

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

Is Item Included In Current Budget? Yes _____ No _____
 Budget Account No.: Fund _____ Agency _____ Org. _____ Object _____
 Program _____

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

* No additional fiscal impact as a result of this item.

C. Departmental Fiscal Review: Adwillhite

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Paul F. J. [Signature] 8/31/09
 na 8-28-09 OFMB [Signature] 8/25/09

[Signature] 8/31/09
 Contract Dev. and Control

B. Legal Sufficiency:

Paul F. J. [Signature] 9/1/09
 Assistant County Attorney

C. Other Department Review:

 Division Director

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

Background and Policy Issues: (Continued from Page 1)

The Board's support was contingent upon the subject road rights-of-way being abandoned. On April 18, 2007, the Board's approval of the abandonment of these road rights-of-way was contingent upon the approval of the revision of the Thoroughfare Right-of-Way Identification Map and the Future 20/20 Roadway System by the Number of Lanes Map, deleting these two roads. These revisions were approved by Department of Community Affairs (DCA) on July 15, 2009. Since the approval of the abandonment in 2007, there have been requests by Palm Beach County Water Utilities Department, the County Engineer and the Lake Worth Drainage District to provide either reservation or conveyance of easements. In order to accommodate these requests the original resolution, approving the abandonment, must be rescinded and a replacement resolution approved.

Utilities service providers have no objection to the vacation because an easement has been executed to Palm Beach County Water Utilities Department for future use and will be recorded simultaneously with the abandonment.

A pathway easement and a drainage easement have been reserved for future use.

RESOLUTION NO. R-2007- 0586

A RESOLUTION ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500'± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240'±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, and the petition of the County Engineer, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on April 18, 2007, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County to that portion of University Drive from Palmetto Park Road south 3,500'± to Hillsboro Canal, and that portion of Riverside Drive from the Hillsboro Canal north 2,240'±; and

WHEREAS, in accordance with Ordinance No. 86-18, as amended, notice of the holding of such meeting was duly published in the Palm Beach Post on April 1, 2007; and

RESOLUTION NO. R-2007- 0586

WHEREAS, this abandonment will not be recorded in the public records until the revised Thoroughfare Right-of-Way Identification Map and the Future 20/20 Roadway System by the Number of Lanes Map, deleting these roads, has been officially adopted and is in effect. The anticipated dates are late 2007 and/or early 2008. Should these amendments not be adopted, then this resolution will be rescinded by this Board.

WHEREAS, this Board did hold said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

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

1. The foregoing recitals are hereby reaffirmed and ratified.

RESOLUTION NO. R-2007- 0586

2. This abandonment will not be recorded in the Public Records until the revised Thoroughfare Right-of-Way Identification Map, and the Future 20/20 Roadway System by the Number of Lanes Map, deleting these roads, has been officially adopted and is in effect. The anticipated dates are late 2007 and/or early 2008. Should these amendments not be adopted, then this resolution will be rescinded by this Board.
3. These rights-of-way are hereby abandoned and closed as rights-of-way and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to these rights-of-way, more fully described in the legal description and sketch attached hereto and made a part hereof.
4. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Ordinance No. 86-18.

RESOLUTION NO. R-2007-0586

The foregoing Resolution was offered by Commissioner Aaronson, who moved its adoption. The motion was seconded by Commissioner Marcus and, upon being put to a vote, the vote was as follows:

Addie L. Greene, Chairperson	Aye
John F. Koons, Vice Chair	Aye
Karen T. Marcus	Aye
Warren H. Newell	Aye
Mary McCarty	Nay
Burt Aaronson	Aye
Jess R. Santamaria	Aye

The Chair thereupon declared the Resolution duly passed and adopted this 18th day of April, 2007.

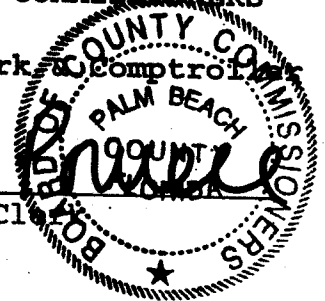
PALM BEACH COUNTY, FLORIDA BY
ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY:

Nancy

Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY:

Paul F. J.
County Attorney

UNIVERSITY DRIVE ABANDONMENT


THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600; PAGE 1624. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH $01^{\circ}12'07''$ EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH $89^{\circ}44'51''$ WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH $65^{\circ}50'51''$ WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $67^{\circ}07'27''$, A DISTANCE OF 2026.76 TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH $01^{\circ}16'36''$ EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH $01^{\circ}13'07''$ EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH $71^{\circ}58'41''$ EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH $01^{\circ}13'07''$ WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH $01^{\circ}16'36''$ WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $67^{\circ}07'27''$, A DISTANCE OF 1839.32 FEET; THENCE.
- 10) NORTH $65^{\circ}50'51''$ EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}54'00''$, A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH $89^{\circ}44'51''$ EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.

SHEET 1 OF 5	PROJECT: UNIVERSITY DRIVE & RIVERSIDE DRIVE ABANDONMENT	SCALE: N.T.S.	NO.	REVISION	BY DATE
	DESIGN FILE NAME S-1-07-2655.DGN	DRAWING NO. S-1-07-2655	APPROVED: G.B.M. S.L.O. CHECKED: W.C.E. DATE: 2/16/07	1	MODIFIED LEGAL 2/13/07
		 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411			

- 13) NORTH $01^{\circ}12'07''$ WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

RIVERSIDE DRIVE ABANDONMENT

THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

DESCRIPTION OF OFFICIAL RECORD BOOK 3600, PAGE 1627 FOR INFORMATIONAL PURPOSES ONLY (SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH $01^{\circ}12'07''$ EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH $89^{\circ}44'51''$ WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE, FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH $45^{\circ}43'38''$ EAST, A DISTANCE OF 35.06 FEET; THENCE.
- 2) SOUTH $01^{\circ}12'07''$ EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 3) SOUTH $01^{\circ}19'13''$ EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE.
- 4) NORTH $89^{\circ}42'39''$ EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 5) SOUTH $01^{\circ}19'13''$ EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE.
- 6) SOUTH $89^{\circ}42'12''$ WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE.
- 7) SOUTH $01^{\circ}19'13''$ EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 8) NORTH $89^{\circ}41'05''$ EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE.

