

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: March 20, 2012

Consent

Regular

Workshop

Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) Approve a Subordination of Utility Interests and Agreement for Reimbursement for Additional Facility Relocations (Subordination Agreement) with Florida Power & Light Company (FPL) on a parcel of land that is for dedicated right-of-way on Wallis Road just east of North Cleary Road; and
- B) Accept a Subordination of Property Interests for drainage easements (Drainage Subordination) from Tallman, L.L.C. (Tallman) on a parcel of land that is for dedicated right-of-way on Wallis Road just east of North Cleary Road; and
- C) Accept a Warranty Deed from Southern Waste Systems, Ltd. (Southern) for right-of-way on Wallis Road and North Cleary Road.

SUMMARY: Approval and acceptance of these actions will allow a Subordination Agreement which releases an FPL utility easement interest in a parcel of land just east of North Cleary Road and will allow a Drainage Subordination from Tallman on the same parcel of land dedicated for right-of-way. Acceptance will also allow a Warranty Deed from Southern for a parcel of land that contains ten feet of right-of-way on Wallis Road and 15 feet of right-of-way on North Cleary Road.

District 2 (MRE)

Background and Justification: As part of the platting process for the proposed Southern Waste Systems Sun IV, M.U.P.D., the property owner, Southern is required to dedicate additional right-of-way on both Wallis Road and North Cleary Road. Land conveyed to Palm Beach County (County) must be free and clear of all encumbrances. Therefore, it is required that FPL subordinate their interest in an existing utility easement. The Subordination Agreement requires FPL to relocate any facilities they may have from the dedicated right-of-way, when and if requested by the County, and requires the County to pay for reasonable utility relocation costs as necessary. The dedicated right-of-way is also encumbered by a series of drainage easements. Tallman, the owner of these drainage easements, executed a Drainage Subordination to subordinate any interest in the existing and dedicated right-of-way of Wallis Road. Staff recommends approval of the Subordination Agreement, and acceptance of the Drainage Subordination and Warranty Deed.

Attachments:

- 1. Location Map
- 2. Subordination of Utility Interests and Agreement for Reimbursement for Additional Facility Relocations with Exhibit "A"
- 3. Subordination of Property Interests to Palm Beach County, Florida
- 4. Warranty Deed with Exhibit "A"

Recommended by: 

