BLOCK 7, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 38, PALM BEACH COUNTY RECORDS, SOUTH 01°31'41" WEST, A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 7, THENCE, ALONG THE SOUTH LINE OF LOTS 33 THROUGH 39 OF SAID BLOCK 7, NORTH 88°28'19" WEST A DISTANCE OF 175.00 FEET TO A POINT; THENCE, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 33, NORTH 01°31'41" EAST A DISTANCE OF 115.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE ABOVEMENTIONED TRACT "B", ACCORDING TO SHARON'S REPLAT OF PORTIONS OF WEST GATE ESTATES; THENCE ALONG SAID WESTERLY EXTENSION, NORTH 88°28'19" WEST A DISTANCE OF 56.11 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 25, AND THE EAST LINE OF SAID MERCEDES BENZ OF PALM BEACH, M.U.P.D. PLAT BOOK 105, PAGES 90-91; THENCE, ALONG SAID EAST LINES, SOUTH 01°58'21" WEST, A DISTANCE OF 925.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WESTGATE AVENUE, AS SHOWN ON ROAD PLAT BOOK 2, PAGE 205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THE FOLLOWING SEVEN (7) COURSES BEING ALONG THE PLATTED LIMITS OF TRACT A, MERCEDES BENZ OF PALM BEACH, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; (1) THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°28'20" WEST A DISTANCE OF 201.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1188.28 FEET; (2) THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 111°19'03" A DISTANCE OF 234.32 FEET TO A POINT OF NON-TANGENCY; (3) THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, NORTH 48°55'04" WEST A DISTANCE OF 38.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INDIAN ROAD, PER OFFICIAL RECORDS BOOK 19000, PAGE 1936; (4) THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°57'15" EAST A DISTANCE OF 942.57 FEET TO A POINT; (5) THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°57'24" EAST, A DISTANCE OF 127.23 FEET TO A POINT; (6) THENCE NORTH 01°57'48" EAST, A DISTANCE OF 240.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE (ROAD) BOULEVARD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 704, SECTION 93280-2507, SHEET 7 OF 11; (7) THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°57'24" EAST, A DISTANCE OF 337.29 FEET; THENCE NORTH 01°58'21" EAST A DISTANCE OF 4.50 FEET TO THE POINT OF BEGINNING.

LANDS DESCRIBED ABOVE CONTAINING 607,991.21 SQUARE FEET (13.98 ACRES, MORE OR LESS.)

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

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC, A LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASS'GNS. FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASS'GNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASS'GNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASS'GNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

3. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER OF TRACT A, ITS SUCCESSORS AND ASS'GNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASS'GNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. 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.

5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF, NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 4th DAY OF February, 2009

WITNESS: Tabor Dunn BY: Michael J. Cantanucci
PRINT NAME: Tabor Dunn MICHAEL J. CANTANUCCI
MANAGER

WITNESS: Jennifer E. Bolton
PRINT NAME: Jennifer E. Bolton

ACKNOWLEDGEMENT

STATE OF FLORIDA) New York
COUNTY OF PALM BEACH) Saratoga

BEFORE ME PERSONALLY APPEARED MICHAEL J. CANTANUCCI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 4th DAY OF February, 2009.

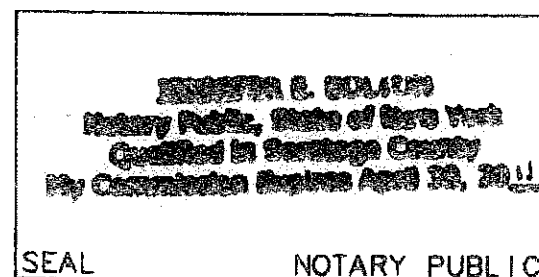
MY COMMISSION EXPIRES: 4/30/11

DATE

NOTARY PUBLIC: Jennifer E. Bolton

PRINT NAME: Jennifer E. Bolton

NOTARY LICENSE NO. 01804785856



MORTGAGEE'S CONSENT

STATE OF NEW YORK)
COUNTY OF ERIE)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF TWO 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 THE FIRST MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 19876 AT PAGE 1502 AND MODIFIED IN ORB 21029 AT PAGE 816, ORB 22093 AT PAGE 1597 AND ORB 22507 AT PAGE 588; AND THE SECOND MORTGAGE, WHICH IS RECORDED IN ORB 22507 AT PAGE 640, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Administrative Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF February, 2009.

