

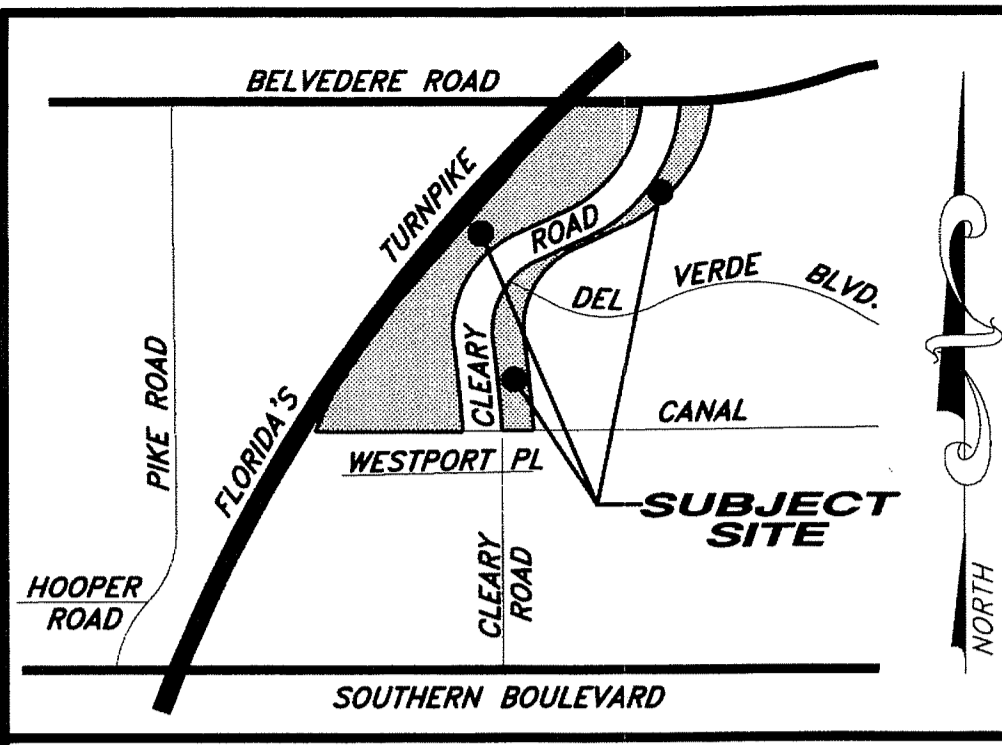
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126

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 1 OF 5



LOCATION MAP NOT TO SCALE

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS, THAT MPC3, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LANDS SHOWN HEREON AS 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "LW-3", TERRACINA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 91 THROUGH 105, INCLUSIVE, SAID PUBLIC RECORDS; THENCE SOUTH 89°02'42" WEST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT "LW-3, A DISTANCE OF 40.80 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF TRACT 24, SAID BLOCK 6, PALM BEACH FARMS COMPANY PLAT No. 3, THENCE SOUTH 89°04'15" WEST, ALONG SAID PROLONGED LINE AND SOUTH LINE OF TRACT 24, A DISTANCE OF 38.20 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°58'54" WEST, DEPARTING THE SOUTH LINE OF SAID TRACT 24, A DISTANCE OF 1.10 FEET; THENCE NORTH 02°59'50" WEST, A DISTANCE OF 97.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 676.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°17'22", A DISTANCE OF 333.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31°17'12" WEST, A DISTANCE OF 158.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 756.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°02'35", A DISTANCE OF 792.25 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°45'23" EAST, A DISTANCE OF 279.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 757.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°07'23", A DISTANCE OF 609.38 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°52'47" EAST, A DISTANCE OF 363.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 677.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°49'28", A DISTANCE OF 848.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 03°03'19" EAST, A DISTANCE OF 32.51 FEET TO THE SOUTH LINE OF THE NORTH 28.00 FEET OF TRACT 9, SAID BLOCK 5, BEING THE SOUTH LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT PER DEED BOOK 67, PAGE 416, SAID PUBLIC RECORDS; THENCE SOUTH 89°03'22" WEST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THE NORTH 28.00 FEET OF TRACT 10, SAID BLOCK 5, BEING THE SOUTH LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT PER DEED BOOK 67, PAGE 383, SAID PUBLIC RECORDS, A DISTANCE OF 676.57 FEET TO THE EAST LINE OF THE FLORIDA STATE TURNPIKE RIGHT-OF-WAY; THENCE SOUTH 40°37'50" WEST (BEARING OMITTED FROM DEED), DEPARTING SAID SOUTH LINE, A DISTANCE OF 1,472.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,369.16 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 09°02'12", A DISTANCE OF 1,791.73 FEET TO THE END OF SAID CURVE; THENCE SOUTH 30°59'16" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 132.40 FEET TO THE SOUTH LINE OF TRACT 23, SAID BLOCK 6; THENCE NORTH 89°04'15" EAST, ALONG THE SOUTH LINE OF TRACT 23 AND 24, SAID BLOCK 6 AND THE EASTERLY PROLONGATION THEREOF, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,507.76 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

