

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 5, 2012

☒ Consent

☐ Regular

☐ Workshop

☐ Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) Accept a warranty deed for Parcels 100 and 101 from Lynn University for additional right-of-way for Military Trail; and
- B) Approve a subordination of utility interests to Palm Beach County from the City of Boca Raton.

SUMMARY: This action provides for the acceptance of a warranty deed conveying additional right-of-way for Military Trail and the approval of a subordination of utility interests.

District 4 (MRE)

Background and Justification: Lynn University in Boca Raton has conveyed to Palm Beach County (County) additional right-of way for Military Trail. This right-of-way will be utilized for a right turn lane at Military Trail and Potomac Road and a public transit bus shelter and boarding area at the University's Military Trail entrance. The right turn lane and public transit facilities are to be constructed by Lynn University. The parcels conveyed to the County are encumbered by utility easements owned and maintained by the City of Boca Raton (City). The City has subordinated their interests in the parcels to the County. Future relocation of the City's utilities is not anticipated, however the subordination requires the County to pay for any relocation when and if requested by the City. The acceptance of the warranty deed and the approval of the subordination are in the best interest of the County.

Attachments:

1. Location Map
2. Warranty Deed with Exhibit "A" (Copy)
3. Subordination of Utility Interests to Palm Beach County with Exhibit "A" (Original)

Recommended by: *[Signature]*

Division Director

Date

4/24/12

Approved by: *[Signature]*

County Engineer

Date

5/3/12

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	* \$ -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund _____ Dept. _____ Unit _____ Object _____
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

* This item has no additional fiscal impact.
Approval of the Subordination of Utility Interests may require the expenditure of funds for future relocation of utility facilities. This potential impact is not possible to quantify or state with any certainty that it will occur at the present time.

C. Departmental Fiscal Review: Alice Kovalainen

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

N. Diaz 5/8/2012
OFMB
5/11/12 5/17/12
cc [initials]
5/14/12

Dr. J. J. [unclear] 5/14/12
Contract Dev. and Control
5-14-12 B. Wheeler

B. Approved as to Form and Legal Sufficiency:

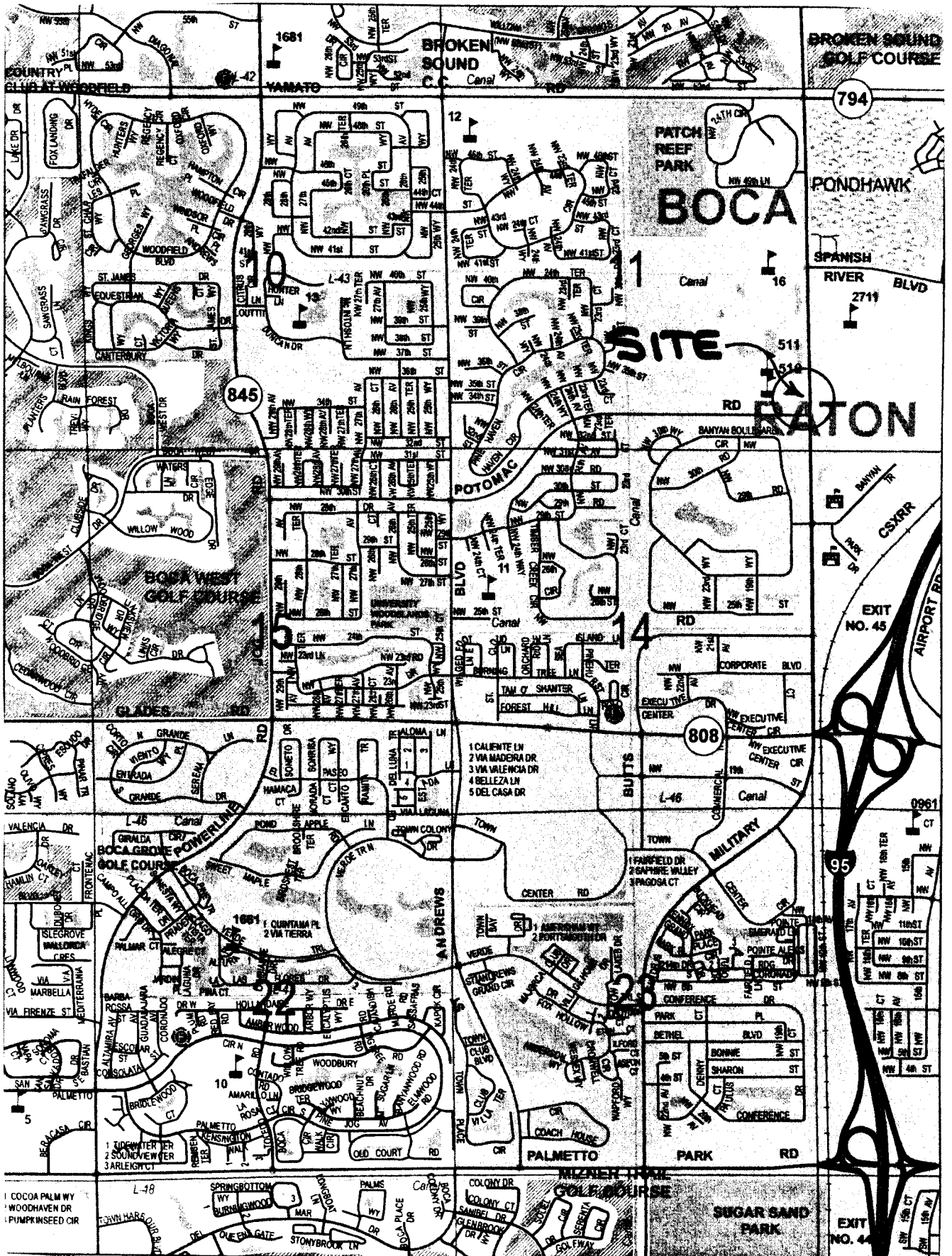
Monika [unclear]
Assistant County Attorney

