

# PGA SPEEDWAY PLAT

# 105

LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST

CITY OF PALM BEACH GARDENS - PALM BEACH COUNTY - FLORIDA

### LEGAL DESCRIPTION:

THAT PORTION OF A 200.00 FOOT BY 200.00 FOOT PARCEL OF LAND LOCATED IN THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 5; THENCE SOUTH 88 DEGREES 29 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 5 AND ALONG THE BASELINE OF SURVEY FOR P.G.A. BOULEVARD (STATE ROAD 74) AS SHOWN IN ROAD PLAT BOOK 5, PAGE 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR 157.12 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 01 SECONDS WEST FOR 58.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID P.G.A. BOULEVARD (STATE ROAD 74) AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 88 DEGREES 29 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD (STATE ROAD 74) FOR 89.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD (STATE ROAD 74) AND THE ARC OF SAID CURVE HAVING A RADIUS OF 11,513.16 FEET AND A CENTRAL ANGLE OF 00 DEGREES 21 MINUTES 47 SECONDS FOR 72.95 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE, WITH SAID POINT OF TERMINATION BEARING SOUTH 01 DEGREES 08 MINUTES 14 SECONDS WEST FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 29 MINUTES 00 SECONDS WEST FOR 182.23 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 59 SECONDS WEST FOR 194.99 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD; THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PROSPERITY FARMS ROAD, FOR 148.99 FEET; THENCE NORTH 46 DEGREES 29 MINUTES 30 SECONDS EAST FOR 46.68 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 0.8023 ACRES.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD  
WE, LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY DULY LICENSED 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 AND FLETCHER A. SHERIFF, TRUSTEE; THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, NOR OTHERWISE TERMINATED BY LAW, ARE SHOWN HEREON; 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 9/29/01 BY Kathleen M. Jannen  
KATHLEEN M. JANNEN ASSISTANT VICE-PRESIDENT

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
CERTIFICATE OF AUTHORIZATION LB3870  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
(954) 572-1777  
FAX (954) 572-1778  
JULY 2001

### APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CITY OF PALM BEACH GARDENS  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 30<sup>th</sup> DAY OF November 2001.  
CITY ENGINEER: Lennar E. Lindahl  
LENNAR E. LINDAHL, P. E., CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1<sup>st</sup> DAY OF November 2001.

BY: Joseph R. Russo ATTEST: Carol Gold  
JOSEPH R. RUSSO, MAYOR CAROL GOLD, CITY CLERK

### REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

BY: Pasquale Volpe DATE: 23 October 2001  
PASQUALE VOLPE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO.: 4873

### PREPARING SURVEYOR AND MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:  
JOHN F. PULICE  
REG. LAND SURVEYOR NO. 2691  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL RD.  
SUNRISE, FLORIDA 33351

### SURVEYORS NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.88°29'59"E. ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 43 EAST.
- 2) ● PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- 3) • PCP DENOTES: PERMANENT CONTROL POINTS.
- 4) ⊙ DENOTES: CENTERLINE
- 5) \* DENOTES: CENTER OF SECTION
- 6) O.R.B. DENOTES: OFFICIAL RECORD BOOK
- 7) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 8) 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.

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS, THAT B. W. SIMPKINS, TRUSTEE AND FLETCHER A. SHERIFF, TRUSTEE, OWNERS OF THE LANDS SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "PGA SPEEDWAY PLAT" AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER FOR COMMERCIAL DEVELOPMENT PURPOSES, INGRESS AND EGRESS PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, B. W. SIMPKINS, TRUSTEE, AND FLETCHER A. SHERIFF, TRUSTEE, HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 16th DAY OF October 2001.

WITNESS: Robert A. Patria  
PRINT NAME: Robert A. Patria  
BY: B. W. Simpkins  
B. W. SIMPKINS, TRUSTEE

WITNESS: Eileen S. LePore  
PRINT NAME: Eileen S. LePore  
BY: Fletcher A. Sheriff  
FLETCHER A. SHERIFF, TRUSTEE

