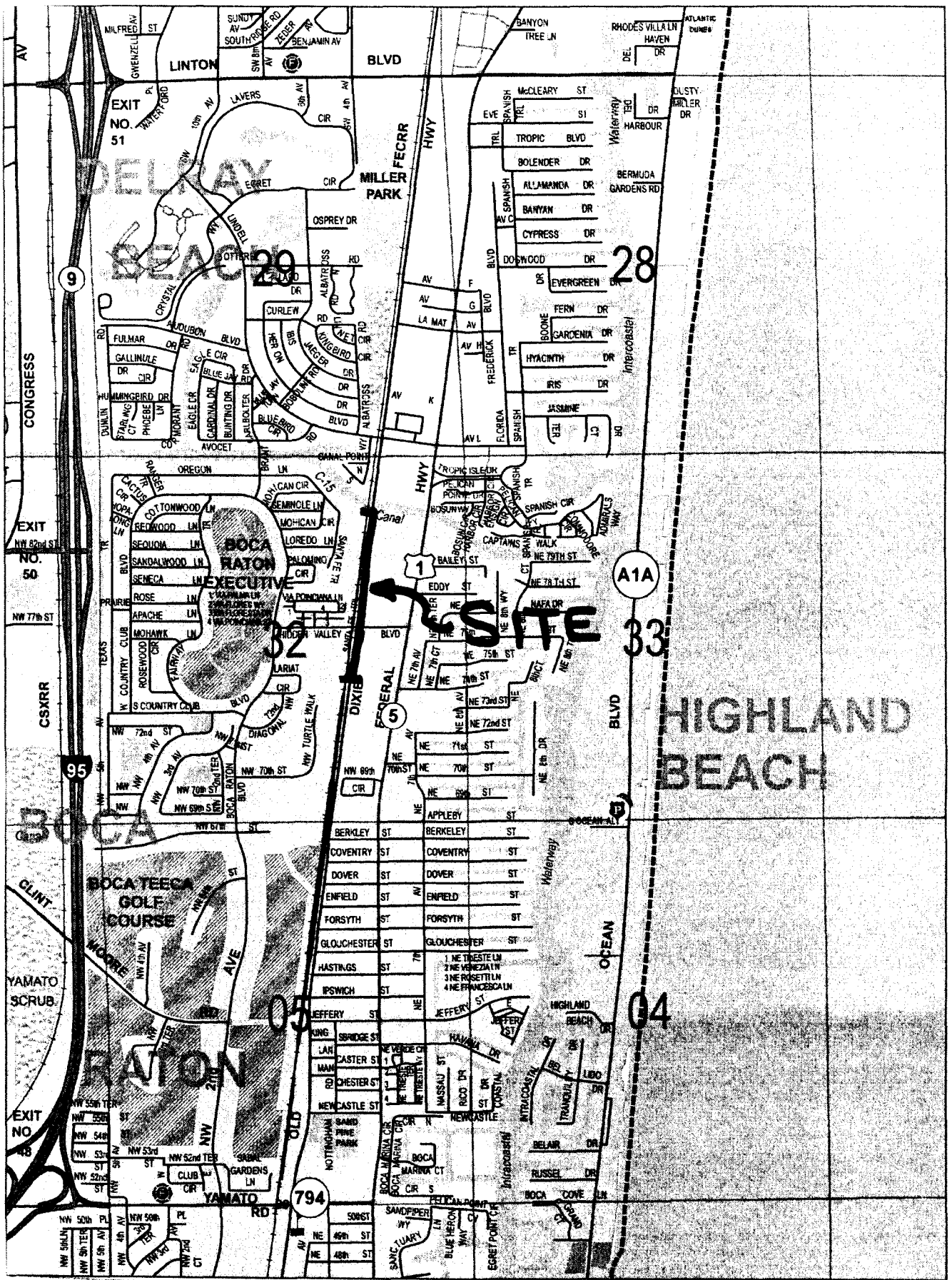






ATTACHMENT 1  
LOCATION MAP



ATTACHMENT 2  
QUIT CLAIM DEED  
WITH EXHIBIT "A"  
(24)

\* w/c Box 1066  
\* Acct. No.: 1010

This Instrument Was Prepared By:  
City Attorney's Office  
City of Boca Raton  
201 West Palmetto Park Road  
Boca Raton, Florida 33432

RETURN TO:  
R/W ACQ. SECTION  
P.B.C. ENG. DEPT.  
P.O. BOX 21229  
WEST PALM BEACH, FL 33417  
ATTN.: ED HANDY

ACCEPTED BY QUIT CLAIM DEED  
BOARD OF COUNTY COMMISSIONERS

DATE: \_\_\_\_\_ THIS QUIT CLAIM DEED, made this 25<sup>th</sup> day of AUG., 2011, between the CITY OF BOCA RATON, a municipal corporation of the State of Florida, 201 West Palmetto Park Road, Boca Raton Florida 33432 (Grantor), and 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 (Grantee):

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid, receipt whereof is hereby acknowledged, does hereby remise, release, quit claim and convey unto the Grantee, its successors and assigns all right, title interest, claim and demand which the Grantor has to the following described land, situate, lying and being in the County of Palm Beach, State of Florida to wit:

EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the Grantor, in law or in equity, to the only proper use and benefit of said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto caused these presents to be duly executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, on the date first written above.

Witnesses:  
sign Denise Carroll  
print Denise Carroll

City of Boca Raton, Florida  
A Florida Municipal Corporation  
By Susan Whelchel  
Susan Whelchel, Mayor

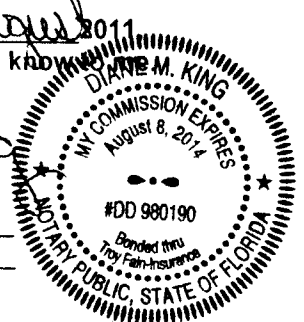
sign Mary Siddons  
print Mary Siddons

Attest Susan S. Saxton  
Susan S. Saxton, City Clerk

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2011, by, Susan Whelchel, Mayor, and Susan S. Saxton, City Clerk, who are personally known to me.

Diane M King  
Notary Public, State of Florida  
My Commission expires \_\_\_\_\_  
Commission No. \_\_\_\_\_



**SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 100**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 7126, PAGES 1526 THROUGH 1528, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89° 45' 23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF COUNTY ENGINEER; THENCE SOUTH 07° 44' 55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3941.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 31' 58" EAST, A DISTANCE OF 50.52 FEET; THENCE SOUTH 07° 44' 55" WEST, ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 7126 PAGES 1526 THROUGH 1528, A DISTANCE OF 151.56 FEET; THENCE SOUTH 89° 31' 58" WEST, ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 7126, PAGES 1526 THROUGH 1528, ALSO BEING THE NORTH LINE OF TRACT "B", TUSCANY VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 77 THROUGH 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 50.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07° 44' 55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 151.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 7578 SQUARE FEET OR 0.17 ACRES MORE OR LESS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
7-15-2011  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL  
SURVEY NOT COVERED BY PROFESSIONAL LIABILITY  
INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

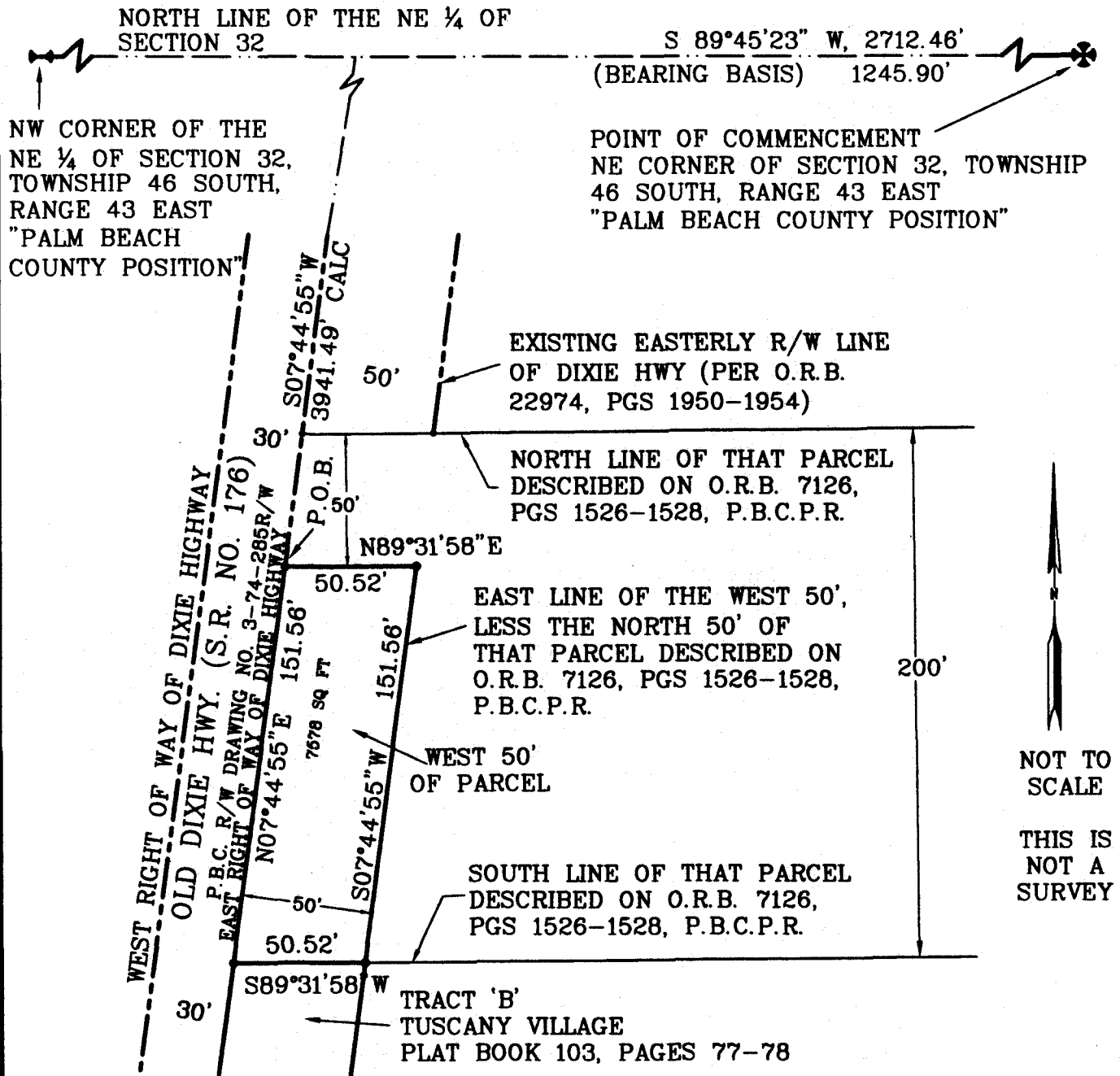
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 1 OF 3

REVISED 6-10-2011

SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 100



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 2 OF 3

REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 100**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

R= DENOTES RADIUS

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Δ= DENOTES CENTRAL ANGLE OF CURVE

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

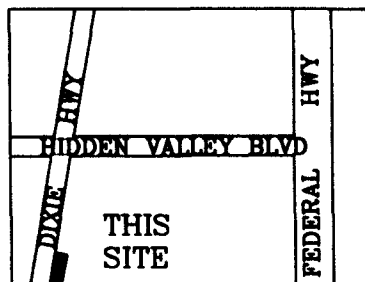
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 3 OF 3

REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 101**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3658.59 FEET; THENCE NORTH 89°31'58" EAST, ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, ALSO BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°31'58" EAST, ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, AND ALONG A LINE BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 37.32 FEET; THENCE SOUTH 07°44'55" WEST, ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, ALSO BEING THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, A DISTANCE OF 232.39 FEET; THENCE SOUTH 89°31'58" WEST, ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, ALSO BEING THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 7126, PAGES 1526 THROUGH 1528, A DISTANCE OF 50.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07°44'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.33 FEET; THENCE NORTH 10°53'48" EAST, ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 18.21 FEET; THENCE NORTH 10°48'06" EAST, ALONG SAID EAST LINE OF SAID PARCEL, A DISTANCE OF 50.07 FEET; THENCE NORTH 13°27'33" EAST, ALONG SAID EAST LINE OF SAID PARCEL, A DISTANCE OF 50.25 FEET; THENCE NORTH 12°42'07" EAST, ALONG SAID EAST LINE OF SAID PARCEL, A DISTANCE OF 50.95 FEET TO THE POINT OF BEGINNING. CONTAINING 10646 SQUARE FEET OR 0.24 ACRES MORE OR LESS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

*Enrique G. Vidaurreta* 7-15-2011  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

