

CONTINUED FROM THE MAY 15, 2012 MEETING

Agenda Item #: 4-B

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

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Meeting Date: June 5, 2012	<input type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Public Hearing

Department:

Submitted By: Engineering and Public Works
Submitted For: Land Development Division

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) Approve authorization for the Chair to execute the Deed to convey that certain portion of Persimmon Avenue and all of Sawpine Road, Tall Oak Avenue, Sweetgum Avenue, Sweetgum Street and Sourgum Street, all within Delray Lakes Estates, recorded in Plat Book 41, Pages 200-201, to the homeowners' association pursuant to F.S. 336.125(2); and
- B) Adopt a Resolution abandoning these roads and rights-of-way within the plat of Delray Lakes Estates, recorded in Plat Book 41, Pages 200-201.

SUMMARY: Approval of this authorization will allow the roads to be conveyed to Delray Lakes Estates Homeowners Association, Inc. Adoption of this Resolution will allow the petitioners to privatize and gate their communities. The petition site is located on the south side of Atlantic Avenue and is 0.8 miles west of Florida's Turnpike.

District 5 (MRE)

Background and Policy Issues: Delray Lakes Estates was developed with roads dedicated to the public and maintained by Palm Beach County since 1982. The residents of Delray Lakes Estates represented by the petitioner Delray Lakes Estates Homeowners Association, Inc. wish to privatize these roads and gate the community because they feel this will provide security and increase property values.

Utilities service providers have no objection to the vacation because replacement easements have been provided. Easements will be recorded simultaneously with the abandonment. These easements cover the entire length and width of the road abandonment within Delray Lakes Estates.

(Continued on Page 3)

Attachments:

1. Location Sketch
2. Resolution with Legal Description and Sketch and Deed of Conveyance pursuant to F.S. 336.125 also with Legal Description and Sketch
3. F.S. 336.125

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Recommended by: <u>Donnell Koenig</u>	<u>05/18/2012</u>
Division Director	Date

Approved by: <u>Deey T. Wall</u>	<u>5/22/12</u>
County Engineer	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	<u>\$ -0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>(\$6,462)</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u>(\$6,462)</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes X No

Budget Acct No.: Fund 1201 Dept. 360 Unit 2230 Object VAR

Recommended Sources of Funds/Summary of Fiscal Impact:

County Transportation Trust Fund
Road Section
Maintenance

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

OFMB
5/21/12
5/23/12
cc
5/23/12

Control Comments:

Dr. J. Pearson 5/28/12

Contract Dev. and Control

B. Approved as to Form and Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

Department Director

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

Background and Policy Issues: (Continued from Page 1)

Delray Lakes Estates Homeowners Association, Inc. applied under Florida Statutes 336.125, "Closing and Abandoning of Roads; Optional Conveyance to Homeowners Association, Traffic Control Jurisdiction." Under the authority of the provision, the following conditions have been met:

1. The homeowners' association has requested the abandonment and conveyance in writing for the purpose of converting the subdivision to a gated neighborhood with restricted public access.
2. No less than four-fifths of the owners of record of property located in the subdivision have consented in writing to the abandonment and simultaneous conveyance to the homeowners' association.
3. The homeowners' association is both a corporation not for profit organized and in good standing under Chapter 617, and a "homeowners' association" as defined in Florida Statutes Section 720.301(9) with the power to levy and collect assessments for routing and periodic major maintenance and operation of street lighting, drainage, sidewalks and pavement in the subdivision.
4. The homeowners' association has entered into and executed such agreements, covenants, warranties and other instruments; has provided, or has provided assurance of such funds, reserve funds and funding sources; and has satisfied such other requirements and conditions as may be established or imposed by the County with respect to the ongoing operation, maintenance and repair and the periodic reconstruction or replacement of the roads, drainage, street lighting and sidewalks in the subdivision after the abandonment by the County.
5. An agreement has been executed with the Delray Lakes Estates Homeowners Association, Inc., and Balmoral at Delray Lakes Estates, which addresses the above items.

Presently the county has estimated an annual amount of \$6,462 to maintain the 10,146 centerline feet of roads in this project.

Privilege Fee Statement: The petition to abandon the rights-of-way within Delray Lakes Estates is not subject to a privilege fee due to application under Florida Statutes 336.125.

R 42

See pg 102

R 42

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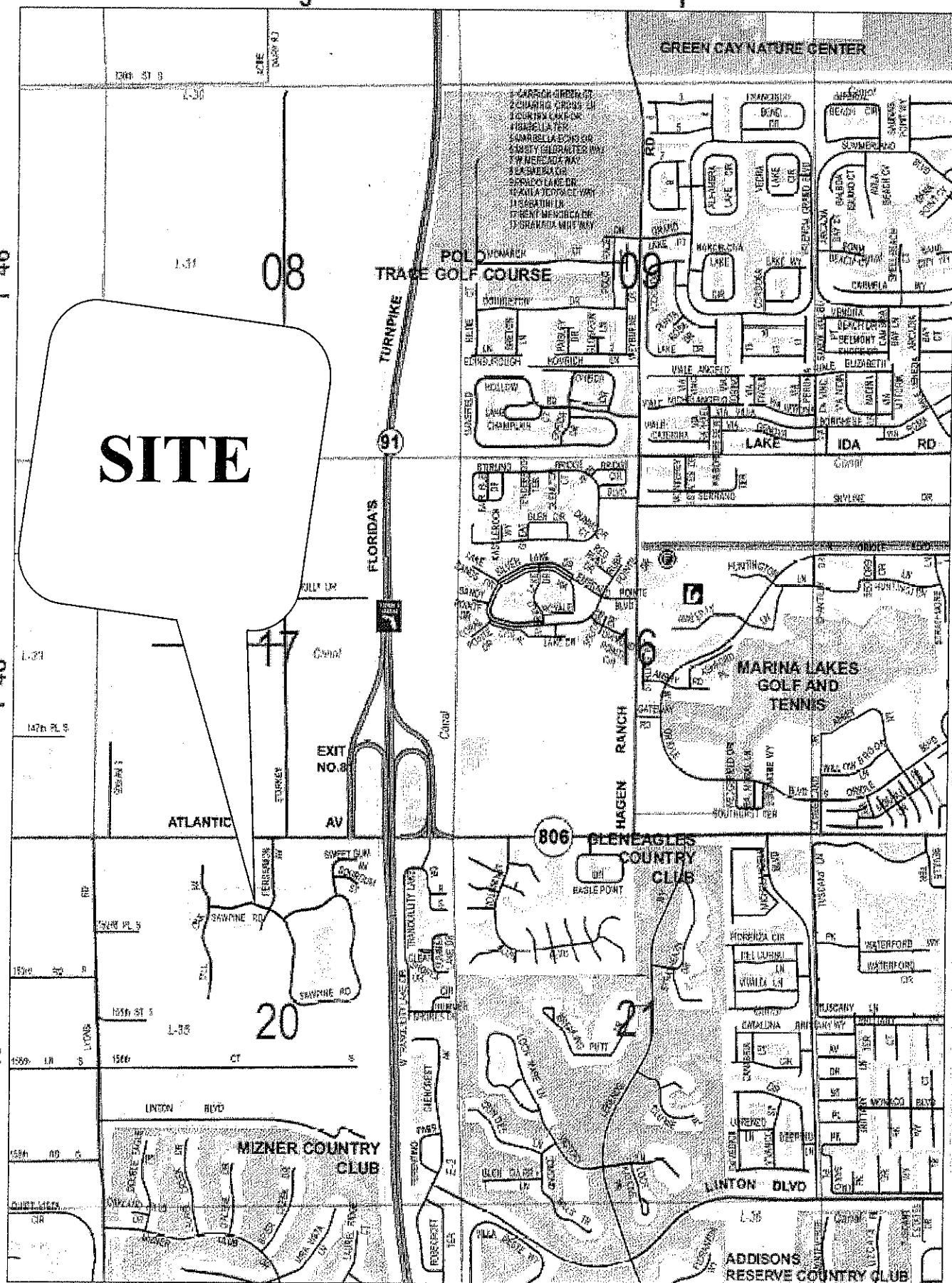
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T 46

T 46

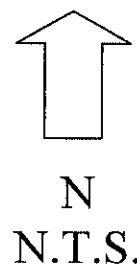
T 46



See pg 115

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LOCATION SKETCH



RESOLUTION NO. R-2012-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING THAT CERTAIN PORTION OF PERSIMMON AVENUE AND ALL OF SAWPINE ROAD, TALL OAK AVENUE, SWEETGUM AVENUE, SWEETGUM STREET AND SOURGUM STREET, ALL WITHIN DELRAY LAKES ESTATES, RECORDED IN PLAT BOOK 41, PAGES 200-201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida (Board), pursuant to authority in Section 336.09, Florida Statutes, and as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, and the petition of Delray Lakes Estates Homeowners Association, Inc., called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on June 5, 2012, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for that portion of Persimmon Avenue and all of Sawpine Road, Tall Oak Avenue, Sweetgum Avenue, Sweetgum Street, Sourgum Street, all as set for on the sketch and legal description set forth in Exhibit A; and

WHEREAS, in accordance with as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), notice of the holding of such meeting was duly published in the Palm Beach Post on April 29, 2012; and

WHEREAS, upon abandonment of the roads and rights-of-way, a deed for the conveyance thereof to the homeowners' association is required to be executed by the Board; and

WHEREAS, this Board did hold said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

RESOLUTION NO. R-2012_____

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

1. The foregoing recitals are hereby reaffirmed and ratified.
2. In accordance with Florida Statutes 336.125, the Chair and Clerk are authorized and directed to execute the deed attached, hereto as Exhibit B, conveying those rights-of-way subject of this abandonment as set forth on the plat of Delray Lakes Estates, P.U.D., as recorded in Plat Book 41, Pages 200 through 201, inclusive, of the Official Records of the Clerk of the Circuit Court in and for Palm Beach County, Florida, to the Delray Lakes Estates Homeowners Association, Inc., a Florida not-for-profit Corporation.
3. The right-of-way is hereby abandoned and closed as public rights-of-way and this Board does hereby renounce and disclaim any right or interest of the public in and to the rights-of-way, more fully described in the legal description and sketch attached hereto and made a part hereof.
4. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Palm Beach County Code Chapter 22. Article III.

RESOLUTION NO. R-2012-_____

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 Shelley Vana, Chair

Commissioner Steven L. Abrams, Vice Chairman

Commissioner Karen T. Marcus

Commissioner Paulette Burdick

Commissioner Burt Aaronson

Commissioner Jess R. Santamaria

Commissioner Priscilla A. Taylor

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2012.

**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

**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

EXHIBIT A

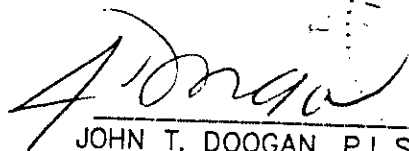
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed
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 relative to the plat, based on the North line of said plat having a bearing of N89°42'00"E. (Datum Assumed)
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: Δ = Central Angle; L = Arc Length; 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.T. = Point of Termination; R = Radius; R/W = Right-of-Way; REF= Reference.
7. There is an existing 12' Utility Easement (P.B. 41, Pg. 200, P.B.C.R.) which abuts the right-of-way.

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 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 1/11/2012


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

REVISED: 01/11/12
REVISED: 05/03/11
REVISED: 03/02/11
REVISED: 02/18/11
REVISED: 04/26/10



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2584, FAX (561) 394-7125
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JOB NO.7739
SCALE: N/A
DATE: 3/2/05
DRAWN BY: B.J.F.
SHEET: 1 OF: 15

REVISIONS
REVISED: 01/25/06
REVISED: 08/13/07
REVISED: 04/23/08
REVISED: 05/16/08

SKETCH AND DESCRIPTION **60' STREETS** **DELRAY LAKES ESTATES PUD** **(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

LAND DESCRIPTION :

A portion of the dedicated streets, per the Plat, DELRAY LAKE ESTATES PUD, as recorded at Plat Book 41, Pages 200 and 201, Palm Beach County Records, Palm Beach County, Florida, and a dedicated right-of-way adjacent to said plat, being more particularly described as follows:

BEGIN at the Northwest corner of Tract D-1, per the said Plat, thence S01°28'36"E, 47.70 feet to a point of curvature, of a curve, concave to the East, having a radius of 300.00 feet and a central angle of 13°43'10"; thence Southerly an arc distance of 71.83 feet to a point of reverse curvature of a curve, concave to the West, having a radius of 205.00 feet and a central angle of 42°22'11"; thence Southerly an arc distance of 151.60 feet to a point of tangency; thence S27°10'25"W, 58.80 feet; thence S14°52'08"E, 34.76 feet to a point on a curve, said curve being concave to the Southwest, having a radial bearing of N29°05'21"E, a radius of 455.00 feet and a central angle of 07°25'35"; thence southeasterly an arc distance of 58.97 feet to a point of tangency; thence S53°29'04"E, 69.79 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 360.00 feet and a central angle of 06°04'10"; thence Southeasterly an arc distance of 38.13 feet; thence S88°18'30"E, 32.73 feet; thence N50°47'54"E, 31.11 feet to a point of curvature, of a curve, concave to the Southeast, having a radius of 415.00 feet and a central angle of 33°03'52"; thence Northeasterly an arc distance of 239.49 feet to a point of tangency; thence N83°51'46"E, 162.41 feet to a point of curvature of a curve, concave to the Northwest, having a radius of 345.00 feet and a central angle of 29°08'07"; thence Northeasterly an arc distance of 175.43 feet to a point of tangency; thence N54°43'39"E, 184.76 feet to a point of curvature of a curve, concave to the South having a radius of 160.18 feet and a central angle of 04°14'40"; thence Northeasterly an arc distance of 11.87 feet; thence N22°36'39"E, 29.64 feet; thence N13°45'00"W, 121.75 feet to a point of curvature of a curve, concave to the East, having a radius of 980.00 feet and a central angle of 12°15'23"; thence Northerly an arc distance of 209.64 feet to a point of compound curvature of a curve concave to the Southeast, having a radius of 180.00 feet and a central angle of 91°11'37"; thence North and Easterly an arc distance of 286.49 feet to a point of tangency; thence N89°42'00"E, 167.48 feet to a point of curvature of a curve concave to the Northwest, having a radius of 25.00 feet and a central angle of 42°50'00"; thence Northeasterly an arc distance of 18.69 feet to a point of reverse curvature, of a curve, concave to the West, having a radius of 50.00 feet and a central angle of 265°40'00"; thence Easterly, Southerly and Westerly an arc distance of 231.84 feet to a point of reverse curvature, of a curve, concave to the Southwest, having a radius of 25.00 feet and a central angle of 42°50'00"; thence Westerly an arc distance of 18.69 feet to a point of tangency; thence S89°42'W, 167.48 feet to a point of curvature of a curve concave to the Southeast, having a radius of 120.00 feet and a central angle of 91°11'37"; thence Westerly and Southerly an arc distance of 191.00 feet to a point of compound curvature, said curve being concave to the East, having a radius of 920.00 feet and a central angle of 02°31'18"; thence Southerly an arc distance of 40.49 feet; thence S49°35'32"E, 35.71 feet to a point on a curve, said point having a radial bearing of N05°09'35"W, said curve being concave to the South, having a radius of 430.00 feet and a central angle of 41°55'19"; thence Southeasterly an arc distance of 314.62 feet to a point of reverse curvature of a curve concave to the North, having a radius of 25.00 feet and a central angle 39°31'03"; thence Easterly an arc distance of 17.24 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 50.00 feet and a central angle of 265°24'48"; thence East, South and Northwest an arc distance of 231.62 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius 25.00 feet and a central angle of 46°54'51"; thence Northeasterly an arc distance of 20.47 feet to a point of compound curvature of a curve concave to the Southwest having a radius of 370.00 feet and a central angle of 40°08'46"; thence Westerly an arc distance of 259.25 feet; thence S37°15'55"W, 37.35 feet; to a point on a curve, said point having a radial bearing of S78°55'46"W, said curve being concave to the East, having a radius of 920.00 feet and a central angle of 02°40'49"; thence southerly an arc distance of 43.04 feet to a point of tangency; thence S13°45'00"E, 121.75 feet; thence S50°06'40"E, 29.64 feet; thence S03°31'41"W, 30.00 feet to a point now known as REFERENCE POINT A; thence continue S03°31'41"W, radial, 30.00 feet to the North line of Lot 81, per the said Plat, said point being on a curve concave to the Southwest, having a radius of 100.18 feet and a central angle of 38°48'02"; thence Westerly an arc distance of 67.84 feet

