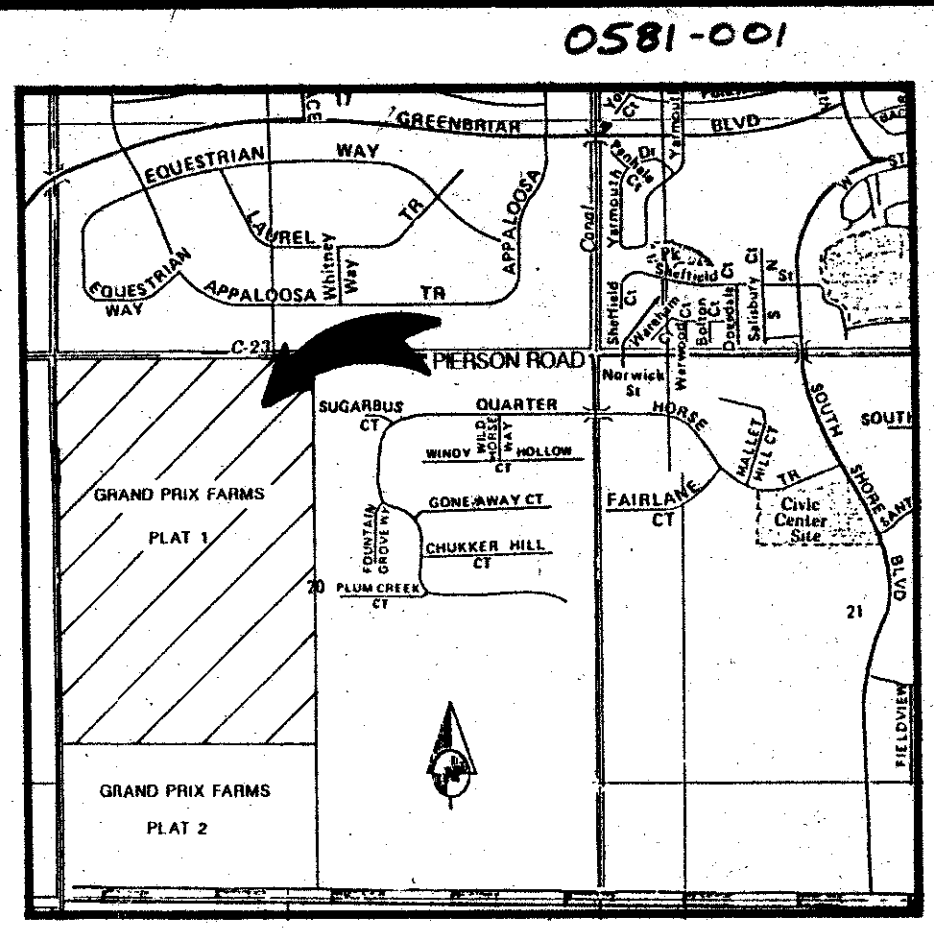


# GRAND PRIX FARMS, PLAT NO. 1, P. R. D.

LYING IN THE WEST ONE HALF OF SECTION 20  
TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA

SHEET NO. 1 OF 4 SHEETS  
APRIL 1990



14

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 3:58 PM  
on 27th day of Nov.  
1990, and duly recorded in Plat Book No.  
67 on pages 14 thru 17  
JOHN B. DUNKLE, Clerk Circuit Court  
Richard A. Platt, D.C.

- LEGEND
- BLK = BLOCK
  - R/W = RIGHT-OF-WAY
  - P.C. = POINT OF CURVATURE
  - P.E.C. = PALM BEACH COUNTY
  - NO. = NUMBER
  - P.U.D. = PLANNED UNIT DEVELOPMENT
  - P.R.D. = PLANNED RESIDENTIAL DEVELOPMENT
  - ± = MORE OR LESS
  - A = ARC LENGTH
  - Δ = CENTRAL ANGLE
  - R = RADIUS
  - CL = CENTERLINE
  - D.U. = DWELLING UNIT

### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT GRAND PRIX ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LAND SHOWN HEREON AS GRAND PRIX FARMS PLAT NO. 1 - P.R.D., LYING IN THE WEST ONE HALF OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED ON THIS PAGE UNDER DESCRIPTION; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY C-2 AND C-23 (PIERSON ROAD) AS SHOWN HEREON ARE FOR PUBLIC ROAD PURPOSES, UTILITIES, DRAINAGE, WATER, AND SEWER ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

GRAND PRIX DRIVE AND OLD HAMPTON DRIVE AS SHOWN HEREON ARE FOR PRIVATE ROAD PURPOSES, UTILITIES, DRAINAGE, WATER AND SEWER AND ARE HEREBY DEDICATED TO GRAND PRIX FARMS OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS.

THE WATER AND SEWER EASEMENTS, AS SHOWN, ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE LIFT STATION EASEMENTS AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF LIFT STATION FACILITIES AND ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE DRAINAGE EASEMENTS, LIMITED COMMON LAKE AREA, WATER MANAGEMENT AND LAKE MAINTENANCE EASEMENTS, AND WATER MANAGEMENT ACCESS EASEMENT AS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND WATER MANAGEMENT FACILITIES AND ARE HEREBY DEDICATED TO GRAND PRIX FARMS OWNERS ASSOCIATION, INC. FOR PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. HOWEVER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.

BRIDLE EASEMENTS AS SHOWN ARE FOR BRIDLE TRAILS, AND OPEN SPACE PURPOSES AND ARE HEREBY RESERVED TO GRAND PRIX FARMS OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PEDESTRIAN EASEMENTS AS SHOWN ARE FOR PEDESTRIAN WAYS AND OPEN SPACE PURPOSES AND ARE HEREBY RESERVED TO GRAND PRIX FARMS OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, FIRESTONE CORPORATION OF VIRGINIA, INC., A VIRGINIA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AS GENERAL PARTNER OF SAID LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF August, 1990.

