

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date:	November 17, 2009	Consent <input checked="" type="checkbox"/>	Regular <input type="checkbox"/>
		Public Hearing <input type="checkbox"/>	
Submitted By:	Water Utilities Department		
Submitted For:	Water Utilities Department		

=====

I. EXECUTIVE BRIEF


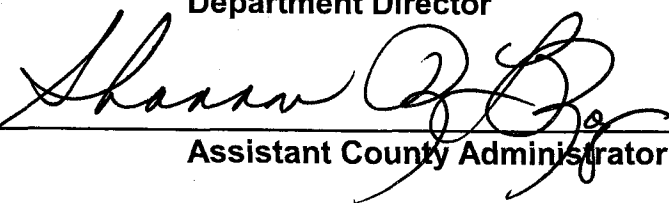
Motion and Title: Staff recommends motion to approve: A Partial Release of Utility Easement on land owned by New Country Motor Cars of Palm Beach, LLC.

Summary: This document will release the County's interest in a portion of a utility easement recorded in the Official Records of Palm Beach County in Book 22933, Page 0956 on land owned by New Country Motor Cars of Palm Beach, LLC. During construction of a new building an error occurred and a portion of the building was placed on part of the existing easement. The Water Utilities Department has determined that portion of this easement is no longer needed, and therefore recommends the release. District 2 (MJ)

Background and justification: On October 24, 2008, the property owner, New Country Motor Cars of Palm Beach, LLC granted an exclusive utility easement to the County to accommodate a water main. During the redevelopment of the property, it was determined that a portion of the utility easement was under the new building and that it would no longer be needed. The property owner is now requesting the release of the portion of the easement that the County has determined that it no longer needs.

Attachments:

- 1. Two (2) Original Partial Release of Utility Easement with Exhibit 'A'
- 2. Location Map
- 3. One (1) copy of the October 24, 2008 Utility Easement

Recommended By:		10/19/09
	Department Director	Date
Approved By:		11/7/09
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	< <u>10</u> >	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	< <u>10</u> >	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: N/A

Is Item Included in Current Budget? Yes___ No

Reporting Category N/A

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

N/A

C. Department Fiscal Review: *[Signature]* *Eath*

III. REVIEW COMMENTS

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

[Signature] 11/3/09
OFMB
[Signature] 10/23/09
[Signature] 10/24/09

[Signature] 11/4/09
Contracts Development and Control
[Signature] 11/4/09

B. Legal Sufficiency:

[Signature] 11/9/09
Assistant County Attorney

C. Other Department Review:

Department Director

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

Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this 17th day of November, 2009, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to New Country Motor Cars of Palm Beach, LLC, whose address is 4000 Okeechobee Boulevard West Palm Beach FL 33409, second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 22933, Page 0956, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

IN WITNESS WHEREOF the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

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

By: _____
Deputy Clerk

By: _____, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST; BEING A PORTION OF TRACT A, MERCEDES BENZ OF PALM BEACH, M.U.P.D. PLAT TWO, AS RECORDED IN PLAT BOOK 112, PAGES 57 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNNING AT THE POINT OF TERMINATION OF THE CENTERLINE OF UTILITY EASEMENT NO. 1, AS RECORDED IN OFFICIAL RECORDS BOOK 22933, PAGE 956 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°31'41" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°28'19" EAST A DISTANCE OF 3.45 FEET; THENCE SOUTH 01°31'41" WEST A DISTANCE OF 11.16 FEET; THENCE SOUTH 88°28'19" EAST A DISTANCE OF 28.55 FEET TO THE EAST LINE OF SAID PLAT TWO; THENCE ALONG SAID EAST LINE OF PLAT TWO, SOUTH 01°31'41" WEST A DISTANCE OF 8.84 FEET; THENCE DEPARTING SAID EAST LINE OF PLAT TWO, NORTH 88°28'19" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 01°31'41" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 321.28 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEET 2 OF 2


NOTES:

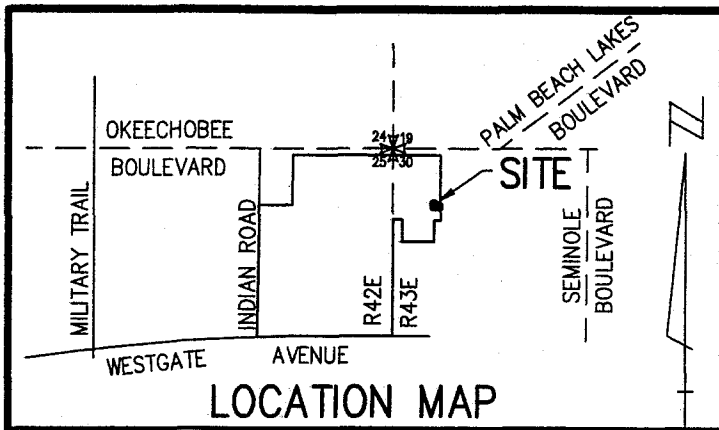
1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA-LICENSED SURVEYOR AND MAPPER.
3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION NO. LB-048.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE PLAT OF MERCEDES BENZ OF PALM BEACH, M.U.P.D., PLAT TWO, AS RECORDED IN PLAT BOOK 112, PAGES 57 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 01°31'41" WEST.

MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4102

SHEET 1 OF 2

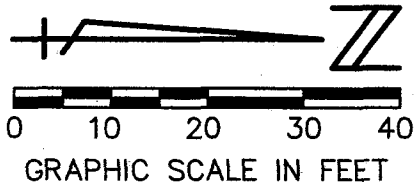
PARTIAL SEC. 30, TWP. 43 S., RGE. 43 E.

REV: -	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT TO BE RELEASED	SCALE: N/A
FIELD: -		5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248	MERCEDES BENZ OF PALM BEACH	DATE: 09-02-09
DRAWN: MAG			M.U.P.D. PLAT TWO	P.A.NO. A5063.06
APPR: MHC			SECT 30, TWP 43 S, RGE 43 E	DR. NO. A-4525



LOCATION MAP

NOT TO SCALE



NOTES:

1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA-LICENSED SURVEYOR AND MAPPER.
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LEGEND

CL	CENTERLINE
DB	DEED BOOK
FPL	FLORIDA POWER & LIGHT
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
PBCO	PALM BEACH COUNTY
PB	PLAT BOOK
POB	POINT OF BEGINNING
POT	POINT OF TERMINATION
R/W	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
UE	UTILITY EASEMENT
WE	WATER EASEMENT

MERCEDES BENZ OF PALM BEACH
M.U.P.D. PLAT TWO
PB 112 PGS 57-59

POB
POT CL UE NO. 1
ORB 22933 PG 956

N01°31'41"E 10.00'

UTILITY EASEMENT
321.28 SQ. FT.
(0.01 ACRES±)

N01°31'41"E 10.00'

S88°28'19"E 3.45'

PBCO UE
ORB 23453 PG 872

CL PBCO 20' UE NO. 1
ORB 22933 PG 956
PG 956

S01°31'41"W 11.16'

POINT "E"
UE NO. 1
ORB 22933 PG 956

S01°31'41"W
165.00'

S36°52'02"W
31.00'

S01°31'41"W
8.84'

CL 20' PBCO UE NO. 6
ORB 22933
PG 956

31.59'
EAST LINE OF
PB 112 PGS 57-59

S01°31'41"W 267.50'
BASIS OF BEARINGS

SHARON'S REPLAT OF PORTIONS
OF WEST GATE ESTATES
PB 15 PG 64
TRACT "B"

SHAWNEE AVENUE
40' WIDE R/W PB 8 PG 38
VACATED BY
ORB 1635 PG 392
ORB 1655 PG 1610

SHEET 2 OF 2

PARTIAL SEC. 30, TWP. 43 S., RGE. 43 E.