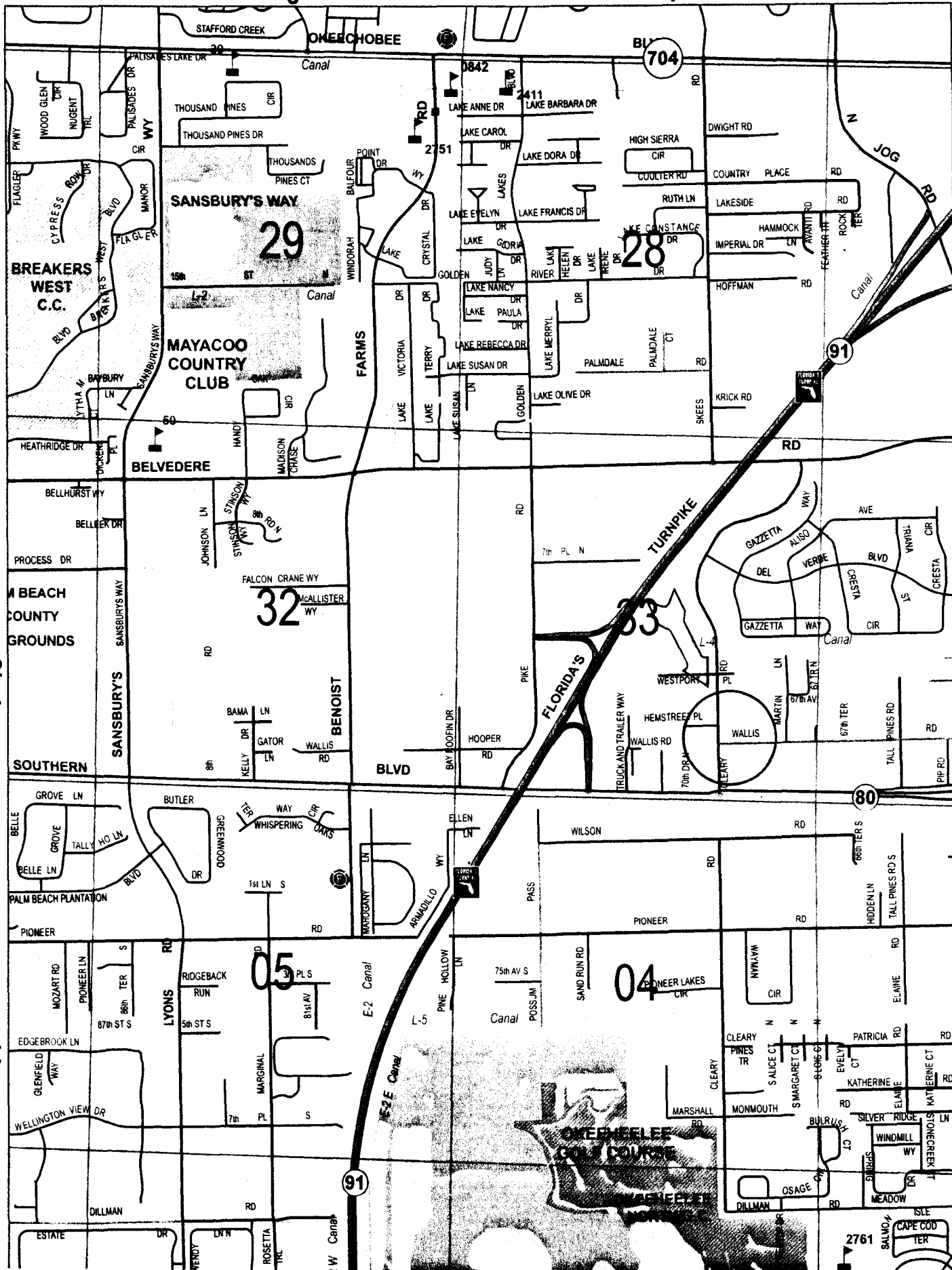
Ornelis A. Fernandez
Division Director

2/14/12
Date

Approved by: 

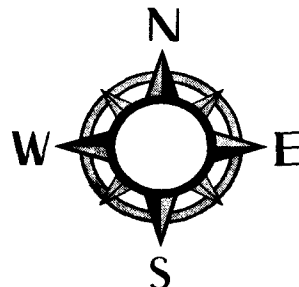
S. J. Wohl
County Engineer

2/21/12
Date



Location Map

Attachment #1



This instrument prepared by:
Florida Power & Light Company
P O Box 14000
Juno Beach, Florida 33408-0420

**SUBORDINATION OF UTILITY INTERESTS
AND AGREEMENT FOR
REIMBURSEMENT FOR ADDITIONAL FACILITY RELOCATIONS**

THIS AGREEMENT, entered into this 18th day of January, 2012, by and between Palm Beach County, hereinafter called the "Government Entity", and FLORIDA POWER & LIGHT COMPANY, a Florida Corporation, whose mailing address is P. O. Box 14000, Juno Beach, Florida 33408, hereinafter called "Utility", whose mailing address is P.O. Box 21229, West Palm Beach, FL 33416

WITNESSETH:

WHEREAS, the Government Entity presently has an interest in certain lands (hereinafter "Property") that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of the Property for highway purposes will require subordination of the interest claimed in the Property by Utility to the Government Entity; and

WHEREAS, the Government Entity, or its successors, hereinafter collectively called the "Governmental Entity", is willing to pay for the initial relocation of the Utility's facilities within the Property shown on Exhibit "A" to prevent conflict between the Governmental Entity's use and the Utility's use, and for the benefit of each, and

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and Government Entity agree as follows:

A. Utility subordinates any and all of its interest in its easement lands on the Property described on Exhibit "A" attached hereto and made a part hereof, to the interest of the Governmental Entity, for the purpose of constructing, improving, maintaining and operating a road over, through, upon, and/or across such Property, based on the following:

B. Utility is the owner of the following easements:

Date	From or Against	In Favor of	Recorded in ORB Book	Page
4/25/1984	Ken Watson	FL. Power & Light Co.	4224 / 1590	

C. The Government Entity and the Utility further agree that:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the Property described in Exhibit "A". However, any such work will be subject to prior approval by the Governmental Entity.