C. Other Department Review:

Department Director

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

ATTACHMENT 1
LOCATION MAP



ATTACHMENT 2
WARRANTY DEED
WITH EXHIBIT "A"
1 of 7

Return to:

Name: Right-of-way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: ED HANCOY
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:

Name: Marlene R. Everitt, Esq.
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: 06-42-47-11-07-000-0000
(Corporation)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO. 93901
ROAD NAME: MILITARY TR. @ LYNN UNIVERSITY
PARCEL NO. 100 AND 101

WARRANTY DEED

THIS WARRANTY DEED, made this 2nd day of March, 2012, by LYNN UNIVERSITY, INC., a Florida not-for-profit corporation existing under the laws of FLORIDA, and having its principal place of business at 3601 North Military Trail, Boca Raton, Florida 33431, 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 Composite 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 whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2011, and subject to the subordination agreement recorded in Official Records Book _____, page _____, of the Public Records of Palm Beach County, Florida.

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.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

Jo Beth Lackey
WITNESS Signature (Required)

JO BETH LACKEY
TYPED OR PRINTED NAME OF WITNESS

[Signature]
WITNESS SIGNATURE (Required)

Thomas Heffernan
TYPED OR PRINTED NAME OF WITNESS

LYNN UNIVERSITY, INC.

CORPORATION NAME - TYPED OR PRINTED

BY:

[Signature]
SIGNATURE OF PRESIDENT

Kevin M. Ross, President

TYPED OR PRINTED NAME OF PRESIDENT

ATTEST:

Margaret E. Ruddy
SIGNATURE OF SECRETARY

Margaret E Ruddy
TYPED OR PRINTED NAME OF SECRETARY

3601 North Military Trail

Boca Raton, Florida 33431

MAILING ADDRESS

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by Kevin M. Ross, the President of LYNN UNIVERSITY, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/she is personally known to me ~~or has produced~~ as identification.

Witness my hand and official seal this 2nd day of March, 2012.

