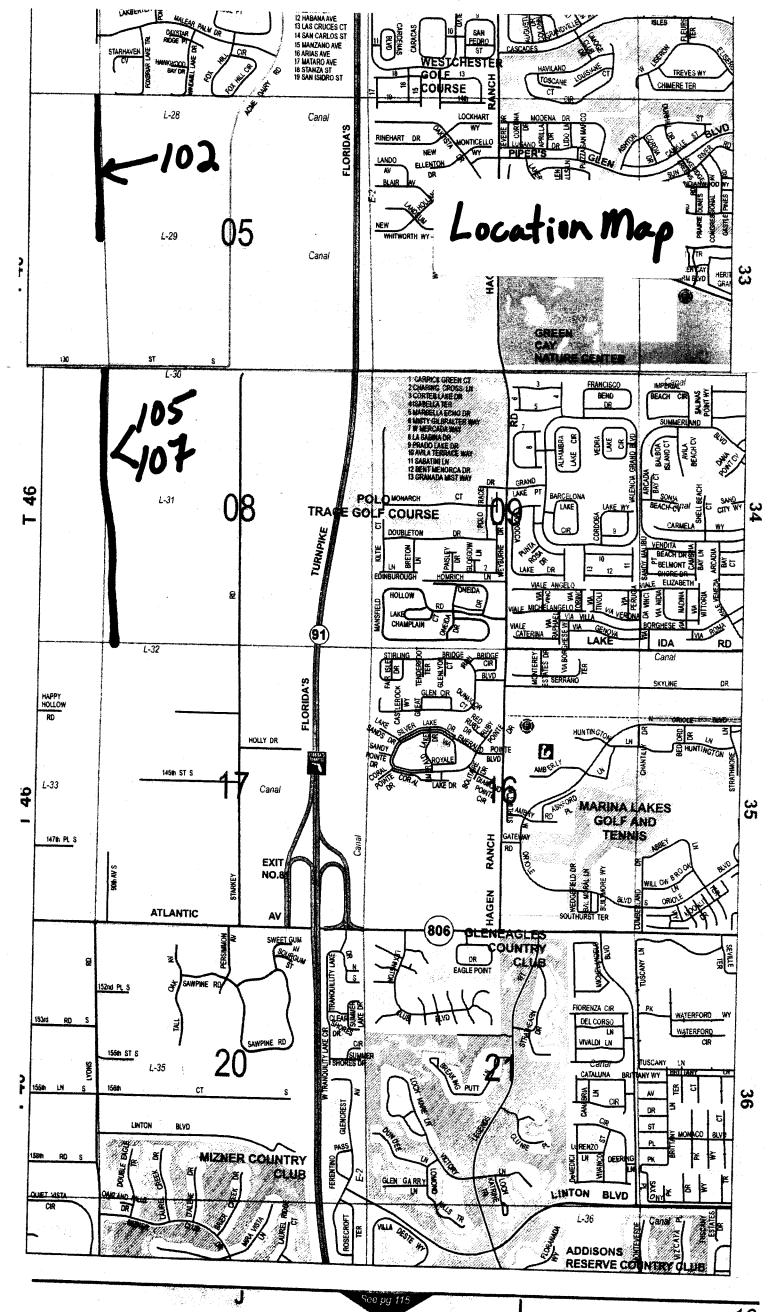
Agenda Item #: 3-C-2

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Mee	eting Date: July 20, 2010		Consent		egular ublic Hearing						
	partment:		Workshop	LJF	ublic Healing						
	ubmitted By: Engineering and Public Works ubmitted For: Right-of-Way Acquisition Section ====================================										
	I. EXECUT	IVE BR	<u>IEF</u>								
Mot	tion and Title: Staff recommends moti	ion to:									
A)	Adopt a Resolution declaring parce land as rights-of-way, and;	els of Pa	alm Beach C	ounty (C	County) owned						
B)	Approve the payment of \$908,157 as	compe	nsation for the	right-of	-way parcels.						
way Boy take inte Res righ	MMARY: Adoption of this Resolution way for the construction of Lyons Road frownton Beach Boulevard. The payment was calculated basewest. The County acquired the Bowserve/Conservation bond program. The st of way for Lyons Road through the 19347 acres for the right of way and the 1949.	m north vill reimb ed upor vman au e Thorouse se prope	of West Atlar ourse the bond the per acre nd York farm ughfare Plan erties. The E	ntic Aver d fund for e acquis ns as p identifie Bowman	nue to south of or the property sition cost plus art of the Ag d the need for farm required						
<u>Dist</u>	trict 5 (PK)										
Agri Tho orde Bea	ckground and Justification: The Co ricultural Reserve program. The aligo proughfare Right-of-Way Identification M er to construct Lyons Road from north of each Boulevard it is necessary to declare fordance with the approved alignment.	nment ap prior of West	for Lyons F to the purcha Atlantic Avenue	Road ex se of the ue to so	xisted on the e properties. In uth of Boynton						
puro the	e amount for the right-of-way parcels is chase price for the land. The amount bonds used to purchase the parcels. T bond council for professional services a	of \$252 he amo	,942 is attribu unt of \$2,000	table to is the f	the interest for fee charged by						
1. L	achments: .ocation Map Resolution with Exhibit "A" (2)										
Rec	commended by:										
	Division Dire	ector			Date						
App	proved by: County Engli	M neer			7/6//0 Date						

