

ATLAS AUTO SERVICE

BEING A REPLAT OF A PORTION OF LOTS 1, 2, 52 AND 53, GRAMMES HOMESITES, AS RECORDED IN PLAT BOOK 21, PAGE 91, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

JULY 1998 SHEET 1 OF 1

EWING AND SHIRLEY, INC.

SURVEYORS AND MAPPERS
2166 JOG ROAD
WEST PALM BEACH, FLORIDA, 33415
TELE: (561) 968-0421 • FAX (561) 968-0478

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10484, PAGE 474 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF February, 1999.

ATTEST: Paula Campbell
PAULA CAMPBELL, VICE PRESIDENT
BY: Fabiola Brunley
FABIOLA BRUNLEY, its Vice President

ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FABIOLA BRUNLEY AND PAULA CAMPBELL, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF NATIONS BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 8th DAY OF February, 1999.

MY COMMISSION EXPIRES: 5/28/2001
James Harden
NOTARY PUBLIC

ACKNOWLEDGEMENT

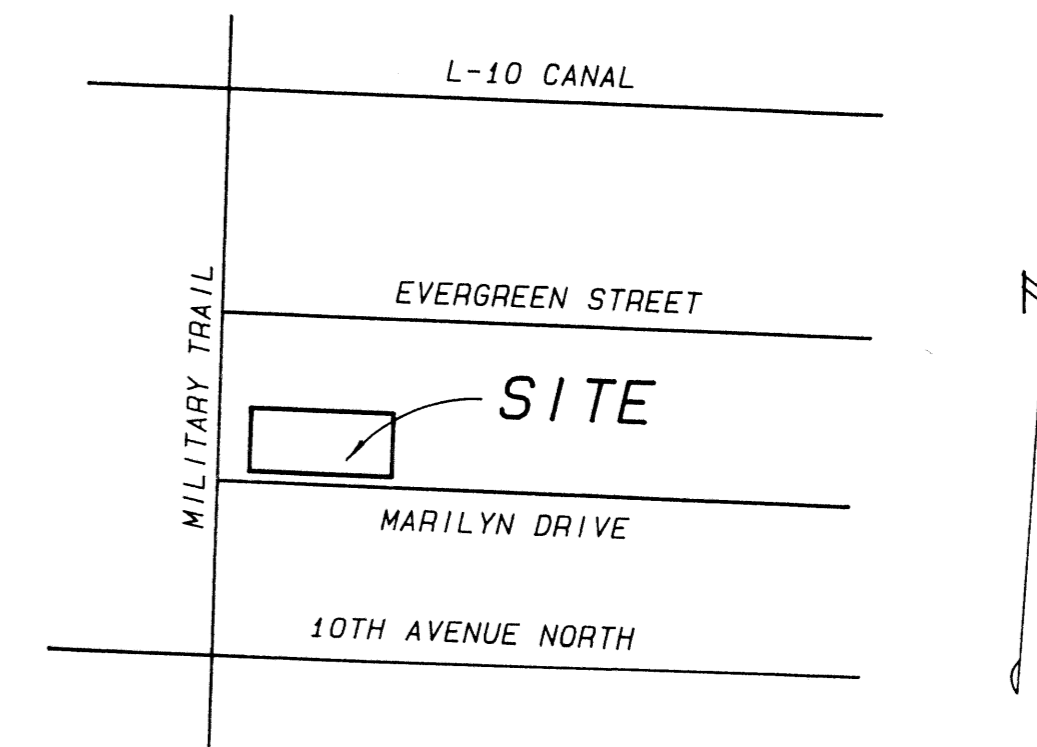
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM EMPKE III AND MARIE P. EMPKE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED RESPECTIVELY, AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February, 1999.

