

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: June 29, 2010 [x] Consent [ ] Regular
[ ] Workshop [ ] Public Hearing
Department:
Submitted By: Department of Airports
Submitted For:
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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A. Approve a Declaration of Easement and Restrictive Covenants (Declaration) on approximately 6.05 acres of unimproved property at the Palm Beach County Park (Lantana) Airport (Lantana Parcel) and approximately 2.57 acres of property at the Palm Beach County Glades (Pahokee) Airport improved with a maintenance building (Pahokee Parcel) (collectively, the Parcels).
B. Approve an Access Easement (Easement) on approximately .34 acres at the intersection of Congress Avenue and John F. Kennedy Drive.
C. Receive and File a Release of Grant Obligations for Federally Obligated Land (Release), releasing the Parcels from federal obligations.

Summary: On January 12, 2010, the Board approved an internal Memorandum of Understanding (MOU) for Property Exchange between the Department of Airports (DOA) and Parks & Recreation Department (Parks) (R2010-0056) providing for the exchange of the Parcels by DOA to Parks, for the Easement and approximately 7.48 acres of vacant Park property along the west side of the Lantana Airport. The MOU was contingent on approval by the Federal Aviation Administration (FAA), granting the release of the County's federal grant obligations. On January 12, 2010 (Agenda Item 3F2), the Board authorized the DOA Director to execute the Release. The MOU included a form Declaration attached as Exhibit "C" to the MOU. The FAA required additional language to be added to the Declaration acknowledging that a portion of the Lantana Parcel falls within the Lantana Airport Runway Protection Zone (RPZ), and that use of the Lantana Parcel located within the RPZ must be in compliance with FAA Advisory Circular 150/5300, "Airport Design", and that no structures, equipment or improvements of any kind shall be permitted to be placed within any portion of the Lantana Parcel located within the RPZ. The Easement was attached as Exhibit "D" to the MOU, and will provide DOA access to the property DOA is receiving from Parks. Countywide (AH)

Background and Justification: Approval of the Declaration is necessary because of additional language required by the FAA.

Attachments:

- 1. Declaration of Easement and Restrictive Covenants
2. Access Easement
3. Release of Grant Obligations for Federally Obligated Land

=====  
Recommended By: [Signature] 5/28/10
Department Director Date
Approved By: [Signature] 6/16/10
County Administrator 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	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>- 0*</u>	<u>see below</u>	_____	_____	_____
# ADDITIONAL FTE	_____	_____	_____	_____	_____
POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Budget Account No: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Reporting Category \_\_\_\_\_

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

\* No fiscal impact.

C. Departmental Fiscal Review: OM Simon

**III. REVIEW COMMENTS**

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

[Signature] 6/8/10  
 OFMB  
 6/3/10  
 6/9/10

[Signature] 6/8/10  
 Contract Dev. and Control  
 E. Jensen 6/8/10

**B. Legal Sufficiency:**

Anne Delgent 6/9/10  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

Prepared by and return to:  
Laura Beebe, Deputy Director, Airports Business Affairs  
Palm Beach County Department of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406-1470

PCN: 00-36-42-25-00-000-3090 &  
a portion of 00-43-44-29-00-002-0010

## DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS

**THIS DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS** (this "Declaration") is made this \_\_\_\_\_ by Palm Beach County, a political subdivision of the State of Florida ("County").

### WITNESSETH:

**WHEREAS**, County is the proprietor and operator of the Palm Beach County Park Airport and Palm Beach County Glades Airport (hereinafter collectively referred to as the "Airports"); and

**WHEREAS**, County is the owner of that certain real property situated in the County of Palm Beach, State of Florida, as more particularly described in Exhibit "A" (the "Lantana Parcel") and in Exhibit "B" (the "Pahokee Parcel") attached hereto and made a part hereof (hereinafter collectively referred to as the "Parcels"); and

**WHEREAS**, County requested the Federal Aviation Administration ("FAA") to release the Parcels from the terms, conditions, reservations and restrictions contained in all Grant Agreements between County and the FAA; and

**WHEREAS**, the FAA has agreed to release County from the terms, conditions, reservations and restrictions of the Grant Agreements applicable to the Parcels upon the condition that County reserve a right of flight for the passage of aircraft in the airspace above the Parcels and impose certain restrictions on the use of the Parcels.

**NOW, THEREFORE**, County hereby declares that the Parcels are and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions and easements hereinafter set forth, which shall constitute covenants running with the land and will be binding on all parties having any right, title or interest in the Parcels.

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

Attachment 1

2. County reserves unto itself, its successors and assigns, for the use and benefit of the public and the Airports a right of flight for the passage of aircraft in the airspace above the surface of the Parcels, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft, now known or hereafter used, for navigation of or flight in said airspace, for use of said airspace for landing on, or taking off from or operating on the Airports.

3. County expressly agrees for itself, its successors and assigns to restrict the height of structures, objects of natural growth and other obstructions on the Parcels to such a height so as to comply with Federal Aviation Regulations, Part 77, as now or hereafter amended. Objects of natural growth include, without limitation, trees and other vegetation.

4. County expressly agrees for itself, its successors and assigns to prevent any use of the Parcels which would interfere with the landing or takeoff of aircraft at the Airports or interfere with air navigation and/or communication facilities serving the Airports, or otherwise constitute an airport hazard.

5. County expressly agrees for itself, its successors and assigns that the Parcels only be used for purposes that are compatible with noise levels generated by aircraft using the Airports. The Parcels shall not be used for educational facilities or residential purposes, which purposes include, without limitation, single family and multi-family residential structures, and mobile homes. The prohibition against use of the Parcels for educational facilities includes, without limitation, a prohibition against use of the Parcels for daycare or preschool facilities.

6. County acknowledges that a portion of the Lantana Parcel falls within the Runway Protection Zone (RPZ) as further identified in the Airport Layout Plan adopted for the Palm Beach County Park Airport ("Lantana Airport"), and agrees for itself, its successors and assigns, that use of any portions of the Lantana Parcel located within the RPZ must be in compliance with FAA Advisory Circular 150/5300, "Airport Design", as now or hereafter amended. No structures, equipment or improvements of any kind shall be permitted to be placed within any portion of the Lantana Parcel located within the RPZ. County expressly agrees for itself, its successors and assigns to keep all portions of the Lantana Parcel located within the RPZ clear of any objects or activities that are inconsistent with the safe and efficient operation of the Lantana Airport.

7. The use of the Parcels shall be in compliance with all FAA laws, rules, regulations, orders and advisory circulars, as now or hereafter amended, including, without limitation, AC 150/5200-33A, "Hazardous Wildlife Attractants on or Near Airports".

8. County expressly agrees for itself and its successors and assigns, that the Parcels shall not be considered, administered or designated as a public park, recreation area or wildlife and waterfowl refuge of national, state or local significance for purposes of Section 4(f) of the Department of Transportation Act of 1966 [Title 49, USC Section 1653(f); amended and recodified in 49 USC Section 303], as now or hereafter amended (the "Act"). County, as the official having jurisdiction over the Parcels, hereby acknowledges and agrees that any use of the Parcels for park or recreational purposes, now or in the future, shall be considered insignificant

for purposes of the Act. The foregoing restriction shall not be construed as prohibiting the conveyance of the Parcels to any governmental agency or body or as prohibiting the use of the Parcels for park or recreational purposes; provided that the Parcels shall remain subject to the restrictions set forth in this paragraph and shall not be determined to be a park, recreational area, wildlife and waterfowl refuge of national, state or local significance, now or in the future.

9. In order to ensure the perpetual nature of the easements, covenants and restrictions contained in this Declaration, County expressly agrees for itself, its successors and assigns that the restrictions contained in this Declaration shall be referenced in any subsequent instruments of conveyance granting an interest in the Parcels, including, without limitation, deeds and grants of easement interests. The recording book and page of record of this Declaration shall be included in all instruments of conveyance granting an interest in the Parcels.

10. The easements created and reserved hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Parcels upon the conveyance thereof by County.

11. County expressly agrees for itself, its successors and assigns, to be bound by and to observe and comply with all restrictions, covenants, conditions and obligations contained herein. "Successors and assigns" as used herein, includes, without limitation, invitees, permittees and others who may use or be upon the Parcels, and/or their respective officers, agents and employees.

12. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of such provision shall not affect the validity of any other provisions hereof. All such other provisions shall continue unimpaired in full force and effect.

13. The provisions of this Declaration may be amended only by written instrument executed by County and any amendments shall be subject to approval of the FAA.

{Remainder of page intentionally left blank.}

IN WITNESS WHEREOF, the parties have executed this Declaration on the date set forth hereinabove.

**ATTEST:**  
**Sharon R. Bock**  
**Clerk & Comptroller**

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

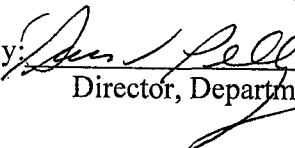
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Burt Aaronson, Chair

