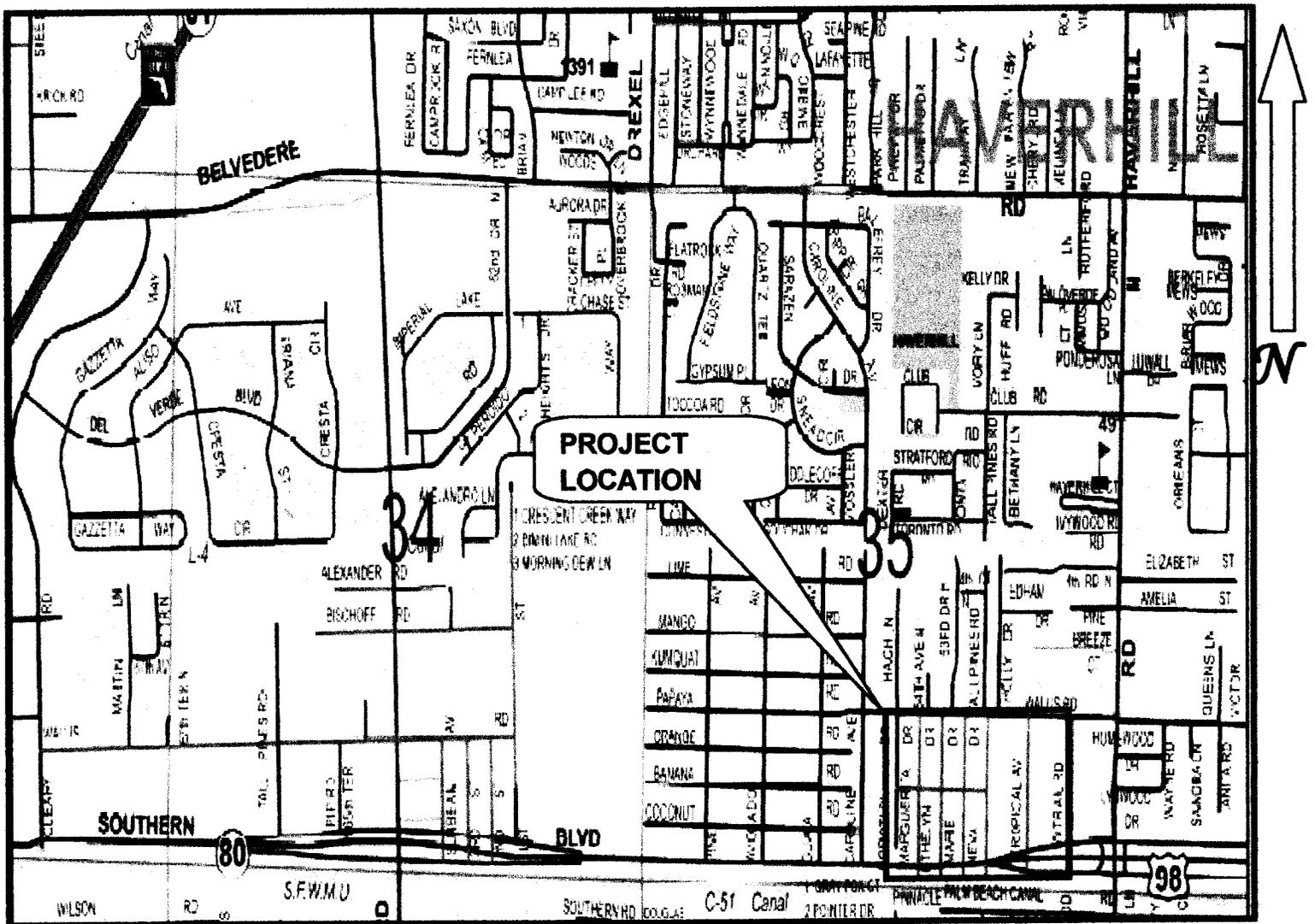






# ROYAL PALM ESTATES PROJECT NO. 2002135



**RESOLUTION NO. R-2011-**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA REQUESTING THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") TO CONVEY SURPLUS PROPERTY TO PALM BEACH COUNTY ("COUNTY") TO BE UTILIZED FOR THE PUBLIC PURPOSE OF PROVIDING ADEQUATE DRAINAGE FACILITIES AND ROAD RIGHT OF WAY, SUCH PROPERTY BEING IDENTIFIED IN THE LEGAL DESCRIPTION AND SKETCH ATTACHED TO THIS RESOLUTION LABELED AS EXHIBIT "A"; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the FDOT acquires properties for transportation facilities for the citizens of the State of Florida; and

**WHEREAS**, the FDOT is permitted by law to convey real property that FDOT no longer needs and determines to be surplus to other public entities to further the public needs of the State of Florida; and

**WHEREAS**, the COUNTY can utilize FDOT's surplus property described on the attached Exhibit "A" for necessary drainage facilities and road right-of-way in connection with the improvements constructed in Royal Palm Estates; and

**WHEREAS**, it is in the best interest of the citizens of the State of Florida to gain the most benefit from properties acquired with public funds; and

**WHEREAS**, the COUNTY is requesting in connection with the improvements constructed in Royal Palm Estates, that FDOT convey to the COUNTY the surplus property described on the attached Exhibit "A"; and

**WHEREAS**, the surplus property is sought for the development of improvements to Royal Palm Estates and is proposed to be conveyed to the COUNTY for the public purpose of providing necessary drainage facilities and residential road terminus pursuant to improvements to the Royal Palm Estates Subdivision.

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

**SECTION 1:** The forgoing recitals are true, correct and incorporate into this Resolution by this reference.

**SECTION 2:** The COUNTY requests the FDOT to convey title to the surplus property described on the attached Exhibit "A" to the COUNTY pursuant to Section 337.25(4)(h), Florida Statutes.

RESOLUTION NO. R-2011-  
JUNE 7, 2011

**SECTION 3:** The surplus property to be conveyed to the COUNTY by FDOT will be used for the public purpose of providing necessary drainage facilities and residential road terminus to the Royal Palm Estates Subdivision which will be in the best interest of the general public.

**SECTION 4:** Upon adoption of this Resolution, the COUNTY shall forward an executed copy of this Resolution to Susan Day, Florida Department of Transportation, 3400 W. Commercial Blvd., Ft. Lauderdale, Florida 33309-3421, for further handling.

**SECTION 5:** This Resolution shall take effect immediately upon passage.

**THIS SPACE LEFT BLANK  
INTENTIONALLY**

RESOLUTION NO. R-2011-  
JUNE 7, 2011

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:

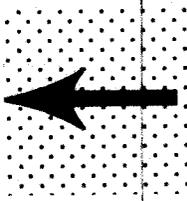
- Commissioner Karen T. Marcus, Chair -
- Commissioner Shelley Vana, Vice Chair -
- Commissioner Paulette Burdick -
- Commissioner Steven L. Abrams -
- Commissioner Burt Aaronson -
- Commissioner Jess R. Santamaria -
- Commissioner Priscilla A. Taylor -

The Chair thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ Day of \_\_\_\_\_, 2011.

