

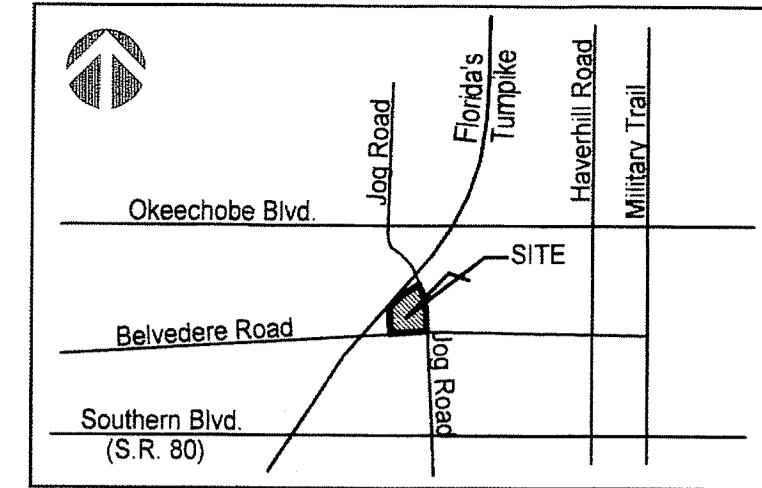
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:02 AM
THIS 11th DAY OF March
2015, AND DULY RECORDED
IN PLAT BOOK 119 ON PAGES
96 THROUGH 99
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY *Marian R. Hodapp*

SHEET 1 OF 4



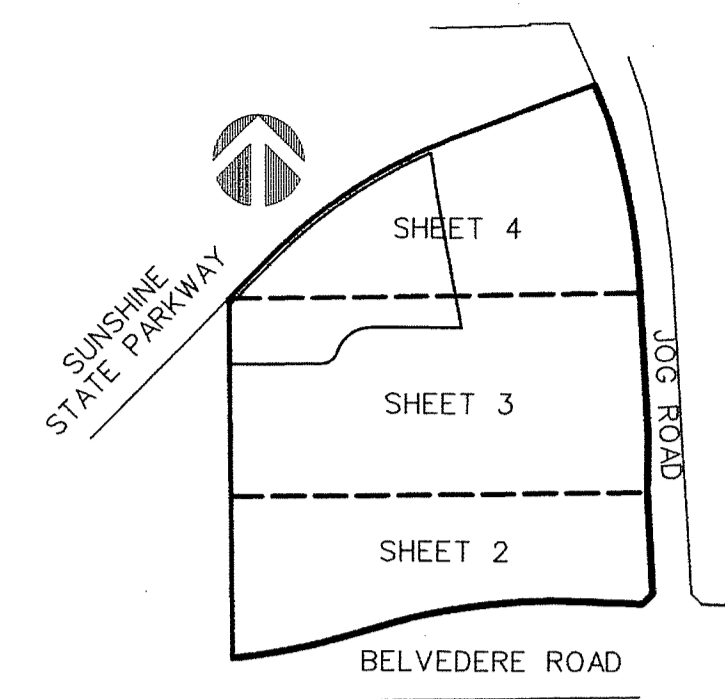
PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182



LOCATION MAP
NOT TO SCALE

TURNPIKE CROSSING EAST

A REPLAT OF ALL OF TRACTS 11 & 14, AND A PORTION OF TRACTS 7-9, 12, 13, 15, & 18-20,
ALL IN BLOCK 4, TOGETHER WITH A PORTION OF 30 FOOT RIGHTS-OF-WAY ADJACENT
THERETO, ALL OF "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54, P.B.C.R.),
IN SECTIONS 27 & 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.