REVISED: 05/03/11 REVISED: 01/11/12

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB NO.7739
REVISED: 01/25/06		SURVEYING & MAPPING	SCALE: N/A
REVISED: 08/13/07		50 S.W. 2ND AVENUE, SUITE 102	DATE: 3/2/05
REVISED: 04/23/08		BOCA RATON, FLORIDA 33432	DRAWN BY: B.J.F.
REVISED: 05/16/08		TEL. (561) 392-2594, FAX (561) 394-7125 © 2005 AVIROM & ASSOCIATES, INC. ALL RIGHTS RESERVED.	SHEET: 2 OF 15

SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)

to a point of tangency; thence S54°43'39"W, 184.76 feet to a point of curvature of a curve concave to the Northwest, having a radius of 405.00 feet and central angle of 29°08'07"; thence Westerly an arc distance of 205.94 feet to a point of tangency; thence S83°51'46"W, 162.41 feet to a point of curvature of a curve concave to the Southeast, of having a radius of 355.00 feet and a central angle of 33°03'52"; thence Southwesterly 204.86 feet to a point of tangency; thence S50°47'54"W, 31.11 feet; thence S09°54'18"W, 32.73 feet to a point on a curve, said point having a radial bearing of N59°00'42"E, said curve having a radius of 360.00 feet and a central angle of 08°31'05"; thence Southeasterly an arc distance of 53.52 feet; thence S67°31'46"W, radial, 60.00 feet to a point on the West line of Sawpine Road, said point being on a curve, concave to the Southwest, having a radius of 300.00 feet and a central angle of 31°00'50"; thence Northwesterly an arc distance of 162.39 feet to a point of tangency; thence N53°29'04"W, 69.79 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 395.00 feet and a central angle of 06°51'24"; thence Northwesterly an arc distance of 47.27 feet; thence S73°25'00"W, 36.11 feet; thence S27°10'25"W, 152.90 feet to a point of curvature of a curve, concave to the East, having a radius of 220.00 feet and a central angle of 27°22'37"; thence Southerly an arc distance of 105.12 feet; thence S87°47'48"W, radial, 60.00 feet to the West line of Persimmon Avenue, also being on a curve, concave to the Southeast, having a radius of 280.00 feet and a central angle of 27°22'37"; thence Northeasterly an arc distance of 133.79 feet to a point of tangency; thence N27°10'25"E, 141.12 feet; thence N25°10'54"W, 39.59 feet to a point on a curve, said point having a radial bearing N12°27'47"E, said curve being concave to the Southwest, having a radius of 395.00 feet and a central angle of 01°46'41"; thence Westerly an arc distance of 12.26 feet to a point of reverse curvature of a curve, concave to the Northeast, having a radius of 445.28 feet and a central angle of 17°36'57"; thence Westerly an arc distance of 136.90 feet to a point of reverse curvature of a curve, concave to the South, having a radius of 140.04 feet and a central angle of 43°54'17"; thence Westerly an arc distance of 107.31 feet to a point of tangency; thence S74°23'46"W, 207.06 feet to a point of curvature of a curve, concave to the North, having a radius of 350.00 feet and a central angle of 24°43'44"; thence Westerly an arc distance 151.06 feet to a point of tangency; thence N80°52'30"W, 55.33 feet to a point of curvature of a curve, concave to the South, having a radius of 847.20 feet and a central angle of 08°46'42"; thence Westerly an arc distance of 129.80 feet; thence S45°27'32"W, 35.29 feet to a point on a curve, said point having a radial bearing of S89°25'45"E, said curve being concave to the West, having a radius of 478.90 feet and a central angle of 18°24'00"; thence Southerly an arc distance of 153.79 feet to a point of tangency; thence S18°58'13"W, 163.83 feet to a point of curvature of a curve, concave to the East, having a radius of 235.00 feet and a central angle of 41°10'47"; thence Southerly an arc distance of 168.90 feet to a point of tangency; thence S22°12'34"E, 216.14 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 310.00 feet and a central angle of 20°00'25"; thence Southerly an arc distance of 108.25 feet to a point of tangency; thence S02°12'09"E, 151.82 feet to a point of curvature of a curve, concave to the West, having a radius of 650.00 feet and a central angle of 10°52'12"; thence Southerly an arc distance of 123.32 feet to a point of tangency; thence S08°40'03"W, 206.47 feet to a point of curvature of a curve, concave to the Northeast, having a radius of 25.00 feet and a central angle of 62°10'55"; thence Southeasterly an arc distance of 27.13 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 50.00 feet and a central angle of 242°10'55"; thence Southerly, Westerly and Northerly an arc distance of 211.34 feet to a point of tangency; thence N08°40'03"E, 272.80 feet to a point of curvature, of a curve, concave to the West, having a radius of 590.00 feet and a central angle of 10°52'12"; thence Northerly an arc distance of 111.93 feet to a point of tangency; thence N02°12'09"W, 151.82 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 250.00 feet and a central angle of 20°00'25"; thence Northwesterly an arc distance of 87.30 feet to a point of tangency; thence N22°12'34"W, 216.14 feet to a point of curvature of a curve, concave to the East, having a radius of 295.00 feet and a central angle of 41°10'47"; thence Northerly an arc distance of 212.02 feet to a point of tangency; thence N18°58'13"E, 163.83 feet to a point of curvature of a curve, concave to the West, having a radius of 418.90 feet and a central angle of 18°58'13"; thence Northerly an arc distance of 138.70 feet to a point of tangency; thence N00°00'00"E, 100.00 feet

REVISED: 05/03/11 REVISED: 01/11/12

REVISIONS			AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 60 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 <small>© 2005 AVIROM & ASSOCIATES, INC. ALL RIGHTS RESERVED.</small>		JOB NO.7739
REVISED: 01/25/06					SCALE: N/A
REVISED: 08/13/07					DATE: 3/2/05
REVISED: 04/23/08					DRAWN BY: B.J.F.
REVISED: 05/16/08					SHEET: 3 OF 15

SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)

to a point of curvature, of a concave curve to the West, having a radius of 225.46 feet and a central angle of 36°48'27"; thence Northwesterly an arc distance of 144.84 feet to a point of reverse curvature of a curve, concave to the Northeast, having a radius of 303.48 feet and a central angle of 39°39'08"; thence Northwesterly an arc distance of 210.03 feet to a point of tangency; thence N02°50'41"E, 157.46 feet to a point of curvature of a curve, concave to the Southwest, having a radius 25.00 feet and a central angle of 62°10'56"; thence Northwesterly an arc distance of 27.13 feet to a point of reverse curvature, of a curve, concave to the Southeast, having a radius of 50.00 feet and a central angle of 242°10'55"; thence Northerly, Easterly and Southerly an arc distance of 211.34 feet to a point of tangency; thence S02°50'41"W, 223.80 feet to a point of curvature, of a curve concave to the East, having a radius of 243.48 feet and a central angle of 39°39'08"; thence Southeasterly an arc distance of 168.51 feet to a point of reverse curvature of a curve, concave to the Southwest, having a radius of 285.46 feet and a central angle of 35°53'14"; thence Southerly an arc distance of 178.80 feet; thence S45°18'31"E, 34.98 feet to a point on a curve, said point having a radial bearing of N00°18'17"E, said curve being concave to the Southwest, having a radius of 907.20 feet and a central angle of 08°49'13"; thence Easterly an arc distance of 139.66 feet to a point of tangency; thence S80°52'30"E, 55.33 feet to a point of curvature of a curve, concave to the North having a radius of 290.00 feet and a central angle of 24°43'44"; thence Easterly an arc distance of 125.16 feet to a point of tangency; thence N74°23'46"E, 207.06 feet to a point of curvature of a curve, concave to the South, having a radius of 200.04 feet and a central angle of 43°54'17"; thence Easterly 153.29 feet to a point of reverse curvature of a curve, concave to the Northeast, having a radius of 385.28 feet and a central angle of 17°36'57"; thence Easterly 118.46 feet to a point of reverse curvature, concave to the Southwest, having a radius of 455.00 feet and a central angle of 05°12'02"; thence Southeasterly an arc distance of 41.30 feet; thence N66°31'46"E, 31.71 feet; thence N27°10'25"E, 67.82 feet to a point of curvature of a curve, concave to the West, having a radius of 145.00 feet and a central angle of 42°22'11"; thence Northerly an arc distance of 107.23 feet to a point of reverse curvature of a curve concave to the East, having a radius of 360.00 feet and a central angle of 13°43'10"; thence Northerly an arc distance of 86.20 feet to a point of tangency; thence N01°28'36"W, 49.04 feet; thence N89°47'53"E, 60.01 feet to the Point of Beginning.

TOGETHER WITH

The following portion of the 60 foot streets, 30 feet on each side of the described centerline.

BEGIN at the aforementioned REFERENCE POINT "A"; said point being on a curve concave to the Southwest, having a radius of 130.18 feet, radial bearing from said point, S03°31'41"W and a central angle of 46°19'17"; thence Southeasterly an arc distance of 105.25 feet to a point of compound curvature of a curve, concave to the Southwest having a radius of 325.00 feet and a central angle of 32°24'21"; thence Southeasterly 183.82 feet to a point of tangency; thence S07°44'41"E, 69.56 feet to a point of curvature of a curve, concave to the East, having a radius 990.00 feet and a central angle of 10°16'03"; thence Southerly an arc distance of 177.41 feet to a point of reverse curvature of a curve concave to the West, having a radius of 300.00 feet and central angle of 30°39'53"; thence Southerly an arc distance of 160.56 feet to a point of tangency; thence S12°39'09"W, 159.49 feet to a point of curvature of a curve concave to the East, having a radius of 400.00 feet and a central angle of 30°41'49"; thence Southerly an arc distance of 214.31 feet to a point of tangency; thence S18°02'40"E, 327.49 feet to a point of curvature of a curve, concave to the Northwest, having a radius of 200.00 feet and a central angle of 113°31'55"; thence Southerly and Westerly an arc distance of 396.30 feet to a point of tangency; thence N84°30'45"W, 24.78 feet to a point of curvature of a curve concave to the South, having a radius of 955.00 feet and a central angle of 15°30'52"; thence Westerly an arc distance of 258.59 feet to a point of tangency; thence S79°58'23"W, 307.28 feet to a point of curvature of a curve concave to the Northeast, having a radius of 200.00 feet and a central angle 105°33'59"; thence West and Northerly an arc distance 368.50 feet to a point of tangency; thence N05°32'22"E, 569.26 feet to a point of curvature of a curve, concave to the West, having a radius of 400.00 feet and a central angle of 28°00'36"; thence Northwesterly an arc distance of 195.55 feet to a point of tangency; thence N22°28'14"W, 222.06 feet to the POINT OF TERMINATION of said centerline of said 60.00 foot street.

Said lands situate in Palm Beach County, Florida, containing 608,742 square feet, more or less.