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

SHARON R. BOCK  
CLERK & COMPTROLLER

BY: \_\_\_\_\_  
Deputy Clerk



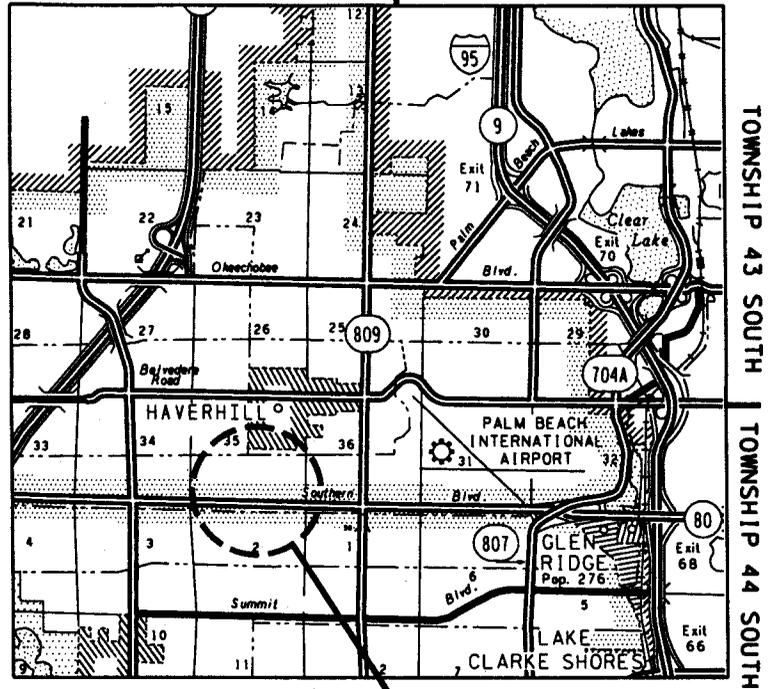
APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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

RANGE 42 EAST

RANGE 43 EAST

EXHIBIT "A"



TOWNSHIP 43 SOUTH  
TOWNSHIP 44 SOUTH

GENERAL NOTES:

- BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM (NAD 1983) THE ADJUSTMENT OF 1990. PROJECT PRIMARY CONTROL (C POINTS) FOR PROJECT 93120-2553 ARE FDOT BRONZE DISKS SET IN CONCRETE AND WERE SET USING NATIONAL GEODETIC SURVEY FIRST ORDER CONTROL MONUMENTS.

| STATION: | STAMPING:    | NORTHING:  | EASTING:   |
|----------|--------------|------------|------------|
| C1       | 80-93-95-C01 | 853093.064 | 941220.394 |
| C2       | 80-93-95-C02 | 853045.154 | 943560.173 |

THE BEARING FROM C1 TO C2 IS S 88°49'37" E.

- THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND IS NOT A SURVEY.
- ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
-  HATCHED AREAS TO BE CONVEYED TO PALM BEACH COUNTY. F.D.O.T. RETAINS A PERPETUAL EASEMENT FOR DRAINAGE AND ACCESS PURPOSES.
-  CROSSHATCHED AREAS ARE PERPETUAL EASEMENTS TO BE CONVEYED TO PALM BEACH COUNTY.
- THE BASELINE SHOWN ON THIS SKETCH IS THE SAME AS SHOWN ON RIGHT OF WAY MAP FOR SECTION 93120-2553 WITH THE EXCEPTION OF THE BASELINE STATIONING. THIS SKETCH SHOWS THE STATIONING CONVERTED FROM METRIC UNITS TO THE UNITED STATES SURVEY FOOT.
- THE L/A R/W LINE FOR THIS PORTION OF SECTION 93120-2553 HAS BEEN RELOCATED AS SHOWN ON THIS SKETCH.

LOCATION MAP NOT TO SCALE  
PARCELS LOCATION

LEGEND

- B - BASELINE
- CB - CHORD BEARING
- Δ - CURVE DELTA ANGLE
- L - LENGTH OF CURVE
- L/A - LIMITED ACCESS
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- (P) - PLAT
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.T. - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT OF WAY
- SEC. - SECTION
- T.B. - TANGENT BEARING

LEGEND CONTINUED

 BLOCK NUMBER

| PARCEL NUMBER ID. | TYPE USE            |
|-------------------|---------------------|
| 100-699           | FEE SIMPLE          |
| 800-899           | PERPETUAL EASEMENTS |

WANTMAN GROUP, INC.  
2035 VISTA PARKWAY  
SUITE 100  
WEST PALM BEACH, FLORIDA 33411  
(561) 687-2220

FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PARCEL SKETCH  
NOT A SURVEY

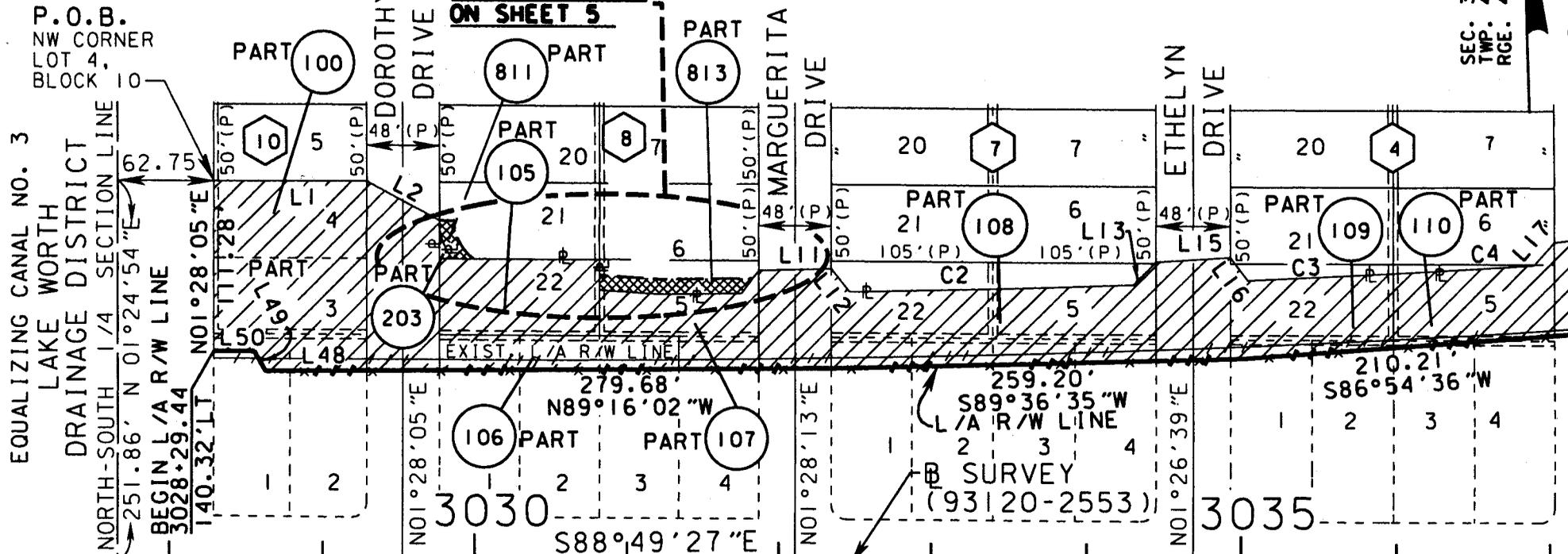
|  |        |          |  |           |                   |                    |
|--|--------|----------|--|-----------|-------------------|--------------------|
| REVISED GENERAL NOTES, ADDED BLOCK CELL AND PARCEL NUMBER ID TO LEGEND | MORAVA | 04-26-11 | STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           | PALM BEACH COUNTY |                    |
|  |        |          | BY                                     | DATE      | PREPARED BY:      | WPI No.:           |
|  |        |          | DRAWN                                  | S. WARD   | 11/05/10          | 4118841            |
| REVISION   | BY     | DATE     | CHECKED                                | R. RIVERA | 11/12/10          | F.P. NO. 229797-1  |
|  |        |          |  |           |                   | SECTION 93120-2553 |
|  |        |          |  |           |                   | SHEET 1 OF 10      |

