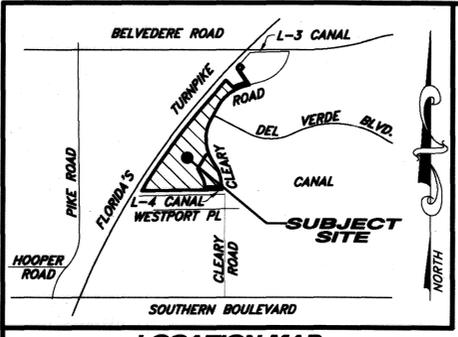


TURNPIKE BUSINESS PARK TRACT "A" REPLAT

80

BEING A REPLAT OF TRACT "A", OF TURNPIKE BUSINESS PARK, AS RECORDED IN PLAT BOOK 119, PAGES 126 THROUGH 130, 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 1 OF 5



STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

This plat was filed for record at
 10:17 AM on this 9th day of
 January, 2018 and duly recorded in
 Plat Book No 127 on page 80-84

Sharon R. Book, Clerk & Comptroller
 By: *[Signature]*

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS, THAT MPC 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LANDS SHOWN HEREON AS TURNPIKE BUSINESS PARK TRACT "A" RE-PLAT, BEING A RE-PLAT OF TRACT "A" OF TURNPIKE BUSINESS PARK, AS RECORDED IN PLAT BOOK 119, PAGES 126 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT A, "TURNPIKE BUSINESS PARK," AS RECORDED IN PLAT BOOK 119, PAGES 126 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

CONTAINING 30.94 ACRES MORE OR LESS.

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

- TRACTS 1 AND 2 AS SHOWN HEREON, ARE HEREBY RESERVED FOR MPC 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MPC 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LOT 2 IS SUBJECT TO RESTRICTIONS SET FORTH IN O.R.B. 24621, PAGE 1021, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- WATER MANAGEMENT TRACT "L-1", AS SHOWN HEREON, IS RESERVED FOR TURNPIKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF TURNPIKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE TURNPIKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MPC 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN E. McCRANEY AS SOLE MEMBER OF MPC TURNPIKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS MANAGER OF TURNPIKE BUSINESS PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AS SOLE MEMBER OF MPC 3 HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF MPC 3, LLC, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF December 2018.

WITNESS: *[Signature]* MPC 3, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY

NAME: *Andrew Jacobson*

WITNESS: *[Signature]* BY: MPC 3 HOLDINGS, LLC
 A FLORIDA LIMITED LIABILITY COMPANY,
 ITS SOLE MEMBER.

NAME: *MICHAEL LANFORD*

BY: TURNPIKE BUSINESS PARK, LLC
 A DELAWARE LIMITED LIABILITY COMPANY,
 AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA,
 ITS SOLE MEMBER.

BY: MPC TURNPIKE, LLC
 A FLORIDA LIMITED LIABILITY COMPANY,
 ITS MANAGER

BY: *[Signature]*
 STEVEN E. McCRANEY,
 IT'S SOLE MEMBER.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN E. McCRANEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SOLE MEMBER OF MPC TURNPIKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS SOLE MEMBER OF TURNPIKE BUSINESS PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF MPC 3 HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF MPC 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE SOLE MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY 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 December, 2018.

MY COMMISSION EXPIRES: 6/13/2021 *Karen R. Solomon*
 NOTARY PUBLIC
Karen R. Solomon
 PRINT NAME

GG114645
 COMMISSION NUMBER



MORTGAGEE'S JOINDER AND 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28324 AT PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREON.

IN WITNESS WHEREOF, TD BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF December, 2018.

TO BANK, N.A.
 BY: *[Signature]*
 SEAN C. DUNNE, VICE PRESIDENT

WITNESS: *[Signature]*
 NAME: *Paulette Fuller*

WITNESS: *[Signature]*
 NAME: *Kyle Moore*

ACKNOWLEDGEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SEAN C. DUNNE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TD BANK, 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 18 DAY OF December, 2018.

MY COMMISSION EXPIRES: 6/13/2021 *Karen R. Solomon*
 NOTARY PUBLIC
Karen R. Solomon
 PRINT NAME

GG114645
 COMMISSION NUMBER

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE TURNPIKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14 DAY OF December, 2018.

WITNESS: *[Signature]* TURNPIKE BUSINESS PARK PROPERTY OWNERS
 ASSOCIATION, INC., A FLORIDA NOT FOR
 PROFIT CORPORATION

NAME: *Andrew Jacobson*

WITNESS: *[Signature]* BY: *[Signature]*
 STEVEN E. McCRANEY
 PRESIDENT

NAME: *MICHAEL LANFORD*

ACKNOWLEDGEMENT

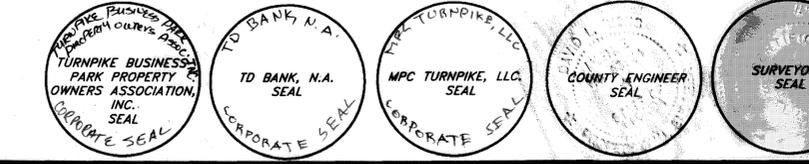
STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN E. McCRANEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TURNPIKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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 14 DAY OF December, 2018.

MY COMMISSION EXPIRES: 6/13/2021 *Karen R. Solomon*
 NOTARY PUBLIC
Karen R. Solomon
 PRINT NAME

GG114645
 COMMISSION NUMBER



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 9 DAY OF JANUARY, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

APPROVED BY: *[Signature]*
 DAVID L. RICKS P.E. - COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, STEVEN L. DANIELS, ESQ., 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 MPC 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 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: December 19, 2018 *[Signature]*
 STEVEN L. DANIELS, ESQ.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°04'57" EAST, STATE PLANE GRID SYSTEM, ALONG THE SOUTH LINE OF TRACT "A" ACCORDING TO THE PLAT OF TURNPIKE BUSINESS PARK (P.B. 119, PG. 126). ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN HEREON REFER TO THE NAD 1983 (1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998) STATE PLANE TRANSVERSE MERCATOR PROJECTION, ZONE FLORIDA EAST, USING A SCALE FACTOR OF 1.00027931.
- 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. (UNLESS OTHERWISE NOTED) 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.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS PLAT IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 16059, PAGE 1733 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 PRECISION 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: 12/20/2018 BY: *[Signature]*
 GARY P. WILLIAMS, P.S.M.
 FLORIDA LICENSE NUMBER 4817

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: 04/2018 APPR. BY: G.P. WILLIAMS JOB NUMBER:
TURNPIKE BUSINESS PARK M012-21
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST D 08-020.A1
 PALM BEACH COUNTY, FLORIDA SHEET 1 OF 5

THIS INSTRUMENT PREPARED BY GARY P. WILLIAMS, P.S.M. IN THE OFFICES OF F.R.S. & ASSOCIATES INC., 2257 VISTA PARKWAY, SUITE 4, WEST PALM BEACH, FLORIDA. PHONE: (561) 478-7178