

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 17, 2012	<input checked="checked" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> 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 approve: Three Subordination Agreements for Atlantic Avenue (SR 806) with the Florida Department of Transportation (FDOT).


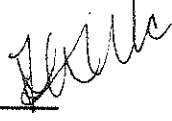
SUMMARY: Approval of this item will allow three Subordination Agreements in favor of FDOT, which will subordinate Palm Beach County's (County's) interest in (1) a Standard Potable Water & Wastewater Development Agreement, (2) Drainage Easement, and (3) a Reclaimed Water Development Agreement. FDOT requires these Subordination Agreements to provide clear title for a future road embankment easement for Atlantic Avenue, located between Lyons Road and Starkey Road.


District 5 (MRE)

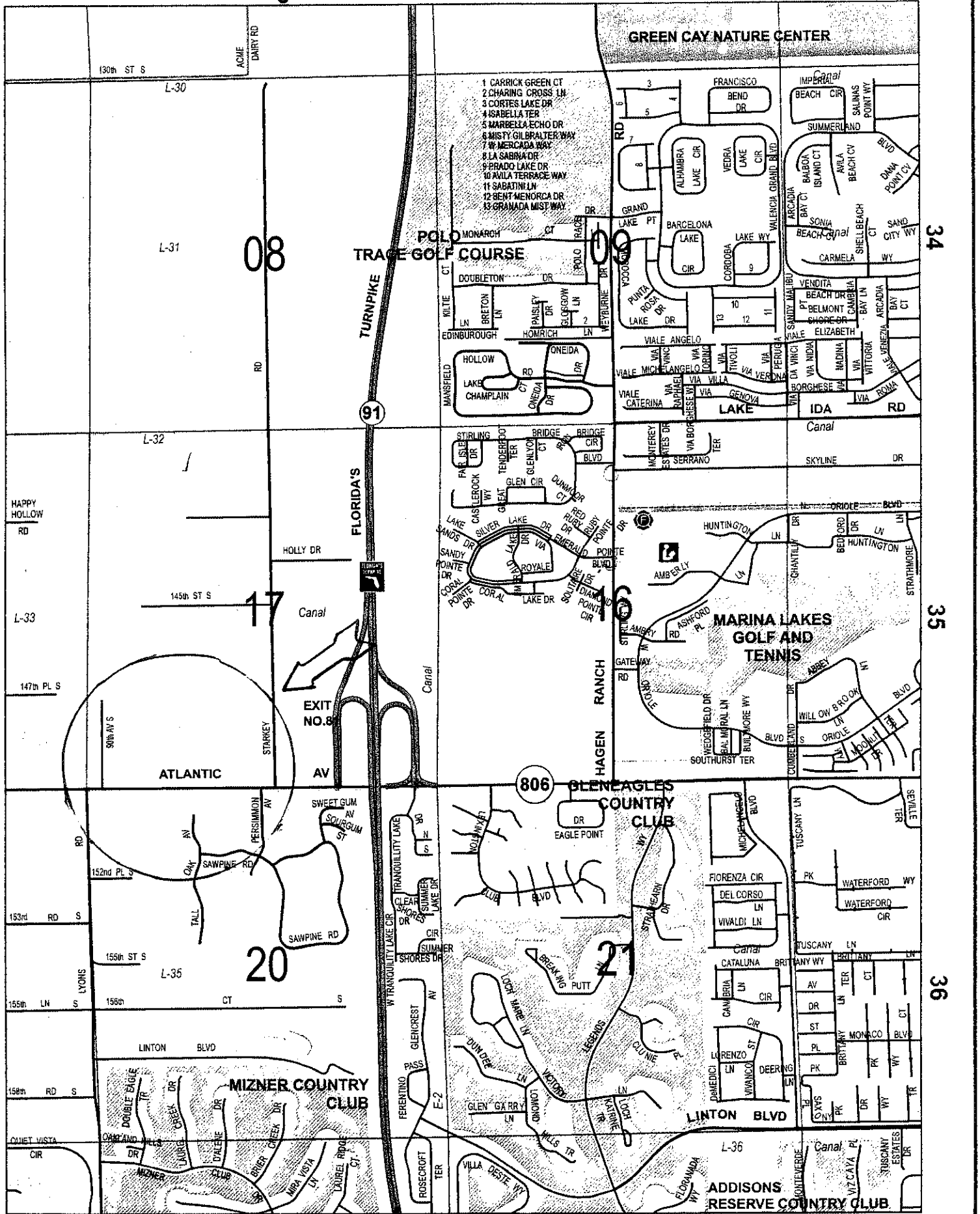
Background and Justification: In order to facilitate construction of Atlantic Avenue from west of Lyons Road to Starkey Road, an embankment easement (Parcel 803) is being dedicated by Delray Beach Associates I, LLC to the FDOT. Parcel 803 is currently encumbered by certain property interests held by the County, and the Subordination Agreements are therefore necessary to provide clear title to FDOT. The first Subordination Agreement will subordinate the County's interest in a Standard Potable Water and Wastewater Development Agreement dated July 18, 2005, recorded in Official Records Book 18924, Page 381. The second Subordination Agreement will subordinate the County's interest in a Drainage Easement dated July 21, 2006, recorded in Official Records Book 20667, Page 730. The third Subordination Agreement will subordinate the County's interest in a Reclaimed Water Development Agreement, dated August 15, 2006, recorded in Official Records Book 20775, Page 1449. FDOT has agreed that only the portions that affect Parcel 803 will be subordinated. The Engineering and Water Utilities Departments have both reviewed the Subordination Agreements, and have no objections.