MANUFACTURERS AND TRADERS TRUST COMPANY
ON ITS OWN BEHALF AND AS AGENT FOR OTHER LENDERS.

WITNESS: Mai-Ling Lai BY: James C. Neaf
PRINT NAME: Mai-Ling Lai ADMINISTRATIVE VICE PRESIDENT

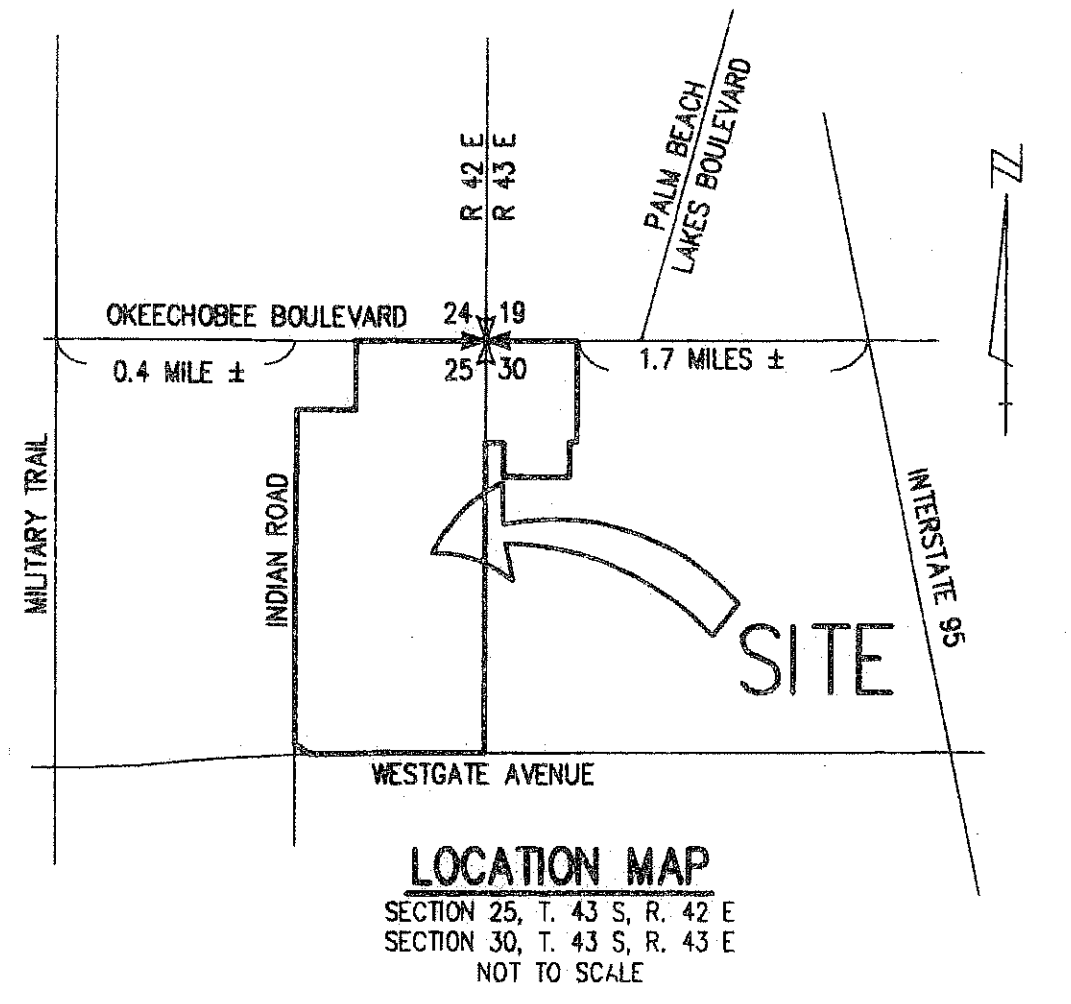