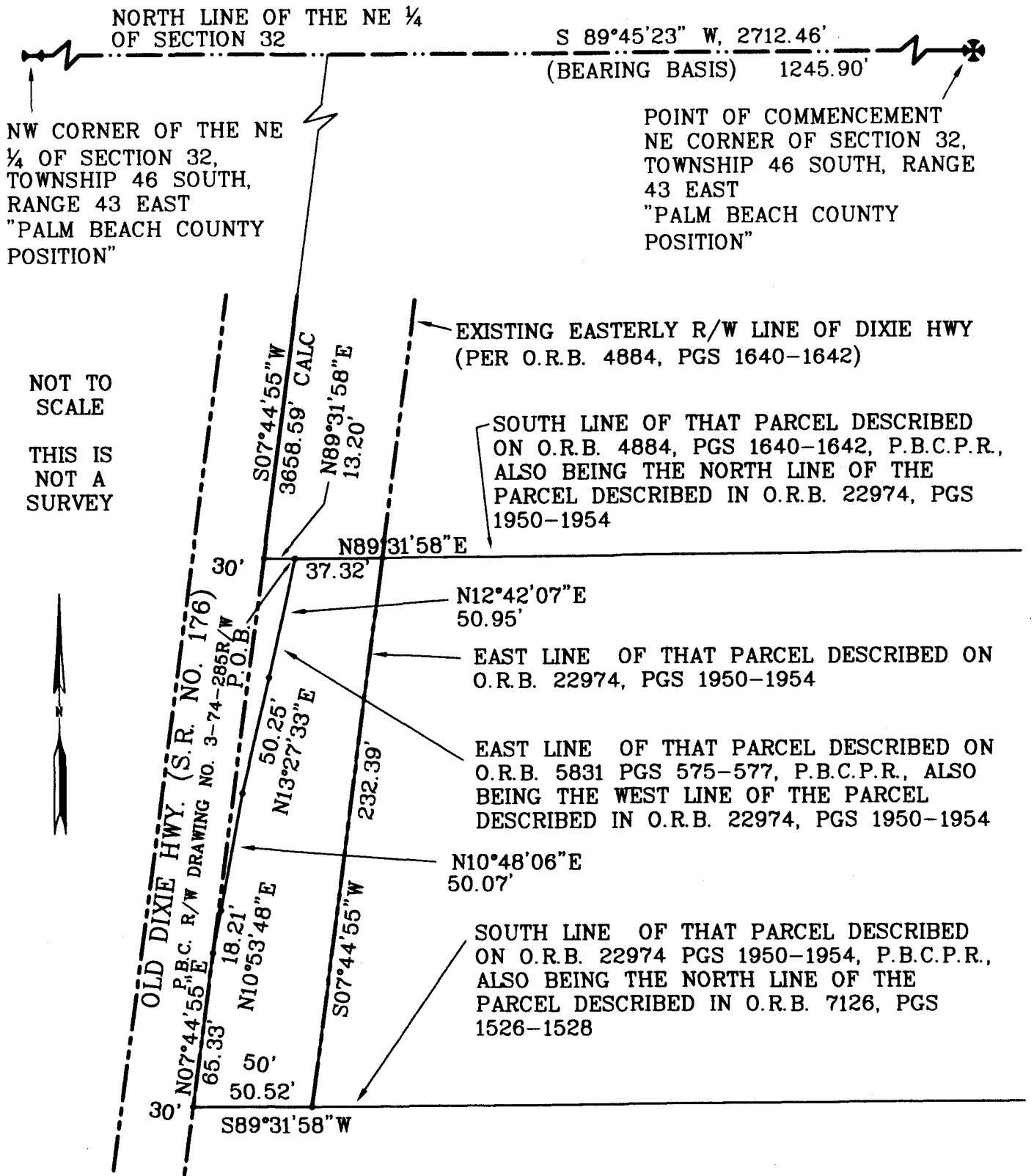
**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 1 OF 3

REVISED 6-10-2011



SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 101



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 101**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

R= DENOTES RADIUS

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Δ= DENOTES CENTRAL ANGLE OF CURVE

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

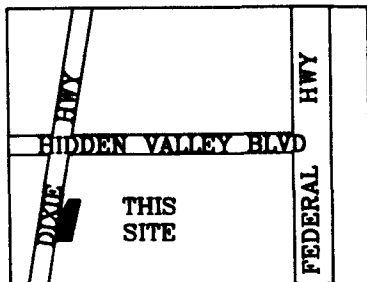
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 3 OF 3

REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 102**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGE 575 THROUGH 577, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89° 45' 23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF COUNTY ENGINEER; THENCE SOUTH 07° 44' 55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 3658.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 31' 58" EAST, ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, ALSO BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 13.20 FEET; THENCE SOUTH 12° 42' 07" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954 AND THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 50.95 FEET; THENCE SOUTH 13° 27' 33" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, AND THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 50.25 FEET; THENCE SOUTH 10° 48' 06" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, AND THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 50.07 FEET; THENCE SOUTH 10° 53' 48" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, AND THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 18.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07° 44' 55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.06 FEET TO THE POINT OF BEGINNING. CONTAINING 973 SQUARE FEET OR .02 ACRES MORE OR LESS

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

 7-15-2011

ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

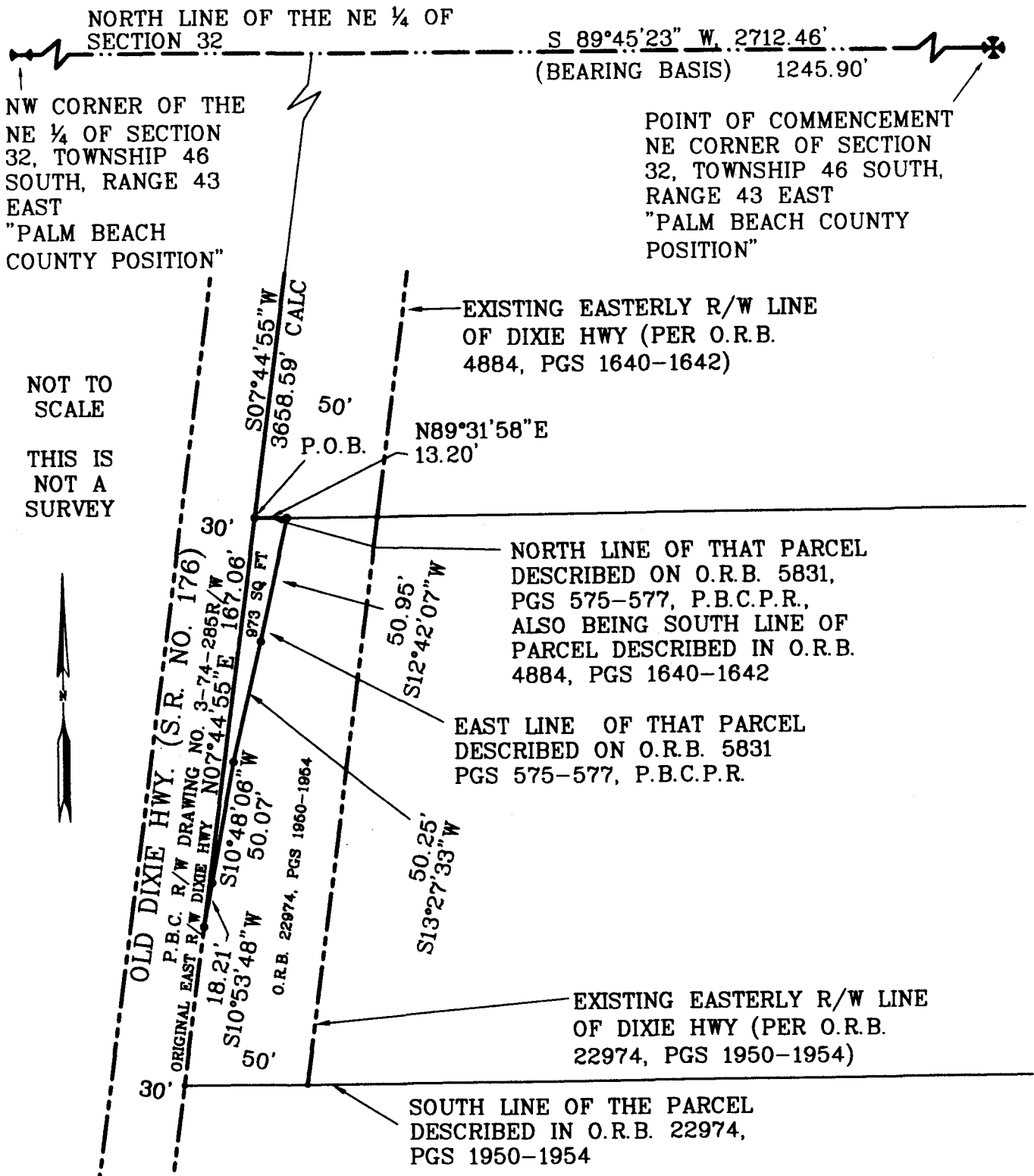
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 1 OF 3

REVISED 6-10-2011

SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 102



NOT TO SCALE  
THIS IS NOT A SURVEY

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
581-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 2 OF 3  
REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 102**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

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P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

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HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

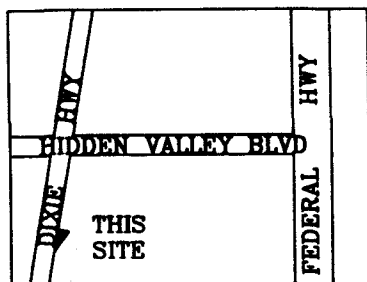
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 3 OF 3

REVISED 8-10-2011

**SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 103**

**LEGAL DESCRIPTION**

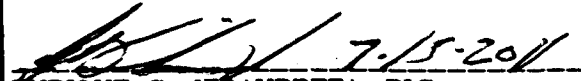
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89° 45' 23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07° 44' 55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3456.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 31' 58" EAST, ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, ALSO BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 50.52 FEET; THENCE SOUTH 07° 44' 55" WEST, ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, ALSO BEING THE EAST LINE OF THE WEST 50 FEET OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 202.07 FEET; THENCE SOUTH 89° 31' 58" WEST, ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, ALSO BEING THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, A DISTANCE OF 50.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07° 44' 55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 10104 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL  
SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



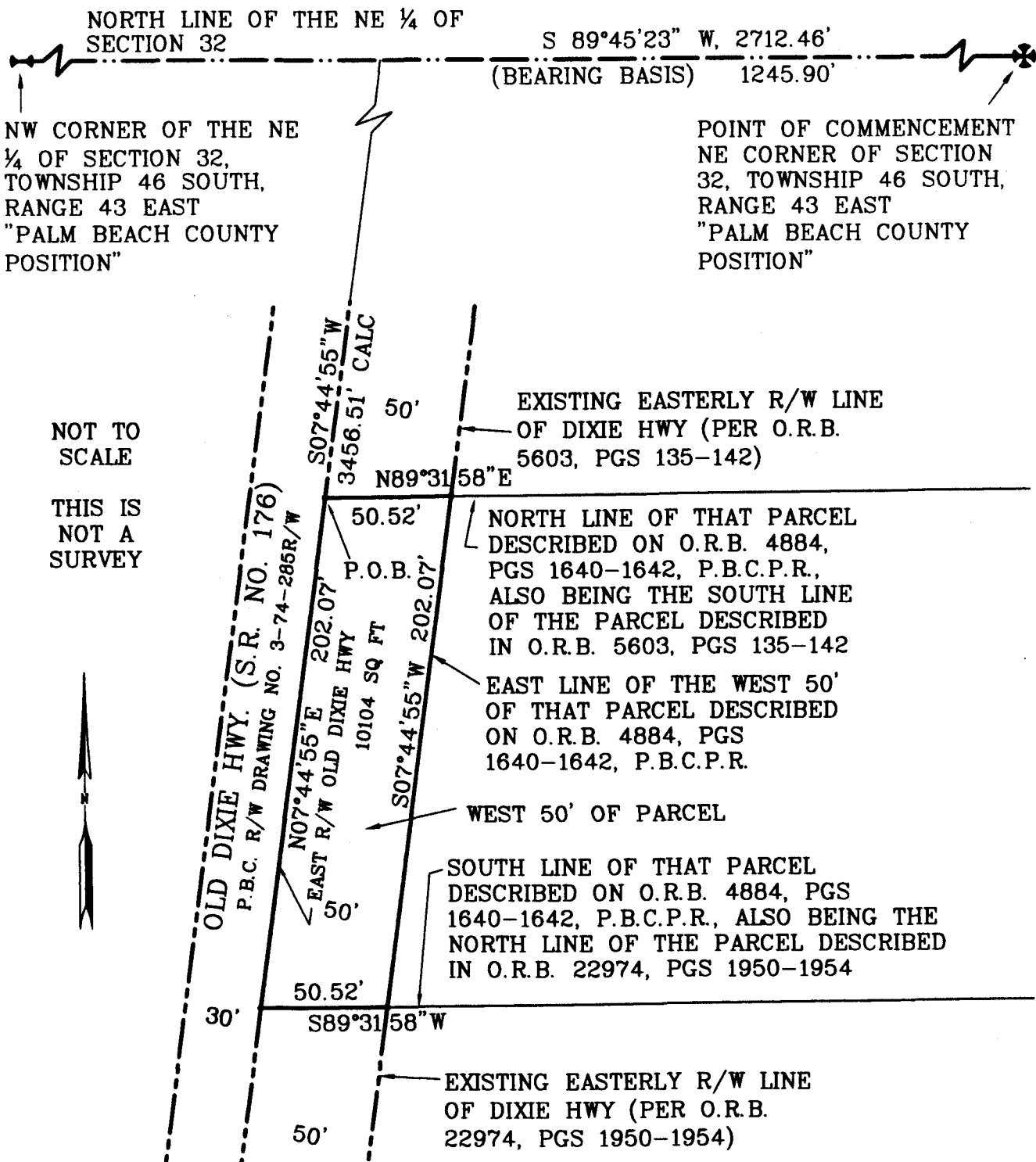
**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-418-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 1 OF 3

REVISED 6-10-2011

SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 103



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



City Of Boca Raton

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY

SHEET 2 OF 3

REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 103**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

R= DENOTES RADIUS

L= DENOTES ARC LENGTH

Δ= DENOTES CENTRAL ANGLE OF CURVE

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

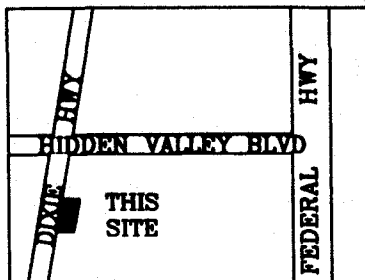
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432