LESS THE PARCEL DEEDED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN A WARRANTY DEED AS SAID PARCEL IS DESCRIBED IN EXHIBIT "A" OF SAID DEED AS RECORDED IN OFFICIAL RECORD BOOK 23918, PAGES 260 THRU 263 OF SAID PUBLIC RECORDS.

PARCEL 2, OTHERWISE DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "LW-3", TERRACINA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 91 THROUGH 105, INCLUSIVE, SAID PUBLIC RECORDS; THENCE SOUTH 89°02'42" WEST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT "LW-3, A DISTANCE OF 40.80 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF TRACT 24, SAID BLOCK 6, PALM BEACH FARMS COMPANY PLAT No. 3, THENCE SOUTH 89°04'15" WEST, ALONG SAID PROLONGED LINE AND SOUTH LINE OF TRACT 24, A DISTANCE OF 38.20 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°58'54" WEST, DEPARTING THE SOUTH LINE OF SAID TRACT 24, A DISTANCE OF 1.10 FEET; THENCE NORTH 02°59'50" WEST, A DISTANCE OF 97.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 676.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°17'22", A DISTANCE OF 333.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31°17'12" WEST, A DISTANCE OF 158.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 756.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°02'35", A DISTANCE OF 792.25 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°45'23" EAST, A DISTANCE OF 279.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 757.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°07'23", A DISTANCE OF 609.38 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°52'47" EAST, A DISTANCE OF 363.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 677.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°49'28", A DISTANCE OF 848.67 FEET TO THE POINT OF TANGENCY; THENCE NORTH 03°03'19" EAST, A DISTANCE OF 32.51 FEET TO THE SOUTH LINE OF THE NORTH 28.00 FEET OF TRACT 9, SAID BLOCK 5, BEING THE SOUTH LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE LAKE WORTH DRAINAGE DISTRICT PER DEED BOOK 67, PAGE 416, SAID PUBLIC RECORDS; THENCE SOUTH 89°03'22" WEST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THE NORTH 28.00 FEET OF TRACT 10, SAID BLOCK 5, A DISTANCE OF 645.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE AS DESCRIBED IN OFFICIAL RECORD BOOK 23918, PAGE 260 OF SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 10 COURSES; THENCE SOUTH 40°39'09" WEST, A DISTANCE OF 494.13 FEET; THENCE SOUTH 34°27'35" EAST, A DISTANCE OF 20.69 FEET; THENCE SOUTH 40°39'09" WEST, A DISTANCE OF 18.63 FEET; THENCE SOUTH 34°27'35" EAST, A DISTANCE OF 306.11 FEET; THENCE SOUTH 74°52'47" WEST, A DISTANCE OF 75.18 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 815.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'14", A DISTANCE OF 189.71 FEET; THENCE NORTH 46°07'35" WEST, A DISTANCE OF 186.27 FEET; THENCE SOUTH 40°39'09" WEST, A DISTANCE OF 675.78 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11334.16 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'22", A DISTANCE OF 1791.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°02'35" WEST, A DISTANCE OF 115.12 FEET TO A POINT ON THE SOUTH LINE OF TRACT 23, BLOCK 6; THENCE NORTH 89°04'15" EAST ALONG THE SOUTH LINE OF TRACTS 23 AND 24 OF SAID BLOCK 6, A DISTANCE OF 1481.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH,

