

PREPARED BY:  
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS AND MAPPERS  
 180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA.  
 PH: 305-653-4493 / FAX: 305-651-7152  
 O.N.: 120584 / AUTOCAD NO.: 120584-P.DWG / SURVEY: 2011-100  
 FIELD BOOK: 617/02 SJD

5843.000

# MCDONALD'S AT PINWOOD SQUARE M.U.P.D.

A PARCEL OF LAND LYING WITHIN LOT 2, TRACT 39, OF THE "HIATUS", TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA ACCORDING TO THE ORIGINAL GOVERNMENT PLAT OF "HIATUS" OTHERWISE KNOWN AS TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, (BETWEEN TOWNSHIPS 44 SOUTH AND 45 SOUTH) MAY 2012

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 9:19 AM, THIS 25 DAY OF July, 2013 AND DULY RECORDED IN PLAT BOOK NO. 117 ON PAGES 25 AND 26

SHARON R. BOCK  
 CLERK AND COMPTROLLER  
 BY: *[Signature]*

SHEET 1 OF 2



DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MCDONALD'S RESTAURANTS OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "MCDONALD'S AT PINWOOD SQUARE", A PARCEL OF LAND LYING WITHIN LOT 2, TRACT 39, OF THE "HIATUS", TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA ACCORDING TO THE ORIGINAL GOVERNMENT PLAT OF "HIATUS" OTHERWISE KNOWN AS TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, (BETWEEN TOWNSHIPS 44 SOUTH AND 45 SOUTH) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°32'23" EAST, (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 34, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF LANTANA ROAD, A DISTANCE OF 869.00 FEET; THENCE SOUTH 01°27'37" WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 54.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LANTANA ROAD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE SOUTH 01°27'37" WEST, A DISTANCE OF 194.90 FEET; THENCE NORTH 88°32'23" WEST, A DISTANCE OF 223.50 FEET; THENCE NORTH 01°27'37" EAST, A DISTANCE OF 194.90 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 88°32'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 223.50 FEET, TO THE POINT OF BEGINNING.

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

1. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
2. TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY MCDONALD'S RESTAURANTS OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSOR AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MCDONALD'S RESTAURANTS OF FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THAT MCDONALD'S RESTAURANTS OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT/SECRETARY, CATHERINE A. GRIFFIN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31<sup>ST</sup> DAY OF May, 2013.

MCDONALD'S RESTAURANTS OF FLORIDA, INC.,  
 A FLORIDA CORPORATION

WITNESSED BY: *[Signature]*  
 PRINT NAME: Michelle Lechtenberg  
 DATE: 5/31/13

BY: *[Signature]*  
 PRINT NAME: CATHERINE A. GRIFFIN  
 TITLE: VICE-PRESIDENT/SECRETARY

WITNESSED BY: *[Signature]*  
 PRINT NAME: SHARON R. BOCK  
 DATE: 5-31-13

ACKNOWLEDGMENT )  
 STATE OF FLORIDA ) SS  
 COUNTY OF Palm Beach )

BEFORE ME PERSONALLY APPEARED Catherine A. Griffin, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President/Secretary OF MCDONALD'S RESTAURANTS OF FLORIDA, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS Vice President/Secretary 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>ST</sup> DAY OF May, A.D. 2013