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REVISED: 05/16/08			SHEET: 4 OF: 15

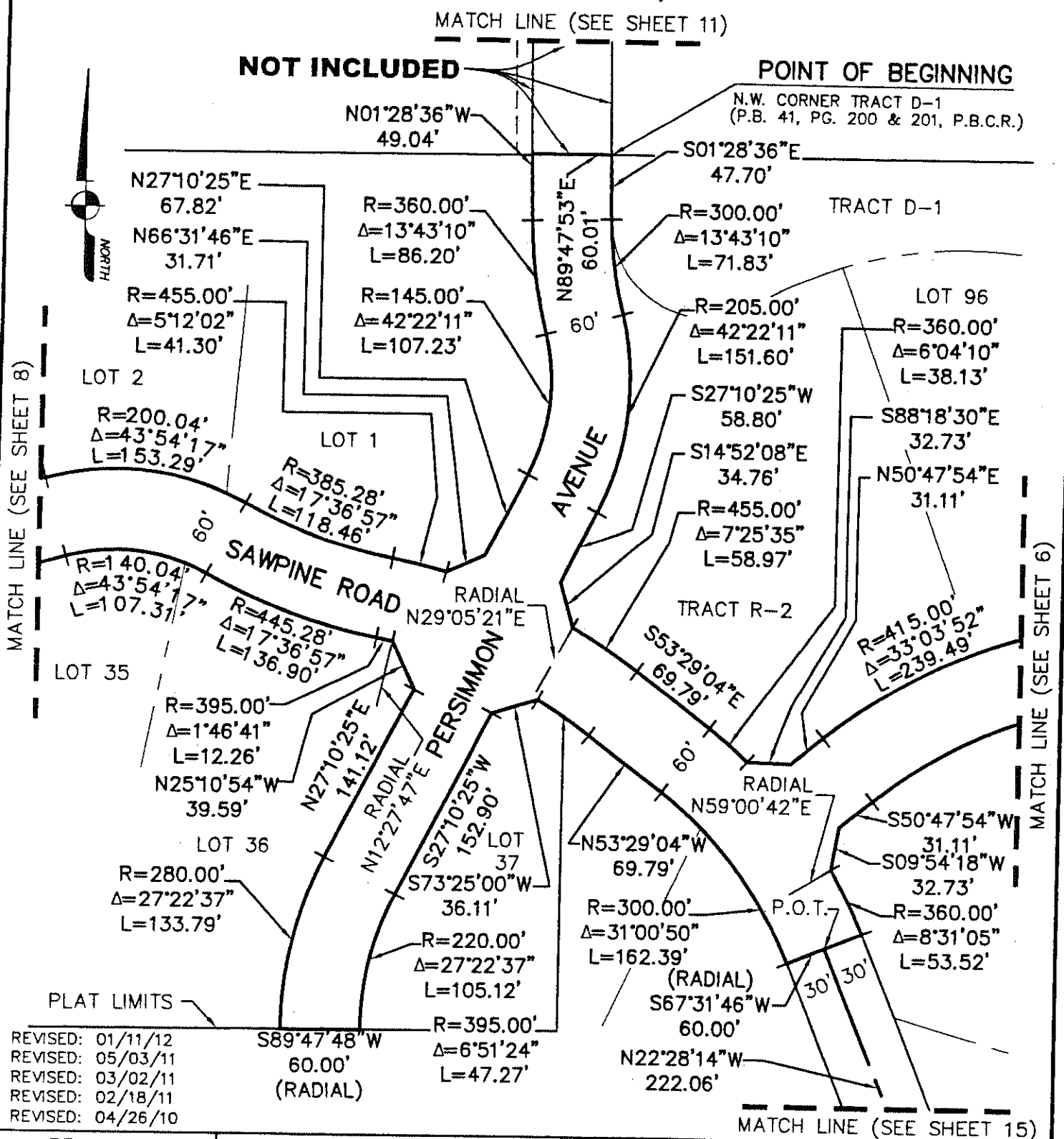
**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

MATCH LINE (SEE SHEET 11)

NOT INCLUDED

POINT OF BEGINNING

N.W. CORNER TRACT D-1
(P.B. 41, PG. 200 & 201, P.B.C.R.)



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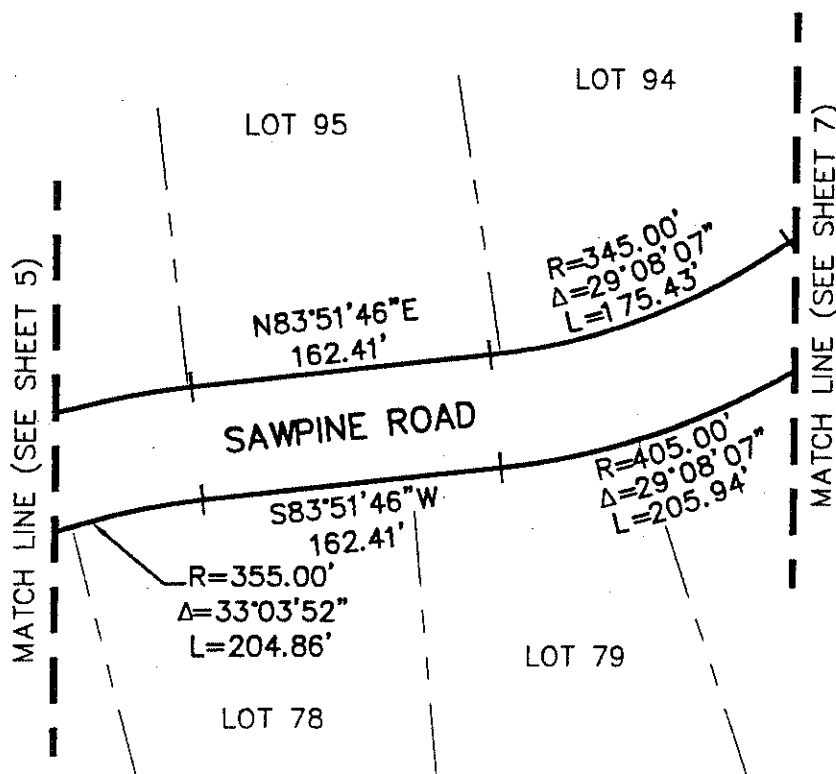
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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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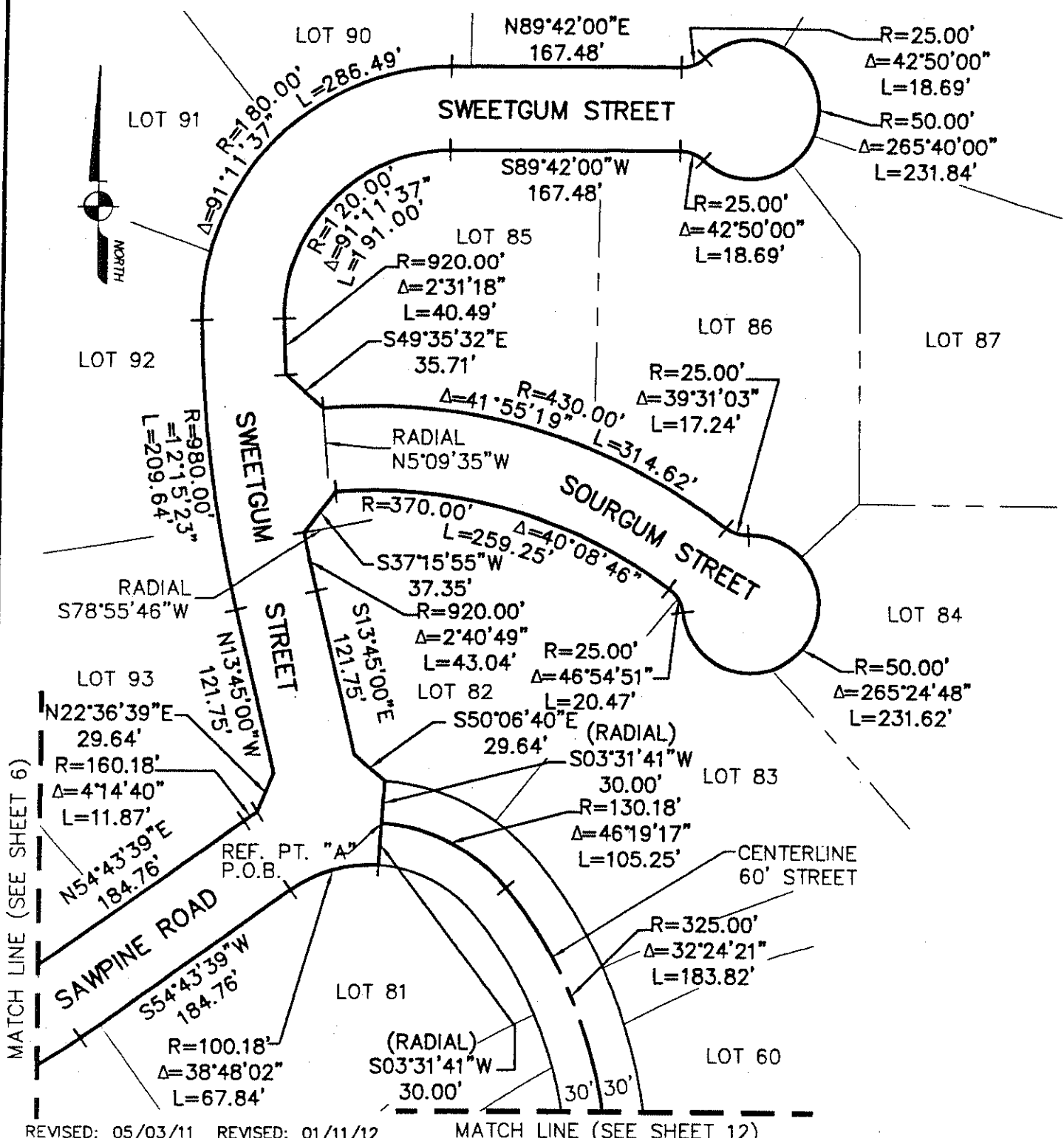
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SHEET: 6 OF: 15

SKETCH AND DESCRIPTION
60' STREETS
 DELRAY LAKES ESTATES PUD
 (PLAT BOOK 41, PAGE 200, P.B.C.R.)



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MATCH LINE (SEE SHEET 12)

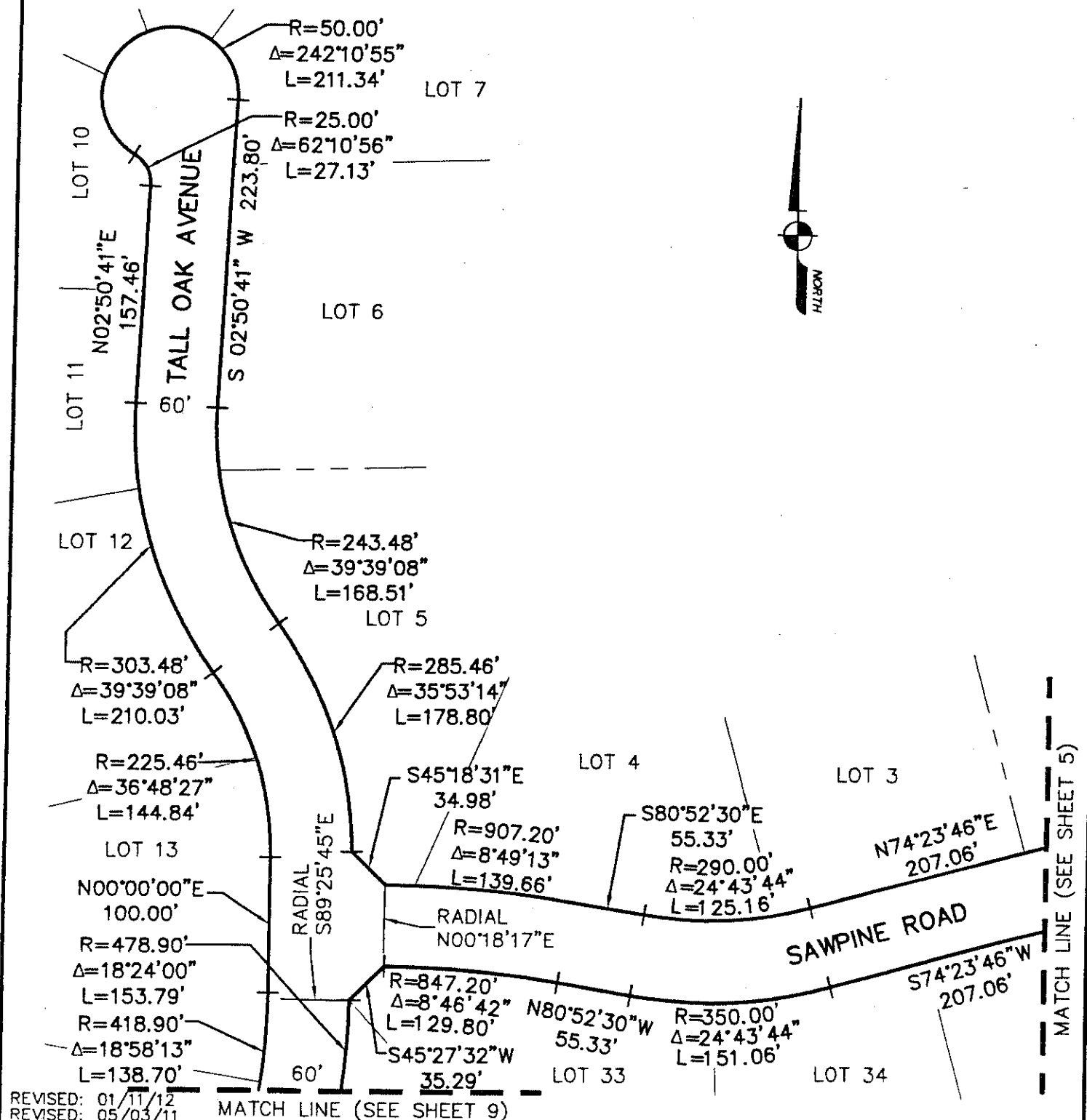
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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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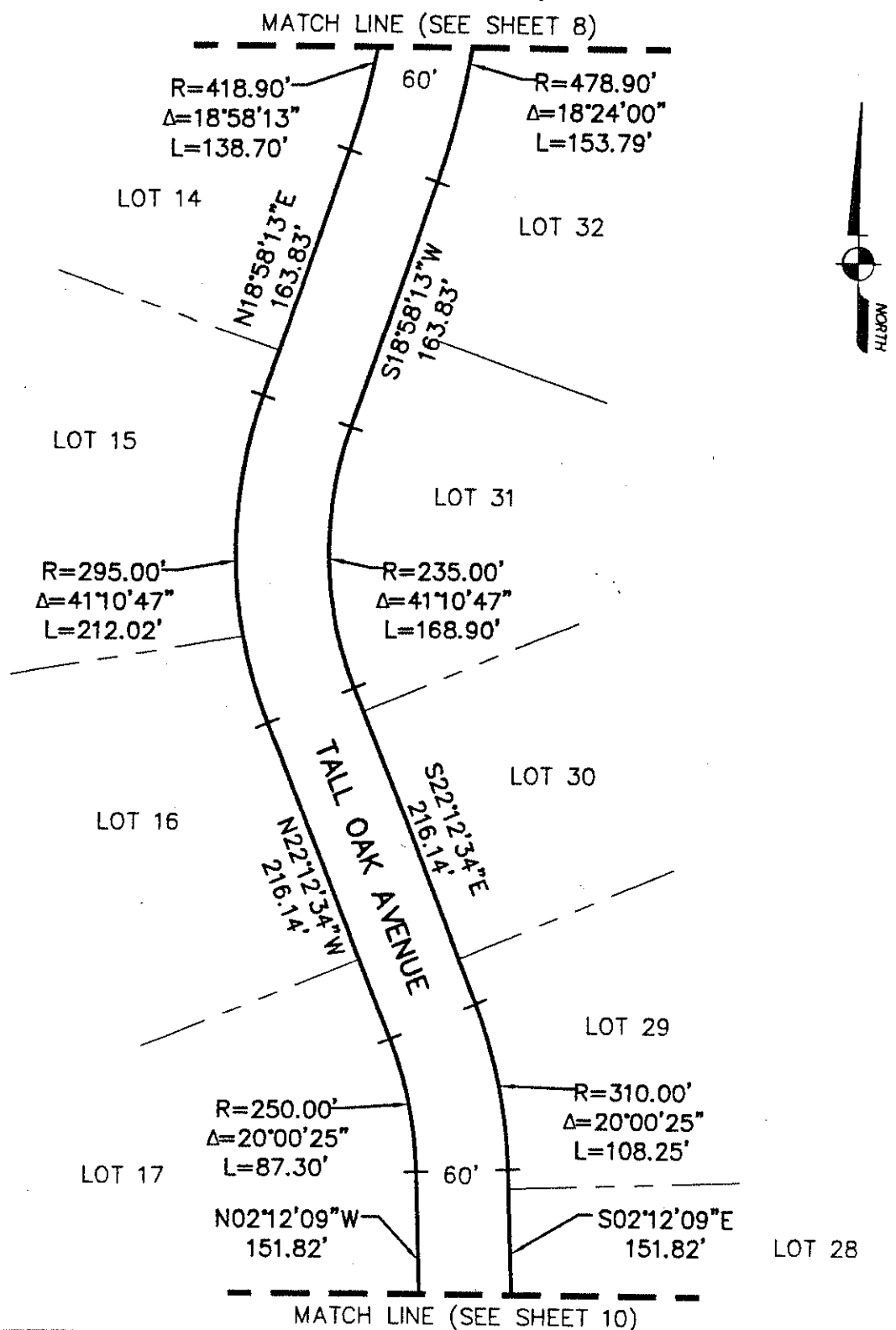
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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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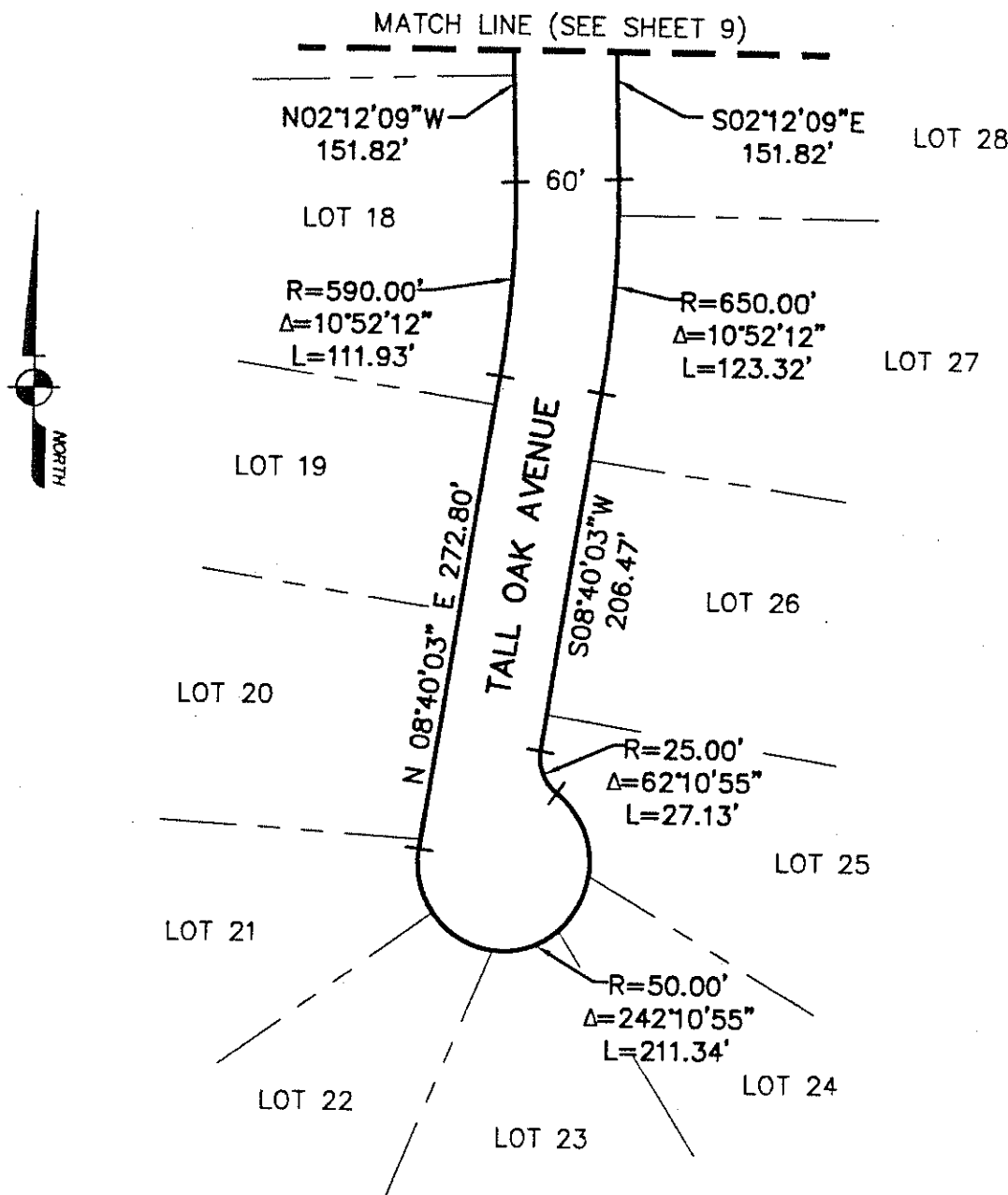
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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