REV: 09-22-09

FL. E.B. NO. 48

FL. L.B. NO. 48

FIELD: -

DRAWN: MAG

APPR: MHC

MOCK • ROOS
ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
(561) 683-3113, fax 478-7248

**UTILITY EASEMENT
TO BE RELEASED**

MERCEDES BENZ
OF PALM BEACH
M.U.P.D. PLAT TWO

SECT 30, TWP 43 S, RGE 43 E

SCALE: 1"=20'

DATE: 09-02-09

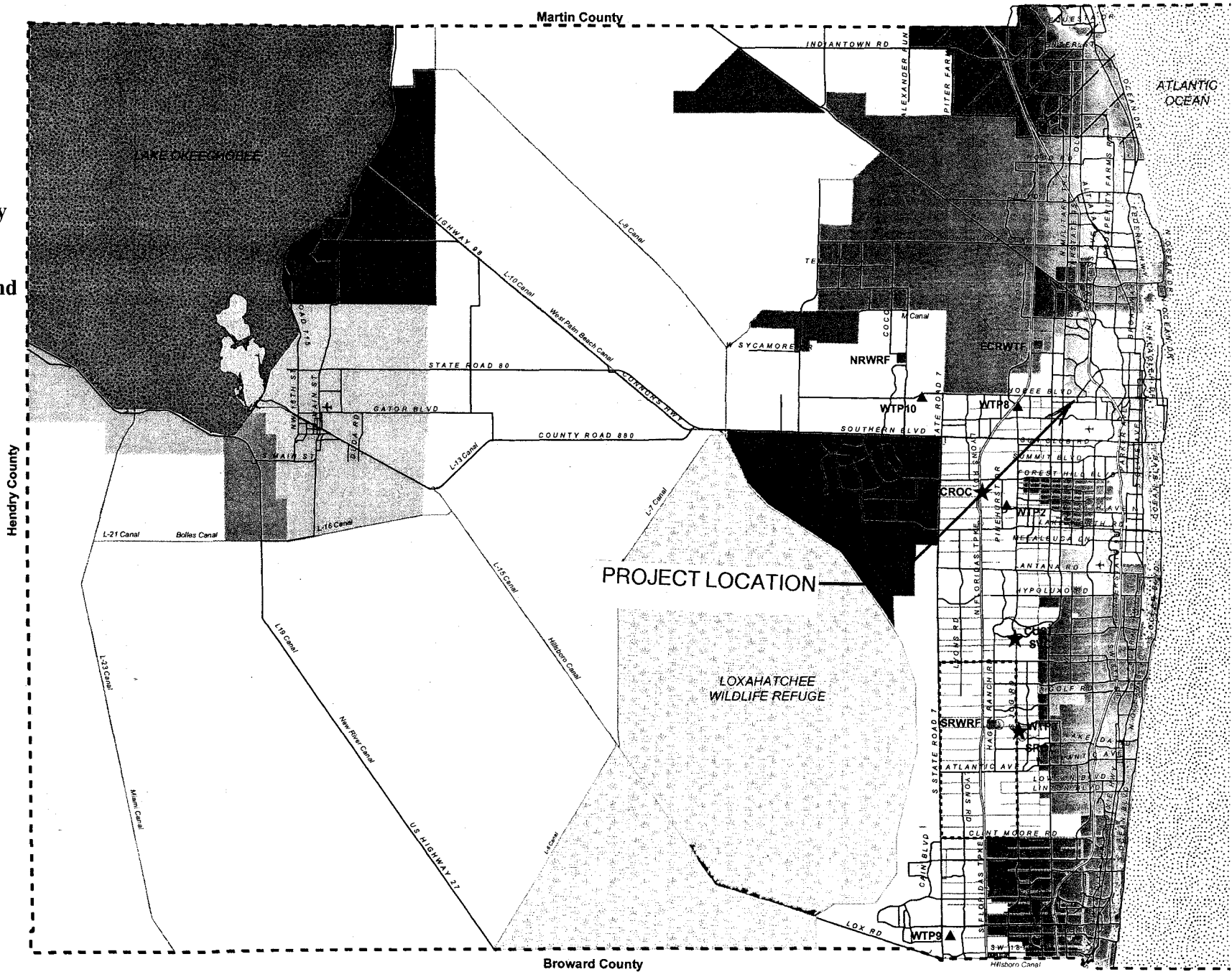
P.A.NO. A5063.06

DR. NO. A-4525



Palm Beach County
Water Utilities
Department
Service Area (SA) and
Major Facilities

- Legend**
- P.B.C.W.U.D. SA
 - Mandatory Reclaimed SA
 - - - Palm Beach County Limits
 - ★ Administration
 - Water Reclamation Facility
 - ▲ Water Treatment Facility
 - ⊙ Wetlands





Prepared by and Return to:
Lawrence C. Griffin, Esq.
Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408
WUD File # 08-586

CFN 20080398073
OR BK 22933 PG 0956
RECORDED 10/31/2008 11:19:53
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0956 - 968; (13pgs)

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 24th day of October, 2008, by NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC (hereinafter referred to as "Grantor"), whose address is 4000 Okeechobee Blvd., West Palm Beach, FL 33409, 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 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

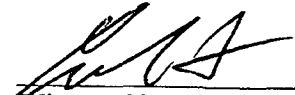
Grantor hereby covenants that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary. The Consent and Subordination of the Existing Mortgagee is attached hereto.

{Client Files\N419\005\00016674.DOC V1}

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

WITNESSES:

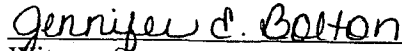
Signed, sealed and delivered
In the presence of:



Witness Signature

Carl Leuchten

Print Name



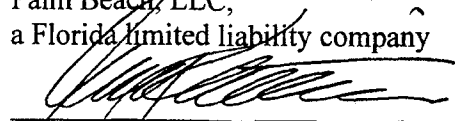
Witness Signature

Jennifer E. Bolton

Print Name

GRANTOR:

New Country Motor Cars of
Palm Beach LLC,
a Florida limited liability company

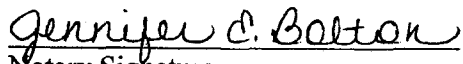


Michael J. Cantanucci
as Manager

NOTARY CERTIFICATE

STATE OF NEW YORK
COUNTY OF SARATOGA

The foregoing instrument was acknowledged before me 24th day of October, 2008 by Michael J. Cantanucci as Manager of New Country Motor Cars of Palm Beach, LLC, who is personally known to me.