Attachments:

1. Location Map
2. Three Subordination Agreements with Exhibit "A"

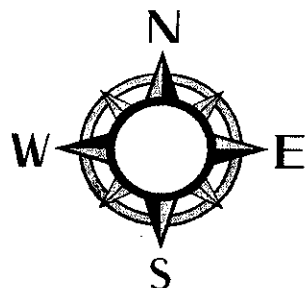
Recommended by:  4/3/12 
Division Director Date

Approved by:  4/9/12
County Engineer Date



Location Map

Attachment 1



36-SUB.03-06/93

This instrument prepared
under the direction of:
Laurice C. Mayes, Esq. *L. Mayes*
Sketch & Legal description
Prepared by:
Wantman Group, Inc.
Document prepared by:
Diana Heimer (02/21/12)
Department of Transportation
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No. 803.5
Item/Segment No. 2296583
Section 93030-2502
Managing District: 04
S.R. No. 806
County: Palm Beach

SUBORDINATION AGREEMENT

THIS AGREEMENT Made this _____ day of _____, 201____,
by and between PALM BEACH COUNTY, a political subdivision of the State
of Florida, hereinafter called the "party of the first part", and the
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the
"Department".

WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain
Standard Potable Water and Wastewater Development Agreement (SDA), dated
07/18/05, recorded in Official Records Book 18924, Page 381 and as
affected by First Amendment, recorded in Official Records Book 20775,
Page 1447, both of the Public Records of Palm Beach County, Florida and;

WHEREAS, a portion of the land encumbered by said Standard Potable
Water and Wastewater Development Agreement (SDA) as affected by said
First Amendment is required by the Department for public transportation;

NOW THEREFORE, for and in consideration of the premises and the
sum of One Dollar (\$1.00) and other good and valuable considerations,
paid, the receipt and sufficiency of which is hereby acknowledged, the
party of the first part hereby agrees, covenants, and consents with the
Department that the aforesaid Standard Potable Water and Wastewater
Development Agreement (SDA) as affected by said First Amendment is and
shall continue to be subject and subordinate to the property rights of
the Department insofar as said Standard Potable Water and Wastewater
Development Agreement (SDA) as affected by said First Amendment affects
the following described property, viz:

See Exhibit "A"
Description & Sketch

This subordination agreement shall be binding upon and inure to the
benefit of the respective heirs, legal representatives, successors and
assigns of the parties hereto.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its board of County Commissioners acting by the Chairperson or Vice-Chairperson of said board, the day and year aforesaid.

ATTEST: _____
Print Name: _____
Clerk (or Deputy Clerk)

PALM BEACH COUNTY, FLORIDA
By Its Board of County
Commissioners

BY: _____
Print Name: _____
Its Chairperson
(or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 201____, by _____, Chairperson or Vice-Chairperson, who is personally known to me or who has produced _____ as identification, and who did (did not) take an oath.

Print Name: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

DESCRIPTION & SKETCH
 "EXHIBIT A"
 PALM BEACH COUNTY, FLORIDA

PARCEL 803
EMBANKMENT EASEMENT
ATLANTIC AVENUE (SR 806)
 PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACTS 114 THROUGH 120 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89°58'57" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 583.00 FEET TO A POINT ON THE EXTENSION OF THE EAST LINE OF TRACT 113; THENCE NORTH 01°01'03" WEST, ALONG SAID EAST EXTENSION OF TRACT 113, A DISTANCE OF 114.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 01°01'03" WEST ALONG SAID EAST LINE, A DISTANCE OF 29.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 425.17 FEET; THENCE SOUTH 00°01'03" WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°01'03" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°01'03" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°01'03" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°01'03" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 819.75 FEET; THENCE NORTH 89°17'59" EAST, A DISTANCE OF 215.47 FEET; THENCE SOUTH 44°05'25" WEST, A DISTANCE OF 46.50 FEET; THENCE SOUTH 89°17'59" WEST, ALONG A LINE PARALLEL TO AND 110.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 182.92 FEET; THENCE NORTH 89°58'57" WEST, ALONG A LINE PARALLEL TO AND 110.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 1990.75; THENCE NORTH 00°01'03" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 89°58'57" WEST, ALONG A LINE PARALLEL TO AND 114.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 53.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.736 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

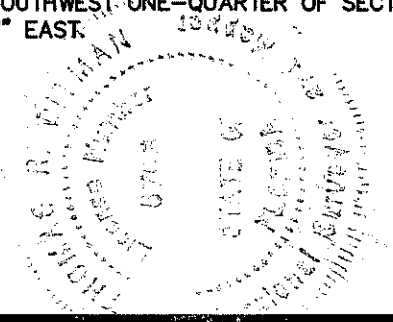
1. THIS DRAWING IS NOT A SURVEY.
2. PREPARED WITH THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT BY CHICAGO TITLE INSURANCE COMPANY, CASE NO. 3743668.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WHICH BEARS SOUTH 89°58'57" EAST.

NOTES CONTINUE ON SHEET 2

WANTMAN GROUP, INC.



