

TURNPIKE BUSINESS PARK

A RE-PLAT OF A PORTION OF BLOCKS 5 AND 6 INCLUDING THE PLATTED RIGHT-OF-WAY CONTAINED THEREIN, "PALM BEACH FARMS COMPANY PLAT No. 3," AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 5

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 OWNERS THEREOF AND AGREES THAT MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 26861 AT PAGE 1310 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, BANKUNITED, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1ST DAY OF April, 2015.

BANKUNITED, N.A.

WITNESS: *[Signature]*
JANESSA E. LITTON

BY: *[Signature]*

WITNESS: *[Signature]*
WILLIAM P. THRAUER

ROBERT HUMMEL, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT HUMMEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANKUNITED, N.A., 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.

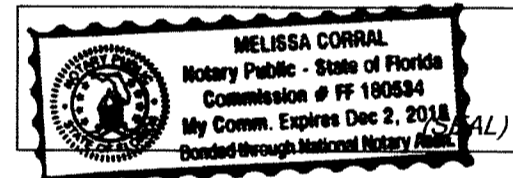
WITNESS MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF April, 2015.

MY COMMISSION EXPIRES: Dec. 2, 2018

[Signature]
Melissa Corral
NOTARY PUBLIC

FF180534
COMMISSION NUMBER

[Signature]
Melissa Corral
PRINT NAME



SURVEYOR'S CERTIFICATION:

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.

DATE: April 3, 2015

BY: *[Signature]*
GARY P. WILLIAMS, P.S.M.
FLORIDA LICENSE NUMBER 4817

TRACT NAME	SQUARE FEET	ACRES
TRACT "A"	1,347,653	30.9379
TRACT "B"	453,615	10.414
TRACT "C"	56,133	1.2886
TRACT "D"	72,249	1.6586
TOTAL	1,929,650	44.2991

TABULAR DATA	
CONTROL NUMBER	2002-00011
RESOLUTION NUMBER	R-2010-0154
APPLICATION NUMBER	DRO-2014-01625
PROJECT NAME	MPC3 TURNPIKE BUSINESS PARK
PROJECT NUMBER	5084-002
PETITION NUMBER	DRO-2014-01625
EXISTING USE	VACANT
PROPOSED USE	WAREHOUSE
FUTURE LAND USE	L2Z FOR TRACT A, B, C, D, CR FOR A PORTION OF TRACT B
TIER	URBAN, SUBURBAN
EXISTING ZONING	IL
SECTION/TOWNSHIP/RANGE	SEC. 33, TWP. 43S, RGE. 42E
PROPERTY CONTROL NUMBERS	00-42-43-27-05-005-0091 00-42-43-27-05-006-0124
OVERLAY DISTRICTS	PBIA HAVERHILL TURNPIKE AQUIFER

FOUND BRASS DISK IN ROUND CONCRETE MONUMENT STAMPED "BEREAN" PUBLISHED GRID COORDINATE BY PALM BEACH COUNTY SURVEY SECTION:
N 864044.34
E 925029.85

FOUND BRASS DISK IN ROUND CONCRETE MONUMENT STAMPED "OKEE SSP" PUBLISHED GRID COORDINATE BY PALM BEACH COUNTY SURVEY SECTION:
N 863864.95
E 936689.81