2. Should the Governmental Entity fail to approve any new construction or relocation of facilities by the Utility or hereafter require the Utility to alter, adjust or relocate its facilities from within the Property, The Governmental Entity shall pay all reasonable costs for the relocation of existing facilities. In addition, the Utility retains the right to be reimbursed, either now or in the future, for additional relocation or adjustment of its facilities located presently or to be located on the Property described in Exhibit "A", if said relocation or adjustments is caused by the actions of the Governmental Entity.

3. The Utility shall have the right to enter upon the Property described in Exhibit "A" for the purposes outlined in Paragraph 2 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities. The Governmental Entity shall provide and insure access to said Property by the Utility.

4. This Agreement shall not be assigned by the Governmental Entity except to the State of Florida, or other Governmental Entity.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

FLORIDA POWER & LIGHT COMPANY

P. O. Box 14000
Juno Beach, Florida 33408-0420

Signed, sealed and delivered in
our presence as witnesses

[Signature]
Signature:
Print Name: Susan Paul

By: [Signature]
Its: E.P.
Print Name: Eliud Perez

[Signature]
Signature:
Print Name: Vaughn Morcineff

(Corporate Seal)

STATE OF FLORIDA AND COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of JANUARY, 2012, by ELIUD PEREZ the Engineering Leader for Florida Power & Light Company's, a Florida Corporation, West Palm area, on behalf of said corporation who is personally known to me and who did not take an oath.

Public, State of Florida
My Commission Expires 07-05-2015



[Signature]

Notary

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

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Shelley Vana, Chair

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: _____
Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

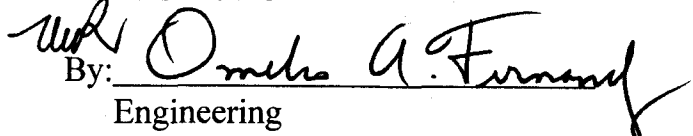
By:  _____
Engineering

EXHIBIT "A"

DESCRIPTION SKETCH FOR: SOUTHERN WASTE SYSTEMS

DESCRIPTION:

THE WEST 6 FEET OF THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ONE-HALF (E 1/2) OF TRACT 51, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

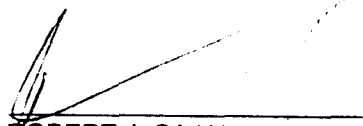
ALSO KNOWN AS THE SOUTH 25 FEET OF A 6 FOOT WIDE FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 1590, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTES:

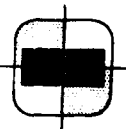
1. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COMMITMENT NUMBER 06-2011-00006360, ISSUED BY ATTORNEY'S TITLE FUND SERVICES, LLC, DATED 08/01/2011 . NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL AND ACCOMPANIED BY SHEET NO. 2.
3. THIS SKETCH CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF WALLACE SURVEYING CORPORATION.
4. THE NORTH LINE OF THE SOUTH 15 FEET OF TRACT 51, BLOCK 5, PALM BEACH FARMS CO. PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, IS ASSUMED TO BEAR NORTH 89°58'24" WEST (SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD) AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. COORDINATES SHOWN ARE GRID.
6. DATUM = NAD 83, 1990 ADJUSTMENT.
7. ZONE = FLORIDA EAST
8. LINEAR UNIT = US FOOT
9. COORDINATES SHOWN ON THE CONTROL P.R.M.'S ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY, FLORIDA, IN 1998.
10. ALL DISTANCES ARE GROUND.
11. SCALE FACTOR = 1.0000279
12. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
13. THIS IS NOT A SURVEY!

CERTIFICATION:

I HEREBY ATTEST THAT THE DESCRIPTION SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, EFFECTIVE SEPTEMBER 1, 1981.



ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6266



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 1/3/12

DWG. No.: 11-1054-7

OFFICE: R.C.

SHEET: 1 OF 2

C'K'D.: R.C.

REF.: 11-1054-6.DWG

EXHIBIT "A"

WESTPORT INDUSTRIAL PARK

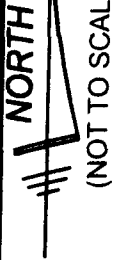
NW CORNER
BLOCK 5
(P.B. 2, PG. 45)

(P.B. 49, PG. 49)

TRACT "A"
(WATER MANAGEMENT TRACT)

LOT 4

LOT 3



(NOT TO SCALE)

NORTH CLEARLY ROAD

N 89°58'24" W
NORTH LINE, TRACT 51
134.00'
SOUTH LINE,
NORTH 134.00'
TRACT 51
N 89°58'24" W

LEGEND

- ☉ = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- L.S. = LICENSED SURVEYOR
- P.R.M. = PERMANENT REFERENCE MONUMENT

BEARING ROTATION EQUATION:

PLAT BEARING: $N89^{\circ}58'24"W$
GRID BEARING: $N89^{\circ}02'57"E$

$00^{\circ}58'39"$ COUNTER-CLOCKWISE
ROTATION PLAT TO GRID

NOTE:
COORDINATES SHOWN HEREON
MEET OR EXCEED THE 2 CENTI-
METER ACCURACY REQUIREMENT.

25'

330'

330'

485.96'

N00°00'00"E

N00°00'00"E

EAST LINE TRACT 51

WEST LINE TRACT 52

EAST 1/2 TRACT 51,
BLOCK 5
(P.B. 2, PG. 45)

WEST LINE EAST 1/2 TRACT
51, BLOCK 5
(P.B. 2, PG. 45)

6' WIDE FPL EASEMENT
(O.R.B. 4224, PG. 1590)

WEST 1/2 TRACT 51,
BLOCK 5
(P.B. 2, PG. 45)

N: 854135.46
E: 931613.96

N: 854135.56
E: 931619.96

PORTION OF 6' WIDE FPL
EASEMENT RECORDED IN
O.R.B. 4224, PAGE 1590 TO BE
SUBORDINATED
(6' X 25')

4"x4" P.R.M.
"L.S. 6266"
(TYPICAL)

10'

25'

5420'

25'

BLOCK 6

BLOCK 5

N 89°58'24" W
(BASIS OF BEARINGS)

635.00'

SOUTH LINE
TRACT 51

WALLIS ROAD

NORTH R/W WALLIS ROAD
(O.R.B. 4281, PG. 719)

N: 854110.47
E: 931614.38

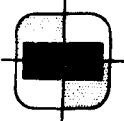
N: 854110.56
E: 931620.38

N00°00'00"E

1360'

SW CORNER
BLOCK 5
(P.B. 2, PG. 45)

THIS SKETCH IS NOT VALID
UNLESS ACCOMPANIED WITH
SHEET No. 1.
THIS IS NOT A SURVEY!



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 1/3/12	DWG. No.: 11-1054-7
OFFICE: R.C.	SHEET: 2 OF 2
C'K'D.: R.C.	REF.: 11-1054-6.DWG

Return To: Right-of-way Acquisition Section
Name: Palm Beach County Engineering
Address: Post Office Box 21229
West Palm Beach Florida 33416
Attn: Tripp Cioci
Account No.: 1010 W/C BOX 1066

This Instrument Prepared By:
Name: Paul F. King, Esq.
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

A portion of PCNs: 00-42-43-27-05-005-2090
00-42-43-27-05-005-2080

SUBORDINATION OF PROPERTY INTERESTS
TO PALM BEACH COUNTY, FLORIDA

THIS SUBORDINATION, entered into this 19th day of December, 2011, by TALLMAN, LLC whose mailing address is 13245 Compton Road, Loxahatchee, FL 33470 (hereinafter the "Tallman").