SOUTHERN BOULEVARD PINES

P.B. 4, PG. 20

SEC. 35  
TWP. 43 S.  
RGE. 42 E.

SCALE: 1" = 100'



EQUALIZING CANAL NO. 3  
LAKE WORTH  
DRAINAGE DISTRICT

P.O.B.  
NW CORNER  
LOT 4,  
BLOCK 10

SEE DETAIL "A"  
ON SHEET 5

STATE ROAD 80/U.S. 98 (SOUTHERN BOULEVARD)

PLAT LIMIT  
EXIST. CANAL R/W LINE  
3027+65.68  
128.08' RT  
SW COR.  
SE 1/4  
SEC. 35-43-42

PARCEL 100 WAS  
ACQUIRED UNDER  
STATE PROJECT  
NO. 93120-2544 (2546)

| CURVE DATA |           |            |         |               |
|------------|-----------|------------|---------|---------------|
| CURVE      | Δ         | RADIUS     | LENGTH  | CHORD BEARING |
| C1         | 53°34'52" | 31.17'     | 29.15'  | S25°19'21"E   |
| C2         | 00°57'19" | 11,020.48' | 183.72' | N89°33'31"E   |
| C3         | 00°38'20" | 11,020.48' | 122.89' | N88°22'41"E   |
| C4         | 00°41'44" | 5,194.22'  | 63.05'  | N87°42'39"E   |
| C5A        | 37°44'15" | 41.01'     | 27.01'  | S17°24'02"E   |

| LINE TABLE |             |          |     |             |          |
|------------|-------------|----------|-----|-------------|----------|
| NO.        | BEARING     | DISTANCE | NO. | BEARING     | DISTANCE |
| L1         | S88°49'27"E | 100.00'  | L15 | N87°31'49"E | 48.11'   |
| L2         | S60°51'27"E | 54.20'   | L16 | S35°06'25"E | 18.76'   |
| L4         | S88°31'55"E | 9.84'    | L17 | N42°55'30"E | 20.10'   |
| L5         | S88°36'42"E | 82.42'   | L48 | N89°06'36"W | 99.52'   |
| L6         | S01°28'09"W | 19.91'   | L49 | N27°31'44"W | 15.02'   |
| L7         | N85°07'57"W | 39.46'   | L50 | N88°31'55"W | 26.33'   |
| L8         | N89°27'01"W | 61.65'   | L51 | N88°36'42"W | 13.93'   |
| L9         | N38°44'36"E | 18.96'   | L52 | S01°28'09"W | 9.86'    |
| L11        | N89°36'39"E | 48.03'   | L53 | S85°07'57"E | 39.25'   |
| L12        | S37°21'32"E | 19.36'   | L54 | S89°27'01"E | 54.27'   |
| L13        | N45°21'53"E | 20.93'   | L55 | N38°44'36"E | 12.52'   |

FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PARCEL SKETCH  
NOT A SURVEY

| REVISION                           | BY     | DATE     |
|------------------------------------|--------|----------|
| ADDED TIES, REV'D<br>DIRECTION CSA | MORAVA | 04-26-11 |

| STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           |              | PALM BEACH COUNTY      |                    |               |
|--|-----------|--------------|------------------------|--------------------|---------------|
| BY                                     | DATE      | PREPARED BY: | WPI NO.:               |                    |               |
| DRAWN                                  | S. WARD   | 11/05/10     | WANTMAN GROUP, INC.    | 4118841            |               |
| CHECKED                                | R. RIVERA | 11/12/10     | ITEM/SEG. NO. 229797-1 | SECTION 93120-2553 | SHEET 2 OF 10 |