- 9) SOUTH $01^{\circ}19'13''$ EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, A DISTANCE OF 256.47 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 10) SOUTH $71^{\circ}58'41''$ EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 15.89 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE.
- 11) NORTH $01^{\circ}19'13''$ WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4238.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE.
- 12) NORTH $01^{\circ}12'07''$ WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5019.84 FEET; THENCE.
- 13) SOUTH $89^{\circ}44'51''$ WEST, A DISTANCE OF 85.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 60.00 FOOT PORTION OF A 120.00 FOOT ROAD RIGHT-OF-WAY LYING WITHIN SECTIONS 22 AND 27.

ALSO TOGETHER WITH:

THAT PORTION OF TRACT S-4 AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGE 175 AND THAT PORTION OF THE 15.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANYS -SECTION NO. 2, PLAT BOOK 1, PAGE 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS; BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 AND O.R.B. 3600, PAGE 1627 REVEALED A MISCLOSURE ON BOTH. PROBLEMS APPEARS TO BE LOCATED IN LINE ITEM 2) OF O.R.B. 3600, PAGE 1624 AND LINE ITEM 11) OF O.R.B. 3600, PAGE 1627.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON 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 SECTION 472.027, FLORIDA STATUTES.

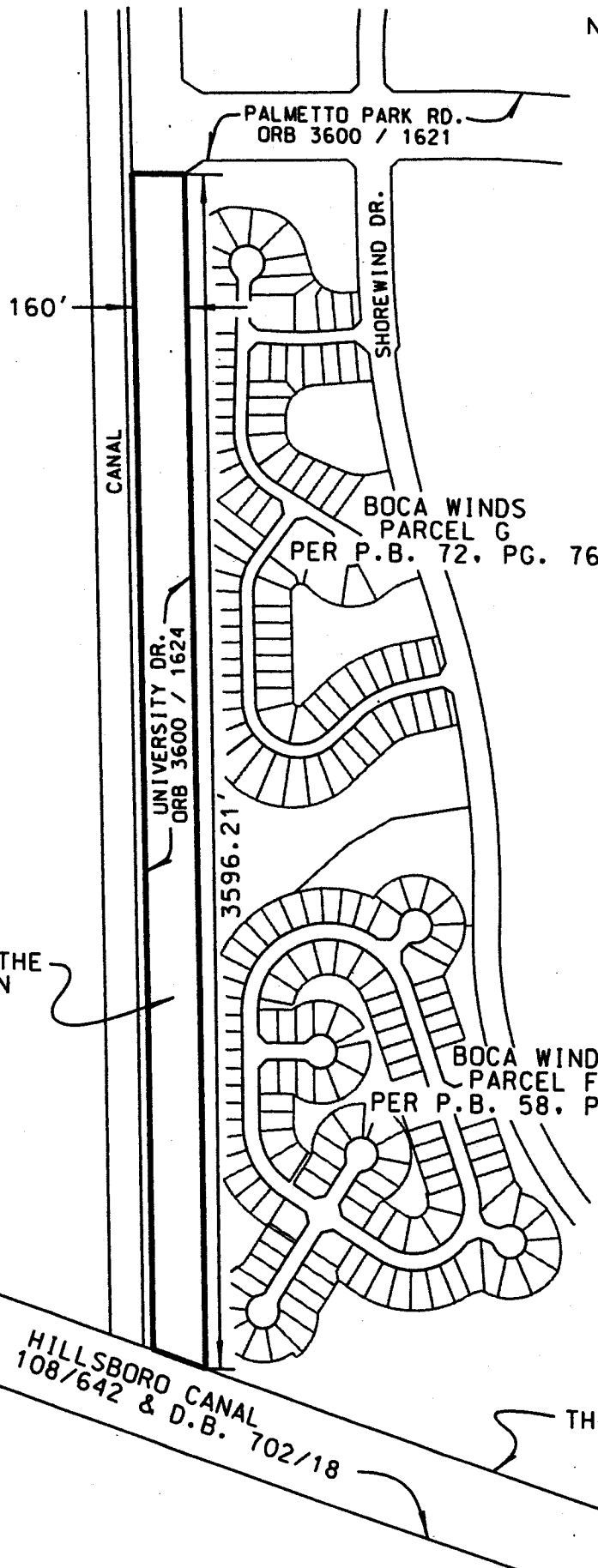
STATE OF

 GLENN W. MARK, P.L.S.
 FLORIDA CERTIFICATE #5304

3/27/07
 DATE

LEGEND

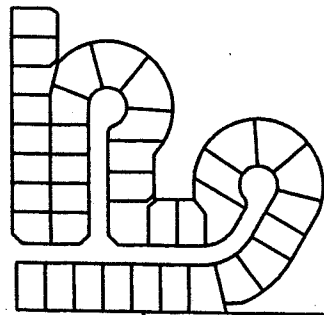
- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- PG. = PAGE
- NO. = NUMBER
- DB = DEED BOOK
- ORB = OFFICIAL RECORD BOOK



