







Return To: Right-of-Way Acquisition Section  
 Name: Palm Beach County Engineering  
 Address: Post Office Box 21229  
 West Palm Beach Florida 33416  
 Attn: Sherry Wildner  
 Account No.: 1010 W/C BOX 1066

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

P.I.N.: Not to be recorded without Board of County Commissioners Acceptance Date

Project No.: 2009-236, R2010-67, E2 and 2009-2434, R2010-64, E2  
 Project Name: WALUS ROAD  
 Parcel No.: 00-42-43-27-05-005-1450; -1790-1320

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

THIS AGREEMENT, entered into this \_\_\_ day of \_\_\_\_\_, 2012, by and between the COUNTY OF PALM BEACH (hereinafter the "County"), and FLORIDA POWER & LIGHT COMPANY, a Florida Corporation, whose mailing address is P. O. Box 14000, Juno Beach, Florida 33408, (hereinafter the "Utility").

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

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

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

1. UTILITY subordinates any and all of its interest in its easement lands described on "EXHIBIT A" attached hereto and made a part hereof, to the interest of the County, or its successors, for the purpose of constructing, improving, maintaining and operating a road over, through, upon, and/or across such Lands, based on the following:

Nature of Encumbrance	Date	From	In Favor of	Recorded Book Page
Easement	10/17/1957	Melvin D Himmelheber & Mabel Himmelheber	FPL	ORB 114 Pg. 281
Easement	12/16/1981	Ronnie & Donnie R White	FPL	ORB 3655 Pg.656

2. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon all the Property in accordance with the County's current minimum standards for such facilities as of the date of such construction. Any new construction or relocation of the facilities within the Property will be subject to prior approval by the County.
3. The Utility shall have a reasonable right to enter upon the Property for the purposes outlined in paragraph 2 above, including the right to trim such trees, bushes, and growth which might endanger or interfere with the operation and safety of the utility's facilities.
4. The Utility agrees to repair any damage to the County's facilities and to indemnify and hold harmless the County against any loss or damage resulting from the Utility exercising its rights outlined in paragraph 2 and 3 above.

5. These terms and conditions shall be attached as an addendum to the permit, if any, required by the County for location of facilities on the Property.
6. This agreement is not assignable except to the State of Florida for the purposes described herein.
7. IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written.

ATTEST:

Sharon R. Bock, Clerk & Comptroller

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

By: \_\_\_\_\_  
Clerk (or Deputy Clerk)

By: \_\_\_\_\_  
Chair

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

APPROVED AS TO TERMS AND CONDITIONS

By: *Orville A. Ferraro*  
Division Director

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, Chairman, Board of County Commissioners, who is personally known to me and who did not take an oath.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Florida Power & Light Company, a Florida Corporation

By: *Samantha J. Saucier*  
Signature

Samantha J. Saucier

\_\_\_\_\_  
Print Name

Area Real Estate Manager

\_\_\_\_\_  
Title

*[Signature]*  
Witness Signature

Robyn Y. Tejano  
Print Name of Witness

*[Signature]*  
Witness Signature

ROBYN Y. TEJANO  
Print Name of witness

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of April 27, 2012, by Samantha J. Saucier, who is personally known to me, and who did not take an oath.

SEAL



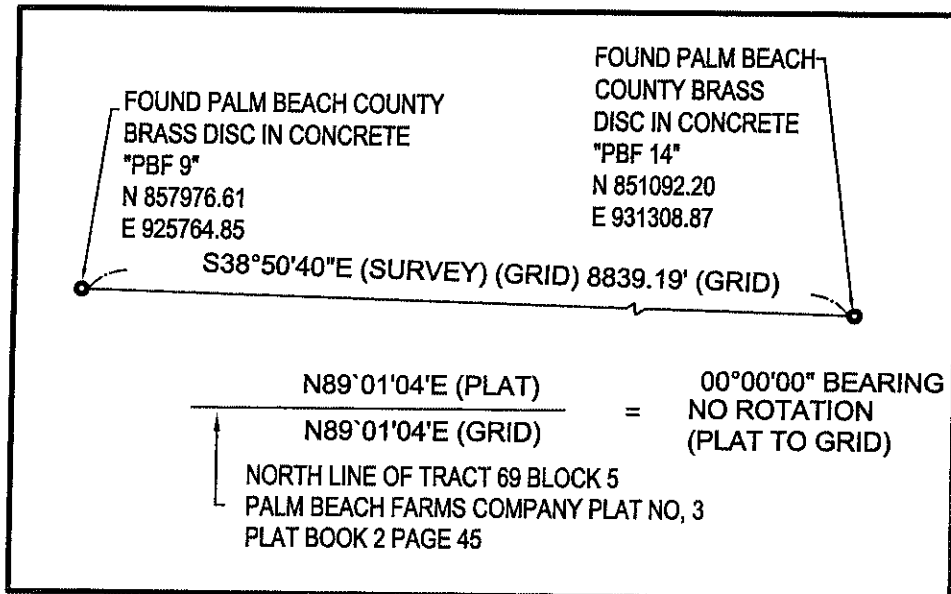
DEBORAH C. PATTERSON  
MY COMMISSION # EE 087759  
EXPIRES: June 3, 2015  
Bonded Thru Budget Notary Services