**APPROVED AS TO FORM AND**  
**LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND**  
**CONDITIONS**

By: \_\_\_\_\_  
County Attorney

By:  \_\_\_\_\_  
Director, Department of Airports

**EXHIBIT "A"**  
**TO DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS**

**Legal Description of the Lantana Parcel**

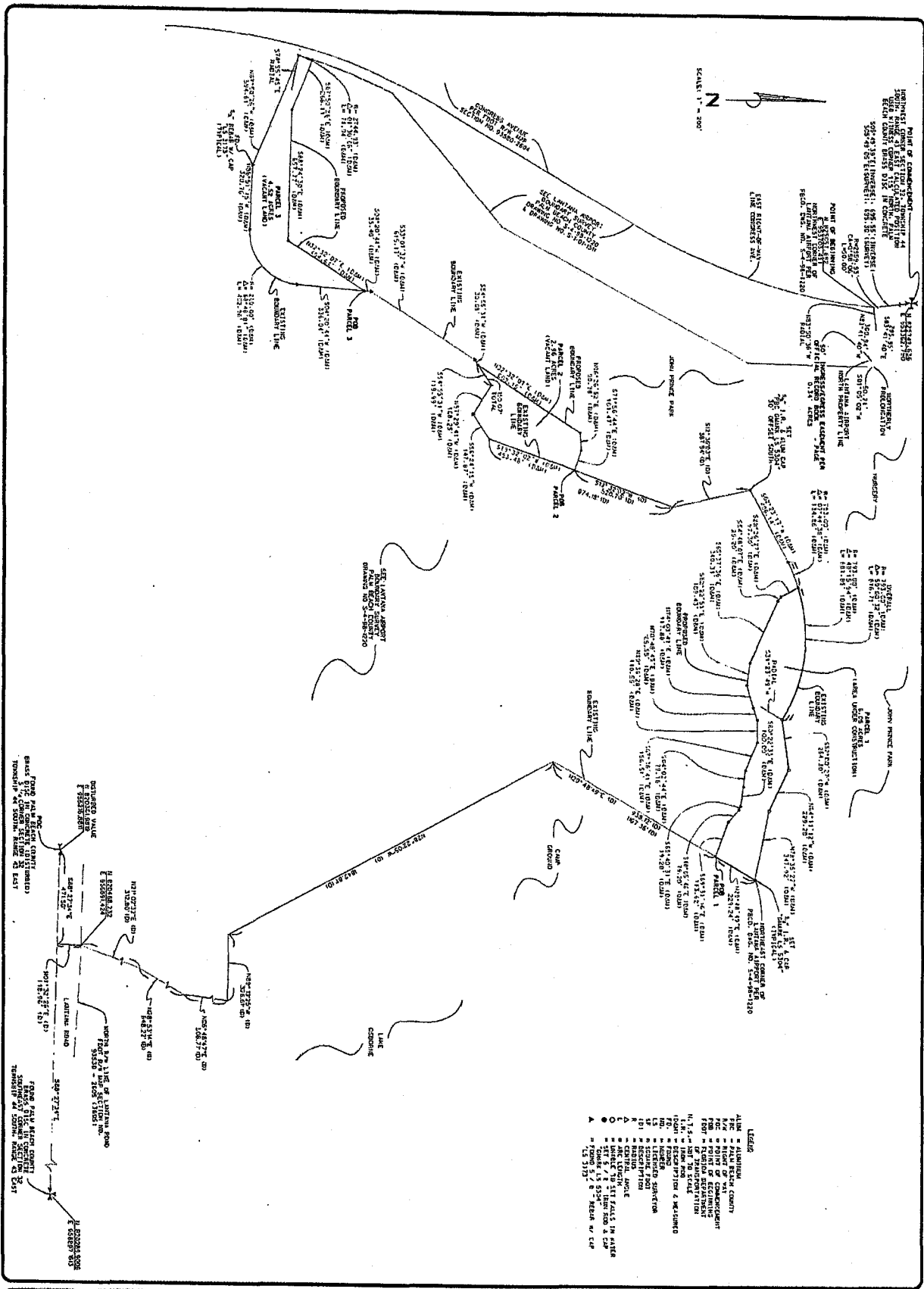
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER (S 1/4) (DISTURBED) CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°27'34" EAST ALONG A LINE BETWEEN THE DISTURBED SOUTH ONE-QUARTER (S 1/4) CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 32, A DISTANCE OF 471.50 FEET; THENCE NORTH 01°32'26" EAST, A DISTANCE OF 118.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93530-2605 (3605) (THE NEXT SIX COURSES FOLLOW THE EAST BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH 21°02'32" EAST, A DISTANCE OF 312.80 FEET; THENCE NORTH 28°53'14" EAST, A DISTANCE OF 648.22 FEET; THENCE NORTH 06°48'47" EAST, A DISTANCE OF 506.71 FEET; THENCE NORTH 89°19'25" WEST, A DISTANCE OF 326.61 FEET; THENCE NORTH 28°22'05" WEST, A DISTANCE OF 1842.81 FEET; THENCE NORTH 29°48'49" EAST, A DISTANCE OF 938.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 29°48'49" EAST ALONG SAID EAST LINE, A DISTANCE OF 229.24 FEET TO THE NORTHEAST CORNER OF SAID LANTANA AIRPORT BOUNDARY SURVEY (THE NEXT FOUR COURSES FOLLOW THE NORTH BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH 78°35'22" WEST, A DISTANCE OF 347.92 FEET; THENCE NORTH 64°11'12" WEST, A DISTANCE OF 229.20 FEET; THENCE SOUTH 82°00'27" WEST, A DISTANCE OF 254.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 793.00 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 31°23'49" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°15'54", AN ARC DISTANCE OF 681.85 FEET TO A NON-TANGENT LINE; THENCE SOUTH 28°26'27" EAST, A DISTANCE OF 97.30 FEET; THENCE SOUTH 54°48'07" EAST, A DISTANCE OF 25.20 FEET; THENCE SOUTH 65°37'36" EAST, A DISTANCE OF 340.31 FEET; THENCE SOUTH 82°22'51" EAST, A DISTANCE OF 109.43 FEET; THENCE NORTH 74°03'41" EAST, A DISTANCE OF 117.88 FEET; THENCE NORTH 70°48'45" EAST, A DISTANCE OF 65.55 FEET; THENCE NORTH 89°39'28" EAST, A DISTANCE OF 110.55 FEET; THENCE SOUTH 67°36'41" EAST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 84°02'44" EAST, A DISTANCE OF 79.16 FEET; THENCE SOUTH 80°22'33" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 65°40'31" EAST, A DISTANCE OF 19.20 FEET; THENCE SOUTH 48°05'46" EAST, A DISTANCE OF 79.20 FEET; THENCE SOUTH 69°31'16" EAST, A DISTANCE OF 183.62 FEET TO SAID EAST BOUNDARY LINE AND THE POINT OF BEGINNING.  
(CONTAINING 6.05 ACRES, MORE OR LESS)

EXHIBIT "A" TO DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS  
Legal Description of the Lantana Parcel







PROJECT NO.	2007013-12
SHEET	2
OF	3

PROJECT: **LANTANA AIRPORT LAND SWAP BOUNDARY SURVEY**

DESIGN FILE NAME: S-3-07-2767.DGN      DRAWING NO.: S-3-07-2767

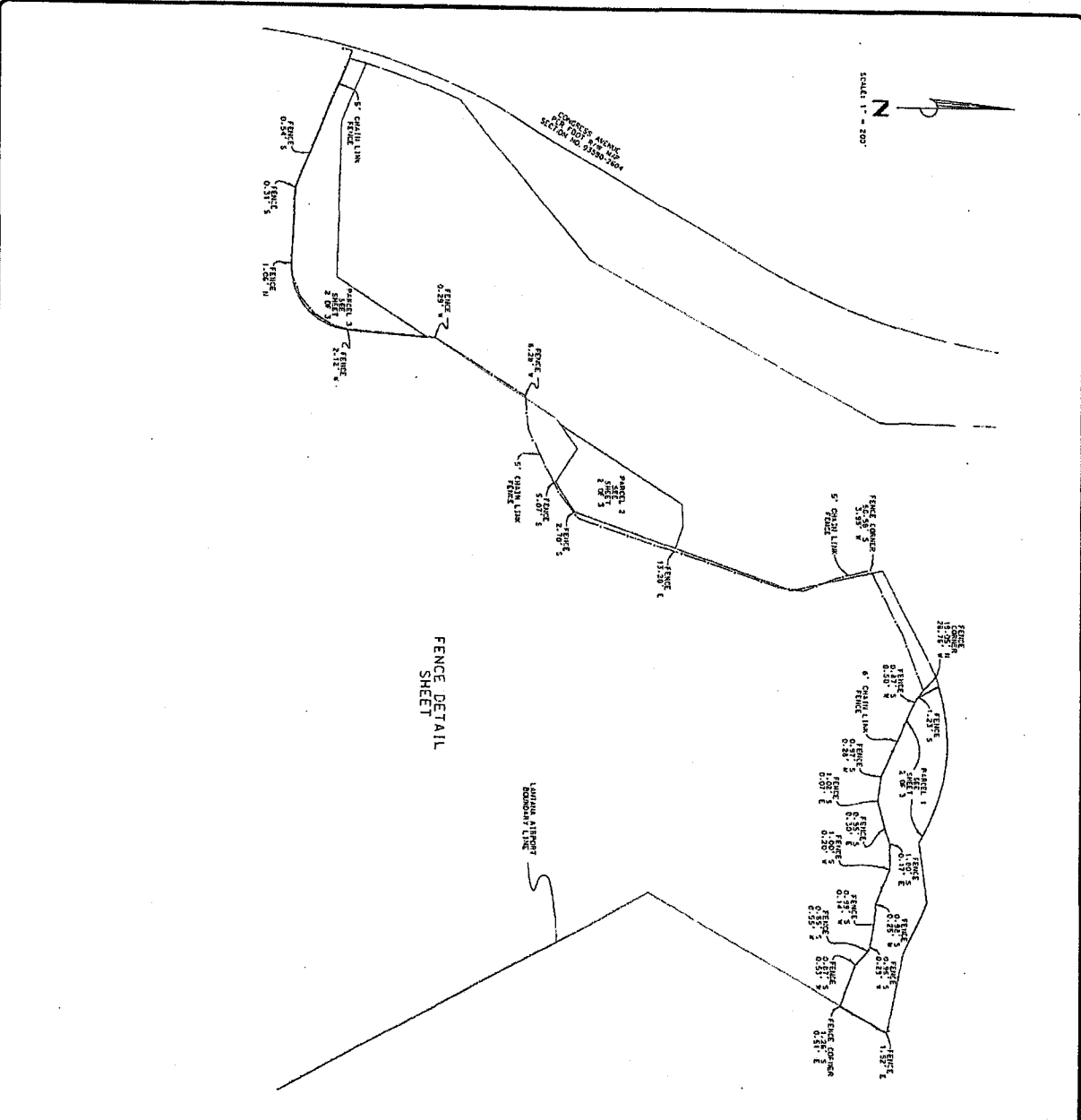
DATE: 07/20/07

SCALE: 1" = 200'

NO.	REVISION	BY	DATE
1	REVISED ALL LEGALS & CORRECTED MISTAKES	CPW	07/20/07
2	ADD TO PROGRESS/PROGRESS	CPW	07/20/07
3	MODIFIED BOUNDARY & LEGAL	CPW	07/20/07

**PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES**

2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411



**SECTION 3 REPORT**

All fence markers remaining contain 0.25 inch diameter iron nails. The fence markers were set by the surveyor and are not to be used for any other purpose. The fence markers are set in pairs and are not to be used for any other purpose. The fence markers are set in pairs and are not to be used for any other purpose.

The fence markers are set in pairs and are not to be used for any other purpose. The fence markers are set in pairs and are not to be used for any other purpose.

PROJECT NO. 2007013-12  
 SHEETS 3 OF 3

PROJECT: **LANTANA AIRPORT LAND SWAP BOUNDARY SURVEY**  
 DESIGN FILE NAME: S-3-07-2767.DGN  
 DRAWING NO.: S-3-07-2767

DATE: \_\_\_\_\_

NO.	REVISION	BY	DATE
1	ADVISED ALL LEGALS & PERMITS	DM	12/07
2	FOR PROGRESS/REVISION	DM	06/07
3	FOR PROGRESS/REVISION	DM	07/07
4	NOTIFIED BOUNDARY	DM	11/07
5	FOR PROGRESS/REVISION	DM	07/07

SCALE: 1" = 200'  
 APPROVED C.E.M.A. DATE: 12/23/07  
 DRAWN: S.L.O. DATE: 12/23/07  
 CHECKED: W.C.E. DATE: 12/23/07  
 FILED BOOK NO. 1235

**PALM BEACH COUNTY**  
 ENGINEERING AND PUBLIC WORKS  
**ENGINEERING SERVICES**  
 2700 NORTH JOG ROAD  
 WEST PALM BEACH, FL 33411

**EXHIBIT "B"**  
**TO DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS**

**Legal Description of the Pahokee Parcel**

(PADGETT PARK/PAHOKEE PARK-PARKS & RECREATION MAINTENANCE FACILITY)

A PARCEL OF LAND LOCATED IN THE WEST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 36 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EAST LINE OF A RIGHT-OF-WAY, 150.00 FEET WIDE, KNOWN AS STATE ROAD NO. 715 INTERSECTS A LINE PARALLEL WITH AND 2130.12 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 36 EAST, PALM BEACH COUNTY, FLORIDA, RUN THENCE ALONG THE FOLLOWING NUMBERED COURSES:

1. NORTH 88°57'05" EAST ALONG SAID PARALLEL LINE 296.15 FEET; THENCE
  
2. NORTH 00°48'00" WEST 300.00 FEET TO A LINE 1830.12 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID SECTION 25; THENCE
  
3. SOUTH 88°57'05" WEST ALONG SAID PARALLEL LINE 450.00 FEET TO SAID EAST LINE OF A RIGHT-OF-WAY, 150.00 FEET WIDE, KNOWN AS STATE ROAD NO. 715; THENCE
  
