

Background and Policy Issues: (Continued from Page 1)

Associates Ltd. and Roy W. Talmo want to release the public interest in this portion of Acme Dairy Road and the abutting utility easement to allow for future residential development. GL Homes of Palm Beach Associates Ltd. has agreed to provide alternative access to Acme Dairy Road for One Mile Properties LLC, Roy W. Talmo's and Richard Amestoy's properties through a private easement. These property owners acknowledged the changes to their access by signing the private easement and will ultimately have the ability to access Lyons Road once construction has been finalized.

Utility and drainage service providers have no objection to the vacation because a drainage easement will be reserved over a portion of the area to be abandoned.

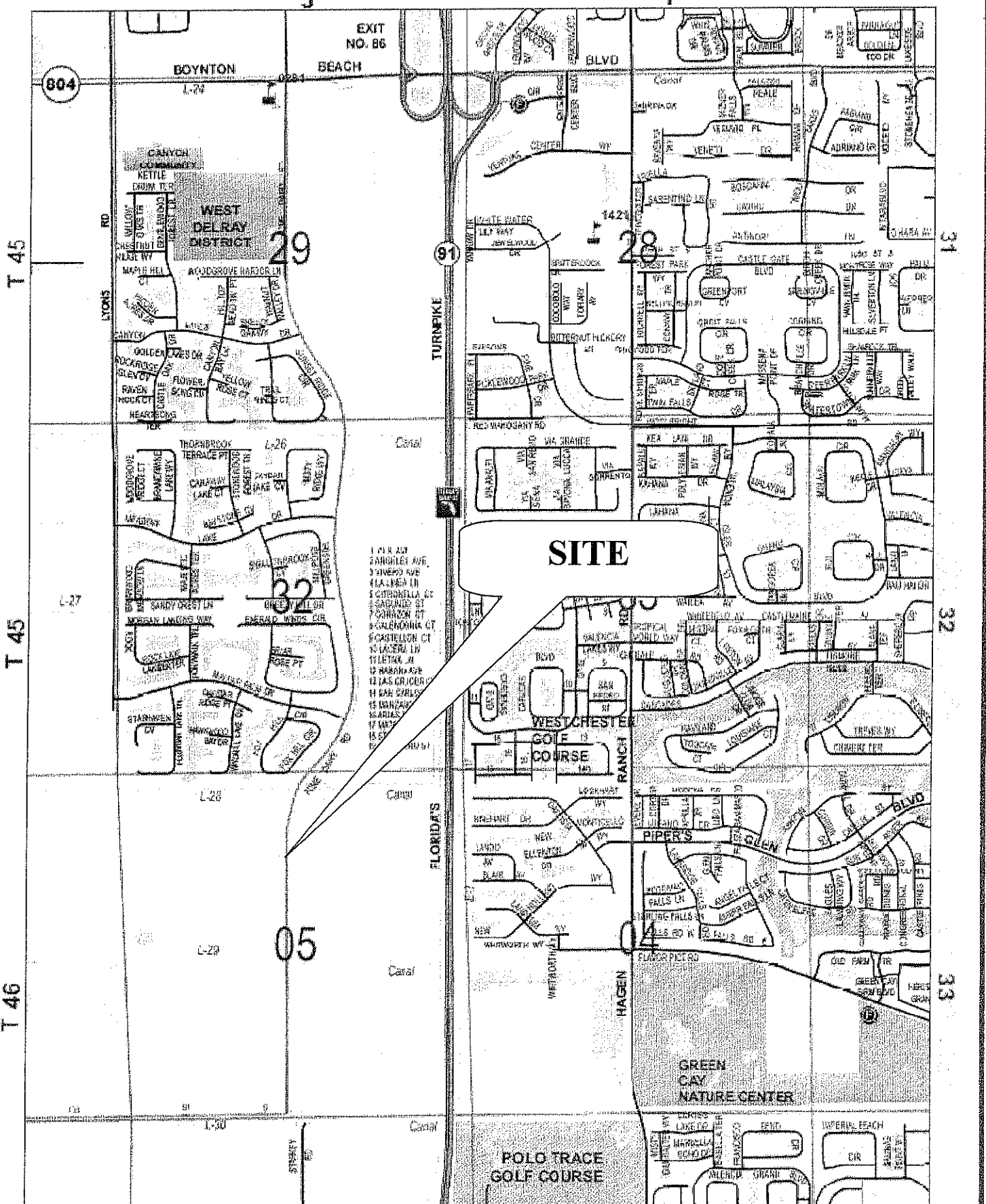
Privilege Fee Statement: The petition is subject to a privilege fee of \$939.98. The calculations are as follows:

Total sq. ft. of Right-of-Way for Acme Dairy Road	316,986
Less property dedicated as right-of-way for both Acme Dairy Road and Lyons Road	-308,405
Total square feet subject to Privilege Fee.	8,581
Average square footage value of parcels abutting the right of way.	\$0.37
Overall value.	\$3,174.97
80% of value	\$2,539.98
Less Filing Fee	- \$1,600.00
Total Privilege Fee	\$939.98

R 42

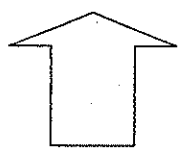
Sec 09 98

R 42



Sec 09 108

LOCATION SKETCH



N

RESOLUTION NO. R-2012-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TO ABANDON A PORTION OF ACME DAIRY ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK (ORB) 18673, PAGE (PG) 7; THAT RIGHT-OF-WAY DEED RECORDED IN ORB 7542, PG 1239; THAT ROAD, DITCH AND DYKE RESERVATION 30.00 FEET IN WIDTH, LYING WITHIN BLOCK 63, ACCORDING TO PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK (PB) 2, PAGES (PGS) 45 THROUGH 54; TRACT "C" ACCORDING TO CANYON ISLES PRESERVE PLAT ONE AS RECORDED IN PB 104, PGS 139 AND 140; AND TRACT "B" ACCORDING TO CANYON SPRINGS PRESERVE PLAT NO. 2 AS RECORDED IN PB 107, PGS 105 THROUGH 107, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TO ABANDON THE ABUTTING UTILITY EASEMENT DESCRIBED AS A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT "A-1" CANYON SPRINGS PRESERVE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB 107, PGS 105 THROUGH 107; AND BEING ALL OF THAT UTILITY EASEMENT DESCRIBED IN ORB 19475, PGS 1757 THROUGH 1762; A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT A-2, CANYON SPRINGS PRESERVE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB 107, PGS 105 THROUGH 107; AND BEING ALL OF THAT UTILITY EASEMENT DESCRIBED IN ORB 19475, PGS 1763 THROUGH 1766; AND A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT "A," CANYON SPRINGS PRESERVE PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB 107, PGS 112 THROUGH 114; AND BEING A PORTION OF THAT UTILITY EASEMENT DESCRIBED IN ORB 19475, PGS 1751 THROUGH 1756 ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; AND TO RESERVE A DRAINAGE EASEMENT, 20.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DEEDED AS ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO THAT DEED RECORDED IN ORB 18673, PG 7, BEING A PORTION OF THE AREA TO BE ABANDONED.

WHEREAS, the Board of County Commissioners (Board) of Palm Beach County, Florida (County), pursuant to authority in Section 336.09, Florida Statutes, and as provided in the County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), known as the County Right-of-Way Abandonment

RESOLUTION NO. R-2012 _____

and Plat Vacation Ordinance, and the petition of GL Homes of Palm Beach Associates Ltd. and Roy W. Talmo, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on October 16, 2012, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for the portion of Acme Dairy Road as shown in Exhibit A and abutting utility easement as shown in Exhibit B; and

WHEREAS, GL Homes of Palm Beach Associates Ltd. has agreed to provide access easements to Acme Dairy Road for One Mile Properties LLC, Roy W. Talmo's and Richard Amestoy's properties with parcel control numbers 00 42 46 05 01 025 0000, 42 43 27 05 063 0460, 00 42 46 05 03 001 0010 and 00 42 46 05 03 001 0020; and

WHEREAS, the Board has the authority to reserve and declare a drainage easement over a portion of the area to be abandoned as shown in Exhibit C; and

WHEREAS, as provided in the County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), notice of the holding of such meeting was duly published in the Palm Beach Post on September 30, 2012; and

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

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

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The right-of-way and utility easement is hereby abandoned and closed

RESOLUTION NO. R-2012-_____

as a right-of-way and utility easement and this Board does hereby renounce and disclaim any right or interest of the Public in and to the right-of-way and utility easement, more fully described in the legal description and sketch attached hereto as Exhibits A and B and made a part hereof.

3. The Board hereby reserves and declares a drainage easement in, over, across, on, under and through a portion of the area to be abandoned, as described in Exhibit C. This easement is given for the purpose of permitting Palm Beach County Engineering Department to construct, maintain, replace and operate its facilities within the abandoned area. The drainage easement created hereby shall constitute an easement running with the land and shall encumber and burden the abandoned area. The drainage easement shall not be extinguished by operation of law, including without limitation, the doctrines of merger or unity of title and shall inure to the benefit of the Palm Beach County Engineering Department.

4. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Ordinance No. 86-18, as amended.