*[Signature]*  
NOTARY PUBLIC

Deborah C. Patterson



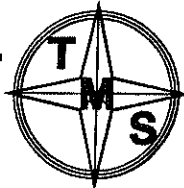
**LOCATION MAP**  
NOT TO SCALE



**NOT A SURVEY**

SHEET 1 OF 5

**TIMOTHY M. SMITH**  
**LAND SURVEYING, INC.**  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
(561) 602-8160  
LB #6865



SKETCH AND LEGAL  
DESCRIPTION  
25' ADDITIONAL  
RIGHT-OF-WAY FOR  
WALLIS ROAD

SCALE:	N/A
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01

## LEGAL DESCRIPTION

BEING A PORTION OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 54, RUN THENCE NORTH 00°56'14" WEST ALONG THE EAST LINE OF SAID TRACT 54, A DISTANCE OF 49.96 FEET; THENCE SOUTH 89°03'46" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TALL PINES ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 7639, PAGE 1367, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°56'14" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 9971, PAGE 555, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 44°02'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.34 FEET; THENCE SOUTH 89°01'04" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD AND THEN ALONG THE NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 15233, PAGE 1563, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 839.06 FEET; THENCE SOUTH 00°56'07" EAST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°01'04" WEST, A DISTANCE OF 207.98 FEET; THENCE NORTH 00°56'11" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°01'04" WEST, A DISTANCE OF 223.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 53, THENCE NORTH 00°56'07" WEST ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 53; THENCE NORTH 89°01'04" EAST ALONG SAID PARALLEL LINE AND THEN ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 54, A DISTANCE OF 1270.06 FEET; THENCE NORTH 44°02'25" EAST, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,070 SQUARE FEET, MORE OR LESS.

## SURVEYOR'S NOTES

THIS SKETCH OF LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NUMBER LS 4676.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT) OF NORTH 89°01'04" EAST.

THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

REVISED 10-18-2012: COUNTY COMMENTS OCTOBER 11, 2012

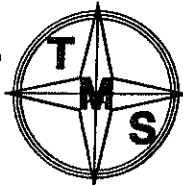
**NOT A SURVEY**

SHEET 2 OF 5

TIMOTHY M. SMITH, P.S.M.  
FLORIDA CERTIFICATE NO. 4676

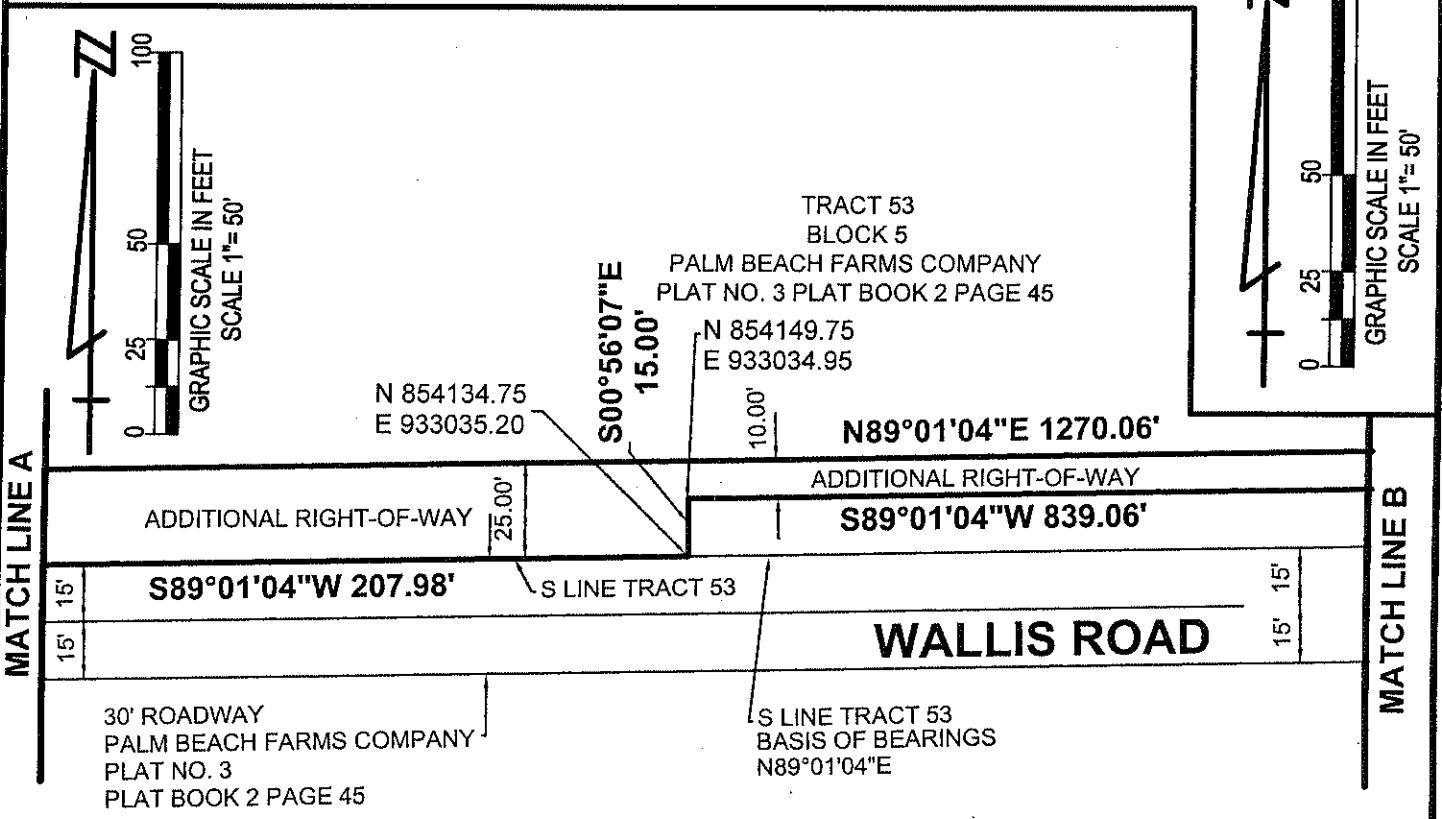
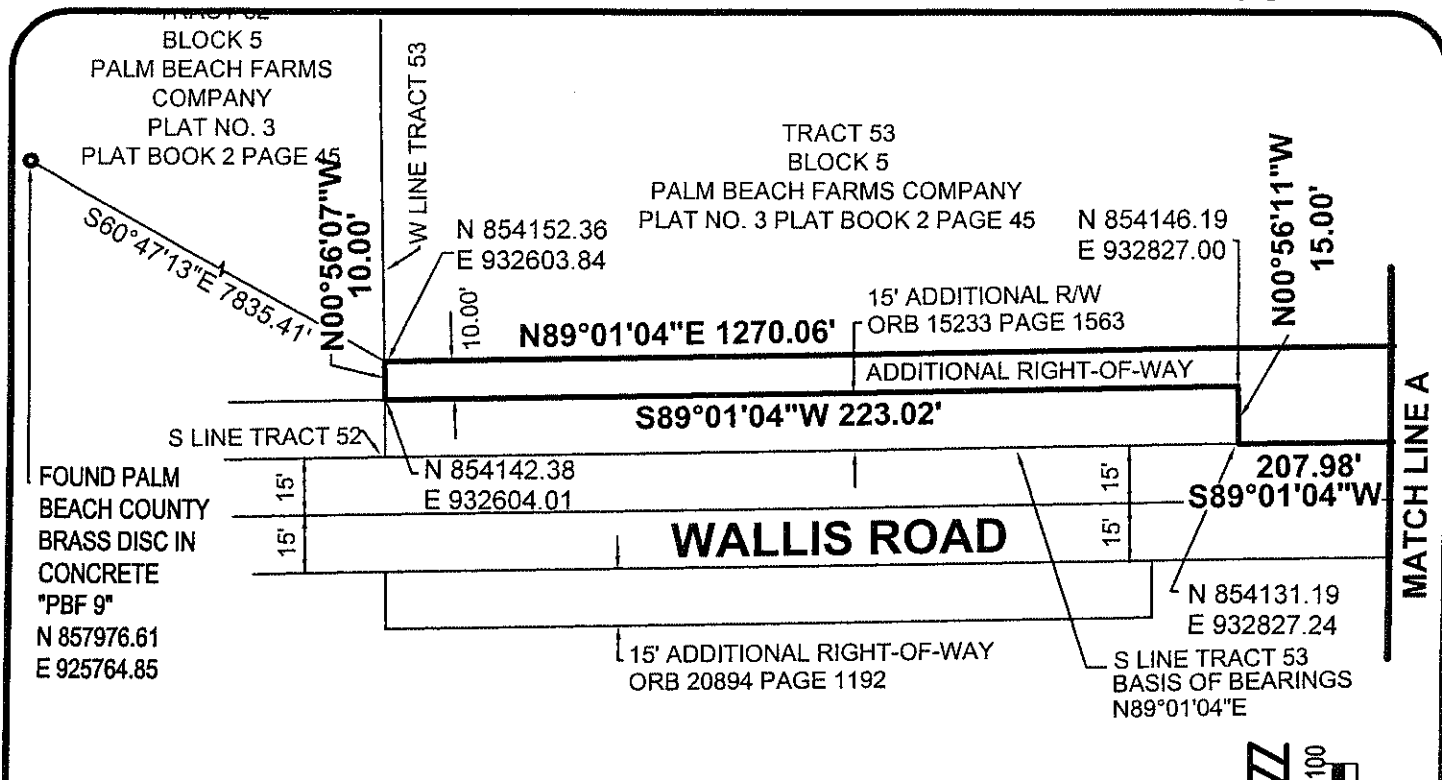
**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
(561) 602-8160  
LB #6865