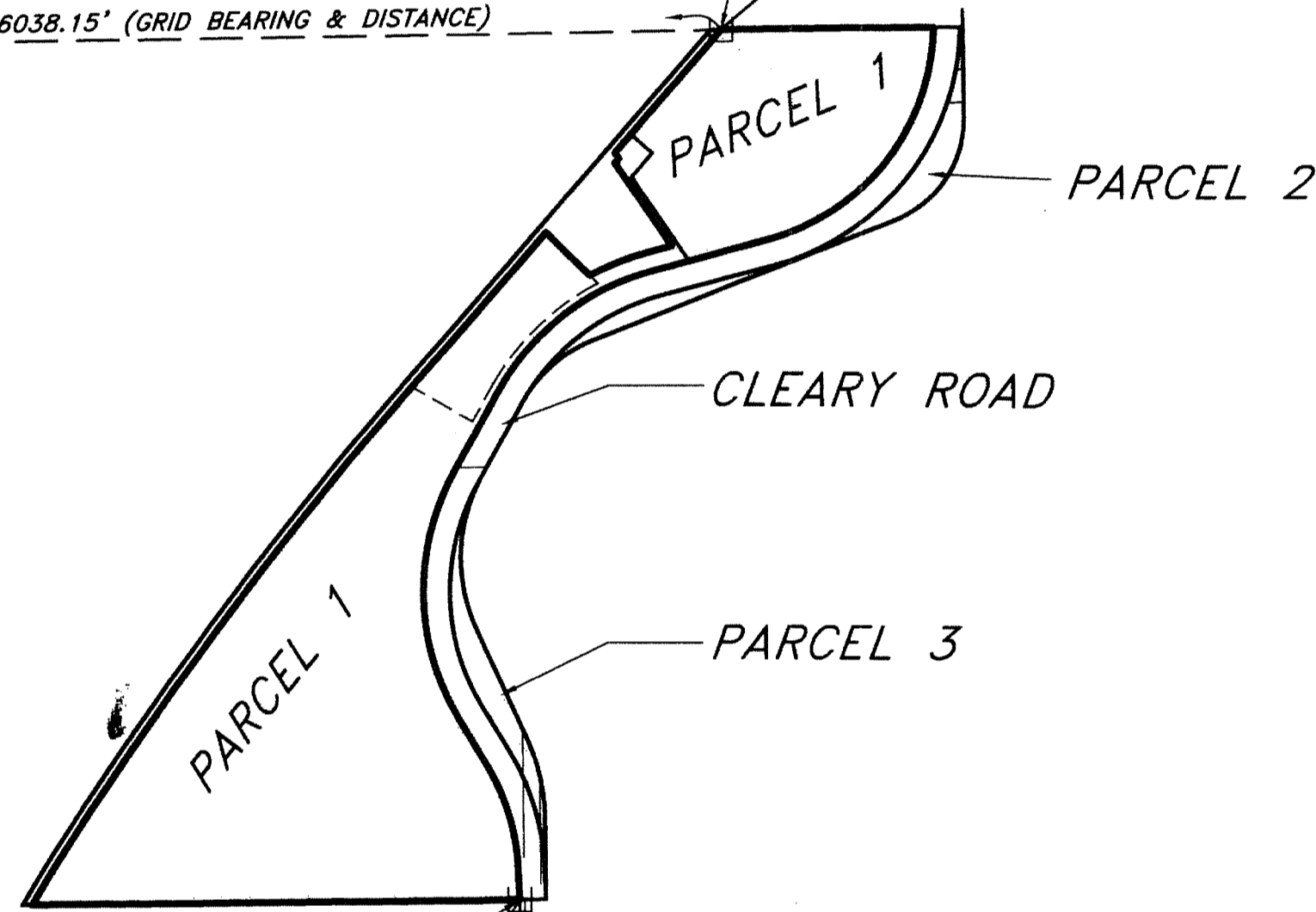
N 06°54'24" W, 6112.09'
(GRID BEARING & DISTANCE)

N 40°19'34" W, 7553.57'
(GRID BEARING & DISTANCE)

N 88°46'09" E, 6038.15' (GRID BEARING & DISTANCE)

FOUND ADR BRASS DISK IN ROUND CONCRETE MONUMENT STAMPED "PBF 9" PUBLISHED GRID COORDINATE BY THE PALM BEACH COUNTY SURVEY SECTION:
N 857976.61
E 925764.85

SET PRM AT N.W. CORNER OF TRACT "B"
GRID COORDINATE=
N 858106.31
E 931801.60



SET PRM AT S.E. CORNER OF TRACT "A"
GRID COORDINATES=
N 855453.73
E 931196.42

N 01°15'03" W, 2048.49'
(GRID BEARING & DISTANCE)