561-418-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 3 OF 3

REVISED 6-10-2011



**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 104**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2579.57 FEET TO A POINT OF CUSP OF A CURVE, ALSO BEING THE POINT OF CURVATURE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 81°40'36", AND THE POINT OF BEGINNING; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY, ALONG THE ARC OF SAID CURVE, FOR AN ARC DISTANCE OF 35.64 FEET TO THE POINT OF TANGENCY, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, PER OFFICIAL RECORD BOOK 419, PAGES 389 THROUGH 390; THENCE NORTH 89°25'31" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, AND ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 72.14 FEET; THENCE SOUTH 48°35'17" WEST, ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 65.39 FEET; THENCE SOUTH 07°44'55" WEST, ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, ALSO BEING THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 855.43 FEET; THENCE SOUTH 89°31'58" WEST, ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, ALSO BEING THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 50.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07°44'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID OLD DIXIE HIGHWAY, A DISTANCE OF 876.94 FEET TO THE POINT OF BEGINNING.  
CONTAINING 45759 SQUARE FEET OR 1.05 ACRES MORE OR LESS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

**SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE**

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

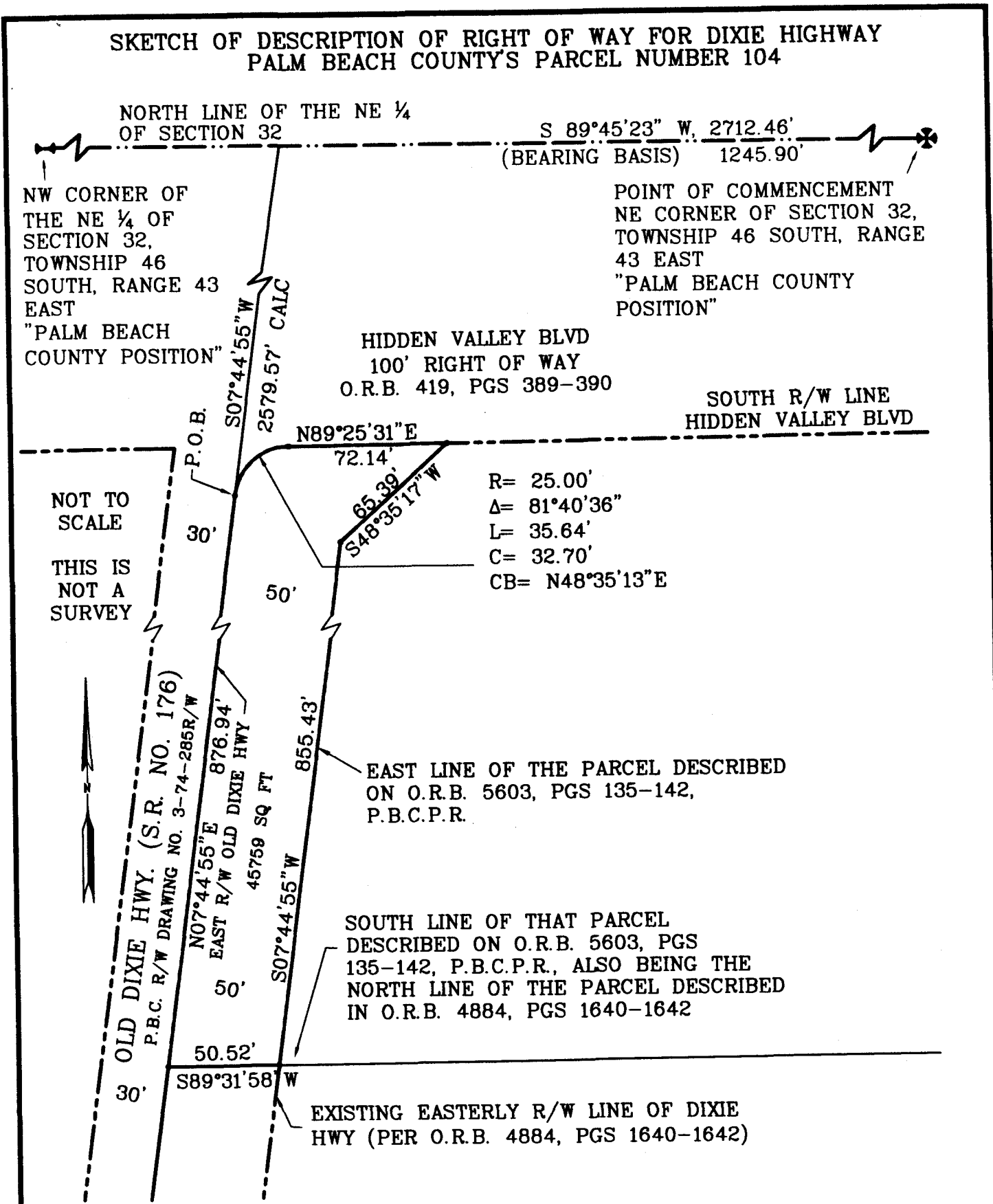
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 1 OF 3

REVISED 6-10-2011

SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 104



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 2 OF 3

REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 104**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

R= DENOTES RADIUS

L= DENOTES ARC LENGTH

Δ= DENOTES CENTRAL ANGLE OF CURVE

C= DENOTES CHORD

CB= DENOTES CHORD BEARING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

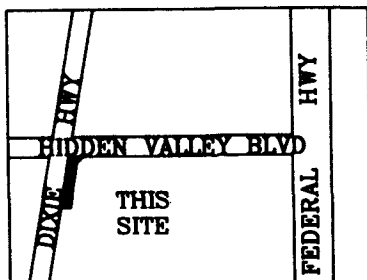
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

N.T.S. DENOTES NOT TO SCALE

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 3 OF 3

REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 105**

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES 1195 THROUGH 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2254.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'09" EAST, ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES 1195 THROUGH 1198, ALSO BEING THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, A DISTANCE OF 50.53 FEET; THENCE SOUTH 07°44'55" WEST, ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES 1195 THROUGH 1198, A DISTANCE OF 173.12 FEET, AND ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE SOUTH 41°25'56" EAST, ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES 1195 THROUGH 1198, A DISTANCE OF 37.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, PER OFFICIAL RECORD BOOK 419, PAGES 389 THROUGH 390; THENCE SOUTH 89°25'31" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, A DISTANCE OF 50.64 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 98°19'24"; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY, ALONG SAID CURVE FOR AN ARC DISTANCE OF 42.90 FEET TO A POINT OF TANGENCY, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07°44'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 173.21 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10337 SQUARE FEET OR .24 ACRES MORE OR LESS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL  
SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

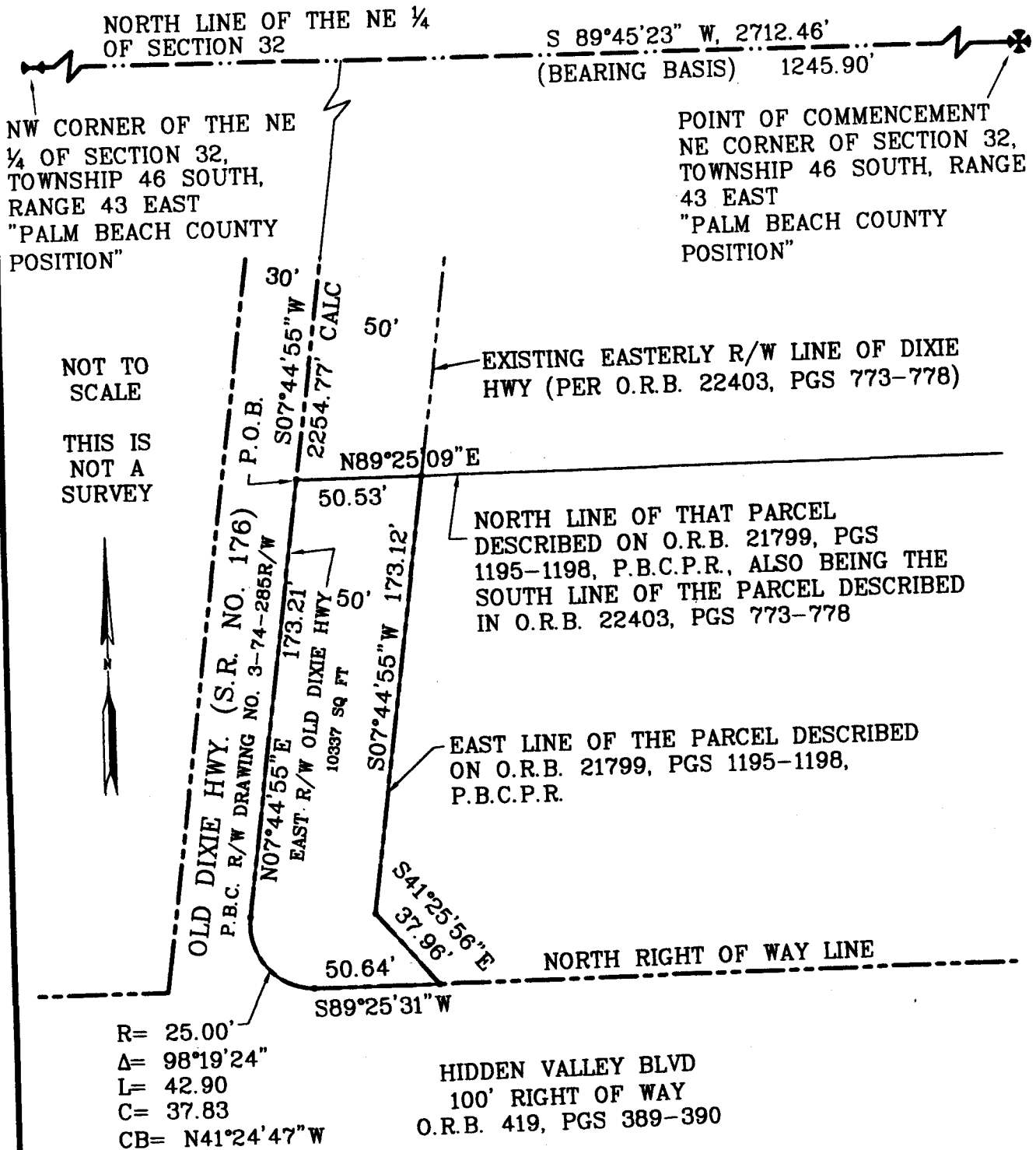
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 1 OF 3

REVISED 6-10-2011

SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 105



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

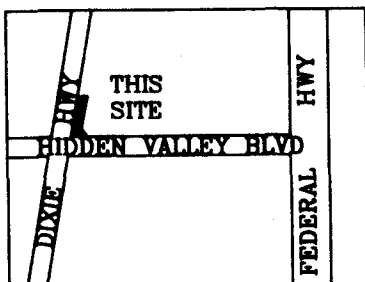
SHEET 2 OF 3

REVISED 6-10-2011

**SKETCH OF DESCRIPTION OF RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 105**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.  
 SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.  
 THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.  
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION.  
 THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.  
 P.B.C. DENOTES PALM BEACH COUNTY  
 TWNSHP DENOTES TOWNSHIP  
 RNG DENOTES RANGE  
 O.R.B. DENOTES OFFICIAL RECORD BOOK  
 R/W DENOTES RIGHT OF WAY  
 CALC DENOTES CALCULATED  
 DWG DENOTES DRAWING  
 R= DENOTES RADIUS  
 L= DENOTES ARC LENGTH  
 Δ= DENOTES CENTRAL ANGLE OF CURVE  
 C= DENOTES CHORD  
 CB= DENOTES CHORD BEARING  
 HWY DENOTES HIGHWAY  
 S.R. DENOTES STATE ROAD  
 PG DENOTES PAGE  
 P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 P.O.B. DENOTES POINT OF BEGINNING  
 PGS DENOTES PAGES  
 N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-2.DWG DATE: 4-22-2011



**City Of Boca Raton**  
 Municipal Services Department  
 201 West Palmetto Park Rd. Boca Raton Florida 33432  
 561-416-3405

**SKETCH OF DESCRIPTION OF  
 50 FOOT RIGHT OF WAY FOR  
 DIXIE HIGHWAY**

SHEET 3 OF 3

REVISED 6-10-2011



949A Clint Moore Road  
Boca Raton, Florida 33487

Tel: (561) 241-9988  
Fax: (561) 241-5182

**SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)**

**PALM BEACH COUNTY PARCEL NUMBER 106  
RIGHT-OF WAY DEDICATION - DIXIE HIGHWAY**

**LEGAL DESCRIPTION**

A PORTION OF LOTS 2 AND 3, NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32 WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (US HIGHWAY NO. 1), THENCE SOUTH 89° 35' 43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 688.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07° 44' 41" WEST, A DISTANCE OF 912.72 FEET; THENCE SOUTH 89° 24' 55" WEST, ALONG A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, A DISTANCE OF 50.53 FEET; THENCE NORTH 07° 44' 41" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY, A DISTANCE OF 1224.98 FEET; THENCE NORTH 89° 38' 41" EAST, ALONG A LINE 355.09 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 50.50 FEET; THENCE SOUTH 07° 44' 41" WEST, A DISTANCE OF 312.06 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 1.406 ACRES, MORE OR LESS.

**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 SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, USING PALM BEACH COUNTY CONTROL POINTS "DIXIE C-15", "McCARTHY", "APWEST", "APDIXIE" AND "DIXIE PITT", WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 32-46-43.

