

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

Meeting Date: October 16, 2012

Consent [X]

Regular []

Public Hearing []

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Partial Release of Utility Easement on land owned by American Heritage School of Boca Delray, Inc. formerly known as G.H.S., Inc.

Summary: This document will release the County's interest in a portion of a utility easement recorded in the Official Records of Palm Beach County in Book 9967 Page 790. During expansion of the American Heritage School of Boca/Delray on the south side of Linton Boulevard west of the E-3 canal, it was determined that a future building will encroach on a portion of the existing easement. The property owner now requests release of the portion of the original easement. The Water Utilities Department concurs with this request and, therefore, recommends the partial release. There is no cost to the property owner nor County for this partial release of easement. District 5 (MJ)

Background and justification: On August 25, 1997, the property owner G.H.S., Inc. granted an exclusive utility easement to the County to accommodate water and sewer facilities (PBC Official Records Book 9967, Page 790). On September 28, 1999 G.H.S., Inc. merged with and became American Heritage School of Boca Delray, Inc. During subsequent expansion of the school's facilities it was determined that a portion of the existing easement would be encroached upon by a future building. The property owner is now requesting the release of the portion of the easement that the County has determined that it no longer needs.

Attachments:

1. Two (2) original Partial Release of Utility Easement with Exhibit "A"
2. Location Map
3. One (1) copy of the August 25, 1997 Utility Easement

Recommended By: _____

Department Director

9/13/12
Date

Approved By: _____

Assistant County Administrator

9/21/12
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: N/A

Is Item Included in Current Budget? Yes___ No___

Reporting Category **N/A**

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact.

C. Department Fiscal Review: Roy Eggertson


III. REVIEW COMMENTS

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

OFMB 9/17/2012 9/14/12

Dr. J. Jacob 9/18/12
Contracts

B. Approved as to form and legal sufficiency:


Assistant County Attorney

C. Other Department Review:

Department Director

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

ATTACHMENT 1

Charge # 1023 Return via WILL CALL #133
Att: Plan Review - JCR
Palm Beach County Water Utilities Department
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this 16th day of October, 2012, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to American Heritage School Of Boca Delray, Inc., whose address is 6200 Linton Boulevard, Delray Beach, Fl 33484, second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of the UTILITY EASEMENT recorded in Official Records Book 9967 Pg 790, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A".

IN WITNESS WHEREOF the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

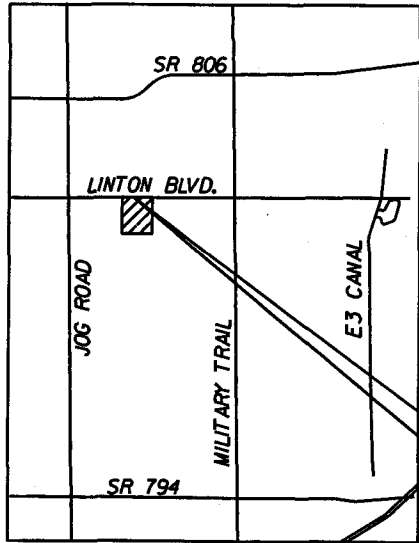
PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Shelley Vana, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney



LOCATION MAP
SECTION 27 TOWNSHIP 46 S RANGE 42 E
NOT TO SCALE

N. LINE NE 1/4
SECTION 27

S89°20'24"W 670.42'
LINTON BLVD.

P.O.C. NE. CORNER
SECTION 27-46-42

S89°38'56"W
59.05'

UTILITY EASEMENT PER O.R.B. 9967, PG. 790

E. LINE W. 1/2 NE. 1/4
SECTION 27

SCALE: 1" = 150'

LEGEND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS BOOK

PBC WATER UTILITIES
JUL 06 2012
ENGINEERING

BY: Mark D. Sturgis 7-6-12
MARK D. STURGIS
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829
STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC
REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

S89°38'31"W 15.00'
S00°19'45"E 17.00'
N89°38'31"E 15.00'
P.O.B.
N00°19'45"W 17.00'
N00°19'45"W 15.64'
S89°39'51"W 10.00'
N00°19'42"W 15.00'
S89°38'54"W 54.36'