KEY MAP
NOT TO SCALE

DESCRIPTION AND DEDICATION

Know all men by these presents that Duke Realty Land, LLC, an Indiana limited liability company, licensed to do business in Florida, owner of the lands shown hereon, shown hereon as Turnpike Crossing East, being a Replat of all of Tracts 11 & 14, and a portion of Tracts 7-9, 12, 13, 15, & 18-20, all in Block 4, together with a portion of 30 foot Rights-of-Way adjacent thereto, all of "Palm Beach Farms Company Plat No. 3" (P.B. 2, PGS. 45-54, P.B.C.R.), in Sections 27 & 34, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

- Commencing at a found Palm Beach County brass disc, said disc being the Southeast corner of said Section 27;
- thence North 88° 18' 15" West along the South line of the Southeast 1/4 of said Section 27, a distance of 279.88 feet to the South quarter corner of said Section 27;
- thence South 86° 47' 05" West, a distance of 369.51 feet to a point on the centerline of Jog Road as recorded in Official Records Book 6678, Page 1382, of the Public Records of Palm Beach County, Florida;
- thence North 03° 13' 59" West along said centerline of Jog Road, a distance of 218.28 feet;
- thence South 86° 46' 01" West, a distance of 85.00 feet to a point on the West line of said Jog Road, said point being the POINT OF BEGINNING;
- thence South 44° 13' 49" West along the North right-of-way line of Belvedere Road, as recorded in Official Records Book 6678 at page 1377 of said Public Records, a distance of 58.94 feet;
- thence North 88° 18' 22" West, a distance of 274.63 feet to the point of curvature of a curve concave Southerly;
- thence Westerly along the arc of said curve having a radius of 2366.83 feet, a central angle of 17° 46' 48" and a distance of 734.47 feet to a point of tangency;
- thence South 73° 54' 50" West, a distance of 233.96 feet to the point of curvature of a curve concave Northerly;
- thence Southwesterly along the arc of said curve, having a radius of 2216.83 feet, a central angle of 18° 30' and a distance of 398.84 feet to the East line of the West 800 feet of Tracts 9, 15 and 18 of said Block 4, The Palm Beach Farms Co. Plat No. 3 (the last four described courses being coincident with said North right-of-way line of Belvedere Road);
- thence leaving the North Right-of-Way line of said Belvedere Road North 00° 55' 18" West, along the East line of the Order of Taking recorded in O.R. Book 8124 at page 1739 of said Public Records, a distance of 1417.24 feet to the Southeasterly Right-of-way line of Parcel 101 of the Florida Turnpike (Sunshine State Parkway) as per Order of Taking recorded in O.R. Book 18023 at page 530 of said Public Records;
- thence North 44° 38' 57" East along the Southeasterly Right-of-Way line of said Parcel 101 of Florida's Turnpike, a distance of 242.36 feet to the Point of Curvature of a circular curve concave Southeasterly;
- thence Northeasterly along the arc of said curve, having a radius of 1977.48 feet, a central angle of 24° 45' 33" and a distance of 854.53 feet to the point of tangency;
- thence North 69° 24' 30" East, a distance of 606.38 feet to a point on said West Right-of-Way line of Jog Road (the last three described courses being coincident with the South line of said Parcel 101);
- thence South 22° 17' 57" East, a distance of 143.56 feet to a point on a curve concave Westerly (a radial line through said point bears South 72° 31' 55" West);
- thence Southeasterly along the arc of said curve, having a radius of 2794.79 feet, a central angle of 14° 14' 05" and a distance of 694.35 feet to a point of tangency;
- thence South 03° 13' 59" East, a distance of 566.25 feet;
- thence South 00° 41' 23" West, a distance of 219.25 feet;
- thence South 03° 13' 59" East, a distance of 400.01 feet (the preceding 6 courses being coincident with the West line of said Jog Road) to the POINT OF BEGINNING.

The above-described property contains 67.157 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Tract A, as shown hereon is hereby reserved by Duke Realty Land, LLC, an Indiana limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County, Florida.
- 2. Tract L, the Water Management Tract, as shown hereon, is hereby reserved for Duke Realty Land, LLC, an Indiana limited liability company, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said limited liability company, its successors and assigns, without recourse to Palm Beach County, Subject to existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Records Book 27264 at Page 1238 of the Public Records of Palm Beach County, Florida.
- 3. Tract Z, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

4. The Lake Maintenance Easements and Lake Maintenance Access Easements, as shown hereon are hereby reserved for Duke Realty Land, LLC, an Indiana limited liability company, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said limited liability company, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to 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.