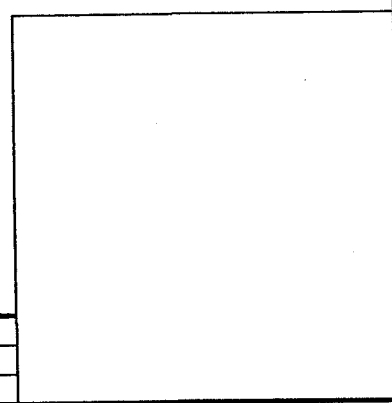
**ABBREVIATIONS**

- D.E. • DRAINAGE EASEMENT
- L.B. • LICENSED BUSINESS
- L.S. • LICENSED SURVEYOR
- O.R.B. • OFFICIAL RECORDS BOOK
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- P.B. • PLAT BOOK
- P.B.C.R. • PALM BEACH COUNTY RECORDS
- PG. • PAGE
- P.S.M. • PROFESSIONAL SURVEYOR  
8 MAPPER
- R/W • RIGHT-OF-WAY
- U.E. • UTILITY EASEMENT

**CERTIFICATION**

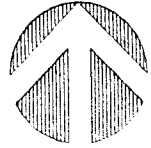
I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5j-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

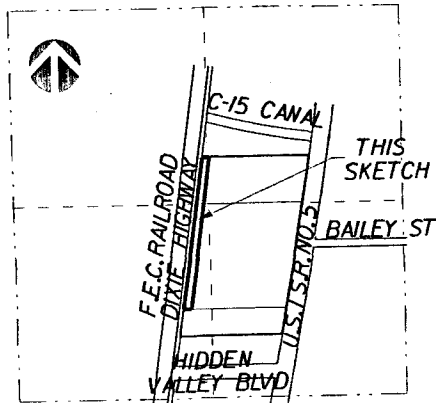


Project Name:	N.B.V.C.	50' RIGHT-OF-WAY DEDICATION	DATE:	07/13/2011
JOB NO.	04106	DWG BY:	HHB	
		CK'D By:	JSH	SHEET 1 OF 3

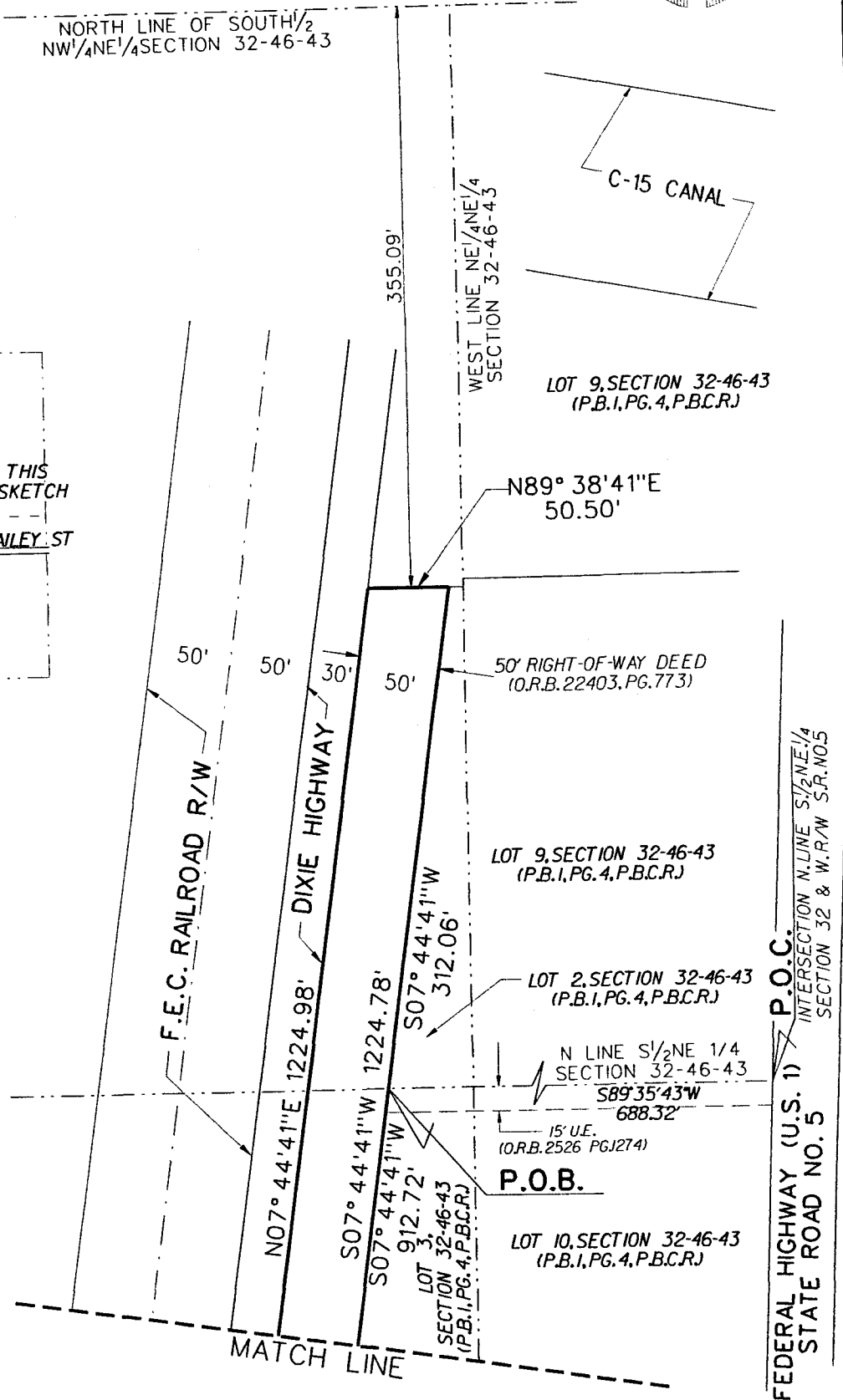
SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)



NORTH LINE OF SOUTH 1/2  
NW 1/4 NE 1/4 SECTION 32-46-43



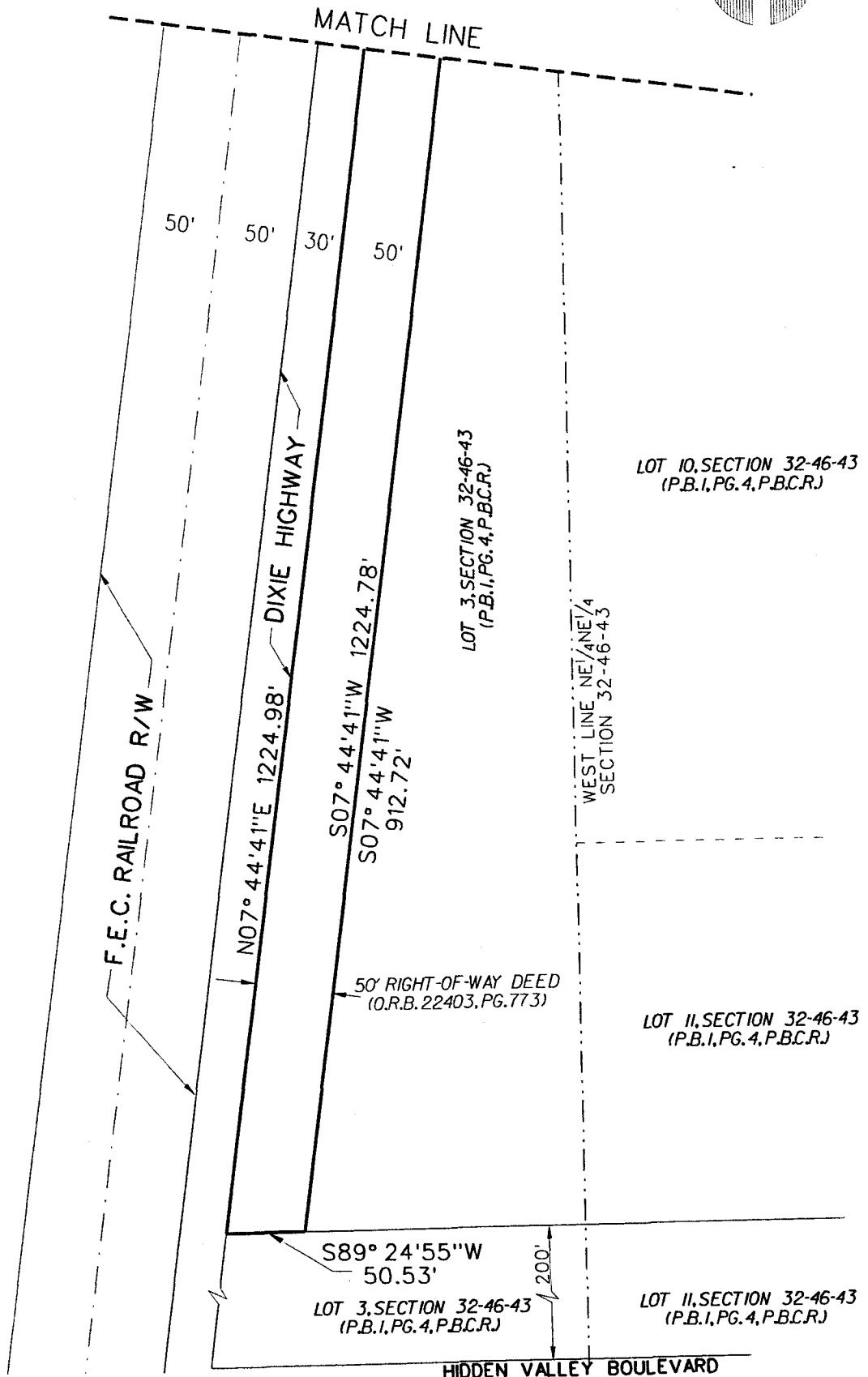
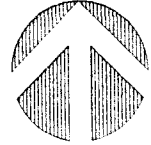
N.E. 1/4 SECTION 32-46-43  
LOCATION MAP



JOB NO. 04106	Project Name: N.B.V.C.	DWG BY: HHB	SCALE: 1" = 100'
	50' RIGHT-OF-WAY DEDICATION	CK'D BY: JSH	DATE: 07/13/2011
			SHEET 2 OF 3



SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)



JOB NO.	04106	Project Name	N.B.V.C. 50' RIGHT-OF-WAY DEDICATION	DWG BY:	HHB	SCALE:	1" = 100'
				CK'D By:	JSH	DATE:	07/13/2011
							SHEET 3 OF 3

**SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 107**

**LEGAL DESCRIPTION**

THE WEST 50 FEET OF THE FOLLOWING DESCRIBED PARCEL, BOUNDED ON THE EAST BY A LINE 50 FEET EAST OF AND PARALLEL WITH EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS NOW LAID OUT AND IN USE.

A PARCEL OF LAND IN THE NE  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING EAST OF THE EAST RIGHT OF WAY LINE OF THE 30 FOOT WIDE RIGHT OF WAY FOR DIXIE HIGHWAY, WEST OF THE WEST RIGHT OF WAY LINE OF THE 120 FOOT RIGHT OF WAY FOR US 1 (SR 5) AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE C-15 CANAL; SAID PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN DEEDS AS RECORDED IN OFFICIAL RECORDS BOOK 1222 AT PAGE 527, AND OFFICIAL RECORDS BOOK 1816 AT PAGE 1240 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, RUN S 89°44'35" W, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 495.46 FEET TO THE WEST RIGHT OF WAY LINE OF US 1 (SR 5); THENCE S 07°44'00" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 626.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHERLY ON SAID CURVE, HAVING A CENTRAL ANGLE OF 00°49'09" AND A RADIUS OF 22876.30 FEET, A DISTANCE OF 326.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE C-15 CANAL; THENCE N 79°45'25" W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 407.76 FEET; THENCE S 10°14'35" W, A DISTANCE OF 5.00 FEET; THENCE N 79°45'25" W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 74.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 79°45'25" W, A DISTANCE OF 259.78 FEET TO THE EAST RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE S 07°44'35" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 157.35 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN DEED BOOK 774, AT PAGE 269 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 89°39'42" E, ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S 00°14'51" E, ALONG THE EAST LINE OF THE PARCEL DESCRIBED IN THE AFOREMENTIONED DEED BOOK 774, AT PAGE 269, A DISTANCE OF 44.74 FEET; THENCE N 89°39'42" E, A DISTANCE OF 178.16 FEET; THENCE N 00°33'41" W, A DISTANCE OF 152.62 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1 ACRES (DEED), 43352.09 SQUARE FEET (CALC), MORE OR LESS. THE WEST 50 FEET OF THAT PARCEL CONTAINS 7625.48 SQUARE FEET, MORE OR LESS.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664.DWG DATE: 10-29-2010



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 1 OF 3

REVISED 6-29-2011

SUR664.DWG

SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 107

NOT TO SCALE

THIS IS NOT A SURVEY

NW. CORNER OF THE NE.  
¼ OF SECTION 32, TOWNSHIP  
46 S, RANGE 43 E

S89°44'35"W  
495.46'

S89°44'35"W 2712.46'  
NORTH LINE OF SECTION 32  
(BEARING BASIS)

C-15 CANAL  
AS PER CENTRAL AND SOUTHERN  
FLORIDA FLOOD CONTROL DISTRICT C-15  
CANAL RIGHT OF WAY MAP, DATED  
7-3-62, REVISED 8-28-62, DWG NO.  
C-15-5

R=22876.30'  
L=326.96'  
Δ=0°49'09"

S07°44'00"W 626.78'  
W. R/W OF US1/SR5

30'

30'

50.05'

N79°45'25"W

259.78' DEED 259.82 CALC  
S. R/W OF C-15 CANAL

WEST 50'  
OF PARCEL

POINT OF BEGINNING

O.R.B. 3385, PG 1076

74.27'  
N79°45'25"W

S10°14'35"W  
5.00'