SKETCH AND LEGAL  
DESCRIPTION  
25' ADDITIONAL  
RIGHT-OF-WAY FOR  
WALLIS ROAD

SCALE:	N/A
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01

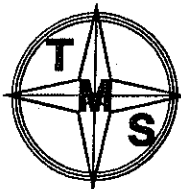


REVISED 10-18-2012: COUNTY COMMENTS OCTOBER 11, 2012

**NOT A SURVEY**

SHEET 3 OF 5

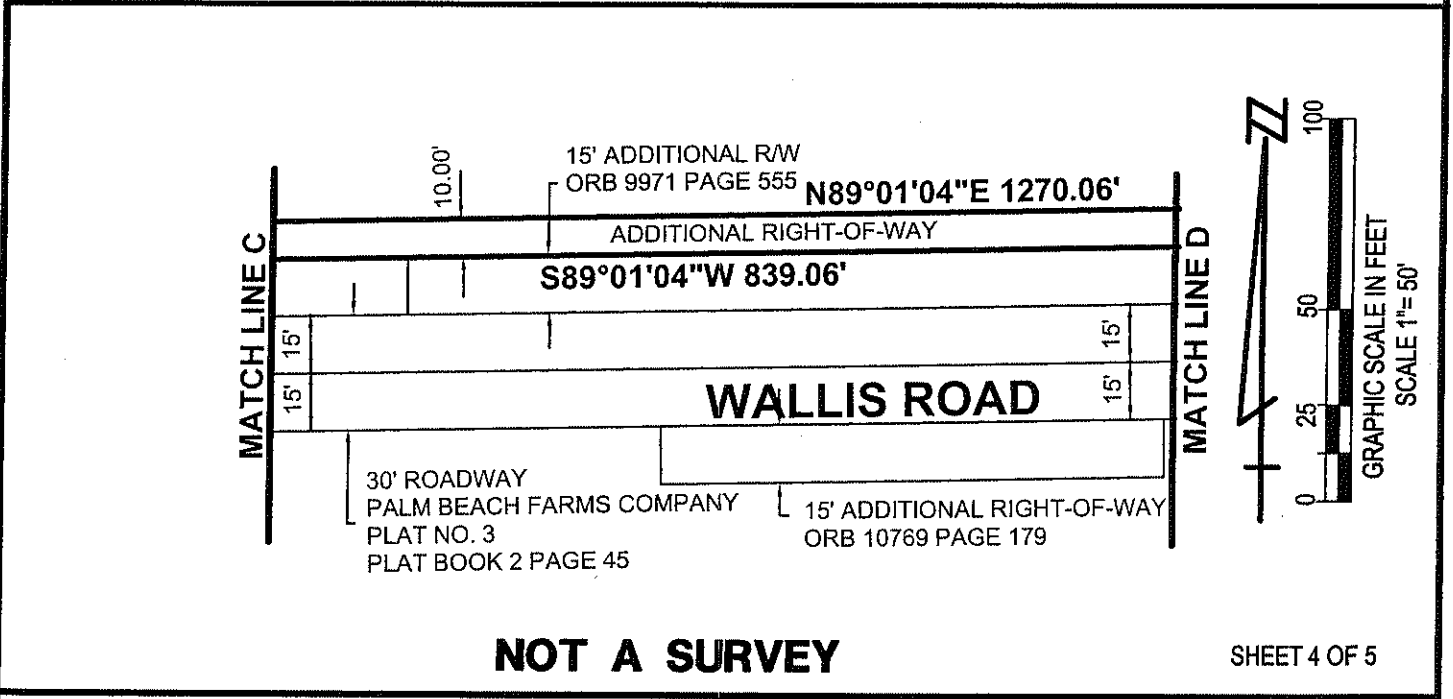
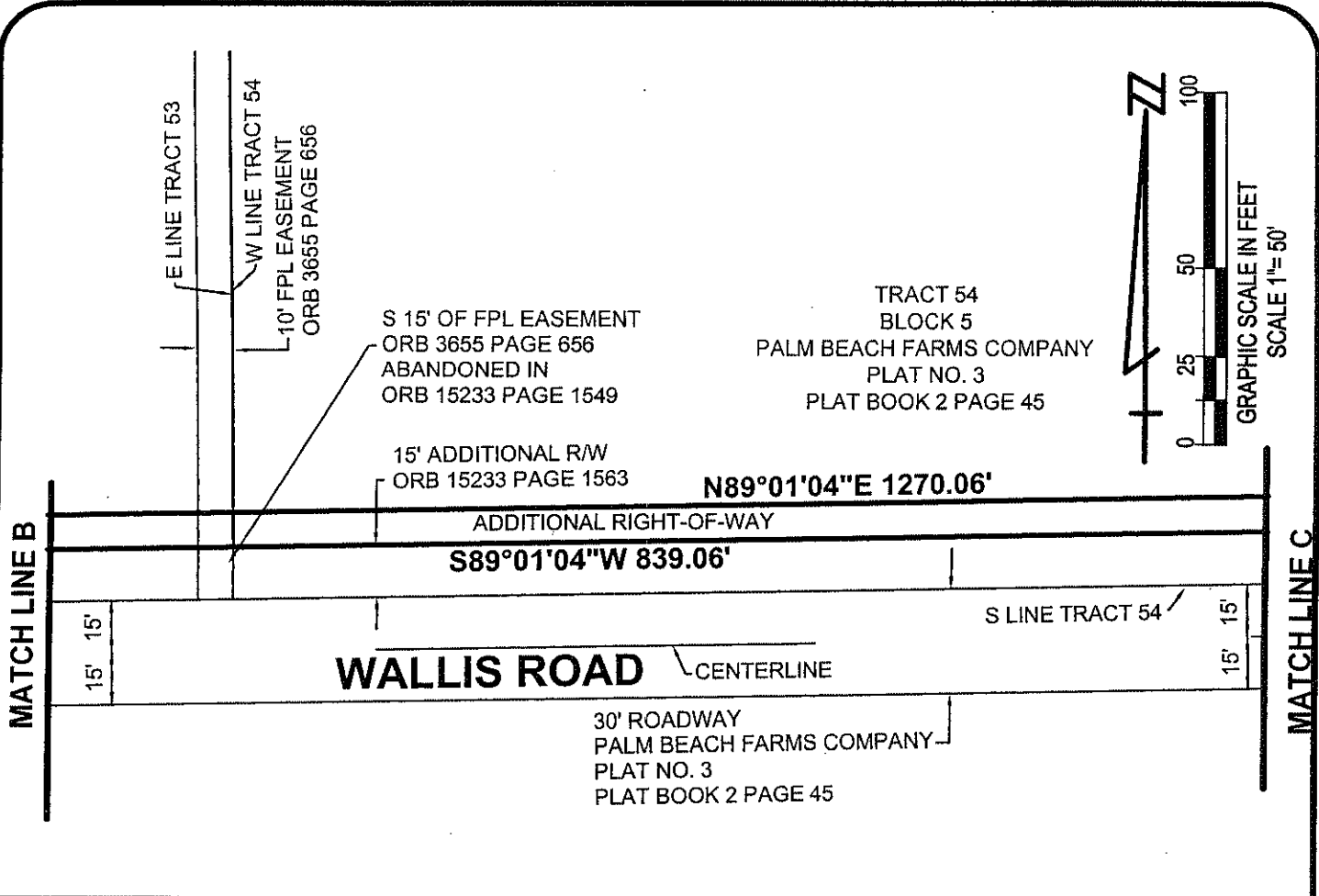
**TIMOTHY M. SMITH**  
**LAND SURVEYING, INC.**  
4546 CAMBRIDGE STREET  
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(561) 602-8160  
LB #6865



