

3H-6

Agenda Item #:

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	December 16, 2008	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

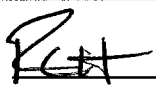
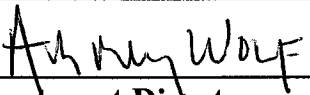

- A) adopt a Resolution authorizing the conveyance of 273 square feet of County-owned land in unincorporated southwest Boca Raton to Cove Club Investors, Ltd., (Cove Club) a Florida limited partnership, at no charge and with reservation of mineral and petroleum rights, but without rights of entry and exploration; and
- B) approve a County Deed in favor of Cove Club Investors, Ltd.

Summary: In 1981, the County purchased the Water Treatment Plant No. 9, located at SW 65th Ave, in unincorporated southwest Boca Raton, from South Palm Beach Utilities Corporation. Included in the conveyance to the County was an approximate 7' by 39' strip of land which underlies a small portion of the golf course maintenance building for the abutting golf course owned by Cove Club. South Palm Beach Utilities Corporation conveyed the golf course maintenance building to Cove Club the same year that the County acquired the Water Treatment Plant No. 9. This strip of land should have been conveyed to Cove Club and not the County. Conveyance of this parcel to Cove Club will correct the mistake. Due to the fact that this property was obviously originally intended to be conveyed to Cove Club, Staff recommends that this property be conveyed without charge. (PREM) District 5 (JMB)

Background and Justification: In April 1981, the Board approved the purchase of the water and sewer system from South Palm Beach Utilities Corporation for a sum not exceed \$42,500,000, payable with \$20,000,000 at closing and payments on the balance. Water Treatment Plant No. 9 abuts the Cove Club's golf course property. Palm Beach County owns and maintains 14 wells within the Cove Club's golf course. In addition, in 1999, Cove Club granted Palm Beach County easements which were necessary for the County to expand the treatment facilities at Water Treatment Plant No. 9. Attached is a certificate signed by the Director of the Water Utilities Department stating that the property is not required for or useful in the operations of the utility. Under Florida Statute Section 286.23, a Disclosure of Beneficial Interests is required to be provided in connection with any purchase of property by the County. Such Disclosure is not required in connection with the sale of land by the County. Staff is requesting such Disclosures for all transactions with private entities. As such, Cove Club Investors, Ltd. provided the attached Disclosure which identifies the percentage of beneficial interests as: Cove General, Inc. with .65%, Charlotte T. Weaver, the sole beneficiary of the Charlotte T. Weaver, Matthew T. Weaver & G. Michael Martin, Trustees of the Weaver Golf Trust U/A/D dated April 30, 1987, with 60.07%, David D. Welch with 31.22%, and Chris Sova with 8.06%.

Attachments:

1. Location Map
2. Resolution
3. County Deed
4. Certificate of Director
5. Disclosure of Beneficial Interests

Recommended By:			11/25/08
	Department Director		Date
Approved By:			12/18/08
	County Administrator		Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	0				
Operating Costs	0				
External Revenues	0				
Program Income (County)	0				
In-Kind Match (County)	0				
NET FISCAL IMPACT	*				
# ADDITIONAL FTE POSITIONS (Cumulative)	0				

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

* No fiscal Impact.
Conveyance of this property will eliminate the County's ongoing maintenance and liability.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