SECTION 22 & 27
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

THE SOUTH 3596.21' OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1624
PALM BEACH COUNTY
PUBLIC RECORDS

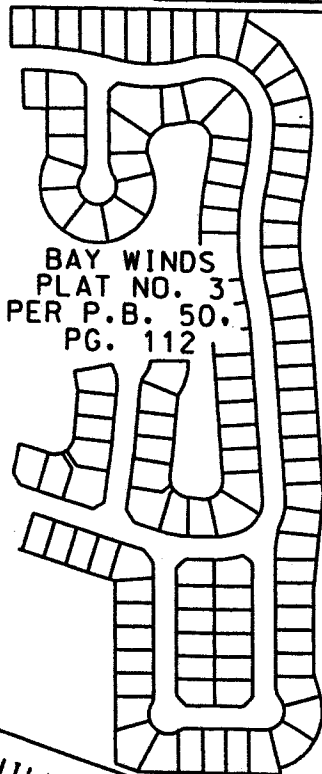
THIS IS NOT A SURVEY



FLORIDA FRUIT
LANDS PER
P.B. 1. PG. 102

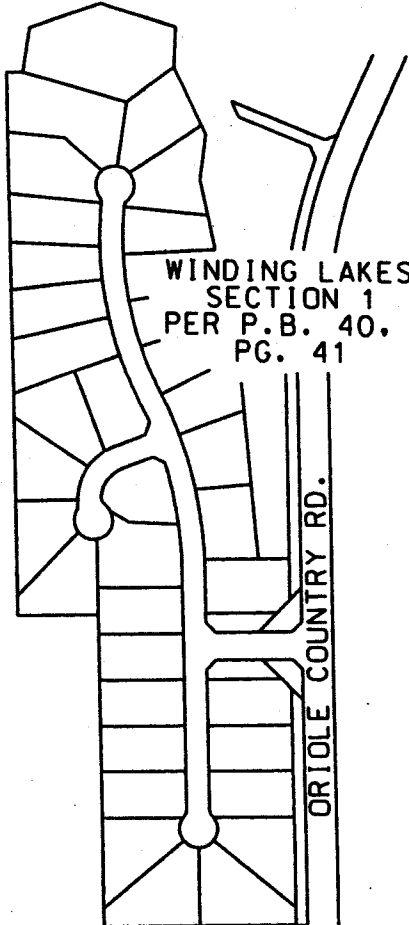
EASTERLY EXTENSION
OF THE NORTH LINE OF
THE PLAT OF BAY WINDS
PLAT NO. 3 PER PLAT
BOOK 50. PG. 112

SECTION 27,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY



BAY WINDS
PLAT NO. 3
PER P.B. 50.
PG. 112

RIVERSIDE DR.



WINDING LAKES
SECTION 1
PER P.B. 40.
PG. 41

ORTOLE COUNTRY RD.

NORTH R/W
LINE OF
THE HILLSBORO
CANAL

260'

120'
A PORTION OF THE
PROPERTY DESCRIBED IN
ORB 3600. PG. 1627. TRACT
S-4 PER PLAT BOOK 32. PG.
175 & 15' R/W PER FLORIDA
FRUIT LANDS COMPANYS
SUBDIVISION NO.2 PER PLAT
BOOK 1. PG. 102
PALM BEACH COUNTY
PUBLIC RECORDS

WINDING LAKES
SECTION 1
PER P.B. 40.
PG. 41

HILLSBORO CANAL
D.B. 108/642 & D.B. 702/18


THIS IS NOT A SURVEY

THE PALM BEACH POST
Published Daily and Sunday
West Palm Beach, Palm Beach County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared Marc Kramer, who on oath says that he is **Inside Sales Supervisor** of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a **Notice** in the matter of **Public Hearing** was published in said newspaper in the issues of **April 1, 2007**. Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before 2nd day of April, A.D. 2007



Personally known XX or Produced Identification _____
Type of Identification Produced _____

NO. 7890165
NOTICE OF
PUBLIC HEARING
THE BOARD OF COUNTY
COMMISSIONERS OF
PALM BEACH COUNTY
WILL CONDUCT A PUBLIC
HEARING ON APRIL
18, 2007 AT 9:30 A.M. IN
THE JANE THOMPSON
MEMORIAL CHAMBERS,
GOVERNMENTAL OFFICE
COMPLEX, SIXTH FLOOR,
301 N. OLIVE AVENUE,
WEST PALM BEACH,
FLORIDA TO CONSIDER:
ABANDONING A PORTION
OF UNIVERSITY DRIVE
FROM PALMETTO PARK
ROAD SOUTH, 3,500'± TO
HILLSBORO CANAL, AND
ABANDONING A PORTION
OF RIVERSIDE
DRIVE FROM THE HILLSBORO
CANAL NORTH
2,240'±. COMMISSION
DISTRICT 5 - SECTION 27,
TOWNSHIP 47, RANGE 42
(THE LEGAL PROPERTY
DESCRIPTION IS ON FILE
IN THE OFFICE OF THE
LAND DEVELOPMENT
DIVISION, VISTA CENTER
- 3RD FLOOR, 2300
NORTH JOG ROAD, WEST
PALM BEACH, FLORIDA
33411
ALL INTERESTED PARTIES
ARE INVITED TO
ATTEND AND BE HEARD.
IF YOU HAVE ANY QUESTIONS
REGARDING THE
PUBLIC HEARING, CONTACT
LAND DEVELOPMENT DIVISION 561-664-4087.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
PUB: The Palm Beach Post
April 1, 2007

NOTARY PUBLIC STATE OF FLORIDA
Dustin J. Marshall
Notary Public
Bonded Through the Florida
Notary Public Lending Council

THE PALM BEACH POST
Published Daily and Sunday
West Palm Beach, Palm Beach County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared **Marc Kramer**, who on oath says that he is **Inside Sales Supervisor** of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a **Notice** in the matter of **Resolution R-2007-0586** was published in said newspaper in the issues of **May 6, 2007**. Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Handwritten signature]

Sworn to and subscribed before 7th day of May, A.D. 2007

[Handwritten signature]

Personally known or Produced Identification _____
Type of Identification Produced _____

NO. 8225719
RESOLUTION R-2007-0586
THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE AUTHORITY PROVIDED IN CHAPTER 338.09, FLORIDA STATUTES AND PURSUANT TO ORDINANCE 86-18, DID HOLD A MEETING ON APRIL 18, 2007. RESOLUTION R-2007-0586, PERTAINING TO THE ABANDONMENT OF A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500'± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240'±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, WAS DULY PASSED AND RECORDED IN THE MINUTES OF THE BOARD OF COUNTY COMMISSIONERS.
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
PUB: The Palm Beach Post
May 6, 2007