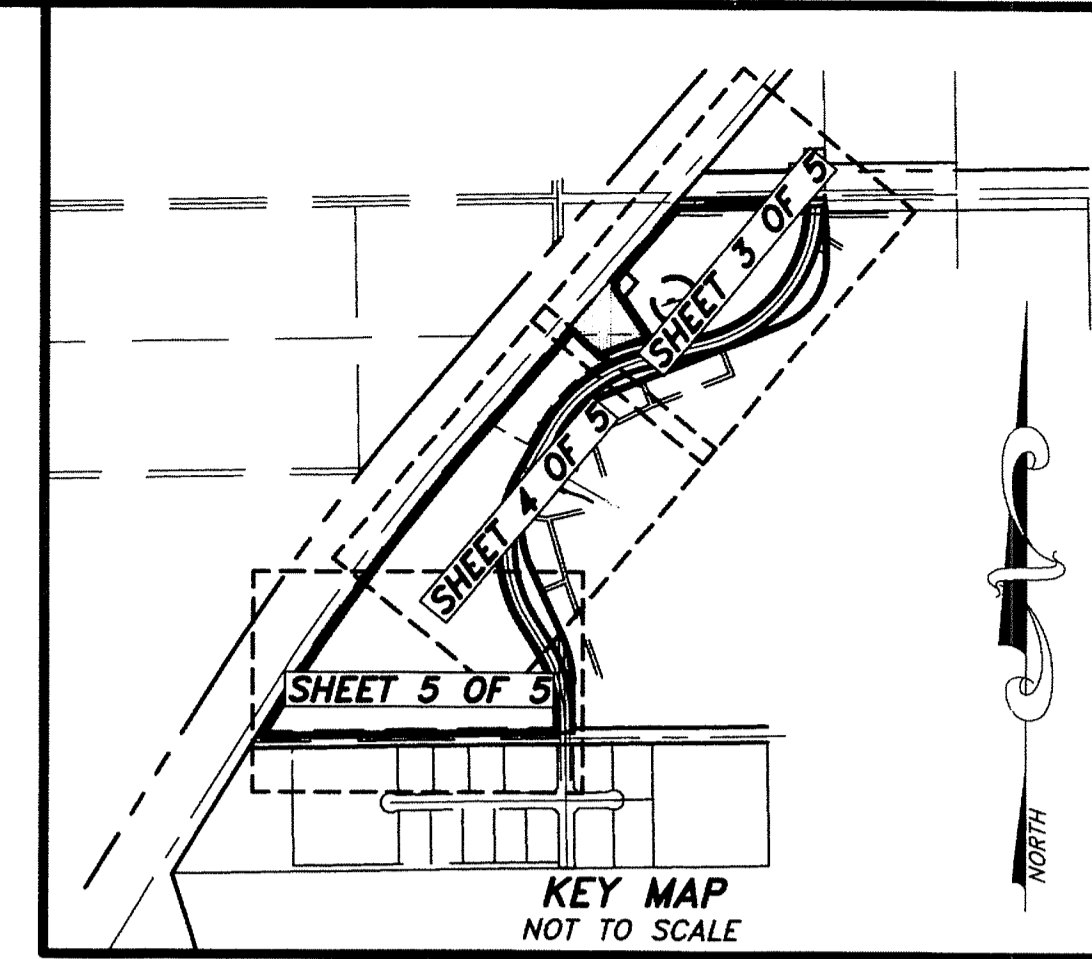
FOUND ADR BRASS DISK IN ROUND CONCRETE MONUMENT STAMPED "PBF 13" PUBLISHED GRID COORDINATE BY THE PALM BEACH COUNTY SURVEY SECTION:
N 853405.73
E 931241.14

S 01°40'37" E, 2314.52'
(GRID BEARING & DISTANCE)

FOUND BRASS DISK IN ROUND CONCRETE MONUMENT STAMPED "PBF 14" PUBLISHED GRID COORDINATE BY PALM BEACH COUNTY SURVEY SECTION:
N 851092.20
E 931308.87

