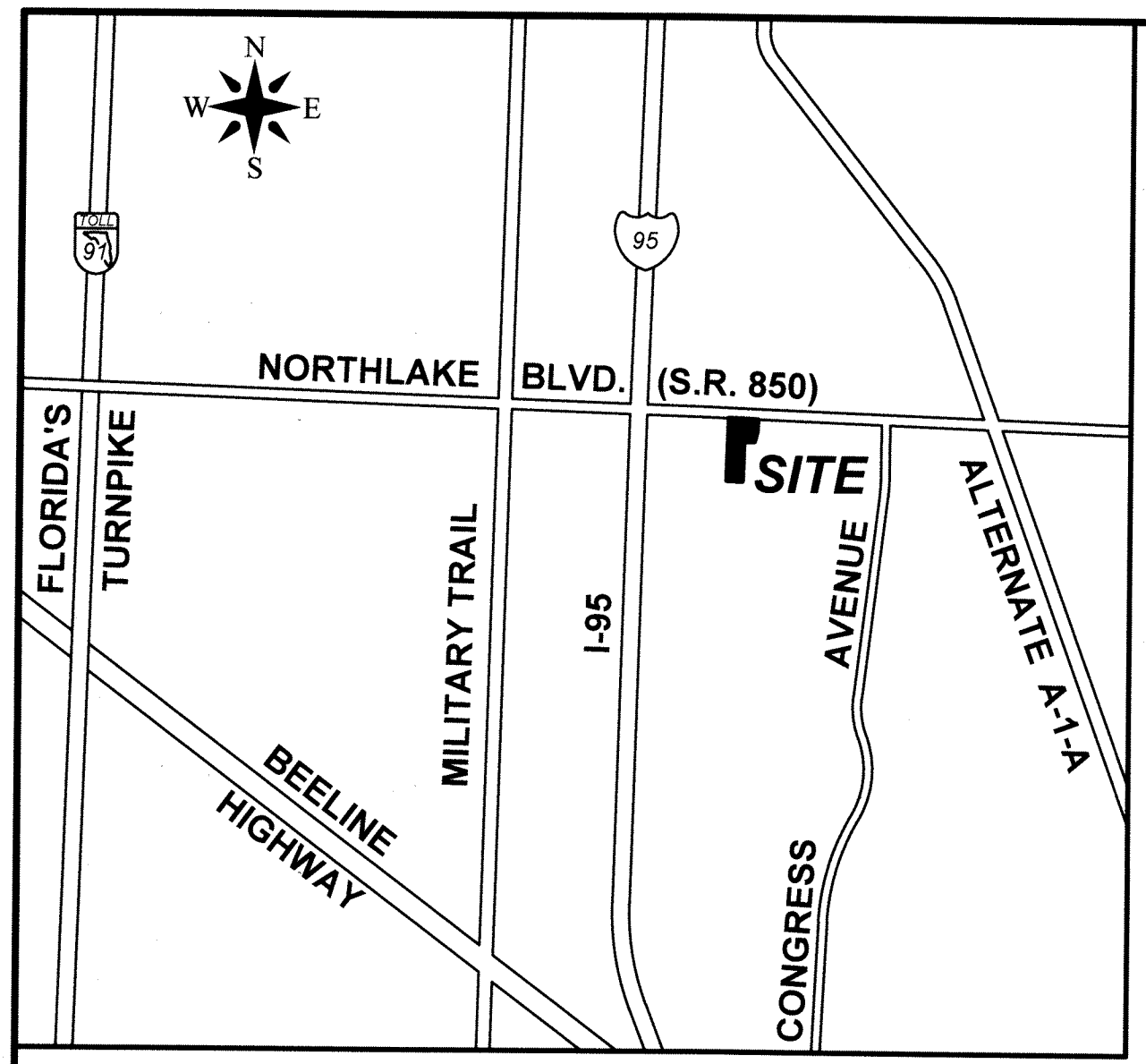


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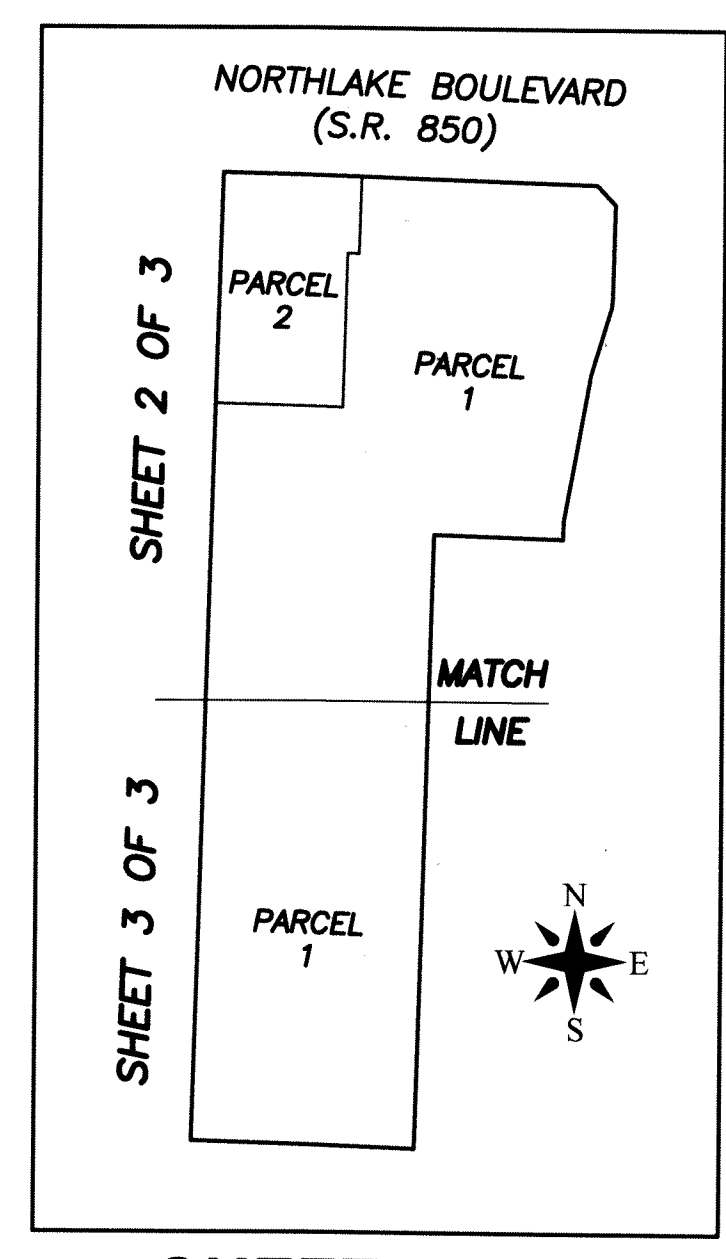
# NAPLETON KIA

Lying in Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida.



VICINITY SKETCH (NOT TO SCALE)

**SITE DATA:**  
CONTROL No.: 1987-00041



**SHEET INDEX**  
(SCALE: 1"=250')

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:44 A.M.  
THIS 14 DAY OF JUNE  
A.D. 2017 AND DULY RECORDED  
IN PLAT BOOK 124 ON  
PAGES 20 AND 22  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY Mani R. Hester  
DEPUTY CLERK

SHEET 1 OF 3



**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT NORTH PALM MOTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS NAPLETON KIA, LYING IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTH ONE QUARTER SECTION CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.  
THENCE NORTH 88° 27' 22" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 331.69 FEET TO A POINT.  
THENCE SOUTH 01° 30' 38" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD (STATE ROAD 850), FORMERLY KNOWN AS LAKE PARK WEST ROAD;  
THENCE NORTH 88° 27' 22" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 149.96 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9181, PAGE 169, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALSO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LYNDALE LANE AS RECORDED IN OFFICIAL RECORDS BOOK 5599, PAGE 1104, THENCE SOUTH 01° 30' 38" WEST, ALONG THE EAST LINE OF SAID PARCEL CONVEYED TO PALM BEACH COUNTY AND SAID WEST RIGHT-OF-WAY LINE OF LYNDALE LANE, A DISTANCE OF 24.59 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE (SAID WEST RIGHT-OF-WAY LINE BEING COMMON WITH THE EASTERLY LIMITS OF A PARCEL OF LAND DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 6404, PAGE 952 AND OFFICIAL RECORDS BOOK 11454, PAGE 220, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THROUGH THE FOLLOWING FIVE (5) COURSES:  
SOUTH 01° 30' 38" WEST, A DISTANCE OF 121.60 FEET;  