AMERICAN HERITAGE SCHOOL
PALM BEACH COUNTY, FLORIDA

SKETCH OF
UTILITY EASEMENT TO BE VACATED

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298

EB-0002995
LB-0002995

DRAWN: CEG DATE: 7-2-12
CHECKED: MDS DATE: 7-2-12

PROJECT NUMBER SHEET
05024 1 OF 2

DESCRIPTION

A PARCEL OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING A PORTION OF THAT CERTAIN UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 9967 AT PAGE 790 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°20'24" WEST (BASIS OF BEARINGS) 670.42 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE RUN SOUTH 00°20'58" EAST 407.36 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE RUN SOUTH 89°38'56" WEST 59.05 FEET ALONG THE BOUNDARY OF SAID UTILITY EASEMENT AS EXTENDED; THENCE RUN SOUTH 00°21'03" EAST 590.99 FEET ALONG SAID BOUNDARY; THENCE RUN SOUTH 89°38'54"W 54.36 FEET ALONG SAID BOUNDARY; THENCE RUN NORTH 00°19'42" WEST 15.00 FEET ALONG SAID BOUNDARY; THENCE RUN SOUTH 89°39'51" WEST 10.00 FEET ALONG SAID BOUNDARY; THENCE RUN NORTH 00°19'45" WEST 15.64 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'45" WEST 17.00 FEET ALONG SAID BOUNDARY; THENCE RUN SOUTH 89°38'31" WEST 15.00 FEET ALONG SAID BOUNDARY; THENCE RUN SOUTH 00°19'45" EAST 17.00 FEET ALONG SAID BOUNDARY; THENCE RUN NORTH 89°38'31" EAST 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

PBC WATER UTILITIES

JUL 06 2012

ENGINEERING

AMERICAN HERITAGE SCHOOL
PALM BEACH COUNTY, FLORIDA

DESCRIPTION OF
UTILITY EASEMENT TO VE VACATED



WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298

EB-0002995
LB-0002995

DRAWN: CEG
CHECKED: MDS

DATE: 7-2-12
DATE: 7-2-12

PROJECT NUMBER
05024

SHEET
2 OF 2


ATTACHMENT 2



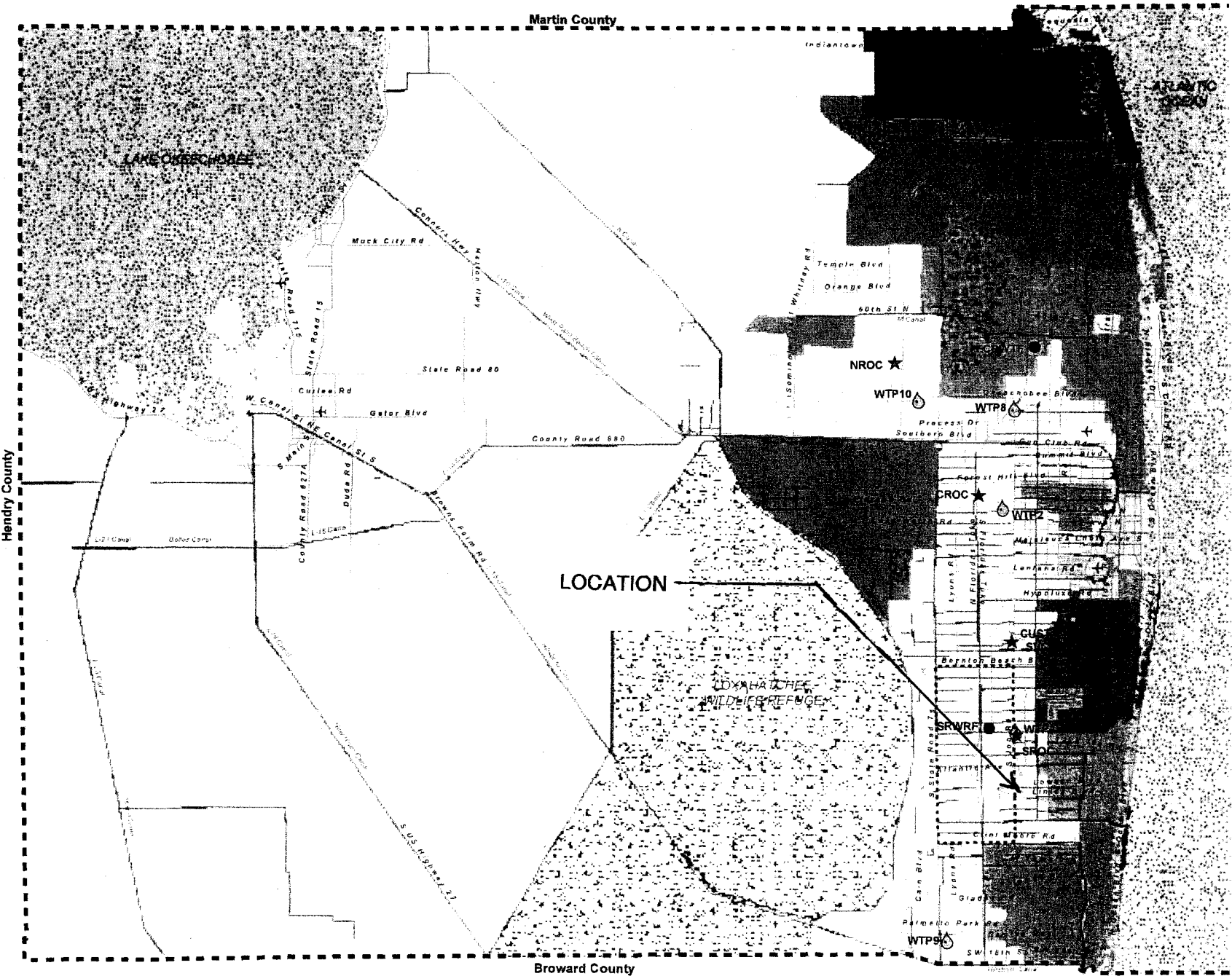
Palm Beach County
Water Utilities
Department
Service Area (SA) and
Major Facilities