RESOLUTION NO. R-2012 _____

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

Commissioner Shelley Vana, Chair

Commissioner Steven L. Abrams, Vice Chairman

Commissioner Karen T. Marcus

Commissioner Paulette Burdick

Commissioner Burt Aaronson

Commissioner Jess R. Santamaria

Commissioner Priscilla A. Taylor

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

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

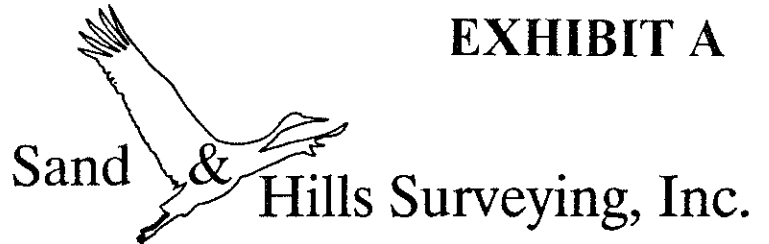
Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
County Attorney

EXHIBIT A



DESCRIPTION:
ABANDONMENT OF ACME DAIRY ROAD

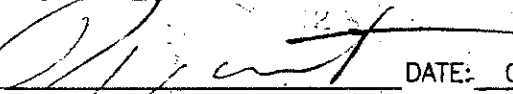
BEING A PORTION OF THE ACME DAIRY ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 18673, PAGE 7, THAT RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 7542, PAGE 1239, THAT ROAD, DITCH AND DYKE RESERVATION 30.00 FEET IN WIDTH, LYING WITHIN BLOCK 63, ACCORDING TO PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TRACT "C" ACCORDING TO CANYON ISLES PRESERVE PLAT ONE AS RECORDED IN PLAT BOOK 104, PAGES 139 AND 140 AND TRACT "B" ACCORDING TO CANYON SPRINGS PRESERVE PLAT NO. 2 AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5 AS RECORDED IN PLAT BOOK 101, PAGES 173 THROUGH 175 OF THE SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID TRACT "Y", NORTH 00°23'29" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE WEST LINE OF SAID ACME DAIRY ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 7542, PAGE 1239, NORTH 00°23'29" WEST, A DISTANCE OF 2630.00 FEET TO A POINT ON THE NORTH LINE OF ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO SAID OFFICIAL RECORDS BOOK 7542, PAGE 1239; THENCE NORTH 89°36'30" EAST ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET; THENCE, ALONG THE WEST LINE OF SAID ROAD, DITCH AND DYKE RESERVATION, NORTH 00°23'29" WEST, A DISTANCE OF 3.60 FEET; THENCE ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, NORTH 89°36'30" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°23'29" EAST, A DISTANCE OF 3.96 FEET; THENCE ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, NORTH 89°36'30" EAST, A DISTANCE OF 30.00 FEET; THENCE ALONG THE EAST LINE OF SAID ACME DAIRY ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 7542, PAGE 1239, SOUTH 00°23'29" EAST, A DISTANCE OF 257.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1640.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 74°50'42" EAST AND A CENTRAL ANGLE OF 09°36'27"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ACME DAIRY ROAD ACCORDING TO SAID OFFICIAL RECORDS BOOK 18673, PAGE 7, A DISTANCE OF 275.00 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 89°36'30" EAST ALONG A LINE 30.36 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 88.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID ACME DAIRY ROAD ACCORDING TO SAID OFFICIAL RECORDS BOOK 18673, PAGE 7 AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1560.00 FEET FROM WHICH A RADIAL LINE BEARS

(LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 9)

CERTIFICATION:

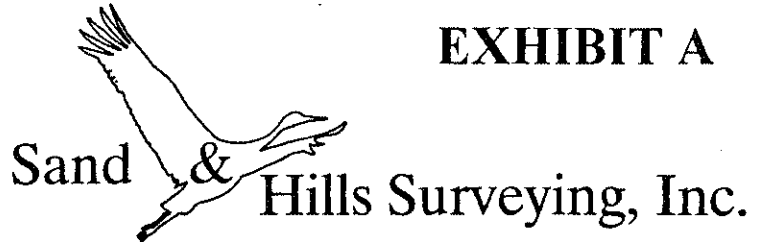
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES; THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER


 DATE: 06/07/12
 PERRY C. WHITE REV.: 9/25/12
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4213

SEE SHEET 9 OF 9 FOR SURVEYOR'S NOTES AND LEGEND.

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD ABANDONMENT	SCALE: NONE	SHEET 1 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN01

EXHIBIT A



DESCRIPTION: (CONTINUED)

SOUTH 63°50'59" EAST AND A CENTRAL ANGLE OF 26°32'30"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY-LINE, A DISTANCE OF 722.65 FEET TO A POINT OF TANGENCY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF ACME DAIRY ROAD ACCORDING TO SAID TRACT "B", CANYON SPRINGS PRESERVE PLAT NO. 2 AND SAID TRACT "C", CANYON ISLES PRESERVE PLAT ONE, SOUTH 00°23'29" EAST, A DISTANCE OF 1942.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-29 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 1585 AT PAGE 505 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID NORTH LINE, SOUTH 89°36'30" WEST, A DISTANCE OF 20.00 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT "C", CANYON ISLES PRESERVE PLAT ONE, NORTH 00°23'29" WEST, A DISTANCE OF 10.00 FEET; THENCE ALONG THE SOUTH LINE OF ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO SAID OFFICIAL RECORDS BOOK 7542, PAGE 1239, SOUTH 89°36'30" WEST, A DISTANCE OF 15.00 FEET; THENCE ALONG THE EAST LINE OF SAID ROAD, DITCH & DYKE RESERVATION, SOUTH 00°23'29" EAST, A DISTANCE OF 10.00 FEET; THENCE ALONG SAID NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-29 CANAL, SOUTH 89°36'30" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°23'29" WEST ALONG THE WEST LINE OF SAID ROAD, DITCH AND DYKE RESERVATION, A DISTANCE OF 10.00 FEET; THENCE ALONG THE SOUTH LINE OF ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO SAID OFFICIAL RECORDS BOOK 7542, PAGE 1239, SOUTH 89°36'30" WEST, A DISTANCE OF 15.00 FEET; TO POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

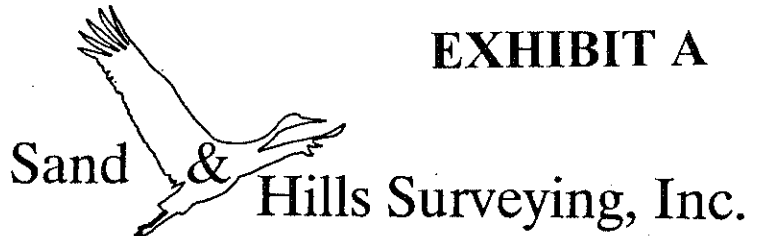
BEING A PORTION OF THE ACME DAIRY ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 18673, PAGE 7 OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5, AS RECORDED IN PLAT BOOK 107, PAGES 112 THROUGH 114 OF SAID PUBLIC RECORDS; THENCE ALONG A SOUTH LINE OF SAID ACME DAIRY ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 18673, PAGE 7, SOUTH 89°36'30" WEST, A DISTANCE OF 91.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID ACME DAIRY ROAD RIGHT-OF-WAY, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1640.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 62°05'38" EAST AND A CENTRAL ANGLE OF 18°16'21"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 523.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1660.00 FEET AND A CENTRAL ANGLE OF 17°11'06"; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 497.89 FEET; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 61°00'23" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID ACME DAIRY ROAD RIGHT-OF-WAY, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1740.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 61°00'23" WEST AND A CENTRAL ANGLE OF 17°11'06"; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1560.00 FEET AND A CENTRAL ANGLE OF 16°40'42"; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 454.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.277 ACRES, MORE OR LESS.

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD ABANDONMENT	SCALE: NONE	SHEET 2 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN01

EXHIBIT A



(SEE SHEET 4)
MATCH LINE

CANYON LAKES
PRESERVE AREA NO. 5
(P.B. 101, PGS. 173-175)
TRACT "Y"

ACME DAIRY ROAD
(80' RIGHT-OF-WAY)

15.00' RIGHT-OF-WAY
PER O.R.B. 7542, PG. 1239

30' R.D. & D. RESERVATION
P.B.F.C. PLAT NO. 3
P.B. 2, PG. 45

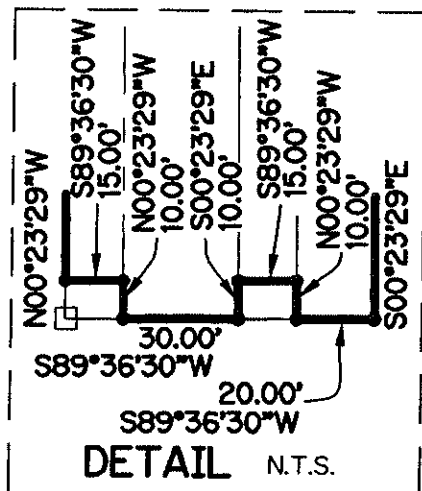
CANYON SPRINGS
PRESERVE PLAT NO. 2
20.00' RIGHT-OF-WAY
TRACT "B" PER
P.B. 107, PG. 105-107

CANYON ISLES
PRESERVE PLAT ONE
(P.B. 104, PGS. 139 & 140)

TRACT "A-1"
(P.B. 104, PGS. 139 & 140)

15.00' RIGHT-OF-WAY
PER O.R.B. 7542, PG. 1239

20.00' RIGHT-OF-WAY
TRACT "C" PER
P.B. 104, PG. 139



EAST LINE OF TRACT "Y"
(BASIS OF BEARINGS)

2630.00'

N00°23'29"W

ROCK ROAD

S00°23'29"E
1942.56'

549.58'

1392.98'

10' L.W.D.D. EASEMENT
(O.R.B. 16600, PG. 225)
EXHIBIT "B" O.R.B. 16635, PG. 10

16' INGRESS & EGRESS EASEMENT
(O.R.B. 12110 PG. 829)
EXISTING DIRT ROAD

10' L.W.D.D. EASEMENT
ORB 17902, PG. 577
EXHIBIT "B-3"
O.R.B. 18109, PG. 436

30' R. D & D - (P.B. 2, PGS. 45 - 54)
L.W.D.D. R/W PER O.R.B. 1585, PG. 505

P.O.B.

