

Agenda Item #: **3-C-3**

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: December 15, 2009

Consent     Regular  
 Workshop     Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: A County Deed in favor of Lake Worth Drainage District (LWDD) for 4 parcels identified as 814A, 815A, 816A, and 817A on West Atlantic Avenue at the LWDD L-34 Canal.

**SUMMARY:** Approval of this item will allow a County Deed to give clear title to LWDD for property in the L-34 Canal right-of-way.

District 5 (PK)

**Background and Justification:** Because of LWDD's need for a clear right-of-way for the L-34 Canal, staff recommends that the County approve a County Deed to LWDD for the above referenced parcels.

**Attachments:**

1. Location Map
2. County Deed with Exhibit "A"

Recommended by:

*Ornelis A. Fernandez*      11/9/09  
Division Director      Date

Approved by:

*S. J. Webb*      11/17/09  
County Engineer      Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Capital Expenditures	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</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>
<b>NET FISCAL IMPACT</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>

Is Item Included In Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Budget Account No.: Fund \_\_\_\_\_ Dept. \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Reporting Category \_\_\_\_\_

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

**THIS ITEM HAS NO FISCAL IMPACT**

**C. Departmental Fiscal Review:** Amillite

**III. REVIEW COMMENTS**

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

J. D. [Signature] 12-1-09  
 OFMB  
 28 11/20/09  
Joe J. Lawlor 12/11/09  
 Contract Dev. and Control  
 30 11/21/09  
 C. H. 11/11/09

**B. Legal Sufficiency:**

Raul F. [Signature] 12/1/09  
 Assistant County Attorney

**C. Other Department Review:**

Department Director

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

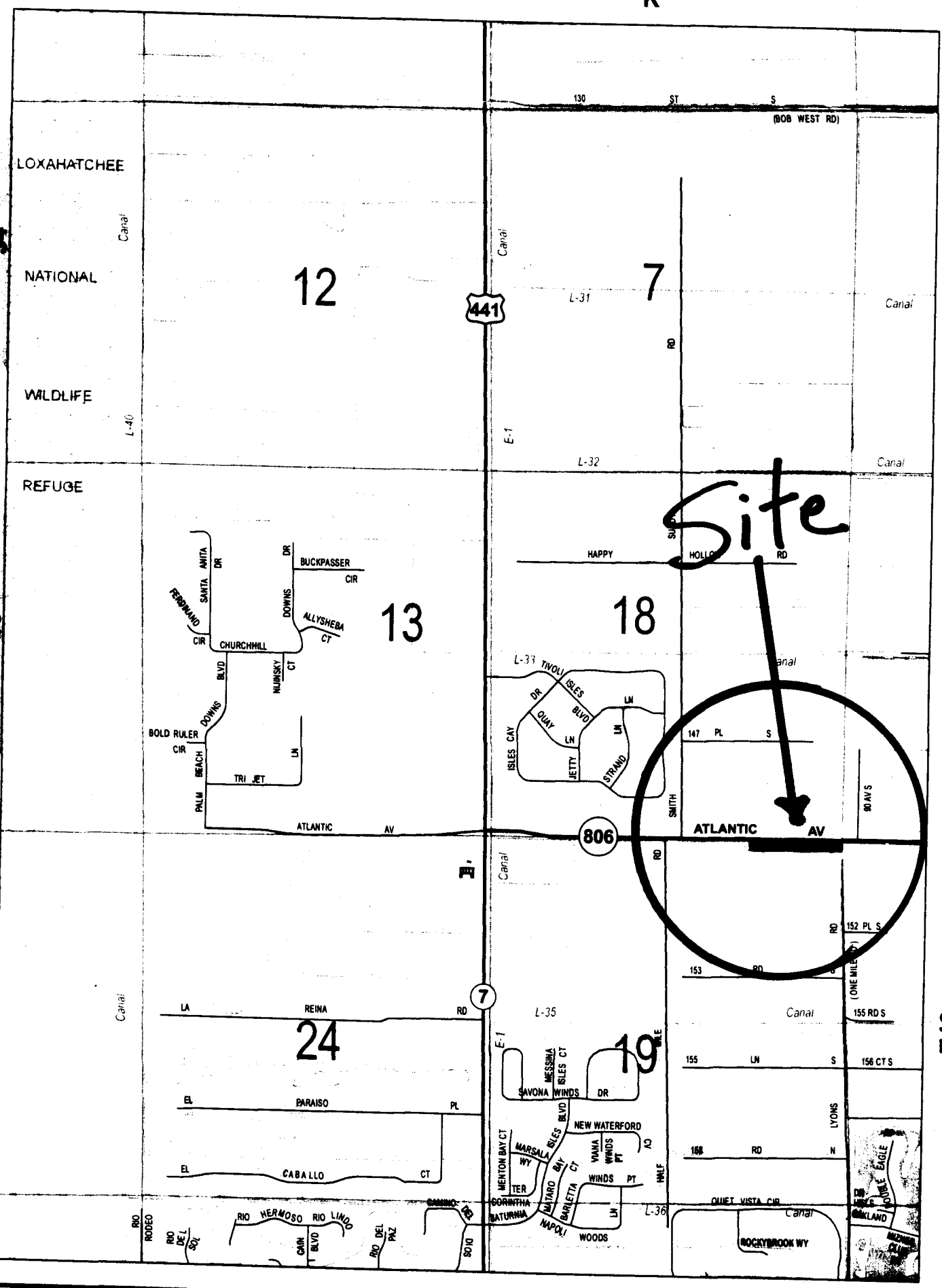
Location Map

7

R41  
L

See pg 101

R42  
K



T46

T46

T46

See pg 114

RETURN TO:

PALM BEACH COUNTY  
NAME: R/W ACQUISITION SECTION  
POST OFFICE BOX 21229  
ADDRESS: WEST PALM BEACH, FLORIDA 33416  
ATTN: KAT CHOPIN  
ACCT. NO.: 1010 W/C BOX 1066

**C O U N T Y D E E D**

THIS DEED, made this \_\_\_\_\_ by PALM BEACH COUNTY, a political subdivision of the State of Florida, party of the first part, and LAKE WORTH DRAINAGE DISTRICT, whose post office address is 13081 Military Trail, Delray Beach, Florida 33484-11056, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Property more particularly described In Exhibit "A", attached hereto and made a part hereof.

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

ATTEST:  
SHARON R. BOCK, Clerk & Comptroller

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

BY: \_\_\_\_\_  
Clerk (or Deputy Clerk)

BY: \_\_\_\_\_  
Chairman/Vice 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 \_\_\_\_\_, 200 by \_\_\_\_\_, Chairman or Vice -Chairman, Board of County Commissioners, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
Typed name of Acknowledger  
Deputy Clerk

Exhibit "A"  
to Co. Deed  
1 of 12

**DESCRIPTION & SKETCH**  
PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 814A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD  
PALM BEACH COUNTY, FLORIDA

**LEGEND**

DB	= DEED BOOK	POB	= POINT OF BEGINNING
ESMT.	= EASEMENT	POC	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	= RIGHT-OF-WAY
LWDD	= LAKE WORTH DRAINAGE DISTRICT	SEC.	= SECTION
ORB	= OFFICIAL RECORD BOOK	SF	= SQUARE FEET
PBC	= PALM BEACH COUNTY	SFWMDD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PB	= PLAT BOOK	SR	= STATE ROAD
PG.	= PAGE		

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89°32'49" WEST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 416.45 FEET TO A POINT 13.43 FEET EAST OF THE PROLONGATION OF THE WEST LINE OF BLOCK 2 OF SAID ATLANTIC PARK; THENCE SOUTH 01°58'11" EAST, ALONG SAID LINE 13.43 FEET EAST OF THE WEST LINE OF BLOCK 2, A DISTANCE OF 52.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°58'11" EAST, ALONG SAID LINE 13.43 FEET EAST OF THE WEST LINE OF BLOCK 2, A DISTANCE OF 33.72 FEET; THENCE SOUTH 89°32'49" WEST, ALONG THE NORTH LINE OF BLOCK 2, BLOCK 3, AND BLOCK 4 OF SAID ATLANTIC PARK, A DISTANCE OF 455.82 FEET TO A POINT ON THE WEST LINE OF BLOCK 4 OF SAID ATLANTIC PARK; THENCE SOUTH 01°58'11" EAST, ALONG SAID WEST LINE OF BLOCK 4, A DISTANCE OF 32.71 FEET; THENCE SOUTH 89°32'49" WEST, ALONG A LINE PARALLEL TO AND 119.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°58'11" WEST, ALONG THE CENTERLINE OF 5TH STREET AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 66.44 FEET; THENCE NORTH 89°32'49" EAST, ALONG A LINE PARALLEL TO AND 52.58 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 214.75 FEET; THENCE SOUTH 01°48'20" EAST, ALONG THE EAST LINE OF TRACT 3 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 0.01 FEET; THENCE NORTH 89°32'49" EAST, ALONG A LINE PARALLEL TO AND 52.59 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 256.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 16365 SQUARE FEET OR 0.376 ACRES.

**SURVEYOR'S NOTES**

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WHICH BEARS SOUTH 89°32'49" WEST.

WANTMAN GROUP, INC.