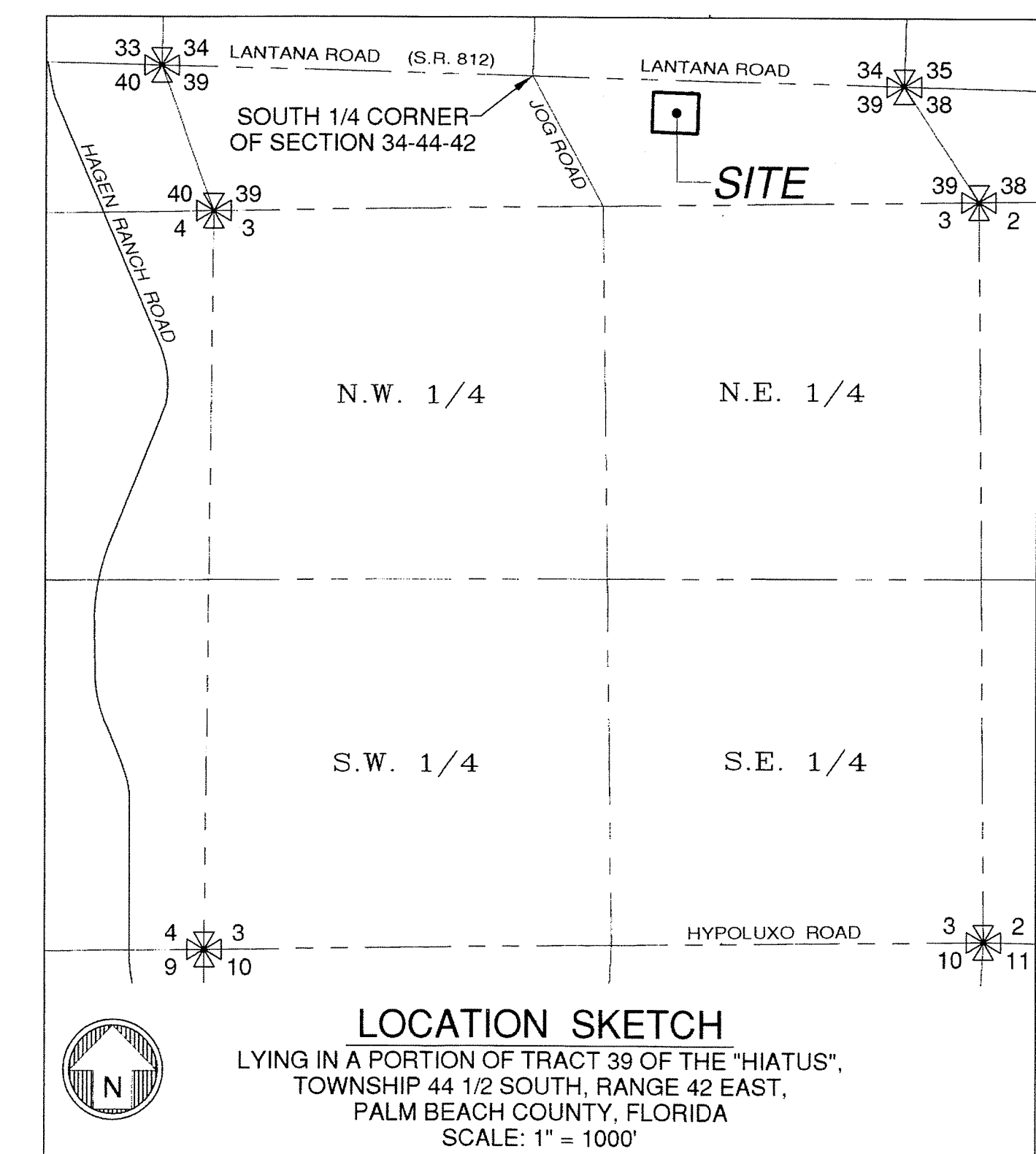
*[Signature]*  
 NOTARY PUBLIC  
 PRINTED NAME OF NOTARY PUBLIC: Karen S. LaFollette  
 NOTARY PUBLIC STATE OF: Florida  
 COMMISSION NUMBER: 710858  
 COMMISSION EXPIRES: 5/26/17



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 24<sup>TH</sup> DAY OF July, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*  
George T. Webb, P.E.  
 COUNTY ENGINEER



TITLE CERTIFICATION:

STATE OF FLORIDA ) SS  
 COUNTY OF MIAMI-DADE )

HILARY S. FEINSTOCK, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, OF THE LAW FIRM OF LEOPOLD KORN LEOPOLD & SNYDER, P.A., 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 MCDONALD'S RESTAURANTS OF FLORIDA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY 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.