N79°45'25"W  
407.76'

POINT OF COMMENCEMENT  
NE CORNER  
SECTION 32

N00°33'41"W 152.62'

50.50' 49.50'  
N89°39'42"E  
100.00'

O.R.B. 24152,  
PG 1367

44.74'  
S00°14'51"E

N89°39'42"E 178.16'

OLD DIXIE HWY. (S.R. NO. 176)  
P.B.C. R/W DRAWING NO. 3-74-285R/W  
157.35' DEED 157.15 CALC  
EAST RIGHT OF WAY  
OF DIXIE HIGHWAY

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664.DWG DATE: 10-29-2010



City Of Boca Raton

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY

SHEET 2 OF 3

REVISED: 6-29-2011

SUR664.DWG

SKETCH OF DESCRIPTION OF 50 FOOT RIGHT OF WAY FOR DIXIE HIGHWAY  
PALM BEACH COUNTY'S PARCEL NUMBER 107

NOTES:

BEARINGS, SHOWN HEREON, ARE BASED ON ASSUMED DATUM (ALSO BEING BEARINGS OF PARCEL DESCRIBED IN O.R.B.3385, PG 1076), WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°44'35" W. IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

R= DENOTES RADIUS

L= DENOTES ARC LENGTH

Δ= DENOTES CENTRAL ANGLE OF CURVE

HWY DENOTES HIGHWAY

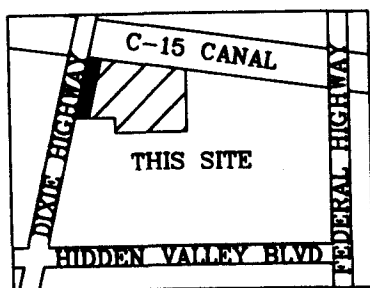
S.R. DENOTES STATE ROAD

PG DENOTES PAGE

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE

US1 DENOTES UNITED STATES HIGHWAY NUMBER 1



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664.DWG DATE: 10-29-2010



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
50 FOOT RIGHT OF WAY FOR  
DIXIE HIGHWAY**

SHEET 3 OF 3

REVISED 6-29-2011

Return To: Right- of- way Acquisition Section  
Name: Palm Beach County Engineering  
Address: Post Office Box 21229  
West Palm Beach, FL 33416  
Attn: ED HANDY  
Account No.: 1010 W/C Box 1066

This instrument Prepared By:  
Name: City Attorney, Boca Raton  
201 W Palmetto Park Road  
Boca Raton, FL 33432

**ACCEPTED BY**  
**BOARD OF COUNTY COMMISSIONERS**  
**DATE: \_\_\_\_\_**

Not to be recorded without Board of County Commissioners Acceptance Date

Project No.: 2005503  
Project Name: Old Dixie Highway  
Parcels: 101, 102, 103, 104, 105, 106, & 107

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

THIS AGREEMENT, entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2012, by and between the CITY OF BOCA RATON (hereinafter the "City"), whose mailing address is 201 W Palmetto Park Road, Boca Raton, FL 33432, and PALM BEACH COUNTY (hereinafter the "County") whose mailing address is Post Office Box 21229, West Palm Beach, FL 33416.

WHEREAS, the City presently has utilities in certain Property that has been determined necessary for right of way: and,

WHEREAS, the proposed use of the Property will require subordination of the interest claimed in such lands by the City to the County, and,

WHEREAS, the County is willing to pay to have the City's facilities relocated if 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 County and the City agree as follows:

A. The City hereby subordinates any and all of its easement interest on the Property described in Exhibit "A" attached hereto and made a part hereof, to the interest of the County, for the purpose of constructing improving, maintaining and operating a road over, through, upon, and/or across said Property.

B. The City and the County further agree that:

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

2. Should the County fail to approve any new construction or relocation of facilities by the City or hereafter require the City to alter, adjust or relocate its facilities from within the Property, the

County hereby agrees to pay the City's reasonable cost of any required alteration, adjustment or relocation, caused by County's actions, including the cost of acquiring the necessary easements.

3. The City 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 the City's facilities.

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

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

ATTEST:

CITY OF BOCA RATON

By: Susan S. Sayta  
City Clerk

By: Susan Whelchel  
Mayor

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: Linda O'Connell  
City Attorney

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 13 day  
of June 2012, by Susan Whelchel

Mayor and City Clerk City of Boca Raton, who are personally known to me or has produced  
N/A as identification.

[Signature]  
Witness Signature

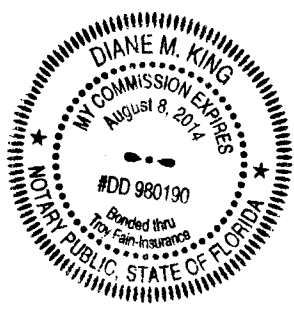
[Signature]  
Witness Signature

DeVise Carrow  
Print Name

Mary Siddons  
Print Name

Seal

[Signature]  
Notary Public



IN WITNESS WHEREOF the County 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: \_\_\_\_\_  
Assistant County Attorney

**APPROVED AS TO TERMS AND  
CONDITIONS**

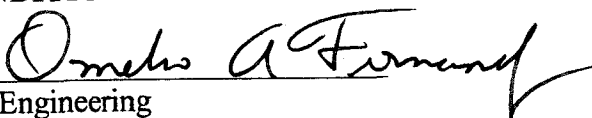
By:   
Engineering

EXHIBIT "A"

10524

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 101

LEGAL DESCRIPTION


A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING PART OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 89°45'23" W, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE S 07°44'55" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3658.59 FEET; THENCE N 89°31'58" E, ALONG THE NORTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, ALSO BEING THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°31'58" E, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, AND ALONG A LINE BEING THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 7.01 FEET; THENCE S 07°44'55" W, ALONG A LINE 20 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, ALSO BEING 30 FEET WEST OF THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, A DISTANCE OF 232.39 FEET; THENCE S 89°31'58" W, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, ALSO BEING THE NORTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 7126, PAGES 1526 THROUGH 1528, A DISTANCE OF 10.10 FEET TO A POINT 10 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE N 07°44'55" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 197.45 FEET; THENCE N 12°42'07" E, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 35.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 2270.28 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 101**

SHEET 1 OF 3

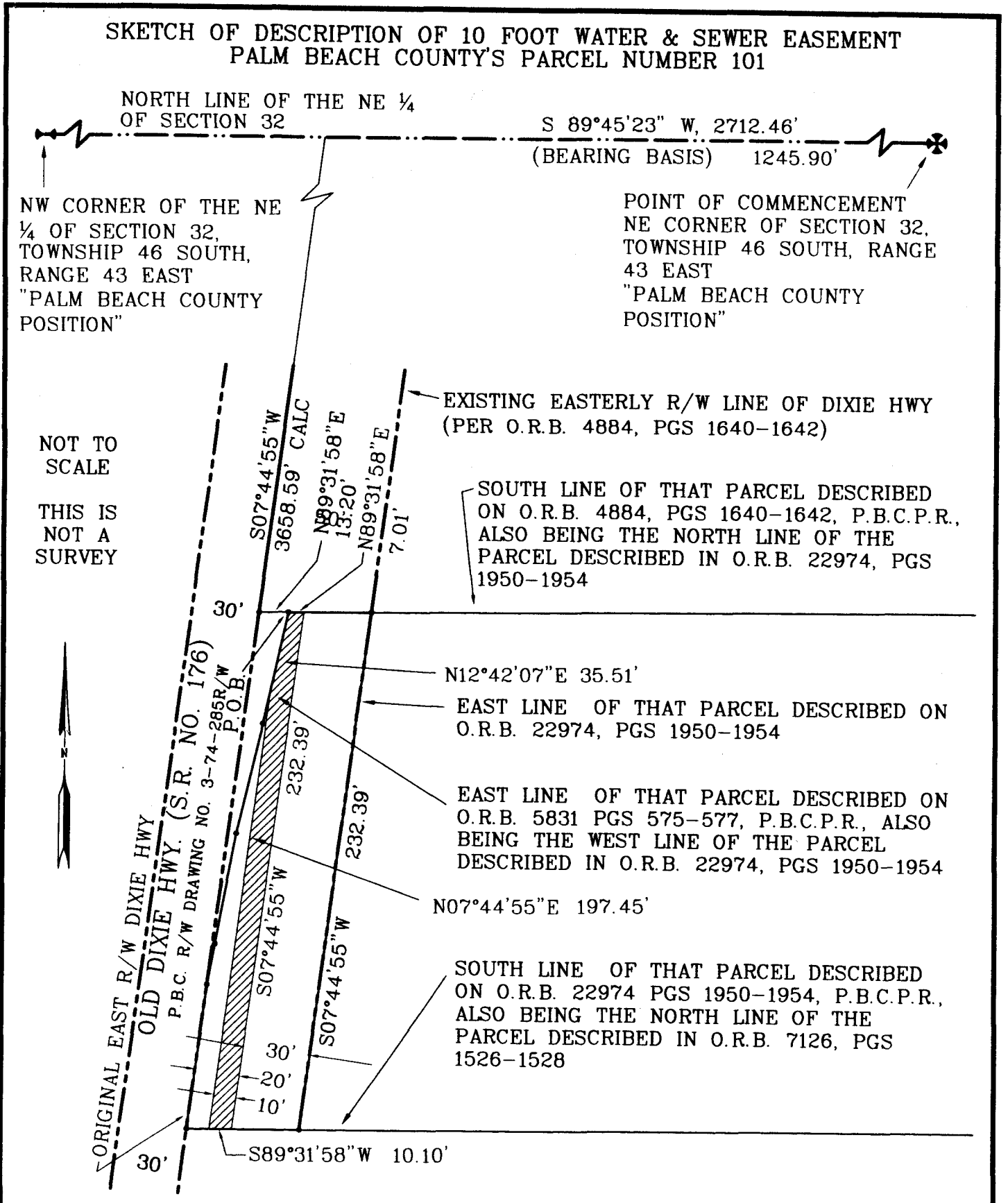
REVISED 10-3-2011

SUR664-3.DWG



EXHIBIT "A"

20924



NOT TO SCALE  
THIS IS NOT A SURVEY

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 101**

SHEET 2 OF 3

REVISED 10-3-2011

**EXHIBIT "A"**

3 of 24

**SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 101**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

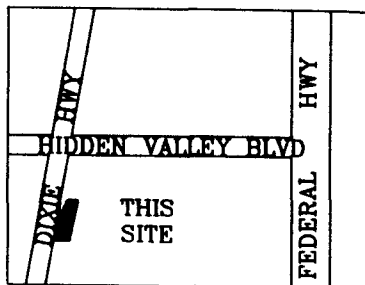
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 101**

SHEET 3 OF 3

REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

4 of 24

SKETCH OF DESCRIPTION OF WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 102

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING PART OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGE 575 THROUGH 577, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3658.59 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, ALSO BEING THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642; THENCE NORTH 89°31'58" EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 10.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°31'58" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 3.10 TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, ALSO BEING THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954; THENCE SOUTH 12°42'07" WEST, ALONG SAID EAST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5831, PAGES 575 THROUGH 577, A DISTANCE OF 35.51 FEET; THENCE NORTH 07°44'55" EAST, A DISTANCE OF 34.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.57 SQUARE FEET MORE OR LESS

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSSED WITH SURVEYOR'S SEAL  
SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
WATER AND SEWER EASEMENT  
PARCEL 102**

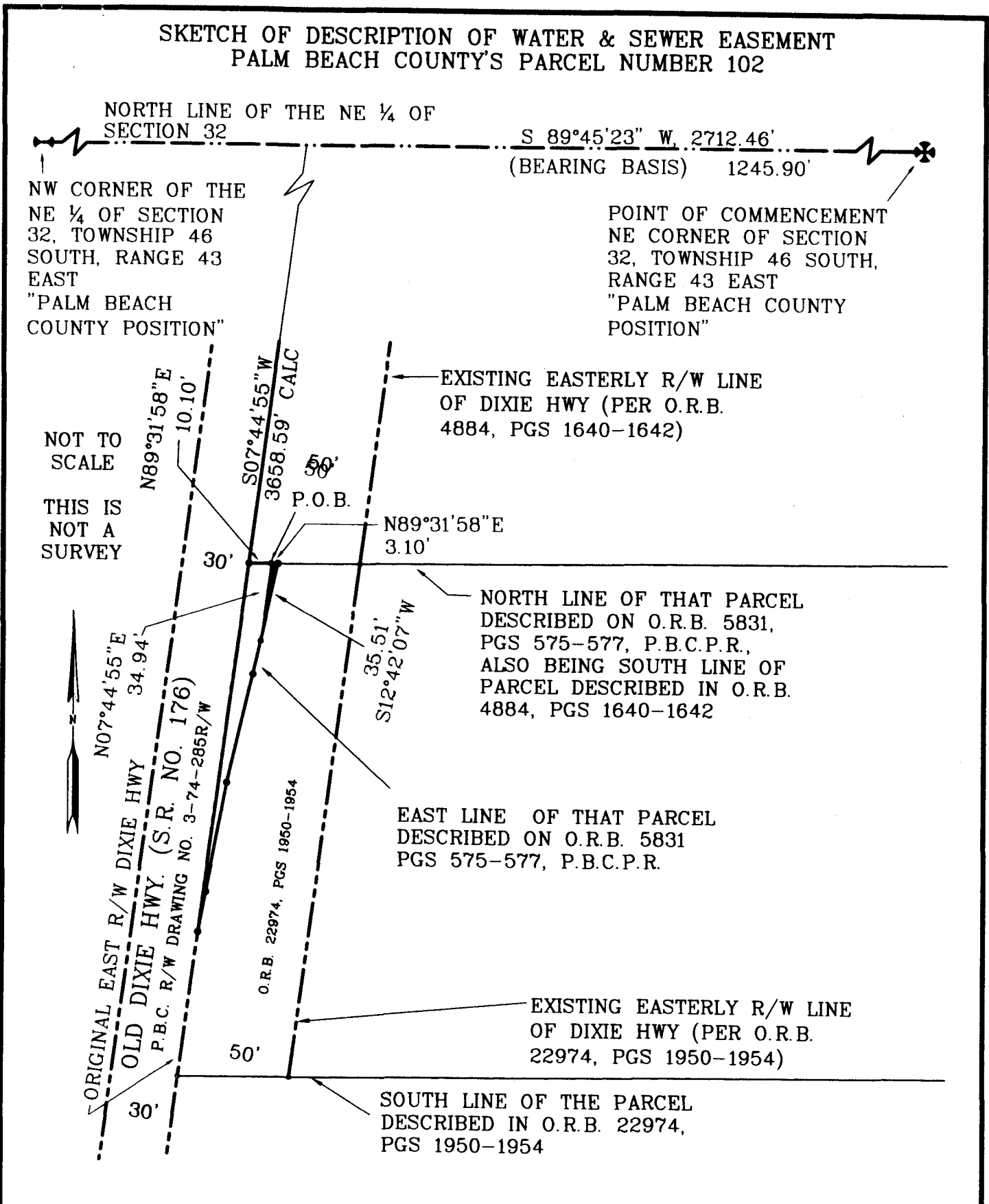
SHEET 1 OF 3

REVISED 10-3-2011

EXHIBIT "A"