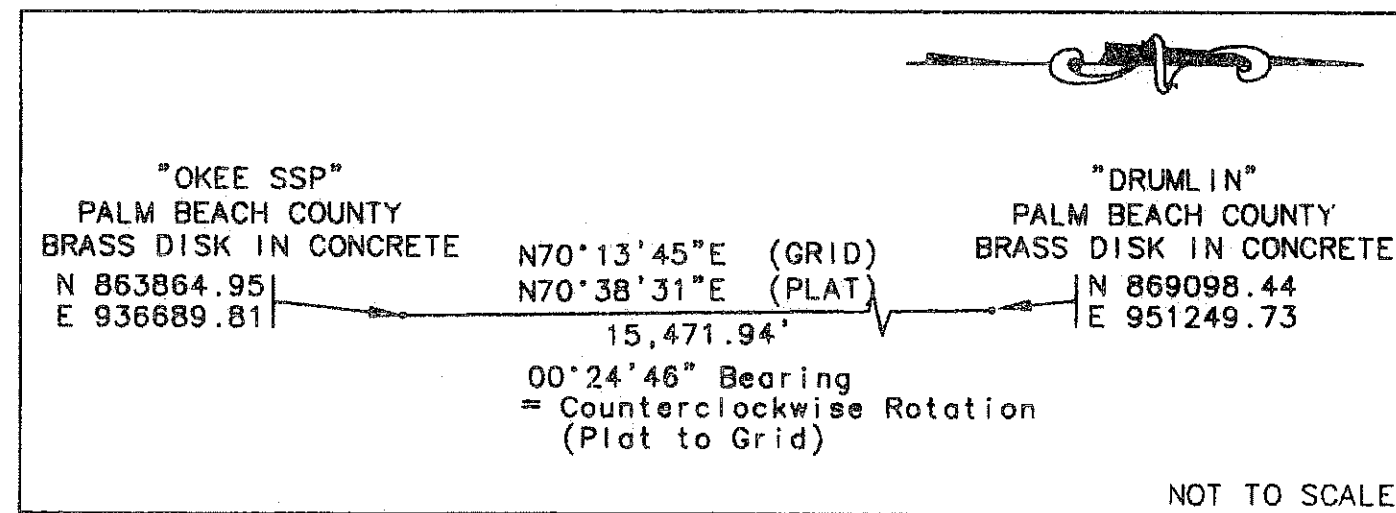
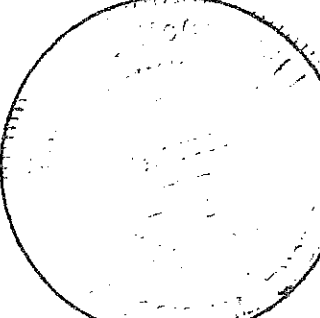
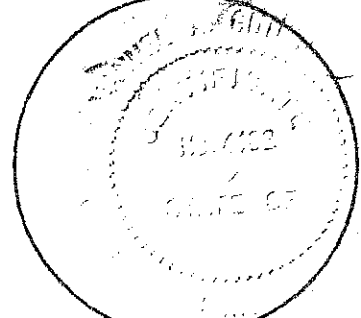
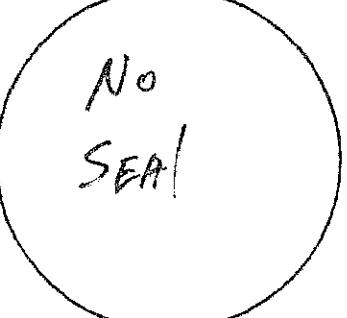
WITNESS: Lynn M. Buccilli
PRINT NAME: Lynn M. Buccilli

SEAL
MANUFACTURERS AND TRADERS TRUST CO.