Karen M. McLinton
Commission # DD359566
Expires: NOV. 15, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

RESOLUTION NO. R-2009-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA RESCINDING RESOLUTION NO. R-2007-0586 ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS (BOARD) TO EXECUTE A UTILITY EASEMENT TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT; RESERVING A PATHWAY EASEMENT; RESERVING A DRAINAGE EASEMENT; ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624 AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH INCLUDES THE UTILITY EASEMENT AND THE RESERVATION OF THE PATHWAY AND DRAINAGE EASEMENTS.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, and the petition of the County Engineer, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on September 15, 2009, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County in and for that portion of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, and that portion of Riverside Drive from the Hillsboro Canal north 2,240 feet ±; and

WHEREAS, in accordance with Ordinance No. 86-18, as amended, notice of the holding of such meeting was duly published in the Palm Beach Post on September 1, 2009; and

RESOLUTION NO. R-2009-_____

WHEREAS, Resolution No. R-2007-0586, adopted by the Board on April 18, 2007, is hereby rescinded, which proposed to abandoned a portion of the proposed extension of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, as described in Official Record Book 3600, Page 1624, and abandon a portion of the proposed extension of Riverside Drive from the Hillsboro Canal north 2,240 feet ±, as described in Official Record Book 3600, Page 1627, Public Records of Palm Beach County, Florida; and

WHEREAS, a Utility Easement has been executed between Palm Beach County and Palm Beach County Water Utilities Department for future purposes; and

WHEREAS, a Pathway Easement to the County has been reserved for future purposes; and

WHEREAS, a Drainage Easement to the County has been reserved for future purposes; and

WHEREAS, pursuant to Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, Section VII (5), certified letters were sent to the affected property owners on April 1, 2007; and

WHEREAS, this Board, did hold said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

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

1. The foregoing recitals are hereby reaffirmed and ratified.

RESOLUTION NO. R-2009-_____

2. Rescind Resolution No. R-2007-0586, adopted by the Board on April 18, 2007, which proposed to abandon a portion of the proposed extension of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, as described in Official Record Book 3600, Page 1624, and abandon a portion of the proposed extension of Riverside Drive from the Hillsboro Canal north 2,240 feet ±, as described in Official Record Book 3600, Page 1627, Public Records of Palm Beach County, Florida.
3. Authorize the Chairman to execute the utility easement between Palm Beach County and Palm Beach County Water Utilities Department for future purposes.
4. Reserve a Pathway Easement to the County for future purposes.
5. Reserve a Drainage Easement to the County for future purposes.
6. The right-of-way being a portion of the proposed extension of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, as described in Official Record Book 3600, Page 1624, and that portion of the proposed extension of Riverside Drive from the Hillsboro Canal north 2,240 feet ±, as described in official record book 3600, page 1627, public records of Palm Beach County, Florida, are hereby abandoned and closed as rights-of-way and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to these rights-of-way, more fully described in the legal description and sketch attached hereto and made a part hereof.
7. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Ordinance No. 86-18.

RESOLUTION NO. R-2009-_____

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 Steven L. Abrams

Commissioner Jess R. Santamaria

Commissioner Priscilla A. Taylor

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2009.

**PALM BEACH COUNTY, FLORIDA BY
ITS BOARD OF COUNTY COMMISSIONERS**

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
County Attorney

UNIVERSITY DRIVE ABANDONMENT


THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600; PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76 TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.
- 10) NORTH 65°50'51" EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00", A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.

SHEET 1 OF 5	PROJECT: UNIVERSITY DRIVE & RIVERSIDE DRIVE ABANDONMENT	SCALE: N.T.S. APPROVED: D.R.M. DRAWN: S.L.O. CHECKED: W.C.E. DATE: 2/15/07 FIELD BOOK NO.	NO. 1 REVISION MODIFIED LEGAL	BY DATE 2/13/07	 <p>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411</p>
	DESIGN FILE NAME S-1-07-2655.DGN	DRAWING NO. S-1-07-2655			

- 13) NORTH $01^{\circ}12'07''$ WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

RIVERSIDE DRIVE ABANDONMENT

THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

DESCRIPTION OF OFFICIAL RECORD BOOK 3600, PAGE 1627 FOR INFORMATIONAL PURPOSES ONLY (SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH $01^{\circ}12'07''$ EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH $89^{\circ}44'51''$ WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE, FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH $45^{\circ}43'38''$ EAST, A DISTANCE OF 35.06 FEET; THENCE.
- 2) SOUTH $01^{\circ}12'07''$ EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 3) SOUTH $01^{\circ}19'13''$ EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE.
- 4) NORTH $89^{\circ}42'39''$ EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 5) SOUTH $01^{\circ}19'13''$ EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE.
- 6) SOUTH $89^{\circ}42'12''$ WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE.
- 7) SOUTH $01^{\circ}19'13''$ EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 8) NORTH $89^{\circ}41'05''$ EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE.

- 9) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, A DISTANCE OF 256.47 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 10) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 15.89 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE.
- 11) NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4238.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE.
- 12) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5019.84 FEET; THENCE.
- 13) SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 60.00 FOOT PORTION OF A 120.00 FOOT ROAD RIGHT-OF-WAY LYING WITHIN SECTIONS 22 AND 27.

ALSO TOGETHER WITH:

THAT PORTION OF TRACT S-4 AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGE 175 AND THAT PORTION OF THE 15.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANYS -SECTION NO. 2, PLAT BOOK 1, PAGE 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS; BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 AND O.R.B. 3600, PAGE 1627 REVEALED A MISCLOSURE ON BOTH PROBLEMS APPEARS TO BE LOCATED IN LINE ITEM 2) OF O.R.B. 3600, PAGE 1624 AND LINE ITEM 11) OF O.R.B. 3600, PAGE 1627.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

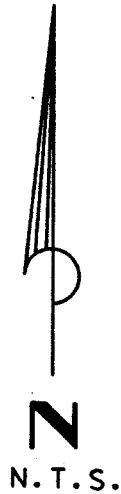
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON 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 SECTION 472.027, FLORIDA STATUTES.

