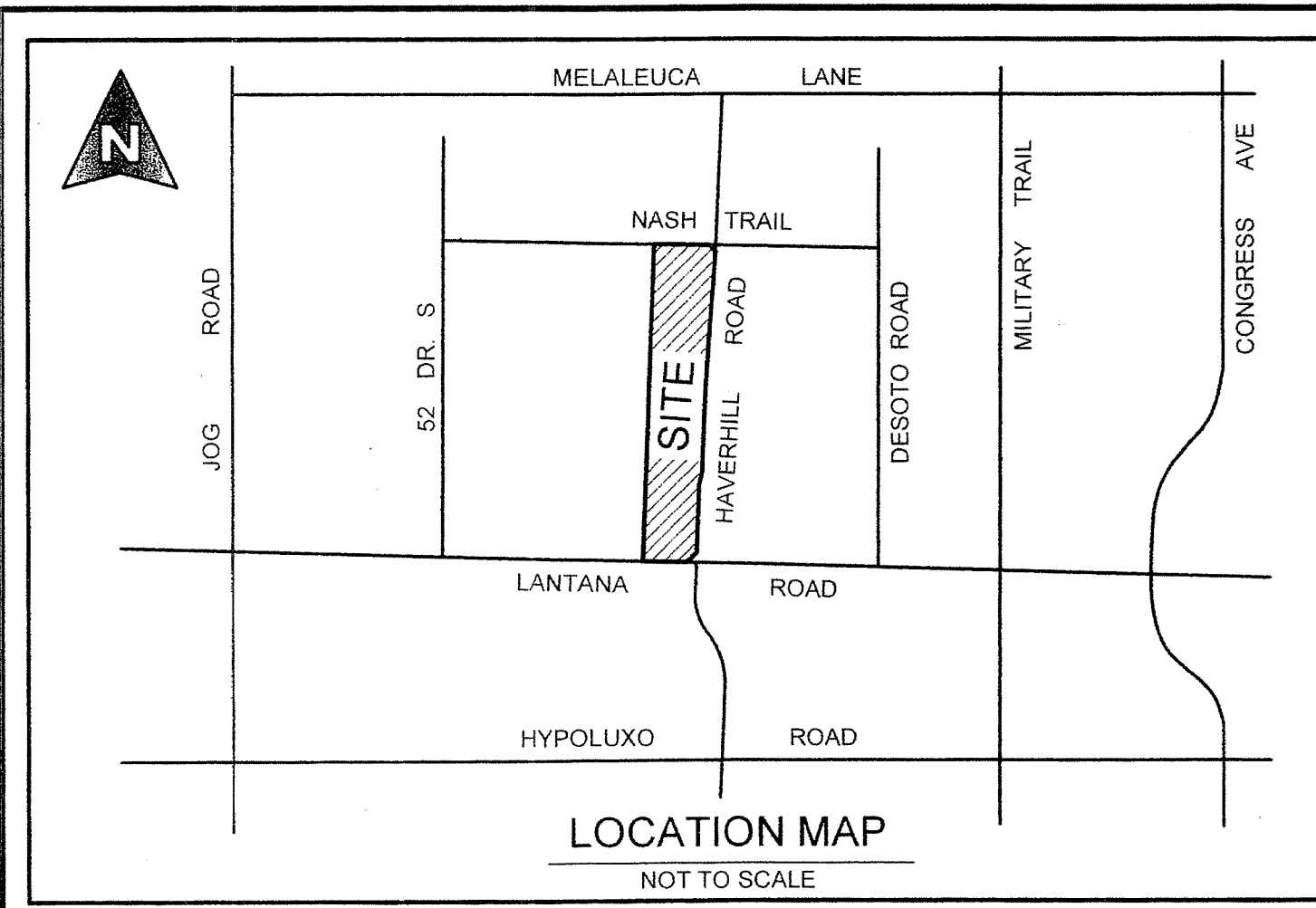


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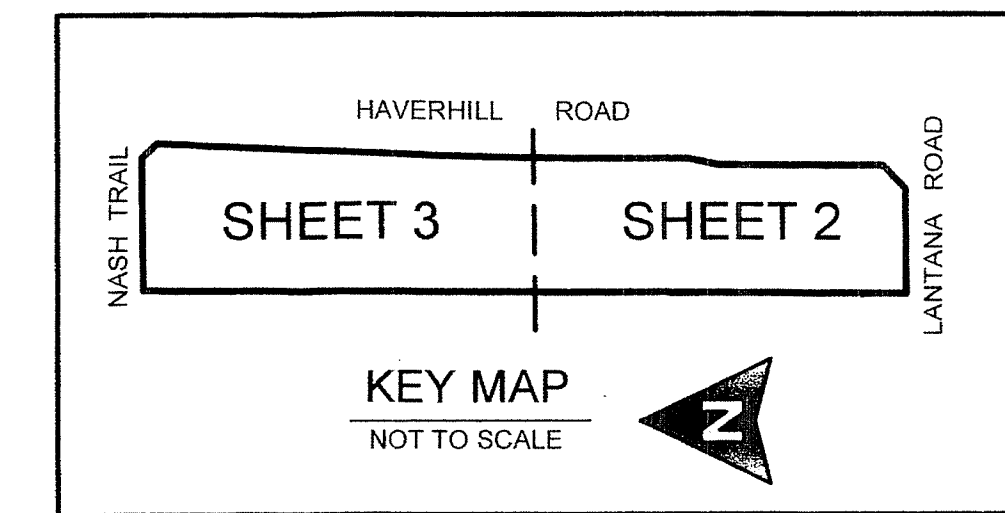


5854-000

RACEWAY MARKET

LYING IN THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

SHEET 1 OF 3



55

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT 12:49 P.M. THIS 29 DAY OF February 2016 AND DULY RECORDED IN PLAT BOOK NO. ON PAGE 35 THRU 37



SHARON R. BOCK, CLERK AND COMPTROLLER BY: *Wanda R. Gordon*

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT GLENN I. RASMUSSEN, TRUSTEE OF THE CURTIS A. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 7, 2006 AND GLENN I. RASMUSSEN, TRUSTEE OF THE LILLIAN E. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 5, 2006, AS OWNER OF THE LAND SHOWN HEREON AS RACEWAY MARKET, LYING IN THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE NORTH 88° 26' 25" WEST ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 336.27 FEET, THENCE NORTH 02° 07' 22" EAST, A DISTANCE OF 60.50 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD AS RECORDED IN OFFICIAL RECORD BOOK 12022, PAGE 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE SOUTH 88° 26' 25" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 177.70 FEET, THENCE NORTH 46° 51' 16" EAST ALONG THE SAFE TRIANGLE RIGHT-OF-WAY LINE AT THE INTERSECTION OF SAID LANTANA ROAD AND HAVERRILL ROAD AS RECORDED IN OFFICIAL RECORD BOOK 12022, PAGE 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 56.28 FEET, THENCE NORTH 02° 08' 57" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HAVERRILL ROAD, A DISTANCE OF 280.82 FEET, THENCE CONTINUE NORTH 13° 27' 33" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF HAVERRILL ROAD, A DISTANCE OF 50.99 FEET, THENCE NORTH 02° 08' 57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF HAVERRILL ROAD, A DISTANCE OF 136.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 8943.75 FEET, THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 31' 19", A DISTANCE OF 393.24 FEET TO A POINT OF TANGENCY, THENCE NORTH 04° 40' 06" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF HAVERRILL ROAD, A DISTANCE OF 344.92 FEET, THENCE NORTH 42° 05' 19" WEST, A DISTANCE OF 36.41 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NASH TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 1689, PAGES 893 AND 894, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88° 50' 44" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NASH TRAIL, A DISTANCE OF 223.32 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, THENCE SOUTH 02° 07' 22" WEST ALONG SAID WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, A DISTANCE OF 1298.98 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6.85 ACRES OR 298,584 SQUARE FEET, MORE OR LESS.