DETAIL OF TIES TO PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL MONUMENTS

SCALE: 1" = 500'



127

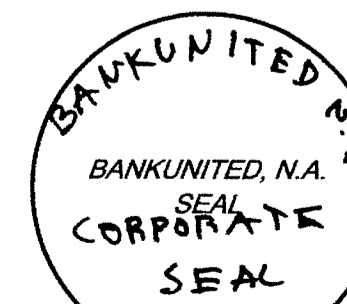
STATE OF FLORIDA SS
COUNTY OF PALM BEACH
This plat was filed for record at
this ___ day of
___, 2015 and duly recorded in
Plat Book No ___ on page ___
Sharon R. Bock, Clerk & Comptroller
By: _____

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 89°02'42" WEST ALONG THE SOUTH LINE OF TRACT "LW-3" ACCORDING TO THE PLAT OF TERRACINA (P.B. 101, PG. 91, ALL OTHER BEARINGS ARE RELATIVE THERETO).
(ROTATION EQUATION: PLAT 20° COUNTER CLOCKWISE ROTATION= GRID)
- NOTE: SAID SOUTH LINE OF TRACT "LW-3" HAVING A GRID BEARING OF SOUTH 89°02'22" WEST IN THE STATE PLANE COORDINATE SYSTEM AS DETERMINED BY A GPS CONTROL SURVEY BY FR&S ASSOCIATES, INC. THERE IS A 20" COUNTER CLOCKWISE ROTATION FROM THE BEARINGS SHOWN AND DESCRIBED HEREON TO DETERMINE THE GRID BEARING OF ANY COURSE SHOWN HEREON.
- COORDINATES SHOWN HEREON REFER TO THE NAD 1983 (1980 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1988) STATE PLANE TRANSVERSE MERCATOR PROJECTION, ZONE FLORIDA EAST, USING A SCALE FACTOR OF 1.000028.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
- 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 THIS COUNTY.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THE LEGAL DESCRIPTION OF "PARCEL 1, OTHERWISE DESCRIBED AS:" SHOWN HEREON IS THE REMAINDER OF PARCEL 1 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22148, PAGE 1819 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE PARCEL OF LAND CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORD BOOK 23918, PAGE 260 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. F.R.S. AND ASSOCIATES, INC. WAS WORKING WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH THE PREPARATION OF THE DESCRIPTION OF THE PARCEL CONVEYED AND UNDERSTANDS THE INTENT OF THE DESCRIPTION WAS TO COINCIDE WITH BOUNDARIES OF THIS PLAT, HOWEVER IT APPEARS THAT THE DESCRIPTION WAS PREPARED FROM A DATA BASE AND NOT AN ACCURATE FIELD SURVEY. THEREFORE THE MEETS AND BOUNDS DESCRIPTION SHOWN HEREON SHOWS THE INTENT OF THE TAKING.
- 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 EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THE ROAD, DITCH & DYKE RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54) AND LYING WITHIN LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE: CL 94-001868-AE, GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULT OF THIS LAWSUIT WAS THAT THE ROAD, DITCH & DYKE RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER(S).

LEGEND

- D.E. = DRAINAGE EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- L.A.E. = LIMITED ACCESS EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.P.E. = LITTORAL PLANTING EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- Δ = DELTA ANGLE OF CURVE
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- P.C. = POINT OF CURVATURE
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- (N.R.) = NON RADIAL
- = FND. MAG NAIL & DISK STAMPED "FRS LB 4241"
- = SET 4"x4" CONCRETE "PRM" PERMANENT REFERENCE MONUMENT STAMPED "FRS & ASSOCIATES INC", "RLS 4817", "LB 4241", "PRM"



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922

SCALE: N.A.	DRAWN BY: D. KUPSICK	FIELD BOOK/PAGE
DATE: 05/2011	APPR. BY: G.P. WILLIAMS	M2/12-21
TURNPIKE BUSINESS PARK SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA		JOB NUMBER: D 08-020.A SHEET 2 OF 5