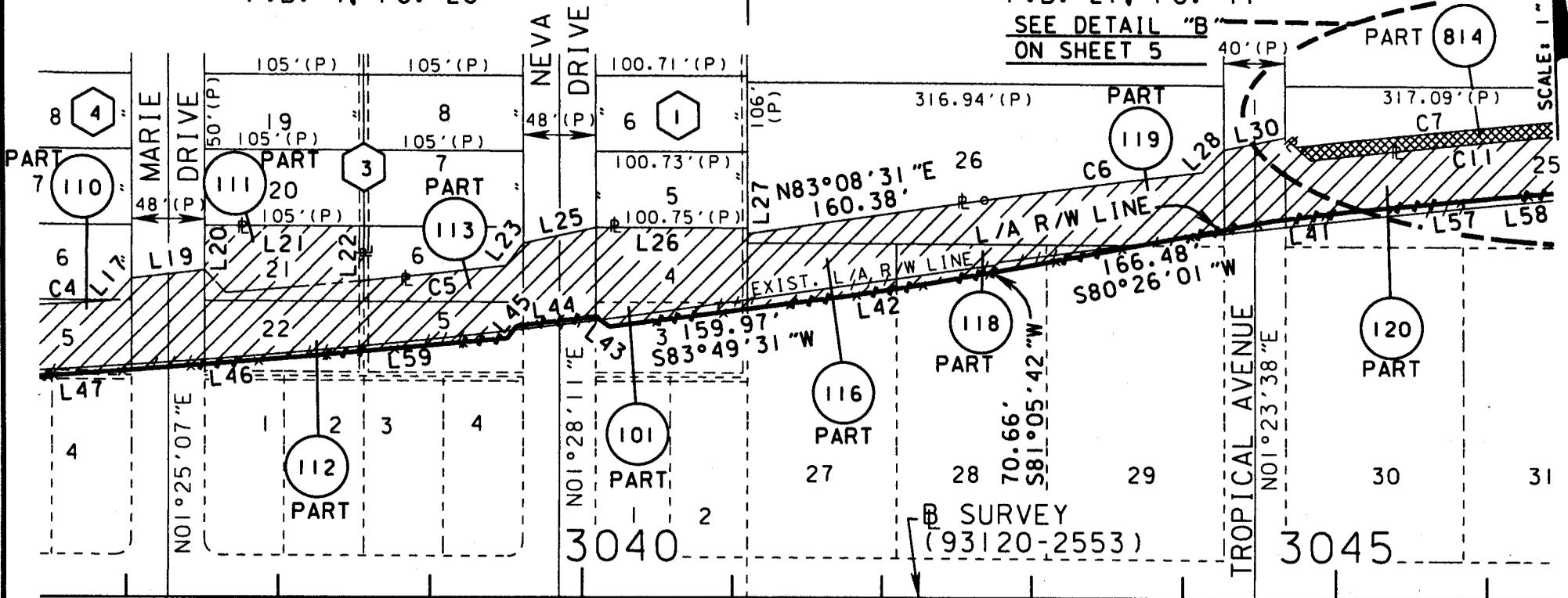
SOUTHERN BOULEVARD PINES

P.B. 4, PG. 20

BOULEVARD ESTATES

P.B. 21, PG. 44

SEE DETAIL "B"  
ON SHEET 5



PLAT LIMIT STATE ROAD 80/U.S. 98 (SOUTHERN BOULEVARD) S88°49'27"E

EXIST. CANAL R/W LINE

LINE TABLE

| NO. | BEARING     | DISTANCE | NO. | BEARING     | DISTANCE |
|-----|-------------|----------|-----|-------------|----------|
| L17 | N42°55'30"E | 20.10'   | L41 | S84°13'44"W | 49.83'   |
| L19 | N84°26'22"E | 48.36'   | L42 | S82°26'44"W | 49.67'   |
| L20 | N01°25'07"E | 29.55'   | L43 | N52°14'07"W | 11.30'   |
| L21 | S88°36'41"E | 104.85'  | L44 | S84°20'05"W | 52.59'   |
| L22 | S01°26'39"W | 36.06'   | L45 | S38°16'25"W | 10.40'   |
| L23 | N38°21'07"E | 18.73'   | L46 | S86°31'27"W | 110.79'  |
| L25 | N78°54'38"E | 49.18'   | L47 | S86°54'36"W | 210.21'  |
| L26 | S88°36'41"E | 100.83'  | L56 | N46°18'10"W | 13.08'   |
| L27 | S01°26'21"W | 3.82'    | L57 | S85°52'10"W | 100.50'  |
| L28 | N45°35'25"E | 20.89'   | L58 | S86°26'51"W | 141.46'  |
| L30 | N79°29'10"E | 40.88'   | L59 | S85°53'05"W | 130.22'  |
| L31 | S46°18'10"E | 22.28'   |     |             |          |

CURVE DATA

| CURVE | Δ         | RADIUS    | LENGTH  | CHORD BEARING |
|-------|-----------|-----------|---------|---------------|
| C4    | 00°41'44" | 5,194.22' | 63.05'  | N87°42'39"E   |
| C5    | 01°02'20" | 5,194.22' | 94.19'  | N85°00'14"E   |
| C6    | 01°11'53" | 6,944.87' | 145.23' | N83°44'28"E   |
| C7    | 02°34'16" | 6,954.71' | 312.10' | N86°08'42"E   |
| C8    | 02°29'40" | 6,944.87' | 302.37' | S86°10'39"W   |
| C11   | 02°34'40" | 6,944.87' | 312.44' | N86°13'09"E   |

FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PARCEL SKETCH  
NOT A SURVEY

|   |        |          |
|---|--------|----------|
| LABELED CURVES<br>PAR. 120 PART<br>CHANGED<br>DIRECTION L19, C8<br>ADDED DATA C11 | MORAVA | 04-26-11 |
| REVISION  | BY     | DATE     |

STATE ROAD NO. 80 (SOUTHERN BOULEVARD)

PALM BEACH COUNTY

|         |           |          |               |                     |           |            |
|---------|-----------|----------|---------------|---------------------|-----------|------------|
| DRAWN   | S. WARD   | 11/05/10 | PREPARED BY:  | WANTMAN GROUP, INC. | WPI NO. 1 | 4118841    |
| CHECKED | R. RIVERA | 11/12/10 | ITEM/SEG. NO. | 229797-1            | SECTION   | 93120-2553 |
|         |           |          |               | SHEET               |           | 3 OF 10    |

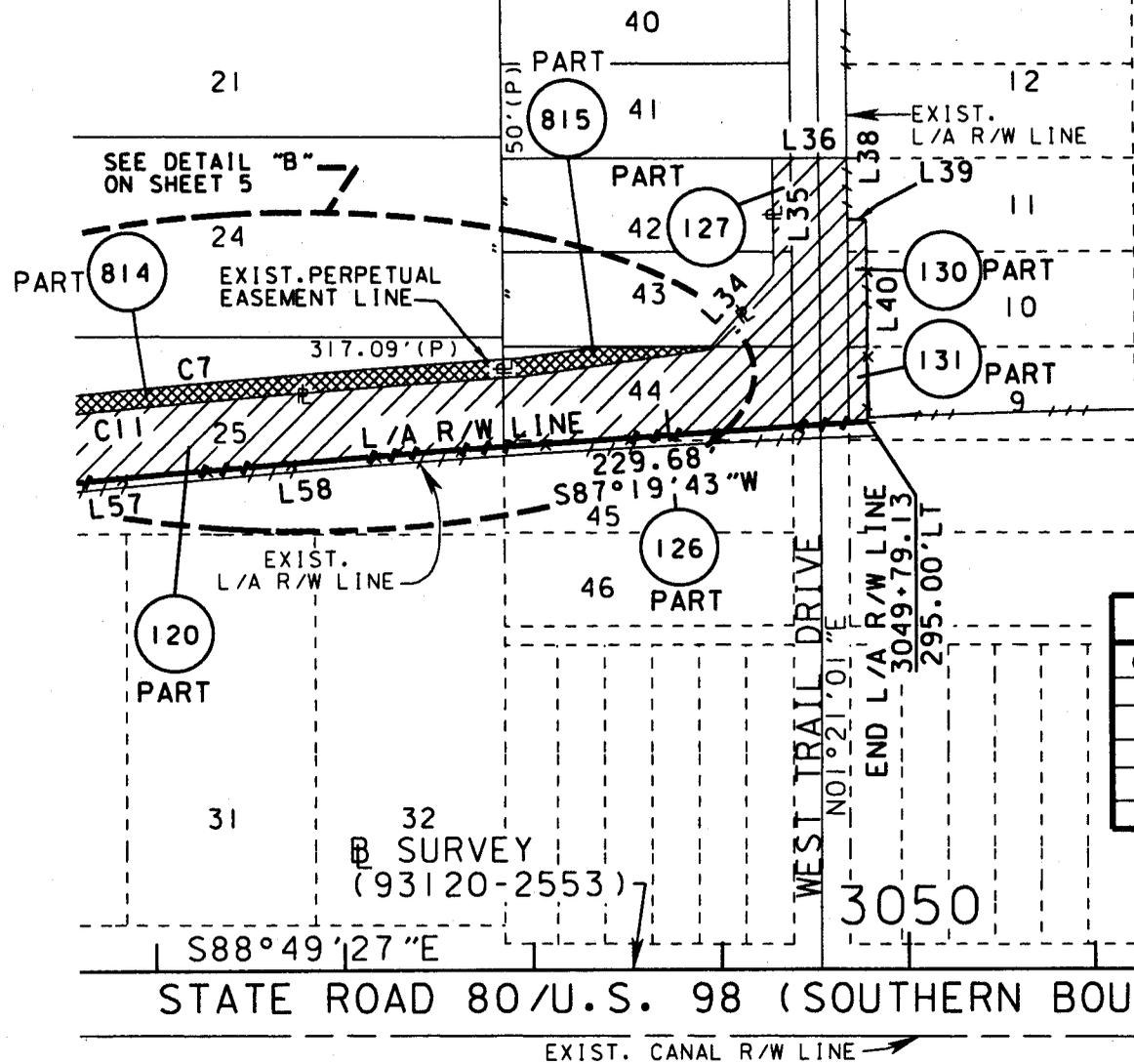
BOULEVARD ESTATES

WEST TRAIL PARK

EXHIBIT "A"