II. <u>FISCAL IMPACT ANALYSIS</u>
A. Five Year Summary of Fiscal Impact: Fiscal Years 2010 2011 2012 2013 2014 Capital Expenditures \$908,157 -0000- Operating Costs -00000- External Revenues -00000- Program Income (County) -00000- In-Kind Match (County) -00000- NET FISCAL IMPACT \$908,157 -00000-
ADDITIONAL FTE POSITIONS (Cumulative)
Is Item Included in Current Budget? Yes X No_Budget Acct No.: Fund 3505 Dept. 361 Unit 1153 Object 6120 Program
B. Recommended Sources of Funds/Summary of Fiscal Impact: Road Impact Fees - Zone 5 Lyons Rd/N of West Atlantic to S of Boynton Beach
Estimated Value of Parcels (102, 105, & 107) \$653,215.00 Bond Interest to be repaid \$252,942.00 Professional Fee (Bond Counsel) \$ 2,000.00 Total \$908,157.00
C. Departmental Fiscal Review:
OFMB Myc 7-7-10 > Centract Dev. and Control 7/8/10
B. Approved as to Form and Legal Sufficiency:
. Paul F. 7/9/10. Assistant County Attorney
C. Other Department Review:
Department Director

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



RESOLUTION NO. R2010-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING COUNTY-OWNED PROPERTY AS RIGHTS-OF-WAY, AS NEEDED FOR LYONS ROAD FROM NORTH OF WEST ATLANTIC AVENUE TO SOUTH OF BOYNTON BEACH BOULEVARD.

WHEREAS, Palm Beach County is the owner of certain property, identified in Exhibit "A", attached hereto and made a part hereof; and,

WHEREAS, the property identified in Exhibit "A" is needed for the construction of Lyons Road from north of West Atlantic Avenue to south of Boynton Beach Boulevard; and,

WHEREAS, it is therefore appropriate to declare the property in Exhibit "A" as rights-of-way.

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

- 1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- 2. That the Chair of the Board and the Clerk are hereby authorized to declare the County-owned property, identified in Exhibit "A", as rights-of-way.

The foregoing Resolution wa moved its adoption. The mot	is offered by Commissioner ion was seconded by Comm	nissioner, who
and upon being put to a vote,	the vote was as follows:	
Burt Aaronson, Chair		
Karen T. Marcus, Vice	Chair	· .
Jeff Koons		
Shelley Vana		· · · · · · · · · · · · · · · · · · ·
Steven L. Abrams		· .
Jess R. Santamaria		
Priscilla A. Taylor		
The Chain thereu		n duly passed and adopted
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	PALM BEACH COUNTY BY ITS BOARD OF COU	, FLORIDA JNTY COMMISSIONERS
BY: Paul F &	BY:	ERK AND COMPTROLLER
County Attorney	Deputy Clerk	

A PORTION OF TRACTS 1, 24, 25 AND 48, BLOCK 62, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS

THE WEST 18.00 FEET OF THE EAST 47.00 FEET OF SAID TRACT 1, BLOCK 62, LESS THE NORTH 30.00 FEET THEREFROM; AND

THE WEST 18.00 FEET OF THE EAST 47.00 FEET OF SAID TRACT 24, BLOCK 62; AND

THE WEST 18.00 FEET OF THE EAST 47.00 FEET OF SAID TRACT 25, BLOCK 62; AND

THE WEST 18.00 FEET OF THE EAST 47.00 FEET OF SAID TRACT 48, BLOCK 62. AND

THE WEST 18.00 FEET OF THE EAST 47.00 FEET OF THE EXISTING 30.00 FOOT ROAD, DYKE AND DITCH RESERVATION IN BLOCK 62 LYING BETWEEN SAID TRACTS 24 AND 25.

SAID PARCEL CONTAINS 47,497 SQUARE FEET OR 1.0904 ACRES MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

LEGEND $D.B. = \overline{DEED} \ \overline{BOOK}$ LWDD = LAKE WORTH DRAINAGE DISTRICT O.R.B. = OFFICIAL RECORDS BOOK PBC = PALM BEACH COUNTY R/W = RIGHT OF WAY STA

= STATION

BEARING BASE:

BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED, FLORIDA EAST ZONE, REFERENCE A BEARING OF SOUTH 00°23'30" EAST ALONG THE EAST RIGHT OF WAY LINE OF LYONS ROAD, SAID LINE ALSO BEING THE EAST LINE OF TRACT "Z", REFERENCE THE PLAT OF CANYON LAKES PRESERVE AREA NO. 5, PLAT BOOK 101, PAGES 173-175, PUBLIC PECORDS OF DALM PEACH COUNTY FLORIDA RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

THIS INSTRUMENT WAS PREPARED BY DAVID JOSEPH WICHSER, P.S.M., IN THE OFFICE OF BETSY LINDSAY INC., SURVEYING & MAPPING, 7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA, 34997.