THOMAS R. DITMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 5763




Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
 2035 VISTA PARKWAY, SUITE 100
 WEST PALM BEACH, FL 33411
 (561) 687-2220 phone
 (561) 687-1110 fax
 CERTIFICATION NUMBER 6091
 LICENSED BUSINESS NUMBER 7055

CAD		T:\478 Atlantic Ave Design\DGM\Survey\dwg\TParcel1803.dwg	
REFERENCE			
FIELD		JOB	204478.00
DRAWN BY	PBT	DATE	02/01/12
CHECKED BY	TRD	SHEET	1 OF 3

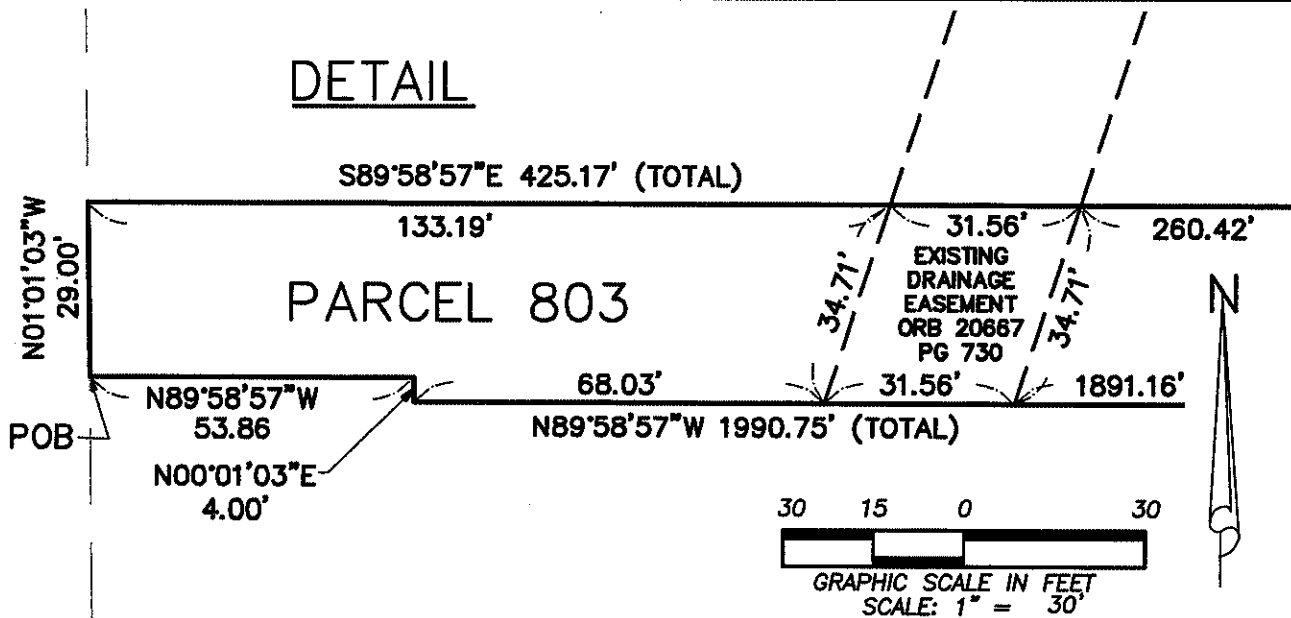
DESCRIPTION & SKETCH
 "EXHIBIT A"
 PALM BEACH COUNTY, FLORIDA

PARCEL 803
 EMBANKMENT EASEMENT
 ATLANTIC AVENUE (SR 806)
 PALM BEACH COUNTY, FLORIDA

SURVEYOR'S NOTES (CONTINUE FROM SHEET 1)

6. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN ASSIGNMENT OF TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 18365, PAGE 1057, OFFICIAL RECORDS BOOK 18714 PAGE 236, OFFICIAL RECORDS BOOK 18714, PAGE 281, OFFICIAL RECORDS BOOK 18930 PAGE 1196, OFFICIAL RECORDS BOOK 20165, PAGE 1406 AND OFFICIAL RECORDS BOOK 21386, PAGE 760.
7. SUBJECT TO A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19495, PAGE 558 AND AS AMENDED IN OFFICIAL RECORDS BOOK 21386, PAGE 740
8. SUBJECT TO A STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18924, PAGE 381, AMENDED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 20775, PAGE 1447
9. SUBJECT TO A RECLAIMED WATER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20775, PAGE 1449, ALL AS PARTIALLY RELEASED IN OFFICIAL RECORDS BOOK 24327, PAGE 1177.
10. SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 20667, PAGE 730 AND SHOWN HEREIN.
11. SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 21978, PAGE 1965.
12. SUBJECT TO A RESOLUTION FIXING SETBACK REQUIREMENTS ON STATE ROAD 806 RECORDED IN DEED BOOK 1104, PAGE 158.