4. SOUTH 28°00'08" EAST ALONG SAID EAST LINE 336.56 FEET TO SAID PARALLEL LINE AND THE POINT OF BEGINNING.

(CONTAINING 2.5694 ACRES, MORE OR LESS)

COUNTY OF PALM BEACH  
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS  
PROJECT NO. 2009013-08

PADGETT PARK/PAHOKEE PARK-  
PARKS AND RECREATION  
MAINTENANCE FACILITY  
BOUNDARY SURVEY

KAREN T. MARCUS  
DISTRICT 1

JOHN F. KOONS  
DISTRICT 2

SHELLEY VANA  
DISTRICT 3

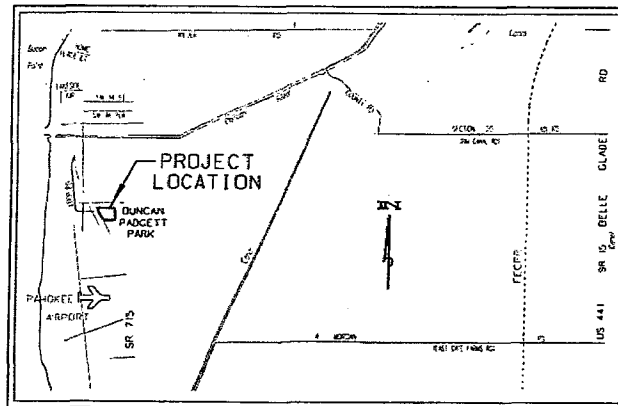
STEVEN L. ABRAMS  
DISTRICT 4

BURT AARONSON  
DISTRICT 5

JESS R. SANTAMARIA  
DISTRICT 6

DISTRICT 7

SECTION 25, TOWNSHIP 42 SOUTH, RANGE 36 EAST



LOCATION MAP  
N T S

PROPERTY DESCRIPTION  
(PADGETT PARK/PAHOKEE PARK-  
PARKS & RECREATION MAINTENANCE FACILITY)

A PARCEL OF LAND LOCATED IN THE WEST QUARTER OF SECTION 25,  
TOWNSHIP 42 SOUTH, RANGE 36 EAST, PALM BEACH COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EAST LINE OF A RIGHT-OF-WAY,  
150.00 FEET WIDE, KNOWN AS STATE ROAD NO. 710 INTERSECTS A LINE  
PARALLEL WITH RD 2130, 12 FEET SOUTH OF AS MEASURED  
PERPENDICULAR TO THE NORTH LINE OF SECTION 25, TOWNSHIP 42  
SOUTH, RANGE 36 EAST, PALM BEACH COUNTY, FLORIDA. RUN THENCE  
ALONG THE FOLLOWING DESCRIBED COURSE:

1. NORTH 88°57'06" EAST ALONG SAID PARALLEL LINE 296.15 FEET  
THENCE
2. NORTH 00°48'00" WEST 300.00 FEET TO A LINE 1830.12 FEET SOUTH  
OF, AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID  
SECTION 25; THENCE
3. SOUTH 88°57'05" WEST ALONG SAID PARALLEL LINE 450.00 FEET TO  
SAID EAST LINE OF A RIGHT-OF-WAY, 150.00 FEET WIDE, KNOWN AS  
STATE ROAD NO. 710; THENCE
4. SOUTH 28°00'00" EAST ALONG SAID EAST LINE 336.56 FEET TO SAID  
PARALLEL LINE AND THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED CONTAINS 111.822 SQUARE FEET OR 2.5694  
ACRES MORE OR LESS.

DESCRIPTION PREPARED BY SIGNING SURVEYOR AND DERIVED FROM  
RELEVANT BOUNDARY DESCRIPTIONS FOR PADGETT PARK/PAHOKEE PARK  
PROVIDED BY THE DEPARTMENT OF AIRPORTS.

MEASURED BEARINGS ARE BASED ON A GRID (NAD 83, 1990) BEARING OF  
SOUTH 08°57'05" EAST ALONG THE MONUMENTED LINE BETWEEN TWO  
GEODETIC CONTROL STATIONS (HICKFORD AND HICKFORD 42) AS SHOWN  
ON THIS SURVEY AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

SEE THE BEARING ROTATION EQUATION ON SHEET 2 OF THIS SURVEY FOR  
THE ROTATION ANGLE BETWEEN DESCRIPTION (DEED) BEARINGS AND GRID  
(NAD 83/1990) MEASURED (M) BEARINGS BEING USED ON THIS SURVEY. THE  
DESCRIPTION HAS BEEN WRITTEN USING THE BEARINGS FROM THE ADJACENT  
PROPERTY IN ORDER TO PREVENT CONFUSION. USE THE ROTATION  
EQUATION TO OBTAIN GRID BEARINGS.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE  
OF THE COUNTY ENGINEER & SURVEYOR 2000 NORTH JCG ROAD, WEST  
PALM BEACH, FLORIDA 33411-2745.

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

NO TITLE POLICY OR TITLE SEARCH AFFECTING TITLE OR THE BOUNDARY  
OF THE SUBJECT PROPERTY HAS BEEN PROVIDED. 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.

HORIZONTAL/VERTICAL TOPOGRAPHY AND THE LOCATION, SIZE AND TREE  
SPECIES WERE NOT REQUESTED TO BE SHOWN BY THE CLIENT.

EXISTING PERMANENT STRUCTURES HAVE NOT BEEN LOCATED AND ARE NOT  
SHOWN ON THIS SURVEY PER THE CLIENT'S REQUEST. ALL APPARENT  
USAGES/TEMPORARILY ALONG THE BOUNDARY LINES WERE LOCATED AT  
THE CLIENT'S REQUEST.

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS  
SURVEY.

SEE THE RECORDED DOCUMENTS CITED ON THIS DRAWING FOR ADDITIONAL  
INFORMATION.

SEE THE BOUNDARY SURVEY FOR PADGETT PARK/PAHOKEE PARK PREPARED  
BY PALM BEACH COUNTY - DRAWING NO. 3-78-4468 DATED 03/04/1980  
FOR ADDITIONAL INFORMATION.

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 746, PAGE  
50 - DATED 04/30/09. INSTRUMENTS USED WERE THE TOPCON GTS-001  
TOTAL STATION. EXISTING PROPERTY OWNERS WERE LOCATED AROUND THE  
PERIMETER OF THIS PROPERTY AND THE ADJACENT PROPERTIES AND USED  
TO DETERMINE THE LOCATION OF THE RIGHT-OF-WAY AND SUBJECT BOUNDARY  
IN RELATIONSHIP TO THE DESCRIPTION HEREIN. THE CORNERS SHOWN  
"HELD" WERE DETERMINED TO MEET THE ACCURACY REQUIREMENTS OF THIS  
SURVEY.

STATE PLANE COORDINATES WERE DERIVED FROM TWO EXISTING NGS  
PUBLISHED GEODETIC CONTROL STATIONS (HICKFORD FROM PALM BEACH  
COUNTY'S DATABASE (HICKFORD) & HICKFORD 42) AND THOSE  
MONUMENTS WERE LISTED IN THE TRANSFORM ADJUSTMENT SEE THE  
PROJECT FILE FOR ADDITIONAL OFFICE CALCULATIONS IF NEEDED.

THE FILE NAMES ARE 09013-08.ZAK. AND 2009013-08 PAHOKEE PARK  
NOTES.DOC.

FIELD WORK COMPLETED ON 04/30/2009.

LEGAL ACCESS TO THE PARCELS IS PROVIDED VIA STATE ROAD 710 TO  
THE WEST AS SHOWN ON THIS SURVEY.

UNDERGROUND FOUNDATIONS AND UTILITIES MAY BE PRESENT. NO  
UNDERGROUND FOUNDATIONS OR UTILITIES WERE LOCATED BY THIS SURVEY.

ALL ESTABLISHED CONTROL, BASED ON THE MEASUREMENTS SHOWN, MEET OR  
EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:5,000  
REQUIREMENT BY THIS SURVEY.

- LEGEND
- ICJ = CALCULATED
  - MLD = MEASURED GRID BEARING/GROUND DISTANCE
  - LSL = LAND SURVEYOR
  - WV = WIDTH OF WAY
  - S.P. = STATE ROAD
  - S.T.L. = SURVEY TIE LINE
  - WDR = WOOD RAIL FENCE
  - GRID = NAD 83, 1990 ADJUSTMENT  
BEARING AND GRID DISTANCE
  - H XXXXXX.XXX = NORthing STATE PLANE COORDINATES
  - E XXXXXX.XXX = EASTing STATE PLANE COORDINATES
  - MFP = INFORMATION FROM PALM BEACH COUNTY  
ENGINEERING MAP FOR PADGETT PARK/  
PAHOKEE PARK DRAWING NO. 3-78-4468

— X — CHAIN LINK FENCE

PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS  
ENGINEERING SERVICES  
2000 NORTH JCG ROAD  
WEST PALM BEACH, FL 33411

BY	DATE
REVISION	
NO.	
SCALE: 1" = 40'	
APPROVED: G. W. M.	
DRAWN: E. A. D.	
CHECKED: W. C. E.	
DATE	
DRAWN: 05/18/09	

PROJECT	DATE
NO.	

PADGETT PARK/PAHOKEE PARK-  
PARKS AND RECREATION  
MAINTENANCE FACILITY  
BOUNDARY SURVEY

DATE: 05/18/09  
SCALE: 1" = 40'  
PROJECT NO. 2009013-08

SHEET: 1
OF: 2
PROJECT NO. 2009013-08

DATE OF AERIAL PHOTO BY OTHERS 01/25/2001 TO 03/05/2001. THIS IS  
AN AERIAL PHOTO OF THE PROPERTY. THE PHOTO WAS NOT CONTROLLED,  
TARGETED OR FIELD VERIFIED BY THE SIGNING SURVEYOR AND IS FOR  
INFORMATIONAL PURPOSES ONLY.