PB. 21, PG. 44

P.B. 11, PG. 31



| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L32 | N83°07'58"E | 43.12'   |
| L33 | S88°36'46"E | 58.49'   |
| L34 | N42°43'00"E | 53.00'   |
| L35 | N01°21'01"E | 61.87'   |
| L36 | S88°36'46"E | 39.84'   |
| L38 | S01°21'01"W | 33.04'   |
| L39 | S88°38'59"E | 9.84'    |
| L40 | S01°21'01"W | 106.66'  |
| L56 | N46°18'10"W | 13.08'   |
| L57 | S85°52'10"W | 100.50'  |
| L58 | S86°26'51"W | 141.46'  |
| L60 | N83°07'58"E | 99.69'   |
| L61 | S42°43'00"W | 2.23'    |
| L62 | S48°18'10"E | 9.20'    |
| L63 | N01°23'38"E | 71.79'   |
| L64 | N01°22'09"E | 9.87'    |

| CURVE | Δ         | RADIUS    | LENGTH  | CHORD BEARING |
|-------|-----------|-----------|---------|---------------|
| C7    | 02°34'16" | 6,954.71' | 312.10' | N86°08'42"E   |
| C8    | 02°29'40" | 6,944.87' | 302.37' | N86°10'39"E   |
| C9    | 00°04'59" | 6,944.87' | 10.08'  | S87°27'59"W   |
| C10   | 00°04'28" | 6,954.71' | 9.04'   | N87°28'04"E   |
| C11   | 02°34'40" | 6,944.87' | 312.44' | N86°13'09"E   |

SEC. 35, TWP. 43 S., RGE. 42 E.  
 SCALE: 1" = 100'

FLORIDA DEPARTMENT OF  
 TRANSPORTATION  
 PARCEL SKETCH  
 NOT A SURVEY

ADDED L/A R/W  
 TIE TO BASELINE  
 CHANGED  
 DIRECTION L64

MORAVA 04-26-11

STATE ROAD NO. 80 (SOUTHERN BOULEVARD)

PALM BEACH COUNTY

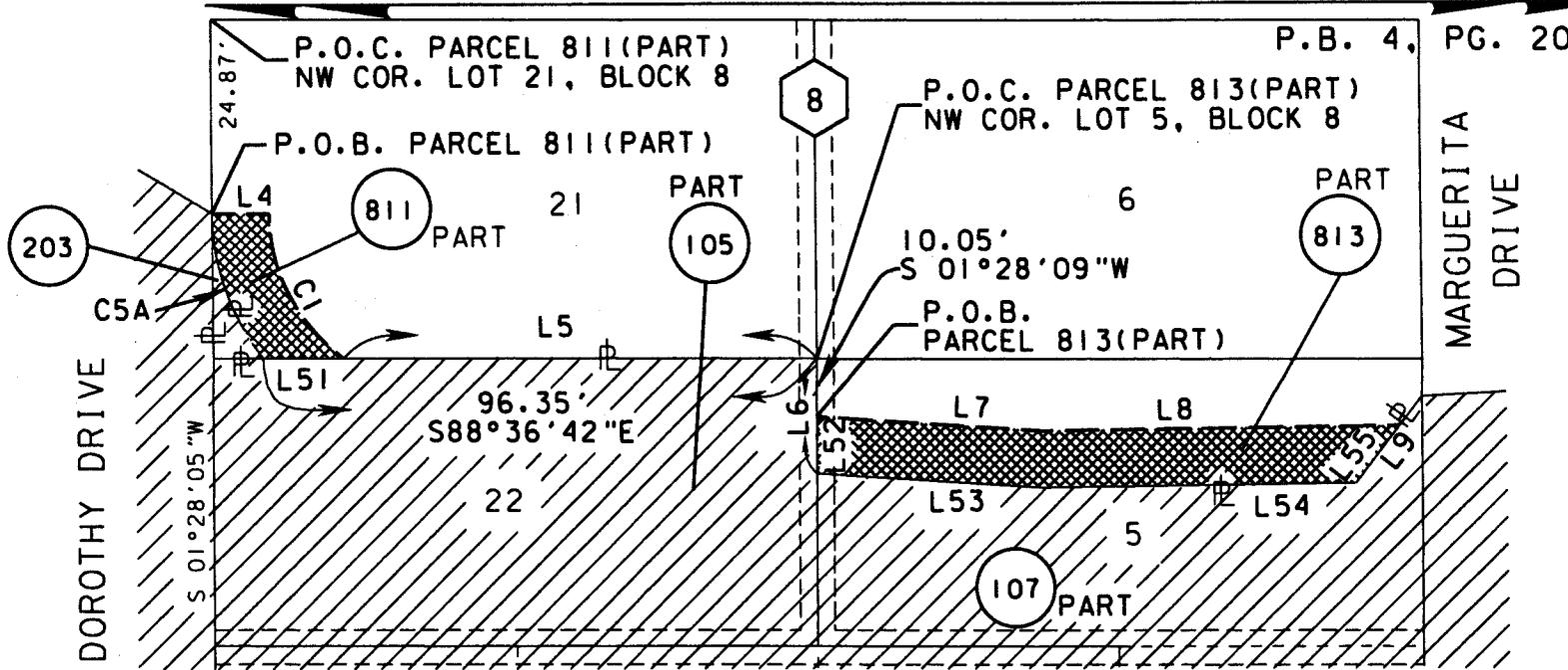
| REVISION | BY | DATE |
|----------|----|------|
|          |    |      |

| DRAWN     | BY | DATE     |
|-----------|----|----------|
| S. WARD   |    | 11/05/10 |
| CHECKED   | BY | DATE     |
| R. RIVERA |    | 11/12/10 |