**ATLANTIC AVENUE
(DELRAY WEST ROAD / SR 806)**

NORTH LINE
DELRAY LAKES ESTATES PUD
(P.B. 41, PG. 200, P.B.C.R.)

N89°42'00"E
(BEARING BASIS)



SOUTH RIGHT-OF-WAY
LINE PER PLAT
& NORTH LINE
DELRAY LAKES ESTATES PUD
(P.B. 41, PG. 200, P.B.C.R.)

PERSIMMON AVENUE

EXISTING 12' UTILITY EASEMENT
(P.B. 41, PG. 200, P.B.C.R.)

WEST LINE
30' RIGHT-OF-WAY
(P.B. 2, PG. 26, P.B.C.R.)

NOT INCLUDED

RIGHT-OF-WAY DEDICATED
PER PLAT
(P.B. 41, PG. 200, P.B.C.R.)

30' EXISTING RIGHT-OF-WAY
PER PLAT
(P.B. 2, PG. 26, P.B.C.R.)

MATCH LINE (SEE SHEET 5)

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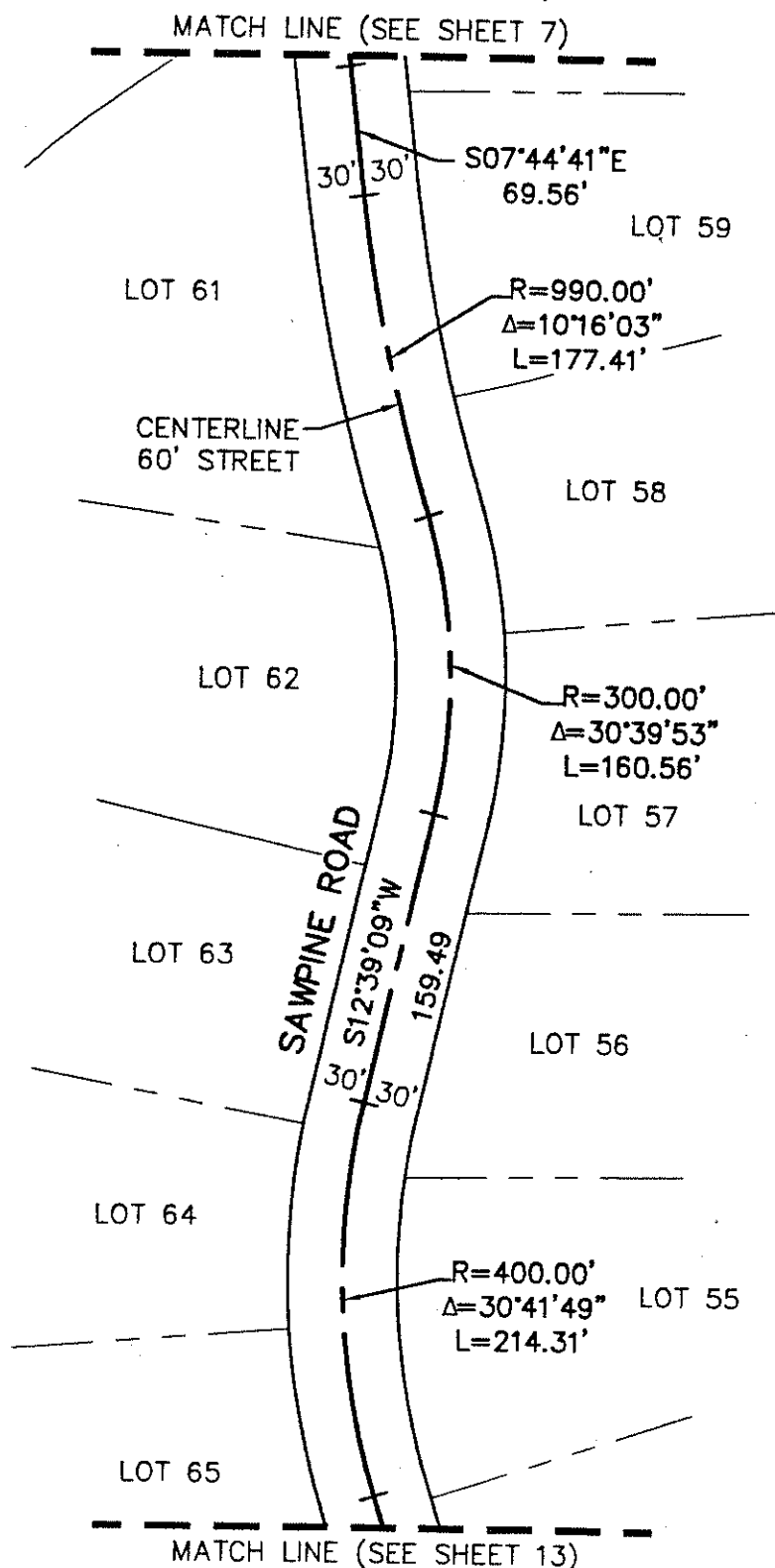
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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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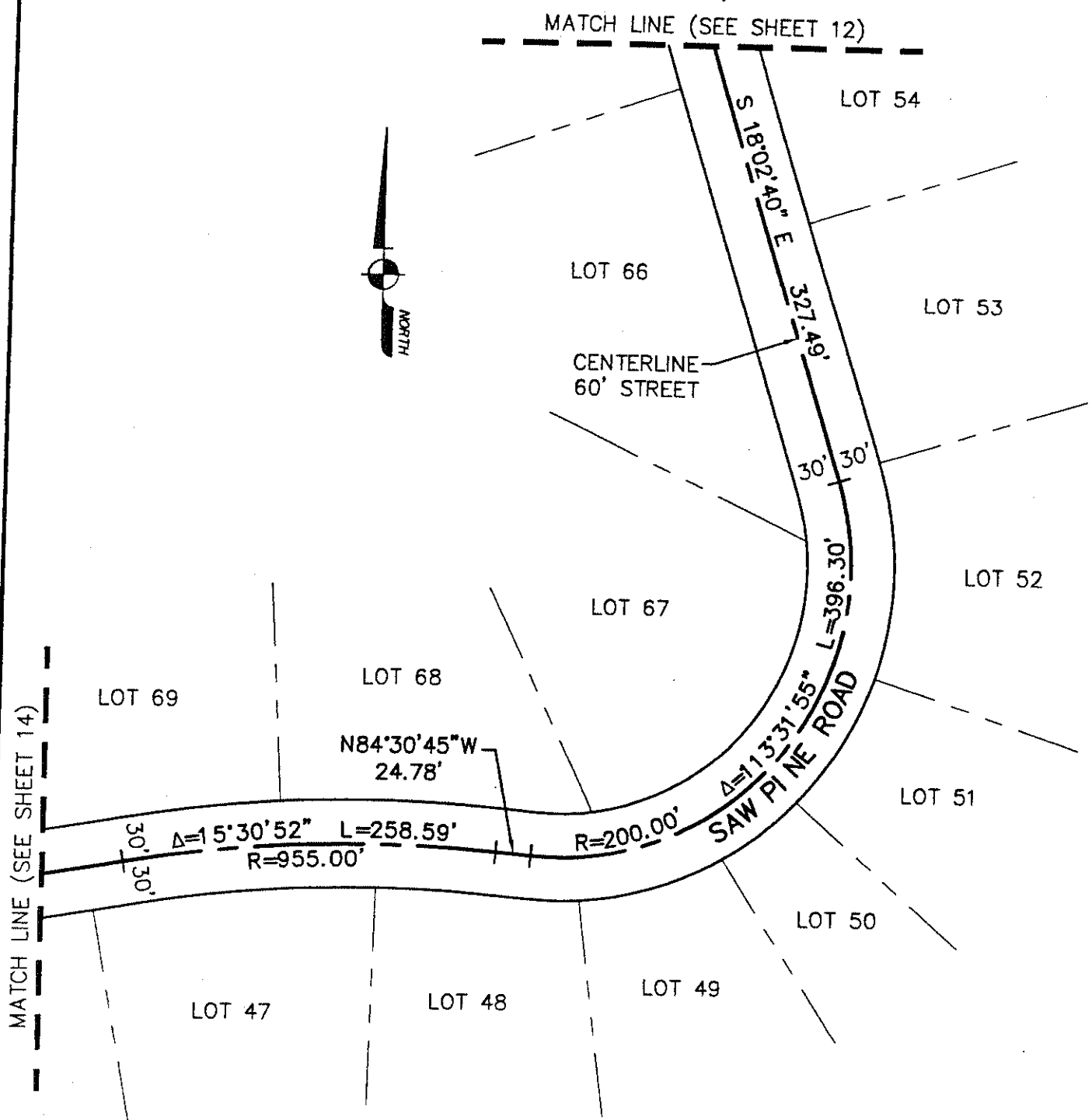
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DATE: 3/2/05

