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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 1 OF 4 SHEETS

## 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  
THIS 6 DAY OF APRIL 2005 AND  
DULY RECORDED IN PLAT BOOK NUMBER 104  
AT PAGE 160-165  
SHARON R. BOCK  
CLERK OF THE CIRCUIT COURT  
BY: Maian R. London  
DEPUTY CLERK



### 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 6 DAY OF APRIL 2005 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: G. T. Webb, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES:

- GRID COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- BEARINGS ARE BASED ON AN ASSUMED BEARING OF 500°39'11"E ON THE WEST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE) WITH A COUNTERCLOCKWISE ROTATION ANGLE OF 0°26'14" FROM STATE PLANE COORDINATE SYSTEM USING PALM BEACH COUNTY CONTROL POINT "SUMMER" AS ROTATION POINT.
- PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- PCP DENOTES: PERMANENT CONTROL POINTS.
- BM DENOTES: BENCH MARK ELEVATION
- CL DENOTES: CENTERLINE
- SC DENOTES: SECTION CORNER
- QSC DENOTES: QUARTER SECTION CORNER
- POC DENOTES: POINT OF COMMENCEMENT
- POB DENOTES: POINT OF BEGINNING
- D.B. DENOTES: DEED BOOK
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- P.B. PG. DENOTES: PLAT BOOK AND PAGE
- F.S. DENOTES: FLORIDA STATUTES
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 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.
- COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR=1.0000236 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
- P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS
- THIS PLAT IS SUBJECT TO CROSS ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10720, PAGE 1733, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FRANCIS T. PANTALEO AND DENISE PANTALEO, TOGETHER WITH 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 AFOREMENTIONED 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, WE FRANCIS T. PANTALEO AND DENISE PANTALEO, DO HERETO SET OUR HANDS AND SEALS THIS 10th DAY OF January, 2005.

WITNESS: Francis T. Pantaleo  
PRINT NAME: FRANCIS T. PANTALEO

WITNESS: Thomas P. Hull  
PRINT NAME: Thomas P. Hull

WITNESS: Denise Pantaleo  
PRINT NAME: DENISE PANTALEO

WITNESS: Erica Workman  
PRINT NAME: Erica Workman

### ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED FRANCIS T. PANTALEO AND DENISE PANTALEO, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, 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 10 DAY OF January, 2005  
COMMISSION NUMBER: DD149880

COMMISSION EXPIRATION DATE: 1/12/06  
NOTARY PUBLIC  
Amy L. Burr  
PRINT: Amy L. Burr

### DEDICATION CONTINUED ON SHEET 4 OF 4

IN WITNESS WHEREOF, EXIT 93, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER MARRELL JERKINS, THIS 24th DAY OF September, 2004.

WITNESS: Marrell Jerkins  
PRINT NAME: Marrell Jerkins  
EXIT 93, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Marrell Jerkins  
PRINT NAME: Marrell Jerkins  
BY: Marrell Jerkins  
PRINT NAME: MARRELL JERKINS  
MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED Marrell Jerkins WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF EXIT 93, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID MANAGING MEMBER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 2004  
COMMISSION NUMBER: DD171867

COMMISSION EXPIRATION DATE: December 20, 2004  
NOTARY PUBLIC  
I. Jane Storms  
PRINT: I. Jane Storms

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF Miami-Dade  
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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 15483, PAGE 213, 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF August, 2004.

WITNESS: Cindy A. Maxwell  
PRINT NAME: Cindy A. Maxwell  
METROBANK OF DADE COUNTY  
A FLORIDA BANKING CORPORATION

WITNESS: Charles E. Brier  
PRINT NAME: Charles E. Brier  
BY: Charles E. Brier  
PRINT NAME: CHARLES E. BRIER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED Charles E. Brier WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF METROBANK OF DADE COUNTY, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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.