DAVID JOSEPH WICHSER, P.S.M. FLORIDA CERTIFICATE NO. 5565

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

3345 2005503

S;06PROJECTS106-50 LYONS ROADYdwg\SL-RWEXRD01-REV.2.dwg. PARCEL 102, 1/20/2009 8:56:25. b\bar{\text{b}}

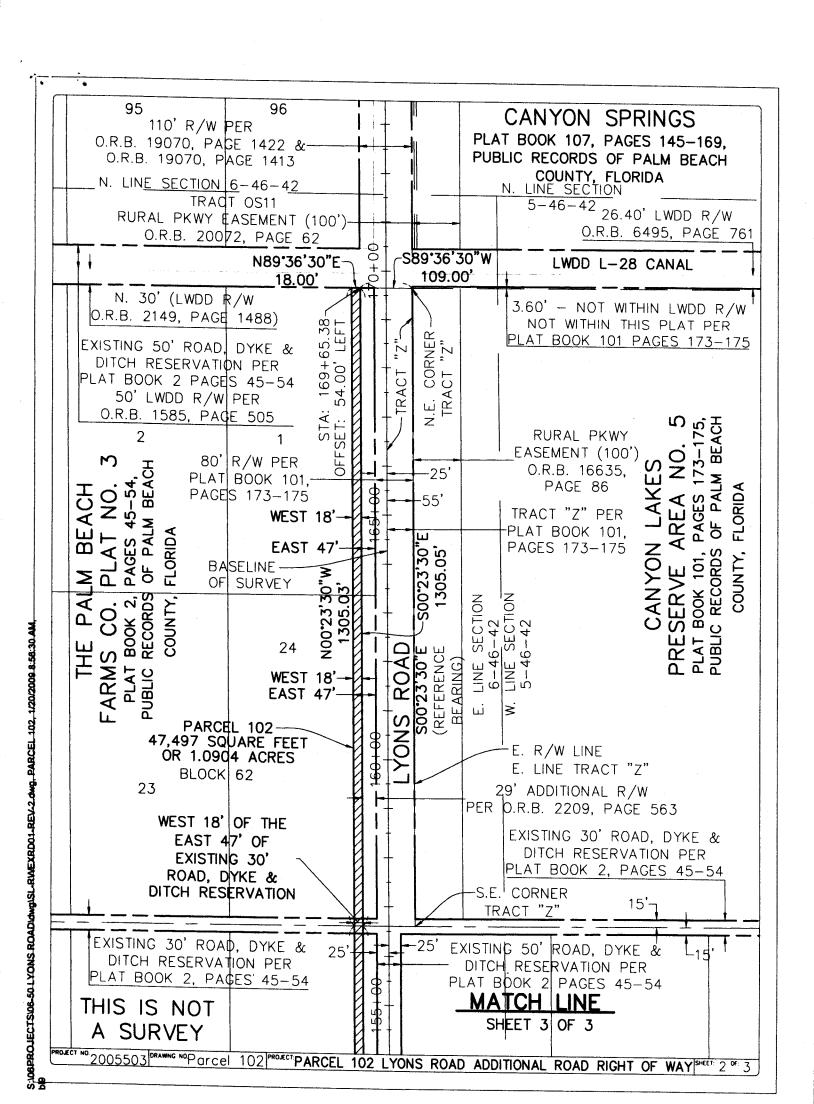
PARCEL 102 LYONS ROAD ADDITIONAL ROAD RIGHT OF WAY