THENCE SOUTH 05° 11' 45" WEST, A DISTANCE OF 11.79 FEET;  
THENCE SOUTH 16° 53' 50" WEST, A DISTANCE OF 91.28 FEET;  
THENCE SOUTH 10° 16' 50" WEST, A DISTANCE OF 193.98 FEET;  
THENCE SOUTH 01° 31' 30" WEST, A DISTANCE OF 23.14 FEET;  
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE ALONG THE SOUTHERLY AND EASTERLY LIMITS OF SAID PARCEL DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 6404, PAGE 952 AND OFFICIAL RECORDS BOOK 11454, PAGE 220, THROUGH THE FOLLOWING THREE (3) COURSES:  
NORTH 88° 27' 22" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 19, A DISTANCE OF 168.50 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 125 FEET OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19; AS SAID EAST LINE IS PRESENTLY OCCUPIED AND DESCRIBED IN SAID DEEDS; THENCE SOUTH 01° 31' 14" WEST, ALONG SAID EAST LINE, A DISTANCE OF 799.06 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19 AS SHOWN ON THE PLAT OF PARKWAY VILLAGE AS RECORDED IN PLAT BOOK 37, PAGE 41 AND 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88° 12' 05" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 291.76 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19 AS DESCRIBED IN SAID DEEDS RECORDED IN OFFICIAL RECORDS BOOK 6404, PAGE 952 AND OFFICIAL RECORDS BOOK 11454, PAGE 220; THENCE NORTH 01° 32' 46" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1258.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHLAKE BOULEVARD AS SHOWN ON ROAD PLAT BOOK 1, PAGE 148, SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID SOUTH RIGHT-OF-WAY LINE BEING 75.00 SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19; THENCE SOUTH 88° 27' 22" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 489.18 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9181, PAGE 169, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 43° 28' 22" EAST, ALONG THE SOUTHWEST LINE OF SAID PARCEL, A DISTANCE OF 35.35 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 10.546 ACRES, MORE OR LESS.