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "LW-1", TERRACINA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 91 THROUGH 105, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°58'40" EAST, ALONG THE WEST LINE OF SAID TRACT "LW-1, A DISTANCE OF 28.59 FEET TO A POINT ON A LINE THAT IS 28.00 FEET SOUTH OF AND PARALLEL, WITH THE NORTH LINE OF TRACT 9, BLOCK 5, PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°58'40" EAST, ALONG THE WEST LINE OF TRACTS "LW-1", "LW-2" AND "B-1" OF SAID TERRACINA, A DISTANCE OF 273.76 FEET TO THE POINT OF CURVATURE OF CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 69°10'29", A DISTANCE OF 410.49 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 68°13'49" WEST, A DISTANCE OF 976.22 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 39°28'26", A DISTANCE OF 299.69 FEET TO A TANGENT POINT OF CUSP OF A CIRCULAR CURVE TO THE RIGHT (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "B-1"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 677.00 FEET AND A CENTRAL ANGLE OF 46°07'23", A DISTANCE OF 544.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°52'47" EAST, A DISTANCE OF 363.31 FEET TO THE POINT OF CURVATURE OF CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 757.00 FEET AND A CENTRAL ANGLE OF 71°49'28", A DISTANCE OF 948.95 FEET; THENCE NORTH 03°03'19" EAST, A DISTANCE OF 38.69 FEET; THENCE NORTH 89°03'20" EAST, ALONG A LINE 28.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 7.80 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH,

PARCEL 3:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "LW-3", OF TERRACINA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 91 THROUGH 105, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 00°58'54" WEST, ALONG THE WEST LINE OF SAID TRACT "LW-3", A DISTANCE OF 2.56 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 02°59'50" WEST, A DISTANCE OF 99.36 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 756.00 FEET AND A CENTRAL ANGLE OF 28°17'22", A DISTANCE OF 373.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 31°17'12" WEST, A DISTANCE OF 158.95 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 676.00 FEET AND A CENTRAL ANGLE OF 60°02'35", A DISTANCE OF 708.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°45'23" EAST, A DISTANCE OF 271.34 FEET; THENCE NORTH 73°40'11" EAST, A DISTANCE OF 0.03 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 61°45'32" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 52°45'48", A DISTANCE OF 469.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°31'19" EAST, A DISTANCE OF 382.17 FEET TO THE POINT OF A CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 23°32'25", A DISTANCE OF 242.40 FEET TO THE POINT OF TANGENCY (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF TRACT "B-12" OF SAID TERRACINA); THENCE SOUTH 00°58'54" EAST, ALONG THE WEST LINE OF SAID TRACTS "B-12" AND "LW-3, A DISTANCE OF 247.72 FEET TO THE POINT OF BEGINNING.

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

- DEVELOPMENT TRACTS: TRACTS "A" & "B":** AS SHOWN HEREON, ARE HEREBY RESERVED BY MPC3, 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 MPC3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS SUBJECT TO RESTRICTIONS SET FORTH IN O.R.B. 24821, PAGE 1021, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT. TRACT "B" IS SUBJECT TO RESTRICTIONS SET FORTH IN O.R.B. 16982, PAGE 1345, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.
- OPEN SPACE TRACTS: TRACTS "C" & "D":** AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TURNPIKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENTS:** 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.
- UTILITY EASEMENTS:** 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.
- MASS TRANSIT EASEMENT:** THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY MPC3, LLC, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. MPC3, LLC, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER") SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES; AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

- WELL SITE EASEMENT:** THE PUBLIC WATER SUPPLY WELL SITE EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND EXPANSION OF POTABLE WATER SUPPLY WELLS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, MPC3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN E. MCCRANEY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF March, 2015,

WITNESS: Andrew M. Jacobson, MPC3, LLC, A FLORIDA LIMITED LIABILITY COMPANY; James A. Marvel, STEVEN E. MCCRANEY, MANAGING 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 MANAGING MEMBER OF MPC3, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING 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 31 DAY OF March, 2015.