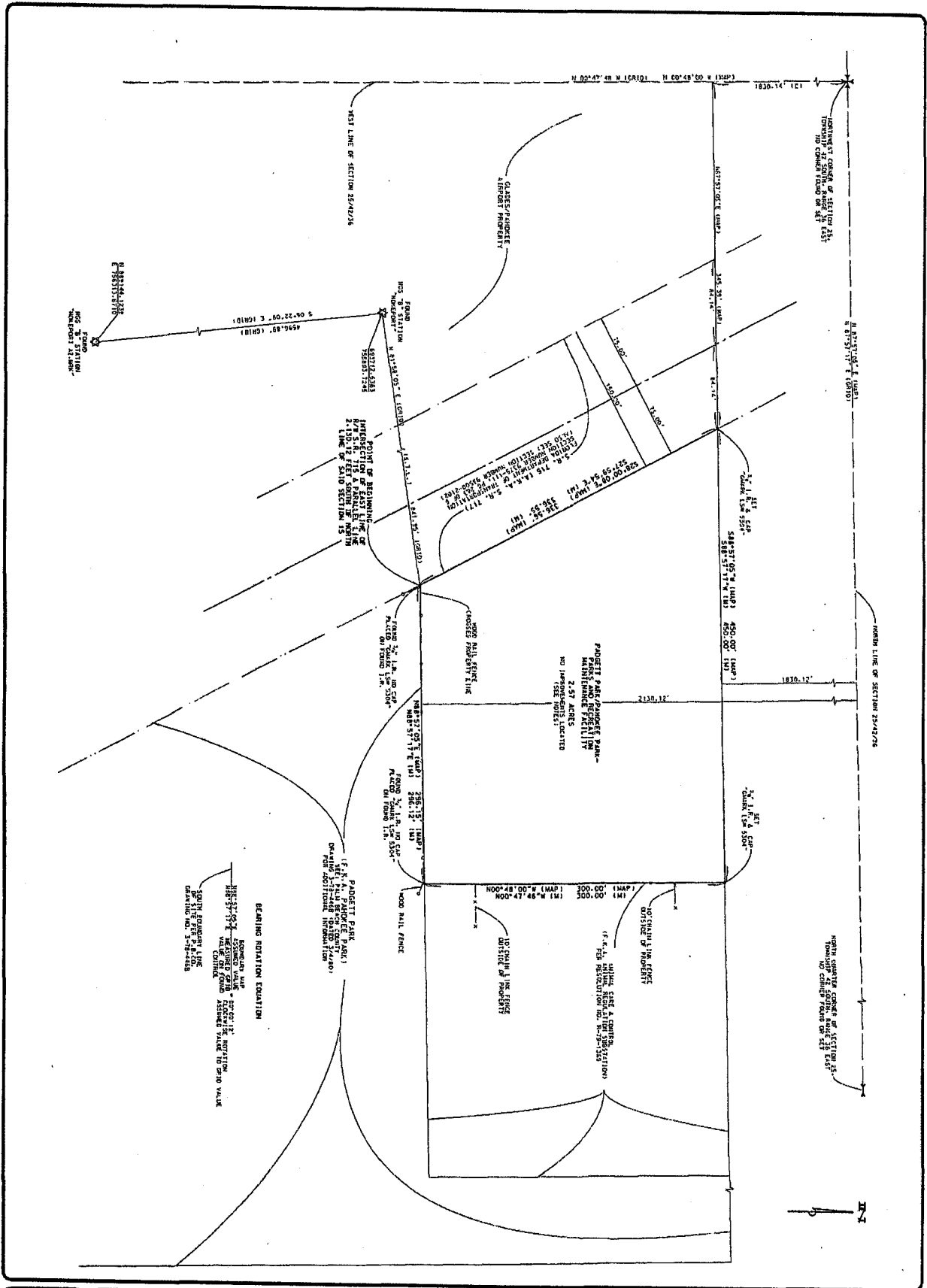
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND.  
PROJECT SCALE FACTOR = 0.99998254  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

CERTIFIED TO: PALM BEACH COUNTY DEPARTMENT OF REPORTS.

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

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE  
UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT SAID  
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE  
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER  
112 F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 474.027,  
FLORIDA STATUTES.

GLENN W. MARK, P.L.S.  
FLORIDA CERTIFICATE NO. 5304



PROJECT: <b>PADGETT PARK/PAHOKEE PARK-          PARKS AND RECREATION          MAINTENANCE FACILITY          BOUNDARY SURVEY</b>	DESIGN FILE NAME	DRAWING NO.	FIELD BOOK NO. 746. P6. 50	SCALE: 1" = 40'	APPROVED: C.A.M. MANN E.A.O. CHECKED: K.C.E. DATE: 05/16/09	 <b>PALM BEACH COUNTY</b> ENGINEERING AND PUBLIC WORKS <b>ENGINEERING SERVICES</b> P. O. BOX 1122, WEST PALM BEACH, FLORIDA
	SHEET: 2	S-3-09-2970				

Prepared by and return to:  
Laura Beebe, Deputy Director, Airports Business Affairs  
Palm Beach County Department of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406-1470

PCN: a portion of 00-43-44-29-00-002-0010

## DECLARATION OF ACCESS EASEMENT

**THIS DECLARATION OF ACCESS EASEMENT** (this "Declaration") is made this \_\_\_\_\_ by Palm Beach County, a political subdivision of the State of Florida ("County").

### WITNESSETH:

**WHEREAS**, County is the owner of that certain real property situated in the County of Palm Beach, State of Florida, being a portion of the County's John Prince Memorial Park as more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Easement Premises"); and

**WHEREAS**, County, by and through its Department of Airports ("DOA") owns and operates the Palm Beach County Park Airport as more particularly described in Exhibit "B" (hereinafter referred to as the "Airport"); and

**WHEREAS**, County desires to create an easement on, over, upon and across the Easement Premises for the purposes set forth hereinafter; and

**WHEREAS**, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of title to the Easement Premises by County.

**NOW THEREFORE**, County does hereby declare, grant and create a perpetual non-exclusive easement upon the Easement Premises for the benefit of DOA and the Airport. This easement shall be for the purpose of providing access to the Airport from the public right-of-way known as Congress Avenue, and utilities and drainage connections to service the Airport. County and its DOA shall have the right to install, operate, maintain, service, construct, reconstruct or repair and/or replace roadway improvements and drainage and utilities facilities within the Easement Premises, as well as the right to clear obstructions that might interfere with County and DOA's reasonable use and enjoyment of the Easement Premises for the purposes provided for herein.

County agrees for itself, its successors and assigns to prevent any use of the Easement Premises which would interfere with the landing or taking off of aircraft at the Airport; interfere with air navigation and/or communication facilities serving Airport; or otherwise would constitute an airport hazard.

The easement created hereby is for the use and benefit of County, its successors and assigns, for purposes related to the use and development of the Airport and is not intended to be construed as a dedication to the public of any portion of the Easement Premises for public use.

The easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County, DOA and the Airport, and run with the land and encumber and burden the title to the Easement Premises upon the conveyance thereof by County, notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

**IN WITNESS WHEREOF**, the County has caused this Declaration of Access Easement to be executed as of the day and year first above written.

**ATTEST:**

**COUNTY:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida,  
by its Board of County Commissioners**

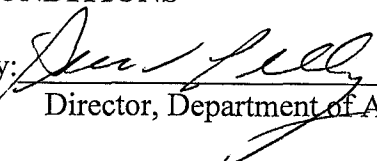
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Burt Aaronson, Chair

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Assistant County Attorney

By:  \_\_\_\_\_  
Director, Department of Airports

**EXHIBIT "A"**

**The Easement Premises**

LANTANA AIRPORT  
INGRESS/EGRESS EASEMENT  
PALM BEACH COUNTY PROJECT NO. 2009013-07

A STRIP OF LAND 50.00 FEET IN WIDTH FOR INGRESS/EGRESS EASEMENT PURPOSES LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 05°49'39" EAST, A DISTANCE OF 695.55 FEET TO THE NORTHWEST CORNER OF THE LANATANA AIRPORT PROPERTY AS SHOWN ON THE BOUNDARY SURVEY (PBCO DRAWING NO. S-4-98-1220) FOR LANTANA AIRPORT ON FILE IN THE OFFICE OF THE COUNTY ENGINEER (EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 93580-2604), BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2959.93 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH 83°50'36" WEST) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'05", AN ARC DISTANCE OF 50.00 FEET; THENCE SOUTH 83°41'40" EAST ALONG A LINE LYING 50.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE NORTH LINE OF SAID LANTANA AIRPORT PROPERTY, A DISTANCE OF 295.95 FEET TO THE NORTHERLY PROLONGATION OF SAID LANTANA AIRPORT PROPERTY LINE; THENCE SOUTH 01°05'02" WEST ALONG SAID PROLONGATION, A DISTANCE OF 50.21 FEET TO SAID NORTH LINE OF THE LANTANA AIRPORT PROPERTY; THENCE NORTH 83°41'40" WEST ALONG SAID NORTH LINE, A DISTANCE OF 300.94 FEET TO SAID NORTHWEST CORNER, EAST RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 14,944 SQUARE FEET OR 0.3431 ACRES MORE OR LESS.

**SURVEYOR'S NOTES**

BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF SOUTH 01°02'47" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

PROJECT NO. 2009013-07	SHEET NO. 3	SHEETS 1	PROJECT: <b>LANTANA AIRPORT 50' INGRESS/EGRESS EASEMENT</b>		SCALE: 1" = 100' APPROVED: N.J.H. DRAWN: E.A.D. CHECKED: N.J.H. DATE: 4/24/09	FIELD BOOK NO. N/A	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS	
			DESIGN FILE NAME S-1-09-2958.DGN	DRAWING NO. S-1-09-2958								ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411	



COORDINATES SHOWN ARE GRID

DATUM = NAD 83. 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.000042631

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS IS NOT A SURVEY.

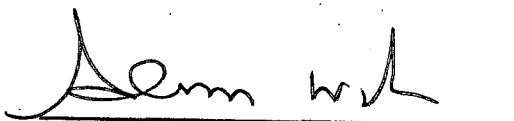
REFER TO THE OVERALL BOUNDARY SURVEY FOR LANTANA AIRPORT DRAWING NO. S-4-98-1220 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.

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 @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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

4/27/09  
DATE

N 825749.636  
E 953362.790

30  
29  
31  
32

NORTHWEST CORNER  
SECTION 32, TOWNSHIP  
44 SOUTH, RANGE 43 EAST  
CALCULATED POSITION  
USED WITNESS CORNER  
115' NORTH, PALM  
BEACH COUNTY BRASS  
DISC IN CONCRETE

WEST LINE OF THE  
NORTHWEST QUARTER  
OF SECTION 32,  
TOWNSHIP 44 SOUTH,  
RANGE 43 EAST

CITY OF  
ATLANTIS

EAST RIGHT OF WAY  
OF CONGRESS AVENUE  
PER FLORIDA DEPARTMENT  
OF TRANSPORTATION  
RIGHT OF WAY MAP  
SECTION NO. 93580-2604

95'

S05°49'39"E (INVERSE)  
695.55' (INVERSE)  
S05°49'05"E (SURVEY)  
695.30' (SURVEY)

SCALE: 1" = 100'

THIS IS NOT  
A SURVEY

JOHN PRINCE PARK

RADIAL  
N83°50'36"W

POINT OF  
BEGINNING  
N 825057.682  
E 953703.411

FLORIDA DEPARTMENT OF  
TRANSPORTATION RIGHT  
OF WAY MAP  
SECTION 93580-2604  
(SHEET 1 OF 2)  
BASELINE CONGRESS AVENUE

295.95' S83°41'40"E  
50' INGRESS/EGRESS  
EASEMENT

NORTHERLY  
PROLONGATION

300.94' N83°41'40"W  
R=2959.93'  
CA=00°58'05"  
L=50.00'

50.21'  
S01°05'02"W

NORTHWEST CORNER  
OF LANTANA AIRPORT  
PER S-4-98-1220

LANTANA  
AIRPORT  
NORTH  
PROPERTY  
LINE

BOUNDARY SURVEY OF  
LANTANA AIRPORT  
S-4-98-1220 AND  
S-1-01-1511

N1°05'02"E

LANTANA  
AIRPORT  
PROPERTY  
LINE

WEST QUARTER CORNER  
SECTION 32, TOWNSHIP  
44 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY POSITION

PROPERTY DESCRIPTION  
LANTANA AIRPORT

EXHIBIT "B"  
The Airport

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER (S 1/4) (DISTURBED) CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°27'34" EAST ALONG A LINE BETWEEN THE DISTURBED S 1/4 CORNER AND THE SE CORNER OF SAID SECTION 32 A DISTANCE OF 471.50 FEET;

THENCE NORTH 01°32'26" EAST A DISTANCE OF 118.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93530-2605 (3605) AND THE POINT OF BEGINNING;