SKETCH AND LEGAL  
DESCRIPTION  
25' ADDITIONAL  
RIGHT-OF-WAY FOR  
WALLIS ROAD

SCALE:	1"=100'
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01



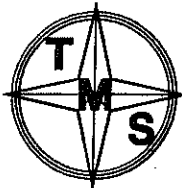


**NOT A SURVEY**

SHEET 4 OF 5

**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

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25' ADDITIONAL  
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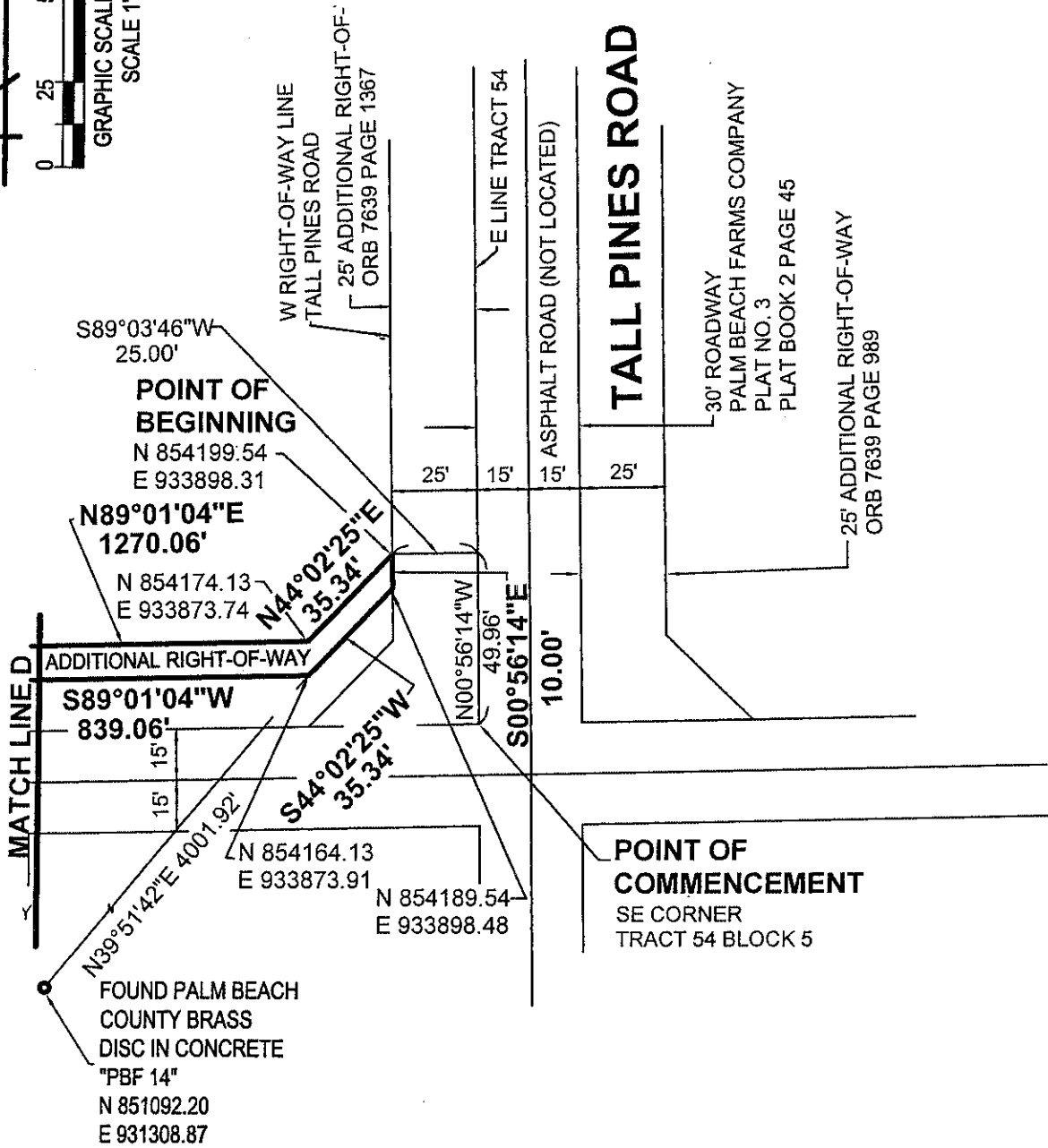
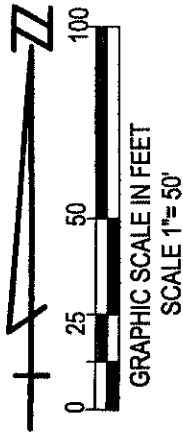
SCALE: 1"=100'