WHEREAS, Tallman presently may hold property interests ("Interests"), as referenced in the recorded documents below ("Documents"), that a portion of said Interests have been determined necessary to be subordinated; and,

WHEREAS, the proposed use of the right-of-way for wallis Road requires subordination to the County of the Interests claimed in said Documents by Tallman and at the request of the County, Tallman has agreed, subject to the following conditions, to leave its facilities on the existing right-of-way or future right-of-way extending 40 feet from the centerline of wallis Road, as referenced in Plat Book 2, page 45 (hereinafter "Property"), described in recorded documents below;

NOW THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Tallman and the County agree as follows:

1. Tallman hereby subordinates any and all of its interest in that portion of the following Documents lying within the existing and future right-of-way extending 40 feet from the centerline of wallis Road (hereinafter "Subordinated Interests"), to the interest of the County, its successors or assigns;

<u>NATURE OF ENCUMBRANCE</u>	<u>DATE</u>	<u>FROM OR AGAINST</u>	<u>IN FAVOR OF</u>	<u>BOOK AND PAGE</u>
Description of Drainage Easements	02/11/99	Harold G. Murphy, Jr.	Wastemasters of Palm Beach, Inc.	ORB 10927 Page 1445
Warranty Deed	08/3/98	Harold G. Murphy, Jr.	Wastemasters of Palm Beach, Inc.	ORB 10557 Page 639

2. Tallman shall have the right to operate and maintain facilities on, within, and upon all the Subordinated Interests in accordance with the County's current minimum standards for such facilities as of the date of such construction. Any new construction, improvements, upgrade, removal, or relocation of the facilities within the Subordinated Interests will be subject to prior approval by the County.
3. Tallman shall have a reasonable right to enter upon the area described in the Subordinated Interests for the purposes outlined in paragraph 2 above.
4. Tallman agrees to repair any damage to the County's facilities and to indemnify and hold harmless the County against any loss or damage resulting from Tallman exercising its rights outlined in paragraph 2 and 3 above.
5. These terms and conditions shall be attached as an addendum to the permit, if any, required by the County for reasons outlined in paragraph 2.
6. This Subordination is not assignable, except to another governmental entity, for the purposes described herein.

IN WITNESS WHEREOF, Tallman has executed this Subordination on the day and year first written.

[Signature]
Witness Signature

WALTER SMITH
Print Name of witness

[Signature]
Witness Signature

Maureen M Day
Print Name of witness

TALLMAN, LLC

By: [Signature]
Signature

HAROLD MURPHY
Print Name

PRESIDENT / OWNER
Title

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 19 day of December 2011, by HAROLD J. MURPHY, who is personally known to me, or who supplied _____ as identification, and who did/did not take an oath.

SEAL
266-LGL REV. 11/19/02

NOTARY PUBLIC STATE OF FLORIDA
Linda L. Murphy
Commission # DD809885
Expires: SEP. 11, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
NOTARY PUBLIC

Return to:
Right-of-Way Acquisition Section
Name: Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Tripp Cioci
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:
Name: Alan J. Ciklin, Esquire
Casey Ciklin Lubitz Martens & O'Connell
515 North Flagler Drive, 20th Floor
West Palm Beach, FL 33401

**NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE**

SPACE ABOVE THIS LINE FOR PROCESSING DATE

Portion of PCNs: 00-42-43-27-05-005-2080 and 00-42-43-27-05-005-1301	PROJECT NO. 98-032A; R2004-2428; EIA ROAD NAME: WALLIS PARCEL NO.
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WARRANTY DEED

THIS WARRANTY DEED, made this 16 day of November, 2011, by SOUTHERN WASTE SYSTEMS, LTD., a Florida limited partnership, having its principal place of business at 790 Hillbrath Drive, Lantana, FL 33462, hereinafter called Grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Palm Beach County, Florida viz:

Property more particularly described in Exhibit "A"
attached hereto and made a part hereof

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2011.

