

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:05 PM, THIS 15th DAY OF MAY, 2015, AND DULY RECORDED IN PLAT BOOK 172, PAGE 169-170. SHARON R. BOCK CLERK AND COMPTROLLER BY: Sharon R. Bock D.C.



# RACETRAC PETROLEUM AT PALM SPRINGS

BEING A REPLAT OF A PORTION OF LOTS 1 - 10, INCLUSIVE, ALL OF LOTS 11 THROUGH 16, AND THE EAST HALF OF MATILDA STREET AS SHOWN IN THE AMENDED PLAT OF LAKE AVENUE GARDENS AND VACATED IN OFFICIAL RECORDS BOOK 290, PAGE 300, PALM BEACH COUNTY RECORDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF TRACT 'C' AND ALL OF TRACT 'D' OF BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

### DEDICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA (AS TO LOT 1A), AND RUDOLF J. STEMLINGER AND MATTHIAS STEMLINGER (AS TO LOT 2A) OWNERS OF THE LAND SHOWN HEREON AS RACETRAC PETROLEUM AT PALM SPRINGS.

BEING A REPLAT OF A PORTION OF LOTS 1 - 10, INCLUSIVE, ALL OF LOTS 11 THROUGH 16, AND THE EAST HALF OF MATILDA STREET AS SHOWN IN THE AMENDED PLAT OF LAKE AVENUE GARDENS AND VACATED IN OFFICIAL RECORDS BOOK 290, PAGE 300, PALM BEACH COUNTY RECORDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF TRACT 'C' AND ALL OF TRACT 'D' OF BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 7, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE RIGHT OF WAY FOR LAKE WORTH ROAD RECORDED IN OFFICIAL RECORDS BOOK 27154, PAGE 359 AND LESS AND EXCEPT THE RIGHT OF WAY FOR CONGRESS AVENUE RECORDED IN OFFICIAL RECORDS BOOK 27079, PAGE 466, PALM BEACH COUNTY PUBLIC RECORDS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43, EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°23'52" WEST ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 99.38 FEET; THENCE NORTH 88°36'08" WEST, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 27079, PAGE 466, PALM BEACH COUNTY PUBLIC RECORDS; SAID POINT ALSO BEING THE POINT OF BEGINNING AND POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST TO WHICH A RADIAL LINE BEARS SOUTH 88°02'57" WEST TO CENTER OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 4558.66 FEET, A CENTRAL ANGLE OF 03°20'55", A CHORD BEARING OF SOUTH 00°16'36" EAST, AND A CHORD DISTANCE OF 266.40 FEET; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.44 FEET; THENCE SOUTH 01°23'52" WEST, A DISTANCE OF 20.97 FEET; THENCE SOUTH 88°04'23" EAST, A DISTANCE OF 16.32 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CONGRESS AVENUE AS SHOWN IN SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 7; THENCE SOUTH 01°23'52" WEST, A DISTANCE OF 162.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'D' OF BLOCK 1; THENCE NORTH 88°04'23" WEST, ALONG THE SOUTH LINE OF SAID TRACT 'D', A DISTANCE OF 307.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'D' OF BLOCK 1; THENCE NORTH 01°24'08" EAST, ALONG THE WEST LINE OF SAID TRACTS 'C' AND 'D' OF BLOCK 1 AND WEST LINE OF THE EAST ONE-HALF OF MATILDA STREET, SAID EAST ONE-HALF VACATED IN OFFICIAL RECORDS BOOK 290, PAGE 300, PALM BEACH COUNTY RECORDS, A DISTANCE OF 489.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH ROAD (STATE ROAD 802) AS RECORDED IN OFFICIAL RECORDS BOOK 27154, PAGE 359, PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 88°04'23" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 240.57 FEET; THENCE SOUTH 45°07'45" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 58.46 FEET TO THE POINT OF BEGINNING. CONTAINING: 142999 SQUARE FEET OR 3.28 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DOES HEREBY DEDICATE THE FOLLOWING:

1.) THE UTILITY EASEMENT AS SHOWN HEREON IS 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 UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC RIGHTS OF WAYS, AS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.

2.) LOT 1A, AS SHOWN HEREON, IS HEREBY RESERVED BY RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA, AND LOT 2A, AS SHOWN HEREON, IS HEREBY RESERVED BY RUDOLPH J. STEMLINGER AND MATTHIAS STEMLINGER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RUDOLPH J. STEMLINGER AND MATTHIAS STEMLINGER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF PALM SPRINGS, FLORIDA

3.) THE ACCESS EASEMENT SHOWN ON LOT 1A IS FOR VEHICULAR ACCESS, INGRESS AND EGRESS BUT NOT FOR PARKING, TO AND FROM CONGRESS AVENUE AND LOT 1A AND LOT 2A.

(AS TO LOT 1A) IN WITNESS WHEREOF RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President (POSITION) AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS

THIS 23rd DAY OF February, 2015.