Notary Signature

Jennifer E. Bolton

Typed Printed Stamped Name of Notary

JENNIFER E. BOLTON
Notary Public, State of New York
Qualified in Saratoga County
My Commission Expires April 30, 2011

{Client Files\N419\005\00016674.DOC V1}

Prepared by and Return to:
Lawrence C. Griffin, Esq.
Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408
WUD file # 08-586

CONSENT AND SUBORDINATION OF MORTGAGE FOR UTILITY EASEMENT

The undersigned Mortgagee hereby consents to the granting of this Utility Easement across the lands herein described, and agrees that its mortgages, which are recorded in Official Records Book 19876, Page 1502, (as modified in Official Records Book 21029, Page 816, Official Records Book 22093, Page 1597 and Official Records Book 22507, Page 588) and Official Records Book 22507, Page 640 all of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

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

WITNESSES:

Signed, sealed and delivered
In the presence of:

Katharine Fox
Witness Signature

Katharine Fox
Print Name

[Signature]
Witness Signature

Jessie J Albright
Print Name

MORTGAGEE:

Name of Mortgagee:

Manufacturers and Traders Trust
Company, Individually and in its
capacity as Agent for other Lenders

Robert H. Hauver
Robert H. Hauver
Director

{Client Files\N419\005\00016674.DOC V1}

NOTARY CERTIFICATE

STATE OF MARYLAND
COUNTY OF BALTIMORE CITY

The foregoing instrument was acknowledged before me 30th day of October 2008 by Robert H Hauver as Director of Manufacturers and Traders Trust Company, Individually and in its capacity as agent for other Lenders, who is personally known to me or has produced Md. Drivers License as identification.

Juanita Barnett
Notary Signature

Juanita Barnett
Typed Printed Stamped Name of Notary

Notary Stamp



MY COMMISSION
EXPIRES 10-28-2011

{Client Files\N419\005\00016674.DOC V1}

LEGAL DESCRIPTION:

THREE PARCELS OF LAND SITUATE IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST; AND IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST; BEING A PORTION OF TRACT A, MERCEDES BENZ OF PALM BEACH, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 AND 91; A PORTION OF THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 AND THE NORTHERN PART OF BLOCK A WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 20, A PORTION OF SHARON'S REPLAT OF PORTIONS OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 15, PAGE 64; AND A PORTION OF WEST GATE ESTATES, AS RECORDED IN PLAT BOOK 8, PAGE 38, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES: (FOR EASEMENTS NO. 1, 2, 3, 4, 5 AND 6 ONLY)

EASEMENT NO. 1

COMMENCING AT THE WESTERNMOST NORTHWEST CORNER OF THE PLAT OF MERCEDES BENZ OF PALM BEACH, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PLAT, SOUTH 01°57'15" WEST, A DISTANCE OF 49.85 FEET; THENCE, DEPARTING SAID WEST PLAT LINE, SOUTH 87°49'59" EAST, A DISTANCE OF 16.96 FEET; THENCE SOUTH 80°33'58" EAST, A DISTANCE OF 63.85 FEET; THENCE NORTH 74°13'30" EAST, A DISTANCE OF 60.19 FEET TO POINT OF BEGINNING NO. 1; THENCE SOUTH 88°13'06" EAST, A DISTANCE OF 42.89 FEET TO POINT "A"; THENCE NORTH 01°46'54" EAST, A DISTANCE OF 135.08 FEET; THENCE NORTH 46°58'15" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 88°01'45" EAST, A DISTANCE OF 213.64 FEET; THENCE NORTH 46°30'03" EAST, A DISTANCE OF 75.69 FEET; THENCE NORTH 62°59'25" EAST, A DISTANCE OF 2.88 FEET TO POINT "B"; THENCE CONTINUE NORTH 62°59'25" EAST A DISTANCE OF 0.79 FEET TO POINT "C"; THENCE CONTINUE NORTH 62°59'25" EAST A DISTANCE OF 93.06 FEET; THENCE SOUTH 88°28'19" EAST, A DISTANCE OF 40.00 FEET TO POINT "D"; THENCE CONTINUE SOUTH 88°28'19" EAST, A DISTANCE OF 110.39 FEET; THENCE SOUTH 01°31'41" WEST, A DISTANCE OF 165.00 FEET TO POINT "E"; THENCE NORTH 88°28'19" WEST, A DISTANCE OF 22.00 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO. 1.


TOGETHER WITH EASEMENT NO. 2:

BEGINNING AT POINT "A"; THENCE SOUTH 88°13'06" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 61°46'54" EAST A DISTANCE OF 12.50 FEET; THENCE SOUTH 88°13'06" EAST A DISTANCE OF 89.47 FEET; THENCE SOUTH 01°46'54" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO. 2.

(CONTINUED ON SHEET 2 OF 9)

SHEET 1 OF 9

SEC. 25, TWP. 43 S., RGE. 42 E.

REV: 09-11-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH	SCALE: N/A
FIELD: --			SECT 25, TWP 43 S, RGE 42 E SECT 30, TWP 43 S, RGE 43 E	DATE: 07-25-08
DRAWN: MAG				P.A.NO. A5063.13
APPR: MHC	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248			DR. NO. A-4476

LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 1 OF 9)

TOGETHER WITH EASEMENT NO. 3:
BEGINNNING AT POINT "B"; THENCE NORTH 42°36'11" WEST A DISTANCE OF 41.08 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO. 3.

TOGETHER WITH EASEMENT NO. 4:
BEGINNNING AT POINT "C"; THENCE SOUTH 01°31'41" WEST A DISTANCE OF 43.81 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO. 4.

TOGETHER WITH EASEMENT NO. 5:
BEGINNNING AT POINT "D"; THENCE SOUTH 01°31'41" WEST A DISTANCE OF 39.00 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO. 5.

EASEMENT NOS. 1, 2, 3, 4 AND 5 CONTAIN 23,454.85 SQUARE FEET OR 0.54 ACRES, MORE OR LESS.

EASEMENT NO. 6
COMMENCING AT AFOREMENTIONED POINT "E"; THENCE SOUTH 88°28'19" EAST A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED EASEMENT NO. 1; THENCE, ALONG A SOUTHERLY EXTENSION OF SAID EAST LINE, SOUTH 01°31'41" WEST A DISTANCE OF 31.59 FEET TO POINT OF BEGINNING NO. 6; THENCE, DEPARTING SAID SOUTHERLY EXTENSION, SOUTH 36°52'02" WEST A DISTANCE OF 31.00 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO. 6.

CONTAINING 620.00 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.


THE SIDES OF THE ABOVE-DESCRIBED EASEMENTS SHALL BE LENGTHENED OR SHORTENED, AS NECESSARY. IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 20.00 FEET IN WIDTH, AND TO INTERSECT OWNERSHIP BOUNDARIES.