James B. Burt 12-2-08
OEMB
WUD ON 12/10/08
12/1/08

Jim J. Jones 12/2/08
Contract Development and Control

B. Legal Sufficiency:

James Burt 12/4/08
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

R41

See pg 120

R42

12

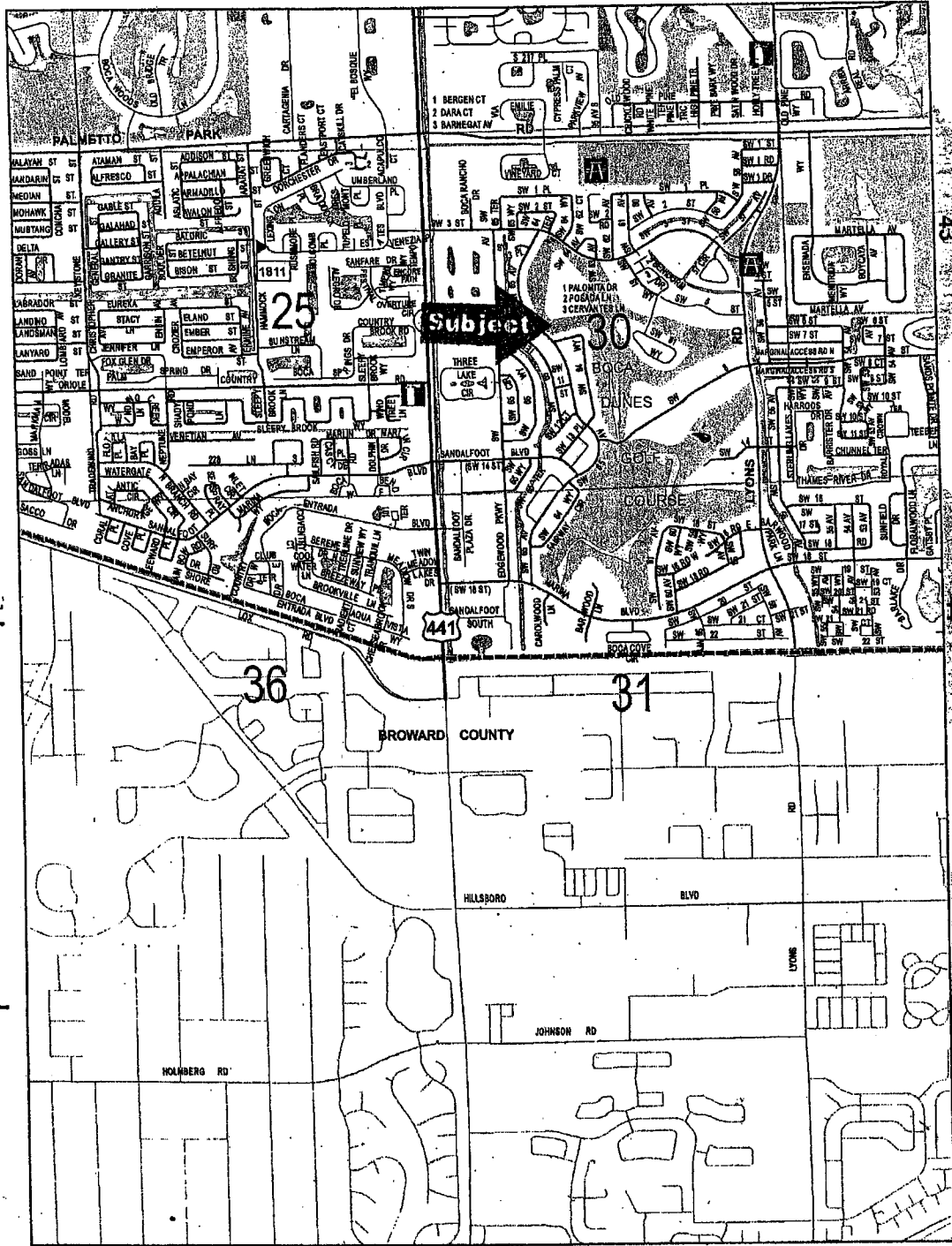
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LOCATION MAP

11

ATT.# 1

RESOLUTION NO. 2008-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO COVE CLUB INVESTORS, LTD., AT NO CHARGE, WITH MINERAL AND PETROLEUM RIGHTS RESERVATION AND WITHOUT RIGHTS OF ENTRY AND EXPLORATION; DETERMINING THAT CERTAIN REAL PROPERTY IS NO LONGER NECESSARY OR USEFUL IN THE OPERATION OF THE PALM BEACH COUNTY WATER AND SEWER SYSTEM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Palm Beach County purchased a water treatment plant from South Palm Beach Utilities Corporation in 1981 for use as the County's Water Treatment Plant No. 9; and

WHEREAS, the conveyance to the County mistakenly included approximately 273 square feet of land containing a portion of a maintenance building constructed in 1969 for the golf course adjoining the water treatment plant; and

WHEREAS, the error in the conveyance was recently discovered; and

WHEREAS, Cove Club Investors, Ltd., a Florida limited partnership, owner of the adjoining golf course and maintenance building, has requested that the 273 square feet of real property under the golf course maintenance building, said property being legally described in Exhibit "A" to the County Deed, attached hereto and made a part hereof (the "Property"), be conveyed to Cove Club Investors, Ltd., at no charge, in order to correct the mistake; and