WITNESS: [Signature]  
WITNESS: [Signature]

RACETRAC PETROLEUM, INC. A GEORGIA CORPORATION  
[Signature]  
NAME: GILL MILAN POSITION: PRESIDENT



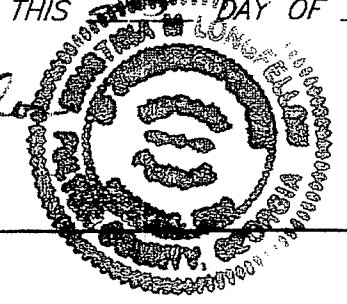
### ACKNOWLEDGEMENT:

STATE OF GEORGIA COUNTY OF Cobb

BEFORE ME PERSONALLY APPEARED Gill Milan (NAME), President (POSITION), WHO IS KNOWN TO ME OR HAS PRODUCED Company Letter AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President (POSITION) OF RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION, 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 COMPANY.

WITNESS MY HAND OFFICIAL SEAL THIS 30th DAY OF February, 2015.

BY: Katrina M. Goff  
NOTARY PUBLIC



(AS TO LOT 2A)

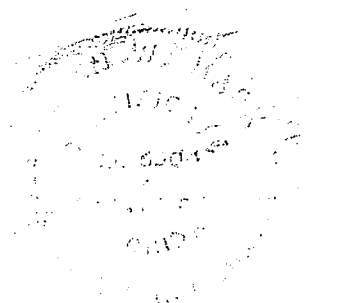
IN WITNESS WHEREOF RUDOLPH J. STEMLINGER and MATTHIAS STEMLINGER, HAS CAUSED THESE PRESENTS TO BE SIGNED.

THIS 3rd DAY OF April, 2015.

WITNESS: [Signature]  
WITNESS: [Signature]  
WITNESS: [Signature]  
WITNESS: [Signature]

NAME: Rudolf J. Stemplinger  
RUDOLF J. STEMLINGER  
NAME: Matthias Stemplinger  
MATTHIAS STEMLINGER

GLENN W MARK



### SURVEYORS 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 PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT SAID SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH APPLICABLE CHAPTER 5J-17.050, ET AL, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

BY: [Signature] DATE: February 16, 2015  
ROBERT BLOOMSTER JR. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4134 STATE OF FLORIDA

[Signature]  
DORIS GUNTHER FOR RAY SMITH

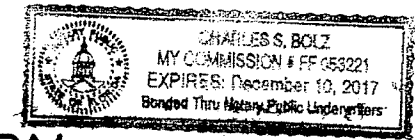
### ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED RUDOLF J. STEMLINGER AND MATTHIAS STEMLINGER, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Deed of Sale AND FL Deed of Sale AS IDENTIFICATION WHO WAS EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND OFFICIAL SEAL THIS 3rd DAY OF April, 2015.

BY: [Signature]  
NOTARY PUBLIC



### TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, Doreen J. Ortega, A DULY LICENSED TITLE OFFICER 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 BE VESTED IN RACETRAC PETROLEUM, INC., A GEORGIA CORPORATION (AS TO LOT 1A); LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND RUDOLPH J. STEMLINGER AND MATTHIAS STEMLINGER (AS TO LOT 2A); THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH 15th DAY OF January, 2015; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORDS, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF A SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 4/2/2015

BY: [Signature]  
NAME: Doreen J. Ortega  
STATE OF Florida  
LICENSE NO: A197176

### VILLAGE OF PALM SPRINGS APPROVAL:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF May, 2015.

BY: [Signature] REV SMITH, MAYOR  
BY: [Signature] VIRGINIA WALTON, VILLAGE CLERK

### REVIEWING SURVEYORS APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.08 (1) FLORIDA STATUTES, TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECTS ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