EASEMENT NO. 7
COMMENCING AT THE WESTERNMOST NORTHWEST CORNER OF SAID PLAT OF MERCEDES BENZ, M.U.P.D; THENCE, ALONG SAID WEST PLAT LINE, SOUTH 01°57'15" WEST, A DISTANCE OF 39.85 FEET TO POINT OF BEGINNING NO. 7; THENCE, DEPARTING SAID WEST PLAT LINE, SOUTH 87°49'59" EAST, A DISTANCE OF 17.63 FEET; THENCE SOUTH 80°33'58" EAST, A DISTANCE OF 72.53 FEET; THENCE NORTH 69°02'01" EAST, A DISTANCE OF 49.96 FEET; THENCE SOUTH 09°35'32" EAST, A DISTANCE OF 20.40 FEET; THENCE SOUTH 69°02'01" WEST, A DISTANCE OF 51.37 FEET; THENCE NORTH 80°33'58" WEST, A DISTANCE OF 22.99 FEET; THENCE NORTH 01°58'21" EAST, A DISTANCE OF

(CONTINUED ON SHEET 3 OF 9)

SHEET 2 OF 9

SEC. 25, TWP. 43S., RGE. 42 E.

REV: 09-11-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH SEC 25, TWP 43 S, RGE 42 E SEC 30, TWP 43 S, RGE 43 E	SCALE: N/A
FIELD: --	 MOCK & ROOS ENGINEERS, SURVEYORS & PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248			DATE: 07-25-08
DRAWN: MAG				P.A.NO. A5063.13
APPR: MH <i>[Signature]</i>				DR. NO. A-4476

LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 2 OF 9)

EASEMENT NO. 7 (CONT.)

3.84 FEET; THENCE NORTH 88°01'39" WEST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 02°02'13" WEST, A DISTANCE OF 1.62 FEET; THENCE NORTH 80°33'58" WEST, A DISTANCE OF 36.58 FEET; THENCE NORTH 87°49'59" WEST, A DISTANCE OF 16.29 FEET TO THE WEST LINE OF SAID PLAT; THENCE, ALONG SAID WEST PLAT LINE, NORTH 01°57'15" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,798.30 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

EASEMENT NO. 8

COMMENCING AT THE SOUTHWEST CORNER OF LOT 33, BLOCK 7, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 7, SOUTH 88°28'19" EAST A DISTANCE OF 23.50 FEET TO POINT OF BEGINNING NO. 8; THENCE, NORTH 01°31'41" EAST A DISTANCE OF 10.00 FEET; THENCE, SOUTH 88°28'19" EAST A DISTANCE OF 20.00 FEET; THENCE, SOUTH 01°31'41" WEST A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTH LINE OF BLOCK 7, THENCE, ALONG SAID SOUTH LINE, NORTH 88°28'19" WEST A DISTANCE OF 20.00 FEET TO POINT OF BEGINNING NO. 8.

CONTAINING 200.00 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

THE EIGHT EASEMENT PARCELS CONTAIN 27,073.15 SQUARE FEET OR 0.62 ACRES, MORE OR LESS.

NOT VALID WITHOUT
ACCOMPANYING SKETCH
SHEETS 4 THROUGH 9 OF 9

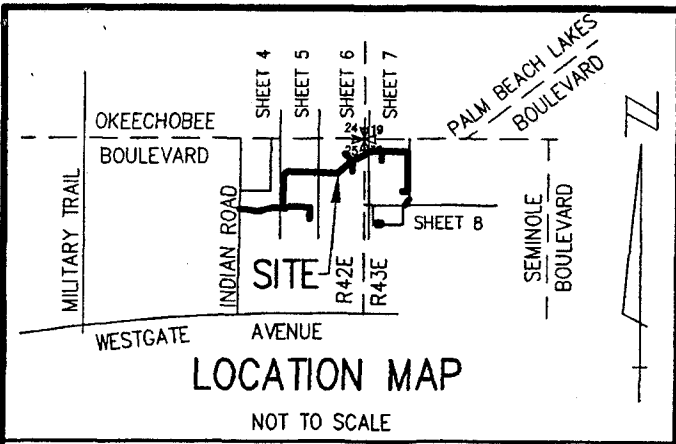
NOTES:

1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA-LICENSED SURVEYOR AND MAPPER.
3. MOCK, ROOS AND ASSOCIATES, INC., LICENSED AUTHORIZATION NO. LB-048.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE PLAT OF MERCEDES BENZ OF PALM BEACH, M.U.P.D., AS RECORDED IN PLAT BOOK 105, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 01°58'21" WEST.

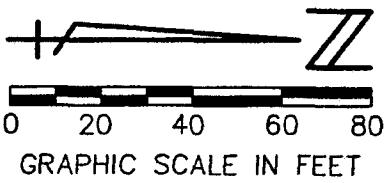
MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4102

SHEET 3 OF 9
SEC. 25, TWP. 43S., RGE. 42 E.

REV: 09-11-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH SECT 25, TWP 43 S, RGE 42 E SECT 30, TWP 43 S, RGE 43 E	SCALE: N/A
FIELD: -	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248			DATE: 07-25-08
DRAWN: MAG				P.A.NO. A5063.13
APPR: MHC <i>[Signature]</i>				DR. NO. A-4476