*Thomas R. Ditman*  
THOMAS R. DITMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5763



**Wantman Group, Inc.**

Engineering ♦ Surveying ♦ Mapping

2035 VISTA PARKWAY, SUITE 100  
WEST PALM BEACH, FL 33411  
(561) 687-2220 phone  
(561) 687-1110 fax  
CERTIFICATION NUMBER 8091  
LICENSED BUSINESS NUMBER 7055

CAD  
T:\478 Atlantic Ave Design\Leg & Sketch\dwg\478SY814A.DWG

REFERENCE

FIELD	JOB	204478.00
DRAWN BY	DPK	DATE 12/10/08
CHECKED BY	TRD	SHEET 1 OF 3

LWDD.DAB.12/29/08

94-118R.15

Exhibit "A"  
to Co. Deed  
2 of 12

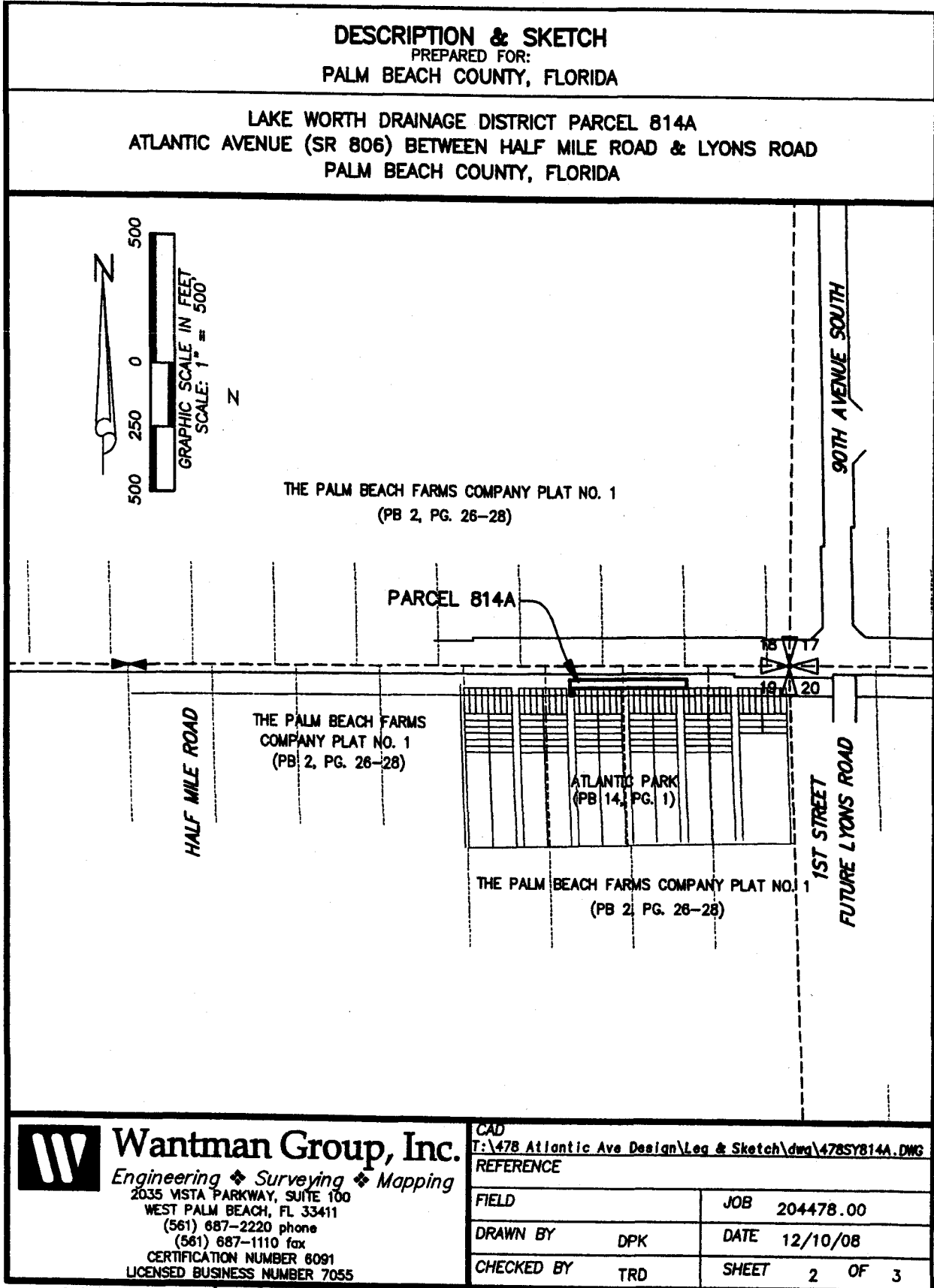
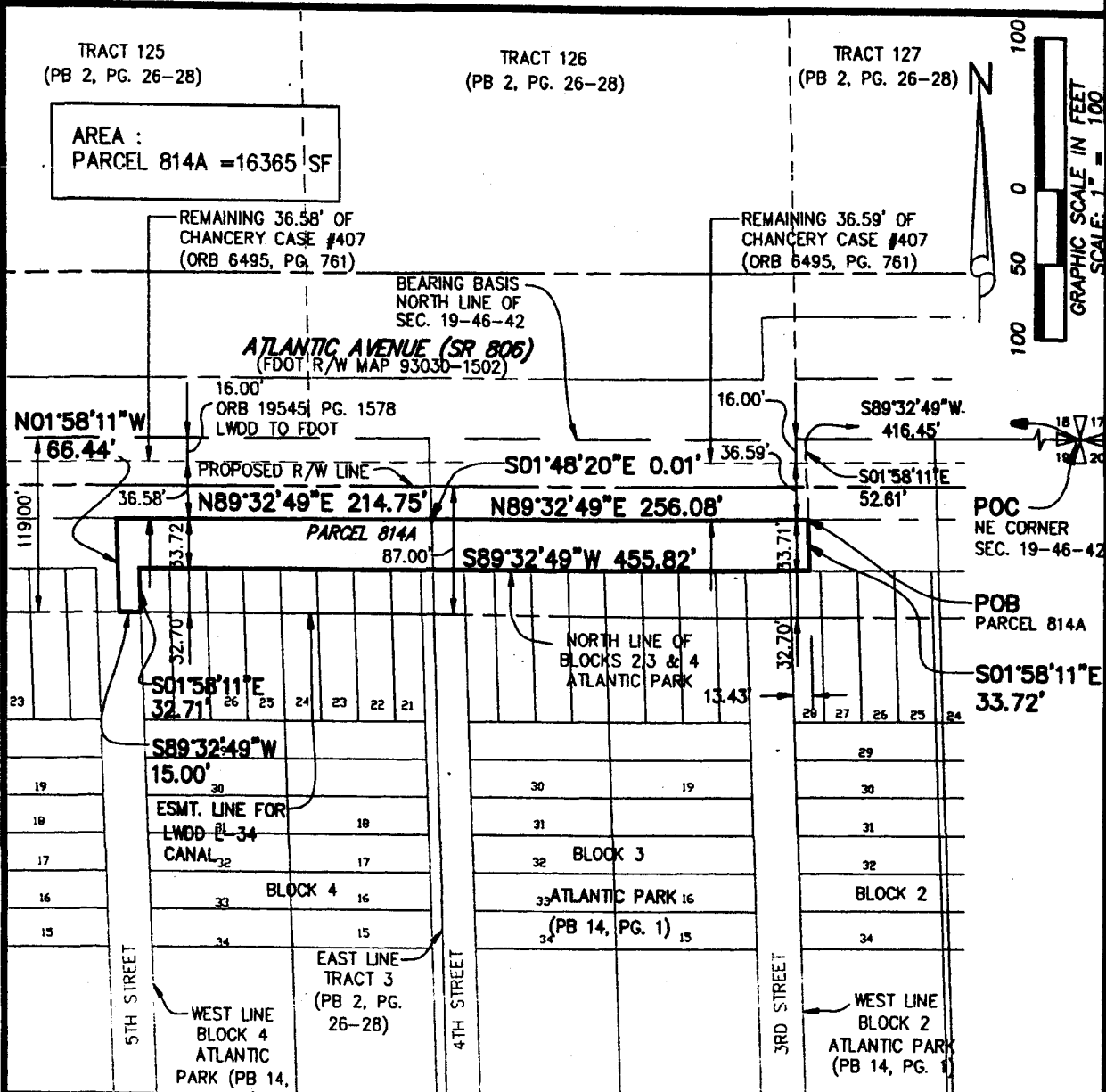