N00°23'29"W 10.00'

N 784781.349
E 924242.063

L.W.D.D. L-29 CANAL

SEE DETAIL

P.O.C.

SOUTHEAST CORNER OF
TRACT "Y" CANYON LAKES
PRESERVE AREA NO. 5
(P.B. 101, PG'S. 173-175)

CANYON ISLES PRESERVE
PLAT TWO
(P.B. 104, PG. 152)

SKETCH OF BOUNDARY SURVEY

ACME DAIRY ROAD
ABANDONMENT

SCALE:
1" = 100'

SHEET 3 OF 9

REVIEWED: PW

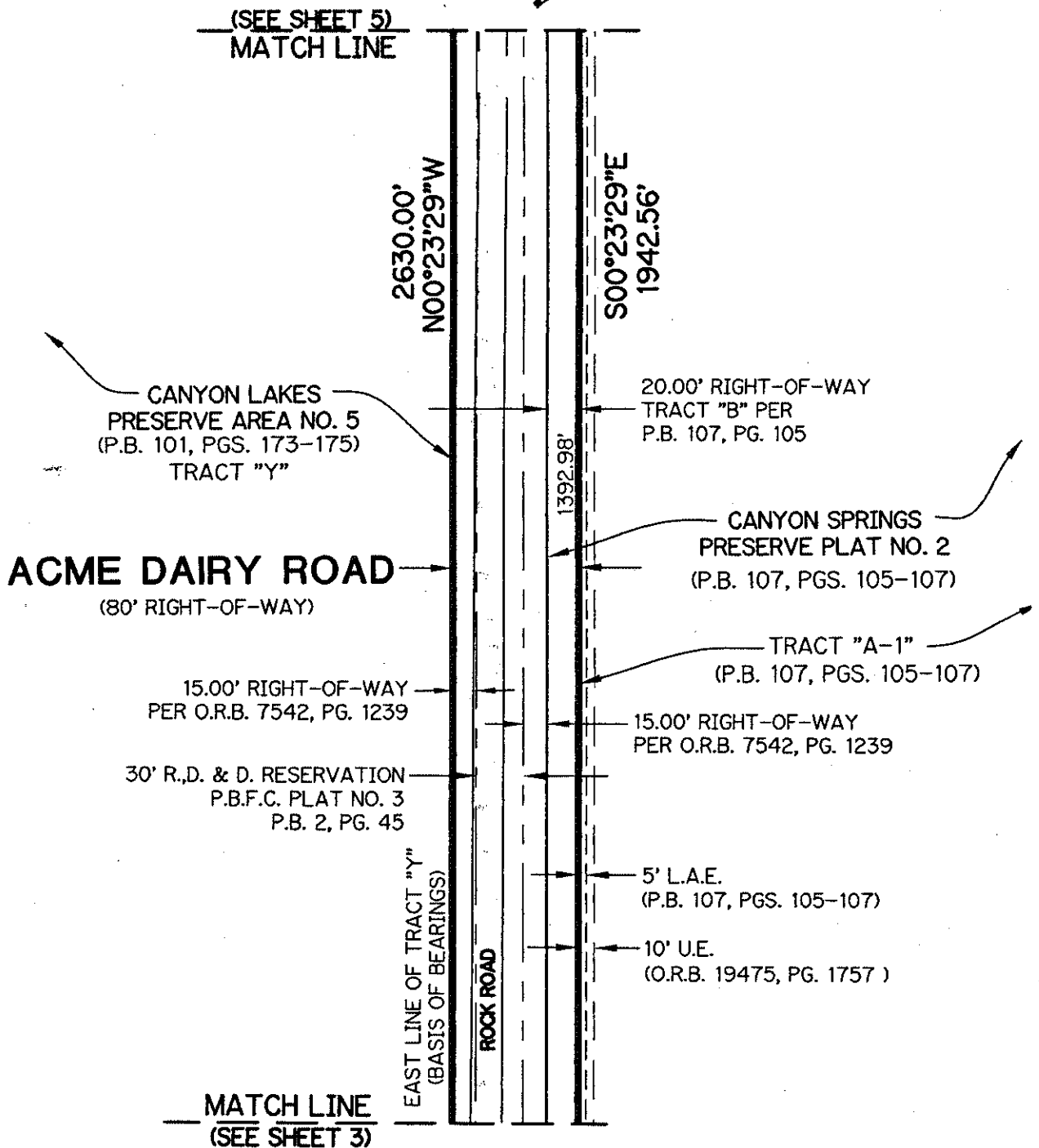
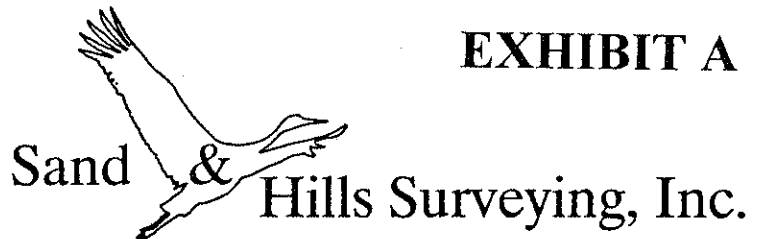
DRAWN: DLS

DATE:
05/04/12

DRAWING No:
D0146ABN01

NOTE: SEE SHEET 9 FOR LEGEND.

EXHIBIT A


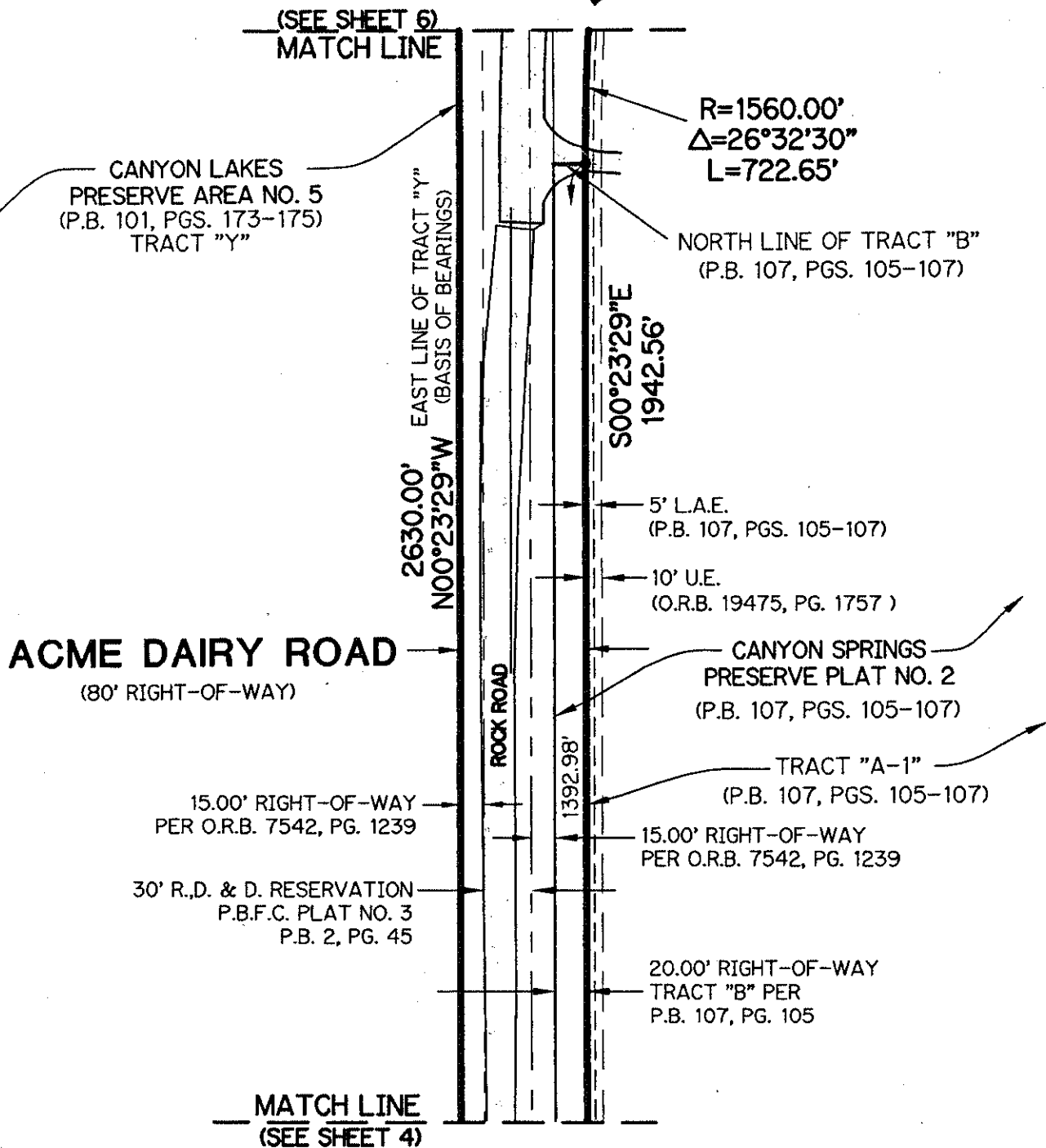


NOTE: SEE SHEET 9 FOR LEGEND

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD ABANDONMENT	SCALE: 1" = 100'	SHEET 4 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN01
	L.B. NUMBER 7741	

EXHIBIT A

Sand & Hills Surveying, Inc.