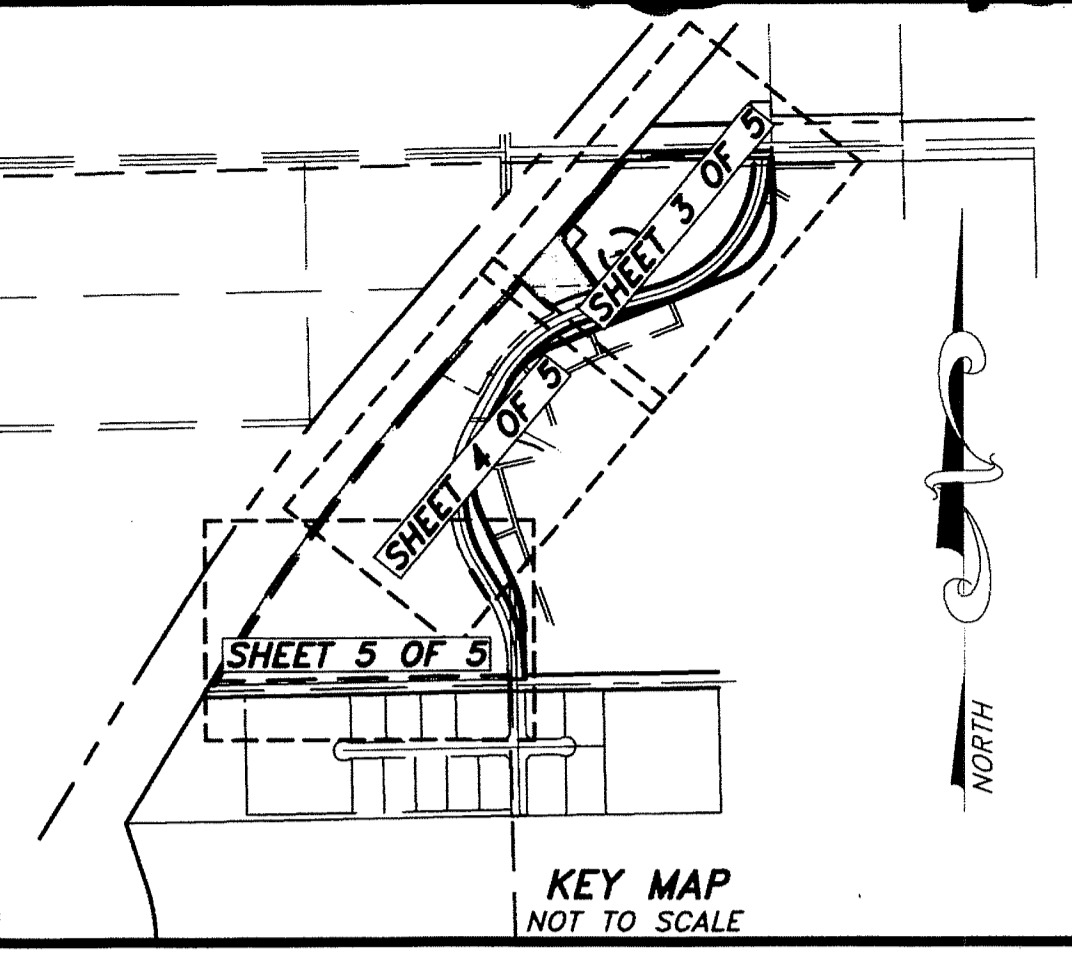
MY COMMISSION EXPIRES: June 18, 2017
FF126742
COMMISSION NUMBER
Lori Billiter
PRINT NAME

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 31 DAY OF March, 2015.

WITNESS: Andrew M. Jacobson, TURNPIKE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; James A. Marvel, STEVEN E. MCCRANEY, PRESIDENT.



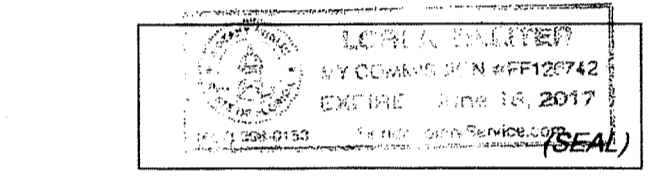
ACKNOWLEDGEMENT:

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 SEVERALLY 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 COMPANY SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF March, 2015.

MY COMMISSION EXPIRES: June 18, 2017
FF126742
COMMISSION NUMBER
Lori Billiter
PRINT NAME



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, ARNSTEIN & LEHR, AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MPC3, 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.

ARNSTEIN & LEHR, LLP

DATE: MARCH 31, 2015 BY: Steven L. Daniels, STEVEN L. DANIELS, ESQ.

COUNTY APPROVAL:

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 13th DAY OF April, 2015, 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: George T. Webb, P.E. - COUNTY ENGINEER

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		JOB NUMBER:
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST		D 08-020.A
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