WHEREAS, Cove Club Investors, Ltd., has also requested that the Property be conveyed without reservation of and that the County release all rights of entry and exploration relating to mineral and petroleum rights; and

WHEREAS, pursuant to Palm Beach County Water and Sewer Revenue Bond Resolution dated August 23, 1984, as supplemented and amended, the County has issued Water and Sewer System Revenue Bonds; and

WHEREAS, the Director of the Palm Beach County Water Utilities Department has made a finding in writing determining that the Property is not, nor has it ever been, necessary or useful in the operation of the water and sewer system; and

WHEREAS, the Board of County Commissioners of Palm Beach County is satisfied that the Property is not, nor has it ever been, necessary or useful in the operation of the water and sewer system; and

WHEREAS, as the Palm Beach County Water Utilities Department is correcting a mistake made in a conveyance to the County, it will not receive monetary consideration for the Property; and

WHEREAS, based on the original mistaken conveyance and the fact that the Property is not, nor has it ever been, necessary or useful in the operation of the water and sewer system, the conveyance to Club Cove Investors, Inc. for no monetary consideration is fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. The Board of County Commissioners of Palm Beach County hereby determines the Property is not, nor has it ever been, necessary or useful in the operation of the Palm Beach County Water and Sewer System.

Section 3. The Board of County Commissioners of Palm Beach County shall convey the Property to Cove Club Investors, Ltd., a Florida limited partnership, at no charge and pursuant to the County Deed attached hereto, in order to correct a mistake made in the conveyance to the County.

Section 4. The provisions of this Resolution shall be effective immediately upon adoption hereof.

The foregoing resolution was offered by Commissioner _____
who moved its adoption. The Motion was seconded by Commissioner
_____, and upon being put to a vote, the vote was as follows:

COMMISSIONER JOHN F. KOONS, CHAIRMAN
COMMISSIONER BURT AARONSON, VICE CHAIRMAN
COMMISSIONER KAREN T. MARCUS
COMMISSIONER SHELLEY VANA
COMMISSIONER MARY MCCARTY
COMMISSIONER JESS R. SANTAMARIA
COMMISSIONER ADDIE L. GREENE

The Chair thereupon declared the resolution duly passed and adopted this
_____ day of _____, 2008.

PALM BEACH COUNTY, a
Political Subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By _____
Assistant County Attorney

By *Zell Anthony Wolf*
Department Director

G:\DEVELOPMENT\OPEN PROJECTS\WUD-COVE CLUB INVESTORS, LTD.-WTP9\RESOLUTION 001 MJ.JB APP.102908.DOC

PREPARED BY AND RETURN TO:
Katrina L. Gilbert
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-43-27-05-081-0380 (portion of)
Closing Date: _____
Purchase Price: _____

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "County", and COVE CLUB INVESTORS, LTD., a Florida limited partnership, whose legal mailing address is 1400 Country Club Drive, Boca Raton, Florida 33428, "Grantee".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

See **Exhibit "A"** attached hereto and made a part hereof.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths ($\frac{3}{4}$) interest in, and title in and to an undivided three-fourths ($\frac{3}{4}$) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half ($\frac{1}{2}$) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and County hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
John F. Koons, Chairman

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

(OFFICIAL SEAL)

By: _____
Assistant County Attorney

G:\Development\Open Projects\WUD-Cove Club Investors, LTD.-WTP9\County Deed.001.JB app.102908.docx

Exhibit "A"

COVE CLUB INVESTORS LTD., PROPERTY ACQUISITION AT WTP #9

A PORTION OF TRACT 46, LYING WITHIN BLOCK 81,
PALM BEACH FARMS CO. PLAT NO. 3,
PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF TRACT 46, LYING WITHIN BLOCK 81, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 32, BLOCK 14, SANDALFOOT COVE SECTION THREE, AS RECORDED IN PLAT BOOK 29, PAGES 140, 141 AND 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF S.W. 65TH AVENUE, AS SHOWN ON THE SAID PLAT OF SANDALFOOT COVE SECTION THREE, WHOSE TANGENT BEARS NORTH 43°25'41" WEST, WITH A RADIUS OF 1240.00 FEET AND A CENTRAL ANGLE OF 05°32'41", AN ARC DISTANCE OF 120.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°58'22" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 41°01'38" EAST, A DISTANCE OF 264.79 FEET; THENCE NORTH 48°58'22" WEST, A DISTANCE OF 35.51 FEET; THENCE NORTH 07°07'13" WEST, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 07°07'13" WEST, A DISTANCE OF 7.29 FEET; THENCE SOUTH 80°55'04" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 09°04'56" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 80°55'04" WEST, A DISTANCE OF 37.97 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN PALM BEACH COUNTY, FLORIDA.