Signed: Deirdre N. Porter



ATTACHMENT 2
WARRANTY DEED
WITH EXHIBIT "A"
3 of 7

COMPOSITE EXHIBIT "A"

EXHIBIT "A"

PARCEL 100

**SKETCH & DESCRIPTION
A PORTION OF LYNN UNIVERSITY**

LAND DESCRIPTION:

A portion of LYNN UNIVERSITY, according to the Plat thereof as recorded in Plat Book 71, Page 185 of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the northeast corner of said Plat; thence S01°16'31"E along the east line of said Plat, 625.04 feet to the POINT OF BEGINNING; thence continue S01°16'31"E along said east line, 264.72 feet; thence N14°10'55"W, 50.70 feet; thence N01°16'31"W along a line 11.33 feet west of and parallel with said east line, a distance of 215.30 feet; thence N88°43'09"E, along the south line of a right-of-way dedication as described in Official Records Book 10940, Page 1930 of the Public Records of Palm Beach County, Florida, a distance of 11.33 feet to the POINT OF BEGINNING.

Said lands lying and situate in the City of Boca Raton, Palm Beach County, Florida, containing 2,718 square feet, more or less.


SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the east line of LYNN UNIVERSITY, according to the Plat thereof as recorded in Plat Book 71, Page 185 of the Public Records of Palm Beach County, Florida, having a bearing of S01°16'31"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; REF. PT. = Reference Point.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 2/22/2012


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 & 2


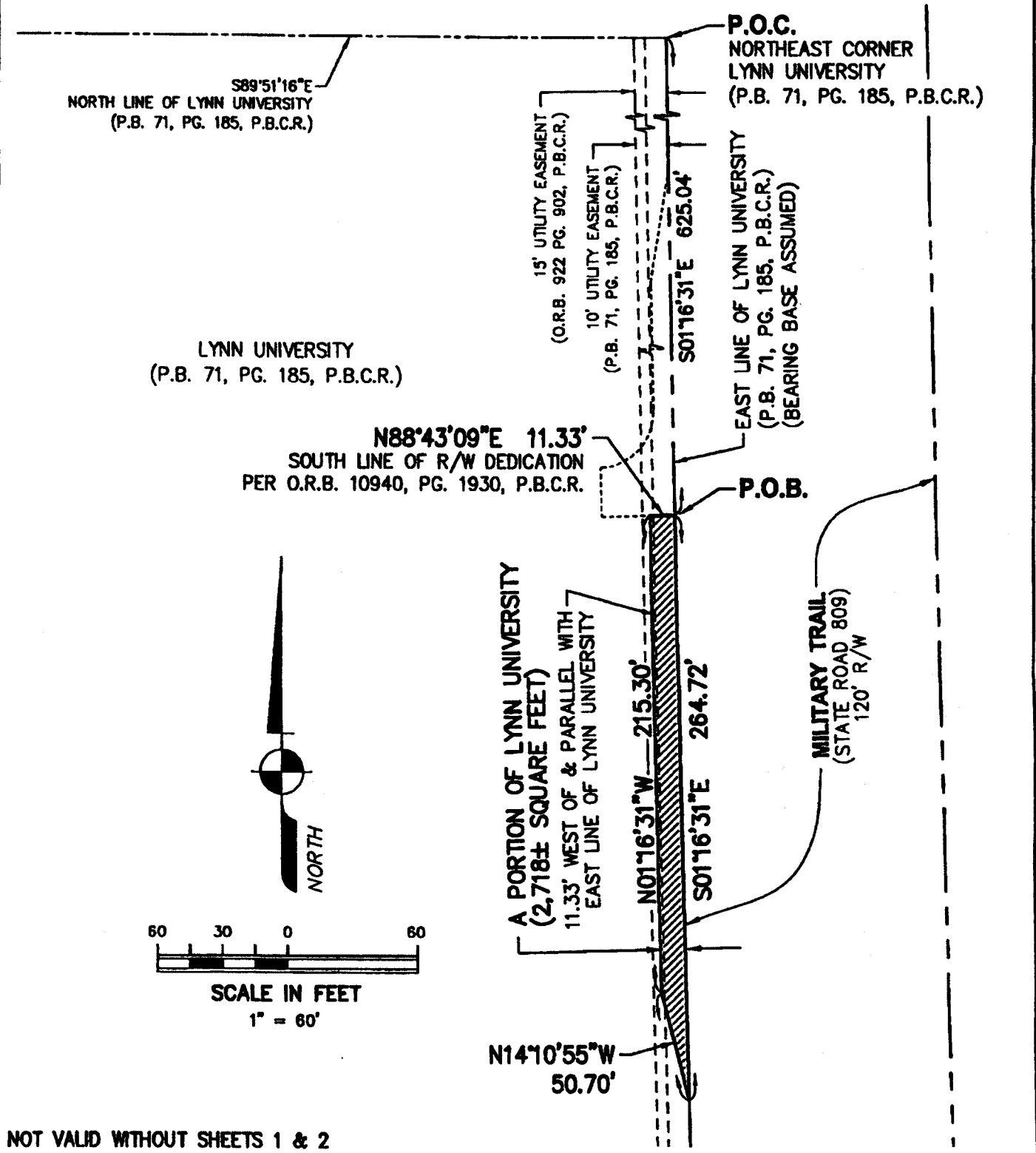
REVISIONS			AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 60 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL (561) 392-2884, FAX (561) 394-7126 www.AVIROM-SURVEY.com <small>©2012 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #: 8174-17a_RW	
REVISE WITH	02/22/2012 JTD			SCALE: 1" = 60'	
				DATE: 01/23/2012	
				BY: S.A.M.	
				CHECKED: J.T.D.	
				F.B. NONE PG. NONE	
				SHEET 1 OF 2	