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SHEET: 12 OF: 15

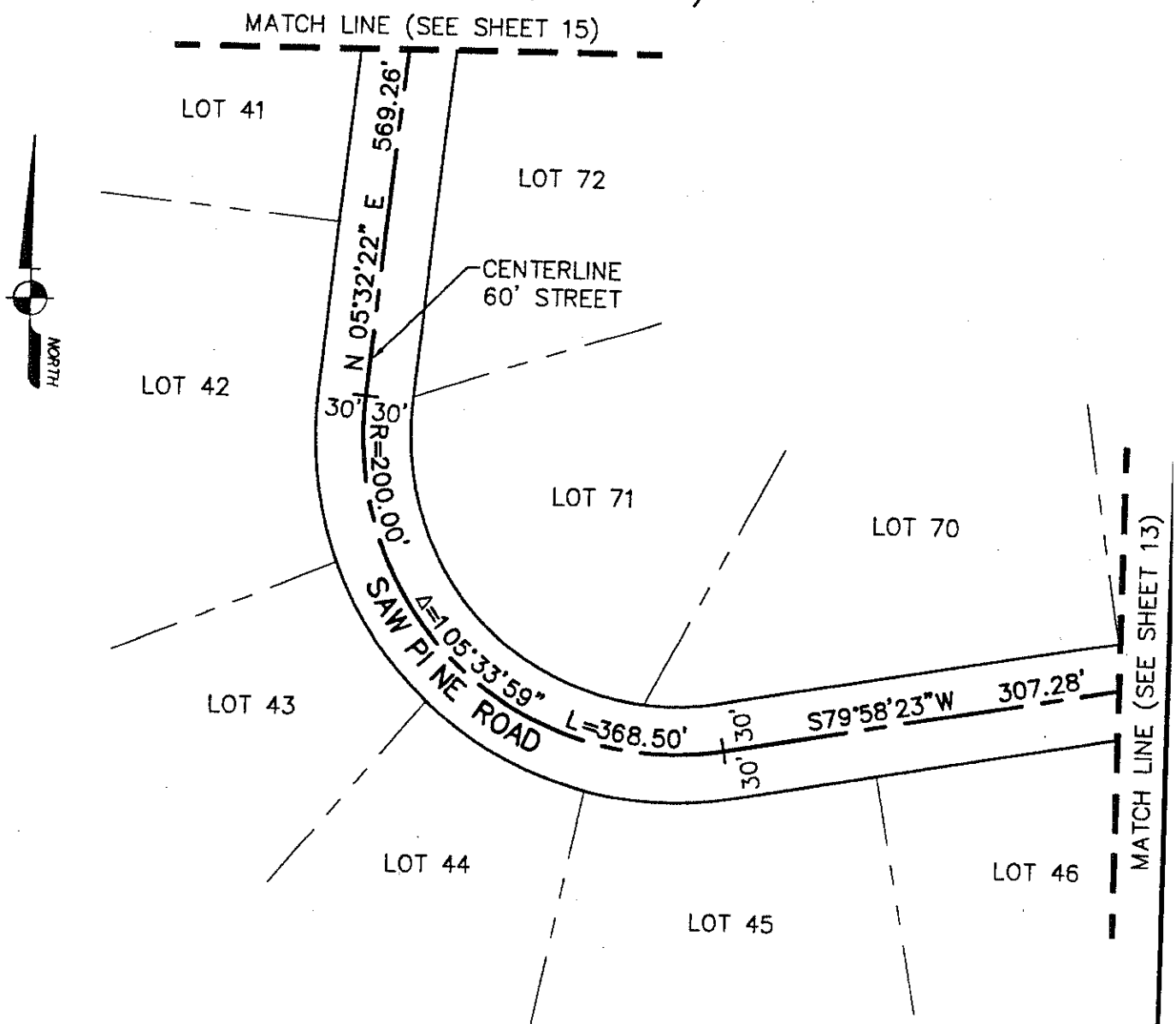
SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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REVISED: 05/16/08			SHEET: 13 OF: 15

SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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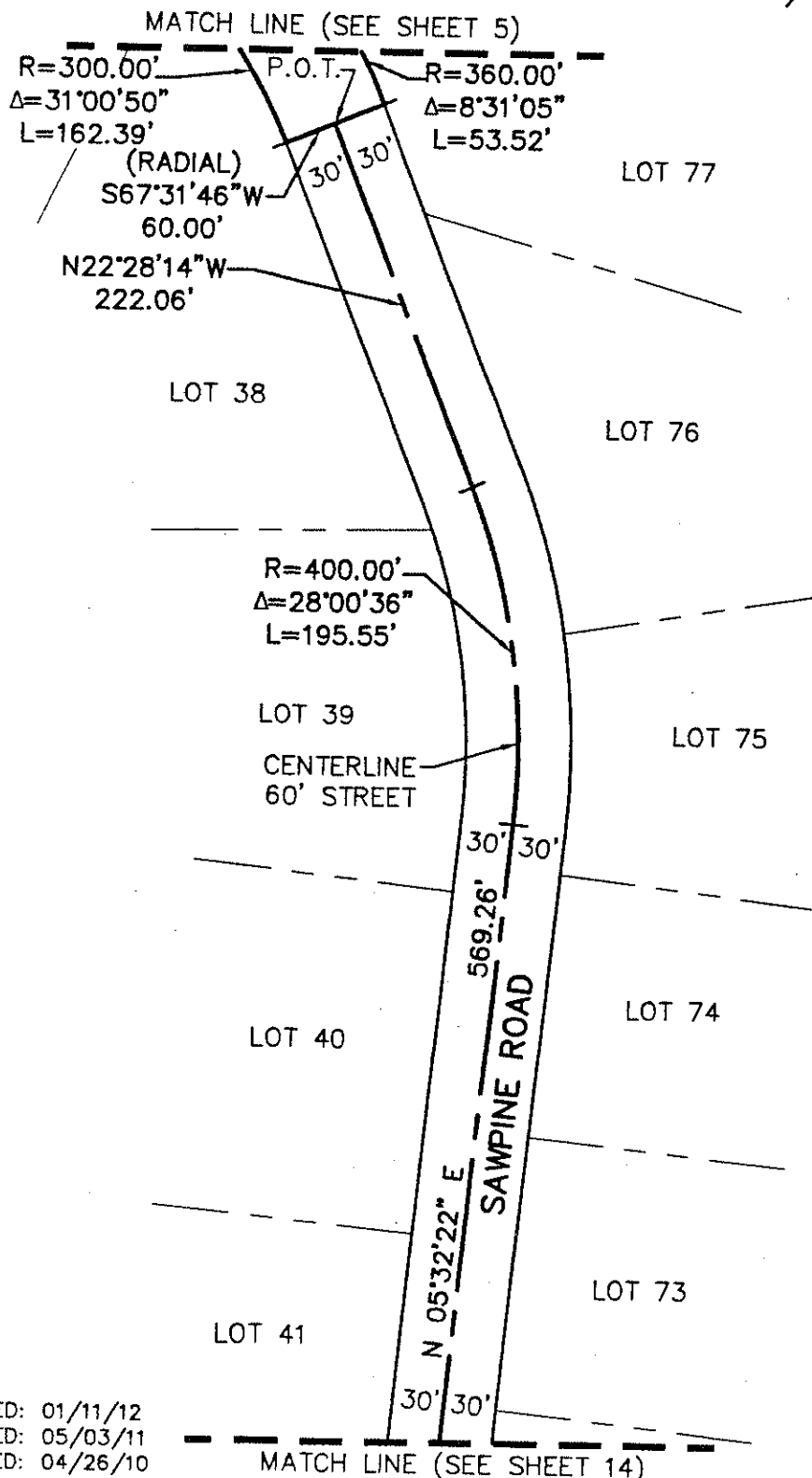
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SHEET: 14 OF 15

**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**



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REVISED: 05/03/11
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SCALE: 1" = 100'
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DRAWN BY: B.J.F.
SHEET: 15 OF: 15

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

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

PCN: N/A

C O U N T Y D E E D

THIS DEED, made this ____ day of _____, 2012 by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, party of the first part, and **Delray Lakes Estates Homeowners Association, Inc.**, a Florida not-for-profit Corporation, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Property more particularly described In Exhibit A, attached hereto and made a part hereof.

IN WITNESS WHEREOF the said party of the first part 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

By: _____

Deputy Clerk

PALM BEACH COUNTY, BY ITS
BOARD OF COUNTY
COMMISSIONERS

By: _____

Shelley Vana, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

EXHIBIT A

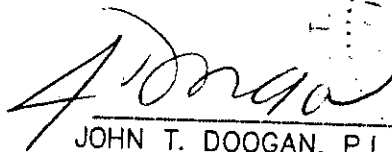
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed
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 relative to the plat, based on the North line of said plat having a bearing of N89°42'00"E. (Datum Assumed)
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: Δ = Central Angle; L = Arc Length; 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.T. = Point of Termination; R = Radius; R/W = Right-of-Way; REF= Reference.
7. There is an existing 12' Utility Easement (P.B. 41, Pg. 200, P.B.C.R.) which abuts the right-of-way.

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 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 1/11/2012


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

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SHEET: 1 OF: 15

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REVISED: 01/25/06
REVISED: 08/13/07
REVISED: 04/23/08
REVISED: 05/16/08

SKETCH AND DESCRIPTION **60' STREETS** **DELRAY LAKES ESTATES PUD** **(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

LAND DESCRIPTION :

A portion of the dedicated streets, per the Plat, DELRAY LAKE ESTATES PUD, as recorded at Plat Book 41, Pages 200 and 201, Palm Beach County Records, Palm Beach County, Florida, and a dedicated right-of-way adjacent to said plat, being more particularly described as follows:

BEGIN at the Northwest corner of Tract D-1, per the said Plat, thence S01°28'36"E, 47.70 feet to a point of curvature, of a curve, concave to the East, having a radius of 300.00 feet and a central angle of 13°43'10"; thence Southerly an arc distance of 71.83 feet to a point of reverse curvature of a curve, concave to the West, having a radius of 205.00 feet and a central angle of 42°22'11"; thence Southerly an arc distance of 151.60 feet to a point of tangency; thence S27°10'25"W, 58.80 feet; thence S14°52'08"E, 34.76 feet to a point on a curve, said curve being concave to the Southwest, having a radial bearing of N29°05'21"E, a radius of 455.00 feet and a central angle of 07°25'35"; thence southeasterly an arc distance of 58.97 feet to a point of tangency; thence S53°29'04"E, 69.79 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 360.00 feet and a central angle of 06°04'10"; thence Southeasterly an arc distance of 38.13 feet; thence S88°18'30"E, 32.73 feet; thence N50°47'54"E, 31.11 feet to a point of curvature, of a curve, concave to the Southeast, having a radius of 415.00 feet and a central angle of 33°03'52"; thence Northeasterly an arc distance of 239.49 feet to a point of tangency; thence N83°51'46"E, 162.41 feet to a point of curvature of a curve, concave to the Northwest, having a radius of 345.00 feet and a central angle of 29°08'07"; thence Northeasterly an arc distance of 175.43 feet to a point of tangency; thence N54°43'39"E, 184.76 feet to a point of curvature of a curve, concave to the South having a radius of 160.18 feet and a central angle of 04°14'40"; thence Northeasterly an arc distance of 11.87 feet; thence N22°36'39"E, 29.64 feet; thence N13°45'00"W, 121.75 feet to a point of curvature of a curve, concave to the East, having a radius of 980.00 feet and a central angle of 12°15'23"; thence Northerly an arc distance of 209.64 feet to a point of compound curvature of a curve concave to the Southeast, having a radius of 180.00 feet and a central angle of 91°11'37"; thence North and Easterly an arc distance of 286.49 feet to a point of tangency; thence N89°42'00"E, 167.48 feet to a point of curvature of a curve concave to the Northwest, having a radius of 25.00 feet and a central angle of 42°50'00"; thence Northeasterly an arc distance of 18.69 feet to a point of reverse curvature, of a curve, concave to the West, having a radius of 50.00 feet and a central angle of 265°40'00"; thence Easterly, Southerly and Westerly an arc distance of 231.84 feet to a point of reverse curvature, of a curve, concave to the Southwest, having a radius of 25.00 feet and a central angle of 42°50'00"; thence Westerly an arc distance of 18.69 feet to a point of tangency; thence S89°42'W, 167.48 feet to a point of curvature of a curve concave to the Southeast, having a radius of 120.00 feet and a central angle of 91°11'37"; thence Westerly and Southerly an arc distance of 191.00 feet to a point of compound curvature, said curve being concave to the East, having a radius of 920.00 feet and a central angle of 02°31'18"; thence Southerly an arc distance of 40.49 feet; thence S49°35'32"E, 35.71 feet to a point on a curve, said point having a radial bearing of N05°09'35"W, said curve being concave to the South, having a radius of 430.00 feet and a central angle of 41°55'19"; thence Southeasterly an arc distance of 314.62 feet to a point of reverse curvature of a curve concave to the North, having a radius of 25.00 feet and a central angle 39°31'03"; thence Easterly an arc distance of 17.24 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 50.00 feet and a central angle of 265°24'48"; thence East, South and Northwest an arc distance of 231.62 feet to a point of reverse curvature of a curve concave to the Southwest, having a radius 25.00 feet and a central angle of 46°54'51"; thence Northeasterly an arc distance of 20.47 feet to a point of compound curvature of a curve concave to the Southwest having a radius of 370.00 feet and a central angle of 40°08'46"; thence Westerly an arc distance of 259.25 feet; thence S37°15'55"W, 37.35 feet; to a point on a curve, said point having a radial bearing of S78°55'46"W, said curve being concave to the East, having a radius of 920.00 feet and a central angle of 02°40'49"; thence southerly an arc distance of 43.04 feet to a point of tangency; thence S13°45'00"E, 121.75 feet; thence S50°06'40"E, 29.64 feet; thence S03°31'41"W, 30.00 feet to a point now known as REFERENCE POINT A; thence continue S03°31'41"W, radial, 30.00 feet to the North line of Lot 81, per the said Plat, said point being on a curve concave to the Southwest, having a radius of 100.18 feet and a central angle of 38°48'02"; thence Westerly an arc distance of 67.84 feet