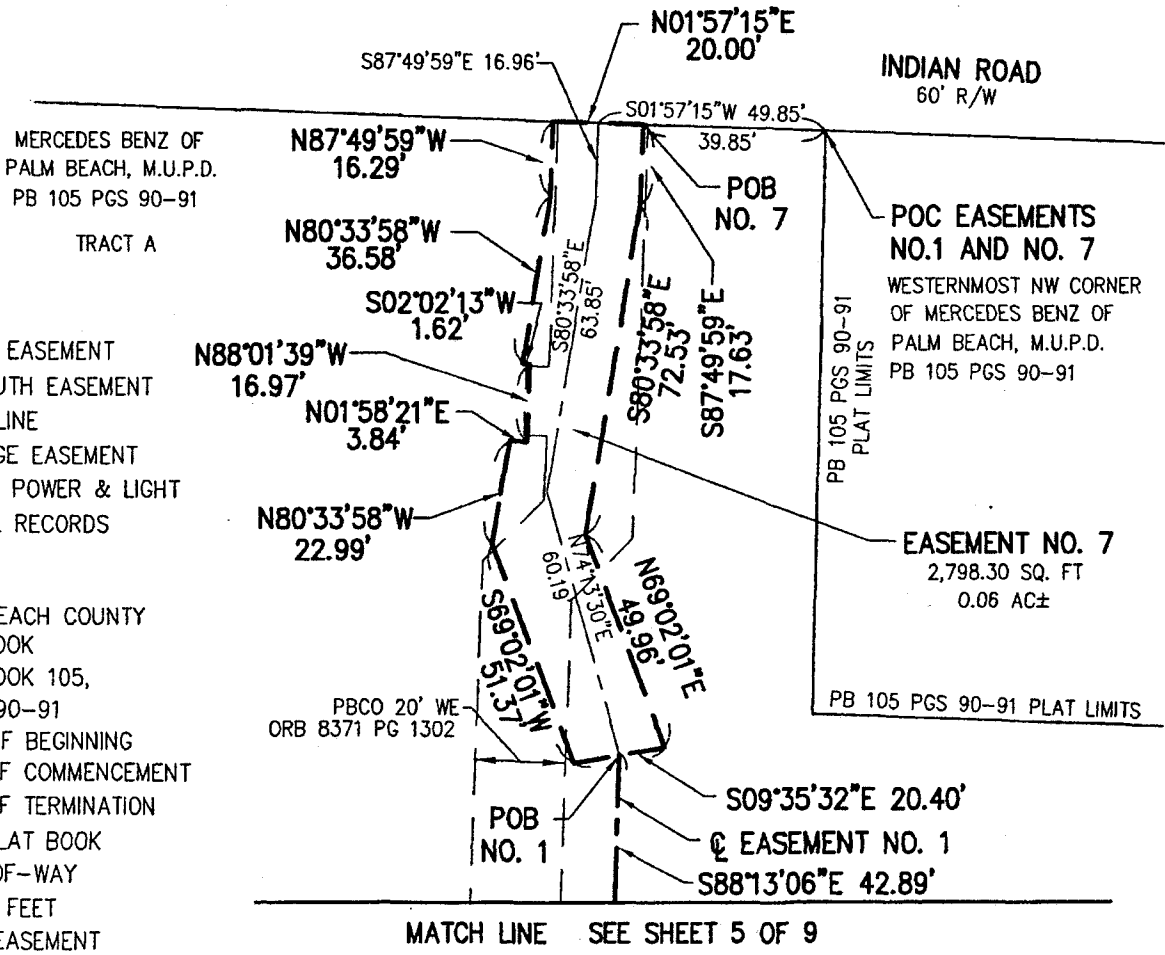


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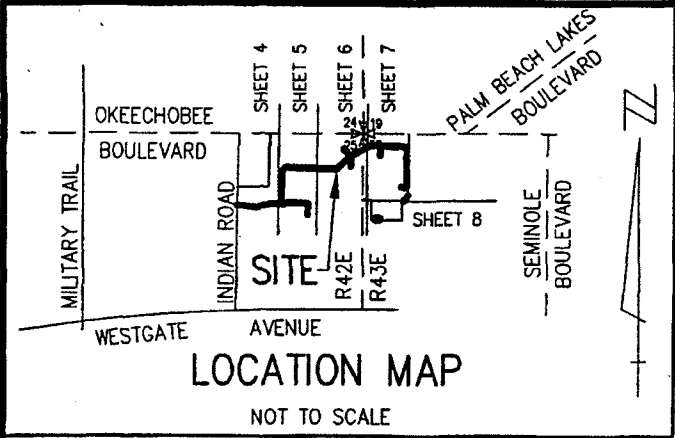
LEGEND

- BE BUFFER EASEMENT
- BSE BELL SOUTH EASEMENT
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- FPL FLORIDA POWER & LIGHT
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- PBCO PALM BEACH COUNTY
- PB PLAT BOOK
- (P1) PLAT BOOK 105, PAGES 90-91
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINATION
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- WE WATER EASEMENT

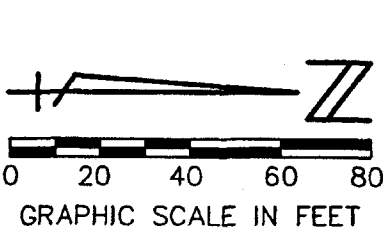


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PLOT DATE: Sep 15, 2008 - 9:52am

REV: 09-11-08		FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH SECT 25, TWP 43 S, RGE 42 E SECT 30, TWP 43 S, RGE 43 E	SHEET 4 OF 9 SEC. 25, TWP. 43 S., RGE. 42 E.	
FIELD: -		 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248			SCALE: 1"=40'	
DRAWN: MAG					DATE: 07-25-08	
APPR: MHC					P.A.NO. A5063.13	
					DR. NO. A-4476	

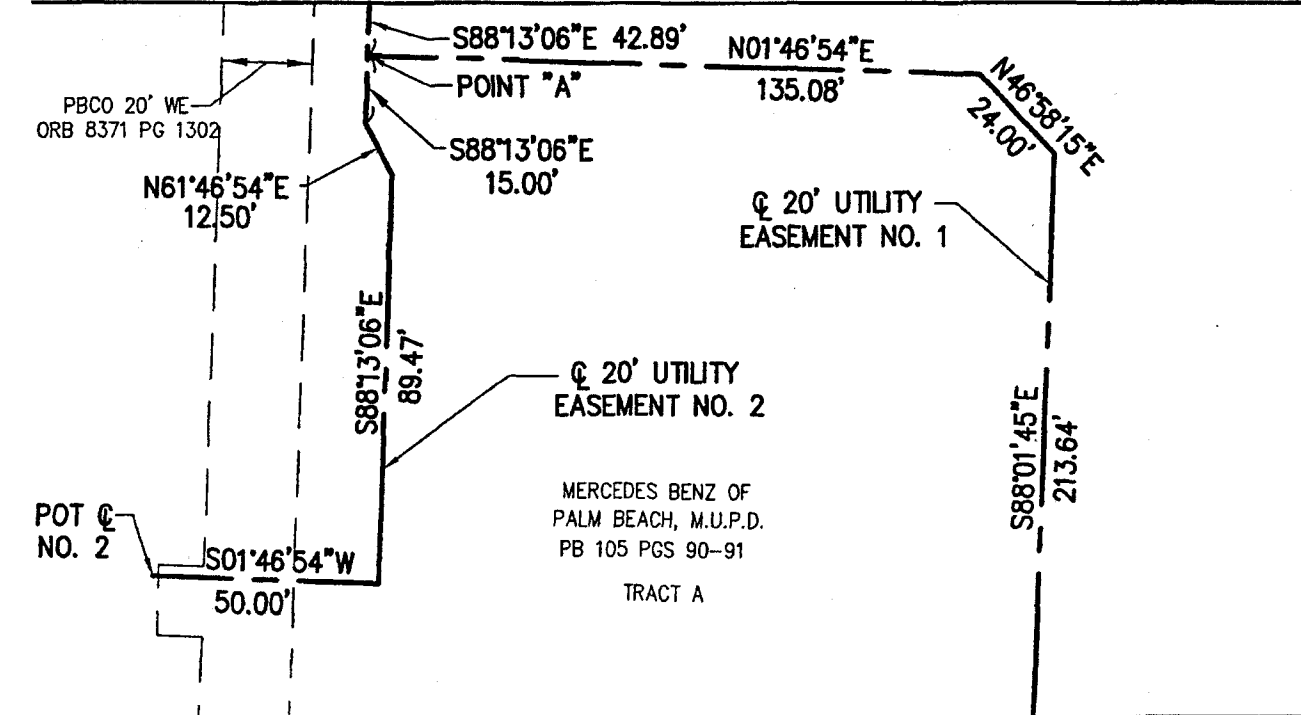


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- LEGEND
- BE BUFFER EASEMENT
 - BSE BELLSOUTH EASEMENT
 - CL CENTERLINE
 - DE DRAINAGE EASEMENT
 - FPL FLORIDA POWER & LIGHT
 - ORB OFFICIAL RECORDS BOOK
 - PG(S) PAGE(S)
 - PBCO PALM BEACH COUNTY
 - PB PLAT BOOK
 - (P1) PLAT BOOK 105, PAGES 90-91
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - POT POINT OF TERMINATION
 - RPB ROAD PLAT BOOK
 - R/W RIGHT-OF-WAY
 - SQ.FT. SQUARE FEET
 - WE WATER EASEMENT