Exhibit "A"  
to Co. Deed  
3 of 12

**DESCRIPTION & SKETCH**  
PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 814A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD  
PALM BEACH COUNTY, FLORIDA



**W** Wantman Group, Inc.  
Engineering ♦ Surveying ♦ Mapping  
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WEST PALM BEACH, FL 33411  
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FIELD	JOB 204478.00
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LWDD .DAB . 12/29/08

Exhibit "A"  
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4 of 12

**DESCRIPTION & SKETCH**  
PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 815A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD  
PALM BEACH COUNTY, FLORIDA

**LEGEND**

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EDD = EVERGLADES DRAINAGE DISTRICT	POB = POINT OF BEGINNING
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FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	R/W = RIGHT-OF-WAY
LWDD = LAKE WORTH DRAINAGE DISTRICT	SEC. = SECTION
ORB = OFFICIAL RECORD BOOK	SF = SQUARE FEET
PBC = PALM BEACH COUNTY	SFWM = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PB = PLAT BOOK	SR = STATE ROAD

**LEGAL DESCRIPTION**

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COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 01°52'16" EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 52.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°52'16" EAST, ALONG SAID EAST LINE OF SECTION 19, A DISTANCE OF 66.44 FEET; THENCE SOUTH 89°32'49" WEST, ALONG A LINE PARALLEL TO AND 119.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°52'16" WEST, ALONG THE EAST LINE OF BLOCK 1 AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 32.71 FEET; THENCE SOUTH 89°32'49" WEST, ALONG THE NORTH LINE OF BLOCKS 1 AND 2 AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 401.30 FEET TO A POINT ON A LINE 13.43 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF BLOCK 2 OF SAID ATLANTIC PARK; THENCE NORTH 01°58'11" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.72 FEET; THENCE NORTH 89°32'49" EAST, ALONG A LINE PARALLEL TO AND 52.59 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 72.68 FEET; THENCE NORTH 01°50'19" WEST ALONG THE EAST LINE OF TRACT 2 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 0.01 FEET; THENCE NORTH 89°32'49" EAST, ALONG A LINE PARALLEL TO AND 52.58 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 343.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 14528 SQUARE FEET OR 0.334 ACRES.