DETAIL



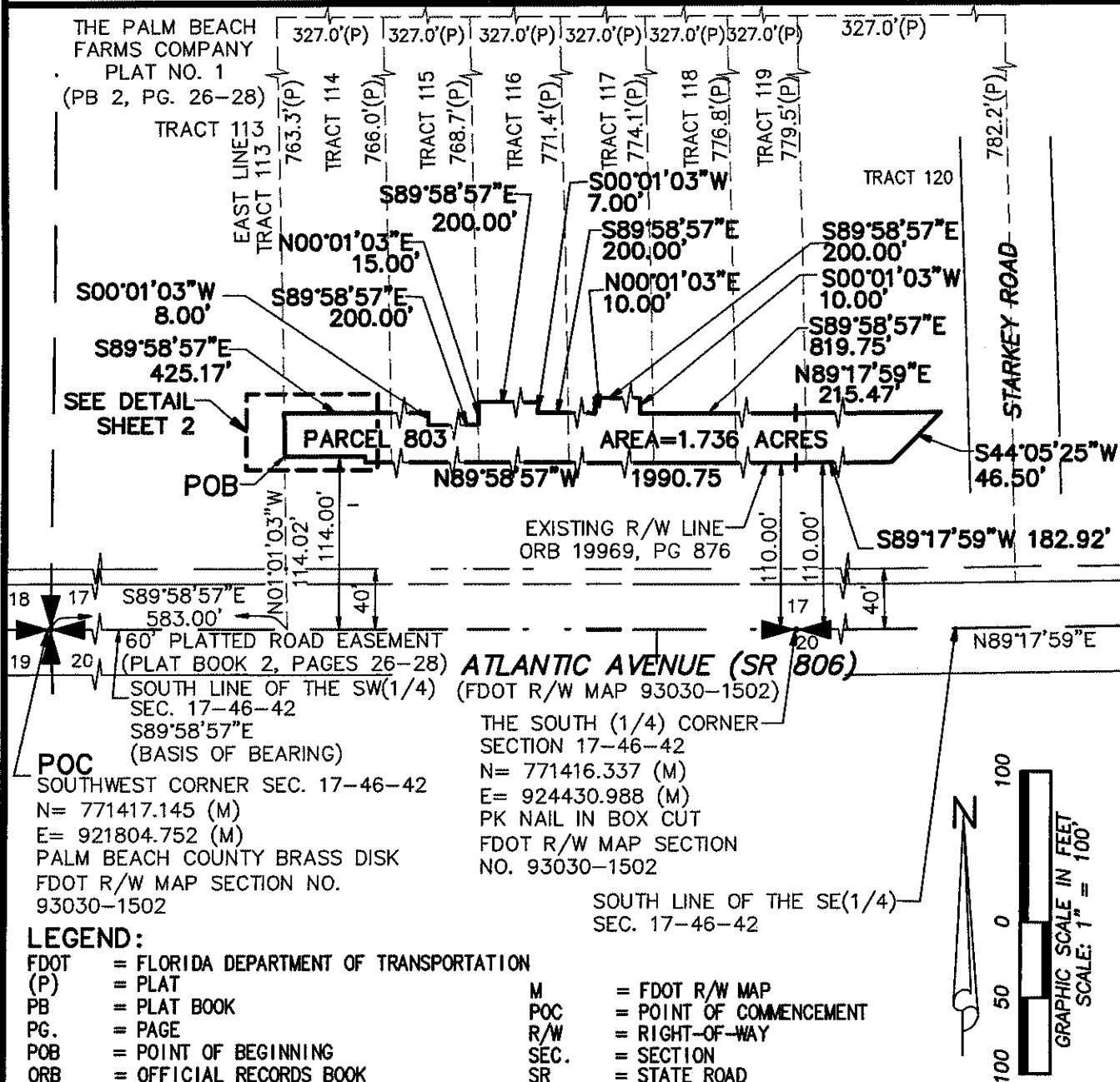
Wantman Group, Inc.
 Engineering ♦ Surveying ♦ Mapping
 2035 VISTA PARKWAY, SUITE 100
 WEST PALM BEACH, FL 33411
 (561) 687-2220 phone
 (561) 687-1110 fax
 CERTIFICATION NUMBER 6091
 LICENSED BUSINESS NUMBER 7055

CAD T:\478 Atlantic Ave Design\DGN\Survey\dwg\TParcel803.dwg

REFERENCE	
FIELD	JOB 204478.00
DRAWN BY PBT	DATE 02/01/12
CHECKED BY TRD	SHEET 2 OF 3

DESCRIPTION & SKETCH
 "EXHIBIT A"
 PALM BEACH COUNTY, FLORIDA

PARCEL 803
EMBANKMENT EASEMENT
ATLANTIC AVENUE (SR 806)
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36-SUB.03-06/93

This instrument prepared
under the direction of:
Laurice C. Mayes, Esq. *L.C. Mayes*
Sketch & Legal description
Prepared by:
Wantman Group, Inc.
Document prepared by:
Diana Helmer (02/21/12)
Department of Transportation
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No. 803.3
Item/Segment No. 2296583
Section 93030-2502
Managing District: 04
S.R. No. 806
County: Palm Beach

SUBORDINATION AGREEMENT

THIS AGREEMENT Made this _____ day of _____, 201____,
by and between PALM BEACH COUNTY, a political subdivision of the State
of Florida, hereinafter called the "party of the first part", and the
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the
"Department".

WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain
Drainage Easement, dated 07/21/06, and recorded in Official Records
Book 20667, Page 730, of the Public Records of Palm Beach County,
Florida and,

WHEREAS, a portion of the land encumbered by said Drainage
Easement is required by the Department for public transportation;

NOW THEREFORE, for and in consideration of the premises and the
sum of One Dollar (\$1.00) and other good and valuable considerations,
paid, the receipt and sufficiency of which is hereby acknowledged, the
party of the first part hereby agrees, covenants, and consents with the
Department that the aforesaid Drainage Easement is and shall continue
to be subject and subordinate to the property rights of the Department
insofar as said Drainage Easement affects the following described
property, viz:

See Exhibit "A"
Description & Sketch

This subordination agreement shall be binding upon and inure to
the benefit of the respective heirs, legal representatives, successors
and assigns of the parties hereto.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its board of County Commissioners acting by the Chairperson or Vice-Chairperson of said board, the day and year aforesaid.

ATTEST: _____
Print Name: _____
Clerk (or Deputy Clerk)

PALM BEACH COUNTY, FLORIDA
By Its Board of County
Commissioners

BY: _____
Print Name: _____
Its Chairperson
(or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 201____, by _____ Chairperson or Vice-Chairperson, who is personally known to me or who has produced _____ as identification, and who did (did not) take an oath.

Print Name: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

DESCRIPTION & SKETCH
 "EXHIBIT A"
 PALM BEACH COUNTY, FLORIDA

PARCEL 803
 EMBANKMENT EASEMENT
 ATLANTIC AVENUE (SR 806)
 PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION

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CONTAINING 1.736 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

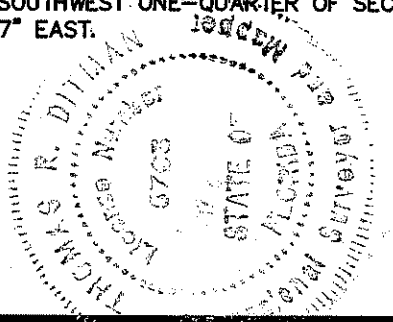
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NOTES CONTINUE ON SHEET 2

WANTMAN GROUP, INC.