MATCH LINE SEE SHEET 4 OF 9



MATCH LINE SEE SHEET 6 OF 9

SHEET 5 OF 9

SEC. 25, TWP. 43 S., RGE. 42 E.

REV: 08-15-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH	SCALE: 1"=40'
FIELD: -	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS		SECT 25, TWP 43 S, RGE 42 E	DATE: 07-25-08
DRAWN: MAG			SECT 30, TWP 43 S, RGE 43 E	P.A.NO. A5063.13
APPR: MHC	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248			DR. NO. A-4476

EXHIBIT " 1 "

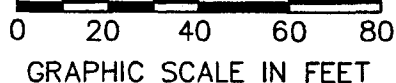


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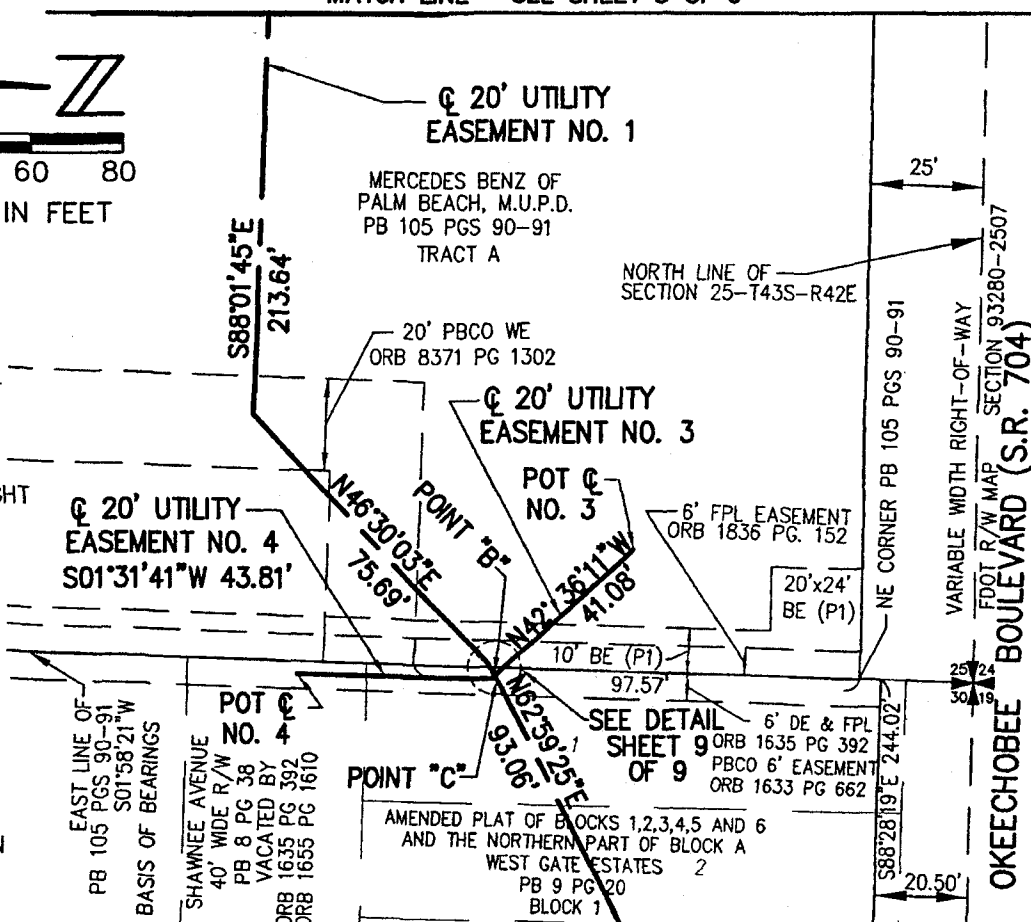
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MATCH LINE SEE SHEET 5 OF 9



LEGEND


- | | | |
|--------|-----------------------|---|
| BE | BUFFER EASEMENT | — |
| BSE | BELLSOUTH EASEMENT | — |
| C | CENTERLINE | — |
| DE | DRAINAGE EASEMENT | — |
| FPL | FLORIDA POWER & LIGHT | — |
| ORB | OFFICIAL RECORDS | — |
| | BOOK | — |
| PG(S) | PAGE(S) | — |
| PBCO | PALM BEACH COUNTY | — |
| PB | PLAT BOOK | — |
| (P1) | PLAT BOOK 105, | — |
| | PAGES 90-91 | |
| POB | POINT OF BEGINNING | |
| POC | POINT OF | |
| | COMMENCEMENT | |
| POT | POINT OF TERMINATION | |
| RPB | ROAD PLAT BOOK | |
| R/W | RIGHT-OF-WAY | |
| SQ.FT. | SQUARE FEET | |
| WE | WATER EASEMENT | |

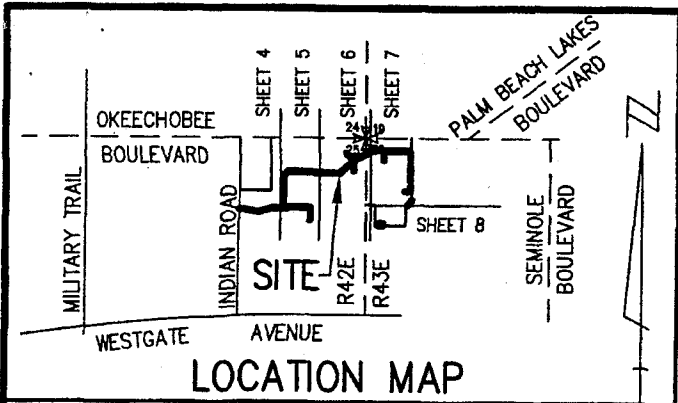


MATCH LINE SEE SHEET 7 OF 9

SHEET 6 OF 9

SEC. 25, TWP. 43 S., RGE. 42 E.