GRAND PRIX ASSOCIATES, LTD.,  
A FLORIDA LIMITED PARTNERSHIP

BY: FIRESTONE CORPORATION OF VIRGINIA, INC.  
A VIRGINIA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER

BY: STEVEN A. GOGOLA, VICE PRESIDENT

ATTEST: George A. Schaller  
GEORGE A. SCHALLER, VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN A. GOGOLA AND GEORGE A. SCHALLER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS OF FIRESTONE CORPORATION OF VIRGINIA, INC., A VIRGINIA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND WHO SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION AS GENERAL PARTNER IN SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF August, 1990.

MY COMMISSION EXPIRES July 29, 1994

Carol A. Culpepper  
NOTARY PUBLIC, STATE OF FLORIDA

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ROBERT L. CRANE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GRAND PRIX ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Robert L. Crane  
ROBERT L. CRANE, ATTORNEY AT LAW  
LICENSED IN FLORIDA - DATE OCT. 31, 1990

### LAND USE:

(PETITION NO. 89-124)

ACME IMPROVEMENT DISTRICT R/W.....	7.629	ACRES ±
PRIVATE ROAD TRACTS.....	14.607	ACRES ±
RESIDENTIAL LOTS (66).....	224.993	ACRES ±
TOTAL.....	247.229	ACRES ±

DENSITY..... 0.27 UNITS/ACRES

### NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.L.S. 2297)
  - DENOTES PERMANENT CONTROL POINT (P.C.P. 2297)
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 89 DEGREES 37 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20 TOWNSHIP 44 SOUTH RANGE 41 EAST.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS, NOR ANY KIND OF CONSTRUCTION, SHALL BE PLACED ON UTILITY, DRAINAGE OR WATER AND SEWER EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON WATER MANAGEMENT AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCES 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USES, WATER AND SEWER EASEMENTS OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER FACILITIES WITHIN UTILITY EASEMENTS AS SHOWN HEREON.

WHERE DRAINAGE, UTILITY, WATER, OR SEWER EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY OR WATER AND SEWER EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

WHEN PERMANENT CONTROL POINTS (P.C.P.'s) AS SHOWN HEREON CANNOT BE SET DUE TO CONFLICTS WITH SANITARY SEWER MANHOLES, FOUR (4) REFERENCE POINTS SHALL BE SET.

LOT LINES INTERSECTING CURVES, ARE NOT RADIAL UNLESS OTHERWISE INDICATED.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### APPROVALS:

PALM BEACH COUNTY BOARD OF COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Nov, 1990.

BY: Karen Marcus  
KAREN MARCUS, CHAIR

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: Dr. J. D. Dinkler  
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF Nov, 1990.

BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E. COUNTY ENGINEER

### DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST ONE HALF OF SECTION 20 TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST ONE QUARTER (N.W. 1/4) AND THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. LESS THE SOUTH 1369.98 FEET THEREOF.

CONTAINING 247.229 ACRES MORE OR LESS.

### MORTGAGEE'S CONSENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT DATED JULY 17, 1989 AND RECORDED JULY 20, 1989 IN OFFICIAL RECORD BOOK 6136, PAGE 358, AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 6511, PAGE 190, AND THAT CERTAIN MORTGAGE SECURITY AGREEMENT DATED JULY 3, 1990 AND RECORDED JULY 9, 1990 IN OFFICIAL RECORD BOOK 6511, PAGE 198, WHICH TWO MORTGAGES WERE COMBINED AND CONSOLIDATED RECORDED JULY 9, 1990 IN OFFICIAL RECORD BOOK 6511, PAGE 219, ALL AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH MORTGAGES ENCUMBER THE PROPERTY DESCRIBED HEREIN AND THE UNDERSIGNED DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT SAID MORTGAGES SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS PRESIDENT AND ATTESTED TO BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF August, 1990.

ATTEST:

Masao Moriya  
HIRONOBU SUZUKI, EXECUTIVE VICE PRESIDENT

KAWASAKI LEASING INTERNATIONAL INC.  
A DELAWARE CORPORATION

BY: Masao Moriya  
MASAO MORIYA, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF NEW YORK  
COUNTY OF NEW YORK

BEFORE ME PERSONALLY APPEARED MASAO MORIYA AND HIRONOBU SUZUKI, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE PRESIDENT, RESPECTIVELY, OF KAWASAKI LEASING INTERNATIONAL, INC., A DELAWARE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF August, 1990.

MY COMMISSION EXPIRES: February 28, 1991

James H. Schnittger  
NOTARY PUBLIC, STATE OF NEW YORK

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS 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 THE REQUIREMENTS OF PART 1, CHAPTER 177 FLORIDA STATUTES AS AMENDED, THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (RULE 11HH-6 FLORIDA ADMINISTRATIVE CODE) AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8-16-90

Paul J. Fotorny  
PAUL J. FOTORNY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 2297

0581-001

THIS INSTRUMENT PREPARED BY:  
PAUL J. FOTORNY OF DAILEY-FOTORNY, INC.  
5050 10TH AVENUE NORTH, SUITE B  
LAKE WORTH, FLORIDA 33463

DAILEY-FOTORNY, INC.  
land surveyors, planners, engineers  
5050 10th Avenue North, Suite B - Lake Worth, Florida 33463  
Phone 562-8787

TAX 728

SUBMISSION - GRAND PRIX PLAT NO. 1, P.R.D. PAGE 14 FLOOD MAP - ICCD COORDS REPT/SE 8/17/90 78 ZIP 33463-3414