REVISED: 05/03/11 REVISED: 01/11/12

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 SHEET: 2 OF: 15

SKETCH AND DESCRIPTION **60' STREETS** **DELRAY LAKES ESTATES PUD** **(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

to a point of tangency; thence S54°43'39"W, 184.76 feet to a point of curvature of a curve concave to the Northwest, having a radius of 405.00 feet and central angle of 29°08'07"; thence Westerly an arc distance of 205.94 feet to a point of tangency; thence S83°51'46"W, 162.41 feet to a point of curvature of a curve concave to the Southeast, of having a radius of 355.00 feet and a central angle of 33°03'52"; thence Southwesterly 204.86 feet to a point of tangency; thence S50°47'54"W, 31.11 feet; thence S09°54'18"W, 32.73 feet to a point on a curve, said point having a radial bearing of N59°00'42"E, said curve having a radius of 360.00 feet and a central angle of 08°31'05"; thence Southeasterly an arc distance of 53.52 feet; thence S67°31'46"W, radial, 60.00 feet to a point on the West line of Sawpine Road, said point being on a curve, concave to the Southwest, having a radius of 300.00 feet and a central angle of 31°00'50"; thence Northwesterly an arc distance of 162.39 feet to a point of tangency; thence N53°29'04"W, 69.79 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 395.00 feet and a central angle of 06°51'24"; thence Northwesterly an arc distance of 47.27 feet; thence S73°25'00"W, 36.11 feet; thence S27°10'25"W, 152.90 feet to a point of curvature of a curve, concave to the East, having a radius of 220.00 feet and a central angle of 27°22'37"; thence Southerly an arc distance of 105.12 feet; thence S87°47'48"W, radial, 60.00 feet to the West line of Persimmon Avenue, also being on a curve, concave to the Southeast, having a radius of 280.00 feet and a central angle of 27°22'37"; thence Northeasterly an arc distance of 133.79 feet to a point of tangency; thence N27°10'25"E, 141.12 feet; thence N25°10'54"W, 39.59 feet to a point on a curve, said point having a radial bearing N12°27'47"E, said curve being concave to the Southwest, having a radius of 395.00 feet and a central angle of 01°46'41"; thence Westerly an arc distance of 12.26 feet to a point of reverse curvature of a curve, concave to the Northeast, having a radius of 445.28 feet and a central angle of 17°36'57"; thence Westerly an arc distance of 136.90 feet to a point of reverse curvature of a curve, concave to the South, having a radius of 140.04 and a central angle of 43°54'17"; thence Westerly an arc distance of 107.31 feet to a point of tangency; thence S74°23'46"W, 207.06 feet to a point of curvature of a curve, concave to the North, having a radius of 350.00 feet and a central angle of 24°43'44"; thence Westerly an arc distance 151.06 feet to a point of tangency; thence N80°52'30"W, 55.33 feet to a point of curvature of a curve, concave to the South, having a radius of 847.20 feet and a central angle of 08°46'42"; thence Westerly an arc distance of 129.80 feet; thence S45°27'32"W, 35.29 feet to a point on a curve, said point having a radial bearing of S89°25'45"E, said curve being concave to the West, having a radius of 478.90 feet and a central angle of 18°24'00"; thence Southerly an arc distance of 153.79 feet to a point of tangency; thence S18°58'13"W, 163.83 feet to a point of curvature of a curve, concave to the East, having a radius of 235.00 feet and a central angle of 41°10'47"; thence Southerly an arc distance of 168.90 feet to a point of tangency; thence S22°12'34"E, 216.14 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 310.00 feet and a central angle of 20°00'25"; thence Southerly an arc distance of 108.25 feet to a point of tangency; thence S02°12'09"E, 151.82 feet to a point of curvature of a curve, concave to the West, having a radius of 650.00 feet and a central angle of 10°52'12"; thence Southerly an arc distance of 123.32 feet to a point of tangency; thence S08°40'03"W, 206.47 feet to a point of curvature of a curve, concave to the Northeast, having a radius of 25.00 feet and a central angle of 62°10'55"; thence Southeasterly an arc distance of 27.13 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 50.00 feet and a central angle of 242°10'55"; thence Southerly, Westerly and Northerly an arc distance of 211.34 feet to a point of tangency; thence N08°40'03"E, 272.80 feet to a point of curvature, of a curve, concave to the West, having a radius of 590.00 feet and a central angle of 10°52'12"; thence Northerly an arc distance of 111.93 feet to a point of tangency; thence N02°12'09"W, 151.82 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 250.00 feet and a central angle of 20°00'25"; thence Northwesterly an arc distance of 87.30 feet to a point of tangency; thence N22°12'34"W, 216.14 feet to a point of curvature of a curve, concave to the East, having a radius of 295.00 feet and a central angle of 41°10'47"; thence Northerly an arc distance of 212.02 feet to a point of tangency; thence N18°58'13"E, 163.83 feet to a point of curvature of a curve, concave to the West, having a radius of 418.90 feet and a central angle of 18°58'13"; thence Northerly an arc distance of 138.70 feet to a point of tangency; thence N00°00'00"E, 100.00 feet

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REVISED: 08/13/07				DATE: 3/2/05
REVISED: 04/23/08				DRAWN BY: B.J.F.
REVISED: 05/16/08				SHEET: 3 OF: 15

SKETCH AND DESCRIPTION 60' STREETS DELRAY LAKES ESTATES PUD (PLAT BOOK 41, PAGE 200, P.B.C.R.)

to a point of curvature, of a concave curve to the West, having a radius of 225.46 feet and a central angle of 36°48'27"; thence Northwesterly an arc distance of 144.84 feet to a point of reverse curvature of a curve, concave to the Northeast, having a radius of 303.48 feet and a central angle of 39°39'08"; thence Northwesterly an arc distance of 210.03 feet to a point of tangency; thence N02°50'41"E, 157.46 feet to a point of curvature of a curve, concave to the Southwest, having a radius 25.00 feet and a central angle of 62°10'56"; thence Northwesterly an arc distance of 27.13 feet to a point of reverse curvature, of a curve, concave to the Southeast, having a radius of 50.00 feet and a central angle of 242°10'55"; thence Northerly, Easterly and Southerly an arc distance of 211.34 feet to a point of tangency; thence S02°50'41"W, 223.80 feet to a point of curvature, of a curve concave to the East, having a radius of 243.48 feet and a central angle of 39°39'08"; thence Southeasterly an arc distance of 168.51 feet to a point of reverse curvature of a curve, concave to the Southwest, having a radius of 285.46 feet and a central angle of 35°53'14"; thence Southerly an arc distance of 178.80 feet; thence S45°18'31"E, 34.98 feet to a point on a curve, said point having a radial bearing of N00°18'17"E, said curve being concave to the Southwest, having a radius of 907.20 feet and a central angle of 08°49'13"; thence Easterly an arc distance of 139.66 feet to a point of tangency; thence S80°52'30"E, 55.33 feet to a point of curvature of a curve, concave to the North having a radius of 290.00 feet and a central angle of 24°43'44"; thence Easterly an arc distance of 125.16 feet to a point of tangency; thence N74°23'46"E, 207.06 feet to a point of curvature of a curve, concave to the South, having a radius of 200.04 feet and a central angle of 43°54'17"; thence Easterly 153.29 feet to a point of reverse curvature of a curve, concave to the Northeast, having a radius of 385.28 feet and a central angle of 17°36'57"; thence Easterly 118.46 feet to a point of reverse curvature, concave to the Southwest, having a radius of 455.00 feet and a central angle of 05°12'02"; thence Southeasterly an arc distance of 41.30 feet; thence N66°31'46"E, 31.71 feet; thence N27°10'25"E, 67.82 feet to a point of curvature of a curve, concave to the West, having a radius of 145.00 feet and a central angle of 42°22'11"; thence Northerly an arc distance of 107.23 feet to a point of reverse curvature of a curve concave to the East, having a radius of 360.00 feet and a central angle of 13°43'10"; thence Northerly an arc distance of 86.20 feet to a point of tangency; thence N01°28'36"W, 49.04 feet; thence N89°47'53"E, 60.01 feet to the Point of Beginning.

TOGETHER WITH

The following portion of the 60 foot streets, 30 feet on each side of the described centerline.

BEGIN at the aforementioned REFERENCE POINT "A"; said point being on a curve concave to the Southwest, having a radius of 130.18 feet, radial bearing from said point, S03°31'41"W and a central angle of 46°19'17"; thence Southeasterly an arc distance of 105.25 feet to a point of compound curvature of a curve, concave to the Southwest having a radius of 325.00 feet and a central angle of 32°24'21"; thence Southeasterly 183.82 feet to a point of tangency; thence S07°44'41"E, 69.56 feet to a point of curvature of a curve, concave to the East, having a radius 990.00 feet and a central angle of 10°16'03"; thence Southerly an arc distance of 177.41 feet to a point of reverse curvature of a curve concave to the West, having a radius of 300.00 feet and central angle of 30°39'53"; thence Southerly an arc distance of 160.56 feet to a point of tangency; thence S12°39'09"W, 159.49 feet to a point of curvature of a curve concave to the East, having a radius of 400.00 feet and a central angle of 30°41'49"; thence Southerly an arc distance of 214.31 feet to a point of tangency; thence S18°02'40"E, 327.49 feet to a point of curvature of a curve, concave to the Northwest, having a radius of 200.00 feet and a central angle of 113°31'55"; thence Southerly and Westerly an arc distance of 396.30 feet to a point of tangency; thence N84°30'45"W, 24.78 feet to a point of curvature of a curve concave to the South, having a radius of 955.00 feet and a central angle of 15°30'52"; thence Westerly an arc distance of 258.59 feet to a point of tangency; thence S79°58'23"W, 307.28 feet to a point of curvature of a curve concave to the Northeast, having a radius of 200.00 feet and a central angle 105°33'59"; thence West and Northerly an arc distance 368.50 feet to a point of tangency; thence N05°32'22"E, 569.26 feet to a point of curvature of a curve, concave to the West, having a radius of 400.00 feet and a central angle of 28°00'36"; thence Northwesterly an arc distance of 195.55 feet to a point of tangency; thence N22°28'14"W, 222.06 feet to the POINT OF TERMINATION of said centerline of said 60.00 foot street.

Said lands situate in Palm Beach County, Florida, containing 608,742 square feet, more or less.

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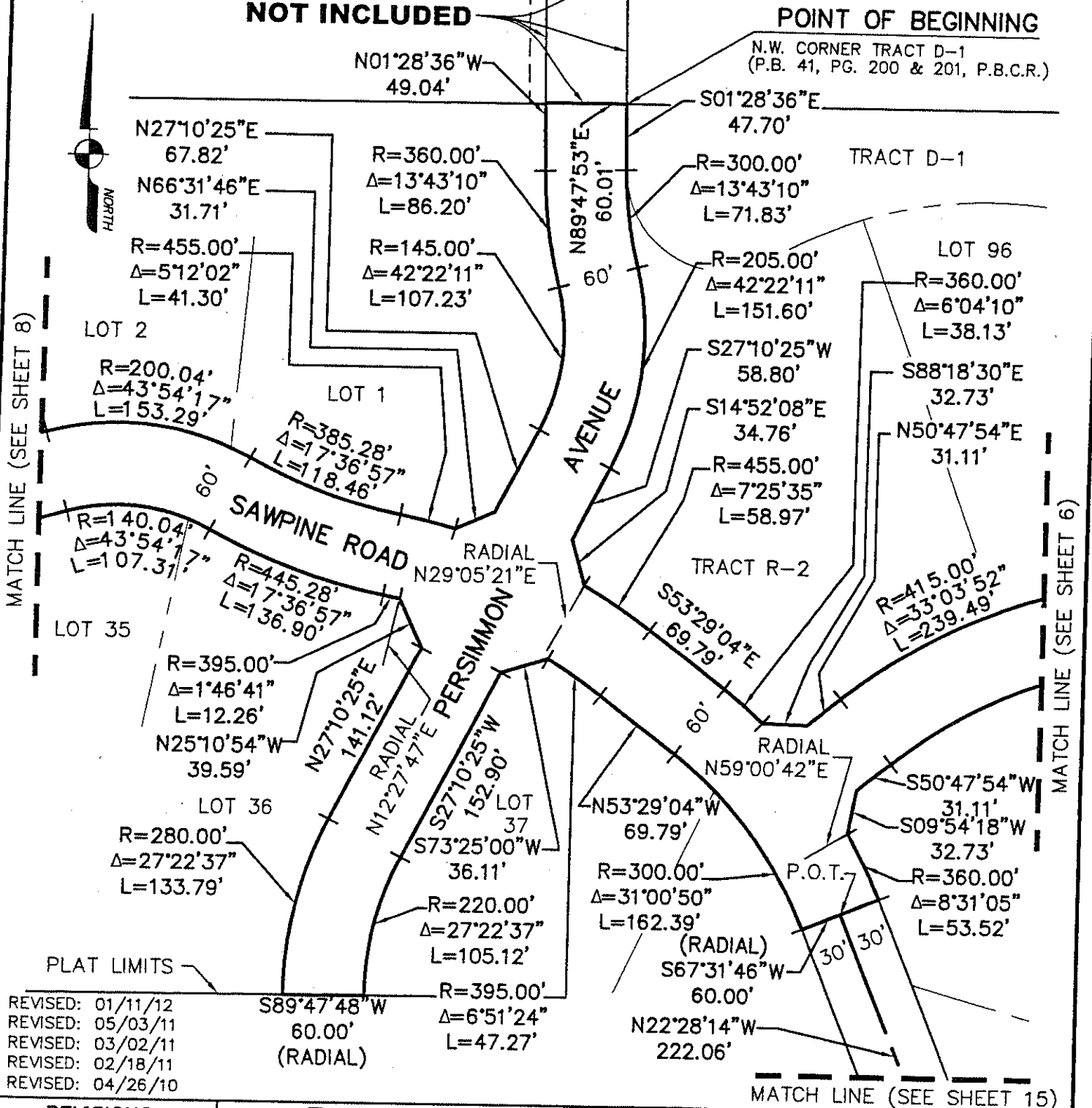
**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**

MATCH LINE (SEE SHEET 11)

NOT INCLUDED

POINT OF BEGINNING

N.W. CORNER TRACT D-1
(P.B. 41, PG. 200 & 201, P.B.C.R.)