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

EASEMENTS

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.

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 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 ASSIGNS (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 STATIONS, AND ADVERTISING THE OWNER, ITS SUCCESSORS AND ASSIGNS (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.

THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL 1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF PARCEL 1, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID OWNERS OF PARCEL 1, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS

PARCELS 1 AND 2, AS SHOWN HEREON, ARE HEREBY RESERVED BY GLENN I. RASMUSSEN, TRUSTEE OF THE CURTIS A. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 7, 2006 AND GLENN I. RASMUSSEN, TRUSTEE OF THE LILLIAN E. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 5, 2006, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GLENN I. RASMUSSEN, TRUSTEE OF THE CURTIS A. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 7, 2006 AND GLENN I. RASMUSSEN, TRUSTEE OF THE LILLIAN E. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 5, 2006, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "S" AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF PARCEL 1 AND PARCEL 2, THEIR SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARCEL OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS SET FORTH IN THE DECLARATION OF UNITY OF CONTROL, AS RECORDED IN OFFICIAL RECORDS BOOK 27512, PAGE 1226 OF PALM BEACH COUNTY, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "W" AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF PARCEL 1, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PARCEL OWNER, ITS SUCCESSORS AND ASSIGNS, AS SET FORTH IN THE DECLARATION OF UNITY OF CONTROL, AS RECORDED IN OFFICIAL RECORDS BOOK 27512, PAGE 1226 OF PALM BEACH COUNTY, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I GLENN I. RASMUSSEN, TRUSTEE, DO HERETO SET MY HAND AND SEAL THIS 15th DAY OF July, 2015.

