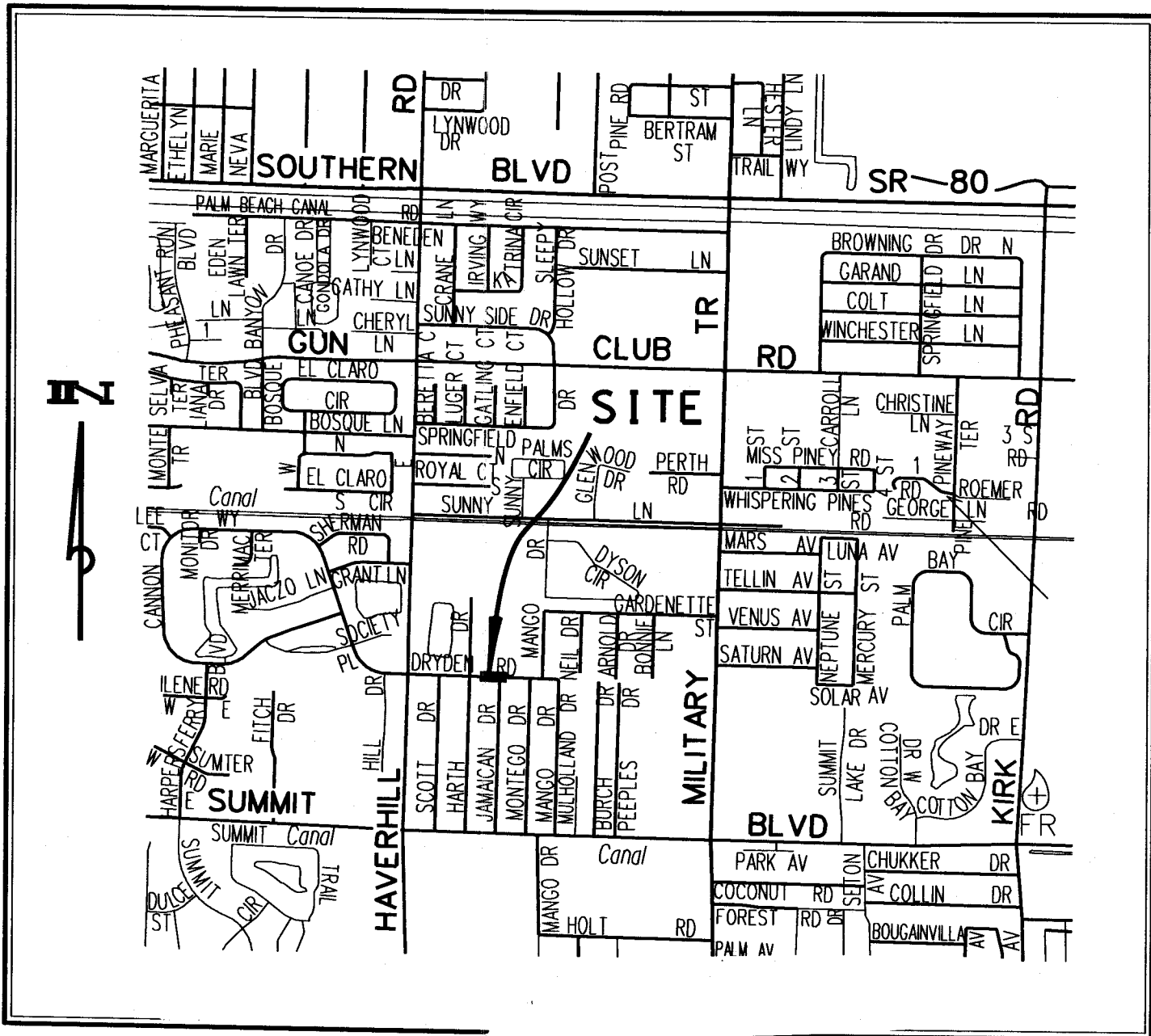


MAINTENANCE MAP - SPECIFIC PURPOSE SURVEY DRYDEN ROAD AT 4859 DRYDEN ROAD



LOCATION SKETCH

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TO APPROVE THE RECORDATION/FILING OF A MAINTENANCE MAP - SPECIFIC PURPOSE SURVEY, FOR DRYDEN ROAD AT 4859 DRYDEN ROAD, WITH THE CLERK OF THE CIRCUIT COURT OF AND FOR PALM BEACH COUNTY, FLORIDA