THENCE NORTH 21°02'32" EAST, A DISTANCE OF 312.80 FEET;  
 THENCE NORTH 28°53'14" EAST, A DISTANCE OF 648.22 FEET;  
 THENCE NORTH 6°48'47" EAST, A DISTANCE OF 506.71 FEET;  
 THENCE NORTH 89°19'25" WEST, A DISTANCE OF 326.61 FEET;  
 THENCE NORTH 28°22'05" WEST, A DISTANCE OF 1842.81 FEET;  
 THENCE NORTH 29°48'49" EAST, A DISTANCE OF 1167.36 FEET;  
 THENCE NORTH 78°35'22" WEST, A DISTANCE OF 347.92 FEET;  
 THENCE NORTH 64°11'12" WEST, A DISTANCE OF 229.20 FEET;  
 THENCE SOUTH 82°00'27" WEST, A DISTANCE OF 254.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 31°23'49" WEST A DISTANCE OF 793.00 FEET;

THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°00'32", A DISTANCE OF 816.71 FEET;

THENCE SOUTH 62°23'17" WEST, A DISTANCE OF 406.14 FEET;

THENCE SOUTH 12°36'03" EAST, A DISTANCE OF 397.94 FEET;

THENCE SOUTH 19°32'02" WEST, A DISTANCE OF 974.18 FEET;

THENCE SOUTH 56°24'15" WEST, A DISTANCE OF 147.87 FEET;

THENCE NORTH 57°29'41" WEST, A DISTANCE OF 168.25 FEET;

THENCE SOUTH 54°55'31" WEST, A DISTANCE OF 150.07 FEET;

THENCE SOUTH 33°01'32" WEST, A DISTANCE OF 615.17 FEET;

THENCE SOUTH 4°20'44" WEST, A DISTANCE OF 371.44 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS NORTH 85°39'16" WEST, A DISTANCE OF 260.00 FEET;

THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°48'01" A DISTANCE OF 402.96 FEET; THENCE NORTH 86°51'15" WEST, A DISTANCE OF 320.76 FEET;

THENCE NORTH 67°50'26" WEST, A DISTANCE OF 594.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 74°55'45" EAST A DISTANCE OF 2744.93 FEET;

THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'00", A DISTANCE OF 500.64 FEET;

THENCE NORTH 50°19'08" EAST, A DISTANCE OF 862.30 FEET;

THENCE NORTH 28°37'40" EAST, A DISTANCE OF 1405.41 FEET;

THENCE NORTH 1°05'02" EAST, A DISTANCE OF 599.92 FEET;

THENCE NORTH 83°41'40" WEST, A DISTANCE OF 300.94 FEET TO A POINT ON A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 83°50'36" WEST A DISTANCE OF 2959.93 FEET SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93580-2604 (THE FOLLOWING FOUR COURSES FOLLOW SAID EAST RIGHT OF WAY LINE);

THENCE SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°23'01", A DISTANCE OF 1259.67 FEET;

THENCE SOUTH 30°32'25" WEST, A DISTANCE OF 1152.75 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS SOUTH 59°27'35" EAST, A DISTANCE OF 2794.93 FEET;

THENCE SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°30'15" A DISTANCE OF 1439.24 FEET;

THENCE SOUTH 1°02'10" WEST, A DISTANCE OF 884.44 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD (THE FOLLOWING COURSES FOLLOW SAID RIGHT-OF-WAY LINE);

THENCE SOUTH 43°42'43" EAST, A DISTANCE OF 70.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 1°32'24" EAST A DISTANCE OF 44770.19 FEET;

PROJECT NO. 2010013-02  
SHEET 1 OF 11

PROJECT: **BOUNDARY SURVEY OF LANTANA AIRPORT**

DESIGN FILE NAME: S-3-09-2979.DGN      DRAWING NO.: S-3-09-2979


NO.	REVISION	BY	DATE
1			

SCALE: 1" = 500'  
 APPROVED: G.W.M.  
 DRAFTER: E.A.O.  
 CHECKED: W.C.E.  
 DATE: 12/18/09  
 FIELD BOOK NO.: 1123S

**PALM BEACH COUNTY**  
**ENGINEERING AND PUBLIC WORKS**

**ENGINEERING SERVICES**

2300 NORTH JOG ROAD  
 WEST PALM BEACH, FL 33411



THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $0^{\circ}21'29.4''$ . A DISTANCE OF 279.87 FEET;  
THENCE SOUTH  $77^{\circ}33'05''$  EAST, A DISTANCE OF 51.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH  $1^{\circ}07'04''$  EAST A DISTANCE OF 44780.19 FEET;  
THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $0^{\circ}40'49.1''$ . A DISTANCE OF 531.70 FEET;  
THENCE SOUTH  $89^{\circ}33'45''$  EAST, A DISTANCE OF 283.91 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS SOUTH  $0^{\circ}26'15''$  WEST, A DISTANCE OF 46938.37 FEET;  
THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $1^{\circ}06'32.0''$  A DISTANCE OF 908.43 FEET;  
THENCE SOUTH  $88^{\circ}27'13''$  EAST, A DISTANCE OF 2099.29 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS SOUTH  $1^{\circ}32'47''$  WEST, A DISTANCE OF 13810.98 FEET;  
THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $0^{\circ}42'20''$  A DISTANCE OF 170.07 FEET TO THE POINT OF BEGINNING.

CONTAINS: 303.944 ACRES.

TOGETHER WITH

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER (S 1/4) (DISTURBED) CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH  $88^{\circ}27'34''$  EAST ALONG A LINE BETWEEN THE DISTURBED SOUTH ONE-QUARTER (S 1/4) CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 32, A DISTANCE OF 471.50 FEET; THENCE NORTH  $01^{\circ}32'26''$  EAST, A DISTANCE OF 118.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93530-2605 (3605) (THE NEXT SIX COURSES FOLLOW THE EAST BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH  $21^{\circ}02'32''$  EAST, A DISTANCE OF 312.80 FEET; THENCE NORTH  $28^{\circ}53'14''$  EAST, A DISTANCE OF 648.22 FEET; THENCE NORTH  $06^{\circ}48'47''$  EAST, A DISTANCE OF 506.71 FEET; THENCE NORTH  $89^{\circ}19'25''$  WEST, A DISTANCE OF 326.61 FEET; THENCE NORTH  $28^{\circ}22'05''$  WEST, A DISTANCE OF 1842.81 FEET; THENCE NORTH  $29^{\circ}48'49''$  EAST, A DISTANCE OF 1167.36 FEET TO THE NORTHEAST CORNER OF SAID LANTANA AIRPORT BOUNDARY SURVEY (THE NEXT SEVEN COURSES FOLLOW THE BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH  $78^{\circ}35'22''$  WEST, A DISTANCE OF 347.92 FEET; THENCE NORTH  $64^{\circ}11'12''$  WEST, A DISTANCE OF 229.20 FEET; THENCE SOUTH  $82^{\circ}00'27''$  WEST, A DISTANCE OF 254.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 793.00 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH  $31^{\circ}23'49''$  WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $59^{\circ}00'32''$ , AN ARC DISTANCE OF 816.71 FEET; THENCE SOUTH  $62^{\circ}23'17''$  WEST, A DISTANCE OF 406.14 FEET; THENCE SOUTH  $12^{\circ}36'03''$  EAST, A DISTANCE OF 397.94 FEET; THENCE SOUTH  $19^{\circ}32'02''$  WEST, A DISTANCE OF 520.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $19^{\circ}32'02''$  WEST, A DISTANCE OF 453.48 FEET; THENCE SOUTH  $56^{\circ}24'15''$  WEST, A DISTANCE OF 147.87 FEET; THENCE NORTH  $57^{\circ}29'41''$  WEST, A DISTANCE OF 168.25 FEET; THENCE SOUTH  $54^{\circ}55'31''$  WEST, A DISTANCE OF 119.99 FEET; THENCE NORTH  $32^{\circ}32'07''$  EAST, A DISTANCE OF 609.15 FEET; THENCE NORTH  $86^{\circ}26'52''$  EAST, A DISTANCE OF 90.98 FEET; THENCE SOUTH  $71^{\circ}56'44''$  EAST, A DISTANCE OF 101.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.96 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND LYING IN SECTION 31 & 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER (S 1/4) (DISTURBED) CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH  $88^{\circ}27'34''$  EAST ALONG A LINE BETWEEN THE DISTURBED SOUTH ONE-QUARTER (S 1/4) CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 32, A DISTANCE OF 471.50 FEET; THENCE NORTH  $01^{\circ}32'26''$  EAST, A DISTANCE OF 118.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93530-2605 (3605) (THE NEXT SIX COURSES FOLLOW THE EAST BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH  $21^{\circ}02'32''$  EAST, A DISTANCE OF

312.80 FEET; THENCE NORTH 28°53'14" EAST, A DISTANCE OF 648.22 FEET; THENCE NORTH 06°48'47" EAST, A DISTANCE OF 506.71 FEET; THENCE NORTH 89°19'25" WEST, A DISTANCE OF 326.61 FEET; THENCE NORTH 28°22'05" WEST, A DISTANCE OF 1842.81 FEET; THENCE NORTH 29°48'49" EAST, A DISTANCE OF 1167.36 FEET TO THE NORTHEAST CORNER OF SAID LANTANA AIRPORT BOUNDARY SURVEY (THE NEXT THIRTEEN COURSES ALSO FOLLOW THE BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH 78°35'22" WEST, A DISTANCE OF 347.92 FEET; THENCE NORTH 64°11'12" WEST, A DISTANCE OF 229.20 FEET; THENCE SOUTH 82°00'27" WEST, A DISTANCE OF 254.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 793.00 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 31°23'49" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°00'32", AN ARC DISTANCE OF 816.71 FEET; THENCE SOUTH 62°23'17" WEST, A DISTANCE OF 406.14 FEET; THENCE SOUTH 12°36'03" EAST, A DISTANCE OF 397.94 FEET; THENCE SOUTH 19°32'02" WEST, A DISTANCE OF 974.18 FEET; THENCE SOUTH 56°24'15" WEST, A DISTANCE OF 147.87 FEET; THENCE NORTH 57°29'41" WEST, A DISTANCE OF 168.25 FEET; THENCE SOUTH 54°55'31" WEST, A DISTANCE OF 150.07 FEET; THENCE SOUTH 33°01'32" WEST, A DISTANCE OF 615.17 FEET; THENCE SOUTH 04°20'44" WEST, A DISTANCE OF 35.40 FEET TO THE POINT OF BEGINNING (THE NEXT FIVE COURSES ALSO FOLLOW SAID BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE SOUTH 04°20'44" WEST, A DISTANCE OF 336.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 260.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°48'01" AN ARC DISTANCE OF 402.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 86°51'15" WEST, A DISTANCE OF 320.76 FEET; THENCE NORTH 67°50'26" WEST, A DISTANCE OF 594.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,744.93 FEET, (A RADIAL LINE FROM SAID POINT BEARS SOUTH 74°55'45" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'06" AN ARC DISTANCE OF 71.94 FEET TO A NON-TANGENT LINE; THENCE SOUTH 67°50'26" EAST, A DISTANCE OF 268.11 FEET; THENCE SOUTH 88°24'30" EAST, A DISTANCE OF 657.77 FEET; THENCE NORTH 32°32'07" EAST, A DISTANCE OF 454.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.52 ACRES, MORE OR LESS.