**SURVEYOR'S NOTES**

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
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5. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WHICH BEARS SOUTH 89°32'49" WEST.

WANTMAN GROUP, INC.

*Thomas R. Ditman*  
THOMAS R. DITMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5763



**Wantman Group, Inc.**  
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CERTIFICATION NUMBER 8091  
LICENSED BUSINESS NUMBER 7055

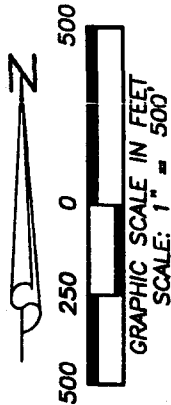
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REFERENCE	
FIELD	JOB 204478.00
DRAWN BY DPK	DATE 12/10/08
CHECKED BY TRD	SHEET 1 OF 3



Exhibit "A"  
to Co. Deed  
5 of 12

**DESCRIPTION & SKETCH**  
PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 815A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD  
PALM BEACH COUNTY, FLORIDA



THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

PARCEL 815A

90TH AVENUE SOUTH

HALF MILE ROAD

THE PALM BEACH FARMS  
COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

ATLANTIC PARK  
(PB 14, PG. 1)

THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

1ST STREET  
FUTURE LYONS ROAD



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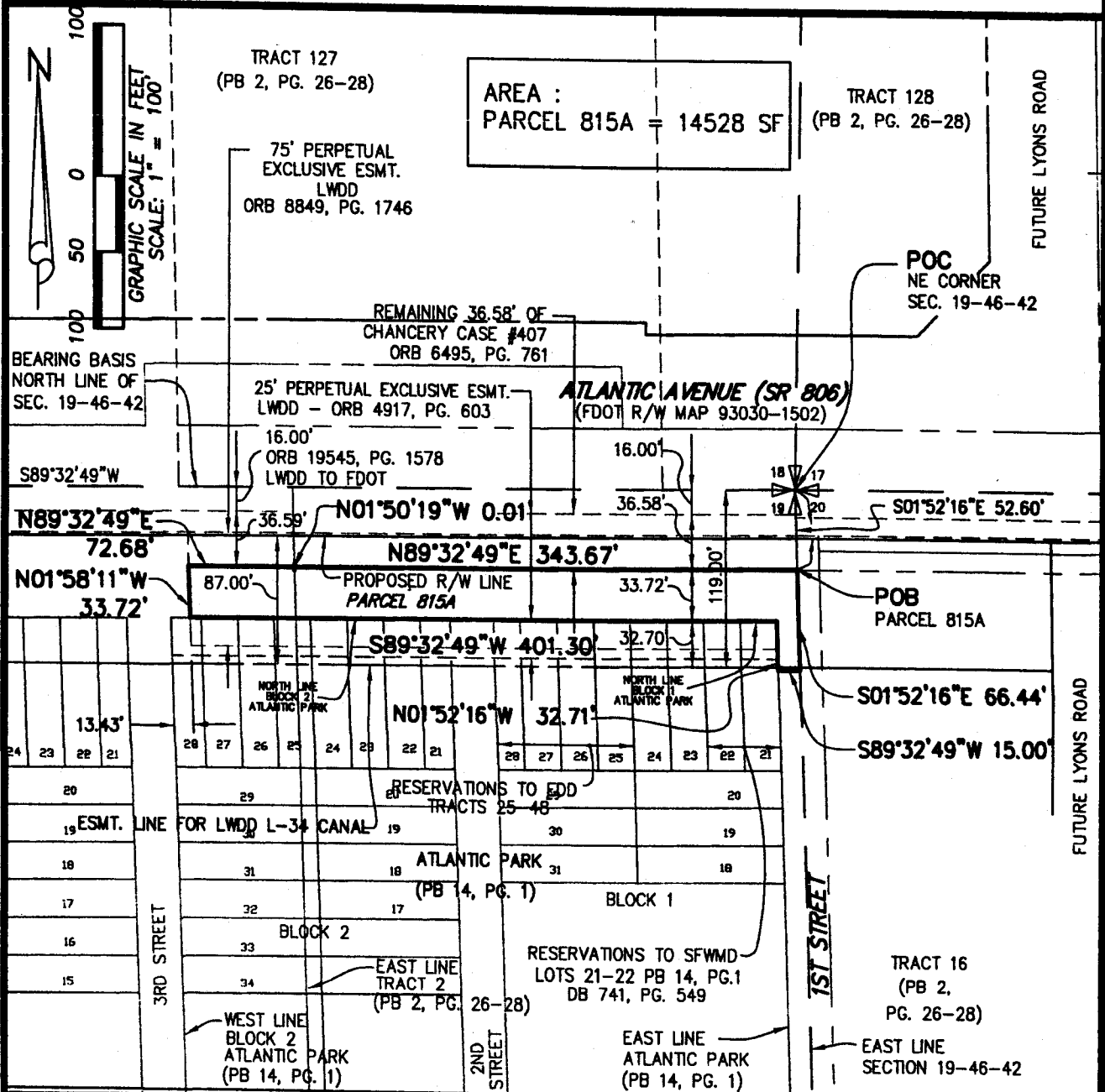
FIELD	JOB	204478.00
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CHECKED BY	TRD	SHEET 2 OF 3