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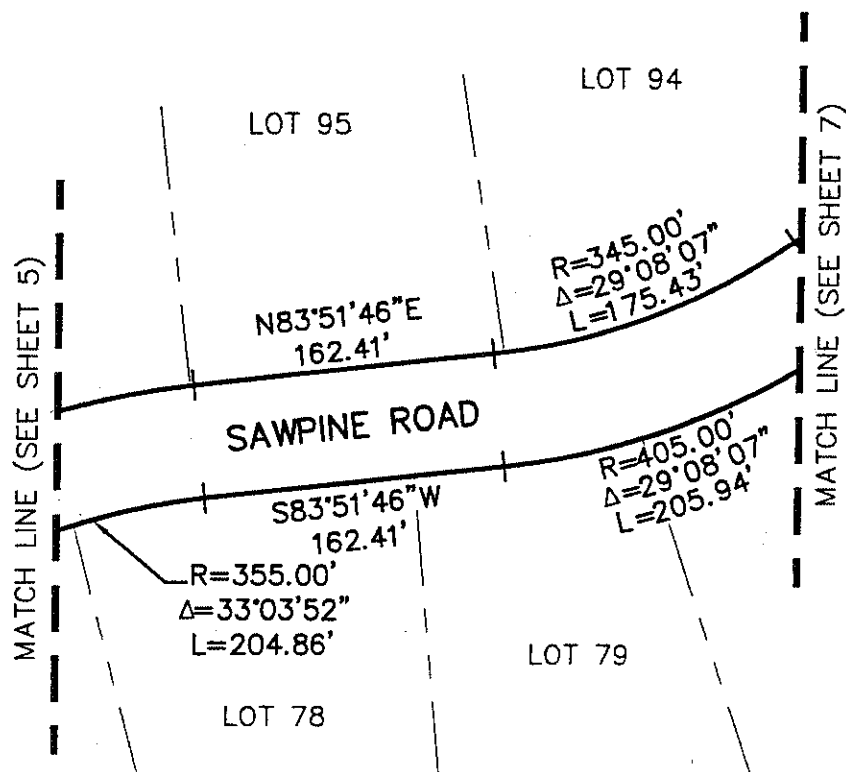
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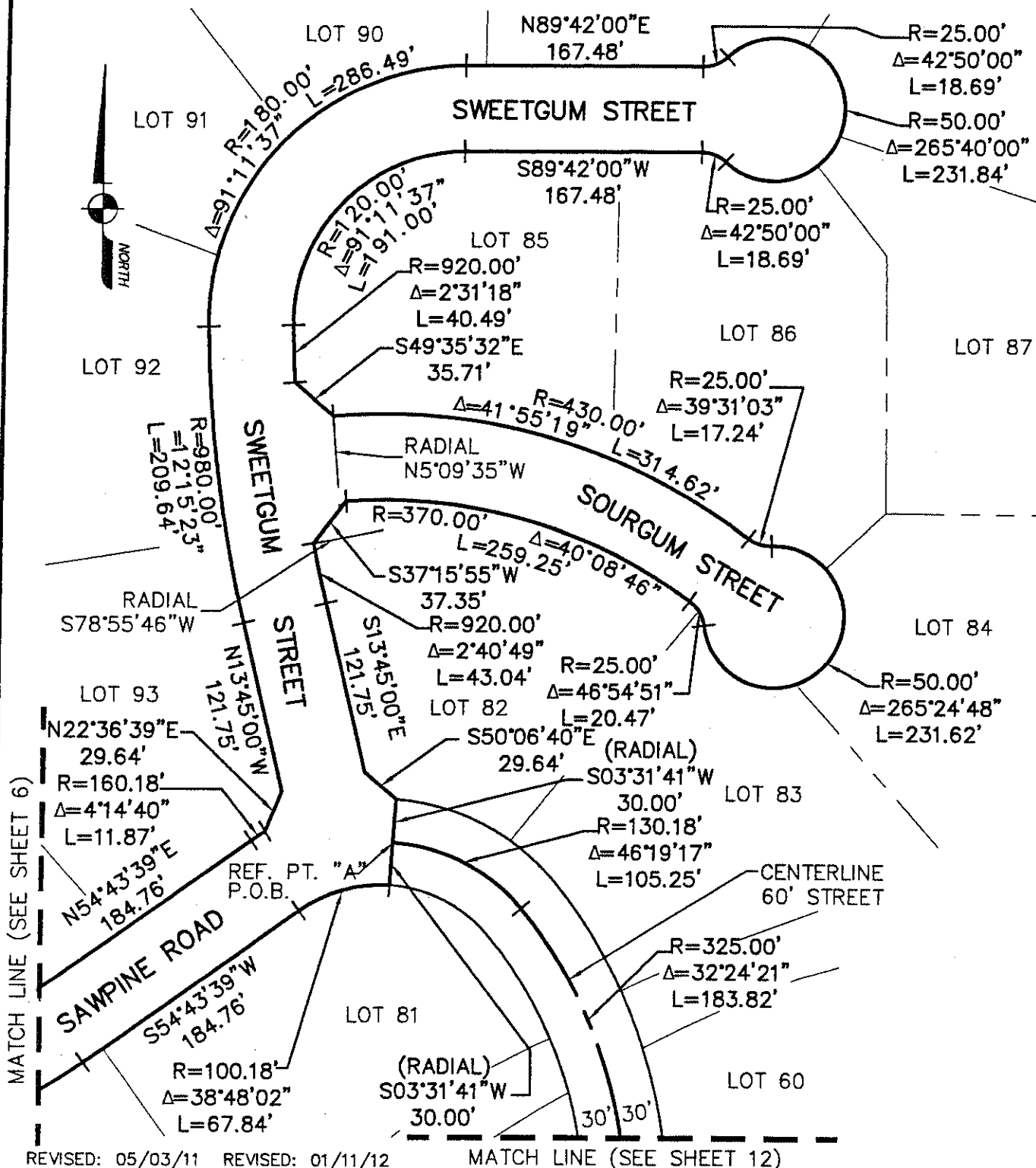
SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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REVISED: 05/16/08		SHEET: 6 OF: 15		SHEET: 6 OF: 15

SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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MATCH LINE (SEE SHEET 12)

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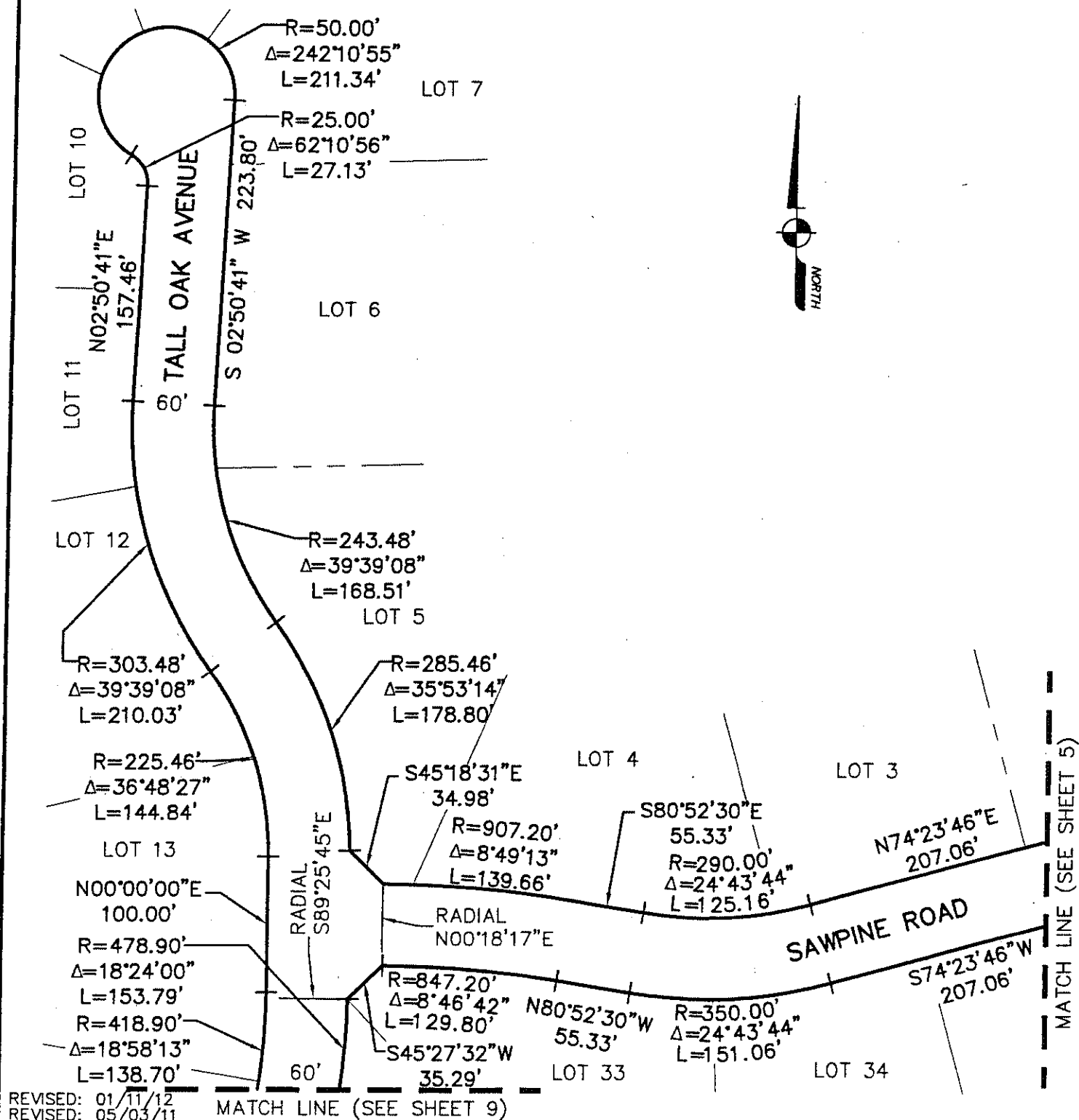
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**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**



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MATCH LINE (SEE SHEET 9)

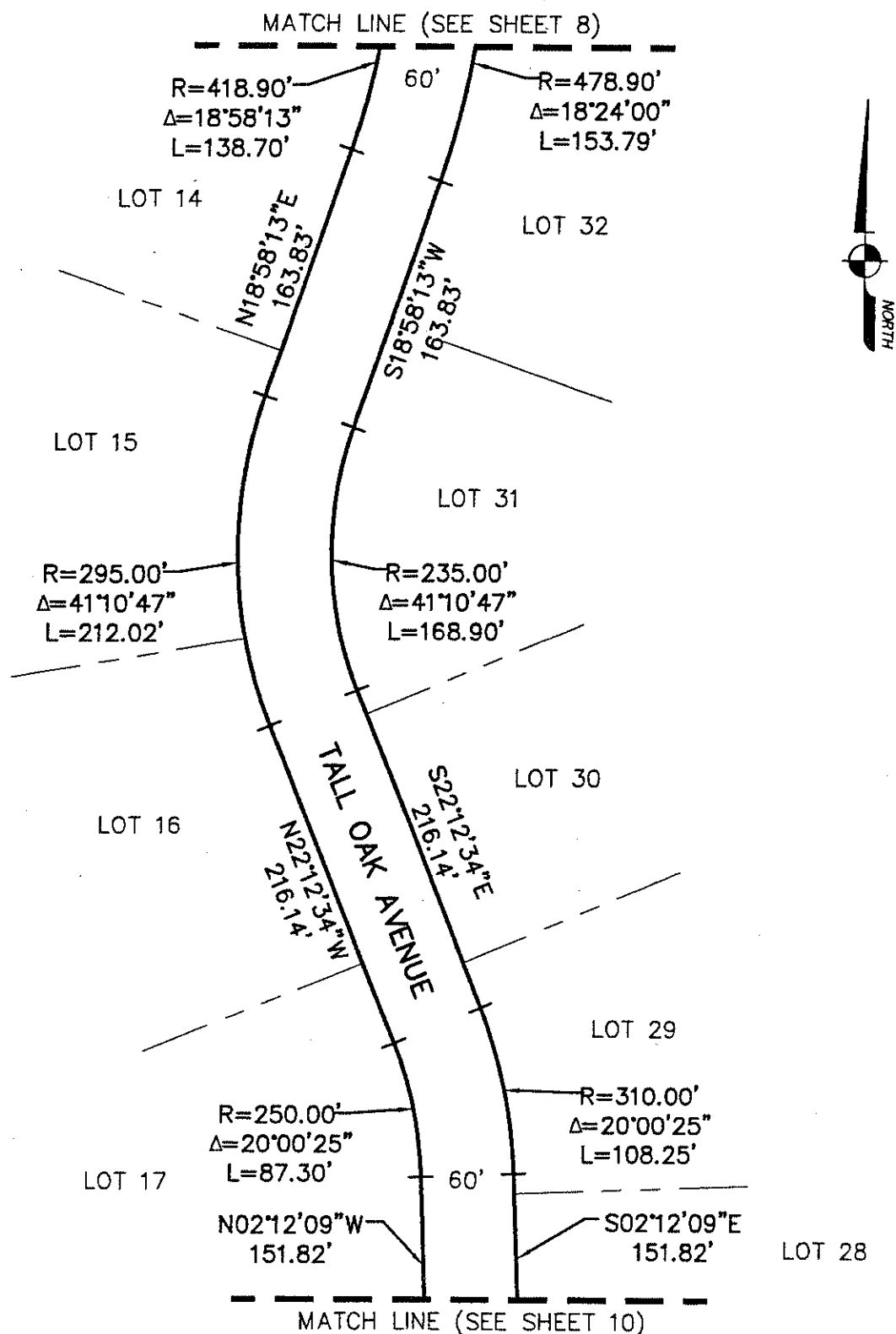
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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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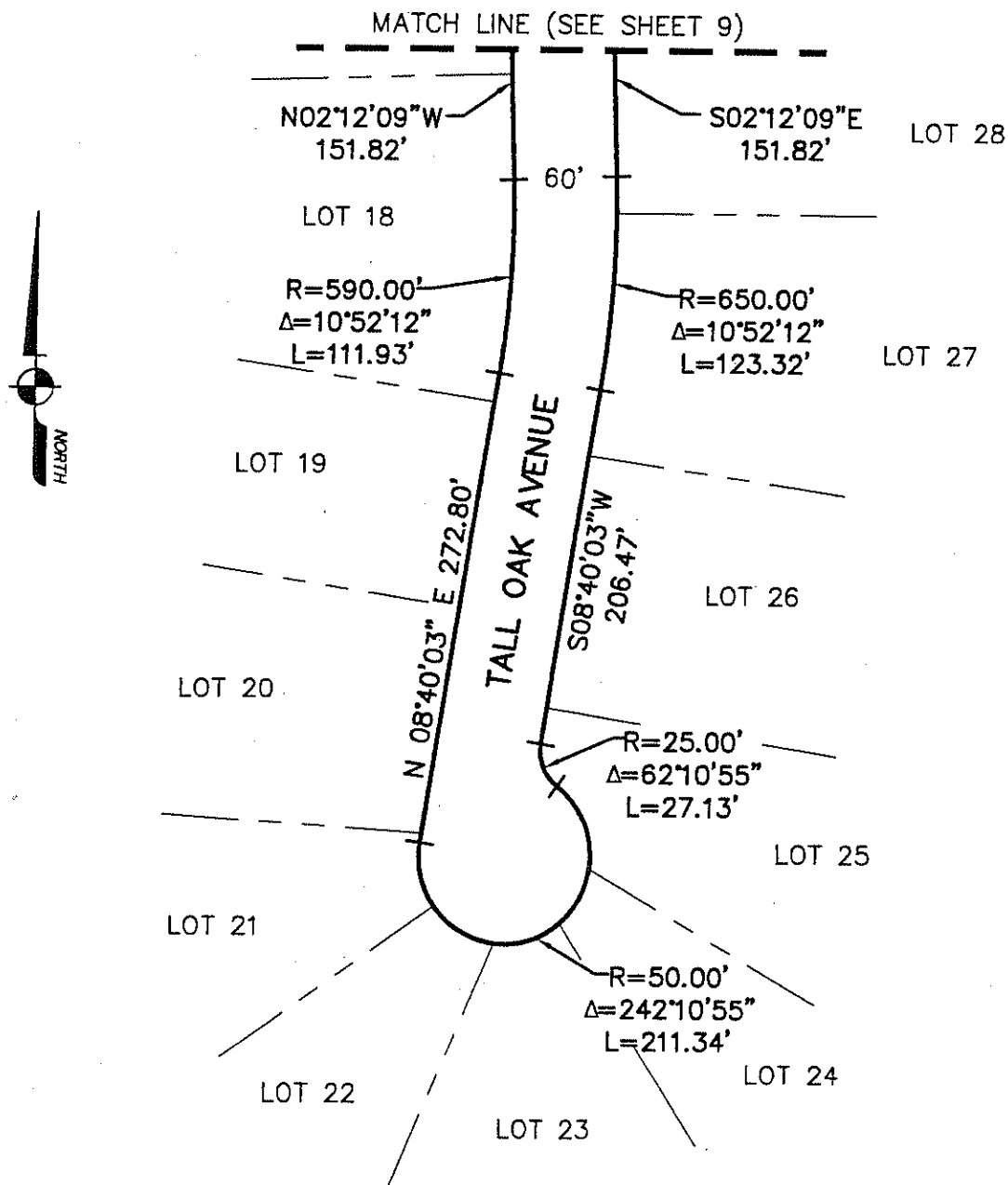
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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)