Thomas R. Ditman

THOMAS R. DITMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 5763



W Wantman Group, Inc.
 Engineering ♦ Surveying ♦ Mapping
 2035 VISTA PARKWAY, SUITE 100
 WEST PALM BEACH, FL 33411
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 CERTIFICATION NUMBER 6091
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DESCRIPTION & SKETCH

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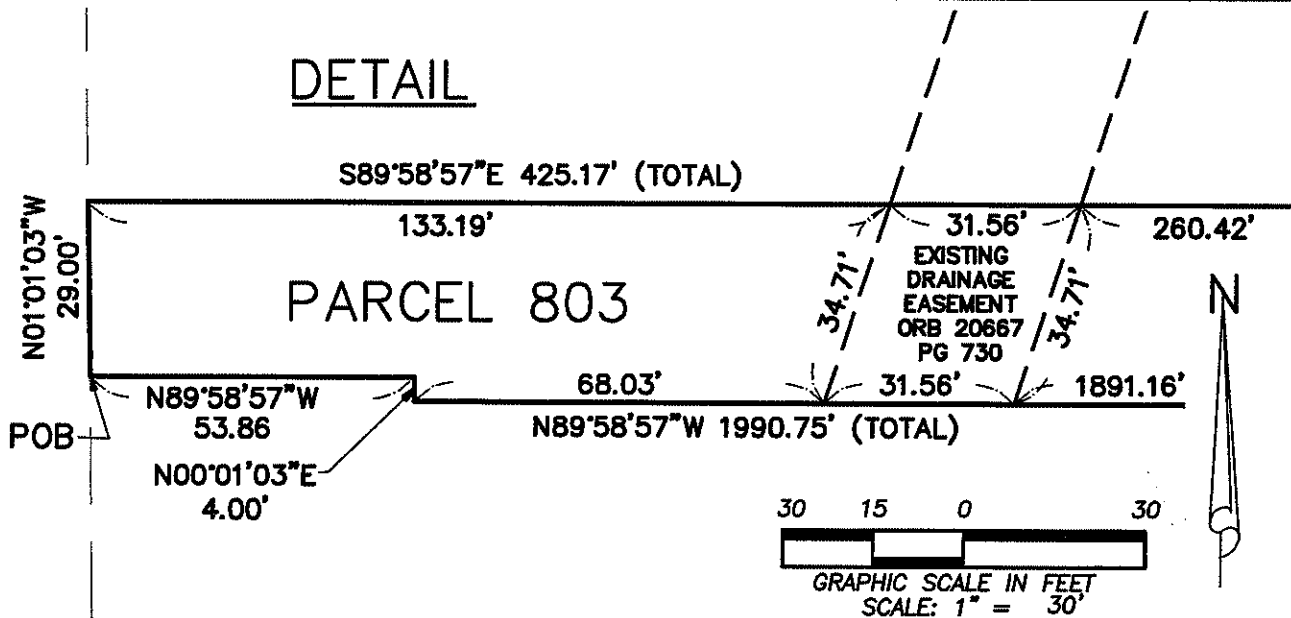
PALM BEACH COUNTY, FLORIDA

PARCEL 803
 EMBANKMENT EASEMENT
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SURVEYOR'S NOTES (CONTINUE FROM SHEET 1)

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DETAIL



Wantman Group, Inc.

Engineering ♦ Surveying ♦ Mapping

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 WEST PALM BEACH, FL 33411
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CAD