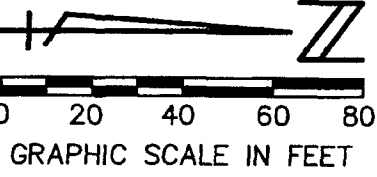
REV: 08-15-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH	SCALE: 1"=40'
FIELD: -				DATE: 07-25-08
DRAWN: MAG				P.A.NO. A5063.13
APPR: MHC	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		SECT 25, TWP 43 S, RGE 42 E SECT 30, TWP 43 S, RGE 43 E	DR. NO. A-4476



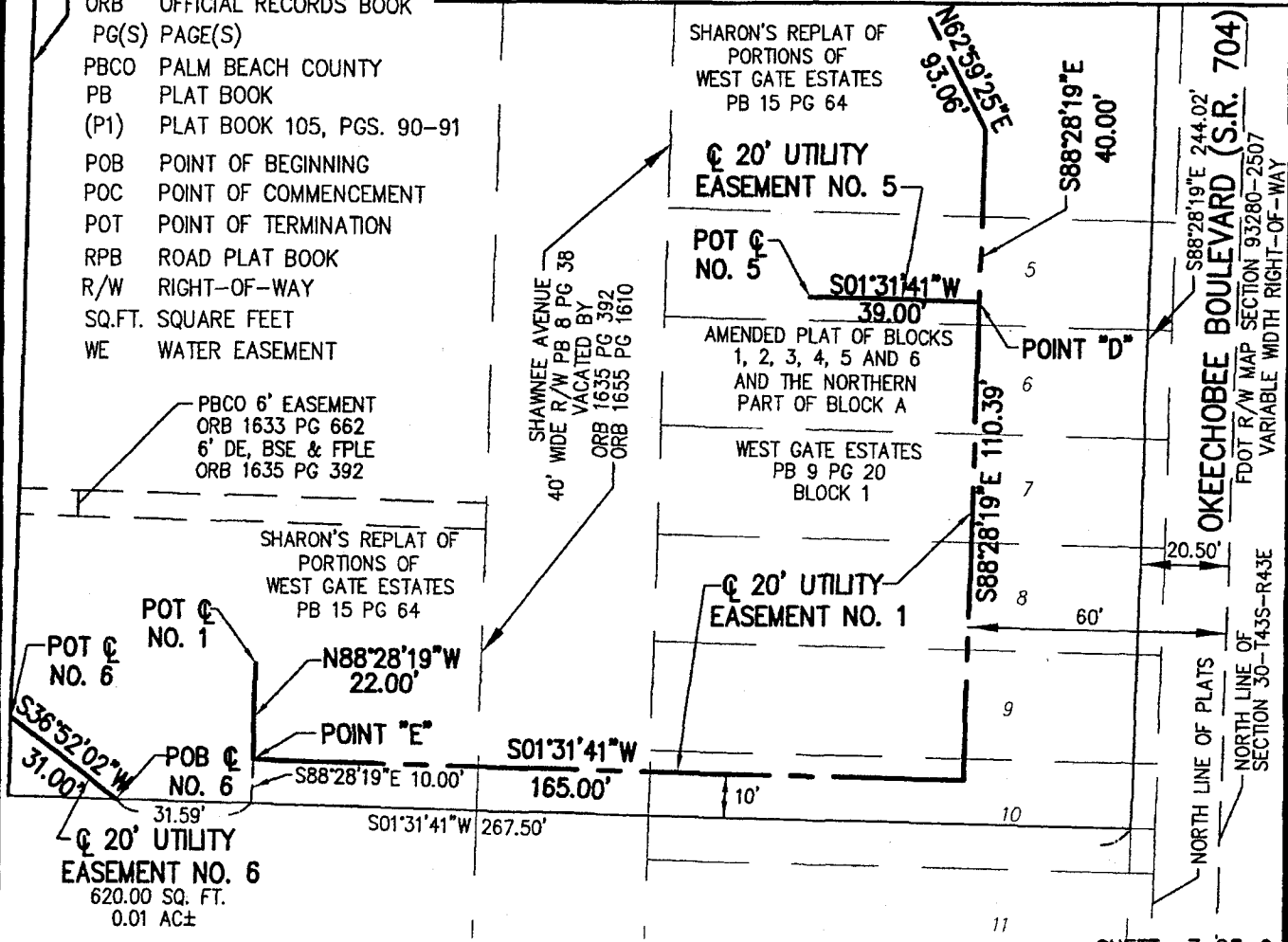
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LEGEND NOT TO SCALE

- BE BUFFER EASEMENT
BSE BELLSOUTH EASEMENT
CL CENTERLINE
DE DRAINAGE EASEMENT
FPL FLORIDA POWER & LIGHT
ORB OFFICIAL RECORDS BOOK
PG(S) PAGE(S)
PBCO PALM BEACH COUNTY
PB PLAT BOOK
(P1) PLAT BOOK 105, PGS. 90-91
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
POT POINT OF TERMINATION
RPB ROAD PLAT BOOK
R/W RIGHT-OF-WAY
SQ.FT. SQUARE FEET
WE WATER EASEMENT

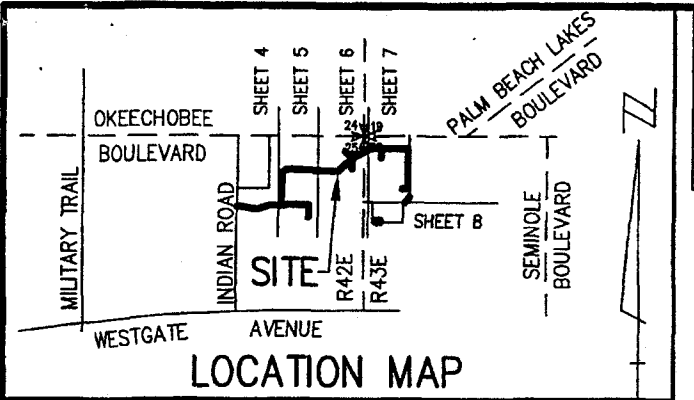


MATCH LINE SEE SHEET 6 OF 9

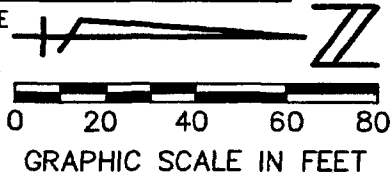


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PLOT DATE: Oct 03, 2008 - 9:12am

REV: 10-03-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH SECT 25, TWP 43 S, RGE 42 E SECT 30, TWP 43 S, RGE 43 E	SCALE: 1"=40' DATE: 07-25-08 P.A.NO. A5063.13 DR. NO. A-4476
FIELD: -	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248			
DRAWN: MAG				
APPR: MHC				