NOTE: SEE SHEET 9 FOR LEGEND

SKETCH OF BOUNDARY SURVEY

ACME DAIRY ROAD
ABANDONMENT

SCALE:
1" = 100'

SHEET 5 OF 9

REVIEWED: PW

DRAWN: DLS

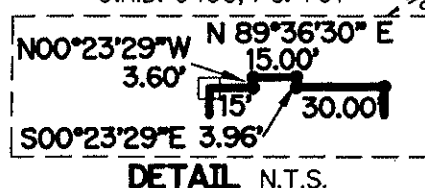
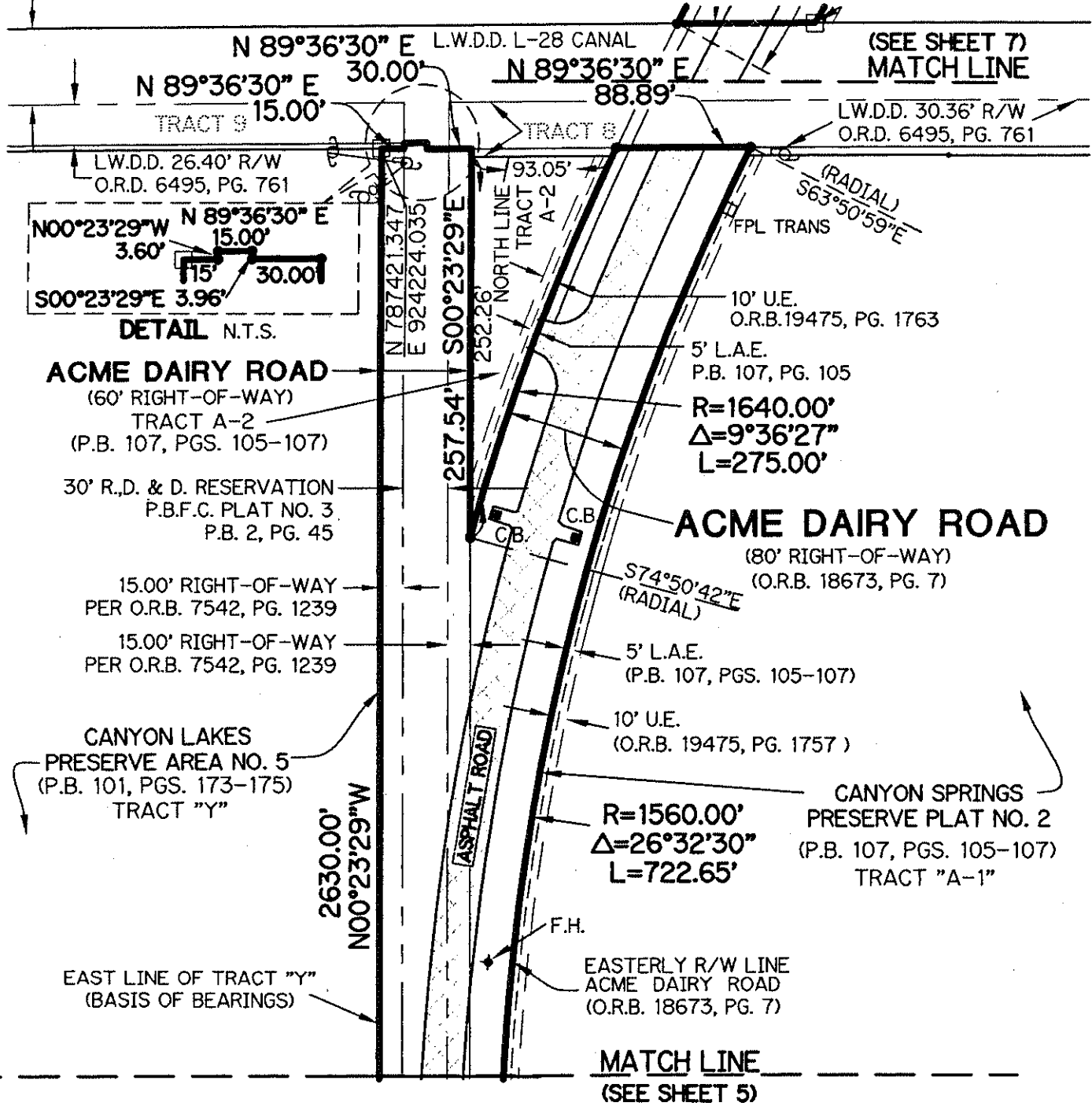
DATE:
05/04/12

DRAWING No:
D0146ABN01

EXHIBIT A

Sand & Hills Surveying, Inc.

50' ROAD, DYKE AND DITCH RESERVATION
PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2, PGS. 45 - 54
LWDD L-28 CANAL R/W PER O.R.B. 1585, PG. 505



ACME DAIRY ROAD
(60' RIGHT-OF-WAY)
TRACT A-2
(P.B. 107, PGS. 105-107)

30' R.D. & D. RESERVATION
P.B.F.C. PLAT NO. 3
P.B. 2, PG. 45

15.00' RIGHT-OF-WAY
PER O.R.B. 7542, PG. 1239

15.00' RIGHT-OF-WAY
PER O.R.B. 7542, PG. 1239

CANYON LAKES
PRESERVE AREA NO. 5
(P.B. 101, PGS. 173-175)
TRACT "Y"

EAST LINE OF TRACT "Y"
(BASIS OF BEARINGS)

ACME DAIRY ROAD
(80' RIGHT-OF-WAY)
(O.R.B. 18673, PG. 7)

5' L.A.E.
(P.B. 107, PGS. 105-107)

10' U.E.
(O.R.B. 19475, PG. 1757)

CANYON SPRINGS
PRESERVE PLAT NO. 2
(P.B. 107, PGS. 105-107)
TRACT "A-1"

R=1560.00'
Δ=26°32'30"
L=722.65'

EASTERLY R/W LINE
ACME DAIRY ROAD
(O.R.B. 18673, PG. 7)

MATCH LINE
(SEE SHEET 5)

NOTE: SEE SHEET 9 FOR LEGEND

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD ABANDONMENT	SCALE: 1" = 100'	SHEET 6 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN01

EXHIBIT A

Sand & Hills Surveying, Inc.

(SEE SHEET 8)
MATCH LINE



R=1660.00'
Δ=17°11'06"
L=497.89'

ACME DAIRY ROAD
(80' R/W - PER O.R.B. 18673, PG. 7)

R=1740.00'
Δ=17°11'06"
L=521.88'

20' D.E.
(P.B. 107, PG. 145)

CANYON SPRINGS
(P.B. 107, PG. 145)

10' U.E.
(O.R.B. 19475, PG. 1751)
5' L.A.E. (P.B. 107, PG. 112)

R=1640.00'
Δ=18°16'21"
L=523.02'

8' CONC.
SIDEWALK

ASPHALT ROAD

R=1560.00'
Δ=16°40'42"
L=454.10'

CANYON SPRINGS
PRESERVE PLAT NO. 5
(P.B. 107, PGS. 112-114)
TRACT "A"

S 89°36'30" W
91.54'

S62°05'38"E
(RADIAL)

P.O.B.
SW CORNER OF TRACT "A",
P.B. 107, PGS. 112-114

50' ROAD, DYKE AND DITCH RESERVATION
PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2, PGS. 45 - 54
LWDD L-28 CANAL R/W PER O.R.B. 1585, PG. 505

L-28 CANAL
N 89°36'30" E
88.89'

LWDD L-28 CANAL

MATCH LINE
(SEE SHEET 6)

LW.D.D. 30.36' R/W
O.R.D. 6495, PG. 761

NOTE: SEE SHEET 9 FOR LEGEND

SKETCH OF BOUNDARY SURVEY

ACME DAIRY ROAD
ABANDONMENT

SCALE:
1" = 100'

SHEET 7 OF 9

REVIEWED: PW

DRAWN: DLS

DATE:
05/04/12

DRAWING No:
D0146ABN01

EXHIBIT A

Sand & Hills Surveying, Inc.