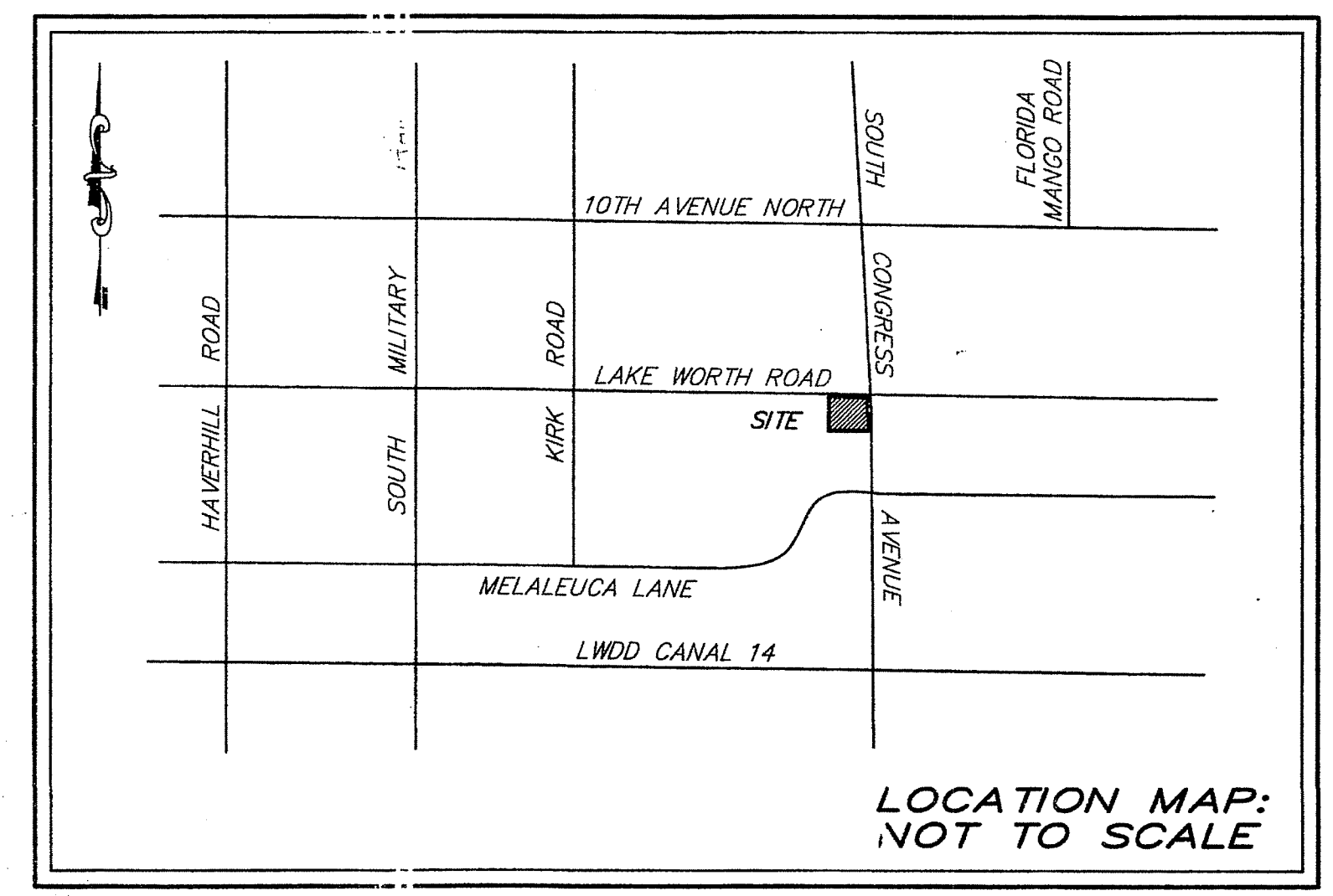
BY: [Signature] DATE: 5/4/15

GLENN MARK PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 5304 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY ROBERT BLOOMSTER JR. PROFESSIONAL SURVEYOR AND MAPPER NO. 4134 STATE OF FLORIDA IN THE OFFICE OF BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. 641 NORTHEAST SPENCER STREET JENSEN BEACH, FLORIDA 34957 OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283 LICENSED BUSINESS NO. 6018

STATE PLANE DATA. COORDINATES SHOWN ARE 1983 DATUM DATUM - NAD 83, 1990 ADJUSTMENT ZONE = EAST, TRANSVERSE MERCATOR PROJECTION LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE SCALE FACTOR = 1.0000427 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

- SURVEYORS NOTES: 1. 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 GRAPHICAL OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 2. BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF S01°23'52"W ALONG THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, BASED ON 83/90 STATE PLANE COORDINATE SYSTEM, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 3. 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. 4. BUILDING SETBACKS SHALL CONFORM TO THE VILLAGE OF PALM SPRINGS ZONING ORDINANCES. 5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. 6. THE 10 FOOT UTILITY EASEMENT AS SHOWN ON THE AMENDED PLAT OF LAKE AVENUE GARDENS, PLAT BOOK 14, PAGE 64, PALM BEACH COUNTY RECORDS, SAID EASEMENTS BEING THE SOUTH 10 FEET OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10; AND THE WEST 5 FEET OF LOTS 14, 15 AND 16; AND THE EAST 5 FEET OF LOTS 11, 12 AND 13 ARE HEREBY VACATED AND ABANDONED PER THIS PLAT. 7. A. ACCESS EASEMENT AGREEMENT BY AND BETWEEN COUNTY REALTY AND RACETRAC PETROLEUM, INC. AS PER AGREEMENT FILED IN OFFICIAL RECORDS BOOK 26600, PAGE 180B, PALM BEACH COUNTY PUBLIC RECORDS, DATED: FEBRUARY 6, 2014. B. ACCESS EASEMENT AGREEMENT BY AND BETWEEN RUDOLPH J. STEMLINGER AND MATTHIAS STEMLINGER AND RACETRAC PETROLEUM, INC. AS PER AGREEMENT FILED IN OFFICIAL RECORDS BOOK 26600, PAGE 1817, PALM BEACH COUNTY PUBLIC RECORDS, DATED: FEBRUARY 16, 2014. 8. 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.



LOCATION MAP: NOT TO SCALE