Legend

- MANDATORY RECLAIMED SA
- Water Treatment Facility
- Administration
- Water Reclamation Facility
- COUNTY LIMITS
- P.B.C.W.U.D. SA



NOT TO SCALE



Return to Judy Province
PBC Water Utilities
PO Box 16097
W.P.B. 71 33416

SDA #
PREPARED BY AND RETURN TO
PALM BEACH COUNTY WATER UTILITIES
P.O. BOX 16097
WEST PALM BEACH, FL 33416

SEP-03-1997 2:29 PM 97-314239
ORR 9967 Pg 790
1 11:55 AM 11/11/97
Can 10.00 Doc .70

GRANT OF UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this _____ day of _____, 1997
by G.H.S., Inc. (hereinafter referred to as "Grantor"), whose address is
6200 LINTON Boulevard, Delray Beach, to Palm Beach County (hereinafter referred to as "Grantee"),
c/o Water Utilities Department, 2055 Prairie Rd., West Palm Beach, FL 33406.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit the Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, lie into, and inspect potable water, wastewater and/or reclaimed water lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Dino Mendicino
Witness Signature

DINO Mendicino
Print Name

Stacey Robbins
Witness Signature

Stacey L. Robbins
Print Name

GRANTOR:
(OWNER(S) OF PROPERTY)
G.H.S., Inc.

By: [Signature]
Signature

Robert Stone, Pres.
Print Name & Title

By: _____
Signature

Print Name & Title



(SEAL)

NOTARY CERTIFICATE

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 25 day of August, 1997, by
Robert Stone who is personally known to me or who has
produced _____ as identification.

Notary Public JUDITH C. CHARLES
My commission expires JUN 18, 1998
Commission No. ATLANTIC BONDING CO., INC.