ACME DAIRY ROAD
 (80' R/W) (O.R.B. 18673, PG. 7)
 (REMAINING AS PUBLIC R/W)

CANYON SPRINGS
 (P.B. 107, PG. 145)

R=1660.00'
 $\Delta=17^{\circ}11'06''$
 L=497.89'

(RADIAL)
 $S61^{\circ}00'23''E$
 80.00'

R=1740.00'
 $\Delta=8^{\circ}02'08''$
 L=244.03'

CANYON SPRINGS
 PRESERVE PLAT NO. 5
 (P.B. 107, PGS. 112-114)
 TRACT "A"

ACME DAIRY ROAD
 (80' R/W - PER O.R.B. 18673, PG. 7)

10' U.E.
 (O.R.B. 19475, PG. 1751)
 5' L.A.E. (P.B. 107, PG. 112)

R=1740.00'
 $\Delta=17^{\circ}11'06''$
 L=521.88'

MATCH LINE
 (SEE SHEET 7)

NOTE: SEE SHEET 9 FOR LEGEND

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD ABANDONMENT	SCALE: 1" = 100'	SHEET 8 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/18/12	DRAWING No: D0146ABN01

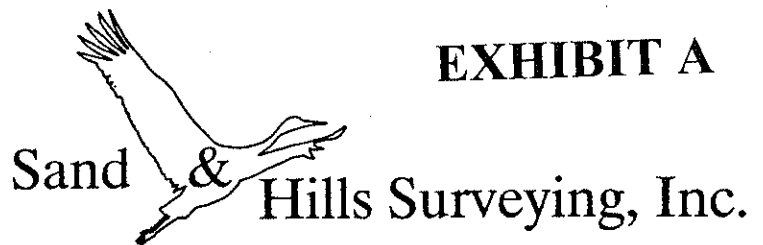


EXHIBIT A

SURVEYOR'S REPORT

1. THIS SKETCH OF BOUNDARY IS PREPARED FOR PALM BEACH COUNTY, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA.
2. THIS SURVEY MAP AND REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
5. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, NAD 83, EAST ZONE, 1990 ADJUSTMENT, THE EAST LINE OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, P.B. 101, PGS. 173-175, HAVING A BEARING OF S00°23'29"E.
7. DESCRIPTION WAS PREPARED FROM THIS SURVEY.
8. ALL INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 02, 2012 AT 11:59 P.M., FILE NO. 1062-2684848 (REVISION B). THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
10. MATTERS APPEARING ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
11. MATTERS APPEARING ON THE PLAT OF CANYON ISLES PRESERVE PLAT ONE, TRACT "C", RECORDED IN PLAT BOOK 104, PAGES 139 AND 140, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
12. MATTERS APPEARING ON THE PLAT OF CANYON SPRINGS PRESERVE PLAT NO. 2, TRACT "B", AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
13. RIGHT-OF-WAY DEED FOR ACME DAIRY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 18673, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
 COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.
 LINEAR UNIT = U.S. SURVEY FEET. ZONE = FLORIDA EAST ZONE
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND. PLAT BEARING = GRID BEARING. SCALE FACTOR = 1.0000243
11. STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY FROM THE EXISTING PERMANENT REFERENCE MONUMENTS ALONG THE EAST LINE OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, P.B. 101, PGS. 173-175, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:

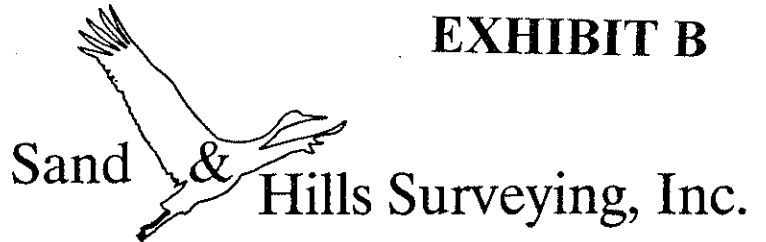
- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- C.B. - CATCH BASIN
- F.H. - FIRE HYDRANT
- L.A.E. - LIMITED ACCESS EASEMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

LEGEND:

- - FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT LB6674
- - SET 5/8" IRON ROD & CAP LB7741

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD ABANDONMENT	SCALE: 1" = 100'	SHEET 9 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/18/12	DRAWING No: D0146ABN01

EXHIBIT B



DESCRIPTION:
ABANDONMENT OF UTILITY EASEMENT

A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT "A-1", CANYON SPRINGS PRESERVE PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, AND BEING ALL OF THAT UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 19475, PAGE 1757 THROUGH 1762 ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "A-1" THENCE NORTH 89°36'30" EAST, ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 11.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS 1,550.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°53'00" EAST; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°30'29", A DISTANCE OF 717.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°23'29" EAST, ALONG THE EASTERLY LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 1392.98 TO A POINT ON THE SOUTH LINE OF SAID TRACT "A-1"; THENCE SOUTH 89°36'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°23'29" WEST, ALONG THE WEST LINE OF SAID TRACT "A-1", A DISTANCE OF 1392.98 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,560.00 FEET, THENCE NORTHERLY ALONG SAID WESTERLY LINE OF TRACT "A-1" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'30", A DISTANCE OF 716.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

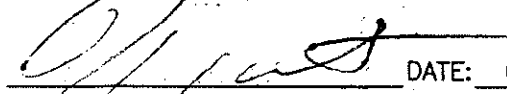
A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT A-2, CANYON SPRINGS PRESERVE PLAT NO.2, AS RECORD IN PLAT BOOK 107, PAGES 105 THROUGH 107, AND BEING ALL OF THAT UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 19475, PAGES 1763 THROUGH 1766, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID UTILITY EASEMENT; THENCE NORTH 89°36'30" EAST ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 11.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,640.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 65°26'28" EAST FROM SAID POINT; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID TRACT "A-2" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°24'14", A DISTANCE OF 269.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY

(LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 9)

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.


 DATE: 06/07/12
 PERRY C. WHITE REV.: 9/25/12
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4213

SEE SHEET 9 FOR SURVEYORS NOTES AND LEGEND.

SKETCH OF BOUNDARY SURVEY
 ACME DAIRY ROAD
 UTILITY EASEMENT
 ABANDONMENT

SCALE: NONE	SHEET 1 OF 9
REVIEWED: PW	DRAWN: DLS
DATE: 05/04/12	DRAWING No: D0146ABN02

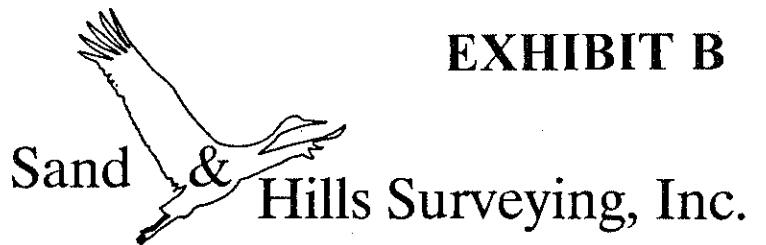


EXHIBIT B

DESCRIPTION: (CONTINUED)

LINE OF ACME DAIRY ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 7542, PAGE 1239, SAID PUBLIC RECORDS, AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 00°23'29" WEST, ALONG SAID EAST LINE, A DISTANCE OF 35.95 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,650.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 73°38'32" EAST FROM SAID POINT; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID UTILITY EASEMENT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°02'23", A DISTANCE OF 231.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:


A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5, AS RECORDED IN PLAT BOOK 107, PAGES 112 THROUGH 114, AND BEING A PORTION OF THAT UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 19475, PAGES 1751 THROUGH 1756 ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,560.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 60°29'59" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°40'42", A DISTANCE OF 454.10 FEET TO POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1740.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17°11'06", A DISTANCE OF 521.88 FEET TO A POINT OF RADIAL INTERSECTION; THENCE SOUTH 61°00'23" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,750.00 FEET WHOSE RADIUS POINT BEARS NORTH 61°00'23" WEST FROM SAID POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°11'06", A DISTANCE OF 524.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,550.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°27'56", A DISTANCE OF 445.44 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A" AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 89°36'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 11.55 FEET TO A POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD UTILITY EASEMENT ABANDONMENT	SCALE: NONE	SHEET 2 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN02

EXHIBIT B



Sand & Hills Surveying, Inc.



(SEE SHEET 4)
MATCH LINE

N00°23'29"W
1392.98'

S 89°36'30" W
10.00'

10' U.E.

(O.R.B. 19475, PG. 1757)

CANYON SPRINGS
PRESERVE PLAT NO. 2

S00°23'29"E
1392.98'

SOUTH LINE OF TRACT "A-1",
CANYON SPRINGS PRESERVE
PLAT NO. 2
(P.B. 107, PGS. 105-107)

15.00' RIGHT-OF-WAY
PER O.R.B. 7542, PG. 1239

30' R.,D. & D. RESERVATION
P.B.F.C. PLAT NO. 3
P.B. 2, PG. 45

CANYON ISLES
PRESERVE PLAT ONE
(P.B. 104, PGS. 139 & 140)

ACME DAIRY ROAD
(80' RIGHT-OF-WAY)

15.00' RIGHT-OF-WAY
PER O.R.B. 7542, PG. 1239

CANYON LAKES
PRESERVE AREA NO. 5
(P.B. 101, PGS. 173-175)
TRACT "Y"

TRACT "A-1"
(P.B. 104, PGS. 139 & 140)

20.00' RIGHT-OF-WAY
TRACT "C" PER
P.B. 104, PG. 139

10' L.W.D.D. EASEMENT
(O.R.B. 16600, PG. 225)
EXHIBIT "B" O.R.B. 16635, PG. 10

16' INGRESS & EGRESS EASEMENT
(O.R.B. 12110 PG. 829)
EXISTING DIRT ROAD

EAST LINE OF TRACT "Y" 2630.00'
(BASIS OF BEARINGS) N00°23'29"W

N00°23'29"W 10.00'

S00°23'29"E 549.58'

10' L.W.D.D. EASEMENT
ORB 17902, PG. 577
EXHIBIT "B-3"
O.R.B. 18109, PG. 436

30' R.,D. & D. - (P.B. 2, PGS. 45 - 54)
L.W.D.D. R/W PER O.R.B. 1585, PG. 505

N 784781.349
E 924242.063

N89°36'30"E

L.W.D.D. L-29 CANAL

SOUTHEAST CORNER OF
TRACT "Y" CANYON LAKES
PRESERVE AREA NO. 5
(P.B. 101, PG'S. 173-175)