ALSO TOGETHER WITH:

50' INGRESS/EGRESS EASEMENT

A STRIP OF LAND 50.00 FEET IN WIDTH FOR INGRESS/EGRESS EASEMENT PURPOSES LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 05°49'39" EAST, A DISTANCE OF 695.55 FEET TO THE NORTHWEST CORNER OF THE LANTANA AIRPORT PROPERTY AS SHOWN ON THE BOUNDARY SURVEY (PBCO DRAWING NO. S-4-98-1220) FOR LANTANA AIRPORT ON FILE IN THE OFFICE OF THE COUNTY ENGINEER (EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 93580-2604), BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2959.93 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH 83°50'36" WEST) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'06", AN ARC DISTANCE OF 50.00 FEET; THENCE SOUTH 83°41'40" EAST ALONG A LINE LYING 50.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE NORTH LINE OF SAID LANTANA AIRPORT PROPERTY, A DISTANCE OF 295.95 FEET TO THE NORTHERLY PROLONGATION OF SAID LANTANA AIRPORT PROPERTY LINE; THENCE SOUTH 01°05'02" WEST ALONG SAID PROLONGATION, A DISTANCE OF 50.21 FEET TO SAID NORTH LINE OF THE LANTANA AIRPORT PROPERTY; THENCE NORTH 83°41'40" WEST ALONG SAID NORTH LINE, A DISTANCE OF 300.94 FEET TO SAID NORTHWEST CORNER, EAST RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.34 ACRES MORE OR LESS.

LESS AND EXCEPT

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER (S 1/4) (DISTURBED) CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°27'34" EAST ALONG A LINE BETWEEN THE DISTURBED SOUTH ONE-QUARTER (S 1/4) CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 32, A DISTANCE OF 471.50 FEET; THENCE NORTH 01°32'26" EAST, A DISTANCE OF

118.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93530-2605 (3605) (THE NEXT SIX COURSES FOLLOW THE EAST BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH 21°02'32" EAST, A DISTANCE OF 312.80 FEET; THENCE NORTH 28°53'14" EAST, A DISTANCE OF 648.22 FEET; THENCE NORTH 06°48'47" EAST, A DISTANCE OF 506.71 FEET; THENCE NORTH 89°19'25" WEST, A DISTANCE OF 326.61 FEET; THENCE NORTH 28°22'05" WEST, A DISTANCE OF 1842.81 FEET; THENCE NORTH 29°48'49" EAST, A DISTANCE OF 938.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 29°48'49" EAST ALONG SAID EAST LINE, A DISTANCE OF 229.24 FEET TO THE NORTHEAST CORNER OF SAID LANTANA AIRPORT BOUNDARY SURVEY (THE NEXT FOUR COURSES FOLLOW THE NORTH BOUNDARY LINE OF LANTANA AIRPORT ACCORDING TO THE BOUNDARY SURVEY ON FILE IN THE OFFICE OF THE COUNTY ENGINEER - DRAWING NO. S-4-98-1220); THENCE NORTH 78°35'22" WEST, A DISTANCE OF 347.92 FEET; THENCE NORTH 64°11'12" WEST, A DISTANCE OF 229.20 FEET; THENCE SOUTH 82°00'27" WEST, A DISTANCE OF 254.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 793.00 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 31°23'49" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°15'54", AN ARC DISTANCE OF 681.85 FEET TO A NON-TANGENT LINE; THENCE SOUTH 28°26'27" EAST, A DISTANCE OF 97.30 FEET; THENCE SOUTH 54°48'07" EAST, A DISTANCE OF 25.20 FEET; THENCE SOUTH 65°37'36" EAST, A DISTANCE OF 340.31 FEET; THENCE SOUTH 82°22'51" EAST, A DISTANCE OF 109.43 FEET; THENCE NORTH 74°03'41" EAST, A DISTANCE OF 117.88 FEET; THENCE NORTH 70°48'45" EAST, A DISTANCE OF 65.55 FEET; THENCE NORTH 89°39'28" EAST, A DISTANCE OF 110.55 FEET; THENCE SOUTH 67°36'41" EAST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 84°02'44" EAST, A DISTANCE OF 79.16; THENCE SOUTH 80°22'33" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 65°40'31" EAST, A DISTANCE OF 19.20 FEET; THENCE SOUTH 48°05'46" EAST, A DISTANCE OF 79.20 FEET; THENCE SOUTH 69°31'16" EAST, A DISTANCE OF 183.62 FEET TO SAID EAST BOUNDARY LINE AND THE POINT OF BEGINNING.

CONTAINING 6.05 ACRES, MORE OR LESS.

TOTAL AIRPORT BOUNDARY (WITHOUT 50' INGRESS/EGRESS EASEMENT) 305.37 ACRES

SURVEYORS REPORT:

COORDINATES SHOWN ARE GRID 1983/90 AS RE-ADJUSTED BY PALM BEACH COUNTY IN 1998. PER A GEODETIC SURVEY COMPLETED IN FEBRUARY 2001.

DISTANCES SHOWN ARE GROUND

SCALE FACTOR = 1.000043171

BEARINGS CITED ARE GRID. A LINE BETWEEN THE DISTURBED S  $\frac{1}{4}$  CORNER AND THE SE CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST BEARS S88°27'34"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

DATUM = NAD 83, 1990 ADJUSTMENT AS RE-ADJUSTED BY PALM BEACH COUNTY IN 1998.

ZONE = FLORIDA EAST

LINEAR UNIT = US SURVEY FOOT

COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

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

AT THE CLIENTS REQUEST NO IMPROVEMENTS WERE LOCATED.

FIELD SURVEY COMPLETED 7/12/00, UPDATED 12/19/07

CERTIFIED TO: PALM BEACH COUNTY  
CHICAGO TITLE INSURANCE COMPANY  
SOUTHEAST GUARANTY AND TITLE, INC.

THIS INSTRUMENT PREPARED BY WILLIAM ETHERIDGE, P.L.S. AND UPDATED BY GLENN W. MARK, IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FL 33411-2745.

THIS SURVEY MEETS OR EXCEEDS THE EXPECTED COMMERCIAL/HIGH RISK LINEAR ACCURACY OF 1:10,000.

I HAVE REVIEWED THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT - COMMITMENT NO.:2804001, FILE NO.:2804001, WITH AN EFFECTIVE DATE OF 3/27/2008 @ 08:00 AM, ISSUED BY SOUTHEAST GUARANTY & TITLE INC. AND CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT - COMMITMENT NO.:2804002, FILE NO.:2804002, WITH AN EFFECTIVE DATE OF 3/27/2008 @ 08:00 AM, ISSUED BY SOUTHEAST GUARANTY & TITLE INC. AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN BOTH COMMITMENTS SCHEDULE B - SECTION II ARE SHOWN ON THE SURVEY OR LISTED BELOW.

COMMITMENT NO. 2804001

5. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 6, PAGE 61.
6. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 21, PAGE 5.
7. ANY RIGHTS OF WAY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. SAID RIGHTS OF WAY MAY BE SHOWN IN DEED BOOK 113, PAGES 32 AND 33, DEED BOOK 118, PAGE 518, OFFICIAL RECORD BOOK 6495, PAGE 761, OFFICIAL RECORD BOOK 6495, PAGE 1165 AND OFFICIAL RECORD BOOK 8712, PAGE 720.
10. SETBACK REQUIREMENTS RECORDED IN DEED BOOK 1105, PAGE 619.
11. ROAD DESIGNATIONS RECORDED IN OFFICIAL RECORD BOOK 839, PAGE 858.
18. WATER MANAGEMENT PERMIT RECORDED IN OFFICIAL RECORD BOOK 21783, PAGE 1121.
22. PALM BEACH COUNTY RESOLUTION NO. R-85-172 RECORDED IN BOOK 386, PAGE 489.
23. UNRECORDED LEASES, IF ANY.

COMMITMENT NO.2804002

5. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 6, PAGE 61.
6. ANY RIGHTS OF WAY IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT. SAID RIGHTS OF WAY MAY BE SHOWN IN DEED BOOK 113, PAGES 32 AND 33, DEED BOOK 118, PAGE 518, OFFICIAL RECORD BOOK 6495, PAGE 761, OFFICIAL RECORD BOOK 6495, PAGE 1165 AND OFFICIAL RECORD BOOK 8712, PAGE 720.
9. SETBACK REQUIREMENTS RECORDED IN DEED BOOK 1105, PAGE 619.
10. ROAD DESIGNATIONS RECORDED IN OFFICIAL RECORD BOOK 839, PAGE 858.
14. WATER MANAGEMENT PERMIT RECORDED IN OFFICIAL RECORD BOOK 21783, PAGE 1121.
17. PALM BEACH COUNTY RESOLUTION NO. R-85-172 RECORDED IN BOOK 386, PAGE 489.
18. UNRECORDED LEASES, IF ANY.

THE ITEM NUMBERS CITED ABOVE REFER TO SCHEDULE B - SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENTS.

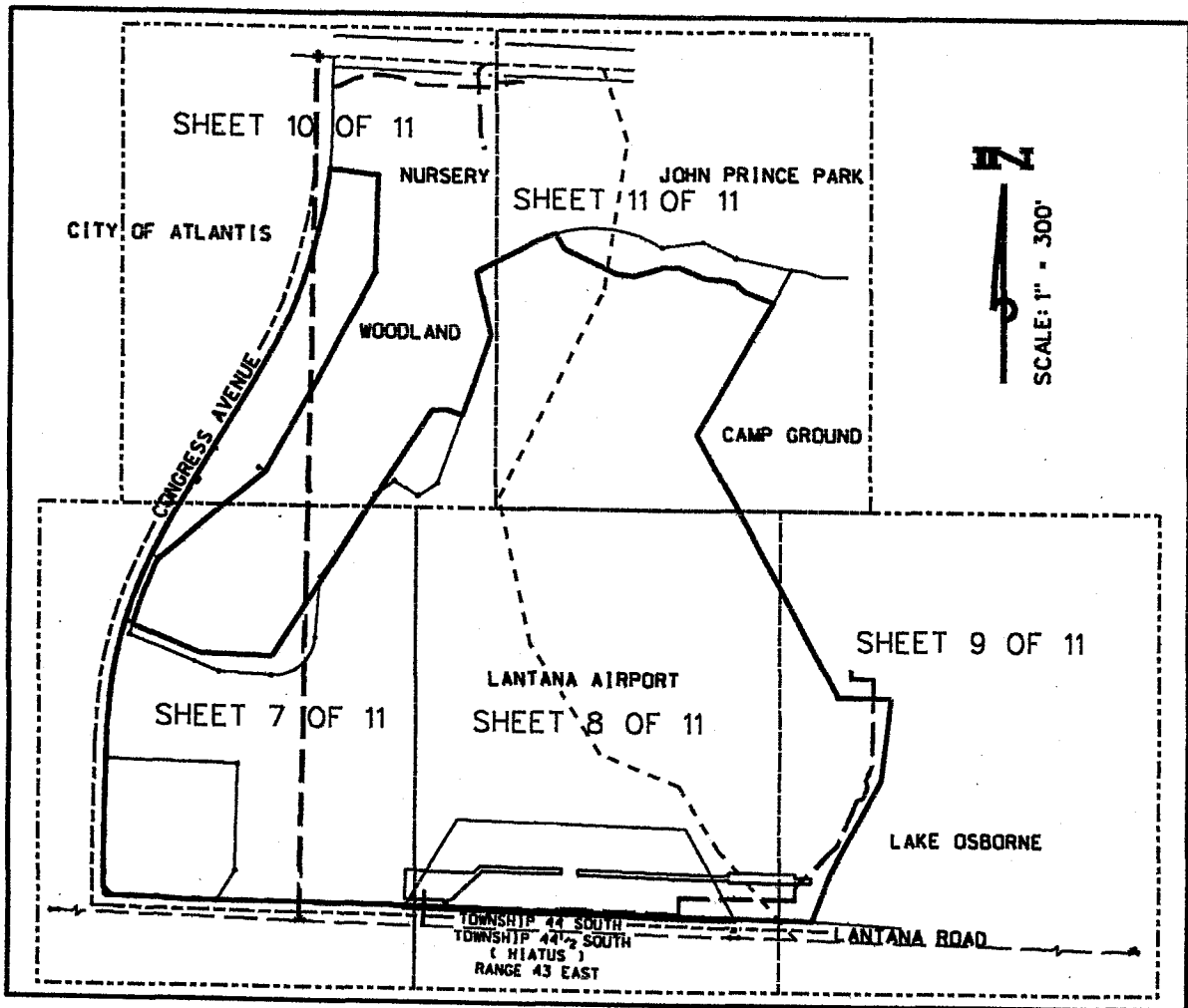
THERE ARE NO VISIBLE APPARENT USAGES UNLESS SHOWN.