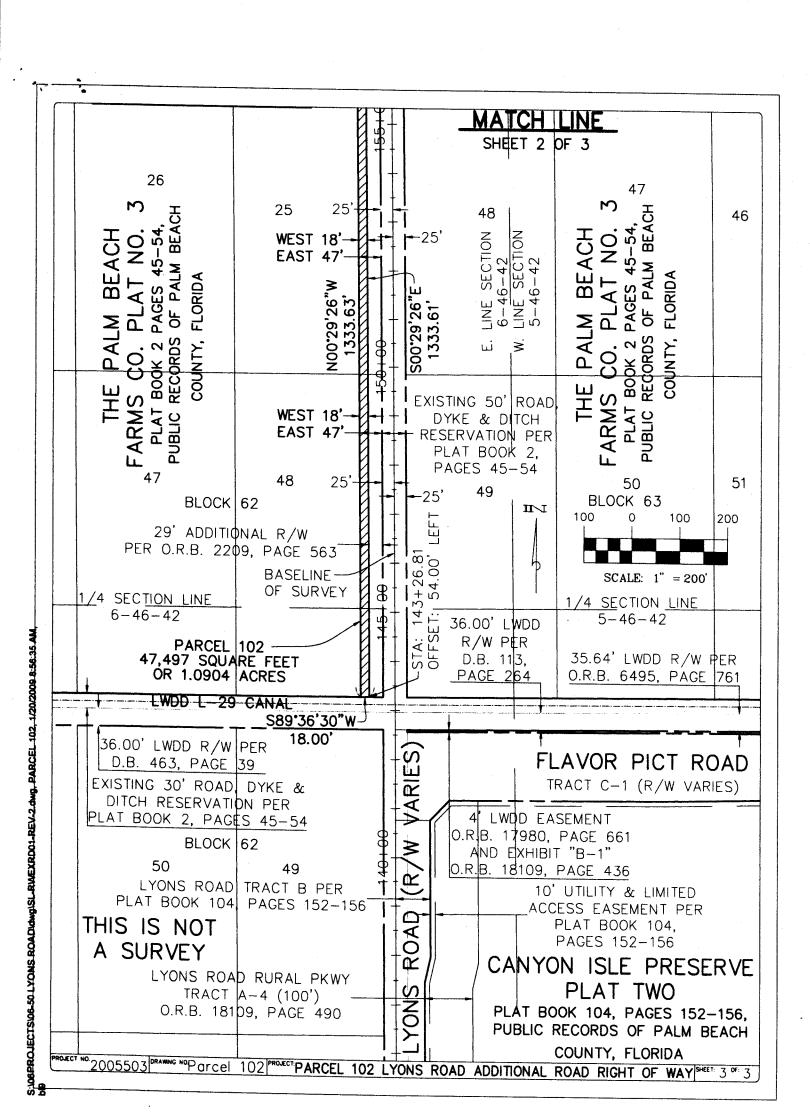
DESIGN FILE NAME Parcel 102 Lyons Rd. Parcel 102

22 2 2 3 5 K	NO	REVISION	BY	DATE
\$ # 0	O	EDIT PER PBC	D.B.	02/13/08
	2	EDIT PER PBC	D.B.	03/06/08
[3 P 8 8	3	EDIT PER PEC	D.B.	05/16/08
21. D.J. SC	4	EDIT PER PBC	D.B.	06/11/08
7 5 85 8	5	EDIT PER PBC	D.B.	06/25/08
07 ¥ 8 ¥ E	6	REVISED S. TRACT LINES TRACTS 48 & 49	D.Ø.	08/22/08
FIELD BOOK NO.	7	ADDED DEED BOOK DATA AT L-29 CANAL	D. B .	11/03/08
		EDITED DISTANCE ON WEST LINE OF PARCEL AT TRACTS 1 & 24	D.B.	01/20/09

BETSY LINDSAY, INC. SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852





LEGEND

 Δ = CENTRAL (DELTA) ANGLE

L = LENGTH LWDD = LAKE WORTH DRAINAGE DISTRICT

O.R.B. = OFFICIAL RECORDS BOOK

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

R = RADIUS

RDDR = ROAD, DYKE & DITCH RESERVATION

R/W = RIGHT OF WAY

PC = POINT OF CURVATURE

PRC = POINT OF REVERSE CURVATURE

PT = POINT OF TANGENCY

STA = STATION

BEARING BASE;

BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED, FLORIDA EAST ZONE, REFERENCE A BEARING OF SOUTH 89°00'54" WEST ALONG THE SOUTH LIMITS OF THE PLAT OF CANYON ISLES PRESERVE PLAT TWO, PLAT BOOK 104, PAGES 152-156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

THIS INSTRUMENT WAS PREPARED BY DAVID JOSEPH WICHSER, P.S.M., IN THE OFFICE OF BETSY LINDSAY INC., SURVEYING & MAPPING, 7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA, 34997.

Wilk

DAVID JOSEPH WICHSER, P.S.M. FLORIDA CERTIFICATE NO. 5565

11-10-08 DATE

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

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SHOBPROJECTSIOS-50 LYONS ROADIAMISL-RIMEXRDO1-REV-2.0Mg, PARCEL 105-A, 11/10/2008 11:28:50 AM

PARCEL 105 LYONS ROAD ADDITIONAL ROAD RIGHT OF WAY

Parcel 105 Lyons Rd. Parcel 105

DRATE	2	DRA	APPRO	Š	NO.	REVISION	BY	DATE
₩ 04	HECKED:	3	SOVED	SCALE: NO	1	EDIT PER PALM BEACH COUNTY	Đ.B.	06/11/08
4/18/08	D _ X	D.B.	E D.J.W.	SCALE	2	SHOW NEW PLAT DATA PER PALM BEACH COUNTY REQUEST (PLAT BOOK 110, PAGES	D. 9 .	11/03/08
FIEL	0 8	DOK	N	D		75-77) & EDIT TEXT PER PALM BEACH COUNTY MARKUP		