LEGEND:

- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- R/W - RIGHT-OF-WAY

SEE DETAIL

SKETCH OF BOUNDARY SURVEY

ACME DAIRY ROAD
UTILITY EASEMENT
ABANDONMENT

SCALE:
1" = 100'

SHEET 3 OF 9

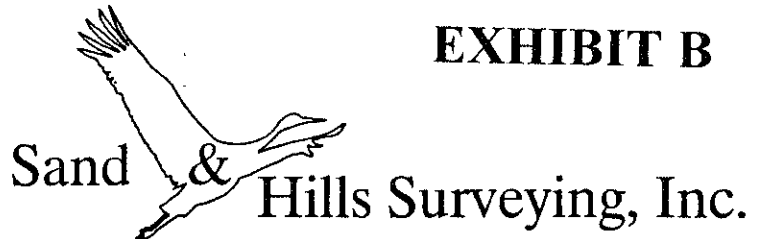
REVIEWED: PW

DRAWN: DLS

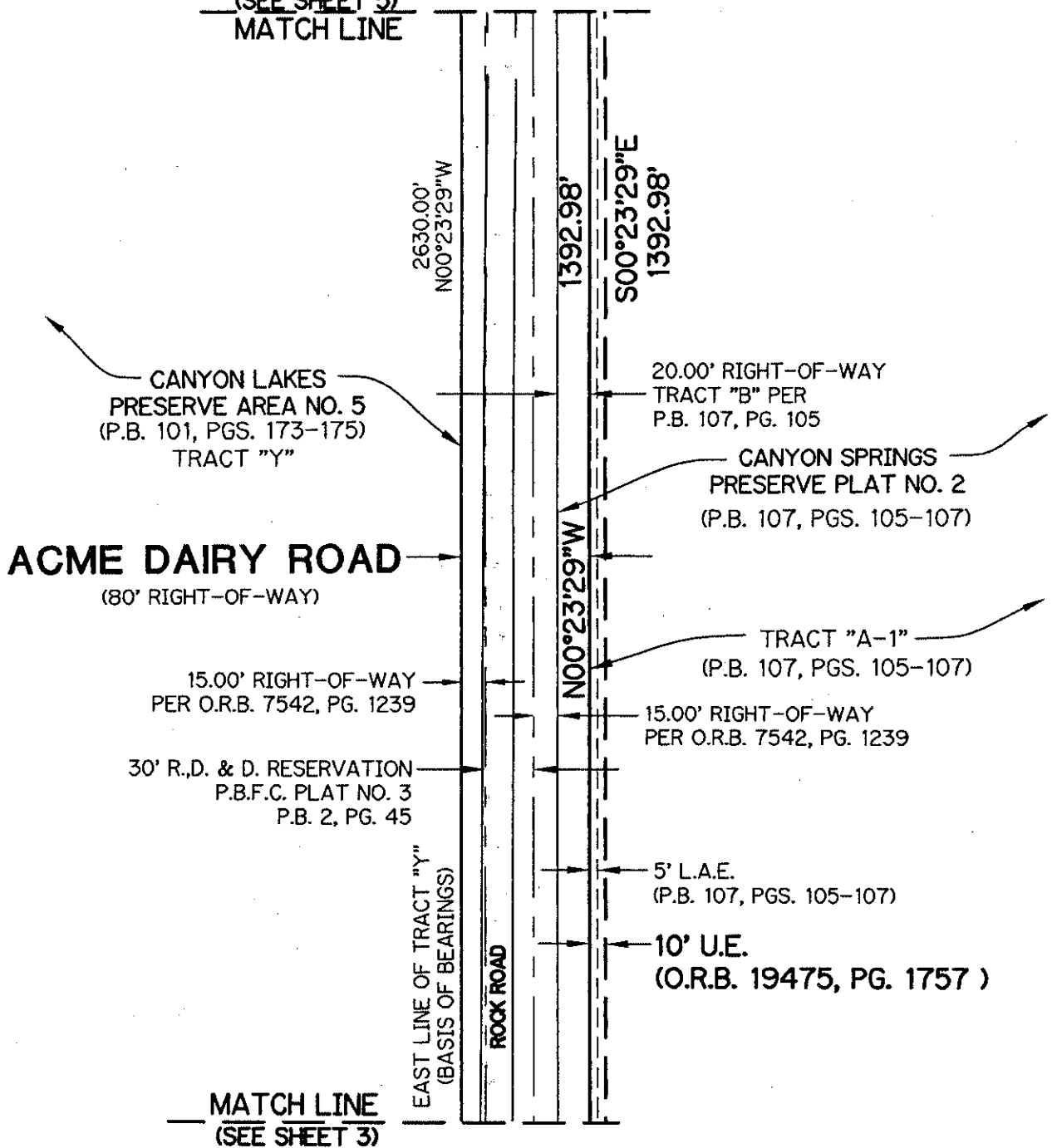
DATE:
05/04/12

DRAWING No:
D0146ABN02

EXHIBIT B



(SEE SHEET 5)
MATCH LINE

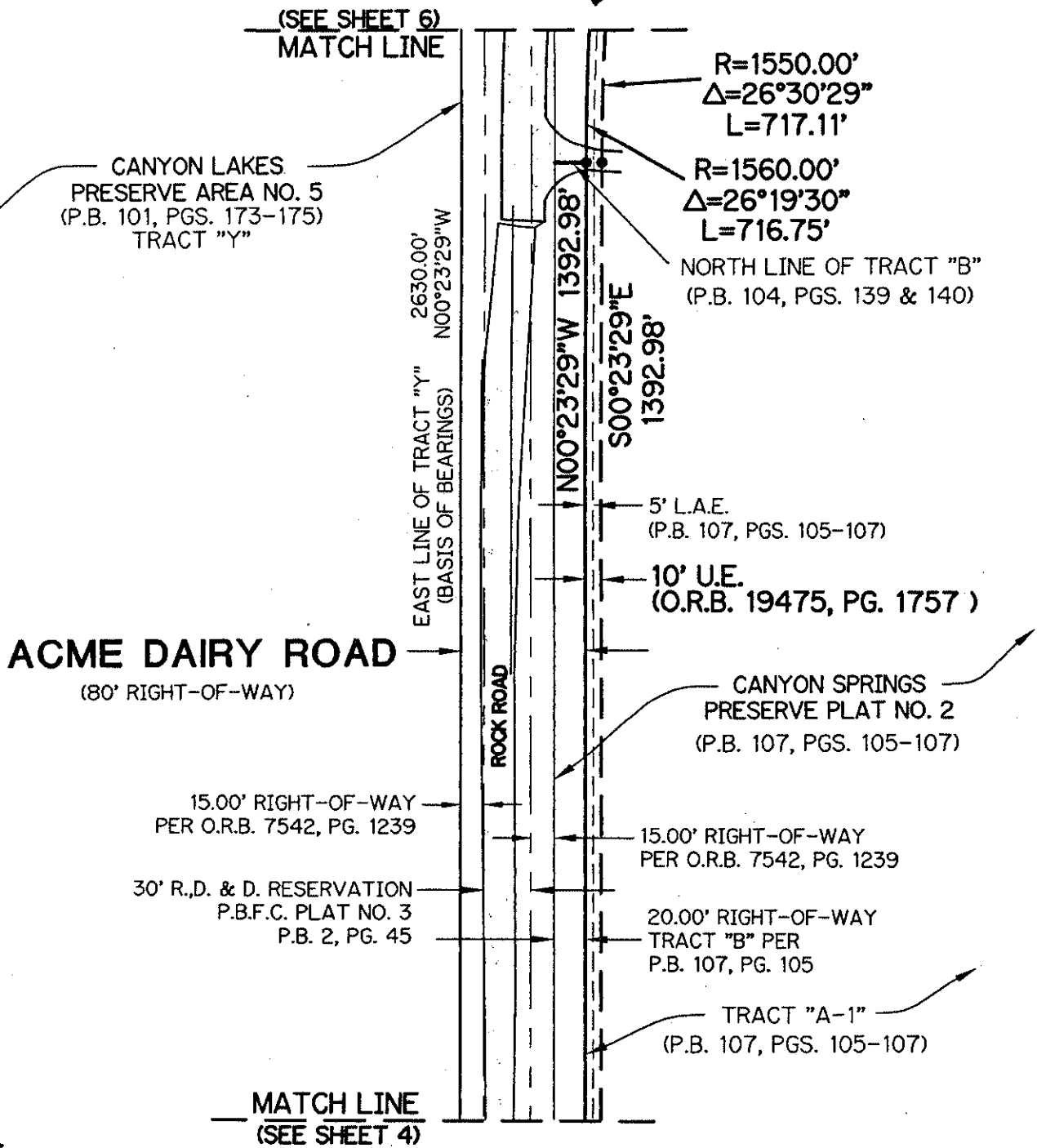
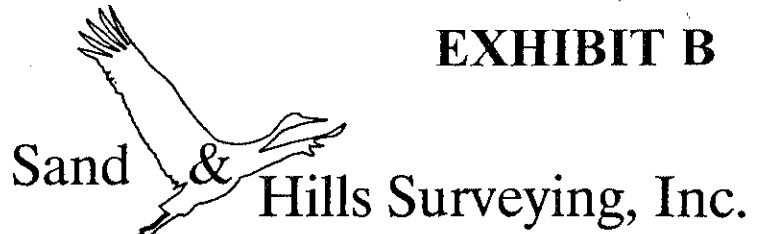