The Grantor further warrants that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the

Grantee harmless and shall be responsible for all costs of such clean up, including Attorney's fees as well as the actual cost of the clean up.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the Presence of:

SOUTHERN WASTE SYSTEMS, LTD., a Florida Limited Partnership

By: SOUTHERN WASTE HOLDINGS MANAGEMENT, LLC, a Delaware limited liability company, its General Partner

By: Charles Gusmano
Charles Gusmano, Its Manager

790 Hillbrath Drive
Lantana, Florida 33462

MAILING ADDRESS

[Signature]
WITNESS SIGNATURE (Required)

Sanford Pollack
TYPED OR PRINTED NAME OF WITNESS

[Signature]
WITNESS SIGNATURE (Required)

Andy Pucinski
TYPED OR PRINTED NAME OF WITNESS

State of Florida

County of Palm Beach

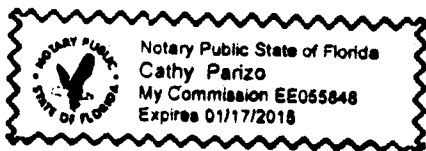
The foregoing instrument was acknowledged before me this 16th day of November, 2011 by Charles Gusmano, Manager of SOUTHERN WASTE HOLDINGS MANAGEMENT, LLC, a Delaware limited liability company the General Partner of SOUTHERN WASTE SYSTEMS, LC., a Florida Limited Partnership, on behalf of the company. He [] is personally known or [] has produced a driver's license as identification.

Cathy Parizo
Notary Public

Printed Name: Cathy Parizo

My Commission Expires: 01/17/2015

[NOTARY SEAL]



DESCRIPTION SKETCH FOR: SOUTHERN WASTE SYSTEMS**DESCRIPTION:**

TRACT "A", SOUTHERN WASTE SYSTEMS, SUN IV, M.U.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ____, PAGE ____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

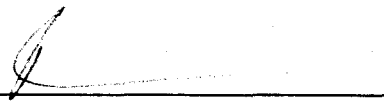
CONTAINING IN ALL, 14,114 SQUARE FEET OR 0.324 ACRE, MORE OR LESS.

NOTES:

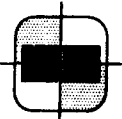
1. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COMMITMENT NUMBER 06-2011-00006360, ISSUED BY ATTORNEY'S TITLE FUND SERVICES, LLC, DATED 08/01/2011. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL AND ACCOMPANIED BY SHEET NO. 2.
3. THIS SKETCH CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF WALLACE SURVEYING CORPORATION.
4. THE WEST LINE OF TRACT 51, BLOCK 5, PALM BEACH FARMS CO. PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, IS ASSUMED TO BEAR NORTH 00°00'00" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. THIS IS NOT A SURVEY!

CERTIFICATION:

I HEREBY ATTEST THAT THE DESCRIPTION SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, EFFECTIVE SEPTEMBER 1, 1981.


 ROBERT J. CAJAL
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6266

REV.: 1-31-12, ADD FPL EASEMENT AND DRAINAGE EASEMENTS
 SUBJECT TO SUBORDINATION AGREEMENT. R.C., 11-1054.13



WALLACE SURVEYING
 CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 11/4/11

DWG. No.: 11-1054-5

OFFICE: M.B.

SHEET: 1 OF 2

C'K'D.: C.W.

REF.: 11-1054-4.DWG

EXHIBIT "A"

0' 100' 200' 300'



SCALE: 1"=100'