MY COMMISSION EXPIRES: APRIL 4, 2000
Margaret F. Quevedo
NOTARY PUBLIC
#CC 545400

FOUND P.B.C. DISK IN CONCRETE "RUNNER"
N=836726.353
E=948590.529



LOCATION MAP
NOT TO SCALE

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 8th DAY OF February, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DANIEL L. MONAHAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AS AGENT FOR ATTORNEYS TITLE INSURANCE FUND, INC., 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 WILLIAM EMPKE, III AND MARIE P. EMPKE, HIS WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: January 15th, 1999

Daniel L. Monahan
DANIEL L. MONAHAN, AS AGENT FOR
ATTORNEYS TITLE INSURANCE FUND, INC.

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) AND MONUMENTS ACCORDING TO SECTION 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.

DATE: MARCH 4, 1999

Kent W. Ewing, Jr.
KENT W. EWING, JR.
REGISTERED SURVEYOR NO. 3824
STATE OF FLORIDA

NOTES

- BEARINGS, AS SHOWN HEREON, ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING AN ASSUMED BEARING OF SOUTH 01° 37' 36" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.R.M. NO. 3884
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING ORDINANCES.
- EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- 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.

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT FLORIDA EAST ZONE. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. LINEAR UNIT = US SURVEY FOOT. ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.000374. N01°-37'-36"E (PLAT BEARING) (CENTERLINE OF MILITARY TRAIL). N01°-37'-36"E (00°00'47" CLOCKWISE BEARING ROTATION (PLAT TO GRID)).

THIS INSTRUMENT WAS PREPARED BY KENT W. EWING, JR. IN THE OFFICE OF EWING AND SHIRLEY, INC. 2166 JOG ROAD WEST PALM BEACH, FLORIDA 33415

0 15' 30' 60' 90' 120'

GRAPHIC SCALE
SCALE 1"=30'

DEDICATION NOTARY MORTGAGEE MORTGAGEE COUNTY ENGINEER SURVEYOR

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM EMPKE, III AND MARIE P. EMPKE, HIS WIFE, OWNERS OF LAND SHOWN HEREON BEING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ATLAS AUTO SERVICE, BEING A REPLAT OF A PORTION OF LOTS 1, 2, 52 AND 53, GRAMMES HOMESITES, AS RECORDED IN PLAT BOOK 21, PAGE 91, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 52 AND 53, GRAMMES HOMESITES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 91, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

LESS HOWEVER, THE WESTERLY 3.0 FEET OF SAID LOTS 1 AND 2 FOR RIGHT OF WAY FOR MILITARY TRAIL.

ALSO LESS HOWEVER, THE WEST 7.0 FEET OF THE EAST 109 FEET OF THE WEST 112 FEET OF SAID LOTS 1 AND 2 FOR RIGHT OF WAY FOR MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 3002, PAGE 1764 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS HOWEVER A PARCEL OF LAND BEING A PORTION OF LOT 2, GRAMMES HOMESITES, AS RECORDED IN PLAT BOOK 21, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID LOT 2, BEAR SOUTH 87° 46' 08" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID LOT 2, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF SAID MILITARY TRAIL; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE, NORTH 01° 37' 36" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 24.73 FEET; THENCE, SOUTH 43° 03' 47" EAST, A DISTANCE OF 35.16 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;

THENCE, NORTH 87° 46' 08" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 24.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.729 ACRES, MORE OR LESS.