LWDD.DAB 12/29/08

Exhibit "A"  
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6 of 12

**DESCRIPTION & SKETCH**  
PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 815A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD  
PALM BEACH COUNTY, FLORIDA



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LWDD.DAB.12/29/08 94-118R.15

Exhibit "A"  
to Co. Deed  
7 of 12

**DESCRIPTION & SKETCH**

PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 816A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD  
PALM BEACH COUNTY, FLORIDA

**LEGEND**

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PB = PLAT BOOK	SR = STATE ROAD
PG. = PAGE	

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING A PORTION OF ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89°32'49" WEST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 887.28 FEET; THENCE SOUTH 01°58'11" EAST, ALONG THE PROLONGATION OF THE CENTERLINE OF 5TH STREET AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 52.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°58'11" EAST, ALONG THE PROLONGATION OF THE CENTERLINE OF 5TH STREET AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 66.44 FEET; THENCE SOUTH 89°32'49" WEST, ALONG A LINE PARALLEL TO AND 119.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF BLOCK 5 OF SAID ATLANTIC PARK; THENCE NORTH 01°58'11" WEST, ALONG SAID EAST LINE, A DISTANCE OF 32.71 FEET; THENCE SOUTH 89°32'49" WEST, ALONG THE NORTH LINE OF BLOCK 5 OF SAID ATLANTIC PARK, A DISTANCE OF 191.19 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 5; THENCE SOUTH 01°58'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 32.71 FEET; THENCE SOUTH 89°32'49" WEST, ALONG A LINE PARALLEL TO AND 119.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°58'11" WEST, ALONG THE CENTERLINE OF 8TH STREET AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 66.22 FEET; THENCE NORTH 89°32'49" EAST, ALONG A LINE PARRALEL TO AND 52.80 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 107.27 FEET; THENCE NORTH 01°46'36" WEST ALONG THE EAST LINE OF TRACT 4 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 0.22 FEET; THENCE NORTH 89°32'49" EAST, ALONG A LINE PARALLEL TO AND 52.58 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 113.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 8417 SQUARE FEET OR 0.193 ACRES.

**SURVEYOR'S NOTES**

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
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4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, WHICH BEARS SOUTH 89°32'49" WEST.

WANTMAN GROUP, INC.  
*Thomas R. Ditman*  
THOMAS R. DITMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5763



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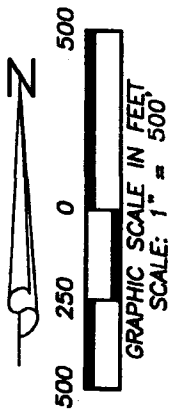
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REFERENCE	
FIELD	JOB 204478.00
DRAWN BY DPK	DATE 12/05/08
CHECKED BY TRD	SHEET 1 OF 3

Exhibit "A"  
to Co. Deed  
8 of 12

**DESCRIPTION & SKETCH**

PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 816A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD  
PALM BEACH COUNTY, FLORIDA



THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

PARCEL 816A

90TH AVENUE SOUTH

HALF MILE ROAD

THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

ATLANTIC PARK  
(PB 14, PG. 1)

THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

1ST STREET  
FUTURE LYONS ROAD

**W** Wantman Group, Inc.  
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CERTIFICATION NUMBER 8091  
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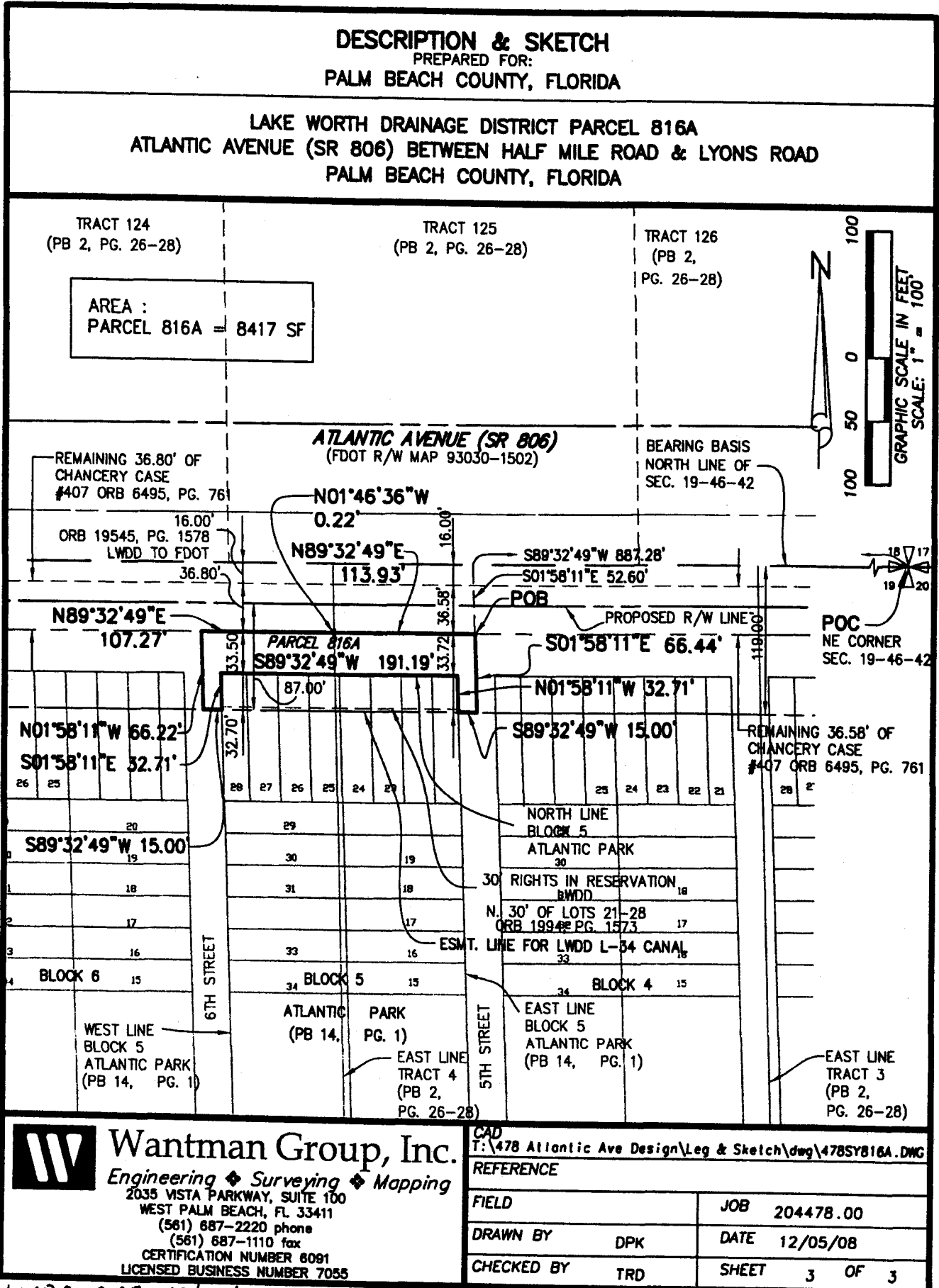
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FIELD	JOB	204478.00
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**W** Wantman Group, Inc.  
Engineering ♦ Surveying ♦ Mapping  
2035 VISTA PARKWAY, SUITE 100  
WEST PALM BEACH, FL 33411  
(561) 687-2220 phone  
(561) 687-1110 fax  
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**DESCRIPTION & SKETCH**  
PREPARED FOR:  
PALM BEACH COUNTY, FLORIDA

LAKE WORTH DRAINAGE DISTRICT PARCEL 817A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD

**LEGEND**

DB	= DEED BOOK	POB	= POINT OF BEGINNING
ESMT.	= EASEMENT	POC	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	= RIGHT-OF-WAY
LWDD	= LAKE WORTH DRAINAGE DISTRICT	SEC.	= SECTION
ORB	= OFFICIAL RECORD BOOK	SF	= SQUARE FEET
PBC	= PALM BEACH COUNTY	SFWD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PB	= PLAT BOOK	SR	= STATE ROAD
PG.	= PAGE		

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF, ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 1 OF THE PUBLIC RECORDS OF , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89°32'49" WEST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 1108.48 FEET; THENCE SOUTH 01°58'11" EAST, ALONG THE PROLONGATION OF THE CENTERLINE OF 8TH STREET AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 52.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°58'11" EAST, ALONG THE PROLONGATION OF THE CENTERLINE OF 8TH STREET AS SHOWN ON SAID PLAT OF ATLANTIC PARK, A DISTANCE OF 66.22 FEET; THENCE SOUTH 89°32'49" WEST, ALONG A LINE PARALLEL TO AND 119.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF BLOCK 6 OF SAID ATLANTIC PARK; THENCE NORTH 01°58'11" WEST, ALONG SAID EAST LINE, A DISTANCE OF 32.71 FEET; THENCE SOUTH 89°32'49" WEST, ALONG THE NORTH LINE OF BLOCK 6 OF SAID ATLANTIC PARK, A DISTANCE OF 191.19 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 6; THENCE SOUTH 01°58'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 32.71 FEET; THENCE SOUTH 89°32'49" WEST, ALONG A LINE PARALLEL TO AND 119.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°58'11" WEST, ALONG THE WEST LINE OF TRACT 4 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 66.22 FEET; THENCE NORTH 89°32'49" EAST, ALONG A LINE PARALLEL TO AND 52.80' SOUTH OF SAID NORTH LINE OF SECTION 19, A DISTANCE OF 221.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 8392 SQUARE FEET OR 0.193 ACRES.