DATE: OCT 2012

DIRECTORY: SWSWALL

FIELD BOOK: N/A

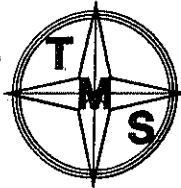
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REVISED 10-18-2012: COUNTY COMMENTS OCTOBER 11, 2012

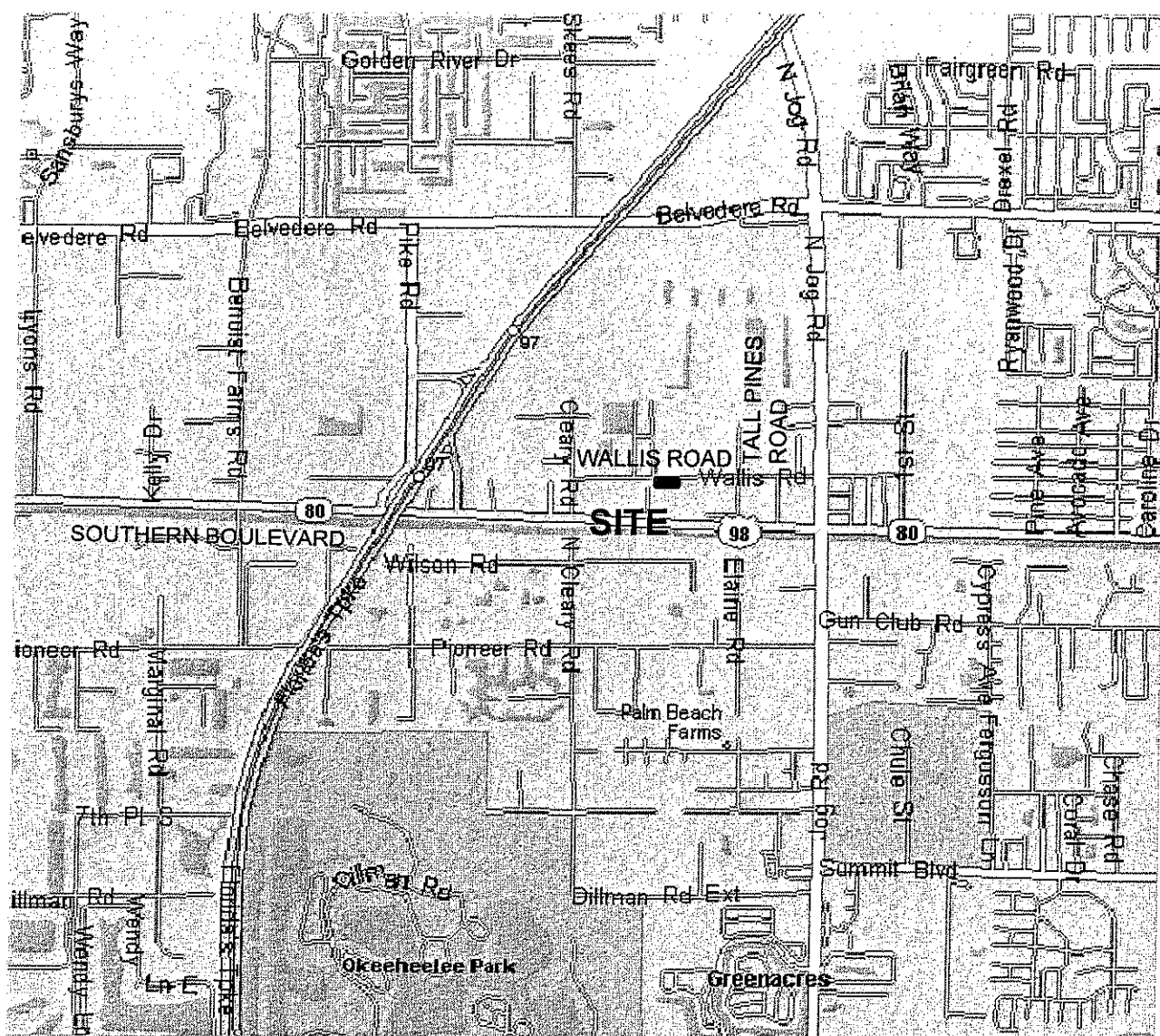
**NOT A SURVEY** SHEET 5 of 5

**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**  
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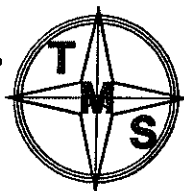
**LOCATION MAP**  
NOT TO SCALE