WHEREAS, Dryden Road at 4859 Dryden Road, Maintenance Map – Specific Purpose Survey has been submitted to the Board of County Commissioners for approval for filing for records; and

WHEREAS, the Road and Bridge Division Director has certified that Palm Beach County has maintained this area of Dryden Road for seven (7) years, as required by Florida Statute 95.361.

WHEREAS, Florida Statute **95.361 Roads presumed to be dedicated**, states that when a road has been maintained or repaired continuously and uninterruptedly for seven (7) years by the County, the road shall be deemed to be dedicated to the public to the extent in width that has been actually maintained. The dedication shall vest all right, title, easement and appurtenances in and to the road in the County; and

WHEREAS, the Maintenance Map, shall be filed at the office of the clerk of the circuit court of the County where the road is located. The Maintenance Map shall recite on it that the road is vested in the County and shall be duly certified by the Chair and Clerk of the Board of County Commissioners of the County. Said filing shall be prima facie evidence of ownership by the County.

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

1. The foregoing recitals are hereby reaffirmed and ratified.

RESOLUTION NO. _____

2. The Chair of the Board and the County Engineer are hereby authorized to sign the Specific Purpose Survey (Maintenance Map) and the Clerk is authorized to sign same.

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

- Commissioner Karen T. Marcus, Chair -
- Commissioner Shelley Vana, Vice Chair -
- Commissioner Paulette Burdick -
- Commissioner Steven L. Abrams -
- Commissioner Burt Aaronson, -
- Commissioner Jess R. Santamaria -
- Commissioner Priscilla A. Taylor -

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20____.

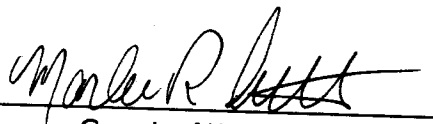
SHARON R. BOCK, CLERK AND
COMPTROLLER

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

By: _____
Deputy Clerk

Karen T. Marcus, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



County Attorney

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2010007-13

MAINTENANCE MAP - SPECIFIC PURPOSE SURVEY

DRYDEN ROAD AT 4859 DRYDEN ROAD

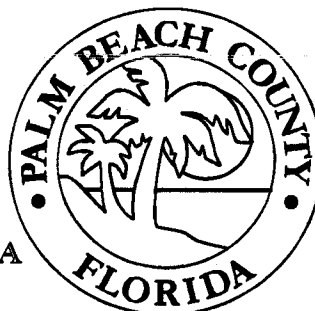
SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST

KAREN T. MARCUS
DISTRICT 1

PAULETTE BURDICK
DISTRICT 2

STEVEN L. ABRAMS
DISTRICT 4

JESS R. SANTAMARIA
DISTRICT 6



SHELLEY VANA
DISTRICT 3

BURT AARONSON
DISTRICT 5

PRISCILLA A. TAYLOR
DISTRICT 7

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT 5, BLOCK 3, PLAT NO. 1 PALM BEACH PLANTATIONS (MODELL LAND COMPANY) AS RECORDED IN PLAT BOOK TO PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE NORTH 01°23'13" EAST ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1336.76 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 1; THENCE SOUTH 88°53'57" EAST ALONG SAID NORTH LINE AS MONUMENTED BY THE REFRAT OF PLAT ONE DILLMAN HEIGHTS AS SHOWN IN PLAT BOOK 27, PAGE 57, AND PLAT TWO DILLMAN HEIGHTS AS SHOWN IN PLAT BOOK 27, PAGE 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 667.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°21'08" EAST ALONG THE WEST LINE OF TRACT 5, BLOCK 3, PLAT NO. 1 PALM BEACH PLANTATIONS AS SHOWN IN PLAT BOOK 10, PAGE 20, SAID PUBLIC RECORDS, A DISTANCE OF 8.54 FEET; THENCE SOUTH 87°56'27" EAST ALONG THE NORTH EDGE OF PAVEMENT, A DISTANCE OF 92.05 FEET; THENCE SOUTH 82°58'44" EAST CONTINUING ALONG THE EDGE OF PAVEMENT, A DISTANCE OF 37.41 FEET; THENCE SOUTH 80°00'15" EAST CONTINUING ALONG THE EDGE OF PAVEMENT, A DISTANCE OF 26.77 FEET TO THE NORTH RIGHT OF WAY LINE OF DRYDEN ROAD (PLAT THREE DILLMAN HEIGHTS, PLAT BOOK 27, PAGE 75 SAID PUBLIC RECORDS); THENCE NORTH 88°53'57" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 195.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.025 ACRES.

RIGHT OF WAY DEDICATION OF
AREAS SHOWN HEREON BY MAINTENANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

APPROVED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, ON THIS DATE KAREN T. MARCUS AND SHARON R. BOCK, RESPECTIVELY CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS AND CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THE COUNTY ROAD HERETOFORE KNOWN AND DESIGNATED AS DRYDEN ROAD IN PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THE MAP TO WHICH THIS CERTIFICATE IS AFFIXED, HAS BEEN MAINTAINED, KEPT IN REPAIR AND WORKED CONTINUOUSLY AND UNINTERRUPTEDLY FOR A PERIOD OF MORE THAN SEVEN YEARS BY THE COUNTY OF PALM BEACH, FLORIDA TO THE EXTENT IN WIDTH AS SHOWN ON SAID MAP, AND RIGHT OF WAY AS SHOWN IS DEEMED TO BE DEDICATED TO THE PUBLIC, THE TITLE TO THE RIGHT OF WAY OF SAID ROAD HAS VESTED IN THE COUNTY OF PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA IN ACCORDANCE WITH THE PROVISIONS OF SECTION 337.31 (RENUMBERED 85.381), FLORIDA STATUTES 1961.

DATE _____

BY: _____
KAREN T. MARCUS
CHAIR, BOARD OF COUNTY COMMISSIONERS

BY: _____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

THIS IS TO CERTIFY THAT THE WIDTH AND EXTENT OF THE AREAS SHOWN HEREON ARE A TRUE AND CORRECT REPRESENTATION OF THE AREAS ALONG DRYDEN ROAD THAT HAS BEEN CONTINUOUSLY MAINTAINED FOR A PERIOD OF MORE THAN SEVEN (7) YEARS BY PALM BEACH COUNTY FORCES.

MICHAEL BOWMAN
DIRECTOR, ROAD AND BRIDGE DIVISION
ENGINEERING AND PUBLIC WORKS
PALM BEACH COUNTY, FLORIDA

DATE _____

LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORD BOOK
R.P.B. = ROAD PLAT BOOK
P.B. = PLAT BOOK
P. = PAGE
C. = CENTERLINE
L. = PROPERTY LINE
P.C. = PROPERTY CORNER

AREA CLAIMED
BY MAINTENANCE = 0.025 ACRES

SURVEYOR'S REPORT

THE PROJECT WAS ESTABLISHED USING RTK GPS SURVEYING PROCEDURES AND AN RTK GPS SURVEY WAS DONE TO ESTABLISH THE HORIZONTAL VALUES AS SHOWN ON THE CENTERLINE CONTROL POINTS.

THE RTK SURVEY WAS CALIBRATED TO FOUR KNOWN PALM BEACH COUNTY HORIZONTAL GEODETIC CONTROL STATIONS (OKEE SSP, HENRY, PBF 17 AND PARAMOUNT) IN ORDER TO ESTABLISH STATE PLANE COORDINATES ON THE ENTIRE SITE.

ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:7,000 (SUBURBAN) REQUIRED BY THIS SURVEY.

THE COORDINATES, POSITION AND ORIENTATION OF THIS SURVEY CONFORMS TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998, IN ACCORDANCE WITH THE GEODETIC CONTROL PROJECT "98 ADJUSTMENT EASTERN PALM BEACH COUNTY GPS CONTROL SURVEY", SURVEY DRAWING * S-3-98-1277 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.

A DEED SEARCH HAS BEEN DONE BY RIGHT OF WAY ACQUISITION ON SEPTEMBER 21, 2010 AND ALL EXISTING RIGHT OF WAYS ARE SHOWN.

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS RELATIVE TO A BEARING OF SOUTH 88°53'57" EAST ALONG THE MONUMENTED CENTERLINE OF DRYDEN ROAD.

THE SCALE FACTOR FOR THIS AREA IS 1.0000382.

THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

SURVIS FILE NAME: DRYDEN.REF, S-3-10-3161.DGN

GPS FILE NAME: DRYDEN CONTROL.JOB

FIELD WORK COMPLETED NOVEMBER 09, 2010, IN FIELD BOOK 1303 B, PAGE 10.

SURVEYOR'S CERTIFICATE

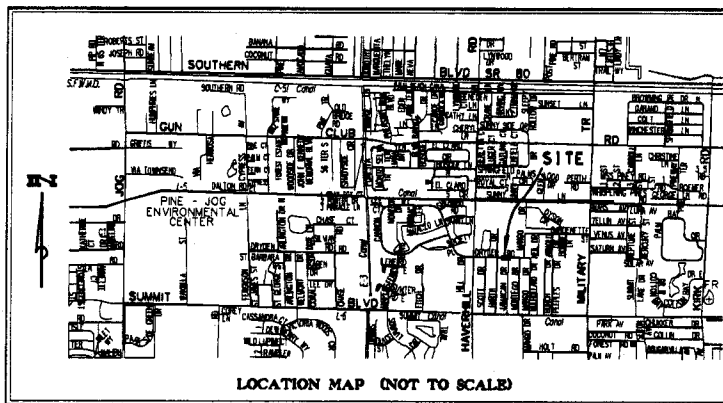
I HEREBY CERTIFY THAT THE MAINTENANCE AND SPECIFIC PURPOSE SURVEY PRESENTED HEREIN IS THE RESULT OF A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. THIS MAP DEPICTS THE LOCATION OF PUBLIC RIGHT-OF-WAY AND AREAS MAINTAINED BY COUNTY FORCES PER THE CERTIFICATION OF THE DIRECTOR OF THE ROAD AND BRIDGE DIVISION WITHIN THE CORRIDOR DEPICTED HEREON. THE MAP AND FIELD SURVEY MEET MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: _____

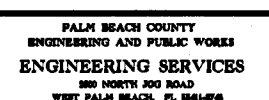
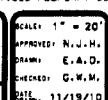
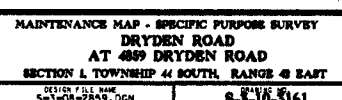
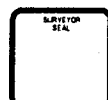
NORMAN J. HOWARD
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5778