**SURVEYOR'S NOTES**

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WHICH BEARS SOUTH 89°32'49" WEST.

WANTMAN GROUP, INC.

*Thomas R. Ditman*  
THOMAS R. DITMAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 5763



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Engineering ♦ Surveying ♦ Mapping  
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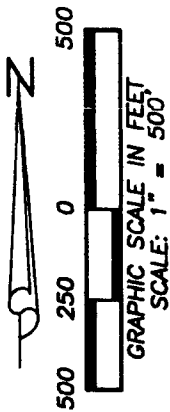
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**DESCRIPTION & SKETCH**

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LAKE WORTH DRAINAGE DISTRICT PARCEL 817A  
ATLANTIC AVENUE (SR 806) BETWEEN HALF MILE ROAD & LYONS ROAD



THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

PARCEL 817A

THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

ATLANTIC PARK  
(PB 14, PG. 1)

THE PALM BEACH FARMS COMPANY PLAT NO. 1  
(PB 2, PG. 26-28)

HALF MILE ROAD

1ST STREET  
FUTURE LYONS ROAD

90TH AVENUE SOUTH



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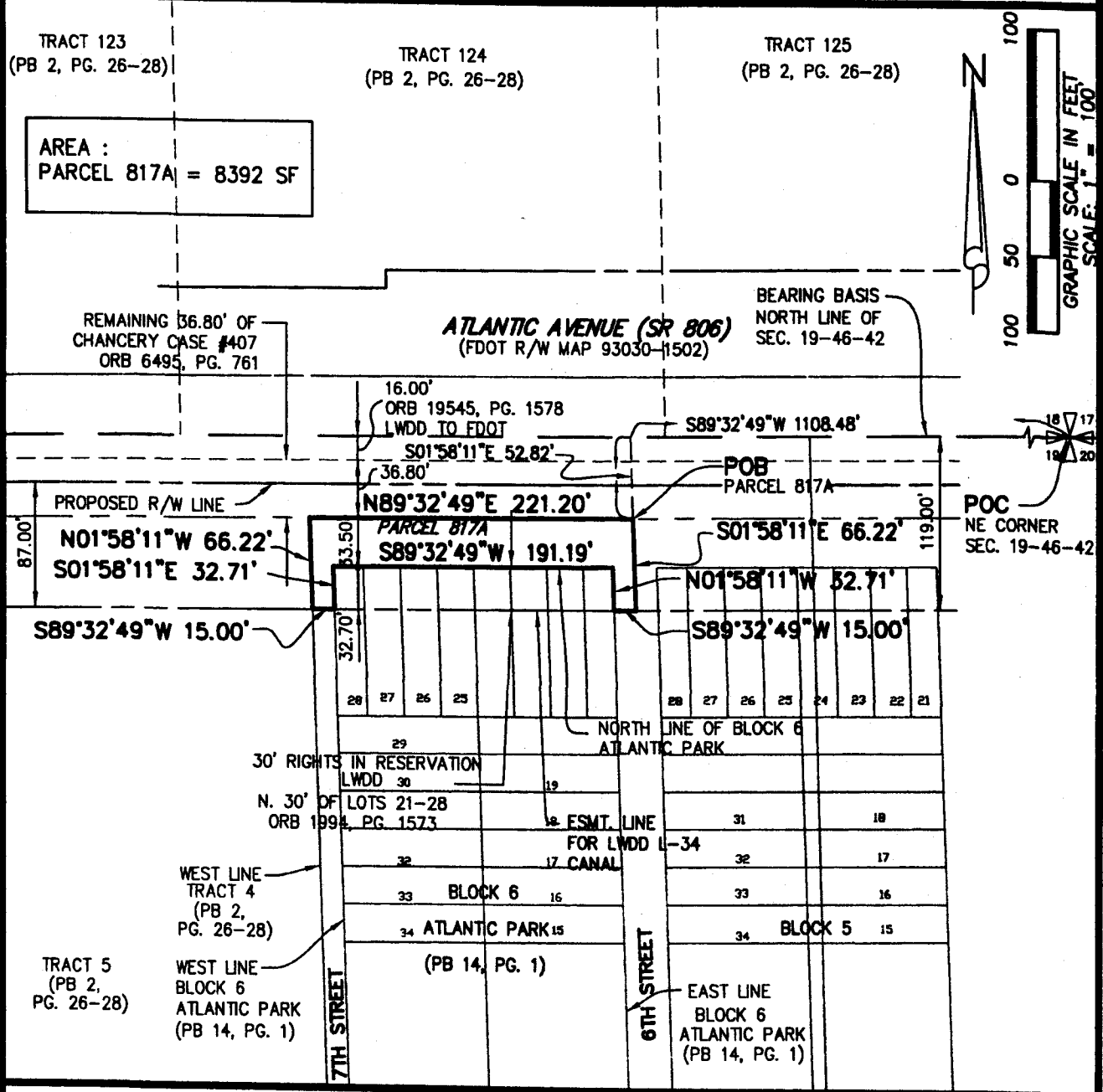
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