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SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)

ATLANTIC AVENUE
(DELRAY WEST ROAD / SR 806)

NORTH LINE
DELRAY LAKES ESTATES PUD
(P.B. 41, PG. 200, P.B.C.R.)

N89°42'00"E
(BEARING BASIS)



SOUTH RIGHT-OF-WAY
LINE PER PLAT
& NORTH LINE
DELRAY LAKES ESTATES PUD
(P.B. 41, PG. 200, P.B.C.R.)

PERSIMMON
AVENUE

EXISTING 12' UTILITY EASEMENT
(P.B. 41, PG. 200, P.B.C.R.)

WEST LINE
30' RIGHT-OF-WAY
(P.B. 2, PG. 26, P.B.C.R.)

NOT INCLUDED

RIGHT-OF-WAY DEDICATED
PER PLAT
(P.B. 41, PG. 200, P.B.C.R.)

30' EXISTING RIGHT-OF-WAY
PER PLAT
(P.B. 2, PG. 26, P.B.C.R.)

MATCH LINE (SEE SHEET 5)

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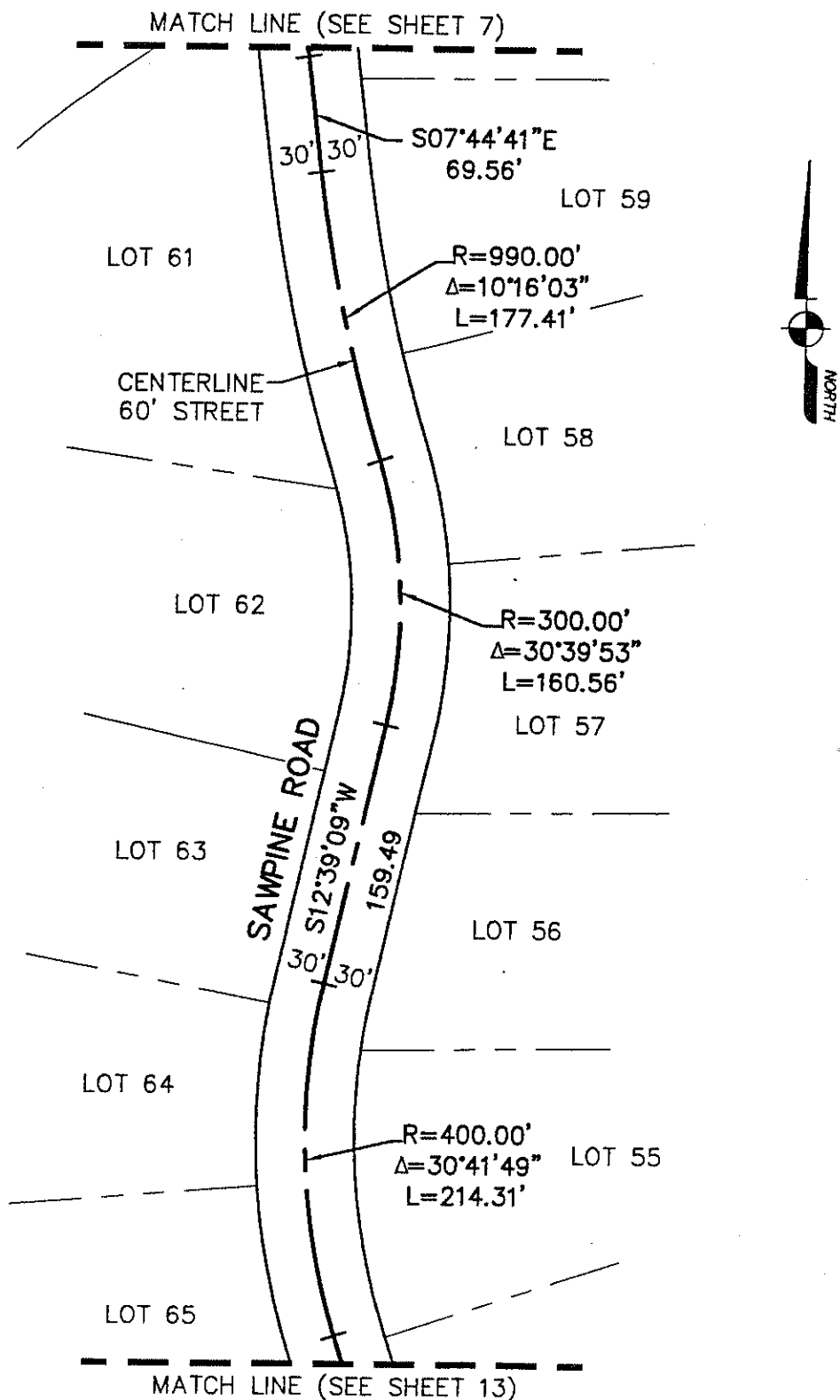
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SHEET: 11 OF: 15

**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**



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REVISED: 05/16/08			SHEET: 12 OF: 15

SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)

MATCH LINE (SEE SHEET 12)

LOT 54

LOT 66

LOT 53

CENTERLINE
60' STREET

LOT 52

LOT 67

LOT 69

LOT 68

N84°30'45"W
24.78'

$$\Delta = 15^\circ 30' 52'' \quad L = 258.59' \\ R = 955.00'$$

R=200.00'

$\Delta = 113^{\circ}31'55''$
SAW PINE ROAD

LOT 51

LOT 50

LOT 49

LOT 47

LOT 48

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SCALE: 1" = 100'

DATE: 3/2/05

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SHEET: 13 OF: 15

LOT 41

LOT 72

LOT 42

-CENTERLINE
60' STREET

LOT 71

LOT 70

LOT 43

LOT 44

LOT 45

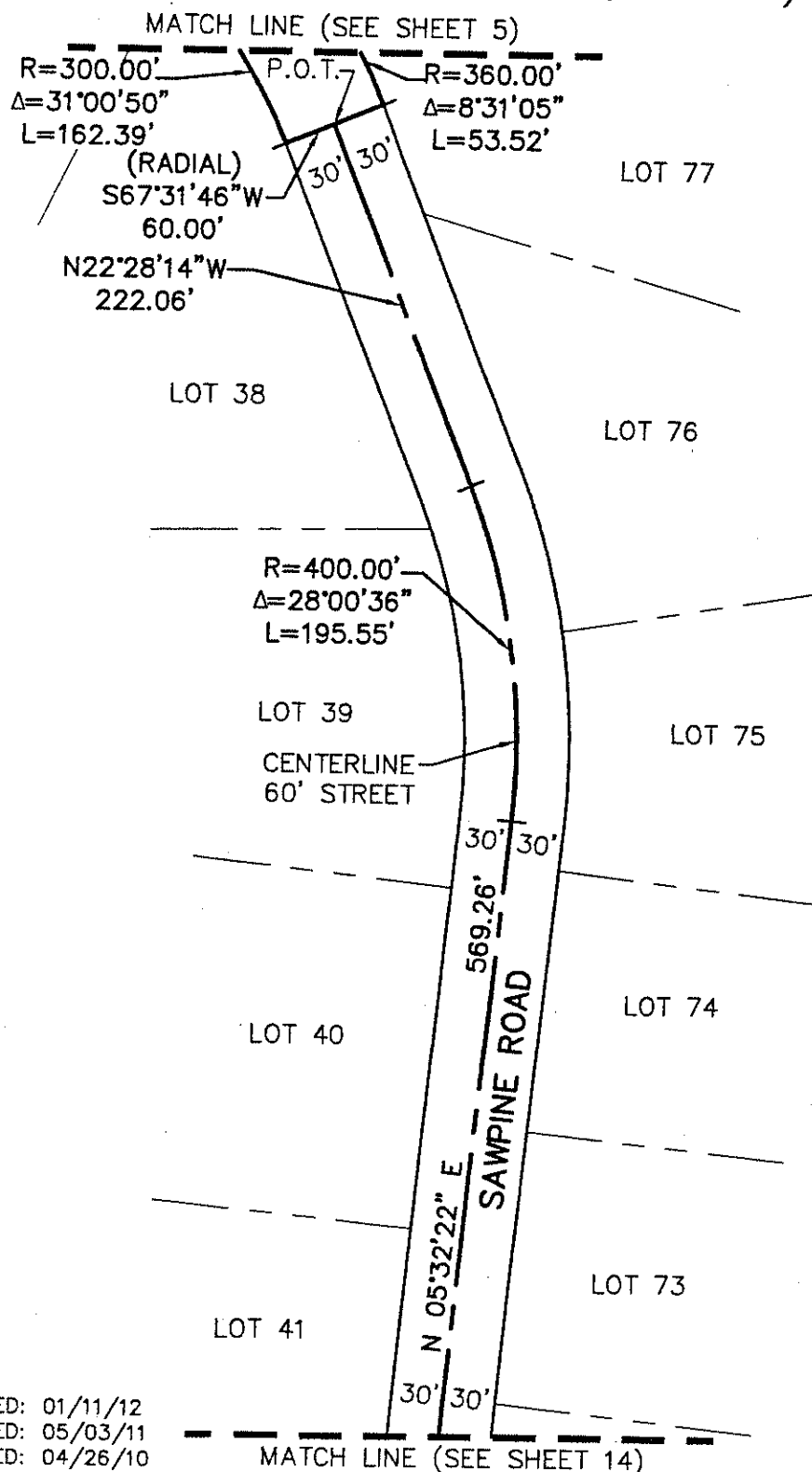
LOT 46

MATCH LINE (SEE SHEET 13)

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REVISED: 05/16/08			SHEET: 14 OF: 15

**SKETCH AND DESCRIPTION
60' STREETS
DELRAY LAKES ESTATES PUD
(PLAT BOOK 41, PAGE 200, P.B.C.R.)**



REVISED: 01/11/12
REVISED: 05/03/11
REVISED: 04/26/10

MATCH LINE (SEE SHEET 14)

REVISIONS

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SHEET: 15 OF: 15

2011 Florida Statutes

Title XXVI
PUBLIC TRANSPORTATION**Chapter 336**
COUNTY ROAD SYSTEM[View Entire Chapter](#)**336.12**Closing and abandonment of roads; optional conveyance to homeowners' association; traffic control jurisdiction. —

(1)(a) In addition to the authority provided in s. 336.12, the governing body of the county may abandon the roads and rights-of-way dedicated in a recorded residential subdivision plat and simultaneously convey the county's interest in such roads, rights-of-way, and appurtenant drainage facilities to a homeowners' association for the subdivision, if the following conditions have been met:

1. The homeowners' association has requested the abandonment and conveyance in writing for the purpose of converting the subdivision to a gated neighborhood with restricted public access.
2. No fewer than four-fifths of the owners of record of property located in the subdivision have consented in writing to the abandonment and simultaneous conveyance to the homeowners' association.
3. The homeowners' association is both a corporation not for profit organized and in good standing under chapter 617, and a "homeowners' association" as defined in s. 720.301(9) with the power to levy and collect assessments for routine and periodic major maintenance and operation of street lighting, drainage, sidewalks, and pavement in the subdivision.
4. The homeowners' association has entered into and executed such agreements, covenants, warranties, and other instruments; has provided, or has provided assurance of, such funds, reserve funds, and funding sources; and has satisfied such other requirements and conditions as may be established or imposed by the county with respect to the ongoing operation, maintenance, and repair and the periodic reconstruction or replacement of the roads, drainage, street lighting, and sidewalks in the subdivision after the abandonment by the county.

(b) The homeowners' association shall install, operate, maintain, repair, and replace all signs, signals, markings, striping, guardrails, and other traffic control devices necessary or useful for the private roads unless an agreement has been entered into between the county and the homeowners' association, as authorized under s. 316.006(3)(b), expressly providing that the county has traffic control jurisdiction.

(2) Upon abandonment of the roads and rights-of-way and the conveyance thereof to the homeowners' association, the homeowners' association shall have all the rights, title, and interest in the roads and rights-of-way, including all appurtenant drainage facilities, as were previously vested in the county. Thereafter, the homeowners' association shall hold the roads and rights-of-way in trust for the benefit of the owners of the property in the subdivision, and shall operate, maintain, repair, and, from time to time, replace and reconstruct the roads, street lighting, sidewalks, and drainage facilities as necessary to ensure their use and enjoyment by the property owners, tenants, and residents of the subdivision and their guests and invitees. The provisions of this section shall be regarded as supplemental and additional to the provisions of s. 336.12, and shall not be regarded as in derogation of that section.

History.—s. 2, ch. 2002-235; s. 30, ch. 2004-345; s. 26, ch. 2004-353; s. 2, ch. 2005-34.