Judith C. Charles
Notary Signature
Judith C. Charles

SDA #

GRB 9967 P5 791

CONSENT AND JOINDER OF MORTGAGEE FOR UTILITY EASEMENT

The undersigned mortgagee does hereby on this 25th day of August, 1997, join in and consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Record Book 9835, Page 1080, of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

In WITNESS WHEREOF, the Grantor/Mortgagee has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of

Dino Mendicino
Witness Signature

DINO Mendicino
Print Name

Robert Stone
Witness Signature

Robert Stone
Print Name

GRANTOR/MORTGAGEE
(Authorized Representative)

COUNTY NATIONAL BANK OF SOUTH FLORIDA

By [Signature]

THOMAS F. McKenna, J.P.
Print Name & Title

By _____

Print Name & Title

(SEAL)

SEAL

NOTARY CERTIFICATE

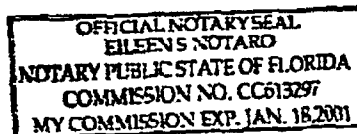
State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 25 day of August, 1997,
by Thomas F. McKenna, J.P. who is personally known to me or
who has produced _____ as identification

Notary Public, State of Florida
My commission expires
Commission No.

Eileen S. Notaro
Notary Signature

EILEEN S. NOTARO
Print Name



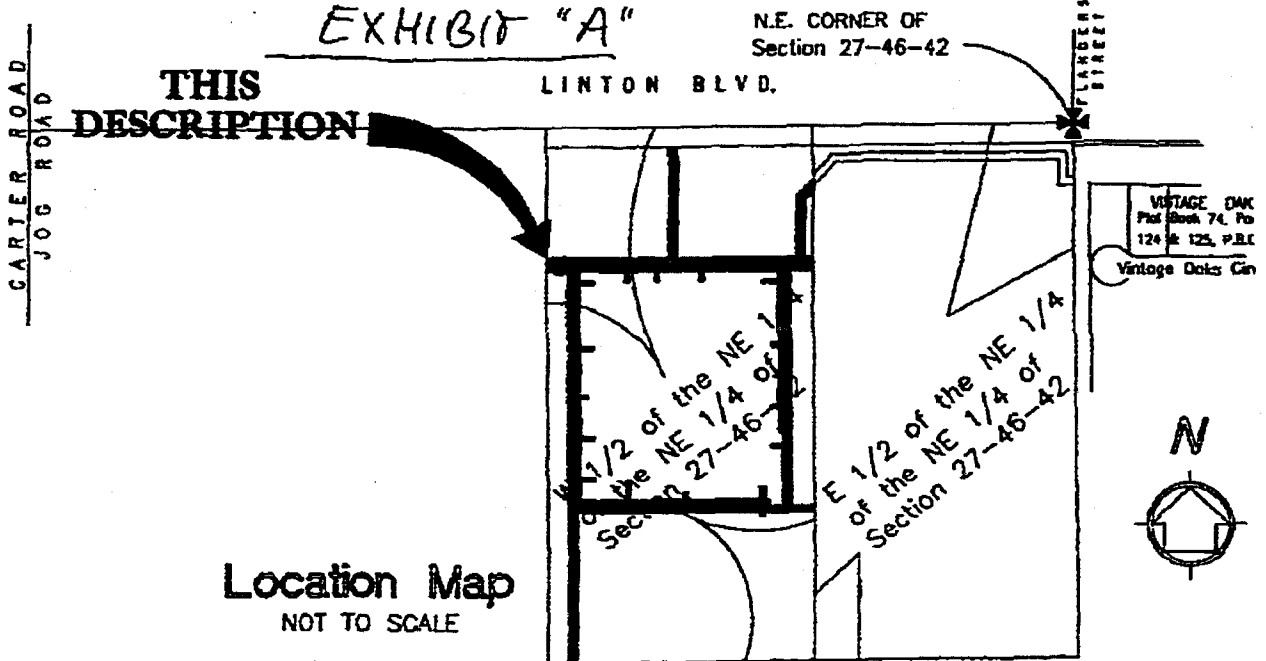
8/21/97



C.C.L. CONSULTANTS INC.

ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD, N • SUITE 100 • POMPANO BEACH, FL 33064 • (954) 974-2200
ORLANDO • POMPANO BEACH



LEGAL DESCRIPTION: UTILITY EASEMENT

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 52.80 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°20'24" WEST ALONG SAID SECTION LINE FOR A DISTANCE OF 670.42 FEET; THENCE SOUTH 00°20'58" EAST ALONG THE EASTERLY LINE OF SAID WEST HALF FOR A DISTANCE OF 140.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°20'58" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 28.21 FEET; THENCE SOUTH 44°48'15" WEST FOR A DISTANCE OF 28.21 FEET; THENCE SOUTH 00°20'58" EAST FOR A DISTANCE OF 144.51 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 20.00 FEET TO SAID EASTERLY LINE; THENCE SOUTH 00°20'58" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 37.22 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 59.05 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A"; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 591.00 FEET; THENCE NORTH 89°39'02" EAST FOR A DISTANCE OF 59.03 FEET TO SAID EASTERLY LINE; THENCE SOUTH 00°20'58" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 123.72 FEET; THENCE SOUTH 00°20'58" EAST FOR A DISTANCE OF 11.50 FEET; THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 00°20'58" WEST FOR A DISTANCE OF 11.50 FEET; THENCE SOUTH

Sheet 1 of 5 sheets

D:\3713\LEGALS\ESMTUTIL

3713

SKETCH
NO.

REVISIONS

DATE

BY

DATE:

8/22/97

DRAWN
BY

M.D.

CHECKED
BY

FIELD
BOOK



C.C.L. CONSULTANTS INC.
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL CONSULTANTS



2200 PARK CENTRAL BLVD, N • SUITE 100 • POMPANO BEACH, FL 33064 • (954) 974-2200
ORLANDO • POMPANO BEACH

89°39'02" WEST FOR A DISTANCE OF 458.36 FEET; THENCE SOUTH 00°20'07" EAST FOR A DISTANCE OF 384.01 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°21'39" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 00°20'07" WEST FOR A DISTANCE OF 989.27 FEET; THENCE SOUTH 89°36'56" WEST FOR A DISTANCE OF 33.63 FEET; THENCE NORTH 00°19'51" WEST FOR A DISTANCE OF 5.83 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 20.00 FEET TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00°20'27" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 37.22 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 309.56 FEET; THENCE NORTH 00°20'59" WEST FOR A DISTANCE OF 278.18 FEET TO THE SOUTHERLY RIGH-OF-WAY FOR LINTON BOULEVARD, SAID LINE BEING 52.80 FEET SOUTH OF AND PARALLEL TO SAID SECTION LINE; THENCE NORTH 89°20'24" EAST ALONG SAID LINE FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°20'59" EAST FOR A DISTANCE OF 278.29 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 301.00 FEET; THENCE NORTH 00°20'58" EAST FOR A DISTANCE OF 152.83 FEET; THENCE NORTH 44°48'15" EAST FOR A DISTANCE OF 56.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT POINT "A" AS PREVIOUSLY DESCRIBED; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 22.81 FEET; THENCE SOUTH 89°38'57" WEST FOR A DISTANCE OF 38.00 FEET; THENCE SOUTH 00°21'18" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'57" EAST FOR A DISTANCE OF 38.00 FEET; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 149.90 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 16.23 FEET; THENCE SOUTH 00°21'04" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 16.23 FEET; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 61.08 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 12.17 FEET; THENCE SOUTH 00°21'04" EAST FOR A OF 10.00 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 12.17 FEET; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 64.79 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 15.86 FEET; THENCE SOUTH 00°21'04" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 15.86 FEET; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 61.41 FEET; THENCE NORTH 89°38'57" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'57" EAST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 28.06 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 26.22 FEET; THENCE SOUTH 00°21'04" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 26.22 FEET; THENCE SOUTH 00°21'03" EAST FOR A DISTANCE OF 152.94 FEET; THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 34.36 FEET; THENCE NORTH 00°19'49" WEST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 00°19'49" WEST FOR A DISTANCE OF 32.64 FEET; THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°19'49" EAST FOR A DISTANCE OF 32.64 FEET; THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 182.49 FEET; THENCE NORTH 00°20'58" EAST FOR A DISTANCE OF 18.45 FEET; THENCE NORTH 89°39'02" WEST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°20'58" WEST FOR A DISTANCE OF 18.57 FEET;

088 9967 Pa 793

Sheet 2 of 5 sheets

3713

SKETCH NO.

of 2 sheets
8/29/97

			DATE: 8/22/97	DRAWN BY M.D.	CHECKED BY	FIELD BOOK N/A



C.C.L. CONSULTANTS INC.

ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS - ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD, N - SUITE 100 - POMPANO BEACH, FL 33064 - (954) 974-2200
ORLANDO - POMPANO BEACH



THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 132.62 FEET; THENCE NORTH 00°18'37" WEST FOR A DISTANCE OF 49.61 FEET; THENCE SOUTH 89°41'23" WEST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°18'37" EAST FOR A DISTANCE OF 49.62 FEET; THENCE SOUTH 89°39'02" WEST FOR A DISTANCE OF 113.63 FEET; THENCE NORTH 00°19'51" WEST FOR A DISTANCE OF 51.55 FEET; THENCE NORTH 89°40'09" EAST FOR A DISTANCE OF 38.08 FEET; THENCE NORTH 00°21'04" WEST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°40'09" WEST FOR A DISTANCE OF 38.08 FEET; THENCE NORTH 00°19'51" WEST FOR A DISTANCE OF 95.27 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 33.05 FEET; THENCE NORTH 00°21'04" WEST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 33.05 FEET; THENCE NORTH 00°19'51" WEST FOR A DISTANCE OF 93.15 FEET; THENCE NORTH 89°40'09" EAST FOR A DISTANCE OF 16.09 FEET; THENCE SOUTH 00°19'51" EAST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°40'09" WEST FOR A DISTANCE OF 16.09 FEET; THENCE NORTH 00°19'51" WEST FOR A DISTANCE OF 105.52 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 32.95 FEET; THENCE NORTH 00°21'04" WEST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°38'56" WEST FOR A DISTANCE OF 32.95 FEET; THENCE NORTH 00°19'51" WEST FOR A DISTANCE OF 155.69 FEET; THENCE NORTH 89°40'09" EAST FOR A DISTANCE OF 37.04 FEET; THENCE NORTH FOR A DISTANCE OF 00°21'04" WEST FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°40'09" WEST FOR A DISTANCE OF 37.03 FEET; THENCE NORTH 00°19'51" WEST FOR A DISTANCE OF 24.82 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 113.83 FEET; THENCE SOUTH 00°18'37" EAST FOR A DISTANCE OF 25.71 FEET; THENCE NORTH 89°41'23" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 00°18'37" WEST FOR A DISTANCE OF 25.71 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 64.50 FEET; THENCE SOUTH 00°20'58" EAST FOR A DISTANCE OF 26.50 FEET; THENCE NORTH 89°38'02" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 00°20'58" WEST FOR A DISTANCE OF 26.50 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 101.33 FEET; THENCE SOUTH 00°20'58" EAST FOR A DISTANCE OF 26.53 FEET; THENCE NORTH 89°39'02" EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 00°20'58" WEST FOR A DISTANCE OF 26.53 FEET; THENCE NORTH 89°38'56" EAST FOR A DISTANCE OF 188.22 FEET TO THE POINT OF BEGINNING.

LANDS SITUATE AND LYING IN PALM BEACH COUNTY, FLORIDA.

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL CONSULTANTS, INC. FOR EASEMENTS AND OR RIGHTS-OF-WAY OF RECORD.
- DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- CCL CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
- BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 27-46-42. (Assumed North 89°20'24" East): AS SHOWN ON A SURVEY BY O'BRIEN, SUITER, & O'BRIEN, INC. AS ORDER NO. 96-68DB, DATED JUNE 14, 1996, AND LAST REVISED SEPTEMBER 30, 1996.
- THE ATTACHED SKETCH AND LEGAL DESCRIPTION MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

REVISIONS	DATE	BY	GREGORY S. MIRE, P.S.M. PROFESSIONAL SURVEYOR & MAPPER, STATE OF FLORIDA	DATE: 8/22/97	DRAWN BY: J.M.D.	CHECKED BY: J.M.D.	FIELD BOOK N/A

008 9967 Pg 794

Sheet 3 of 5 sheets

3713

SKETCH NO.

CCL CONSULTANTS, INC.