**NOT A SURVEY**

SHEET 1 OF 3

**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

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WEST PALM BEACH, FL 33415  
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25' ADDITIONAL  
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WALLIS ROAD

SCALE:	N/A
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01

### LEGAL DESCRIPTION

BEING THE NORTH 25.00 FEET OF THE EAST HALF (E1/2) OF TRACT 69, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 69, RUN THENCE SOUTH 00°56'07" EAST ALONG THE EAST LINE OF SAID TRACT 69, A DISTANCE OF 25.00 FEET TO A POINT ON A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 69; THENCE SOUTH 89°01'04" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.00 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (E1/2) OF SAID TRACT 69; THENCE NORTH 00°56'07" WEST ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 69; THENCE NORTH 89°01'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

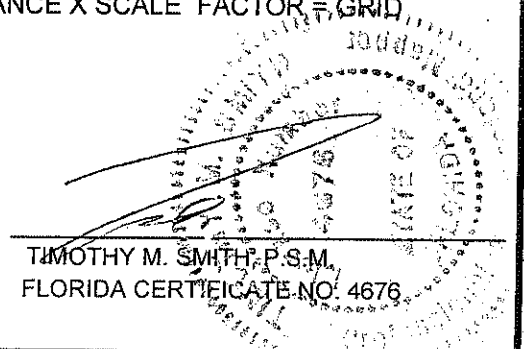
CONTAINING 8,250 SQUARE FEET, MORE OR LESS.

### SURVEYOR'S NOTES

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BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF TRACT 69, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT) OF NORTH 89°01'04" EAST.

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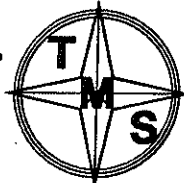
  
TIMOTHY M. SMITH, P.S.M.  
FLORIDA CERTIFICATE NO. 4676

**NOT A SURVEY**

SHEET 2 OF 3

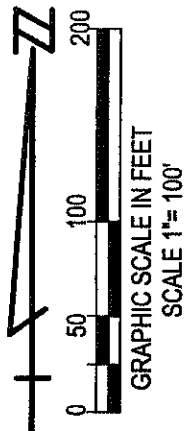
**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

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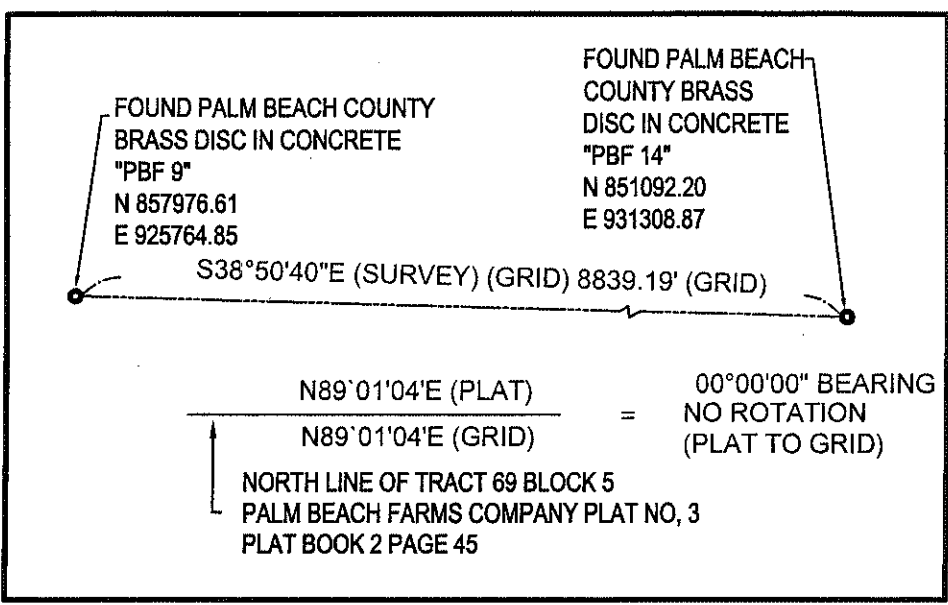


SKETCH AND LEGAL  
DESCRIPTION  
25' ADDITIONAL  
RIGHT-OF-WAY FOR  
WALLIS ROAD

SCALE:	N/A
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01



FOUND PALM BEACH COUNTY BRASS DISC IN CONCRETE "PBF 9" N 857976.61 E 925764.85



N89°01'04"E (PLAT) = 00°00'00" BEARING  
N89°01'04"E (GRID) = NO ROTATION (PLAT TO GRID)  
NORTH LINE OF TRACT 69 BLOCK 5  
PALM BEACH FARMS COMPANY PLAT NO. 3  
PLAT BOOK 2 PAGE 45