5 of 24

### SKETCH OF DESCRIPTION OF WATER & SEWER EASEMENT PALM BEACH COUNTY'S PARCEL NUMBER 102



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011

**City of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
581-416-3405

**SKETCH OF DESCRIPTION OF  
WATER AND SEWER EASEMENT  
PARCEL 102**

SHEET 2 OF 3

REVISED 10-3-2011

EXHIBIT "A"

6 of 24

SKETCH OF DESCRIPTION OF WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 102

NOTES:

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

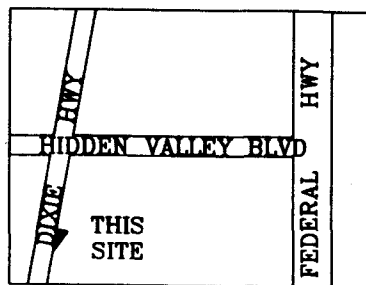
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
WATER AND SEWER EASEMENT  
PARCEL 102**

SHEET 3 OF 3

REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

7 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 103

LEGAL DESCRIPTION

THE EAST 10 FEET OF THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:


A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3456.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°31'58" EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, ALSO BEING THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 50.52 FEET; THENCE SOUTH 07°44'55" WEST, ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, ALSO BEING THE EAST LINE OF THE WEST 50 FEET OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 202.07 FEET; THENCE SOUTH 89°31'58" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, ALSO BEING THE NORTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22974, PAGES 1950 THROUGH 1954, A DISTANCE OF 50.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07°44'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10104 SQUARE FEET OR 0.23 ACRES MORE OR LESS.  
EASEMENT CONTAINS 2020.74 SQUARE FEET, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL  
SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 103**

SHEET 1 OF 3

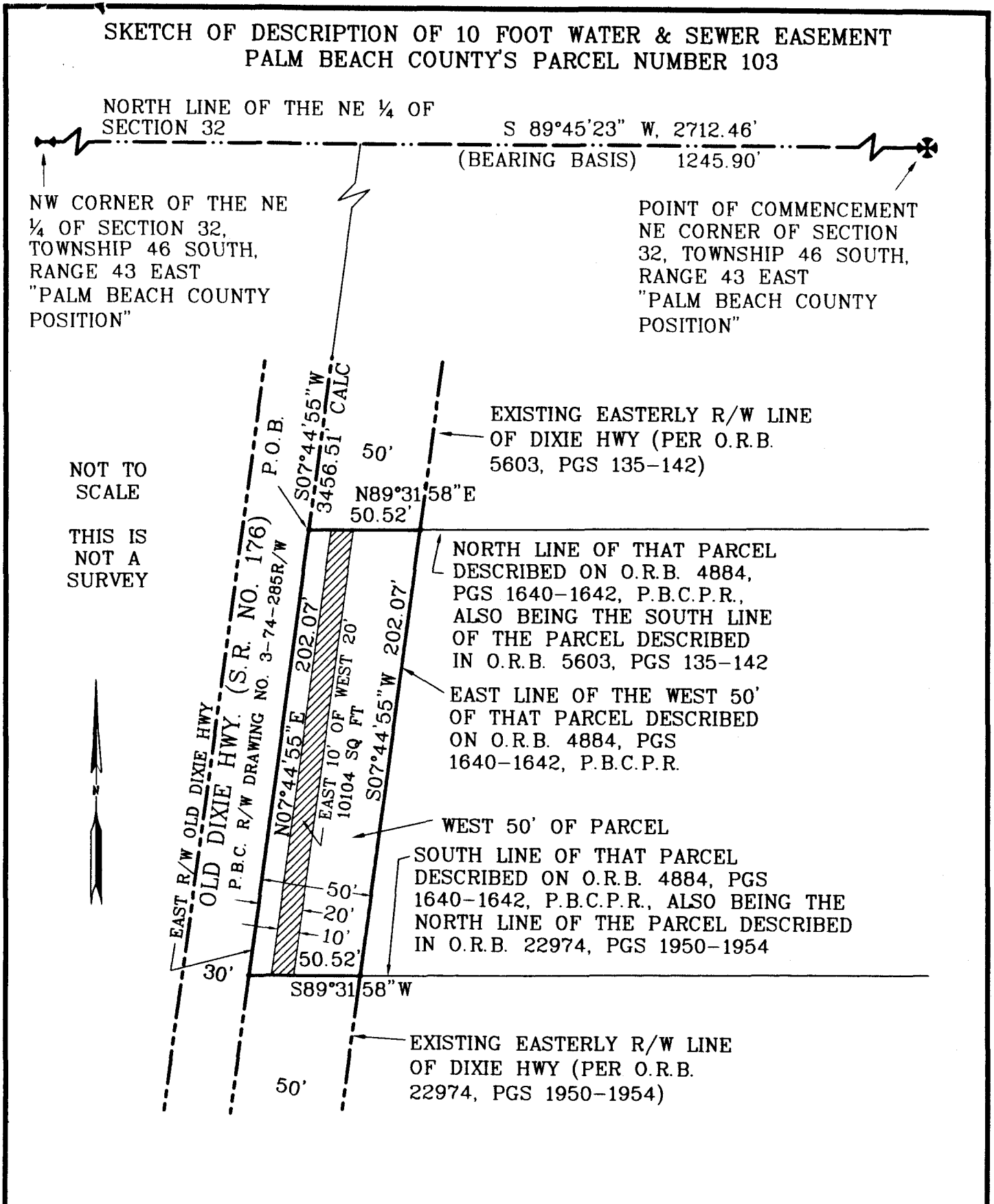
REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

8 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 103



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 103**

SHEET 2 OF 3

REVISED 10-3-2011

EXHIBIT "A"

9 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 103

NOTES:

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

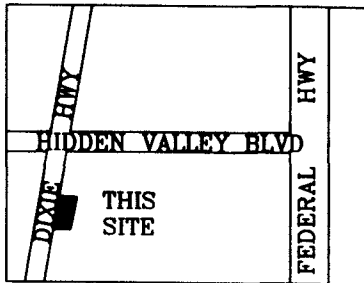
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 103**

SHEET 3 OF 3

REVISED 10-3-2011

SUR664-3.DWG



EXHIBIT "A"

10 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 104

LEGAL DESCRIPTION

THE EAST 10 FEET OF THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2579.57 FEET TO A POINT OF CUSP OF A CURVE, ALSO BEING THE POINT OF CURVATURE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 81°40'36", AND THE POINT OF BEGINNING; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY, ALONG THE ARC OF SAID CURVE, FOR AN ARC DISTANCE OF 35.64 FEET TO THE POINT OF TANGENCY, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, PER OFFICIAL RECORD BOOK 419, PAGES 389 THROUGH 390; THENCE NORTH 89°25'31" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, AND ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 72.14 FEET; THENCE SOUTH 48°35'17" WEST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 65.39 FEET; THENCE SOUTH 07°44'55" WEST, ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, ALSO BEING THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, A DISTANCE OF 855.43 FEET; THENCE SOUTH 89°31'58" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5603, PAGES 135 THROUGH 142, ALSO BEING THE NORTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4884, PAGES 1640 THROUGH 1642, A DISTANCE OF 50.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07°44'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID OLD DIXIE HIGHWAY, A DISTANCE OF 876.94 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 45759 SQUARE FEET OR 1.05 ACRES MORE OR LESS.  
EASEMENT CONTAINS 8974.68 SQUARE FEET OR 0.206 ACRES, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 104**

SHEET 1 OF 3

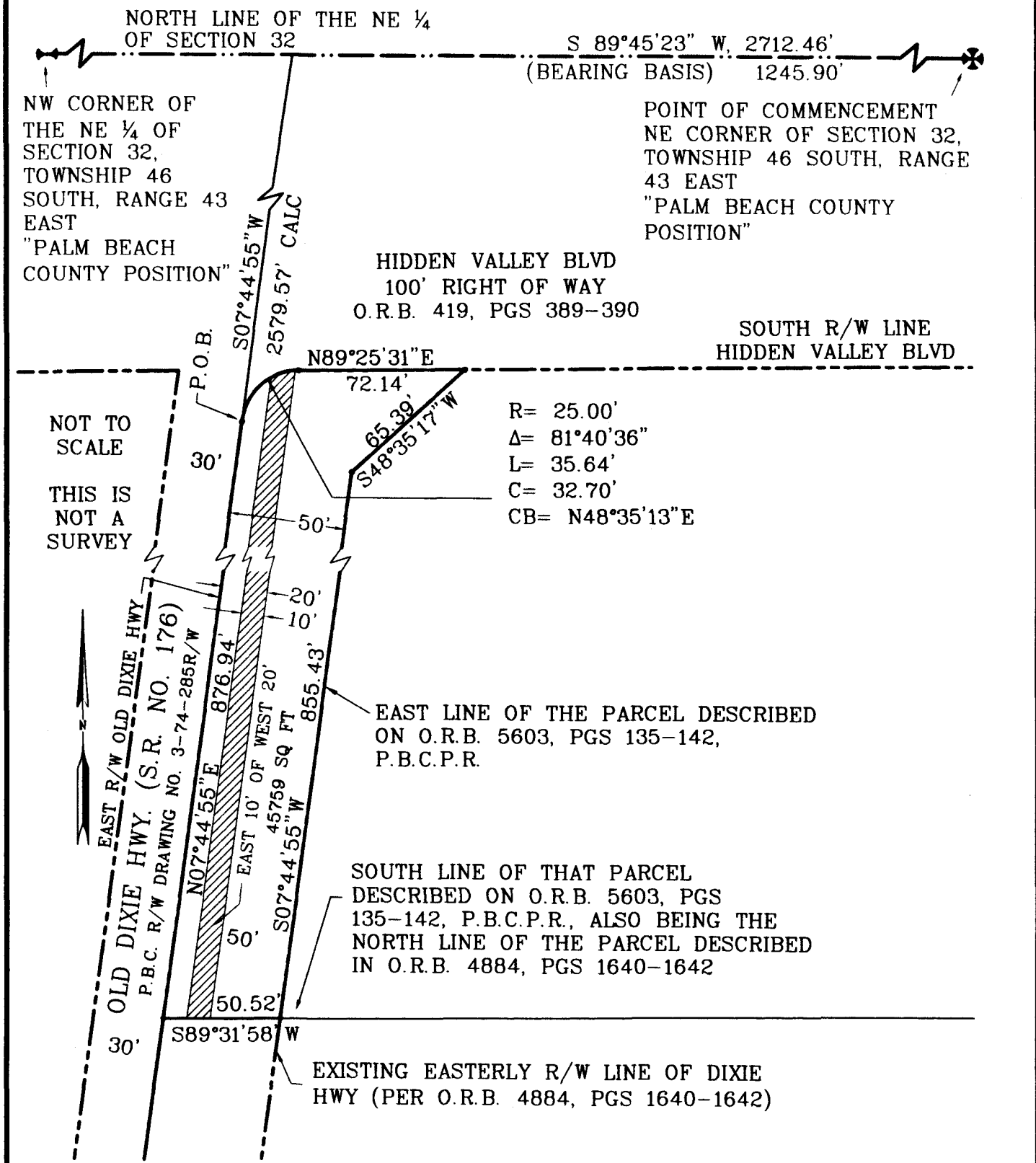
REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

11 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 104



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 104**

SHEET 2 OF 3

REVISED 10-3-2011

EXHIBIT "A"

12 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 104

NOTES:

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

R= DENOTES RADIUS

L= DENOTES ARC LENGTH

Δ= DENOTES CENTRAL ANGLE OF CURVE

C= DENOTES CHORD

CB= DENOTES CHORD BEARING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

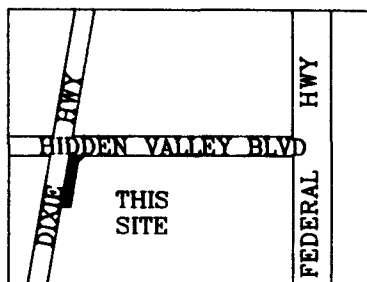
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