CONTAINING 273 SQUARE FEET MORE OR LESS.

NOTES:

- 1) THIS SKETCH AND LEGAL DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY ("THIS IS NOT A SURVEY").
- 2) THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF A FLORIDA REGISTERED LAND SURVEYOR.
- 3) THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE UNDERSIGNING SURVEYOR AS DIRECTED BY THE CLIENT.
- 4) BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF S.W. 64TH WAY SANDALFOOT COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29 AT PAGES 140-142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 76°53'30" EAST.
- 5) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

LEGEND

P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
P.B. PLAT BOOK
WTP WATER TREATMENT PLANT
PCN PROPERTY CONTROL NUMBER

HELLER-WEAVER AND SHEREMETA, INC.
FLORIDA STATE L.B. NO. 3449

BY: DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REG. NO. 5118

WORK ORDER# 15457.026

REVISIONS	 E.B. NO. 0003449	Heller - Weaver and Sheremeta, inc. Engineers ... Surveyors and Mappers 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483 (561) 243-8700 - Phone (561) 243-8777 - Fax		DATE:	7/1/08
				SCALE:	N/A
				DRAWN BY:	S.R.ISAAC
				CHECKED BY:	D.C.LAAK
				SHEET:	1 OF 2
				FILE NO.	08-15511-SS3

COVE CLUB INVESTORS LTD., PROPERTY AQUISITION AT WTP #9

A PORTION OF TRACT 46 LYING WITHIN BLOCK 81
PALM BEACH FARMS CO. PLAT NO. 3,
PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY, FLORIDA