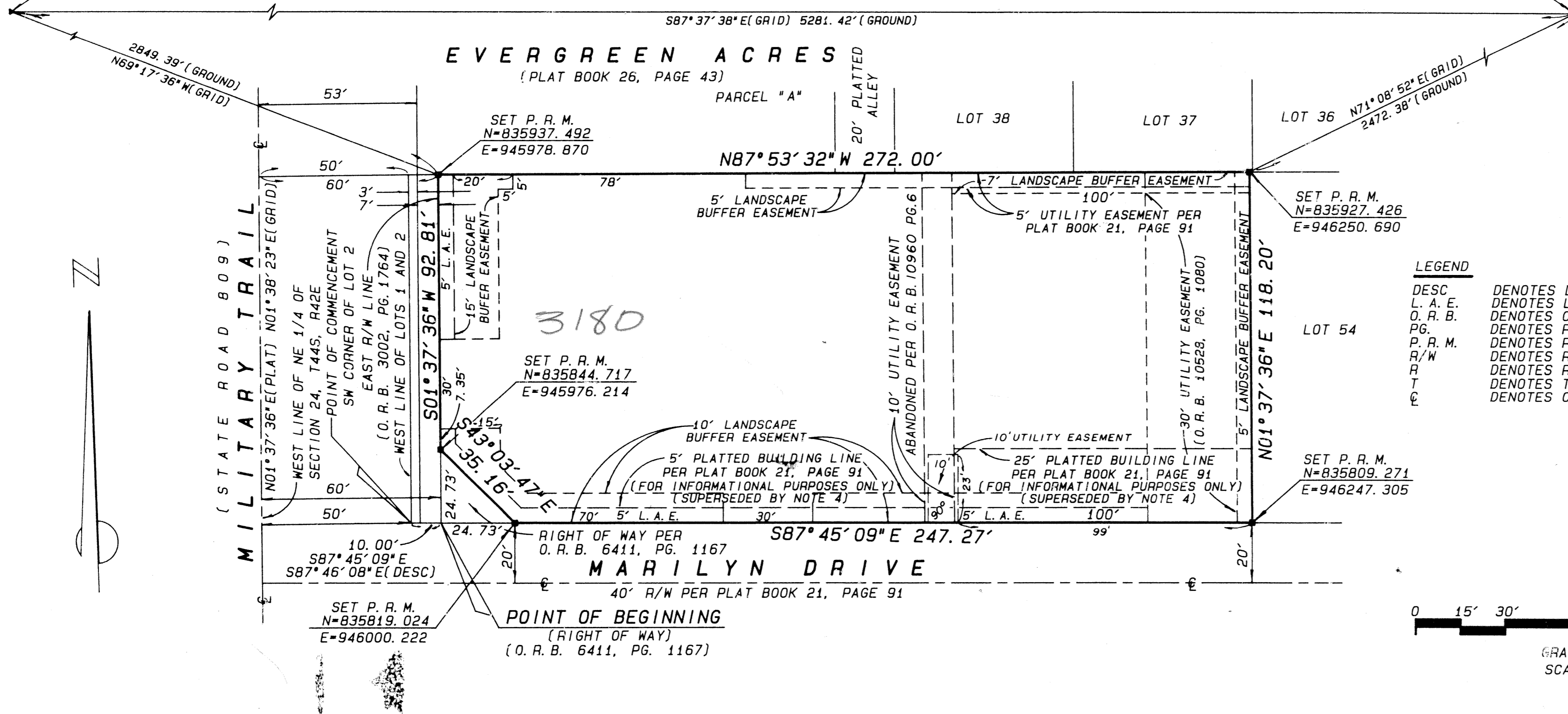
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE 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 LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF RECORD, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WE, WILLIAM EMPKE III AND MARIE P. EMPKE, DO HEREBY SET OUR HANDS AND SEALS, THIS 5th DAY OF February, 1999.

WITNESS: William Empke III BY: William Empke III
WITNESS: Marie P. Empke BY: Marie P. Empke
WITNESS: Marie P. Empke BY: Marie P. Empke
WITNESS: Marie P. Empke BY: Marie P. Empke

FOUND P.B.C. DISK IN CONCRETE "LEONARD 2"
N=836945.025
E=943313.439



ATLAS AUTO SERVICES
PAGE 100
ENCLOSURE 165B
ZONING C6
21-1A
ZIP CODE 33413
ATTN: Atlas Auto Services

CO. OF PALM BEACH
STATE OF FLORIDA
This plat was prepared by Ewing and Shirley, Inc. on the day of April, 1999
and recorded in Plat Book No. 84
Page 162
DORIS J. ...
by Doris J. ... D.C.