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REFERENCE

FIELD

JOB 204478.00

DRAWN BY

PBT

DATE 02/01/12

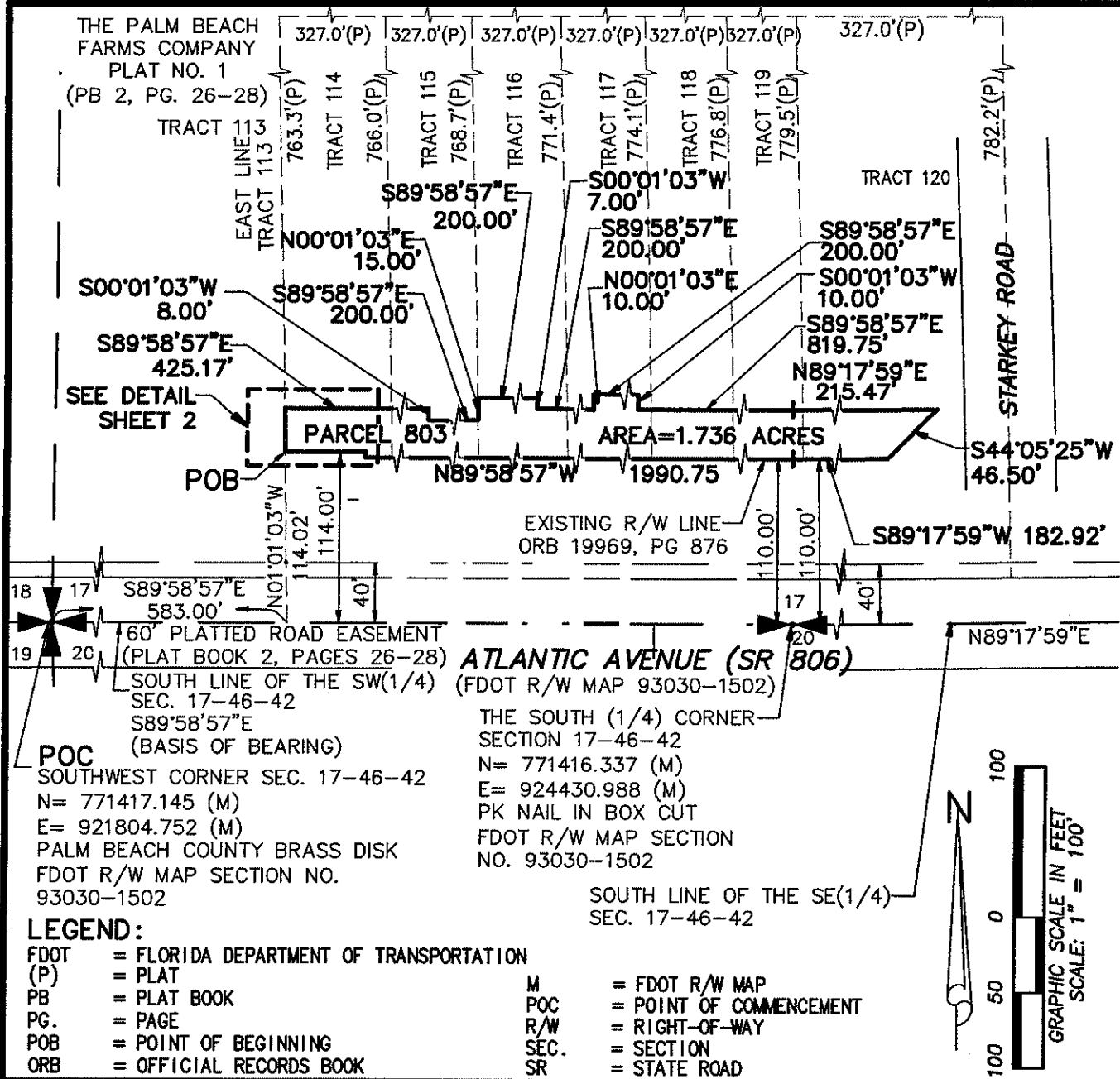
CHECKED BY

TRD

SHEET 2 OF 3

DESCRIPTION & SKETCH
"EXHIBIT A"
PALM BEACH COUNTY, FLORIDA

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PALM BEACH COUNTY, FLORIDA



W **Wantman Group, Inc.**
 Engineering ♦ Surveying ♦ Mapping
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REFERENCE	
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36-SUB.03-06/93

This instrument prepared
under the direction of:
Laurice C. Mayes, Esq. *LCM 2/12*
Sketch & Legal description
Prepared by:
Wantman Group, Inc.
Document prepared by:
Diana Helmer (02/21/12)
Department of Transportation
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No. 803.4
Item/Segment No. 2296583
Section 93030-2502
Managing District: 04
S.R. No. 806
County: Palm Beach

SUBORDINATION AGREEMENT

THIS AGREEMENT Made this _____ day of _____, 201____,
by and between PALM BEACH COUNTY, a political subdivision of the State
of Florida, hereinafter called the "party of the first part", and the
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the
"Department".

WITNESSETH:

WHEREAS, the party of the first part is the holder of a certain
Reclaimed Water Development Agreement (DA), dated 08/15/06, and recorded
in Official Records Book 20775, Page 1449, as affected by the Partial
Release, recorded in Official Records Book 24327, Page 1177, both of the
Public Records of Palm Beach County, Florida and,

WHEREAS, a portion of the land encumbered by said Reclaimed Water
Development Agreement (DA) as affected by said Partial Release is
required by the Department for public transportation;

NOW THEREFORE, for and in consideration of the premises and the
sum of One Dollar (\$1.00) and other good and valuable considerations,
paid, the receipt and sufficiency of which is hereby acknowledged, the
party of the first part hereby agrees, covenants, and consents with the
Department that the aforesaid Reclaimed Water Development Agreement (DA)
as affected by said Partial Release is and shall continue to be subject
and subordinate to the property rights of the Department insofar as said
Reclaimed Water Development Agreement (DA) as affected by said Partial
Release affects the following described property, viz:

See Exhibit "A"
Description & Sketch

This subordination agreement shall be binding upon and inure to the
benefit of the respective heirs, legal representatives, successors and
assigns of the parties hereto.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its board of County Commissioners acting by the Chairperson or Vice-Chairperson of said board, the day and year aforesaid.

ATTEST: _____

Print Name: _____
Clerk (or Deputy Clerk)

PALM BEACH COUNTY, FLORIDA
By Its Board of County
Commissioners

BY: _____

Print Name: _____
Its Chairperson
(or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 201____, by _____ Chairperson or Vice-Chairperson, who is personally known to me or who has produced _____ as identification, and who did (did not) take an oath.

Print Name: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

DESCRIPTION & SKETCH
 "EXHIBIT A"
 PALM BEACH COUNTY, FLORIDA

PARCEL 803
 EMBANKMENT EASEMENT
 ATLANTIC AVENUE (SR 806)
 PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACTS 114 THROUGH 120 OF THE PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89°58'57" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 583.00 FEET TO A POINT ON THE EXTENSION OF THE EAST LINE OF TRACT 113; THENCE NORTH 01°01'03" WEST, ALONG SAID EAST EXTENSION OF TRACT 113, A DISTANCE OF 114.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 01°01'03" WEST ALONG SAID EAST LINE, A DISTANCE OF 29.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 425.17 FEET; THENCE SOUTH 00°01'03" WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°01'03" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°01'03" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°01'03" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°01'03" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 819.75 FEET; THENCE NORTH 89°17'59" EAST, A DISTANCE OF 215.47 FEET; THENCE SOUTH 44°05'25" WEST, A DISTANCE OF 46.50 FEET; THENCE SOUTH 89°17'59" WEST, ALONG A LINE PARALLEL TO AND 110.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 182.92 FEET; THENCE NORTH 89°58'57" WEST, ALONG A LINE PARALLEL TO AND 110.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 1990.75; THENCE NORTH 00°01'03" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 89°58'57" WEST, ALONG A LINE PARALLEL TO AND 114.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 53.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.736 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