EXHIBIT "A"

SKETCH & DESCRIPTION
A PORTION OF LYNN UNIVERSITY



NOT VALID WITHOUT SHEETS 1 & 2

REVISIONS		
REVISE	WITH	02/22/2012 JTD



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
60 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL (561) 392-2684, FAX (561) 394-7125
www.AVIROM-SURVEY.com
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SCALE:	1" = 60'
DATE:	01/23/2012
BY:	S.A.M.
CHECKED:	J.T.D.
F.B.	NONE PG. NONE
SHEET	2 OF 2

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BEGIN at the southeast corner of said Plat; thence N89°51'16"W along the south line of said Plat, 11.34 feet; thence N01°16'31"W along a line 11.34 feet west of and parallel with said east line, a distance of 300.24 feet; thence N06°18'14"E, 30.88 feet; thence N09°27'34"E, 39.01 feet to the east line of said Plat; thence S01°16'31"E along said east line, 369.46 feet to the POINT OF BEGINNING.

Said lands lying and situate in the City of Boca Raton, Palm Beach County, Florida, containing 3,830 square feet, more or less.

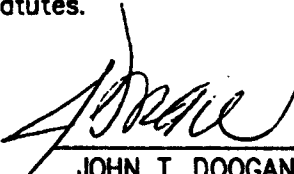
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Date: 1/23/2012


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 & 2


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				SCALE:	1" = 60'
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				BY:	S.A.M.
				CHECKED:	J.T.D.
				F.B.	NONE PG. NONE
				SHEET	1 OF 2

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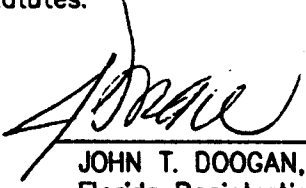
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				F.B.	NONE PG. NONE
				SHEET	1 OF 2

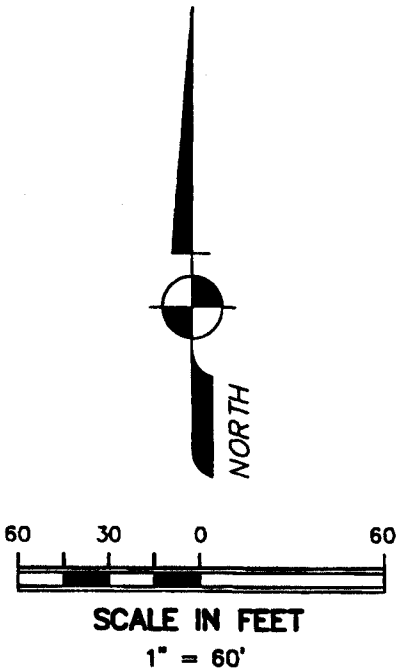
50774

EXHIBIT "A"