THE 10' FPL EASEMENT (ORB 8533, PG 657) LIES ENTIRELY WITHIN THE EASEMENT TO THE CITY OF LAKE WORTH EASEMENT (ORB 8219, PG 258)

REFERENCE P.B.CO. DRAWINGS S-3-01-1512 & S-1-01-1511

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS SURVEYOR.

THIS SURVEY IS AN UPDATE TO S-4-98-1220. ADDED AND DELETED LAND FROM THE OVERALL BOUNDARY OF LANTANA AIRPORT.



KEY MAP (N.T.S.)

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

THEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY 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, PLS  
 FLORIDA CERTIFICATE NO. 5304

  
 \_\_\_\_\_  
 DATE



CITY OF ATLANTIS

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9-3580-2604 (SHEET 1 OF 2)

N 822682.092  
E 952809.054

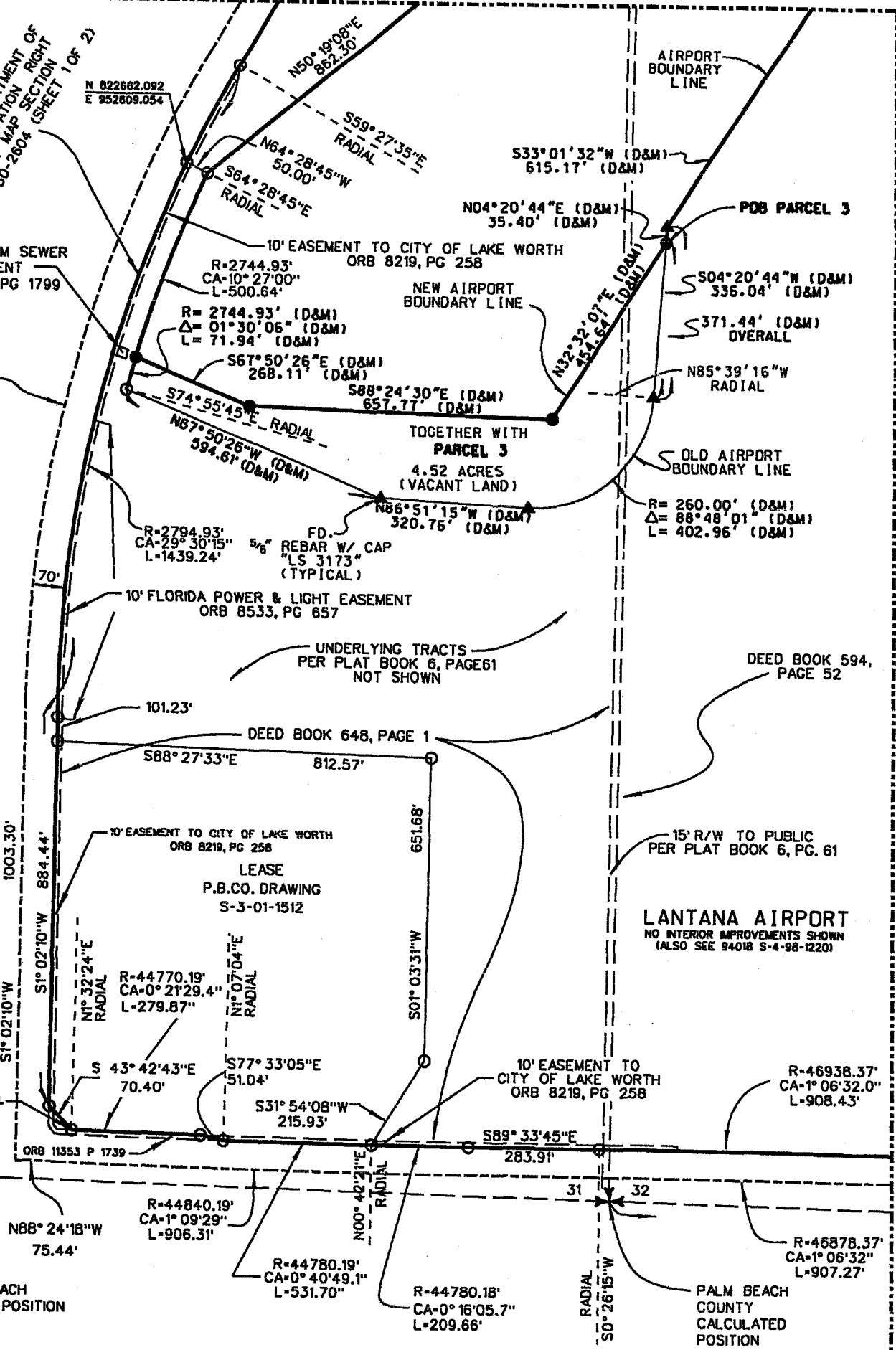
AIRPORT BOUNDARY LINE

FDOT STORM SEWER EASEMENT ORB 1966, PG 1799

R-2864.93'  
CA-29°30'15"  
L-1475.28'

IN

SCALE: 1" = 300'



N04°20'44"E (D&M)  
35.40' (D&M)

PDB PARCEL 3

10' EASEMENT TO CITY OF LAKE WORTH ORB 8219, PG 258

R=2744.93'  
CA-10°27'00"  
L=500.64'

NEW AIRPORT BOUNDARY LINE

S04°20'44"W (D&M)  
336.04' (D&M)

S371.44' (D&M) OVERALL

R=2744.93' (D&M)  
Δ=01°30'06" (D&M)  
L=71.94' (D&M)

N32°32'07"E (D&M)  
254.64' (D&M)

N85°39'16"W RADIAL

S67°50'26"E (D&M)  
268.11' (D&M)

S88°24'30"E (D&M)  
657.77' (D&M)

OLD AIRPORT BOUNDARY LINE

S74°55'45"E RADIAL  
594.61' (D&M)

TOGETHER WITH PARCEL 3 4.52 ACRES (VACANT LAND)

R=260.00' (D&M)  
Δ=88°48'01" (D&M)  
L=402.96' (D&M)

R-2794.93'  
CA-29°30'15"  
L-1439.24'

5/8" REBAR W/ CAP  
"LS 3173"  
(TYPICAL)

10' FLORIDA POWER & LIGHT EASEMENT ORB 8533, PG 657

UNDERLYING TRACTS PER PLAT BOOK 6, PAGE 61 NOT SHOWN

DEED BOOK 594, PAGE 52

101.23'

DEED BOOK 648, PAGE 1

S88°27'33"E 812.57'

15' R/W TO PUBLIC PER PLAT BOOK 6, PG. 61

1003.30'  
S1°02'10"W 884.44'

10' EASEMENT TO CITY OF LAKE WORTH ORB 8219, PG 258

LEASE P.B.CO. DRAWING S-3-01-1512

LANTANA AIRPORT  
NO INTERIOR IMPROVEMENTS SHOWN  
(ALSO SEE 94018 S-4-98-1220)

N1°32'24"E RADIAL  
R-44770.19'  
CA-0°21'29.4"  
L-279.87"

N1°07'04"E RADIAL

S01°03'31"W 651.68'

S 43°42'43"E 70.40'

S77°33'05"E 51.04'

10' EASEMENT TO CITY OF LAKE WORTH ORB 8219, PG 258

R-46938.37'  
CA-1°06'32.0"  
L-908.43'

SET PK NAIL W/ WASHER IN WALK

ORB 11353 P 1739

S31°54'08"W 215.93'

S89°33'45"E 283.91'

31

N88°24'18"W 75.44'

R-44840.19'  
CA-1°09'29"  
L-906.31'

R-44780.19'  
CA-0°40'49.1"  
L-531.70"

R-44780.18'  
CA-0°16'05.7"  
L-209.66'

31

32

R-46878.37'  
CA-1°06'32.0"  
L-907.27"

PALM BEACH COUNTY POSITION

PALM BEACH COUNTY CALCULATED POSITION

N00°42'11"E RADIAL  
S0°26'15"W RADIAL

MATCH LINE SEE SHEET 8 OF 11

MATCH LINE SEE SHEET 11 OF 11

N28°20'5"W 1842.81'

LANTANA AIRPORT  
NO INTERIOR IMPROVEMENTS SHOWN  
(ALSO SEE 94018 S-4-98-1220)

DEED BOOK 594, PAGE 56,  
DEED BOOK 879, PG. 248,  
O.R.B. 4716, PG. 584, & O.R.B.  
21800, PG. 330

DEED BOOK 594,  
PAGE 52



SCALE: 1" = 300'

MATCH LINE SEE SHEET 7 OF 11

MATCH LINE SEE SHEET 9 OF 11

PLAT OF COUNTY PARK  
AIRPORT SUBDIVISION NO. 1  
PLAT BOOK 21, PAGE 5  
UNDERLYING LOTS &  
ROADWAYS NOT SHOWN

FDOT TO COUNTY  
PER O.R.B. 21266, PAGE 92)

N 820361.9819  
E 956216.8811  
DISTURBED VALUE

S88°27'13"E

2099.29'

2099.29'

S88°27'13"E

TOWNSHIP 44 SOUTH  
TOWNSHIP 44 1/2 SOUTH

(HIATUS)

RANGE 43 EAST

2681.52' GRID

IMPROVED

CENTERLINE LANTANA ROAD

FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP SECTION 93530-2605 (3605)  
PALM BEACH COUNTY DRAWING NO. S-3-79-568

POINT OF COMMENCEMENT  
FOUND PALM BEACH COUNTY  
BRASS DISC IN CONCRETE  
(DISTURBED)  
S 1/4 CORNER SECTION 32  
TWP 44 S, RGE 43 E

10' EASEMENT  
AGREEMENT  
ORB 9478, PG 284

32

471.50'

PROJECT NO. 2010013-02

DRAWING NO. S-3-09-2979

PROJECT: BOUNDARY SURVEY OF LANTANA AIRPORT

SHEET 8 OF 11

MATCH LINE  
SEE SHEET 11 OF 11

IN

CAMP GROUND

SCALE: 1" = 300'

LEGEND

- ALUM = ALUMINUM
- PBC = PALM BEACH COUNTY
- R/W = RIGHT OF WAY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- N.T.S. = NOT TO SCALE
- I.R. = IRON ROD
- (D&M) = DESCRIPTION & MEASURED
- FD. = FOUND
- NO. = NUMBER
- LS = LICENSED SURVEYOR
- SF = SQUARE FOOT
- (D) = DESCRIPTION
- (M) = MEASURED
- WC = WITNESS CORNER
- TWP = TOWNSHIP
- RGE = RANGE
- R = RADIUS
- △ = CENTRAL ANGLE
- L = ARC LENGTH
- = UNABLE TO SET FALLS IN WATER
- = SET 5/8" IRON ROD & CAP "GMARK LS 5304"
- ▲ = FOUND 5/8" REBAR W/ CAP "LS 3173"
- = SET # 5 REBAR W/CAP # 3173 UNLESS NOTED
- D.B. = DEED BOOK
- ORB = OFFICIAL RECORD BOOK
- N = NORTHING OF STATE PLANE COORDINATE
- E = EASTING OF STATE PLANE COORDINATE
- CA = CENTRAL ANGLE
- R = RADIUS DISTANCE
- A = ARC DISTANCE