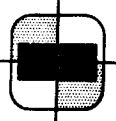
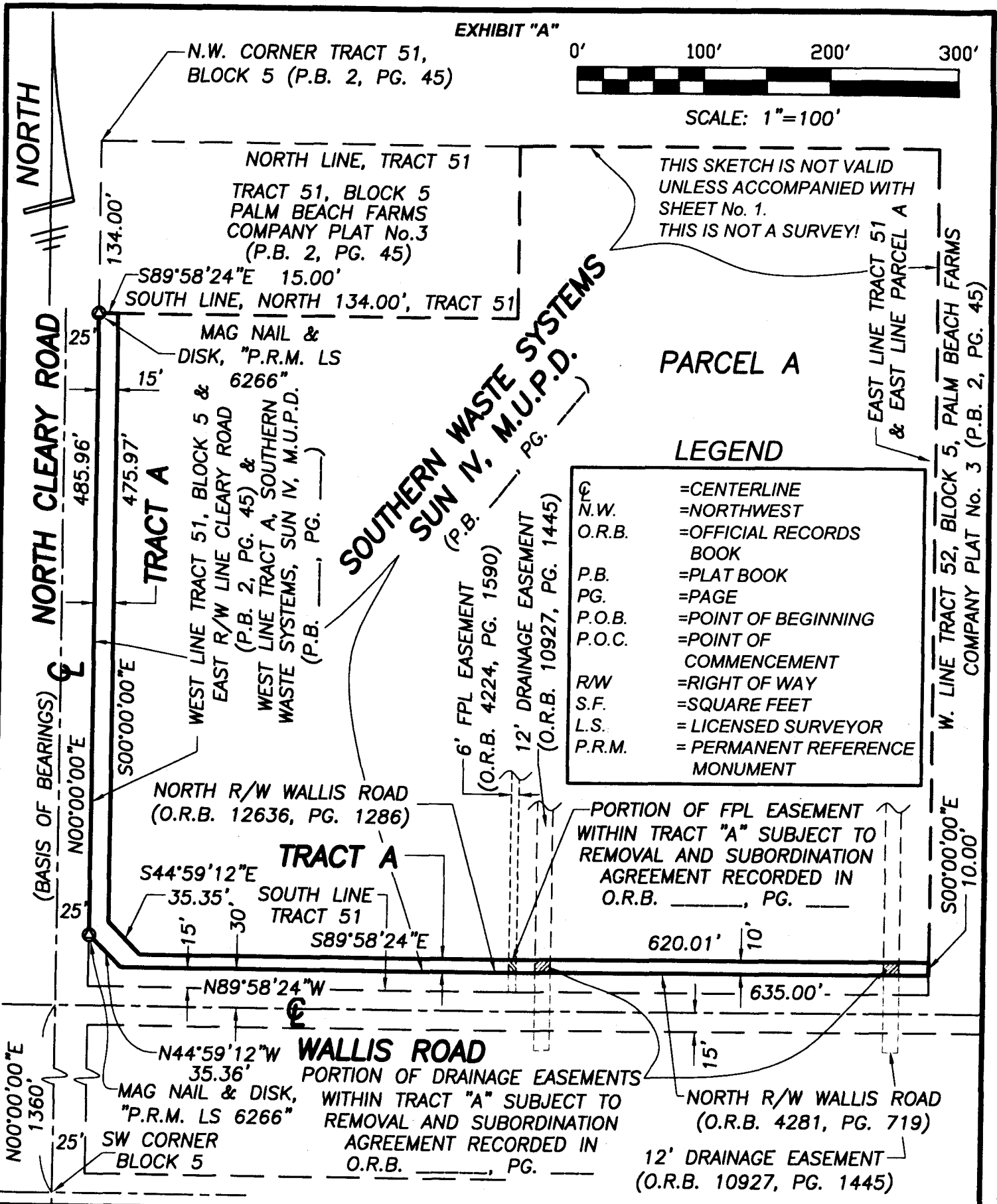
THIS SKETCH IS NOT VALID
UNLESS ACCOMPANIED WITH
SHEET No. 1.
THIS IS NOT A SURVEY!

PARCEL A

LEGEND

CL	=CENTERLINE
N.W.	=NORTHWEST
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
R/W	=RIGHT OF WAY
S.F.	=SQUARE FEET
L.S.	=LICENSED SURVEYOR
P.R.M.	=PERMANENT REFERENCE MONUMENT

PORTION OF FPL EASEMENT
WITHIN TRACT "A" SUBJECT TO
REMOVAL AND SUBORDINATION
AGREEMENT RECORDED IN
O.R.B. _____, PG. _____



WALLACE SURVEYING
 CORP. LICENSED BUSINESS # 4569
 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 10/4/11	DWG. No.: 11-1054-5
OFFICE: M.B.	SHEET: 2 OF 2
C'K'D.: C.W.	REF.: 11-1054-5.DWG