N.T.S. DENOTES NOT TO SCALE

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 104**

SHEET 3 OF 3

REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

13 05 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 105

LEGAL DESCRIPTION

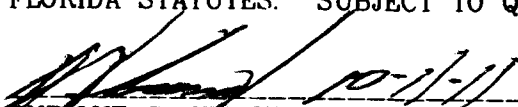
THE EAST 10 FEET OF THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH  
COUNTY, FLORIDA. SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 21799,  
PAGES 1195 THROUGH 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 89°45'23" W,  
ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE  
INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE  
OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH  
COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE  
COUNTY ENGINEER; THENCE S 07°44'55" W, ALONG SAID EASTERLY RIGHT-OF-WAY  
LINE, A DISTANCE OF 2254.77 FEET TO THE POINT OF BEGINNING; THENCE N 89°25'09"  
E, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK  
21799, PAGES 1195 THROUGH 1198, ALSO BEING THE SOUTH LINE OF THE PARCEL  
DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, A DISTANCE  
OF 50.53 FEET; THENCE S 07°44'55" W, ALONG THE EAST LINE OF SAID PARCEL  
DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES 1195 THROUGH 1198, A DISTANCE  
OF 173.12 FEET, AND ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE  
EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE S 41°25'56" E, ALONG  
THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES  
1195 THROUGH 1198, A DISTANCE OF 37.96 FEET TO A POINT ON THE NORTH  
RIGHT-OF-WAY LINE OF HIDDEN VALLEY BOULEVARD, PER OFFICIAL RECORD BOOK 419,  
PAGES 389 THROUGH 390; THENCE S 89°25'31" W, ALONG THE NORTH RIGHT-OF-WAY  
LINE OF HIDDEN VALLEY BOULEVARD, A DISTANCE OF 50.64 TO THE POINT OF  
CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00  
FEET AND A CENTRAL ANGLE OF 98°19'24"; THENCE WESTERLY, NORTHWESTERLY, AND  
NORTHERLY, ALONG SAID CURVE FOR AN ARC DISTANCE OF 42.90 FEET TO A POINT OF  
TANGENCY, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE  
HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO.  
3-74-285R/W); THENCE N 07°44'55" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A  
DISTANCE OF 173.21 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10337 SQUARE FEET OR 0.24 ACRES MORE OR LESS.  
EASEMENT CONTAINS 1980.95 SQUARE FEET MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED  
PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER  
CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE  
FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027,  
FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 105**

SHEET 1 OF 3

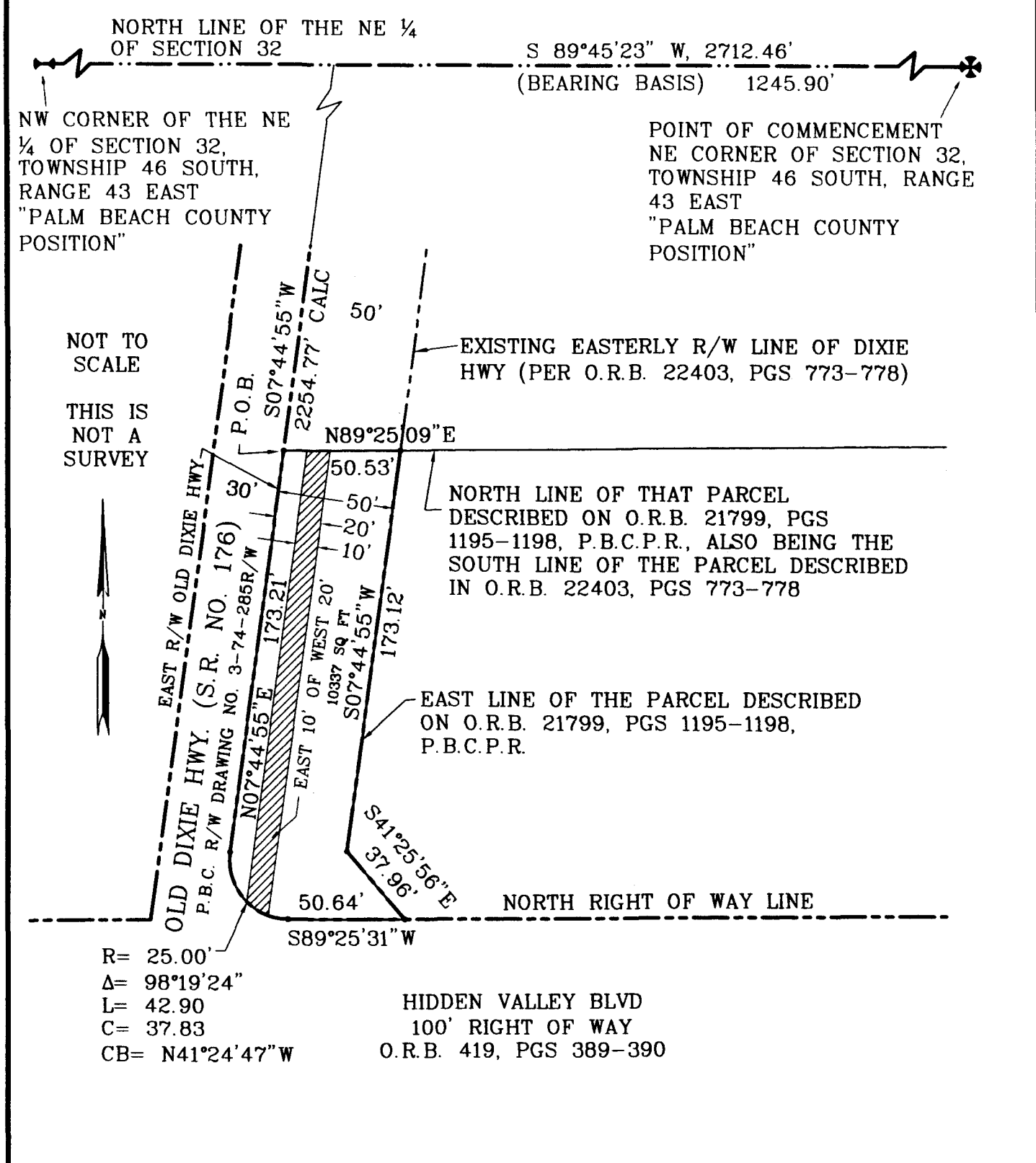
REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

14 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 105



NOT TO SCALE  
THIS IS NOT A SURVEY

R= 25.00'  
Δ= 98°19'24"  
L= 42.90  
C= 37.83  
CB= N41°24'47"W

HIDDEN VALLEY BLVD  
100' RIGHT OF WAY  
O.R.B. 419, PGS 389-390

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 105**

SHEET 2 OF 3

REVISED 10-3-2011

EXHIBIT "A"

15 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 105

NOTES:

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

SKETCH DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE SEARCH. IT IS POSSIBLE THAT THE PROPERTY SHOWN IS SUBJECT TO MATTERS NOT SHOWN WHICH MIGHT HAVE BEEN REVEALED BY SUCH A TITLE SEARCH.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

THIS HARD COPY IS THE OFFICIAL DEPICTION OF THE SURVEY AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER, OR DIGITAL FORM OF THIS SURVEY.

P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

R= DENOTES RADIUS

L= DENOTES ARC LENGTH

Δ= DENOTES CENTRAL ANGLE OF CURVE

C= DENOTES CHORD

CB= DENOTES CHORD BEARING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

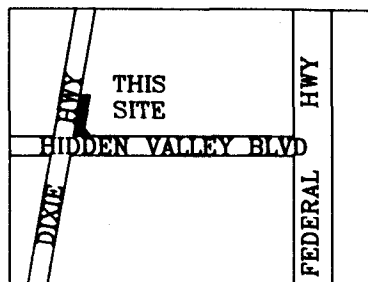
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 105**

SHEET 3 OF 3

REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

16 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 106

LEGAL DESCRIPTION

THE SOUTH 1124.44 FEET OF THE EAST 10 FEET OF THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

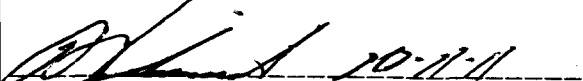
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 89°45'23" W, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE S 07°44'55" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1029.79 FEET TO THE POINT OF BEGINNING; THENCE N 89°40'02" E, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, ALSO BEING THE SOUTH LINE OF THE PARCEL DESCRIBED IN DEED BOOK 774, PAGE 269, A DISTANCE OF 50.50 FEET; THENCE S 07°44'55" W, ALONG THE EAST LINE SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, AND ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W), A DISTANCE OF 1224.76 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES 1195 THROUGH 1198, ALSO BEING THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778; THENCE S 89°25'09" W, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, A DISTANCE OF 50.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE N 07°44'55" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1224.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 61243 SQUARE FEET OR 1.41 ACRES MORE OR LESS.  
EASEMENT CONTAINS 11367 SQUARE FEET OR 0.26 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 106**

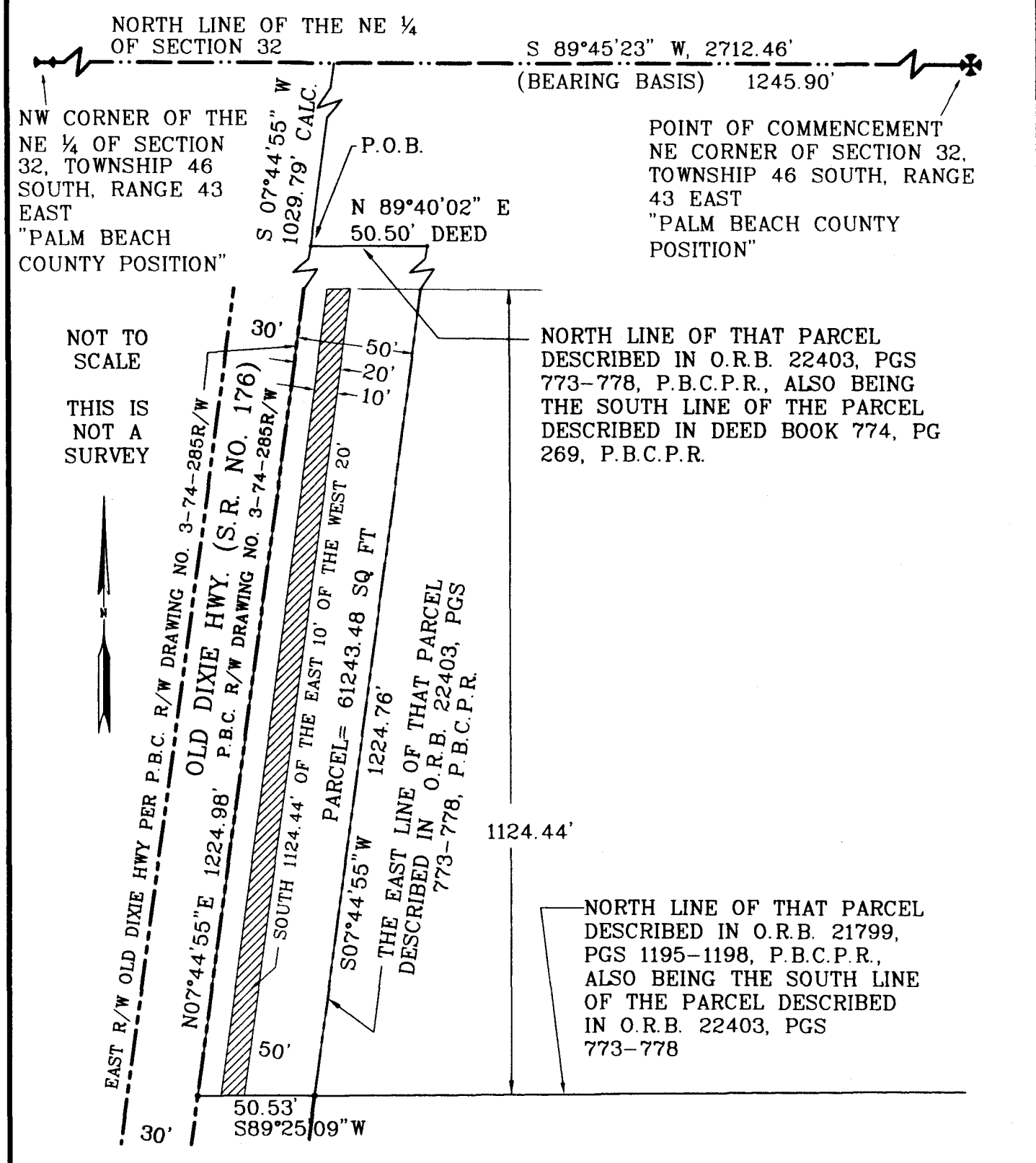
SHEET 1 OF 3

REVISED 10-3-2011

EXHIBIT "A"

17 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 106



NOT TO SCALE  
THIS IS NOT A SURVEY



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 106**

SHEET 2 OF 3 REVISED 10-3-2011



EXHIBIT "A"

18 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 106

NOTES:

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION.