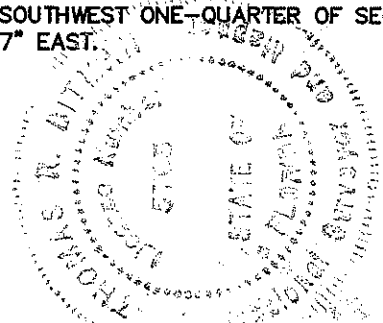
1. THIS DRAWING IS NOT A SURVEY.
2. PREPARED WITH THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT BY CHICAGO TITLE INSURANCE COMPANY, CASE NO. 3743668.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, WHICH BEARS SOUTH 89°58'57" EAST.

NOTES CONTINUE ON SHEET 2

WANTMAN GROUP, INC.

Thomas R. Ditman

THOMAS R. DITMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 5763



W **Wantman Group, Inc.**
 Engineering ♦ Surveying ♦ Mapping
 2035 VISTA PARKWAY, SUITE 100
 WEST PALM BEACH, FL 33411
 (561) 687-2220 phone
 (561) 687-1110 fax
 CERTIFICATION NUMBER 6091
 LICENSED BUSINESS NUMBER 7055

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REFERENCE	
FIELD	JOB 204478.00
DRAWN BY PBT	DATE 02/01/12
CHECKED BY TRD	SHEET 1 OF 3

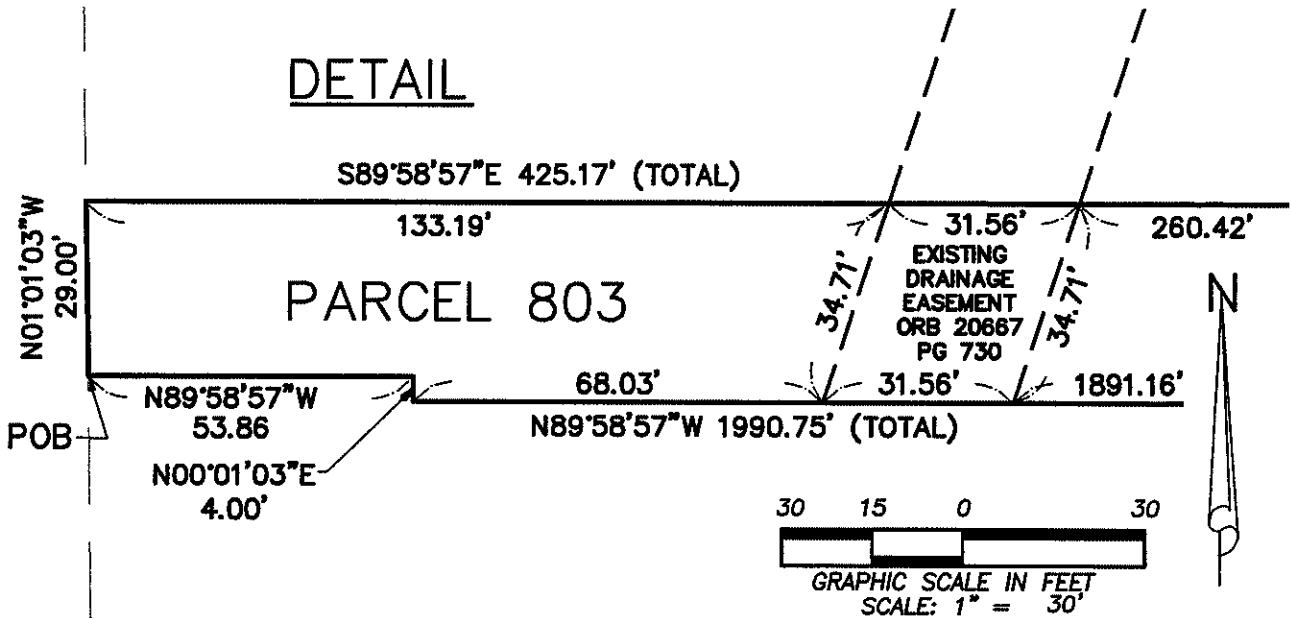
DESCRIPTION & SKETCH
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 PALM BEACH COUNTY, FLORIDA

PARCEL 803
 EMBANKMENT EASEMENT
 ATLANTIC AVENUE (SR 806)
 PALM BEACH COUNTY, FLORIDA

SURVEYOR'S NOTES (CONTINUE FROM SHEET 1)

6. SUBJECT TO TERMS AND CONDITIONS SET FORTH IN ASSIGNMENT OF TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 18365, PAGE 1057, OFFICIAL RECORDS BOOK 18714 PAGE 236, OFFICIAL RECORDS BOOK 18714, PAGE 281, OFFICIAL RECORDS BOOK 18930 PAGE 1196, OFFICIAL RECORDS BOOK 20165, PAGE 1406 AND OFFICIAL RECORDS BOOK 21386, PAGE 760.
7. SUBJECT TO A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19495, PAGE 558 AND AS AMENDED IN OFFICIAL RECORDS BOOK 21386, PAGE 740
8. SUBJECT TO A STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18924, PAGE 381, AMENDED BY THE FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 20775, PAGE 1447
9. SUBJECT TO A RECLAIMED WATER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20775, PAGE 1449, ALL AS PARTIALLY RELEASED IN OFFICIAL RECORDS BOOK 24327, PAGE 1177.
10. SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 20667, PAGE 730 AND SHOWN HEREIN.
11. SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 21978, PAGE 1965.
12. SUBJECT TO A RESOLUTION FIXING SETBACK REQUIREMENTS ON STATE ROAD 806 RECORDED IN DEED BOOK 1104, PAGE 158.