PREPARED BY:  
 WANTMAN GROUP

WPI NO. 1  
 4118841

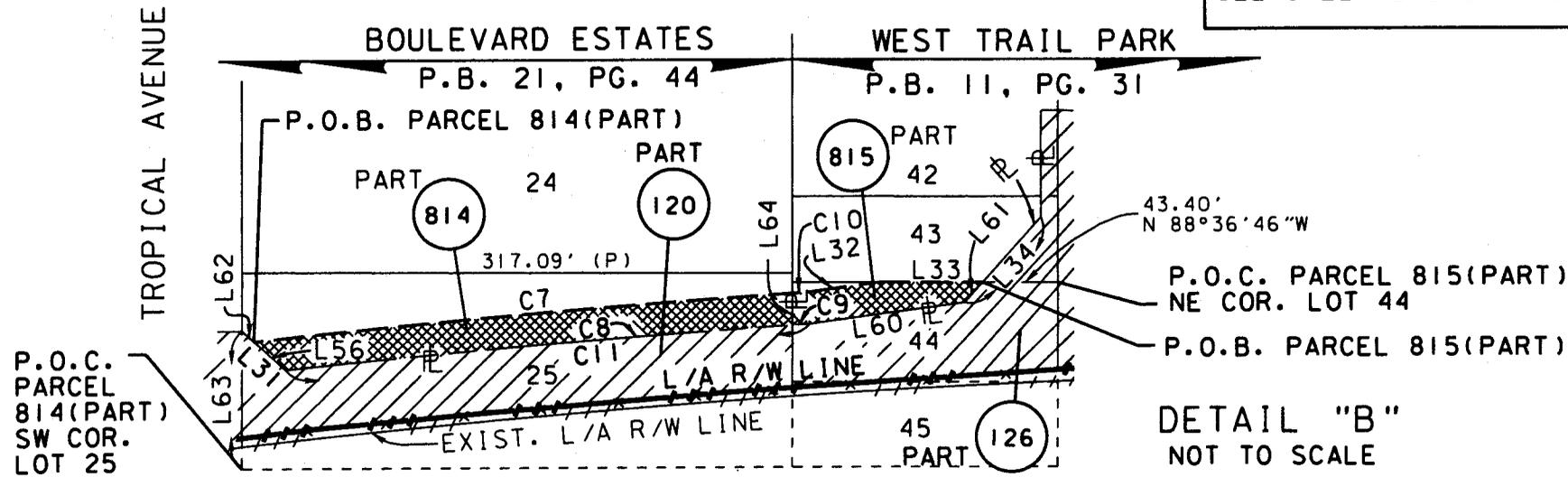
ITEM/SEG. NO. 229797-1 SECTION 93120-2553 SHEET 4 OF 10



SEC. 35, TWP. 43 S., RGE. 42 E.  
NOT TO SCALE

DETAIL "A"  
NOT TO SCALE

SEE SHEET 2, 3 & 4 FOR DATA TABLES



DETAIL "B"  
NOT TO SCALE

FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PARCEL SKETCH  
NOT A SURVEY

|   |        |          |  |           |                   |   |
|---|--------|----------|--|-----------|-------------------|---|
| ADDED & REV'D<br>BEARING & LENGTH<br>INFO | MORAVA | 04-26-11 | STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           | PALM BEACH COUNTY |   |
|   |        |          | BY                                     | DATE      | PREPARED BY:      | WPI NO.:  |
|   |        |          | DRAWN                                  | S. WARD   | 11/05/10          | 4118841   |
| REVISION                                  | BY     | DATE     | CHECKED                                | R. RIVERA | 11/12/10          | ITEM/SEG. NO. 229797-1 SECTION 93120-2553 SHEET 5 OF 10 |

EXHIBIT "A"

FEE SIMPLE PARCELS

PARCEL NUMBERS 100(PART), 101(PART), 105(PART), 106(PART), 107(PART), 108(PART), 109(PART), 110(PART), 111(PART), 112(PART), 113(PART), 116(PART), 118(PART), 119(PART), 120(PART), 126(PART), 127(PART), 130(PART), 131(PART), 203(PART)

ALL OF LOTS 3 AND 4 AND A PORTION OF LOTS 1 AND 2, BLOCK 10; ALL OF LOT 22 AND A PORTION OF LOTS 1, 2, 3, 4, 5 AND 21, BLOCK 8; A PORTION OF LOTS 1, 2, 3, 4, 5, 6, AND 22, BLOCK 7; A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 21 AND 22, BLOCK 4; ALL OF LOT 21 AND A PORTION OF LOTS 5, 6 AND 22, BLOCK 3; A PORTION OF LOTS 3 AND 4, BLOCK 1, SOUTHERN BOULEVARD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A PORTION OF LOTS 25, 26, 27, 28 AND 29, BOULEVARD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 44, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. A PORTION OF LOTS 9, 10, 11, 42, 43, 44 AND 45, WEST TRAIL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 10, OF SAID PLAT OF SOUTHERN BOULEVARD PINES; THENCE SOUTH 88°49'27" EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 100.00 FEET TO THE WEST EXISTING RIGHT OF WAY LINE OF DOROTHY DRIVE; THENCE SOUTH 60°51'27" EAST, A DISTANCE OF 54.20 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF SAID DOROTHY DRIVE AND TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 41.01 FEET, A CHORD BEARING OF SOUTH 17°24'02" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°44'15", A DISTANCE OF 27.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 22, BLOCK 8 OF SAID PLAT OF SOUTHERN BOULEVARD PINES AND THE END OF SAID CURVE; THENCE SOUTH 88°36'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 96.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 01°28'09" WEST ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 19.91 FEET; THENCE SOUTH 85°07'57" EAST, A DISTANCE OF 39.25 FEET; THENCE SOUTH 89°27'01" EAST, A DISTANCE OF 54.27 FEET; THENCE NORTH 38°44'36" EAST, A DISTANCE OF 18.96 FEET TO THE WEST EXISTING RIGHT OF WAY LINE OF MARGUERITA DRIVE; THENCE NORTH 89°36'39" EAST, A DISTANCE OF 48.03 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF SAID MARGUERITA DRIVE; THENCE SOUTH 37°21'32" EAST, A DISTANCE OF 19.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 11,020.48 FEET, A CHORD BEARING OF NORTH 89°33'31" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°57'19", A DISTANCE OF 183.72 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°21'53" EAST, A DISTANCE OF 20.93 FEET TO THE WEST EXISTING RIGHT OF WAY LINE OF ETHELYN DRIVE; THENCE NORTH 87°31'49" EAST, A DISTANCE OF 48.11 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF SAID ETHELYN DRIVE; THENCE SOUTH 35°06'25" EAST, A DISTANCE OF 18.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 11,020.48 FEET, A CHORD BEARING OF NORTH 88°22'41" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°38'20", A DISTANCE OF 122.89 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,194.22 FEET, A CHORD BEARING OF NORTH 87°42'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'44", A DISTANCE OF 63.05 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5, BLOCK 4 OF SAID PLAT OF SOUTHERN BOULEVARD PINES AND THE END OF SAID CURVE; THENCE NORTH 42°55'30" EAST, A DISTANCE OF 20.10 FEET TO THE WEST EXISTING RIGHT OF WAY LINE OF MARIE DRIVE; THENCE NORTH 84°26'22" EAST, A DISTANCE OF 48.36 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF SAID MARIE DRIVE; THENCE

FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PARCEL SKETCH  
NOT A SURVEY

|   |        |          |  |           |          |                               |                    |               |
|---|--------|----------|--|-----------|----------|-------------------------------|--------------------|---------------|
| ADDED QUALIFIERS<br>TO LEGAL<br>DESCRIPTION | MORAVA | 04-26-11 | STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           |          | PALM BEACH COUNTY             |                    |               |
|   |        |          | DRAWN                                  | S. WARD   | 11/05/10 | PREPARED BY:<br>WANTMAN GROUP | WPI NO. :          | 4118841       |
| REVISION                                    | BY     | DATE     | CHECKED                                | R. RIVERA | 11/12/10 | ITEM/SEG. NO. 229797-1        | SECTION 93120-2553 | SHEET 6 OF 10 |

EXHIBIT "A"

FEE SIMPLE PARCELS (CONTINUED)

NORTH 01°25'07" EAST ALONG SAID EAST EXISTING RIGHT OF WAY LINE, A DISTANCE OF 29.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 21, BLOCK 3 OF SAID PLAT OF SOUTHERN BOULEVARD PINES; THENCE SOUTH 88°36'41" EAST ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 104.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 01°26'39" WEST ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 36.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,194.22 FEET, A CHORD BEARING OF NORTH 85°00'14" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'20", A DISTANCE OF 94.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 38°21'07" EAST, A DISTANCE OF 18.73 FEET TO THE WEST EXISTING RIGHT OF WAY LINE OF NEVA DRIVE; THENCE NORTH 78°54'38" EAST, A DISTANCE OF 49.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 1, OF SAID SOUTHERN BOULEVARD PINES; THENCE SOUTH 88°36'41" EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 100.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01°26'21" WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 3.82 FEET; THENCE NORTH 83°08'31" EAST, A DISTANCE OF 160.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6,944.87 FEET, A CHORD BEARING OF NORTH 83°44'28" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°11'53", A DISTANCE OF 145.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°35'25" EAST, A DISTANCE OF 20.89 FEET TO THE WEST EXISTING RIGHT OF WAY LINE OF TROPICAL AVENUE; THENCE NORTH 79°29'10" EAST, A DISTANCE OF 40.88 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF SAID TROPICAL AVENUE; THENCE SOUTH 46°18'10" EAST, A DISTANCE OF 22.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6,944.87 FEET, A CHORD BEARING OF NORTH 86°13'09" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°34'40", A DISTANCE OF 312.44 FEET TO THE END OF SAID CURVE; THENCE NORTH 83°07'58" EAST, A DISTANCE OF 99.69 FEET; THENCE NORTH 42°43'00" EAST, A DISTANCE OF 53.00 FEET; THENCE NORTH 01°21'01" EAST, A DISTANCE OF 61.87 FEET; THENCE SOUTH 88°36'46" EAST, A DISTANCE OF 39.84 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF WEST TRAIL DRIVE AND THE EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 80(SOUTHERN BOULEVARD); THENCE SOUTH 01°21'01" WEST ALONG SAID EAST EXISTING RIGHT OF WAY LINE AND SAID EXISTING LIMITED ACCESS LINE, A DISTANCE OF 33.04 FEET; THENCE SOUTH 88°38'59" EAST, CONTINUING ALONG SAID EXISTING LIMITED ACCESS LINE, A DISTANCE OF 9.84 FEET; THENCE SOUTH 01°21'01" WEST, CONTINUING ALONG SAID EXISTING LIMITED ACCESS LINE A DISTANCE OF 106.66 FEET TO THE NEW NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 80 (SOUTHERN BLVD.); THENCE ALONG THE SAID NEW LIMITED ACCESS LINE FOR THE FOLLOWING 19 COURSES:(1) SOUTH 87°19'43" WEST, A DISTANCE OF 229.68 FEET; (2) THENCE SOUTH 86°26'51" WEST, A DISTANCE OF 141.46 FEET; (3) THENCE SOUTH 85°52'10" WEST, A DISTANCE OF 100.50 FEET; (4) THENCE SOUTH 84°13'44" WEST, A DISTANCE OF 49.83 FEET; (5) THENCE SOUTH 80°26'01" WEST, A DISTANCE OF 166.48 FEET; (6) THENCE SOUTH 81°05'42" WEST, A DISTANCE OF 70.66 FEET; (7) THENCE SOUTH 82°26'44" WEST, A DISTANCE OF 49.67 FEET; (8) THENCE SOUTH 83°49'31" WEST, A DISTANCE OF 159.97 FEET; (9) THENCE NORTH 52°14'07" WEST, A DISTANCE OF 11.30 FEET; (10) THENCE SOUTH 84°20'05" WEST, A DISTANCE OF 52.59 FEET; (11) THENCE SOUTH 38°16'25" WEST, A DISTANCE OF 10.40 FEET; (12) THENCE SOUTH 85°53'05" WEST, A DISTANCE OF 130.22 FEET; (13) THENCE SOUTH 86°31'27" WEST, A DISTANCE OF 110.79 FEET; (14) THENCE SOUTH 86°54'36" WEST, A DISTANCE OF 210.21 FEET; (15) THENCE SOUTH 89°36'35" WEST, A DISTANCE OF 259.20 FEET; (16) THENCE NORTH 89°16'02" WEST, A DISTANCE OF 279.68 FEET; (17) THENCE NORTH 89°06'36" WEST, A DISTANCE OF 99.52 FEET; (18) THENCE NORTH 27°31'44" WEST, A DISTANCE OF 15.02 FEET; (19) THENCE NORTH 88°31'55" WEST, A DISTANCE OF 26.33 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. 3; THENCE NORTH 01°28'05" EAST ALONG SAID EAST EXISTING CANAL RIGHT OF WAY LINE, A DISTANCE OF 111.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.898 ACRES, MORE OR LESS.

AND

FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PARCEL SKETCH  
NOT A SURVEY

|                                       |        |          |  |           |                    |               |
|---------------------------------------|--------|----------|--|-----------|--------------------|---------------|
| ADDED QUALIFIERS TO LEGAL DESCRIPTION | MORAVA | 04-26-11 | STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           | PALM BEACH COUNTY  |               |
|                                       |        |          | BY                                     | DATE      | PREPARED BY:       | WPI NO. :     |
|                                       |        |          | DRAWN                                  | S. WARD   | 11/05/10           | WANTMAN GROUP |
|                                       |        |          | CHECKED                                | R. RIVERA | 11/12/10           | 4118841       |
| REVISION                              | BY     | DATE     | ITEM/SEG. NO. 229797-1                 |           | SECTION 93120-2553 | SHEET 7 OF 10 |

EXHIBIT "A"

PARCEL NO. 811(PART) PERPETUAL EASEMENT

A PORTION OF LOT 21, BLOCK 8, SOUTHERN BOULEVARD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 21, SAID CORNER BEING ON THE EAST EXISTING RIGHT OF WAY LINE OF DOROTHY DRIVE; THENCE SOUTH 01°28'05" WEST ALONG THE WEST LINE OF SAID LOT 21 AND SAID EAST EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°31'55" EAST, A DISTANCE OF 9.84 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A CHORD BEARING OF SOUTH 25°19'21" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 31.17 FEET, THROUGH A CENTRAL ANGLE OF 53°34'52", A DISTANCE OF 29.15 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21 AND THE END OF SAID CURVE; THENCE NORTH 88°36'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 13.93 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A CHORD BEARING OF NORTH 17°24'02" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 41.01 FEET, THROUGH A CENTRAL ANGLE OF 37°44'15", A DISTANCE OF 27.01 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 274 SQUARE FEET, MORE OR LESS.