STATE OF

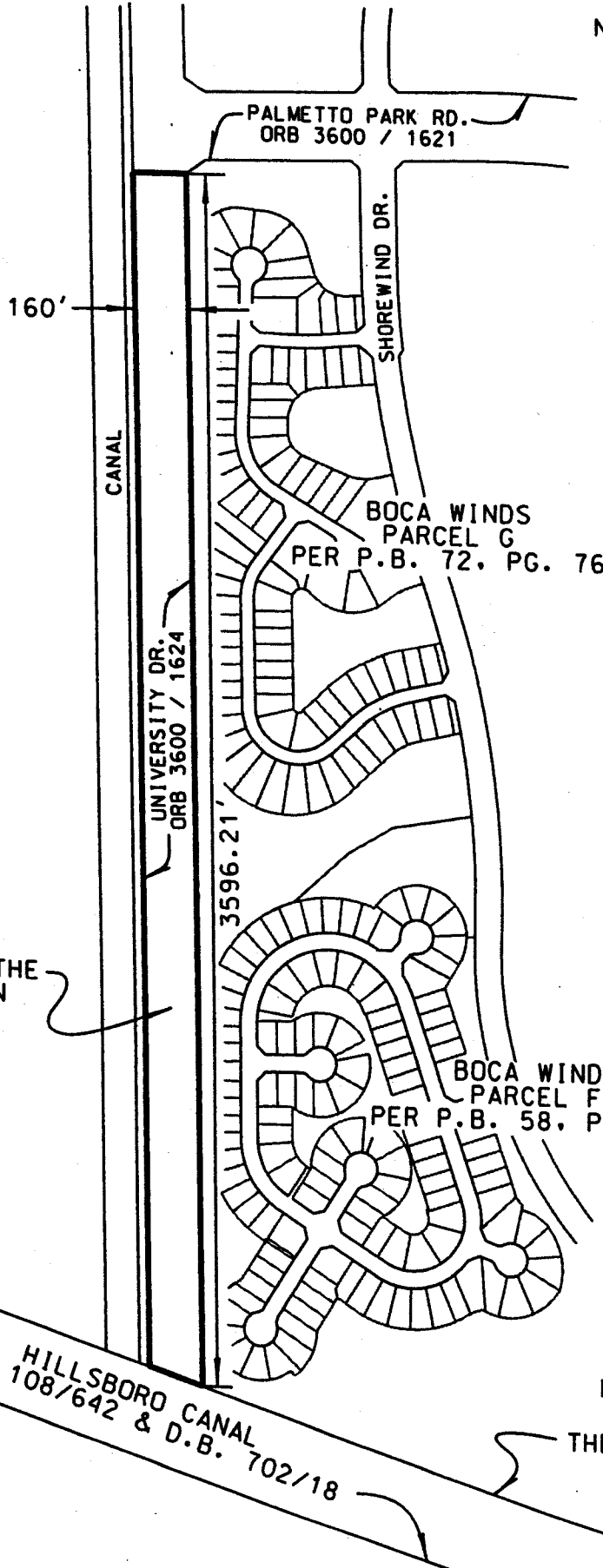
 GLENN W. MARK, P.L.S.
 FLORIDA CERTIFICATE #5304

3/27/07
 DATE



LEGEND

- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- PG. = PAGE
- NO. = NUMBER
- DB = DEED BOOK
- ORB = OFFICIAL RECORD BOOK



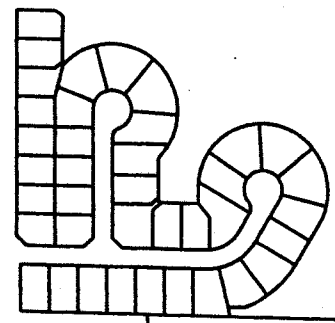
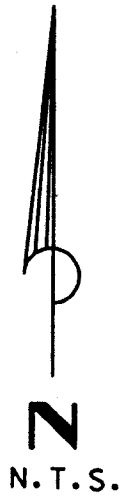
SECTION 22 & 27
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

THE SOUTH 3596.21' OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1624
PALM BEACH COUNTY
PUBLIC RECORDS

NORTH R/W
LINE OF
THE HILLSBORO
CANAL

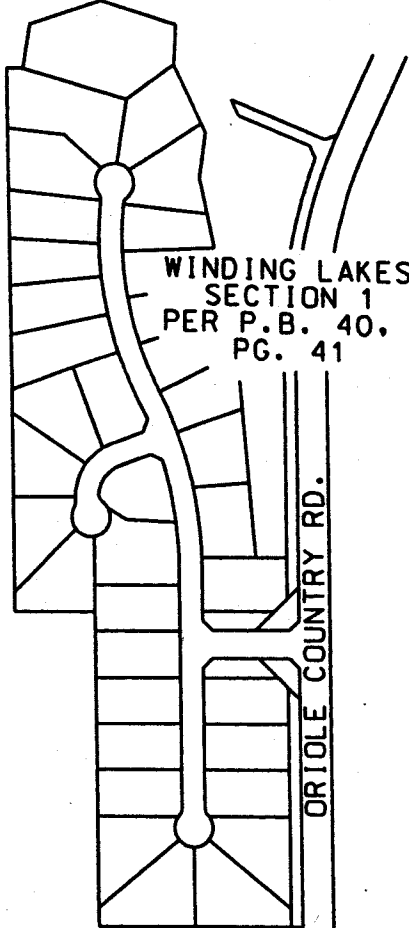
D.B. HILLSBORO CANAL
108/642 & D.B. 702/18

THIS IS NOT A SURVEY



FLORIDA FRUIT LANDS PER P.B. 1, PG. 102

RIVERSIDE DR.