PARCEL 101

SKETCH & DESCRIPTION
A PORTION OF LYNN UNIVERSITY

LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)



N09°27'34"E
39.01'

N06°18'14"E
30.88'

A PORTION OF LYNN UNIVERSITY
(3,830± SQUARE FEET)

11.34' WEST OF & PARALLEL WITH
EAST LINE OF LYNN UNIVERSITY

N01°16'31"W 300.24'

S01°16'31"E 369.46'
EAST LINE OF LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)
(BEARING BASE ASSUMED)

MILITARY TRAIL
(STATE ROAD 809)
120' R/W

POTOMAC ROAD
120' R/W

N89°51'16"W 11.34'
SOUTH LINE OF LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)

P.O.B.
SOUTHEAST CORNER
LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)

NOT VALID WITHOUT SHEETS 1 & 2

REVISIONS



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CHECKED:	J.T.D.
F.B.	NONE PG. NONE
SHEET	2 OF 2

Return To: Right-of-Way Acquisition Section
Name: Palm Beach County Engineering
Address: Post Office Box 21229
West Palm Beach Florida 33416
Attn: ED HANDY
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

P.I.N.: 06-42-47-11-07-000-0000 Not to be recorded without Board of County Commissioners Acceptance Date

Project No.: 93901
Project Name: MILITARY TRAIL @ LYNN UNIVERSITY
Parcel No.: 100 + 101

**SUBORDINATION OF UTILITY INTERESTS
TO PALM BEACH COUNTY, FLORIDA**

THIS AGREEMENT, entered into this ____ day of _____, 201____, by and between the COUNTY OF PALM BEACH (hereinafter the "County"), and the CITY OF BOCA RATON, a Florida municipal corporation, whose mailing address is 201 W. Palmetto Park Road, Boca Raton, Florida 33432, hereinafter the "Utility").

WHEREAS, the Utility presently has easements in certain property that has been determined necessary for public purposes; and,

WHEREAS, the proposed use of this property will require subordination to the County of the interests claimed in said property by the Utility and at the request of the County, the Utility has agreed, subject to the following conditions, to relocate its facilities from the Utility's easement onto public right-of-way, or has agreed to leave its facilities on the subordinated property (hereinafter "Property"), described in Composite Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the County is willing to pay to have the utility's facilities relocated as necessary to prevent conflict between the facilities so that the benefits of each may be retained;

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

1. The Utility hereby subordinates any and all of its interest in that portion of the following easements lying within the Property, to the interest of the County, its successors or assigns, through, under, upon or across the Property;

<u>NATURE OF ENCUMBRANCE</u> <u>PAGE</u>	<u>DATE</u>	<u>FROM OR AGAINST</u>	<u>IN FAVOR OF</u>	<u>BOOK AND</u>
15' Utility Easement	4/15/1963	Marymount College	University Park Water Co.	OR 922, Page 900
15' Utility Easement	4/15/1963	Marymount College	University Park Water Co.	OR 922, Page 902
10' Roadway Easement	4/3/2003	Lynn University, Inc.	City of Boca Raton, Florida	OR 15626, Page 621

2. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon all the Property in accordance with the County's current minimum standards for such facilities as of the date of such construction. Any new construction or relocation of the facilities within the Property will be subject to prior approval by the County. Should the County 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 County hereby agrees to pay the Utility's reasonable cost of any required alteration, adjustment or relocation, caused by the County's actions, including the cost of acquiring the necessary easements.
 3. The Utility shall have a reasonable right to enter upon the Property for the purposes outlined in paragraph 2 above, including the right to trim such trees, bushes, and growth which might endanger or interfere with the operation and safety of the Utility's facilities.
 4. The Utility 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 the Utility 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 location of facilities on the Property.
 6. This agreement is not assignable except to the State of Florida for the purposes described herein.
- IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written.