DATED: 5-30-13  
*[Signature]*  
 HILARY S. FEINSTOCK, ESQUIRE

THE LANDS ENCOMPASSED BY THIS PLAT ARE SUBJECT TO THE FOLLOWING SPECIAL EXCEPTIONS:

- AS SET FORTH IN INSTRUMENTS RECORDED IN: CROSS-PARKING AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4809, PAGE 1367.
- ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5805, PAGE 1343.
- EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5885, PAGE 929.
- UNITY OF CONTROL, DESCRIPTION OF CROSS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 6336, PAGE 1306.

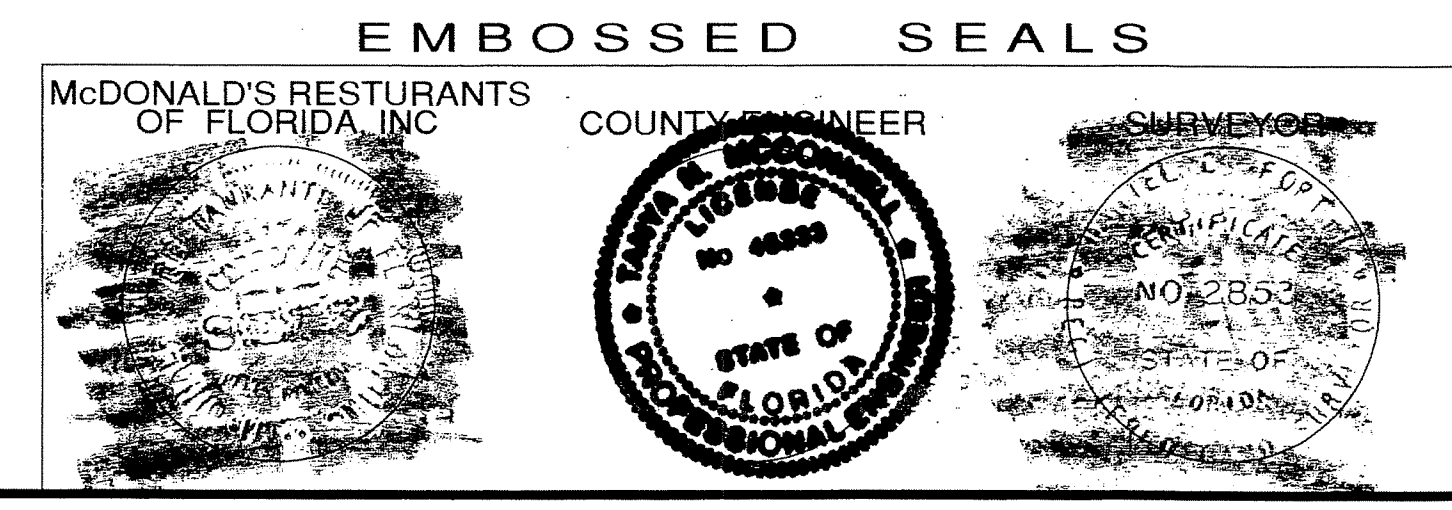
SURVEYOR'S CERTIFICATE:

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") AND MONUMENTS ACCORDING TO 177.091(9), FLORIDA STATUTES, 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.

*[Signature]*  
 DANIEL C. FORTIN, P.S.M.  
 STATE OF FLORIDA  
 SURVEYOR AND MAPPER LICENSE NO. 2853  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

DATE: 5-30-13

PROJECT No.: 5000-134  
 CONTROL No.: 1986-08  
**AREA SUMMARY**  
 TRACT "A": 43,560 SQUARE FEET±, 1.000 ACRES±



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.