### ACKNOWLEDGEMENT:

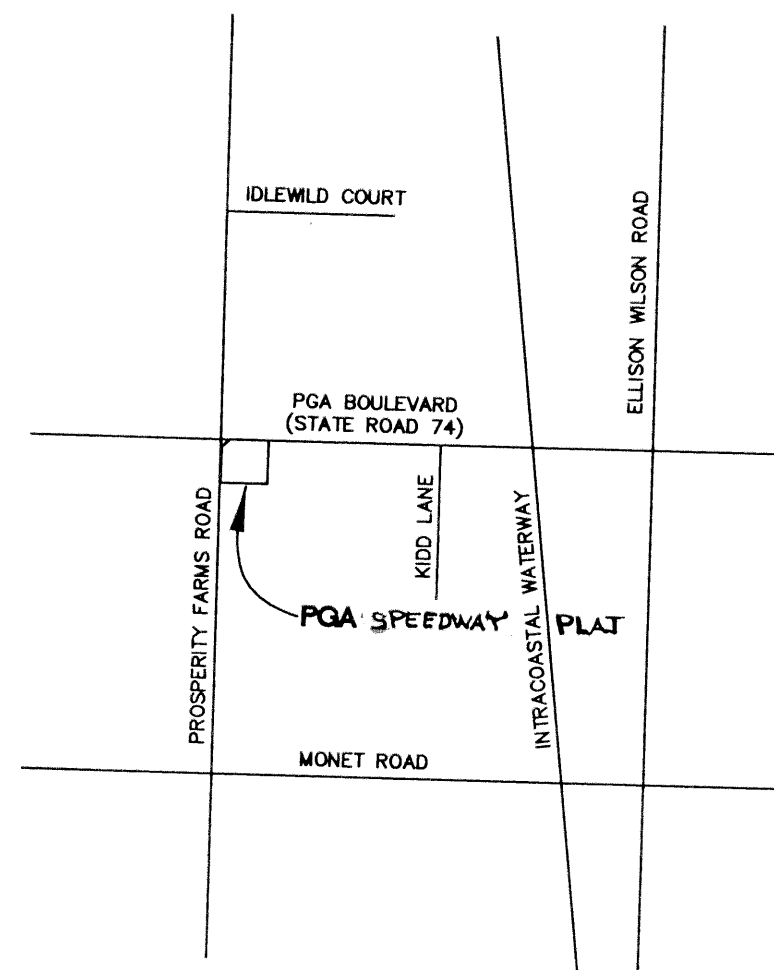
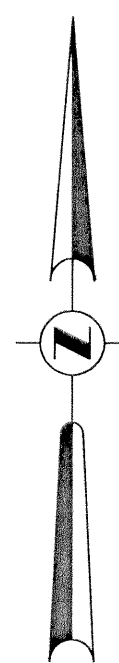
STATE OF FLORIDA  
COUNTY OF BREVARD  
BEFORE ME PERSONALLY APPEARED B. W. SIMPKINS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF October 2001.  
Susan C. Timmins  
Commissioner # DD 031142  
Expires June 4, 2005  
Notary Public  
Atlantic Bonding Co., Inc.  
BY: Susan C. Timmins  
NOTARY PUBLIC

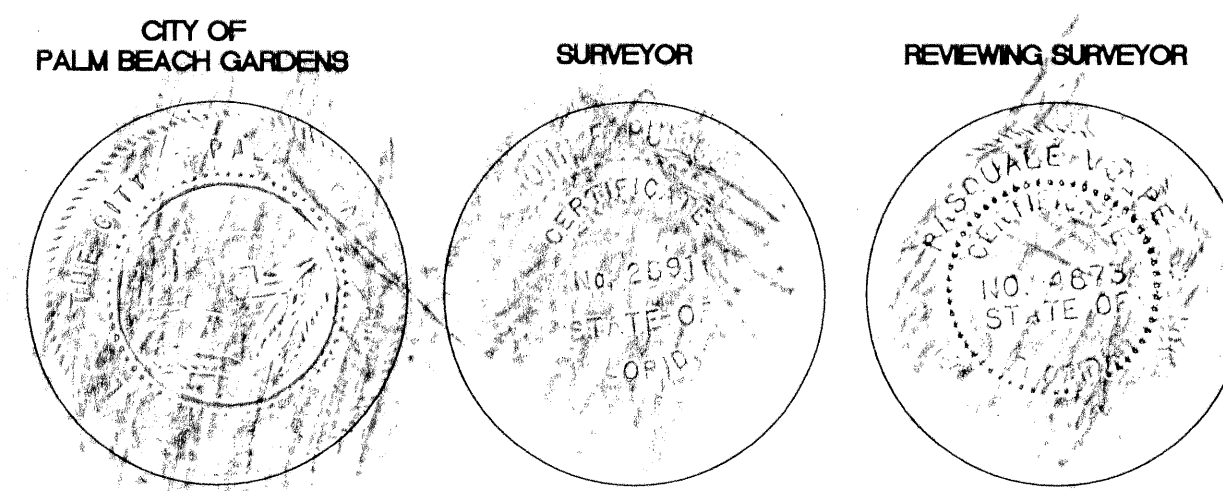
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BREVARD  
BEFORE ME PERSONALLY APPEARED FLETCHER A. SHERIFF WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF October 2001.  
Laura M. Moffett  
Comm. No. CC 676942  
My Comm. Exp. Nov. 9, 2001  
Bonded thru Fidelity Ins. Agcy.  
BY: Laura M. Moffett  
NOTARY PUBLIC



LOCATION MAP  
NOT TO SCALE



### SURVEYOR AND MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 PERMANENT CONTROL POINTS ("P.C.P.'S"), HAVE BEEN PLACED AS REQUIRED BY SECTION 177.091 (9), F.S. THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH GARDENS, FLORIDA.

John F. Pulice  
JOHN F. PULICE, PRESIDENT  
REGISTERED LAND SURVEYOR  
LICENSE NO. 2691  
STATE OF FLORIDA  
CERTIFICATE OF AUTHORIZATION NO. 3870