PALM BEACH COUNTY, FLORIDA, a
Political Subdivision of the
State of Florida
BOARD OF COUNTY COMMISSIONERS

By: _____
COMMISSIONER SHELLEY VANA, CHAIR

ATTEST:

Sharon R. Bock, Clerk & Comptroller

By: _____
Clerk (or Deputy Clerk)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of
201__, by _____, Chair, Board of
County Commissioners, who is personally known to me and who did not take an oath.

Signature

Print Name

Susan S. Saxton
Witness Signature
SUSAN S. SAXTON
Print name of witness

Denise Carroll
Witness Signature
Denise Carroll
Print Name of witness

CITY OF BOCA RATON, a Florida
Municipal corporation

By: Susan Whelchel
Signature

Susan Whelchel
Print Name

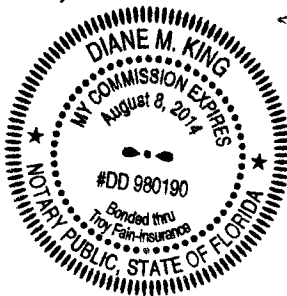
Mayor
Title

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day
of April, 2012, by Susan Whelchel, the
Mayor of the CITY OF BOCA RATON, a Florida municipal corporation, who
is personally known to me, or who supplied NA as
identification, and who did/did not take an oath.

SEAL

266-LGL REV. 11/19/02



Diane M. King
NOTARY PUBLIC

COMPOSITE EXHIBIT "A"

EXHIBIT "A"

SKETCH & DESCRIPTION
A PORTION OF LYNN UNIVERSITY

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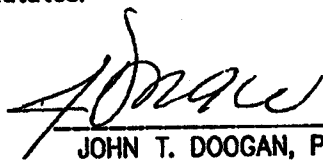
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2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the east line of LYNN UNIVERSITY, according to the Plat thereof as recorded in Plat Book 71, Page 185 of the Public Records of Palm Beach County, Florida, having a bearing of S01°16'31"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; REF. PT. = Reference Point.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 2/22/2012


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 & 2

REVISIONS

REVISE WIDTH 02/22/2012 JTD



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
80 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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JOB#:	8174-17a_RW
SCALE:	1" = 80'
DATE:	01/23/2012
BY:	S.A.M.
CHECKED:	J.T.D.
F.B.	NONE PG. NONE
SHEET	1 OF 2

EXHIBIT "A"

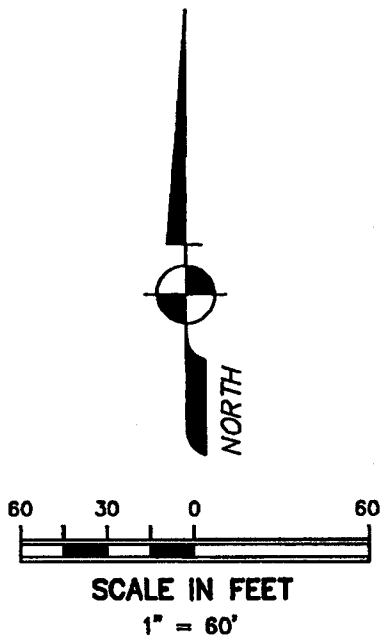
PARCEL 100

SKETCH & DESCRIPTION
A PORTION OF LYNN UNIVERSITY

S89°51'16"E
NORTH LINE OF LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)

LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)

N88°43'09"E 11.33'
SOUTH LINE OF R/W DEDICATION
PER O.R.B. 10940, PG. 1930, P.B.C.R.



A PORTION OF LYNN UNIVERSITY
(2,718± SQUARE FEET)
11.33' WEST OF & PARALLEL WITH
EAST LINE OF LYNN UNIVERSITY

N14°10'55"W
50.70'

15' UTILITY EASEMENT
(O.R.B. 922 PG. 902, P.B.C.R.)

10' UTILITY EASEMENT
(P.B. 71, PG. 185, P.B.C.R.)