LEGEND:

- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- R/W - RIGHT-OF-WAY

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD UTILITY EASEMENT ABANDONMENT	SCALE: 1" = 100'	SHEET 4 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN02

EXHIBIT B



LEGEND:

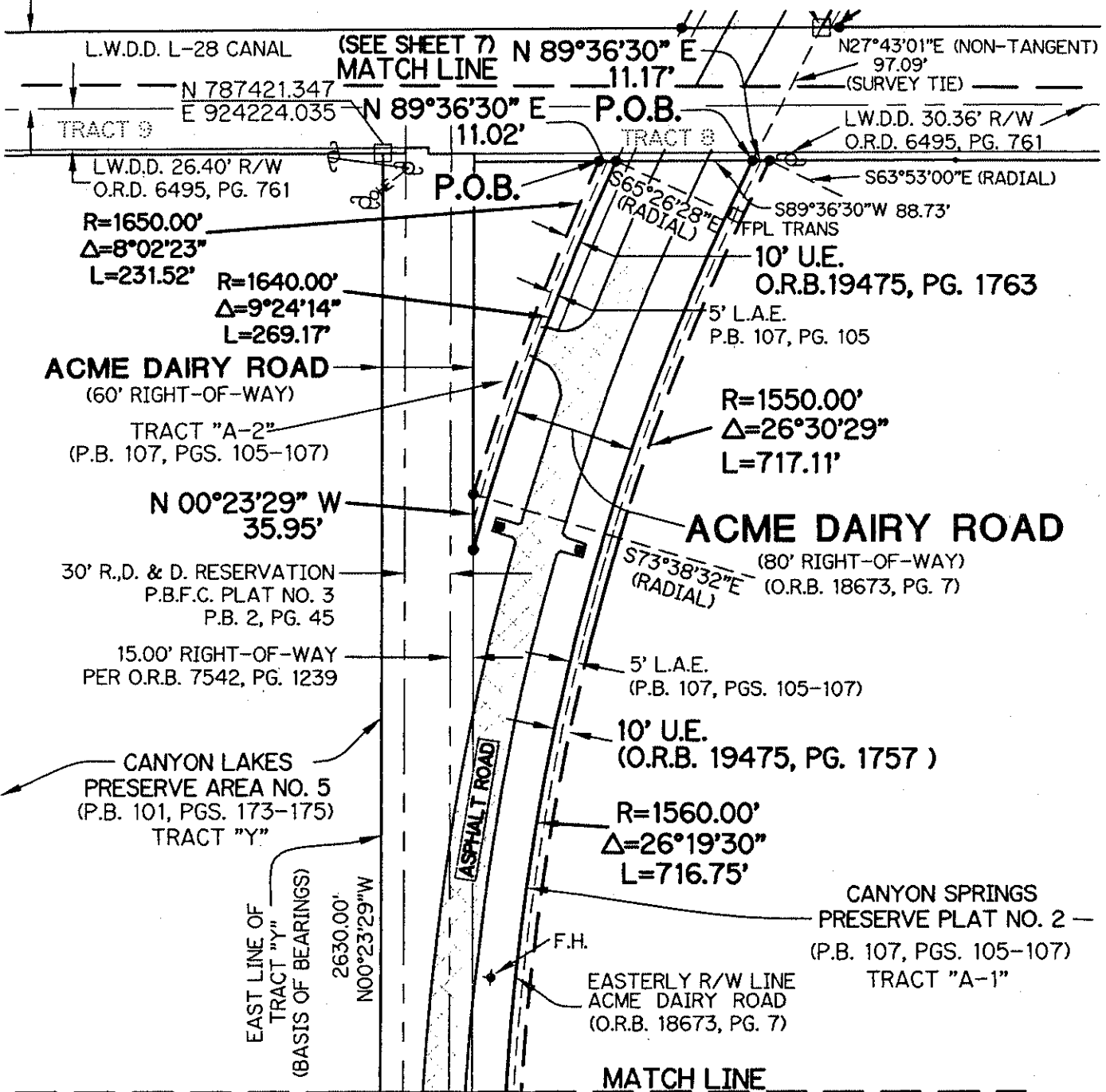
- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- R/W - RIGHT-OF-WAY

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD UTILITY EASEMENT ABANDONMENT	SCALE: 1" = 100'	SHEET 5 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN02

EXHIBIT B

Sand & Hills Surveying, Inc.

50' ROAD, DYKE AND DITCH RESERVATION
PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2, PGS. 45 - 54
LWDD L-28 CANAL R/W PER O.R.B. 1585, PG. 505



LEGEND:

- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- R/W - RIGHT-OF-WAY

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD UTILITY EASEMENT ABANDONMENT	SCALE: 1" = 100'	SHEET 6 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN02

EXHIBIT B

Sand & Hills Surveying, Inc.



(SEE SHEET 8)
MATCH LINE

R=1740.00'
Δ=17°11'06"
L=521.88'

ACME DAIRY ROAD
(80' R/W - PER O.R.B. 18673, PG. 7)

R=1750.00'
Δ=17°11'06"
L=524.88'

20' D.E.
(P.B. 107, PG. 145)

CANYON SPRINGS
(P.B. 107, PG. 145)

10' U.E.
(O.R.B. 19475, PG. 1751)
5' L.A.E. (P.B. 107, PG. 112)

R=1560.00'
Δ=16°40'42"
L=454.10'

R=1550.00'
Δ=16°27'56"
L=445.44'

8' CONC.
SIDEWALK

ASPHALT ROAD

CANYON SPRINGS
PRESERVE PLAT NO. 5
(P.B. 107, PGS. 112-114)
TRACT "A"

P.O.B.
SW CORNER
OF TRACT "A"
P.B. 107,
PGS. 112-114

N27°43'01"E
(NON-TANGENT)
97.09'
(SURVEY TIE)

50' ROAD, DYKE AND DITCH RESERVATION
PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2, PGS. 45 - 54
LWDD L-28 CANAL R/W PER O.R.B. 1585, PG. 505

S 89°36'30" W
11.55'

N 89°36'30" E
11.17'

(RADIAL)
S60°29'59"E

MATCH LINE
(SEE SHEET 6)

P.O.B.
TRACT 5
LW.D.D. 30.36' R/W
O.R.D. 6495, PG. 761

LEGEND:

- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD UTILITY EASEMENT ABANDONMENT	SCALE: 1" = 100'	SHEET 7 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/04/12	DRAWING No: D0146ABN02

EXHIBIT B

Sand & Hills Surveying, Inc.



ACME DAIRY ROAD
 (80' R/W) (O.R.B. 18673, PG. 7)
 (REMAINING AS PUBLIC R/W)

CANYON SPRINGS
 (P.B. 107, PG. 145)

R=1740.00'
 $\Delta=8^{\circ}02'08''$
 L=244.03'

CANYON SPRINGS
 PRESERVE PLAT NO. 5
 (P.B. 107, PGS. 112-114)
 TRACT "A"

R=1740.00'
 $\Delta=17^{\circ}11'06''$
 L=521.88'

ACME DAIRY ROAD
 (80' R/W - PER O.R.B. 18673, PG. 7)

10' U.E.
 (O.R.B. 19475, PG. 1751)
 5' L.A.E. (P.B. 107, PG. 112)
 S61°00'23"E
 (RADIAL)
 10.00'

R=1750.00'
 $\Delta=17^{\circ}11'06''$
 L=524.88'

MATCH LINE
 (SEE SHEET 7)

LEGEND:

- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES

SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD UTILITY EASEMENT ABANDONMENT	SCALE: 1" = 100'	SHEET 8 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/18/12	DRAWING No: D0146ABN02

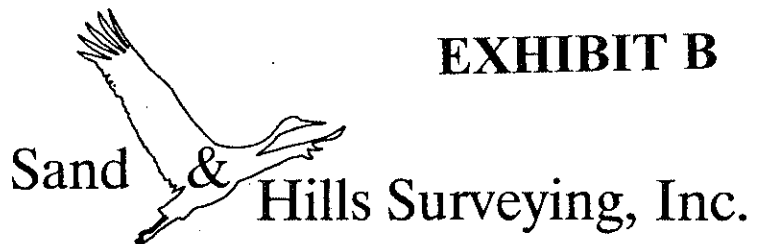


EXHIBIT B

SURVEYOR'S REPORT

1. THIS SKETCH OF BOUNDARY IS PREPARED FOR PALM BEACH COUNTY, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA.
2. THIS SURVEY MAP AND REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
5. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, NAD 83, EAST ZONE, 1990 ADJUSTMENT, THE EAST LINE OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, P.B. 101, PGS. 173-175, HAVING A BEARING OF S00°23'29"E.
7. DESCRIPTION WAS PREPARED FROM THIS SURVEY.
8. ALL INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 02, 2012 AT 11:59 P.M., FILE NO. 1062-2684848 (REVISION C). THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
10. MATTERS APPEARING ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, AT PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
11. MATTERS APPEARING ON THE PLAT OF CANYON SPRINGS PRESERVE PLAT NO. 5, TRACT "A", RECORDED IN PLAT BOOK 107, PAGES 112 THROUGH 114, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
12. MATTERS APPEARING ON THE PLAT OF CANYON SPRINGS PRESERVE PLAT NO. 2, TRACTS "A-1" AND "A-2", AS RECORDED IN PLAT BOOK 107, PAGES 105 THROUGH 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
 COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.
 LINEAR UNIT = U.S. SURVEY FEET. ZONE = FLORIDA EAST ZONE
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND. PLAT BEARING = GRID BEARING. SCALE FACTOR = 1.0000243
11. STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY FROM THE EXISTING PERMANENT REFERENCE MONUMENTS ALONG THE EAST LINE OF TRACT "Y", CANYON LAKES PRESERVE AREA NO. 5, P.B. 101, PGS. 173-175, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:

- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- C.B. - CATCH BASIN
- F.H. - FIRE HYDRANT
- L.A.E. - LIMITED ACCESS EASEMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

LEGEND:

- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT LB6674
- - SET 5/8" IRON ROD & CAP LB7741

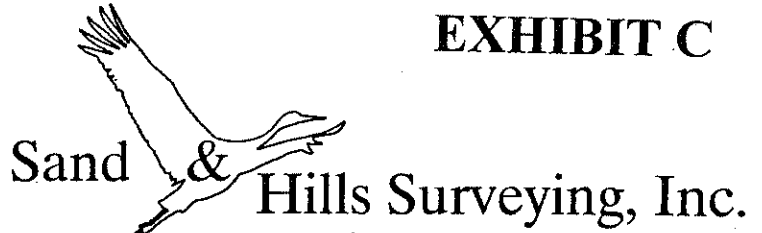
SKETCH OF BOUNDARY SURVEY ACME DAIRY ROAD UTILITY EASEMENT ABANDONMENT	SCALE: 1" = 100'	SHEET 9 OF 9
	REVIEWED: PW	DRAWN: DLS
	DATE: 05/18/12	DRAWING No: D0146ABN02

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!

EXHIBIT C

LEGEND:

- L.B. - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PGS. - PAGES
- C.B. - CATCH BASIN
- R/W - RIGHT-OF-WAY
- L.A.E. - LIMITED ACCESS EASEMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- PBCO - PALM BEACH COUNTY
- R - RADIUS
- Δ - DELTA ANGLE
- L - ARC LENGTH
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- IRC - IRON ROD & CAP



ACME DAIRY ROAD
(80' R/W) (O.R.B. 18673, PG. 7)
(REMAINING AS PUBLIC R/W)

CANYON SPRINGS
(P.B. 107, PG. 145)

(RADIAL)
S61°00'23"E
80.00'

CANYON SPRINGS
PRESERVE PLAT NO. 5
(P.B. 107, PGS. 112-114)
TRACT "A"

⊕ 20' PBCO D.E.

ACME DAIRY ROAD

(80' R/W - PER O.R.B. 18673, PG. 7)

ABANDONED PER O.R.B. _____, PG. _____)

R=1670.00'
Δ=3°03'49"
L=89.29'

CB=N33°16'34"E
CH=89.28'

S61°00'23"E
66.67'

P.O.T.

N60°40'37"W
(RADIAL BEARING)

R=1740.00'
Δ=16°51'20"
L=511.88'

10' U.E.
(O.R.B. 19475, PG. 1751)
5' L.A.E. (P.B. 107, PG. 112)

MATCH LINE

STATE PLANE COORDINATES NOTE:

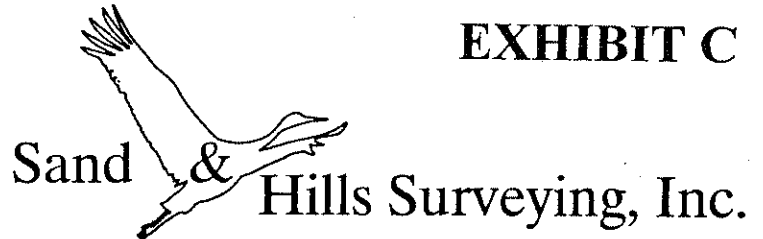
COORDINATES SHOWN ARE AS SHOWN ON THE PLAT OF CANYON SPRINGS
RECORDED IN PLAT BOOK 107, PAGE 145, PUBLIC RECORDS OF PALM BEACH COUNTY.
COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS
READJUSTED BY PALM BEACH COUNTY IN 1998.
LINEAR UNIT = U.S. SURVEY FEET. ZONE = FLORIDA EAST ZONE
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND. PLAT BEARING = GRID BEARING.
SCALE FACTOR = 1.0000227

SKETCH AND DESCRIPTION
PALM BEACH COUNTY
DRAINAGE EASEMENT

SCALE: 1" = 100'	SHEET 3 OF 3
REVIEWED: PW	DRAWN: PW
DATE: 09/24/12	DRAWING No: D0146LG16

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!

EXHIBIT C



DESCRIPTION: DRAINAGE EASEMENT

A STRIP OF LAND 20.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DEEDED AS ACME DAIRY ROAD RIGHT-OF-WAY ACCORDING TO THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 18673, PAGE 7 AND ABANDONED ACCORDING TO THAT RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE CENTERLINE OF SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

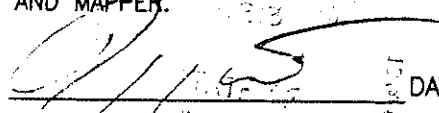
COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 5, AS RECORDED IN PLAT BOOK 107, PAGES 112 THROUGH 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 91.54 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,640.00 FEET AND A CENTRAL ANGLE OF 15°32'16"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 444.74 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 35°40'30" EAST, A CHORD DISTANCE OF 443.38 FEET), TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE AND THE POINT OF BEGINNING; THENCE SOUTH 46°33'22" EAST, A DISTANCE OF 14.29 FEET; THENCE NORTH 42°29'46" EAST, A DISTANCE OF 97.42 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,670.00 FEET AND A CENTRAL ANGLE OF 06°00'59"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 175.36 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 42°29'46" EAST, A CHORD DISTANCE OF 175.28 FEET), TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 42°29'46" EAST, A DISTANCE OF 57.47 FEET; THENCE NORTH 33°16'34" EAST, A DISTANCE OF 79.33 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,670.00 FEET AND A CENTRAL ANGLE OF 03°03'49"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 89.29 FEET (SAID ARC SUBTENDED BY A CHORD BEARING NORTH 33°16'34" EAST, A CHORD DISTANCE OF 89.28 FEET), TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 33°16'34" EAST, A DISTANCE OF 70.34 FEET; THENCE SOUTH 61°00'23" EAST, A DISTANCE OF 66.67 FEET TO THE POINT OF TERMINATION, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 60°40'37" WEST AND HAVING A RADIUS OF 1740.00 FEET, SAID STRIP OF LAND 20 FEET IN WIDTH BEING BOUNDED ON THE EAST BY SAID CURVE.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO MEET THE PARAMETERS AS DESCRIBED.

BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID FLORIDA EAST ZONE, THE SOUTH LINE OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO.5 HAVING A BEARING OF SOUTH 89°36'30" WEST AND ALL BEARINGS ARE RELATIVE THERETO.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.


DATE: 09/24/12
PERRY C. WHITE REV.: 09/25/12
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH AND DESCRIPTION

PALM BEACH COUNTY
DRAINAGE EASEMENT

SCALE:
NONE

SHEET 1 OF 3

REVIEWED: PW

DRAWN: PW

DATE:
09/24/12

DRAWING No:
D0146LG16

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!

EXHIBIT C

Sand & Hills Surveying, Inc.

MATCH LINE



CANYON SPRINGS
(P.B. 107, PG. 145)

Q 20' PBCO D.E.

R=1670.00'
Δ=6°00'59"
L=175.36'
CB=N42°29'46"E
CH=175.28'

R=1640.00'
Δ=2°44'05"
L=78.28'

N 787918.397
E 924733.208
FOUND 5/8" IRON
ROD & CAP LB7741

Q 20' D.E.
(P.B. 107, PG. 145)

P.O.B.

S46°33'22"E
14.29'

N33°16'34"E
79.33'

N42°29'46"E
57.47'

R=1740.00'
Δ=16°51'20"
L=511.88'

10' U.E.
(O.R.B. 19475, PG. 1751)
5' L.A.E. (P.B. 107, PG. 112)

N42°29'46"E
97.42'

ACME DAIRY ROAD

(80' R/W - PER O.R.B. 18673, PG. 7)
(ABANDONED PER
O.R.B. _____, PG. _____)

R=1640.00'
Δ=15°32'16"
L=444.74'
CB=N35°40'30"E
CH=443.38'

R=1560.00'
Δ=16°40'42"
L=454.10'

CANYON SPRINGS
PRESERVE PLAT NO. 5
(P.B. 107, PGS. 112-114)
TRACT "A"

S 89°36'30" W
91.54'

S62°05'38"E
(RADIAL)

P.O.C.

SW CORNER OF TRACT "A",
P.B. 107, PGS. 112-114

S89°36'30"W 1767.35"

50' ROAD, DYKE AND DITCH RESERVATION
PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2, PGS. 45 - 54
LWDD L-28 CANAL R/W PER O.R.B. 1585, PG. 505

LWDD L-28 CANAL

(BASIS OF BEARINGS)
FOUND PRM LB6674
SOUTH LINE OF TRACT "A"

FOUND 5/8" IRON
ROD & CAP LB7741

LW.D.D. 30.36' R/W
O.R.D. 6495, PG. 761

SKETCH AND DESCRIPTION

PALM BEACH COUNTY
DRAINAGE EASEMENT

SCALE:
1" = 100'

SHEET 2 OF 3

REVIEWED: PW

DRAWN: PW

DATE:
09/24/12

DRAWING No:
D0146LG16