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

**PARCELS 1 & 2**

PARCELS 1 & 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR NORTH PALM MOTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THESE PARCELS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF THE ABOVE-NAMED ILLINOIS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 14 DAY OF JUNE, 2017.

BY: NORTH PALM MOTORS, LLC,  
AN ILLINOIS LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA.

WITNESS: Robert Cajal  
ROBERT CAJAL  
PRINTED NAME

BY: Bruce C. Etheridge  
BRUCE C. ETHERIDGE,  
AUTHORIZED REPRESENTATIVE

WITNESS: Mani R. Hester  
Mani R. Hester  
PRINTED NAME

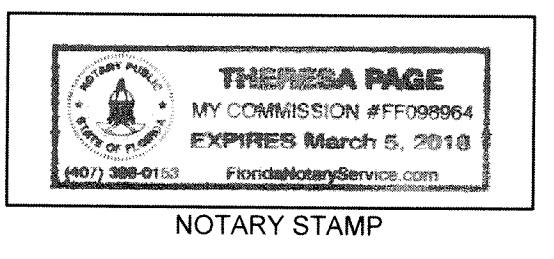
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRUCE C. ETHERIDGE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Illinois Driver License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF NORTH PALM MOTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF JUNE, 2017.

March 5 2018  
MY COMMISSION EXPIRES:  
#FF09964  
MY COMMISSION NO.:



Theresa Page  
SIGNATURE OF NOTARY PUBLIC  
Theresa Page  
PRINTED NAME OF NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LAWRENCE W. SMITH, 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 NORTH PALM MOTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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.

DATED THIS 14 DAY OF JUNE, 2017.

Lawrence W. Smith  
LAWRENCE W. SMITH, ESQUIRE  
FLORIDA BAR NUMBER 310182

**SURVEYOR & MAPPER'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) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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.

DATED THIS 15 DAY OF JUNE, 2017.

Craig L. Wallace  
CRAIG L. WALLACE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER LS 3357

**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 14 DAY OF JUNE, 2017, 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, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

**NOTES:**

- 1. COORDINATES SHOWN ARE GRID.
- 2. DATUM = NAD 83, 1990 ADJUSTED.
- 3. ZONE = FLORIDA EAST
- 4. LINEAR UNIT = US SURVEY FEET
- 5. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- 6. ALL DISTANCES ARE GROUND.
- 7. SCALE FACTOR = 1.00004160. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 8. BEARINGS SHOWN HEREON ARE GRID (1972 P.B.C. FREE ADJUSTMENT) AND ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD AS SHOWN ON WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 5599, PAGE 1104 AND OFFICIAL RECORDS BOOK 9181, PAGE 169, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 88°27'22" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 9. BEARING ROTATION EQUATION: 00°00'05" COUNTER CLOCKWISE ROTATION 1972 P.B.C. FREE ADJUSTMENT (DEED) TO NAD 1983/1990 ADJUSTMENT.
- 10. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 11. 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 EASEMENT SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 12. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

**PREPARING SURVEYOR & MAPPER'S STATEMENT**

THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL  
WALLACE SURVEYING CORPORATION  
LICENSED BUSINESS NUMBER 4569  
5553 VILLAGE BOULEVARD  
WEST PALM BEACH, FL 33407  
561/640-4551

**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 Palm Beach County.

NORTH PALM MOTORS, LLC SEAL	SURVEYOR'S SEAL	COUNTY ENGINEER'S SEAL

<b>WALLACE SURVEYING</b> CORP. LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407   (561) 640-4551			
FIELD:	JOB No.: 88-1538.8	F.B.	PG.
OFFICE: R.C.	DATE: FEBRUARY 2017	DWG. No.:	88-1538-2
CK'D:	REF.: 88-1538-2-DWG	SHEET 1 OF 3	