BETSY LINDSAY, INC. SURVEYING AND MAPPING

7997 B.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)296-5753 (772)296-5933 FAX LICENSED BUSINESS NO. 6852

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 32, 33 AND 64, BLOCK 7 OF THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF TRACT B OF THE PLAT OF CANYON ISLE PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOO 23'30"E ALONG THE BASELINE OF SURVEY, A DISTANCE OF 153.23 FEET TO THE POINT OF BEGINNING; THENCE N89'00'53"E, A DISTANCE OF 72.00 FEET; THENCE S00°23'30"E, A DISTANCE OF 109.07 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 11,451.20 FEET AND A CENTRAL ANGLE OF 07.48.59" THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 1,562.21 FEET TO AN INTERSECTION WITH A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACTS 33 AND 64; THENCE SO2'01'25"E ALONG SAID PARALLEL LINE, A DISTANCE OF 919.64 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-31 CANAL; THENCE S89'01'37"W ALONG SAID NORTH LINE, A DISTANCE OF 70.32 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S85'36'01"W, A RADIAL DISTANCE OF 11,451.17 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04"10'07" A DISTANCE OF 833.11 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 11,595.20 FEET AND A CENTRAL ANGLE OF 0810'36"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 1,654.72 FEET; THENCE NO0'23'30"W, A DISTANCE OF 107.57 FEET; THENCE N89'00'53"E, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "B"

A PARCEL OF LAND BEING A PORTION OF LOTS 65, 96, 97 AND 128, BLOCK 7 OF THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF TRACT B OF THE PLAT OF CANYON ISLE PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE BASELINE OF SURVEY FOR THE FOLLOWING COURSES AND DISTANCES; (1) S00°23'30"E ,A DISTANCE OF 261.55 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 11,523.20 FEET AND A CENTRAL ANGLE OF 08'10'36"; (2) SOUTHERLY ALONG THE ARC A DISTANCE OF 1,644.45 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 11,523.17 FEET AND A CENTRAL ANGLE OF 04°35'18"; (3) SOUTHERLY ALONG THE ARC, A DISTANCE OF 922.79 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-31 CANAL RIGHT OF WAY AND THE END OF THE CURVE, THENCE S89'01'37"W, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 4.82 FEET TO AN INTERSECTION WITH A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACTS 65, 96, 97 AND 128, SAID POINT BEING THE POINT OF BEGINNING; THENCE SO2'01'25"E ALONG SAID PARALLEL LINE OF SAID TRACTS 65, 96, 97 AND 128, A DISTANCE OF 2,634.58 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-32 CANAL; THENCE S89°02'20"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 96.88 FEET; THENCE NO1"03'00"W, A DISTANCE OF 2,045.05 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 11,451.17 FEET AND A CENTRAL ANGLE OF 02'56'56' THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 589.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL RIGHT OF WAY; THENCE N89'01'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 67.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 533,489 SQUARE FEET OR 12.2472 ACRES, MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

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PARCEL 105 LYONS ROAD ADDITIONAL ROAD RIGHT OF WAY

Parcel 105

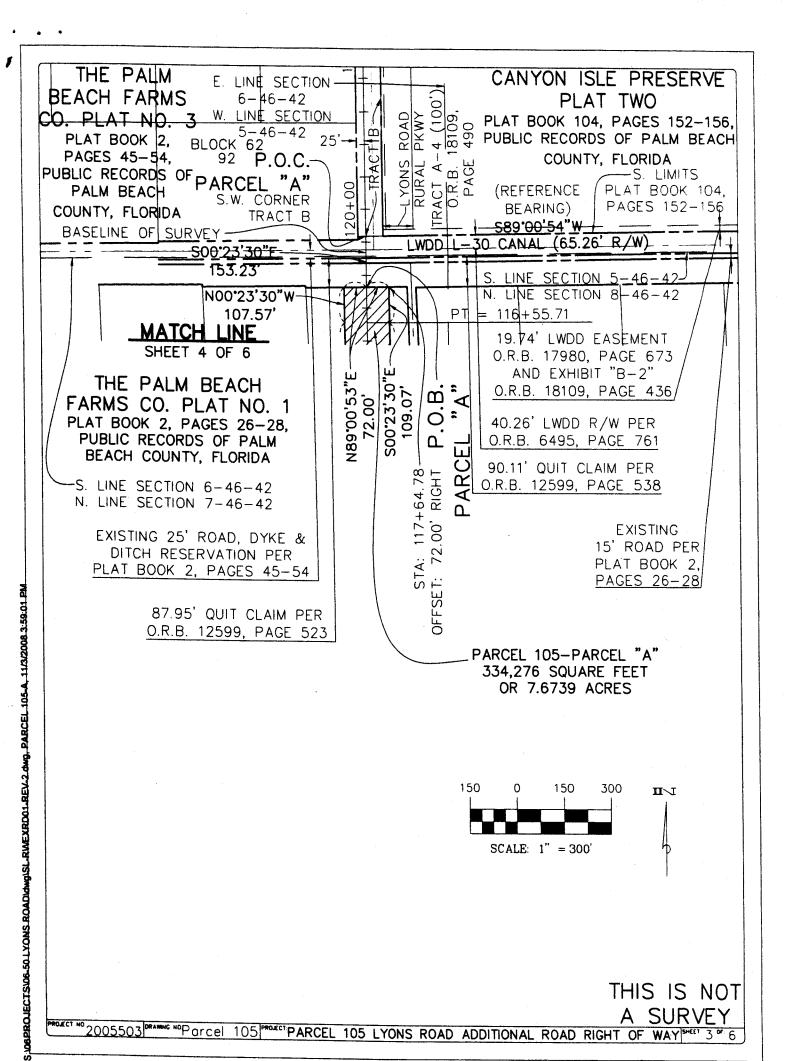
Parcel 105 Lyons Rd.