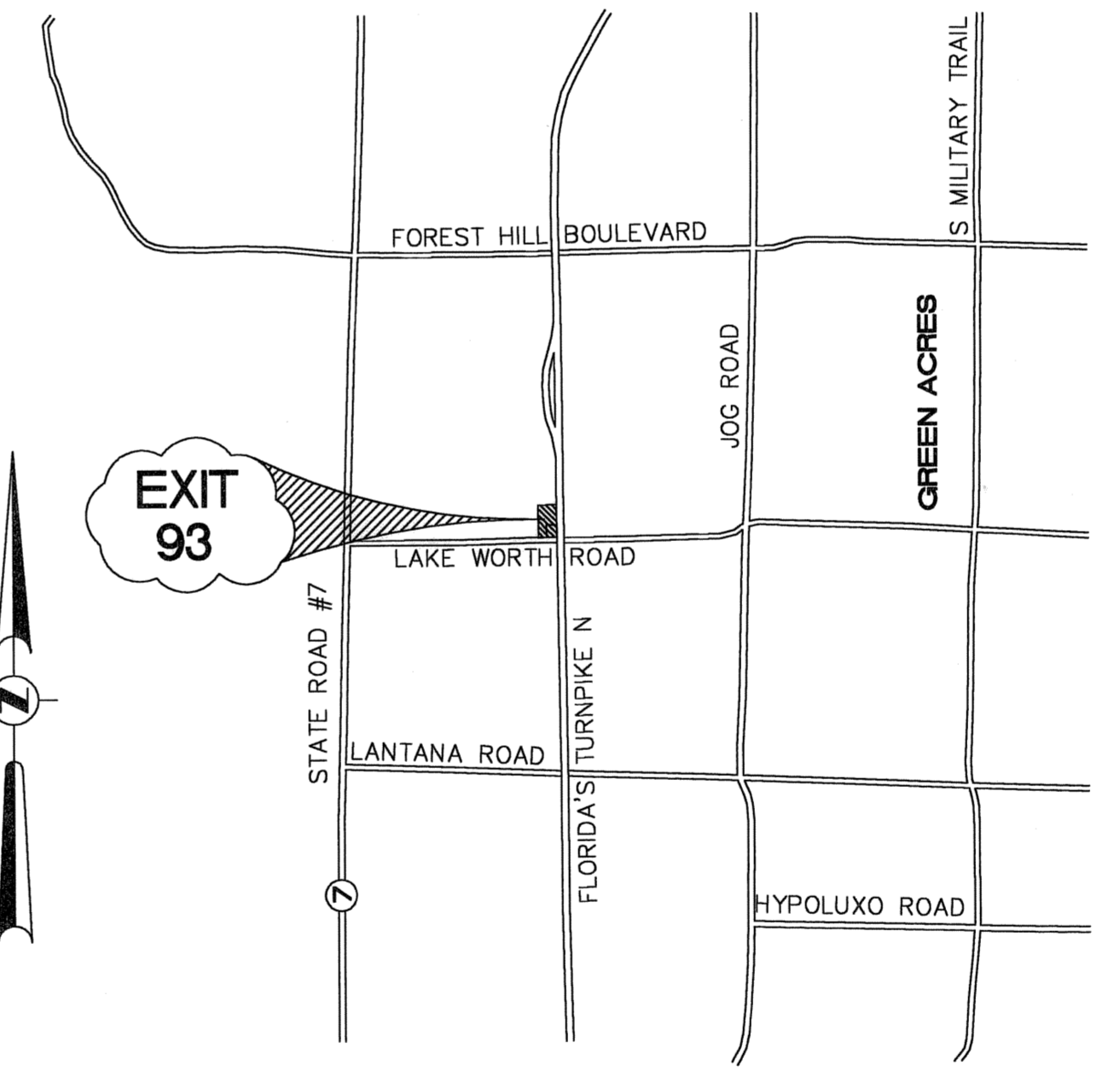
WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF August, 2004.  
COMMISSION NUMBER: DD 233840

COMMISSION EXPIRATION DATE: 07-31-2007  
NOTARY PUBLIC  
Cindy A. Maxwell  
PRINT: Cindy A. Maxwell

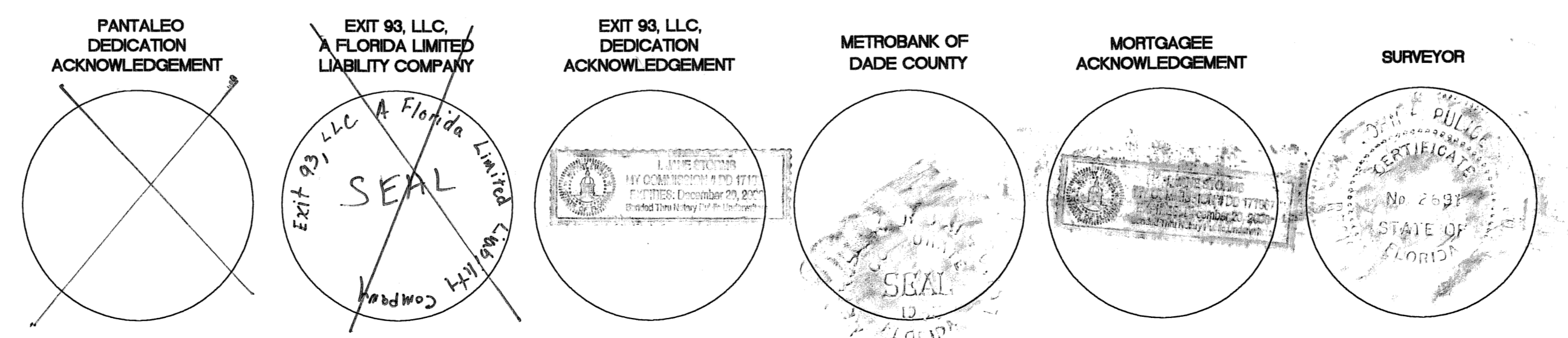
### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF Broward  
I, Robert B. Cook A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THIS PROPERTY IS VESTED IN FRANCIS T. PANTALEO AND DENISE PANTALEO AND KEVINA ENTERPRISES, INC., A FLORIDA CORPORATION; 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 NO ENCUMBRANCES OF RECORD,

DATED October 18, 2004  
February 22, 2005  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
Robert B. Cook



LOCATION MAP  
SCALE: 1"=300'



### PREPARING SURVEYOR AND MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:  
JOHN F. PULICE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2691  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL RD.  
SUNRISE, FLORIDA 33351

### SURVEYOR AND MAPPER'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 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.

John F. Pulice  
JOHN F. PULICE, PRESIDENT  
REGISTERED LAND SURVEYOR  
LICENSE NO. 2691  
STATE OF FLORIDA  
CERTIFICATE OF AUTHORIZATION NO. 3870

EXIT 93, LLC  
PAGE 160  
FLOOD MAP # 170 A  
ZONING MUPD  
QUAD # 48  
SEAZ 1614  
FUD NAME