DETAIL

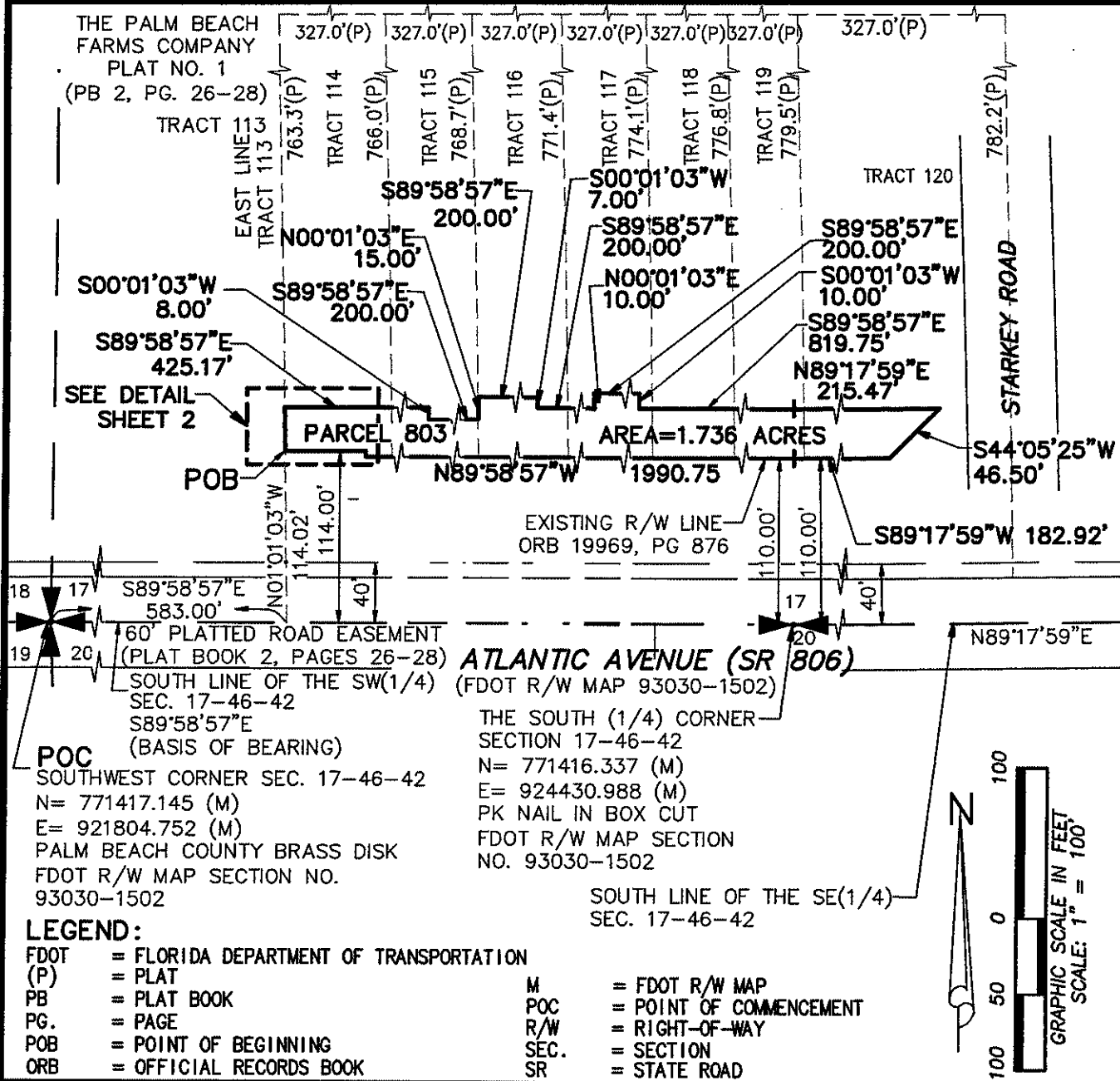


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DESCRIPTION & SKETCH
 "EXHIBIT A"
 PALM BEACH COUNTY, FLORIDA

PARCEL 803
EMBANKMENT EASEMENT
ATLANTIC AVENUE (SR 806)
 PALM BEACH COUNTY, FLORIDA



POC
 SOUTHWEST CORNER SEC. 17-46-42
 N= 771417.145 (M)
 E= 921804.752 (M)
 PALM BEACH COUNTY BRASS DISK
 FDOT R/W MAP SECTION NO.
 93030-1502

ATLANTIC AVENUE (SR 806)
 (FDOT R/W MAP 93030-1502)
 THE SOUTH (1/4) CORNER
 SECTION 17-46-42
 N= 771416.337 (M)
 E= 924430.988 (M)
 PK NAIL IN BOX CUT
 FDOT R/W MAP SECTION
 NO. 93030-1502
 SOUTH LINE OF THE SE(1/4)
 SEC. 17-46-42

LEGEND:

- | | | | | | |
|------|---|--------------------------------------|------|---|-----------------------|
| FDOT | = | FLORIDA DEPARTMENT OF TRANSPORTATION | M | = | FDOT R/W MAP |
| (P) | = | PLAT | POC | = | POINT OF COMMENCEMENT |
| PB | = | PLAT BOOK | R/W | = | RIGHT-OF-WAY |
| PG. | = | PAGE | SEC. | = | SECTION |
| POB | = | POINT OF BEGINNING | SR | = | STATE ROAD |
| ORB | = | OFFICIAL RECORDS BOOK | | | |



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CHECKED BY TRD	SHEET 3 OF 3