AND

PARCEL NO. 813(PART) PERPETUAL EASEMENT

A PORTION OF LOT 5, BLOCK 8, SOUTHERN BOULEVARD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 01°28'09" WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 10.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°28'09" WEST ALONG SAID WEST LINE, A DISTANCE OF 9.86 FEET; THENCE SOUTH 85°07'57" EAST, A DISTANCE OF 39.25 FEET; THENCE SOUTH 89°27'01" EAST, A DISTANCE OF 54.27 FEET; THENCE NORTH 38°44'36" EAST, A DISTANCE OF 12.52 FEET; THENCE NORTH 89°27'01" WEST, A DISTANCE OF 61.65 FEET; THENCE NORTH 85°07'57" WEST, A DISTANCE OF 39.46 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5 AND THE POINT OF BEGINNING.

CONTAINING 958 SQUARE FEET, MORE OR LESS.

AND

FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PARCEL SKETCH  
NOT A SURVEY

|                                       |        |          |  |           |              |                        |                    |
|---------------------------------------|--------|----------|--|-----------|--------------|------------------------|--------------------|
| LABELED PARCEL TYPE AND ADDED MARGINS | MORAVA | 04-26-11 | STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           |              | PALM BEACH COUNTY      |                    |
|                                       |        |          | BY                                     | DATE      | PREPARED BY: | WPI NO. :              |                    |
|                                       |        |          | DRAWN                                  | S. WARD   | 11/05/10     | WANTMAN GROUP          | 4118841            |
| REVISION                              | BY     | DATE     | CHECKED                                | R. RIVERA | 11/12/10     | ITEM/SEG. NO. 229797-1 | SECTION 93120-2553 |
|                                       |        |          |  |           |              |                        | SHEET 8 OF 10      |

EXHIBIT "A"

PARCEL NO. 814(PART) PERPETUAL EASEMENT

A PORTION OF LOT 25, BOULEVARD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 44, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 01°23'38" EAST ALONG THE WEST LINE OF SAID LOT 25 AND THE EAST EXISTING RIGHT OF WAY LINE OF TROPICAL AVENUE, A DISTANCE OF 71.79 FEET; THENCE SOUTH 48°18'10" EAST, A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING AND A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 86°08'42" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING RADIUS OF 6,954.71 FEET, THROUGH A CENTRAL ANGLE OF 02°34'16", AN ARC DISTANCE OF 312.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 25 AND THE END OF SAID CURVE; THENCE SOUTH 01°22'09" WEST ALONG SAID EAST LINE, A DISTANCE OF 9.87 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF SOUTH 86°10'39" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 6,944.87 FEET, THROUGH A CENTRAL ANGLE OF 02°29'40", AN ARC DISTANCE OF 302.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 46°18'10" WEST, A DISTANCE 13.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,024 SQUARE FEET, MORE OR LESS.

AND

PARCEL NO. 815(PART) PERPETUAL EASEMENT

A PORTION OF LOT 44, WEST TRAIL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 31 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 44; THENCE NORTH 88°36'46" WEST ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 43.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°43'00" WEST, A DISTANCE OF 2.23 FEET; THENCE SOUTH 83°07'58" WEST, A DISTANCE OF 99.69 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF SOUTH 87°27'59" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 6,944.87 FEET, THROUGH A CENTRAL ANGLE OF 00°04'59", AN ARC DISTANCE OF 10.08 FEET TO A POINT ON THE WEST LINE OF SAID LOT 44 AND THE END OF SAID CURVE; THENCE NORTH 01°22'09" EAST ALONG SAID WEST LINE, A DISTANCE OF 9.87 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 87°28'04" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 6,954.71 FEET; THROUGH A CENTRAL ANGLE OF 00°04'28", AN ARC DISTANCE OF 9.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 83°07'58" EAST, A DISTANCE OF 43.12 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 44; THENCE SOUTH 88°36'46" EAST ALONG SAID NORTH LINE, A DISTANCE OF 58.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 846 SQUARE FEET, MORE OR LESS.

TOTAL AREA OF PARCELS 811(PART), 813(PART), 814(PART) AND 815(PART) CONTAINS 5,088 SQUARE FEET, MORE OR LESS.

|  |   |        |          |  |           |              |                        |                    |               |
|--|---|--------|----------|--|-----------|--------------|------------------------|--------------------|---------------|
| FLORIDA DEPARTMENT OF<br>TRANSPORTATION<br>PARCEL SKETCH<br>NOT A SURVEY | LABELED PARCEL<br>TYPE AND ADDED<br>MARGINS | MORAVA | 04-26-11 | STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           |              | PALM BEACH COUNTY      |                    |               |
|  |   |        |          | BY                                     | DATE      | PREPARED BY: | WPI NO. :              |                    |               |
|  |   |        |          | DRAWN                                  | S. WARD   | 11/05/10     | WANTMAN GROUP          |                    | 4118841       |
|  | REVISION                                    | BY     | DATE     | CHECKED                                | R. RIVERA | 11/12/10     | ITEM/SEG. NO. 229797-1 | SECTION 93120-2553 | SHEET 9 OF 10 |

EXHIBIT "A"

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE LEGAL DESCRIPTIONS AS SHOWN ON THIS RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD NO. 80/U.S. 98 (SOUTHERN BOULEVARD), ITEM SEGMENT NO. 229797-1, SECTION 93120-2553, IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17.050-052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


  
 \_\_\_\_\_ DATE 5/12/11

JEFFREY D. SMITH  
FLORIDA SURVEYOR AND MAPPER NO. 4805

FLORIDA DEPARTMENT OF TRANSPORTATION  
3400 WEST COMMERCIAL BOULEVARD  
FORT LAUDERDALE, FLORIDA 33309

NOT VALID UNLESS SIGNED AND SEALED.

|  |          |    |      |  |           |                               |                        |                      |                    |
|--|----------|----|------|--|-----------|-------------------------------|------------------------|----------------------|--------------------|
| FLORIDA DEPARTMENT OF<br>TRANSPORTATION<br>PARCEL SKETCH<br>NOT A SURVEY |          |    |      | STATE ROAD NO. 80 (SOUTHERN BOULEVARD) |           |                               | PALM BEACH COUNTY      |                      |                    |
|  |          |    |      | BY                                     | DATE      | PREPARED BY:<br>WANTMAN GROUP |                        | WPI NO. :<br>4118841 |                    |
|  |          |    |      | DRAWN                                  | S. WARD   | 11/05/10                      | ITEM/SEG. NO. 229797-1 |                      | SECTION 93120-2553 |
|  | REVISION | BY | DATE | CHECKED                                | R. RIVERA | 11/12/10                      | SHEET 10 OF 10         |                      |                    |