TRACT 46
BLOCK 81

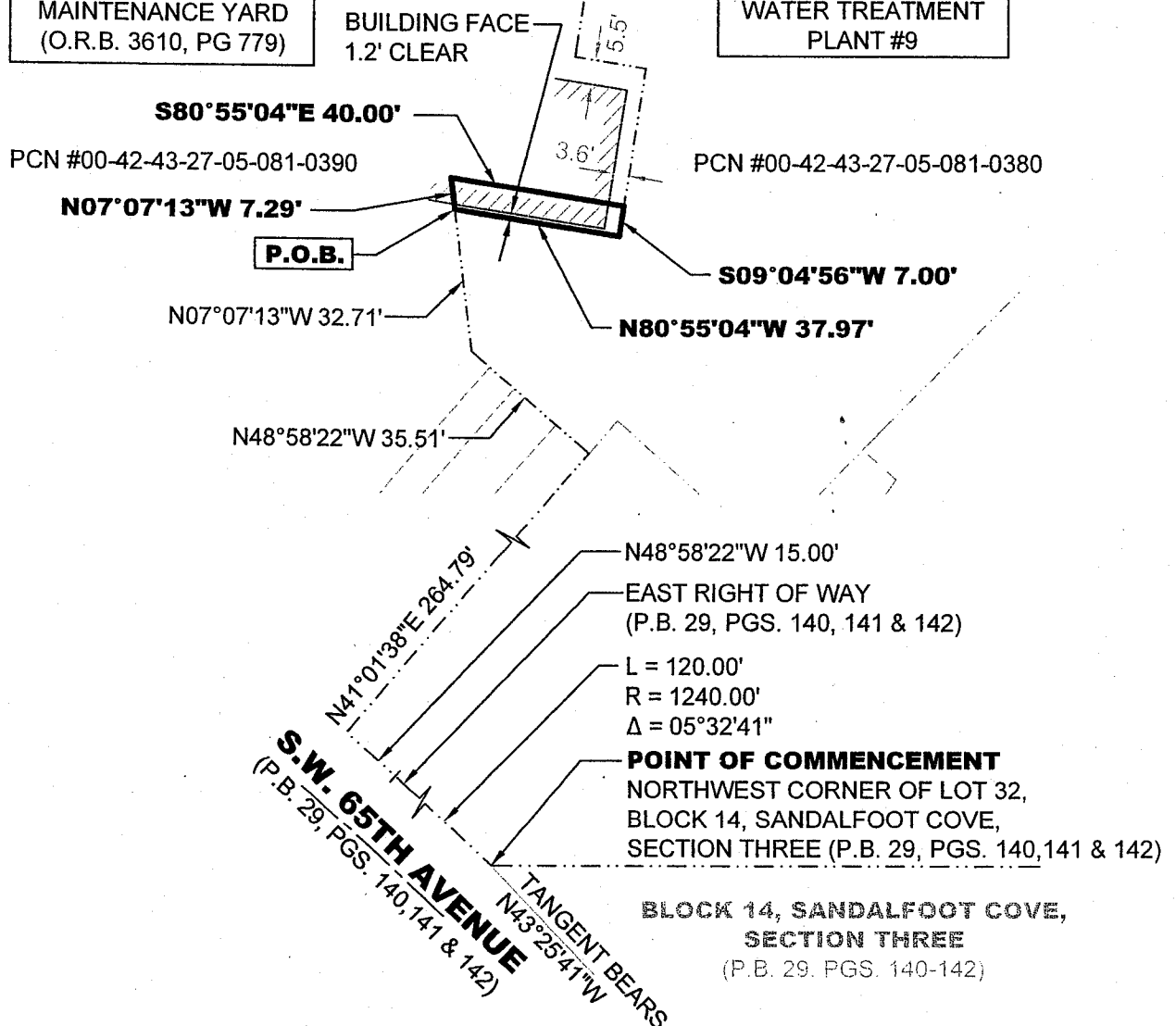
PALM BEACH FARMS CO.
PLAT NO.3

(P.B. 2, PGS. 45-54)



COVE CLUB INVESTORS
LTD., GOLF COURSE
MAINTENANCE YARD
(O.R.B. 3610, PG 779)

PALM BEACH COUNTY
WATER TREATMENT
PLANT #9



LEGEND

P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
P.B. PLAT BOOK
WTP WATER TREATMENT PLANT
PCN PROPERTY CONTROL NUMBER

REVISIONS



Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	7/1/08
SCALE:	1"=40'
DRAWN BY:	S.R.ISAAC
CHECKED BY:	D.C.LAAK
SHEET:	2 OF 2
FILE NO.	08-15511.SS4

CERTIFICATE OF DIRECTOR

The undersigned is the Director of the Water Utilities Department (the "Department") of Palm Beach County, Florida (the "County"). The County intends to transfer to Cove Club Investors, Ltd., that certain real property more particularly described in Exhibit "A", attached hereto and incorporated herein (the Property").

In accordance with the requirements of Section 4E of Resolution No. 84-1206, as amended, originally adopted by the Board of County Commissioners on August 23, 1984, I hereby find that the Property to be transferred to Cove Club Investors, Ltd. is not, nor has it ever been, necessary or useful in the operation of the Water and Sewer System.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the date written below.

WITNESSES:

PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT

Signature: Cindy Beaudreau

Print Name: Cindy Beaudreau

Signature: [Signature]

Print Name: Robert Nelson

By: [Signature]
Bevin A. Beaudet, Department Director

Date: 11/7/08

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney

G:\Development\Open Projects\WUD-Cove Club Investors, LTD.-WTP9\CERTIFICATE OF DIRECTOR - Cove Club.doc

ATTACHMENT #4

BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared, DAVID D. WELCH, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of Cove General, Inc. General Partner (position - i.e. president, partner, trustee) of Cove Club Investors, Ltd. (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Buyer") which entity is the Buyer of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 1400 Country Club Drive, Boca Raton, Florida 33433

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the Buyer and the percentage interest of each such person or entity.

4. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

5. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

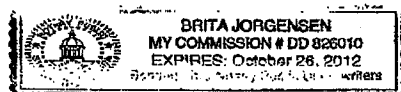
FURTHER AFFIANT SAYETH NAUGHT.

David D. Welch, Affiant
(Print Affiant Name) David D. Welch

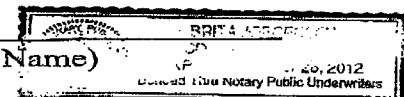
The foregoing instrument was acknowledged before me this 21st day of November, 2008 by David D. Welch

☒ who is personally known to me or ☐ who has produced _____ as identification and who did take an oath.