P.O.C.
NORTHEAST CORNER
LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)

EAST LINE OF LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)
(BEARING BASE ASSUMED)

P.O.B.

MILITARY TRAIL
(STATE ROAD 809)
120' R/W

NOT VALID WITHOUT SHEETS 1 & 2

REVISIONS

REVISE WIDTH 02/22/2012 JTD



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JOB #: 8174-17a RW

SCALE: 1" = 60'

DATE: 01/23/2012

BY: S.A.M.

CHECKED: J.T.D.

F.B. NONE PG. NONE

SHEET 2 OF 2

EXHIBIT "A"

SKETCH & DESCRIPTION
A PORTION OF LYNN UNIVERSITY

LAND DESCRIPTION:

A portion of LYNN UNIVERSITY, according to the Plat thereof as recorded in Plat Book 71, Page 185 of the Public Records of Palm Beach County, Florida, described as follows:

BEGIN at the southeast corner of said Plat; thence N89°51'16"W along the south line of said Plat, 11.34 feet; thence N01°16'31"W along a line 11.34 feet west of and parallel with said east line, a distance of 300.24 feet; thence N06°18'14"E, 30.88 feet; thence N09°27'34"E, 39.01 feet to the east line of said Plat; thence S01°16'31"E along said east line, 369.46 feet to the POINT OF BEGINNING.

Said lands lying and situate in the City of Boca Raton, Palm Beach County, Florida, containing 3,830 square feet, more or less.

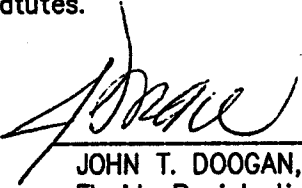
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the east line of LYNN UNIVERSITY, according to the Plat thereof as recorded in Plat Book 71, Page 185 of the Public Records of Palm Beach County, Florida, having a bearing of S01°16'31"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; REF. PT. = Reference Point.


CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 1/23/2012


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 & 2

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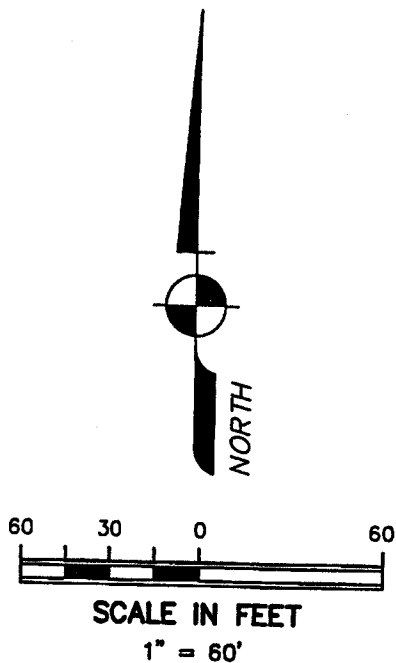
50074

EXHIBIT "A"

PARCEL 101

SKETCH & DESCRIPTION
A PORTION OF LYNN UNIVERSITY

LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)



N09°27'34"E
39.01'
N06°18'14"E
30.88'

A PORTION OF LYNN UNIVERSITY
(3,830± SQUARE FEET)

11.34' WEST OF & PARALLEL WITH
EAST LINE OF LYNN UNIVERSITY

N01°16'31"W 300.24'

S01°16'31"E 369.46'
EAST LINE OF LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)
(BEARING BASE ASSUMED)

MILITARY TRAIL
(STATE ROAD 809)
120' R/W

POTOMAC ROAD
120' R/W

N89°51'16"W 11.34'
SOUTH LINE OF LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)

P.O.B.
SOUTHEAST CORNER
LYNN UNIVERSITY
(P.B. 71, PG. 185, P.B.C.R.)

NOT VALID WITHOUT SHEETS 1 & 2

REVISIONS



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JOB #:	8174-17b RW
SCALE:	1" = 60'
DATE:	01/23/2012
BY:	S.A.M.
CHECKED:	J.T.D.
F.B.	NONE PG. NONE
SHEET	2 OF 2