5. The ten foot wide utility easements running adjacent and parallel to public roads, the tracts for private road purposes, and driveway/parking tracts, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. 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.

6. 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.

7. The Mass Transit Easements, as shown hereon, are hereby dedicated in perpetuity, by Owner to the Board of Commissioners of Palm Beach County, its successors and assigns (hereafter "County"), for the construction, installation, maintenance and use of public transit boarding and alighting areas, which use includes but is not limited to a public transit bus shelter, transfer station and advertising. The Owner, its successors and assigns (hereafter "Owner"), shall maintain the easement area until such time as 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 the 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.

8. The Lift Station Easement (L.S.E.), identified on the plat hereon, is an exclusive easement and is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of a wastewater lift station and related appurtenances. This easement may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying this easement 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 this lift station easement without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

In Witness Whereof, the above-named limited liability company, has caused these presents to be signed by Edward Mitchell, Sr. Vice President of South Florida Operations of Duke Realty Corporation, this 27th day of February, 2015.

Duke Realty Land, LLC
an Indiana limited liability company,
Licensed to do business in Florida

By: Duke Realty Services, LLC
an Indiana limited liability company,
Licensed to do business in Florida,
its Managing Member

By: Duke Realty Corporation,
an Indiana corporation,
Licensed to do business in Florida,
as Managing Member

By: *Edward Mitchell*
Edward Mitchell
Sr. Vice President
of South Florida Operations

Witness: *Chris Gallagher* Print Name: *Chris Gallagher*
Witness: *DAVE LOUDENSLACK* Print Name: *DAVE LOUDENSLACK*

ACKNOWLEDGEMENT

State of Florida)
County of Palm Beach) SS

Before me personally appeared Edward Mitchell, who is personally known to me or has produced satisfactory identification, and who executed the foregoing instrument as Senior Vice President of South Florida Operations of Duke Realty Corporation, an Indiana Corporation, licensed to do business in Florida, 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 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 27th day of February, 2015.
My commission expires: 4/26/15

Marian R. Hodapp
Notary Public,
State of Florida

COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 11th day of March, 2015, and has been reviewed by a professional surveyor and mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

George T. Webb, P.E.
County Engineer
date *3/11/15*

SITE DATA

Zoning Petition Number 2005-00456
Project Name Turnpike Crossing East
Total Area 67.157 Acres

TITLE CERTIFICATION

COUNTY OF FLORIDA)
COUNTY OF PALM BEACH) SS
I, John L. Shiekman, 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 the property is vested in Duke Realty Land, LLC, an Indiana limited liability company, licensed to do business in Florida; 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 there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: February 4, 2015 BY: *John L. Shiekman*
John L. Shiekman, Attorney at Law
Member of the Florida Bar
Florida Bar Number 331678

NOTES:

- 01. The bearings shown hereon are based on the East line of Section 27-43-42 having a bearing of North 01°29'33" East, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment.
- 02. No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- 03. Building setback lines shall be as required by current Palm Beach County Zoning regulations.
- 04. 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 determined by use of rights granted.
- 05. All lines which intersect curved lines are non-radial unless noted as being radial.
- 06. 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 Palm Beach County, Florida.
- 07. All distances shown are ground distances. The scale factor used for this plat is 1.0000296.
- 08. The road, ditch and dike reservations according to the aforementioned plat of Palm Beach Farms Company Plat No. 3 and lying within the lands shown hereon, are included in the Court Case: CL-94-001668-AE, Gary Nikollits vs. West Peninsular Title Company et al. The result of this lawsuit was that the road, ditch and dike reservations revert back in ownership to the adjoining land owners.

SURVEYOR'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") 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.

Jeff S. Hodapp 2-16-15
Jeff S. Hodapp, P.S.M.
License No. LS5111
State of Florida
Perimeter Surveying & Mapping, Inc.
949A Clint Moore Road
Boca Raton, FL 33487
Certification of Authorization No. LB7264