Brita Jorgensen
Notary Public



(Print Notary Name)



NOTARY PUBLIC
State of Florida at Large

My Commission Expires: _____

ATTACHMENT # 5



Wantman Group, Inc.
Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERT No. 6091 - LB No. 7055
JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA
www.wantmangroup.com

EXHIBIT "A"

DESCRIPTION & SKETCH
PREPARED FOR:
THE CITY OF BOYNTON BEACH, FLORIDA

LEGAL DESCRIPTION: Utility Easement

A 12.00 foot wide strip of land lying in a portion of Section 5, Township 46 South, Range 43 East, Palm Beach County, Florida and being a portion of the lands described in Official Records Book 3209, at Page 260 through 261 inclusive, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at the Southeast corner of said described lands, said point being the POINT OF BEGINNING, said point also being on the Westerly right-of-way line of the Seaboard Coast Line Railroad; Thence South 17°39'52" West along said Westerly right-of-way line, for 344.80 feet to a point on the North right-of-way line of the Lake Worth Drainage District Lateral Canal L-29; Thence departing aforesaid Westerly right-of-way line South 88°09'30" West along said North right-of-way line, for 12.73 feet, said point being on a line 12.00 feet West of and parallel with the Southerly extension of the Easterly line of aforesaid described lands and Westerly right-of-way line of the Seaboard Coast Line Railroad; Thence departing aforesaid North right-of-way line North 17°39'52" East along said parallel line, for 1,749.92 feet; Thence departing said parallel line South 72°20'08" East, for 12.00 feet, said point being on aforesaid described lands Easterly line and Westerly right-of-way line of the Seaboard Coast Line Railroad; Thence South 17°39'52" West along said Easterly and Westerly line, for 1,400.87 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in Palm Beach County, Florida.

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

SURVEYOR'S NOTES

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC., THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WANTMAN GROUP, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

4. BEARINGS BASED ON AN ASSUMED BEARING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, SAID LINE BEARS SOUTH 17°39'52" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

5. WANTMAN GROUP, INC., CERTIFICATE OF AUTHORIZATION No. 7055, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Description and Sketch is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027 Florida Statutes.

For The Firm:
Wantman Group, Inc.

Derek G. Zeman

DATE: 9/4/08

DEREK G. ZEMAN,
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. 5655

DATE:	REVISION:	BY:	BY:	DATE:
09/04/08	REVISED PER COMMENTS	MRG		
			OFFICE	MRG
			CHECKED	DGZ
			DATE	03/31/08
			JOB	407667.01
			SHEET	1 OF 3
			DWG	66701_UE 5

K:\CITY OF BOYNTON BEACH\BB FORCEMAIN\dwg\Legals\66701_UE 5.dwg Sh 1 Sep 04, 2008;



Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411

(866) 909-2220 phone (561) 687-1110 fax

CERT No. 6091 - LB No. 7055

JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA

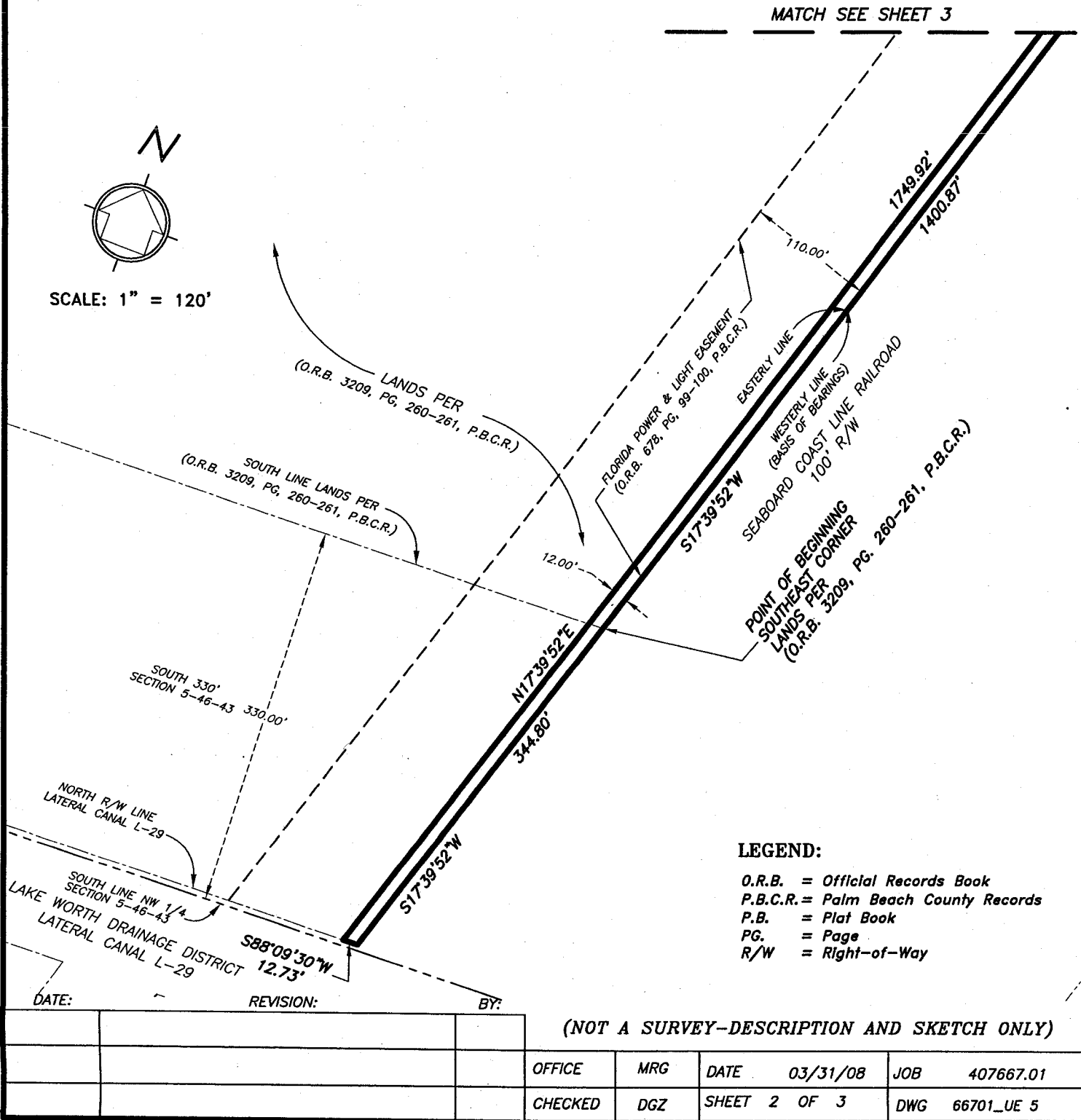
www.wantmangroup.com

DESCRIPTION & SKETCH

PREPARED FOR:

THE CITY OF BOYNTON BEACH, FLORIDA

EXHIBIT "A"





Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411

(866) 909-2220 phone (561) 687-1110 fax

CERT No. 6091 - LB No. 7055

JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA

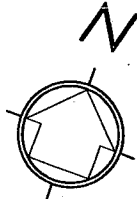
www.wantmangroup.com

DESCRIPTION & SKETCH

PREPARED FOR:

THE CITY OF BOYNTON BEACH, FLORIDA

EXHIBIT "A"



SCALE: 1" = 120'

LANDS PER
(O.R.B. 3209, PG. 260-261, P.B.C.R.)

FLORIDA POWER & LIGHT EASEMENT
(O.R.B. 678, PG. 98-100, P.B.C.R.)

EASTERLY LINE
WESTERLY LINE
(BASIS OF BEARINGS)
SEABOARD COAST LINE RAILROAD
100' R/W

LEGEND:

O.R.B. = Official Records Book

P.B.C.R. = Palm Beach County Records

P.B. = Plat Book

PG. = Page

R/W = Right-of-Way

MATCH SEE SHEET 2

DATE:

REVISION:

BY:

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

			OFFICE	MRG	DATE	03/31/08	JOB	407667.01
			CHECKED	DGZ	SHEET	3 OF 3	DWG	66701_UE 5

**SCHEDULE TO BENEFICIAL
INTERESTS IN *(Buyer)***

Buyer is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Buyer must identify individual owners. If, by way of example, Buyer is wholly or partially owned by another entity, such as a corporation, Buyer must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

[illegible]