

5046-000

# "EXIT 93, LLC M.U.P.D."

A REPLAT OF A PORTION OF TRACT 64, BLOCK 24, "PALM BEACH FARMS COMPANY PLAT NO. 3", P.B. 2, PAGES 45-54, P.B.C.R. SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY-FLORIDA

SHEET 4 OF 4 SHEETS

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## PULICE LAND SURVEYORS, INC.

PREPARED BY  
CERTIFICATE OF AUTHORIZATION LB3870  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
(954) 572-1777  
FAX (954) 572-1778  
OCTOBER 2003

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M.,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AND  
DULY RECORDED IN PLAT BOOK NUMBER \_\_\_\_\_  
AT PAGE \_\_\_\_\_  
SHARON R. BOCK  
CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KEVINA ENTERPRISES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "EXIT 93, LLC M.U.P.D.", A REPLAT OF A PORTION OF TRACT 64, BLOCK 24, IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, OF "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 64; THENCE NORTH 00°37'24" WEST ON THE WEST LINE OF SAID TRACT 64 FOR 68.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (STATE ROAD NO. 802) AS DESCRIBED IN OFFICIAL RECORDS BOOK 6304, PAGE 1592 AND OFFICIAL RECORDS BOOK 6319, PAGE 1977 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE CONTINUE NORTH 00°37'24" WEST ON SAID WEST LINE OF TRACT 64 FOR 591.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 64; THENCE NORTH 89°23'44" WEST ON THE NORTH LINE OF SAID TRACT 64 FOR 329.28 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FLORIDA SUNSHINE STATE PARKWAY AND THE LAKE WORTH DRAINAGE DISTRICT E-2 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°39'11" EAST ON SAID WEST RIGHT-OF-WAY LINE FOR 591.38 FEET TO THE INTERSECTION WITH THE FOREMENTIONED NORTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD (STATE ROAD NO. 802); THENCE SOUTH 89°22'27" WEST ON SAID NORTH RIGHT-OF-WAY LINE FOR 329.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 194,840 SQUARE FEET (4.4729 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 COMPATIBILITY BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS OF PARCELS "A" AND "B", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS OF PARCELS "A" AND "B", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 RIGHT-OF-WAY BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS OF PARCELS "A" AND "B", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22<sup>nd</sup> DAY OF February, 2005.

WITNESS: Jane Storms  
PRINT NAME: Jane Storms

KEVINA ENTERPRISES, INC.,  
A FLORIDA CORPORATION

WITNESS: Milinda Bunter  
PRINT NAME: Milinda Bunter

BY: [Signature]  
PRINT NAME: Kevin Argott  
TITLE: PRESIDENT

### ACKNOWLEDGEMENT

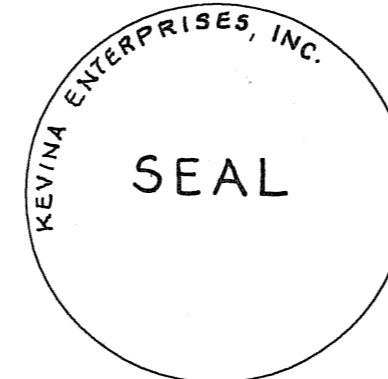
STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED Kevin Argott, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KEVINA ENTERPRISES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF February, 2005.

COMMISSION NUMBER: DD171867 Jane Storms  
NOTARY PUBLIC

COMMISSION EXPIRATION DATE: December 20, 2006 PRINT: J. Jane Storms

KEVINA ENTERPRISES, INC.



ACKNOWLEDGEMENT



SUBDIVISION EXIT 93, LLC  
BLOCK 104  
FLOOD ZONE B  
QUAD # 4B  
SE  
TAZ 1014  
PUD NAME  
PAGE 163  
FLOOD MAP # 170 A  
ZONING MUPD  
ZIP CODE 33467