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P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

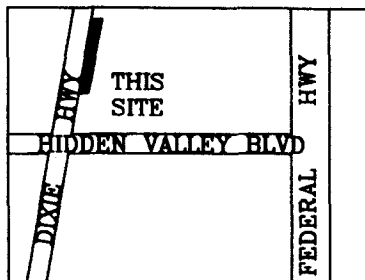
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 106**

SHEET 3 OF 3

REVISED 11-9-2011

SUR664-3.DWG

EXHIBIT "A"

19 of 24

SKETCH OF DESCRIPTION OF 15 FOOT UTILITY EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 106

LEGAL DESCRIPTION

THE SOUTH 15 FEET OF NORTH 317.23 FEET OF THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1029.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°40'02" EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, ALSO BEING THE SOUTH LINE OF THE PARCEL DESCRIBED IN DEED BOOK 774, PAGE 269, A DISTANCE OF 50.50 FEET; THENCE SOUTH 07°44'55" WEST, ALONG THE EAST LINE SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, AND ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W), A DISTANCE OF 1224.76 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 21799, PAGES 1195 THROUGH 1198, ALSO BEING THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778; THENCE SOUTH 89°25'09" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 22403, PAGES 773 THROUGH 778, A DISTANCE OF 50.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07°44'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1224.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 61243 SQUARE FEET OR 1.41 ACRES MORE OR LESS.  
EASEMENT CONTAINS 757 SQUARE FEET MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL  
SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011

  
**City Of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

**SKETCH OF DESCRIPTION OF  
15 FOOT UTILITY EASEMENT  
PARCEL 106**

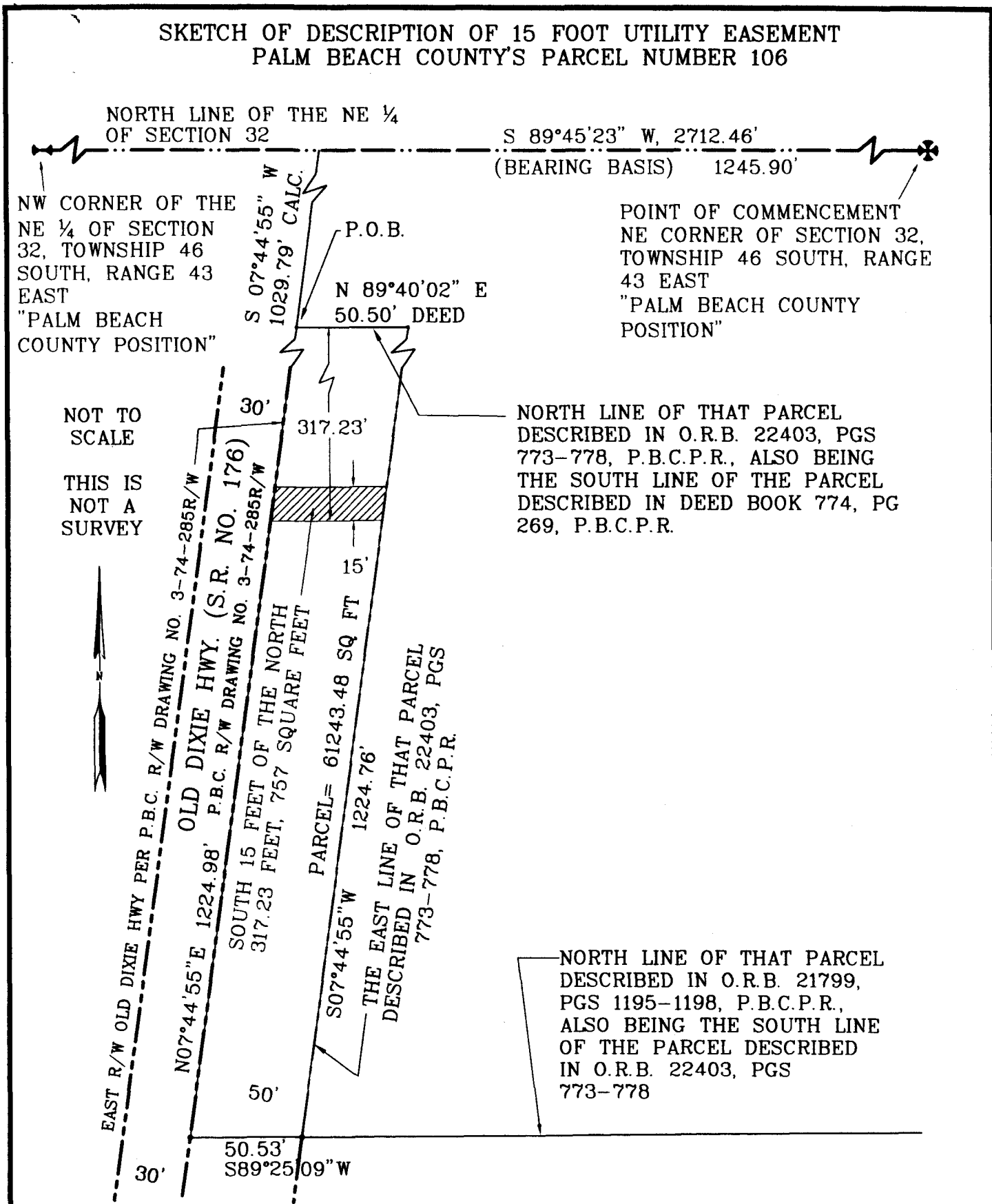
SHEET 1 OF 3

REVISED 10-3-2011

EXHIBIT "A"

20 of 24

SKETCH OF DESCRIPTION OF 15 FOOT UTILITY EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 106



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



City of Boca Raton

Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

SKETCH OF DESCRIPTION OF  
15 FOOT UTILITY EASEMENT  
PARCEL 106

SHEET 2 OF 3

REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

21 of 24

SKETCH OF DESCRIPTION OF 15 FOOT UTILITY EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 106

NOTES:

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

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P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

RNG DENOTES RANGE

O.R.B. DENOTES OFFICIAL RECORD BOOK

R/W DENOTES RIGHT OF WAY

CALC DENOTES CALCULATED

DWG DENOTES DRAWING

HWY DENOTES HIGHWAY

S.R. DENOTES STATE ROAD

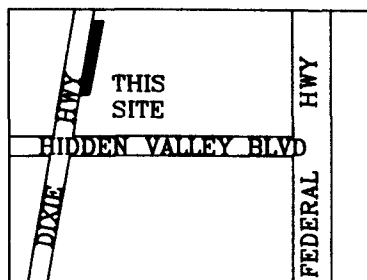
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City Of Boca Raton**

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

**SKETCH OF DESCRIPTION OF  
15 FOOT UTILITY EASEMENT  
PARCEL 106**

SHEET 3 OF 3

REVISED 10-3-2011

EXHIBIT "A"

22 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 107

LEGAL DESCRIPTION

A 10 FOOT WIDE PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING PART OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3385, PAGE 1076, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°45'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 1245.90 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 176), AS REFERENCED IN PALM BEACH COUNTY RIGHT-OF-WAY MAP 3-74-285R/W, ON FILE WITH THE OFFICE OF THE COUNTY ENGINEER; THENCE SOUTH 07°44'55" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 822.20 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE C-15 CANAL, AS PER CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT C-15 CANAL RIGHT-OF-WAY MAP, DATED 7-3-62, REVISED 8-28-62, DRAWING NUMBER C-15-5, ALSO BEING THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3385, PAGE 1076; THENCE SOUTH 79°49'25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID C-15 CANAL, AND SAID NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3385, PAGE 1076, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 79°49'25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID C-15 CANAL, AND SAID NORTH LINE OF SAID PARCEL, A DISTANCE OF 10.01 FEET; THENCE SOUTH 07°44'55" WEST, ALONG A LINE 20 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W), A DISTANCE OF 153.64 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN DEED BOOK 774, PAGE 269, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, ALSO BEING THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3385, PAGE 1076; THENCE SOUTH 89°40'02" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3385, PAGE 1076, A DISTANCE OF 10.10 FEET TO A POINT ON LINE 10 FEET EAST OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (30' RIGHT-OF-WAY PER SAID PALM BEACH COUNTY RIGHT-OF-WAY MAP NO. 3-74-285R/W); THENCE NORTH 07°44'55" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 155.49 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINS 1545.65 SQUARE FEET MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, CHAPTER 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO QUALIFICATIONS NOTED HEREON.

  
ENRIQUE G. VIDAURRETA, PLS  
FLORIDA REG. No. 4587

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



City Of Boca Raton

Municipal Services Department

201 West Palmetto Park Rd. Boca Raton Florida 33432

561-416-3405

SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 107

SHEET 1 OF 3

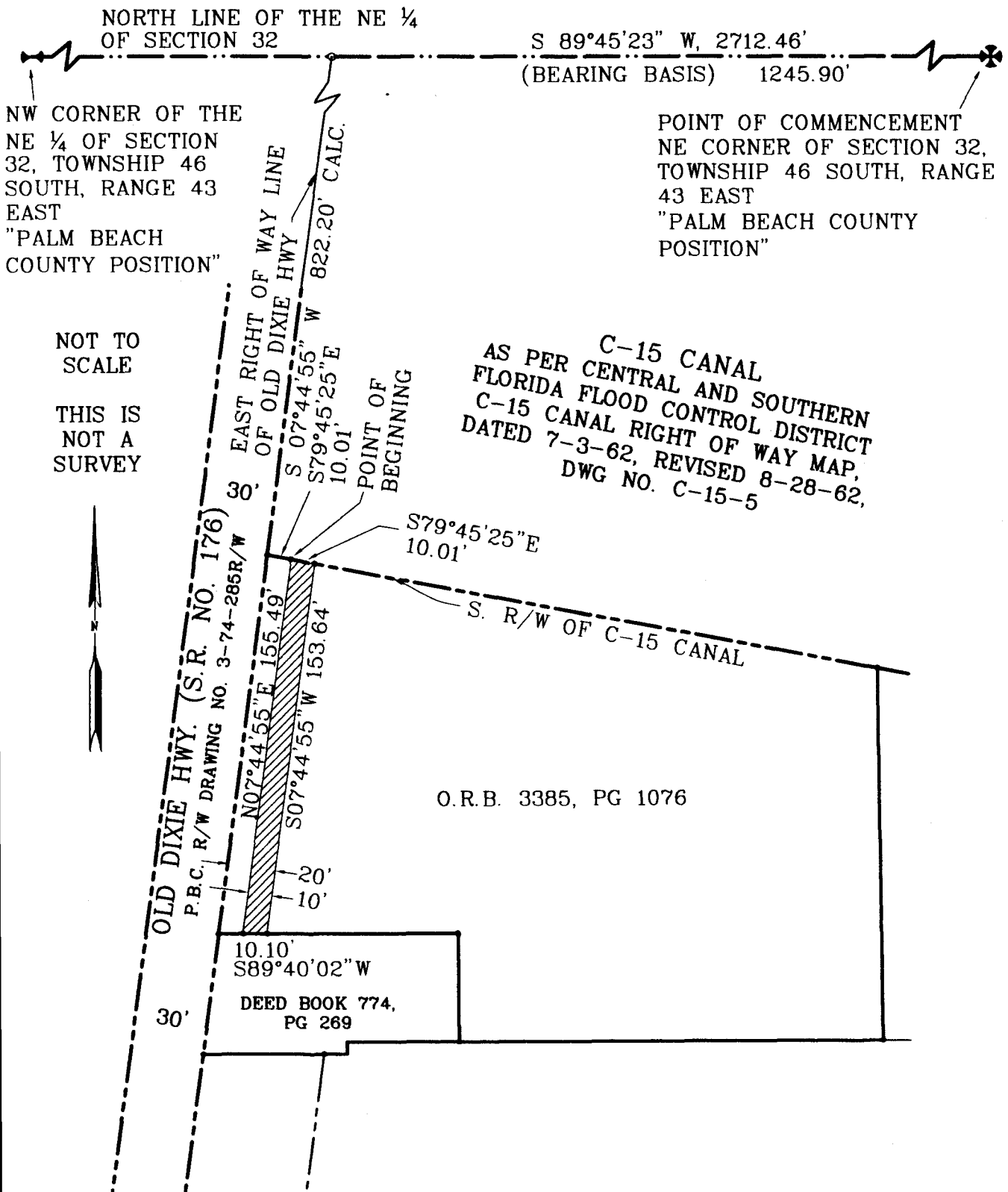
REVISED 10-3-2011

SUR664-3.DWG

EXHIBIT "A"

23 of 24

SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 107



SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



**City of Boca Raton**  
Municipal Services Department  
201 West Palmetto Park Rd. Boca Raton Florida 33432  
561-416-3405

SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 107

SHEET 2 OF 3

REVISED 10-3-2011

**EXHIBIT "A"**

24 of 24

**SKETCH OF DESCRIPTION OF 10 FOOT WATER & SEWER EASEMENT  
PALM BEACH COUNTY'S PARCEL NUMBER 107**

**NOTES:**

BEARINGS, SHOWN HEREON, ARE BASED ON GRID NORTH (NAD 83, 1990 ADJUSTED) WITH THE NORTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S 89°45'23" W.

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P.B.C. DENOTES PALM BEACH COUNTY

TWNSHP DENOTES TOWNSHIP

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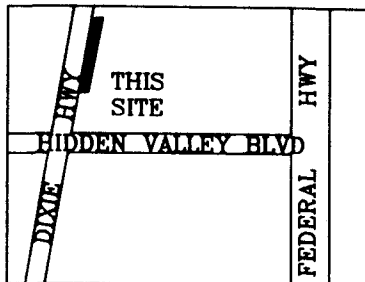
PG DENOTES PAGE

P.B.C.P.R DENOTES PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.O.B. DENOTES POINT OF BEGINNING

PGS DENOTES PAGES

N.T.S. DENOTES NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

SCALE: N.T.S. DRAWN BY: C.A.C. CHECKED BY: E.G.V. JOB No: SUR664-3.DWG DATE: 10-3-2011



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Municipal Services Department

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**SKETCH OF DESCRIPTION OF  
10 FOOT WATER & SEWER EASEMENT  
PARCEL 107**

SHEET 3 OF 3

REVISED 10-3-2011