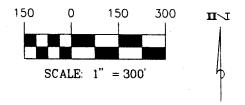
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9		MONED.	1	EDIT PER PALM BEACH COUNTY	D.B.	06/11/08
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FIELD	900x	NO.				

BETSY LINDSAY, INC. SURVEYING AND MAPPING

997 8.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852

Exhibit"At to Reso. 6 of 14

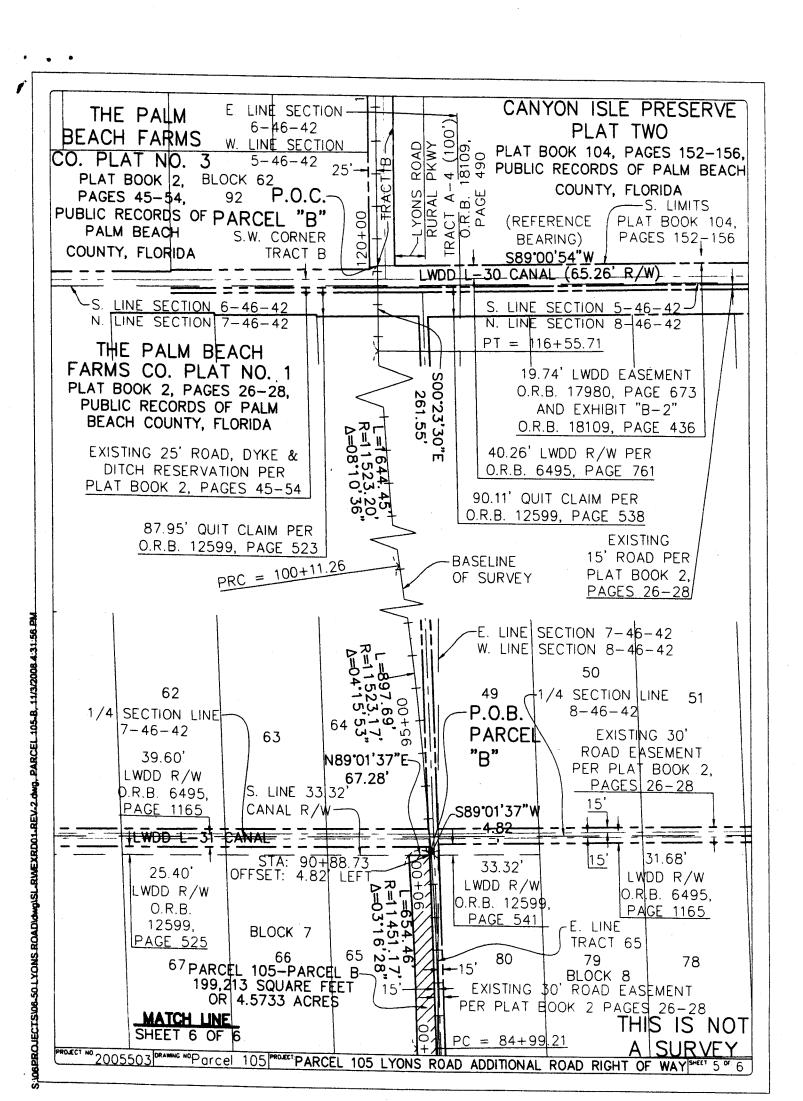




THIS IS NOT SURVEY

OLECT NO 2005503 PRANING NO Parcel 105 PROJECT PARCEL 105 LYONS ROAD ADDITIONAL ROAD RIGHT OF WAY SHEET 3 OF 6

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	-	554. 595.20 32 15	w. [18 INE SECTION 7-46-42 INE SECTION 3-46-42	19	20
334,276	105-PARCEL 5 SQUARE FE .6739 ACRES		ROAI PER I	ISTING 30' D EASEMENT PLAT BOOK 2 GES 26-28 47	BLOCK 8	45
35	$\frac{34}{PRC} = \frac{100}{100}$)+11.26	EAS L=63.117, A=00.1843"	T LINE CT 33		300
LWDD O.R.B. <u>PAGE</u> 25.40 LWDD R	/w S	64 R=11451.17, 07"W 70.32'	\$02.01,25,E 919.64,	ST LINE ACT 64 50 (ISTING 30' D EASEMENT PLAIT BOOK 2,	1/4 SECTIO 8-46- 51	
0.R.B. 12599 PAGE 5 2	25 ROAD EASE "W STA:	MENT		GES 26-28 15' 15' 15' 33.32' LWDD 0.R.B. 125 PAGE 5	31.68' L 0.R.B. 6495 R/W THI	SIS NOT