SEAL
NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC

SEAL
PROFESSIONAL SURVEYOR & MAPPER

SEAL
COUNTY ENGINEER



57
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD 12:03 PM
THIS 16 DAY OF March
AD. 2009 AND DULY RECORDED
IN PLAT BOOK 112 ON PAGES
57 AND 59
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: CS D.C.
CIRCUIT COURT SEAL

NOTES:

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990/1998 ADJUSTMENT.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000394 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE).

ACKNOWLEDGEMENT

STATE OF FLORIDA) New York
COUNTY OF PALM BEACH) Erie

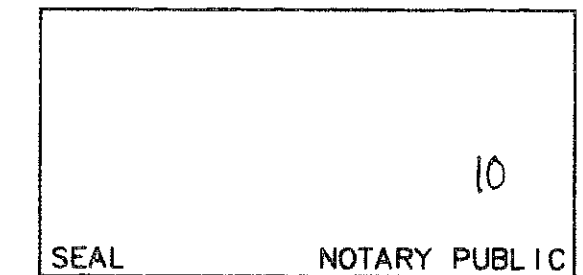
BEFORE ME PERSONALLY APPEARED James C. Neaf WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Administrative Vice President OF MANUFACTURERS AND TRADERS TRUST COMPANY, ON ITS OWN BEHALF AND AS AGENT FOR OTHER LENDERS, AND SEVERALLY ACKNOWLEDGED 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 5th DAY OF February, 2009.

MY COMMISSION EXPIRES: 5/1/2010

NOTARY PUBLIC: Michelle S. Marino
PRINT NAME: Michelle S. Marino

NOTARY LICENSE NO. 01MA6041167



SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°58'21" EAST ALONG THE EAST LINE MERCEDES BENZ OF PALM BEACH, M.U.P.D. AS RECORDED IN PLAT BOOK 105, PAGES 90 TO 91.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

EASEMENTS SHOWN HEREON NOT IDENTIFIED AS RECORDED DOCUMENTS ARE PLATTED IN MERCEDES BENZ, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 TO 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

3. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

4. NOTE: 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.

- COORDINATES SHOWN ON THE CONTROL P.R.M.s MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. PALM BEACH COUNTY CONTROL STATIONS USED: "DRUMLIN", A PALM BEACH COUNTY BRASS DISK IN A CONCRETE MONUMENT. PALM BEACH COUNTY POINT NO. 33345, GPS NO. 1126. NORTHING 869,098.442 EASTING 951,249.733 83 DATUM, 90/98 ADJUSTMENT "OKEE SSP", A PALM BEACH COUNTY BRASS DISK IN A CONCRETE MONUMENT. PALM BEACH COUNTY POINT NO. 32352, GPS NO. 1084. NORTHING 863,864.946 EASTING 936,689.812 83 DATUM, 90/98 ADJUSTMENT

SURVEYOR'S CERTIFICATION

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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 24th DAY OF FEBRUARY, 2009

MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS 4102

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 IN NEW COUNTRY MOTOR CARS OF PALM BEACH, 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.

DATED: Feb 10, 2009

LAWRENCE C. GRIFFIN
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 260525

APPROVALS

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 16th DAY OF March, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

CONTROL NO. 83-161

THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SCALE:
N/A
P.A. NO.:
A5063.08
DATE:
OCTOBER 2008
DRAWING NO.:
43-42-25-64

FLORIDA L.B. NO. 48
MOCK ROOS
ENGINEERS & PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

MERCEDES BENZ OF PALM BEACH,
M.U.P.D. PLAT TWO
BEING A PORTION OF THE NORTHEAST QUARTER
SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
AND A PORTION OF THE NORTHWEST QUARTER
SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3