AUTHORIZATION #LB5610

ENGINEERS SURVEYORS PLANNERS

2200 PARK CENTRAL BLVD. N. SUITE 100
POMPANO BEACH, FL 33064 (305) 974-2200

POMPANO BEACH

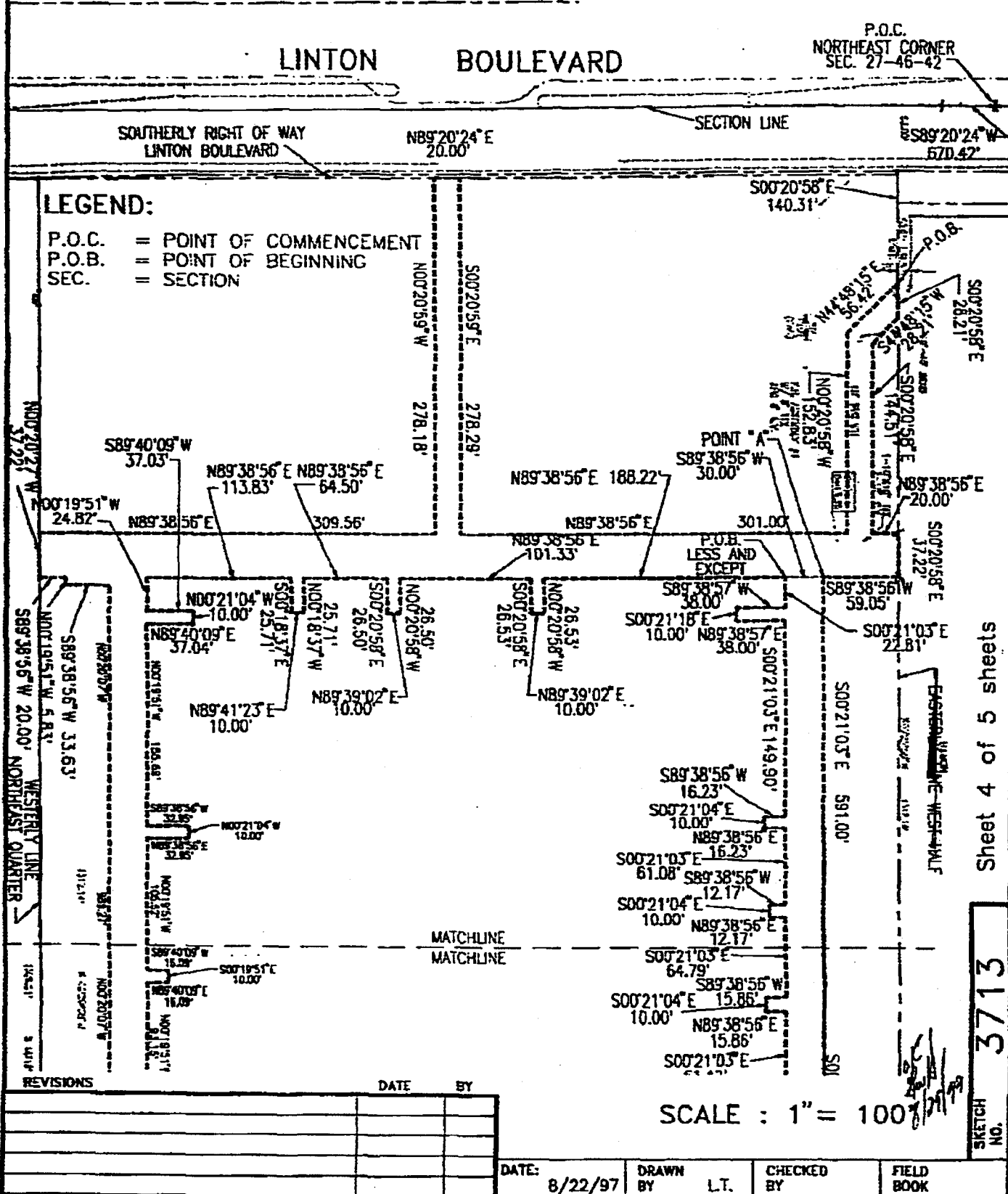
ORLANDO

MI

058

9967 Pg

795



Sheet 4 of 5 sheets

3713

SKETCH

SCALE : 1" = 100

Return to: (enclose self-addressed stamped envelope)

Name

Address

ORB 9967 Pg 796
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

Property Appraisers Parcel Identification (Folio) Number(s):



CCL CONSULTANTS, INC.