Exhibit"A" to Reso. 9 of 14

MATCH LINE SHEET 5 OF			001	PC = 84+99	21		
	BLOCK 7		83		BLOCK 8		
94	95	96		81	82 EVISTII	83	84
199	QEL 105-PARC 9,213 SQUARE DR 4.5733 ACR	FEET	X 80+00.	S02'01'25"E	ROAD E	NG 30' ASEMENT BOOK 2, 26-28	
		15'				15'	
99	98	2045.05	2+0		30' ROAD EAS BOOK 2 PAGE		109
CO.	M BEACH F PLAT NO.	1	W	ı l	LINE SECTION 7-46-42 LINE SECTION 8-46-42		
PUBLIC REC	ORDS OF PALM	BEACH	70+00	111	URVEY	150 300	11/7
126	127	128		BLC 113	1	E: 1" = 300' 115 S. LINE	
EXISTING ROAD EASE PER PLAT BI PAGES 26	MENT N. LIP DOK 2.7 ROAD			29.64' LWDD R/Y O.R.B. 1660 PAGE 199	00, PAGE 335	9, N. LINE	
15'	38.28' LWDD R/V O.R.B. 649	S89°02'20 y 96.88'		113	OT-LYONS) O.R.B. 64	95,
S. LINE SECTION 7-46-42 N. LINE SECTION	PAGE 76		00+09_	94.02 88' RIG	PRESERVE PARCEL 6 .AT BOOK 110, AGES 75-77,	PAGE 7	
18-46-42	Marc NCD		2	III PALM	LIC RECORDS (BEACH COUN FLORIDA	THIS IS TY, A SUR RIGHT OF WAY	VEY

LEGEND

 Δ = CENTRAL (DELTA) ANGLE R = RADIUS

= LENGTH R/W = RIGHT OF WAY

LWDD = LAKE WORTH DRAINAGE DISTRICT PC = POINT OF CURVATURE

O.R.B. = OFFICIAL RECORDS BOOK PRC = POINT OF REVERSE CURVATURE

P.O.B. = POINT OF BEGINNING PT = POINT OF TANGENCY

P.O.C. = POINT OF COMMENCEMENT STA = STATION

BEARING BASE;

BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED, FLORIDA EAST ZONE, REFERENCE A BEARING OF SOUTH 89.00'54" WEST ALONG THE SOUTH LIMITS OF THE PLAT OF CANYON ISLES PRESERVE PLAT TWO, PLAT BOOK 104, PAGES 152-156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

THIS INSTRUMENT WAS PREPARED BY DAVID JOSEPH WICHSER, P.S.M., IN THE OFFICE OF BETSY LINDSAY INC., SURVEYING & MAPPING, 7997 S.W. JACK JAMES DRIVE, STUART, FLORIDA, 34997.

DAVID JOSEPH WICHSER, P.S.M. FLORIDA CERTIFICATE NO. 5565 11-10-08 DATE

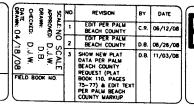
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHETT: 1 or: 5 PROJECT NO 2005503

S):06PROJECTS106-50LYONS ROADIOMGISL-RWEXRD01-REV-2.0Mg. PARCEL 107-LEGAL, 11/10/2008 11:28:40 AM

PARCEL 107
LYONS ROAD
ADDITIONAL
ROAD RIGHT OF WAY

Parcel 107 Lyons Rd. Parcel 107



BETSY LINDSAY, INC. SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852

Exhibit'A" to Reso. 11 of 14

EXHIBIT "A"

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 80, 81, 112 AND 113, BLOCK 8 OF THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF TRACT B OF THE PLAT OF CANYON ISLE PRESERVE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 152
THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE BASELINE OF SURVEY FOR THE FOLLOWING COURSES AND DISTANCES; (1) SO0:23'30"E, A DISTANCE OF 261.55 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 11,523.20 FEET AND A CENTRAL ANGLE OF 08'10'36"; (2) SOUTHERLY ALONG THE ARC A DISTANCE OF 1,644.45 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 11,523.17 FEET AND A CENTRAL ANGLE OF 04'35'18"; (3) SOUTHERLY ALONG THE ARC, A DISTANCE OF 922.79 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-31 CANAL; THENCE N89'01'37"E ALONG SAID SOUTH LINE, A DISTANCE OF 25.18 FEET TO AN INTERSECTION WITH A LINE THAT IS 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT 80, 81, 112 AND 113, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N89'01'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 46.92 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SA6'02'20"W, A RADIAL DISTANCE OF 11,595.17 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02'54'40", A DISTANCE OF 589.16 FEET; THENCE SO1'03'00"E, A DISTANCE OF 2,045.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A 30.00 FEET ROADWAY EASEMENT; THENCE S89'02'20"W ALONG SAID NORTH LINE, A DISTANCE OF 17.12 FEET TO AN INTERSECTION WITH A LINE THAT IS 15.00 FEET EAST OF AND PARALLEL WITH THE WEST TRACT LINE OF TRACTS 80, 81, 112 AND 113; THENCE NO2'01'25"W ALONG SAID PARALLEL LINE, A DISTANCE OF 2,634.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A" CONTAINING 101,107 SQUARE FEET OR 2.3211 ACRES MORE OR LESS.

