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STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT FILED FOR  
RECORD AT 2:54 PM.  
THIS 8 DAY OF  
February 2012 AND  
DULY RECORDED IN PLAT  
BOOK NO. 114 ON  
PAGES 200 THROUGH  
201.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
OF THE CIRCUIT COURT  
BY [Signature]  
DEPUTY CLERK



# RACETRAC PETROLEUM AT HAVERHILL AND WALLIS

A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4  
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA.

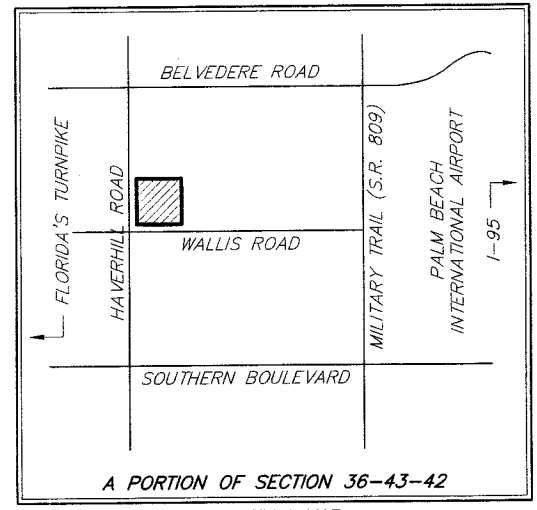
SHEET 1 OF 2

PREPARED BY  
**BLOOMSTER PROFESSIONAL LAND SURVEYING, INC.**

641 NORTHEAST SPENCER STREET  
JENSEN BEACH, FLORIDA 34957

PHONE (772) 334-0868  
FAX (772) 334-5283

ZONING TABULAR DATA:  
ZONING PETITION # 2005-514  
CONTROL # 5802-000  
1.96 ACRES ±



A PORTION OF SECTION 36-43-42  
LOCATION MAP

### LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS RACETRAC PETROLEUM AT HAVERHILL AND WALLIS, A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**RACETRAC PARCEL**  
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 386 FEET THEREOF, IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HAVERHILL ROAD AS SHOWN ON PALM BEACH COUNTY RIGHT OF WAY MAP DRAWING NO. 3-66-007 (SAID POINT BEING 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 36) AND THE NORTH RIGHT OF WAY LINE OF WALLIS ROAD AS SHOWN ON SAID PALM BEACH COUNTY RIGHT OF WAY MAP (SAID POINT BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36); THENCE NORTH 01°22'23" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF HAVERHILL ROAD, A DISTANCE OF 301.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 88°41'46" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 233.37 FEET TO A POINT ON THE WEST LINE OF THE EAST 386 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 01°24'21" WEST, ALONG SAID WEST LINE, A DISTANCE OF 301.25 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF WALLIS ROAD; THENCE NORTH 88°42'44" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 233.20 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 70286.30 SQUARE FEET OR 1.61 ACRES MORE OR LESS.

**COUNTY PARCEL**  
BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HAVERHILL ROAD AS SHOWN ON PALM BEACH COUNTY RIGHT OF WAY MAP DRAWING NO. 3-66-007 (SAID POINT BEING 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 36) AND THE NORTH RIGHT OF WAY LINE OF WALLIS ROAD AS SHOWN ON SAID PALM BEACH COUNTY RIGHT OF WAY MAP (SAID POINT BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36); THENCE NORTH 01°22'23" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF WALLIS ROAD, A DISTANCE OF 233.20 FEET TO A POINT ON THE WEST LINE OF THE EAST 386 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°42'44" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°24'21" EAST, A DISTANCE OF 301.24 FEET; THENCE NORTH 88°41'46" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°24'21" WEST, A DISTANCE OF 301.25 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 15060.33 SQUARE FEET OR 0.35 ACRES MORE OR LESS.

**THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**  
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 336 FEET THEREOF, IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HAVERHILL ROAD AS SHOWN ON PALM BEACH COUNTY RIGHT OF WAY MAP DRAWING NO. 3-66-007 (SAID POINT BEING 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 36) AND THE NORTH RIGHT OF WAY LINE OF WALLIS ROAD AS SHOWN ON SAID PALM BEACH COUNTY RIGHT OF WAY MAP (SAID POINT BEING 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36); THENCE NORTH 01°22'23" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF HAVERHILL ROAD, A DISTANCE OF 301.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 88°41'46" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 283.37 FEET; THENCE SOUTH 01°24'21" WEST, A DISTANCE OF 301.24 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF WALLIS ROAD; THENCE NORTH 88°42'44" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 283.20 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 85348.67 SQUARE FEET OR 1.96 ACRES MORE OR LESS.

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

- TRACT 1 AS SHOWN HEREON IS HEREBY RESERVED BY RACETRAC PETROLEUM INC., A GEORGIA CORPORATION AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RACETRAC PETROLEUM INC., A GEORGIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA, AND HEREBY IS SUBJECT TO THE TERMS AS SET FORTH IN THE EASEMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND RACETRAC PETROLEUM, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 24904 PAGE 9A3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS 2 & 3 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE 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 LIMITED ACCESS EASEMENT AS SHOWN HEREON IS 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS. THIS 29th DAY OF August 2011.

RACETRAC PETROLEUM INC., A GEORGIA CORPORATION  
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA  
BY: Max Lenker  
MAX LENKER, PRESIDENT

WITNESS: David Pineda  
WITNESS: Cecilia Orend

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Max Lenker, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RACETRAC PETROLEUM INC., A GEORGIA CORPORATION, AS TO ONLY THAT PORTION OF TRACT 1 OWNED IN FEE SIMPLE BY RACETRAC PETROLEUM, INC. 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 29th DAY OF August 2011.  
MY COMMISSION EXPIRES: 4/9/13  
SIGNATURE: Cheryl Taylor  
PRINTED NAME: Cheryl Taylor



PALM BEACH COUNTY, A POLITICAL SUBDIVISION  
IN WITNESS WHEREOF, AS TO ONLY THAT PORTION OF TRACT 1 OWNED IN FEE SIMPLE BY PALM BEACH COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL AFFIXED THIS 7th DAY OF February 2012.

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA  
BY: Milletanna  
CHAIR  
ATTEST: Sharon R. Bock  
SHARON R. BOCK  
CLERK AND COMPTROLLER OF THE CIRCUIT COURT

### SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG A LINE CREATED BETWEEN THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA AND THE SOUTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID BEARING BASIS IS N01°22'23"E.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- COORDINATES SHOWN ARE GRID COORDINATES  
DATUM= NAD 83 (1990 ADJUSTMENT)  
ZONE= FLORIDA EAST  
COORDINATE SYSTEM= 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT= U.S. SURVEY FOOT  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000358  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
- 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 PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED BY SUCH ENCROACHMENTS.
- 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.
- TOTAL SITE AREA: 85348.67 SQUARE FEET OR 1.96 ACRES MORE OR LESS.  
TRACT 1 - 83053.42 SQUARE FEET OR 1.91 ACRES MORE OR LESS.  
RIGHT OF WAY DEDICATION TRACTS AS FOLLOWS:  
TRACT 2 (RACETRAC PORTION) - 1945.19 SQUARE FEET.  
TRACT 3 (PALM BEACH COUNTY PORTION) - 350.06 SQUARE FEET

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.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, JAMES ROSE, 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 RACETRAC PETROLEUM INC., A GEORGIA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATE: 29th DAY OF August 2011

SIGNATURE: [Signature]  
ATTORNEY AT LAW LICENSED IN FLORIDA  
NAME: JAMES ROSE  
ADDRESS: 271 SWADLOW BLVD  
DAYTONA BEACH, FL  
LICENSE NO.: 354910

### 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 7th DAY OF February 2012 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  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### 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"), AND CORNERS ACCORDING TO SEC. 177.091(9), FLORIDA STATUTES, 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 PALM BEACH COUNTY, FLORIDA.  
Robert Bloomster, Jr.  
ROBERT BLOOMSTER, JR.  
PROFESSIONAL LAND SURVEYOR  
#4134 STATE OF FLORIDA  
LICENSED BUSINESS #6018