NOT TO SCALE

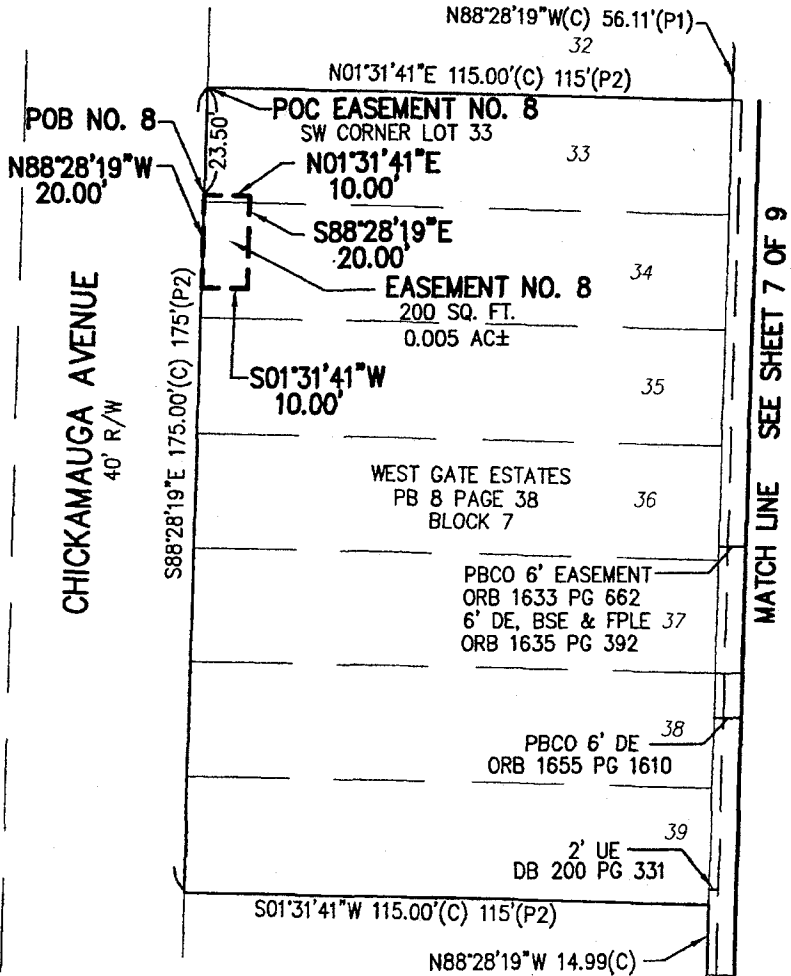


LEGEND

- BE BUFFER EASEMENT
- BSE BELLSOUTH EASEMENT
- (C) CALCULATED
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- FPL FLORIDA POWER & LIGHT
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- PBCO PALM BEACH COUNTY
- PB PLAT BOOK
- (P1) PLAT BOOK 105, PAGES 90-91
- (P2) PLAT BOOK 8, PAGE 38
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINATION
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
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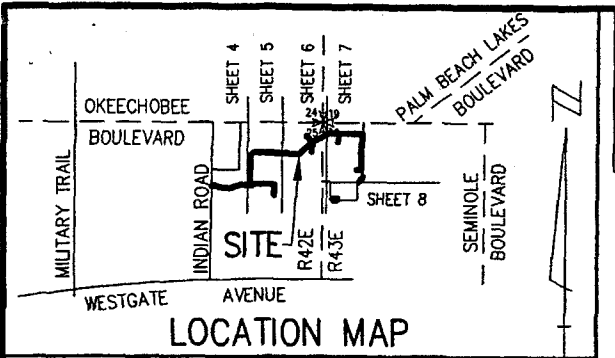


MATCH LINE SEE SHEET 7 OF 9

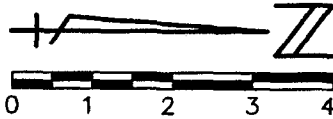
SHEET 8 OF 9

SEC. 25, TWP. 43 S., RGE. 42 E.

REV: 10-03-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT	SCALE: 1"=40'
FIELD: --	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS		MERCEDES BENZ OF PALM BEACH	DATE: 07-25-08
DRAWN: MAG			SECT 25, TWP 43 S, RGE 42 E	P.A.NO. A5063.13
APPR: MH	5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		SECT 30, TWP 43 S, RGE 43 E	DR. NO. A-4476

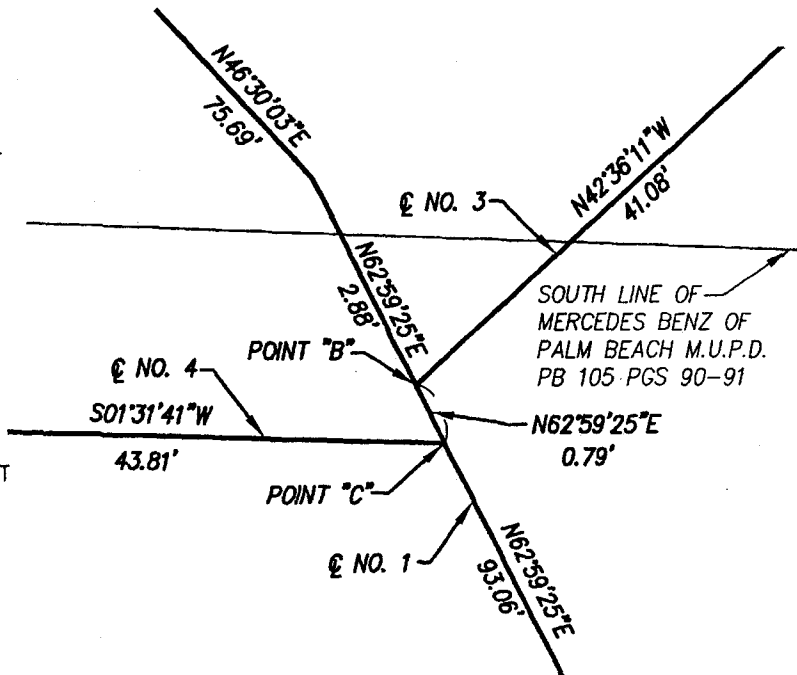


NOT TO SCALE



LEGEND

- BE BUFFER EASEMENT
- BSE BELLSOUTH EASEMENT
- (C) CALCULATED
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- FPL FLORIDA POWER & LIGHT
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- POT POINT OF TERMINATION
- RPB ROAD PLAT BOOK
- R/W RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- WE WATER EASEMENT



DWG: S:\nmc\mcooke2\dwg\oke2sk02.dwg
XREFS: BASE.dwg
PLOT DATE: Aug 15, 2008 - 3:02pm

REV: 08-15-08	FL. E.B. NO. 48	FL. L.B. NO. 48	UTILITY EASEMENT MERCEDES BENZ OF PALM BEACH	SCALE: 1"=2'
FIELD: -	MOCK • ROOS ENGINEERS • SURVEYORS • PLANNERS 5720 Corporate Way, West Palm Beach, Florida 33407 (561) 683-3113, fax 478-7248		SECT 25, TWP 43 S, RGE 42 E	DATE: 07-25-08
DRAWN: MAG			SECT 30, TWP 43 S, RGE 43 E	P.A.NO. A5063.13
APPR: MHC				DR. NO. A-4476



Book22933/Page968

Page 13 of 13

I hereby certify that the foregoing is a true copy
of the record in my office this day, Sep 16, 2009.
Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida
BY Terresa Martinez Deputy Clerk