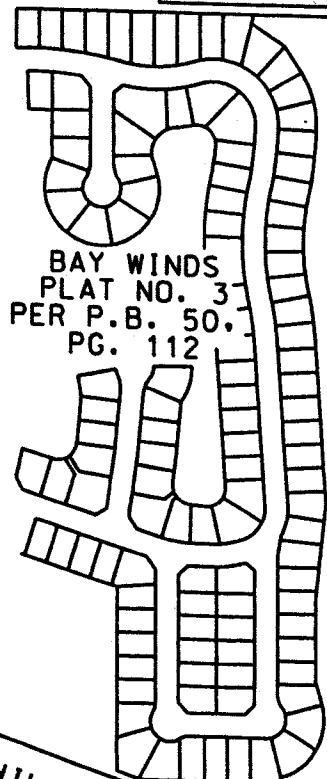


WINDING LAKES SECTION 1 PER P.B. 40, PG. 41

ORIOLE COUNTRY RD.

EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 PER PLAT BOOK 50, PG. 112

SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY



BAY WINDS PLAT NO. 3 PER P.B. 50, PG. 112

RIVERSIDE DR.

NORTH R/W LINE OF THE HILLSBORO CANAL

260'

120'
A PORTION OF THE PROPERTY DESCRIBED IN ORB 3600, PG. 1627, TRACT S-4 PER PLAT BOOK 32, PG. 175 & 15' R/W PER FLORIDA FRUIT LANDS COMPANYS SUBDIVISION NO.2 PER PLAT BOOK 1, PG. 102 PALM BEACH COUNTY PUBLIC RECORDS

HILLSBORO CANAL D.B. 108/642 & D.B. 702/18

WINDING LAKES SECTION 1 PER P.B. 40, PG. 41

THIS IS NOT A SURVEY

Return to:
Inter-Office Mail
Palm Beach County Engineering Department
Land Development Division
2300 N Jog Road
West Palm Beach, Florida 33411
Acct. No.: 1010 W/C 1066

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this day of _____, 20____, by Palm Beach County Board of County Commissioners, (hereinafter referred to as "Grantor"), whose address is 301 N. Olive Avenue, West Palm Beach, FL 33401, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

ATTEST:
Sharon R. Bock, Clerk
& Controller

PALM BEACH COUNTY, FLORIDA, BY
ITS BOARD OF COUNTY COMMISSIONERS

BY: _____
Clerk (or Deputy Clerk)

BY: _____
John F. Koons, Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

This instrument prepared by:
Paul King, Assistant County Attorney
Palm Beach County
P.O. Box 21229
West Palm Beach, FL 33416

BY: _____
County Attorney

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2009 by John F. Koons, Chairman, Board of County Commissioners, who is personally known to me who did not take an oath.

Typed name of Acknowledger
Deputy Clerk

UNIVERSITY DRIVE - UTILITY EASEMENT

THE EAST 80 FEET OF THE FOLLOWING DESCRIBED LAND FOR UTILITY EASEMENT PURPOSES

THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76, TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.
- 10) NORTH 65°50'51" EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00", A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.

PROJECT NO. 93901
 SHEET 5 OF 1

PROJECT: UNIVERSITY DRIVE & RIVERSIDE DRIVE - UTILITY EASEMENT	
DESIGN FILE NAME: S-1-07-2673.DGN	DRAWING NO.: S-1-07-2673

NO.	DATE	REVISION	BY	CHKD.
1	8/1/09	REVISED EASEMENT	E.M.	

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS

ENGINEERING SERVICES
 2800 NORTH JOG ROAD
 WEST PALM BEACH, FL 33411

- 13) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

RIVERSIDE DRIVE - UTILITY EASEMENT

THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1627
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH 45°43'38" EAST, A DISTANCE OF 35.06 FEET; THENCE.
- 2) SOUTH 01°12'07" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 3) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE.
- 4) NORTH 89°42'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 5) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE.
- 6) SOUTH 89°42'12" WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE.
- 7) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 8) NORTH 89°41'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE.

- 9) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, A DISTANCE OF 256.47 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 10) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 15.89 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE.
- 11) NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4238.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE.
- 12) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5019.84 FEET; THENCE.
- 13) SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 60.00 FOOT PORTION OF A 120.00 FOOT ROAD RIGHT-OF-WAY LYING WITHIN SECTIONS 22 AND 27.

ALSO TOGETHER WITH:

THAT PORTION OF TRACT S-4 AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGE 175 AND THAT PORTION OF THE 15.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SECTION NO. 2, PLAT BOOK 1, PAGE 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 AND O.R.B. 3600, PAGE 1627 REVEALED A MISCLOSURE ON BOTH. PROBLEMS APPEAR TO BE LOCATED IN LINE ITEM 2) OF O.R.B. 3600, PAGE 1624 AND LINE ITEM 11) OF O.R.B. 3600, PAGE 1627.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

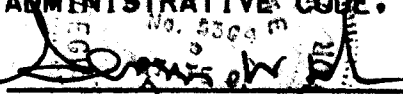
THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON 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 SECTION 472.027, FLORIDA STATUTES.


 GLENN W. MARK, P.L.S.
 FLORIDA CERTIFICATE #5304

8/20/09
 DATE

LEGEND

- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- PG. = PAGE
- NO. = NUMBER
- DB = DEED BOOK
- ORB = OFFICIAL RECORD BOOK



N.T.S.

PALMETTO PARK RD.
ORB 3600/1621

SHOREWIND DR.