TOGETHER WITH:

PARCEL "B"

A PARCEL OF LAND BEING A PORTION OF TRACT 49, BLOCK 8 OF THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF TRACT B OF THE PLAT OF CANYON ISLE PRESERVE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 152 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE BASELINE OF SURVEY FOR THE FOLLOWING COURSES AND DISTANCES; (1) SO0'23'30"E, A DISTANCE OF 261.55 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 11,523.20 FEET AND A CENTRAL ANGLE OF 08'10'36"; (2) SOUTHERLY ALONG THE ARC A DISTANCE OF 1,644.45 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 11,523.17 FEET AND A CENTRAL ANGLE OF 01'02'11"; (3) SOUTHERLY ALONG THE ARC, A DISTANCE OF 208.46 FEET; THENCE N82'28'06"E, A DISTANCE OF 72.00 FEET TO AN INTERSECTION WITH A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT 49 AND THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S82'28'06"W, A RADIAL DISTANCE OF 11,595.17 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03'10'28", A DISTANCE OF 642.45 FEET TO AN INTERSECTION WITH THE NORTH LINE OF AN EXISTING 30.00 FEET ROADWAY EASEMENT; THENCE S90'01'37"W ALONG SAID NORTH LINE, A DISTANCE OF 43.93 FEET TO AN INTERSECTION WITH A LINE 15.00 FEET EAST OF AND PARALLEL WITH WEST LINE OF TRACT 49; THENCE NO2'01'25"W ALONG SAID PARALLEL LINE, A DISTANCE OF 640.06 FEET TO THE POINT OF BEGINNING.

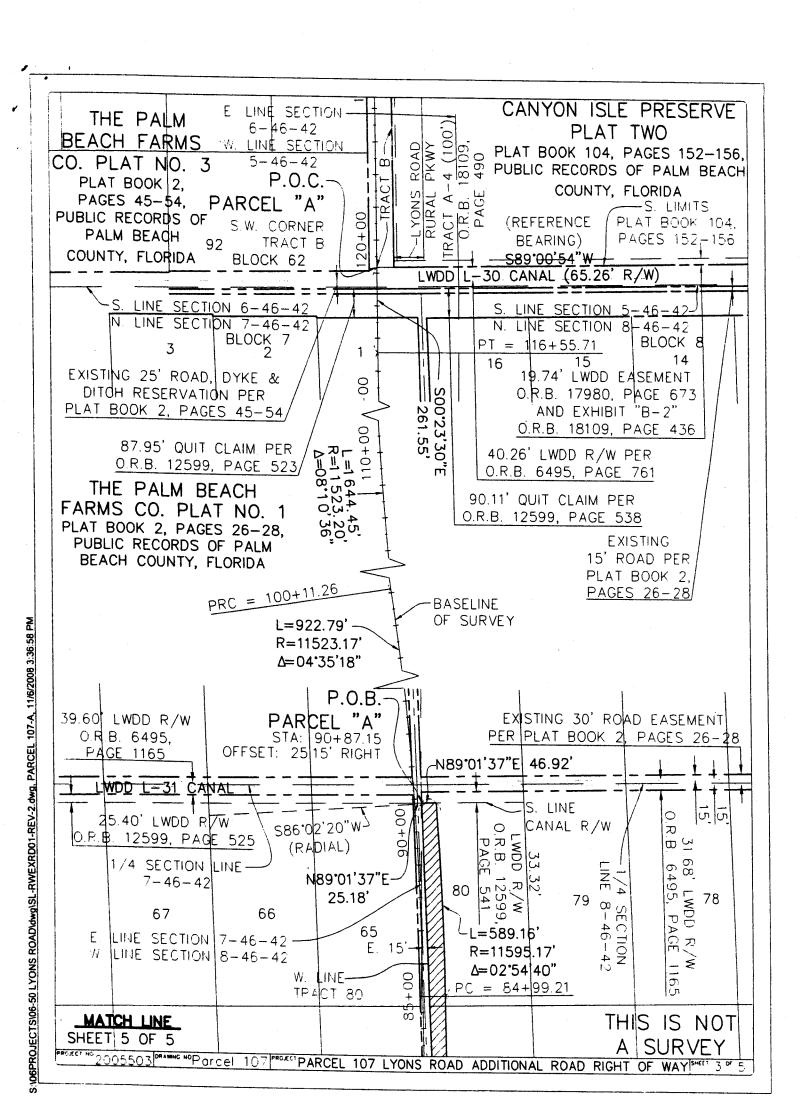
SAID PARCEL "B" CONTAINING 15,962 SQUARE FEET OR 0.3664 ACRES MORE OR LESS.

CONTAINING A TOTAL OF 117,069 SQUARE FEET OR 2.6875 ACRES, MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

DECT NO. 2005503 PRAWING NO PORCEL 107 PROJECT PARCEL 107 LYONS ROAD ADDITIONAL ROAD RIGHT OF WAY SHEET 2 OF 5

Exhibit" A" to Reso. 12 of 14



Exhibit'A" to Reso. 13 of 14