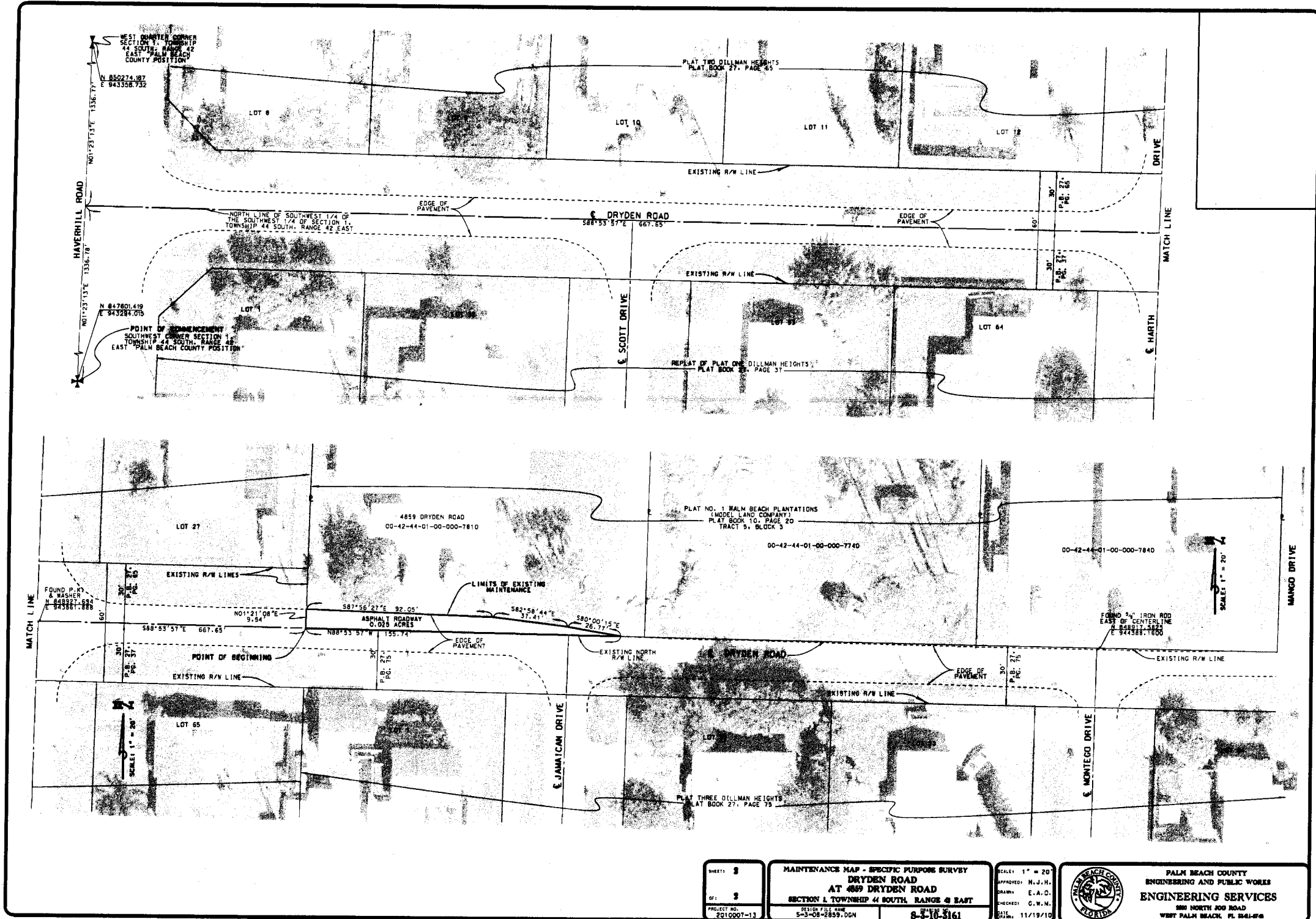
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISED FEBRUARY 23, 2011



LOCATION MAP (NOT TO SCALE)





SHEET: 3
 OF: 3
 PROJECT NO.: 2010007-13

MAINTENANCE MAP - SPECIFIC PURPOSE SURVEY
DRYDEN ROAD
AT 4859 DRYDEN ROAD
SECTION 1 TOWNSHIP 44 SOUTH, RANGE 42 EAST
 DESIGN FILE NAME: 5-3-OR-2859.DGN
 DATE: 11/19/10
 8-310-3161

SCALE: 1" = 20'
 APPROVED: M.J.H.
 DRAWN: E.A.D.
 CHECKED: G.W.M.
 DATE: 11/19/10



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
 280 NORTH ZOO ROAD
 WEST PALM BEACH, FL 33411-8708