AUTHORIZATION #LB5610

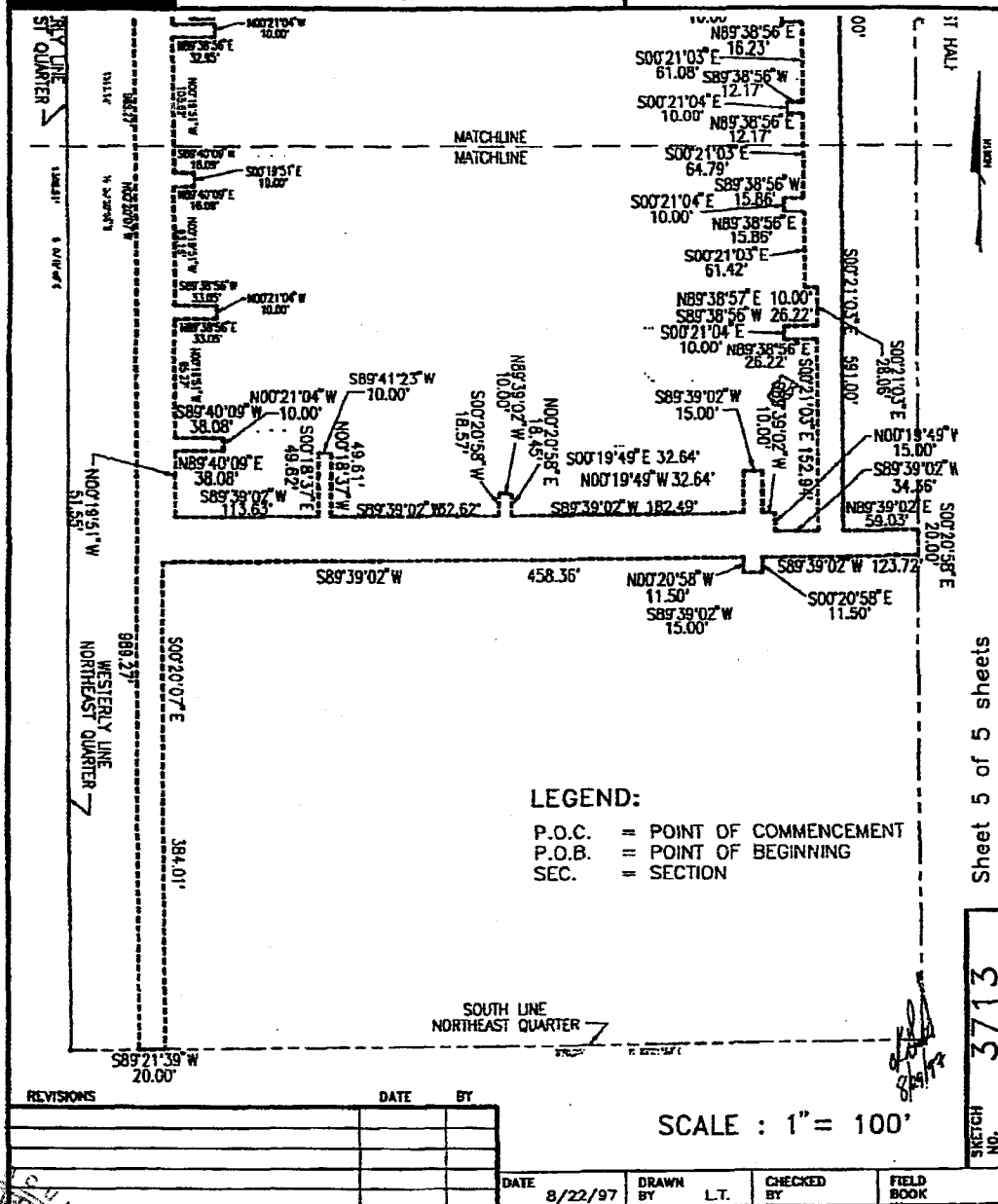
ENGINEERS SURVEYORS PLANNERS

2200 PARK CENTRAL BLVD., N. SUITE 100
POMPAHO BEACH, FL 33064 (305) 974-2200

POMPAHO BEACH

ORLANDO

MIAMI



I hereby certify that the foregoing is a true copy
of the record in my office this day, Aug 13, 2012.
Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida
BY Sharon R. Bock Deputy Clerk