160'

E. 80'

W. 80'

CANAL

BOCA WINDS
PARCEL G
PER P.B. 72, PG. 76

UNIVERSITY DR.
ORB 3600/1624

80' UTILITY EASEMENT

SECTION 22 & 27
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

3596.21'

THE SOUTH
3596.21' OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1624
PALM BEACH COUNTY
PUBLIC RECORDS

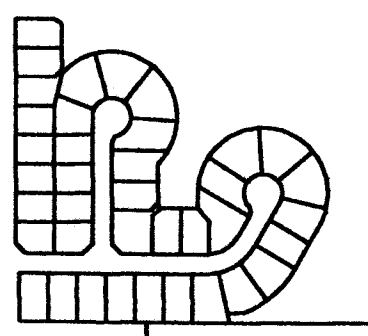
BOCA WINDS
PARCEL F
PER P.B. 58, PG. 165

260'

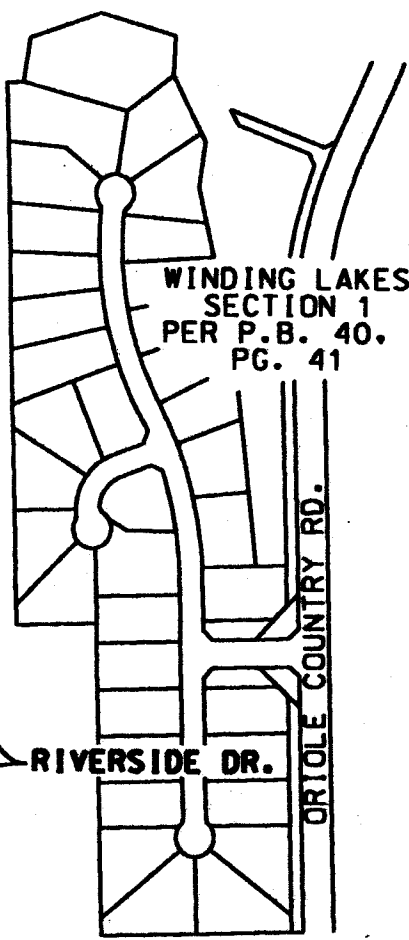
HILLSBORO CANAL
D.B. 108/642 & D.B. 702/18

NORTH R/W
LINE OF
THE HILLSBORO
CANAL

THIS IS NOT A SURVEY



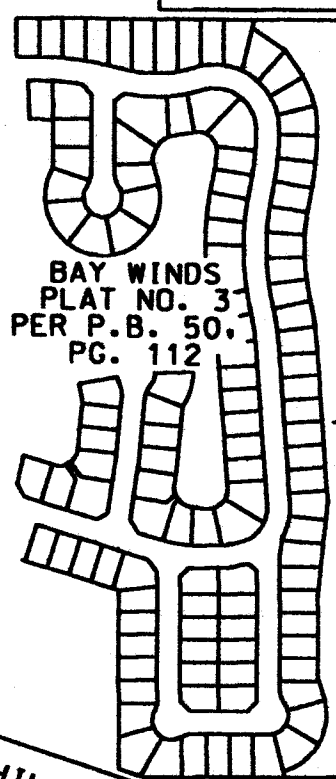
FLORIDA FRUIT
LANDS PER
P.B. 1. PG. 102



WINDING LAKES
SECTION 1
PER P.B. 40.
PG. 41

EASTERLY EXTENSION
OF THE NORTH LINE OF
THE PLAT OF BAY WINDS
PLAT NO. 3 PER PLAT
BOOK 50. PG. 112

SECTION 27,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY



BAY WINDS
PLAT NO. 3
PER P.B. 50.
PG. 112

NORTH R/W
LINE OF
THE HILLSBORO
CANAL

260'



RIVERSIDE DR.

120' UTILITY EASEMENT
A PORTION OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1627, TRACT
S-4 PER PLAT BOOK 32, PG.
175 & 15' R/W PER FLORIDA
FRUIT LANDS COMPANYS
SUBDIVISION NO.2 PER PLAT
BOOK 1, PG. 102 PALM BEACH
COUNTY PUBLIC RECORDS

WINDING LAKES
SECTION 1
PER P.B. 40,
PG. 41

75' UTILITY
EASEMENT

D.B. HILLSBORO CANAL
108/642 & D.B. 702/18

THIS IS NOT A SURVEY

UNIVERSITY DRIVE - PATHWAY EASEMENT

THE EAST 50 FEET OF THE WEST 80 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND FOR PATHWAY EASEMENT PURPOSES.

THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)


A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76, TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.
- 10) NORTH 65°50'51" EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00", A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.

PROJECT NO. 93901
SHEET 1 OF 5

PROJECT: UNIVERSITY DRIVE & RIVERSIDE DRIVE - PATHWAY EASEMENT
DESIGN FILE NAME: S-1-09-2991.DGN
DRAWING NO.: S-1-09-2991

NO.	DATE	REVISION
1	6/1/09	REVISED EASEMENT


PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
 2800 NORTH JOG ROAD
 WEST PALM BEACH, FL 33411

13) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

RIVERSIDE DRIVE - PATHWAY EASEMENT

THE WEST HALF (W 1/2) OF THE FOLLOWING DESCRIBED PARCEL OF LAND FOR PATHWAY EASEMENT PURPOSES.

THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1627
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE, FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH 45°43'38" EAST, A DISTANCE OF 35.06 FEET; THENCE.
- 2) SOUTH 01°12'07" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 3) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE.
- 4) NORTH 89°42'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 5) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE.
- 6) SOUTH 89°42'12" WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE.
- 7) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 8) NORTH 89°41'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE.

PLATTED ROAD RIGHT-OF-WAY, A DISTANCE OF 256.47 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.

- 10) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 15.89 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE.
- 11) NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4238.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE.
- 12) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5019.84 FEET; THENCE.
- 13) SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 60.00 FOOT PORTION OF A 120.00 FOOT ROAD RIGHT-OF-WAY LYING WITHIN SECTIONS 22 AND 27.

ALSO TOGETHER WITH:

THAT PORTION OF TRACT S-4 AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGE 175 AND THAT PORTION OF THE 15.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANYS -SECTION NO. 2, PLAT BOOK 1, PAGE 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS; BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 AND O.R.B. 3600, PAGE 1627 REVEALED A MISCLOSURE ON BOTH. PROBLEMS APPEARS TO BE LOCATED IN LINE (ITEM 2) OF O.R.B. 3600, PAGE 1624 AND LINE ITEM 11) OF O.R.B. 3600, PAGE 1627.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

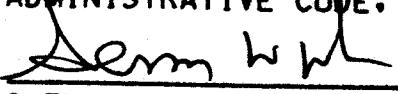
THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON 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 SECTION 472.027, FLORIDA STATUTES.


GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE #5304

8/20/09
DATE

LEGEND

- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- PG. = PAGE
- NO. = NUMBER
- DB = DEED BOOK
- ORB = OFFICIAL RECORD BOOK



N.T.S.

160'
E. 50'

PALMETTO PARK RD.
ORB 3600 / 1621

SHOREWIND DR.

CANAL

50' PATHWAY EASEMENT
W. 80'

BOCA WINDS
PARCEL G
PER P.B. 72, PG. 76

UNIVERSITY DR.
ORB 3600/1624

SECTION 22 & 27
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

THE SOUTH 3596.21' OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1624
PALM BEACH COUNTY
PUBLIC RECORDS

3596.21'

BOCA WINDS
PARCEL F
PER P.B. 58, PG. 165

260'

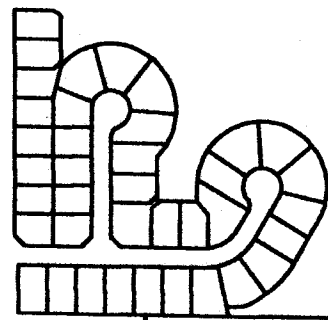
HILLSBORD CANAL
D.B. 108/642 & D.B. 702/18

NORTH R/W
LINE OF
THE HILLSBORD
CANAL

THIS IS NOT A SURVEY



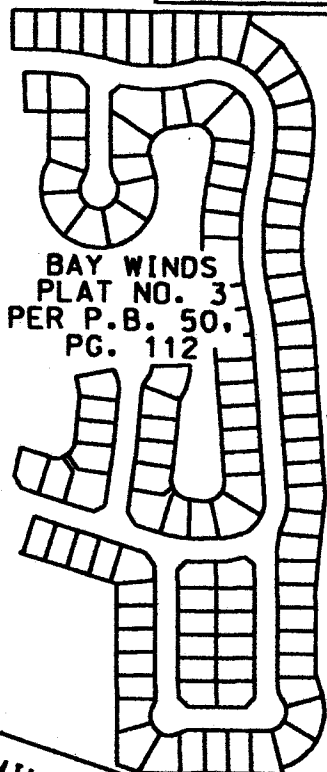
SECTION 27.
TOWNSHIP 47 SOUTH.
RANGE 41 EAST
PALM BEACH COUNTY



FLORIDA FRUIT
LANDS PER
P.B. 1, PG. 102

EASTERLY EXTENSION
OF THE NORTH LINE OF
THE PLAT OF BAY WINDS
PLAT NO. 3 PER PLAT
BOOK 50, PG. 112

SECTION 27,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY



BAY WINDS
PLAT NO. 3
PER P.B. 50,
PG. 112

NORTH R/W
LINE OF
THE HILLSBORO
CANAL

260'

RIVERSIDE DR.

RIVERSIDE DR.

ORTOLE COUNTRY RD.

WINDING LAKES
SECTION 1
PER P.B. 40,
PG. 41

SECTION 26.
TOWNSHIP 47 SOUTH.
RANGE 41 EAST
PALM BEACH COUNTY

A PORTION OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1627, TRACT
S-4 PER PLAT BOOK 32, PG.
175 & 15' R/W PER FLORIDA
FRUIT LANDS COMPANYS
SUBDIVISION NO.2 PER PLAT
BOOK 1, PG. 102
PALM BEACH COUNTY
PUBLIC RECORDS

60' PATHWAY
EASEMENT

WINDING LAKES
SECTION 1
PER P.B. 40,
PG. 41

37.5' PATHWAY
EASEMENT

75'

HILLSBORO CANAL
D.B. 108/642 & D.B. 702/18

THIS IS NOT A SURVEY

UNIVERSITY DRIVE - DRAINAGE EASEMENT

**THE WEST
30 FEET OF FOLLOWING DESCRIBED PARCEL OF LAND FOR DRAINAGE EASEMENT PURPOSES.**

THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76, TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.


PROJECT NO. 93901
SHEET 3 OF 1

PROJECT: UNIVERSITY DRIVE
30' DRAINAGE
EASEMENT
DESIGN FILE NAME: S-1-09-2996.DGN
DRAWING NO.: S-1-09-2996

NO.	REVISION	BY	DATE

SCALE: N.T.S.
DRAWN: O.R.M.
CHECKED: S.L.B.
DATE: 8.2.96
BY: R.C.S.

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2300 NORTH JOG ROAD
WEST PALM BEACH, FL 33411



- 10) NORTH 65°50'51" EAST. A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00". A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST. A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.
- 13) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 REVEALED A MISCLOSURE PROBLEM. APPEARS TO BE LOCATED IN LINE (ITEM 2) OF O.R.B. 3600, PAGE 1624.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

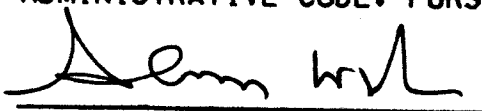
THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON 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 SECTION 472.027, FLORIDA STATUTES.



 GLENN W. MARK, P.L.S.
 FLORIDA CERTIFICATE #5304

8/20/09

 DATE

LEGEND

- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- PG. = PAGE
- NO. = NUMBER
- DB = DEED BOOK
- ORB = OFFICIAL RECORD BOOK



N.T.S.

160'

PALMETTO PARK RD.
ORB 3600 / 1621

SHOREWIND DR.

CANAL

30' DRAINAGE EASEMENT

BOCA WINDS
PARCEL G
PER P.B. 72, PG. 76

UNIVERSITY DR.
ORB 3600/1624

3596.21'

W. 30'

THE SOUTH
3596.21' OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1624
PALM BEACH COUNTY
PUBLIC RECORDS

BOCA WINDS
PARCEL F
PER P.B. 58, PG. 165

260'

HILLSBORO CANAL
D.B. 108/642 & D.B. 702/18

NORTH R/W
LINE OF
THE HILLSBORO
CANAL

THIS IS NOT A SURVEY