MATCH LINE SEE SHEET 8 OF 11

DEED BOOK 594, PAGE 56,  
DEED BOOK 879, PG. 24B,  
O.R.B. 4716, PG. 584, & O.R.B.  
21800, PG. 330

LANTANA AIRPORT  
NO INTERIOR IMPROVEMENTS SHOWN  
(ALSO SEE 94018 S-4-98-1220)

10' FORCE MAIN  
EASEMENT  
ORB 10069, PG 1911

LAKE OSBORNE

R-13810.98'  
CA-0° 42' 20.0"  
L-170.07'

RADIAL  
S1° 32' 47" W

N2° 02' 32" E  
312.80'

N61° 09' 29" W 94.96'  
POINT OF BEGINNING

N 820468.232  
E 956691.424

R-13750.99'  
CA-3° 00' 00"  
L-720.00'

471.50'  
N1° 32' 26" E  
118.96'

S88° 27' 34" E

32 33

IN CONCRETE

CALCULATED POSITION USED  
WITNESS CORNER 115' NORTH  
FOUND PALM BEACH COUNTY  
BRASS DISC IN CONCRETE

30 29  
31 32

POC 50' INGRESS/  
EGRESS EASEMENT

10' UTILITY EASEMENT  
ORB 20834, PG 377

SURVEY TIE (GRID 83/90)  
N05° 49' 39" W, 695.55'

ORB 20834, PG 377

POB 50' INGRESS/EGRESS  
EASEMENT

R=2959.93'  
CA=5° 06' 37"  
L=264.00'

50' INGRESS/EGRESS  
EASEMENT PER OFFICIAL  
RECORD BOOK . . . PAGE

CITY OF  
ATLANTIS



SCALE: 1" = 300'

RADIAL  
N83° 50' 36" W

295.95'  
S83° 41' 40" E

NURSERY

R=2959.93'  
CA=00° 58' 06"  
L=50.00'

300.94'  
N83° 41' 40" W

50.21'  
S01° 05' 02" W

N 825057.682  
E 953703.411

LANTANA AIRPORT  
NORTH PROPERTY LINE

R=2864.93'  
CA=29° 29' 38"  
L=1474.77'

R=2959.93'  
CA=24° 23' 01"  
L=1259.67'

SET  
5/8" I.R. & ALUM CAP  
"PBC GMARK LS 5304"  
30' OFFSET SOUTH

DEED BOOK  
594, PAGE 52

WOODLAND

LANTANA AIRPORT  
NO INTERIOR IMPROVEMENTS SHOWN  
(ALSO SEE 94018 S-4-98-1220)

MATCH LINE SEE SHEET 11 OF 11

LEASE  
P.B.CO. DRAWING  
S-1-01-1511

POB PARCEL 2

S71° 56' 44" E (D&M)  
101.47' (D&M)

N86° 26' 52" E (D&M)  
90.98' (D&M)

NEW AIRPORT  
BOUNDARY LINE

FDOT STORM SEWER  
EASEMENT  
ORB 1966, PG 1800

TOGETHER WITH  
PARCEL 2  
2.96 ACRES  
(VACANT LAND)

OLD AIRPORT  
BOUNDARY LINE

FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP SECTION 93580-2804  
(SHEET 1 OF 2)

BASELINE CONGRESS AVENUE  
1109.14' (R/W MAP)  
1153.40' (R/W MAP)

10' ANCHOR  
EASEMENT  
ORB 7667,  
PG 1416

N28° 37' 40" E

PALM BEACH COUNTY  
CALCULATED POSITION

N57° 29' 41" W  
(D&M)  
168.25' (D&M)

150.07' TOTAL

556° 24' 15" W  
(D&M)  
147.87' (D&M)

TIE  
N61° 13' 58" W 31'  
49.75'

30.08' (D&M)

554° 55' 31" W (D&M)  
119.99' (D&M)

MATCH LINE SEE SHEET 7 OF 11

MATCH LINE  
SEE SHEET 8 OF 11

195' LWDD EASEMENT  
PER O.R.B. 8712, PG. 720

ORB 20834, PG 377



SCALE: 1" = 300'

OVERALL  
R= 793.00' (D&M)  
Δ= 59°00'32" (D&M)  
L= 816.71' (D&M)

R= 793.00' (D&M)  
Δ= 49°15'54" (D&M)  
L= 681.85' (D&M)

R= 793.00' (D&M)  
Δ= 09°44'38" (D&M)  
L= 134.86' (D&M)

LESS & EXCEPT  
PARCEL 1  
6.05 ACRES  
(AREA UNDER CONSTRUCTION)

JOHN PRINCE PARK

OLD AIRPORT  
BOUNDARY  
LINE

S82°00'27"W (D&M)  
254.30' (D&M)

N64°11'12"W (D&M)  
229.20' (D&M)

NORTHEAST CORNER  
OF LANTANA AIRPORT  
PER S-4-98-1220

N78°35'22"W (D&M)  
347.92' (D&M)

5/8" I.R. & CAP  
"G" MARK LS 5304"  
(TYPICAL)

MATCH LINE SEE SHEET 10 OF 11

S52°23'17"W (D&M)  
406.14' (D&M)

S28°26'27"E (D&M)  
97.30' (D&M)

S54°48'07"E (D&M)  
25.20' (D&M)

S65°37'36"E (D&M)  
340.31' (D&M)

S82°22'51"E (D&M)  
109.43' (D&M)

NEW AIRPORT  
BOUNDARY  
LINE

N74°03'41"E (D&M)  
117.88' (D&M)

N70°48'45"E (D&M)  
65.55' (D&M)

N89°39'28"E (D&M)  
110.55' (D&M)

WATER VALVE  
1.45' W

S84°02'44"E (D&M)  
79.16' (D&M)

S67°36'41"E (D&M)  
156.51' (D&M)

N29°48'49"E (D&M)  
229.24' (D&M)

POB PARCEL 1

S69°31'16"E (D&M)  
185.62' (D&M)

S48°05'46"E (D&M)  
79.20' (D&M)

S65°40'31"E (D&M)  
19.20' (D&M)

WATER VALVE  
14.51' W

WATER VALVE  
11.77' W

DEED BOOK 594,  
PAGE 52

LANTANA AIRPORT  
NO INTERIOR IMPROVEMENTS SHOWN  
(ALSO SEE 94018 S-4-98-1220)

CAMP GROUND

DEED BOOK 594, PAGE 56,  
DEED BOOK 879, PG. 248,  
O.R.B. 4716, PG. 584, & O.R.B.  
21800, PG. 330

MEANDER LINE  
PER 1885 SURVEY

N29°48'49"E (D&M)  
938.22' (D&M)  
187.36' (D&M)  
N28°22'05"W  
1842.81'

MATCH LINE SEE SHEET 8 OF 11

MATCH LINE  
SEE SHEET 9 OF 11



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

**ORLANDO AIRPORTS DISTRICT OFFICE**  
5950 Hazeltine National Dr., Suite 400  
Orlando, Florida 32822-5024  
Phone: (407) 812-6331 Fax: (407) 812-6978

May 7, 2010

Mr. Jerry L. Allen, AAE  
Deputy Director  
Palm Beach County Department of Airports  
846 Palm Beach International Airport  
West Palm Beach, Florida 33406-1470

Dear Mr. Allen:

RE: Release of Grant Obligations for Federally Obligated Land  
Palm Beach County Park (Lantana) Airport  
Palm Beach County Glades (Pahokee) Airport

This is in response to your letter dated December 30, 2009, and subsequent information submitted on March 22, 2010, April 13, 2010, and April 29, 2010, requesting that 8.62 acres of federally obligated land be released from federal obligations.

The County proposes to release Parcel 1 from airport holdings at Lantana Airport, and the "Pahokee Parcel" from airport holdings at Pahokee Airport. Parcel 1 is 6.05 acres and is located in the northeast quadrant of Lantana Airport. This land is partially contained in the Runway Protection Zone (RPZ) of Runway 21. Parcel 2 is 2.57 acres and is located in the northern portion of Pahokee airport property, adjacent to S.R. 175. This parcel is not contiguous to other airport property and has no aeronautical use.

A release of these properties will allow the Palm Beach County Department of Airports to swap land with the Palm Beach County Parks Department, receiving 7.48 acres of land, plus an access easement of .34 acres. In exchange for Parcel 1 and the Pahokee Parcel, the Department of Airports will receive Parcel 2 and 3 at Lantana Airport. Both parcels are centrally located, adjacent to existing aeronautical lands. The swap will allow Parcel 2 to be used for expansion of public aeronautical facilities and encourage FBO competition, and Parcel 3 will facilitate access to this area.

A release of real property is only granted when it is clearly shown such property is no longer needed to directly support an airport purpose or activity and sale of such property will benefit civil aviation by producing an equal or greater benefit to the airport than continued retention of the land.

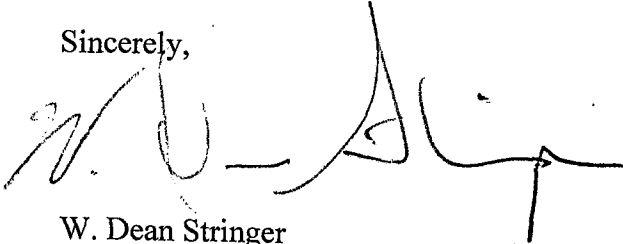
Attachment 3

We have concluded that this property, as legally described in documents you submitted on December 30, 2009, meets the conditions mentioned previously for release. We have also concluded that the release of such land will not interfere with the operation, maintenance or future development of the airport. The "Declaration of Easement and Restrictive Covenants" proposed by the County will be protected from any future incompatible land uses. In addition, Palm Beach County is the sponsor of the Airport, and the Parks Department is operated by the County. Therefore, the FAA expects the County to act in the best interest of the airport.

Specifically, Parcel 1 is located within the Runway Protection Zone for Runway 21 at Lantana Airport. The land currently is used as park land. The FAA understands this land will continue to be used in the same fashion it is today. In addition, the "Declaration of Easement and Restrictive Covenants" clearly states the County must ensure the use of this land is in compliance with FAA Advisory Circular 150/5200-33A, Hazardous Wildlife Attractants on or Near Airports, and FAA Advisory Circular 150/5300-13, Airport Design, as amended.

Please sign the letter below to acknowledge your acceptance of these conditions, and return one copy of the document to this office, along with an executed copy of the Declaration of Easement and Restrictive Covenants, and any other final documentation. In addition, the Airport Layout Plan (ALP) and Exhibit 'A' for both airports should be updated to depict these new land holdings.

Sincerely,

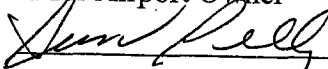


W. Dean Stringer  
Manager

1 Enclosure

Accepted for Airport Owner

By:

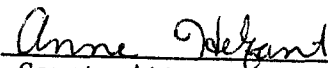
  
\_\_\_\_\_

Title: Director of Airports

Date: May 10, 2010

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:

  
\_\_\_\_\_  
County Attorney