GLENN I. RASMUSSEN, TRUSTEE OF THE CURTIS A. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 7, 2006.

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN I. RASMUSSEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE FOR THE CURTIS A. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 7, 2006 AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF July, 2015.

MY COMMISSION EXPIRES: 2/26/17
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. EE878376

GLENN I. RASMUSSEN, TRUSTEE OF THE LILLIAN E. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 5, 2006.

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*

WITNESS: *[Signature]*
PRINTED NAME: *[Name]*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GLENN I. RASMUSSEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE FOR THE LILLIAN E. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 5, 2006 AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSE THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF July, 2015.

MY COMMISSION EXPIRES: 7/26/17
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. EE878376

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN GLENN I. RASMUSSEN, TRUSTEE OF THE CURTIS A. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 7, 2006 AND GLENN I. RASMUSSEN, TRUSTEE OF THE LILLIAN E. RASMUSSEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 5, 2006, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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 DEPICTED BY THIS PLAT.

DATE: 7/20/2015
12/1/2015
BY: *[Signature]*
DEBBIE ORTEGA, DIRECTOR, Vice President

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), F.S., THIS 25th DAY OF February, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.

[Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

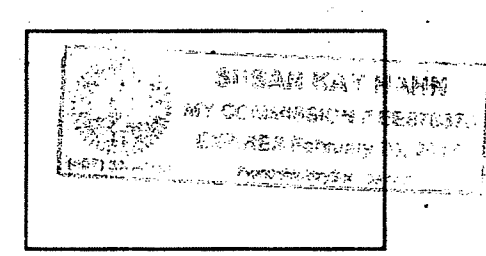
SURVEYOR'S CERTIFICATE

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"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.09(1)(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

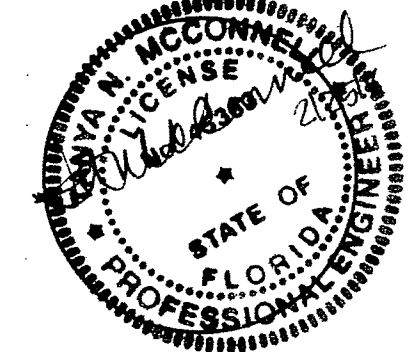
DATE: 7/20/2015
[Signature]
LESLIE C. BISPOTT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5698
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

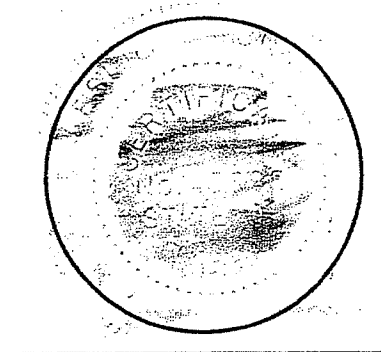
DEDICATION
NOTARY



COUNTY ENGINEER

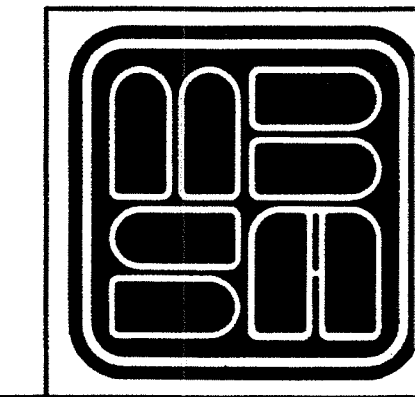


SURVEYOR



SITE DATA	
CONTROL NUMBER	2012-00253
LAND USE	COMMERCIAL LOW (CL)
ZONING	COMMUNITY COMMERCIAL (CC)
PROPERTY CONTROL NUMBERS	00-42-44-35-00-000-5610, 00-42-44-35-00-000-5160, 00-42-44-35-00-000-5620, 00-42-44-35-00-000-5830

SHEET 1 OF 3



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 942-9726 LB# 2438

RACEWAY MARKET