TRACT 52 BLOCK 5 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

TRACT 53 BLOCK 5 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

30' ROADWAY PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45 CENTERLINE

N RIGHT-OF-WAY LINE WALLIS ROAD  
S LINE TRACT 52

N 854091.71 E 932274.78

**WALLIS ROAD**

POINT OF BEGINNING NE CORNER TRACT 69 N 854097.37 E 932604.74

N LINE TRACT 69 BASIS OF BEARINGS N89°01'04"E

N89°01'04"E 330.00'

25' ADDITIONAL RIGHT-OF-WAY

S89°01'04"W 330.00'

W 1/2 TRACT 69 BLOCK 5 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

N00°56'07"W 25.00'

N 854066.72 E 932275.19 E 1/2 TRACT 69 BLOCK 5 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

5' FLORIDA POWER AND LIGHT EASEMENT OFFICIAL RECORDS BOOK 114 PAGE 281

S00°56'07"E 25.00'

N 854072.37 E 932605.15

TRACT 68 BLOCK 5 PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2 PAGE 45

FOUND PALM BEACH COUNTY BRASS DISC IN CONCRETE "PBF 14" N 851092.20 E 931308.87

S17°59'50"W 3127.46'

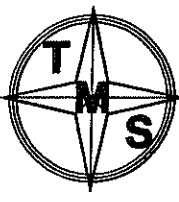
W LINE E 1/2 TRACT 69

E LINE TRACT 69

**NOT A SURVEY**

SHEET 3 OF 3

**TIMOTHY M. SMITH**  
**LAND SURVEYING, INC.**  
4546 CAMBRIDGE STREET  
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LB #6865



SKETCH AND LEGAL DESCRIPTION  
25' ADDITIONAL RIGHT-OF-WAY FOR WALLIS ROAD

SCALE:	1"=100'
DATE:	OCT 2012
DIRECTORY:	SWSWALL
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Return to: Right-of-Way Acquisition Section  
Name: Palm Beach County Engineering  
Post Office Box 21229  
Address: West Palm Beach, Florida 33416  
Attn: Sherry Wildner  
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:  
Name: Harry K. Bender, Esq.  
Bender Bender & Chandler, P.A.  
2625 Ponce de Leon Blvd., Suite 245  
Coral Gables, Florida 33134

PCN: 2007-236/R-2010-671/E2:  
00 42 43 27 05 005 1320 00 42 43 27 05 005 1431  
00 42 43 27 05 005 1321 00 42 43 27 05 005 1440  
00 42 43 27 05 005 1330 00 42 43 27 05 005 1450  
(Corporation) 00 42 43 27 05 005 1340 00 42 43 27 05 005 2070  
00 42 43 27 05 005 1350 2009-2434/R2010-669/E2:  
00 42 43 27 05 005 1360 00 42 43 27 05 005 1790

NOT TO BE RECORDED  
WITHOUT BOARD OF COUNTY  
COMMISSIONERS ACCEPTANCE DATE  
SPACE ABOVE THIS LINE FOR PROCESSING DATA  
PROJECT NO. 2009-236, R2010-671, E2 and 2009-2434, R2010-669  
ROAD NAME: Wallis Road  
PARCEL NO.

THIS WARRANTY DEED, made this 9 day of May, 2012, by TIDAL WAVE DEVELOPMENT CORP., a Corporation existing under the laws of FLORIDA, and having its principal place of business at 1660 N.W. 19th Avenue, Pompano Beach, Florida 33069, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2011.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

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

Thomas Roberts  
WITNESS Signature (Required)

Thomas Roberts  
TYPED OR PRINTED NAME OF  
WITNESS

Lisa Tapp  
WITNESS SIGNATURE (Required)

Lisa Tapp  
TYPED OR PRINTED NAME OF  
WITNESS

TIDAL WAVE DEVELOPMENT CORP.  
CORPORATION NAME - TYPED OR PRINTED  
BY: Jack Casagrande  
SIGNATURE OF PRESIDENT  
JACK R. CASAGRANDE  
TYPED OR PRINTED NAME OF PRESIDENT

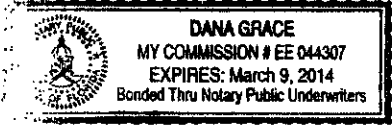
ATTEST: William B. Johnson  
SIGNATURE OF SECRETARY  
WILLIAM B. JOHNSON  
TYPED OR PRINTED NAME OF SECRETARY

1660 N.W. 19th Avenue, Pompano Beach, FL 33069  
MAILING ADDRESS

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by JACK R. CASAGRANDE, as President of TIDAL WAVE DEVELOPMENT CORP., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 9 day of May, 2012.



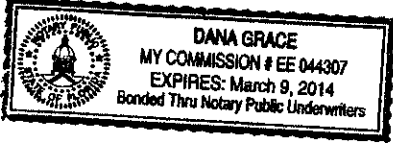
Signed: Dana Grace  
Notary Public in and for  
the County and State aforementioned

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by WILLIAM B. JOHNSON, as Secretary of TIDAL WAVE DEVELOPMENT CORP., a Florida corporation, on behalf of the corporation. He she is personally known to me or has produced \_\_\_\_\_ as identification.

witness my hand and official seal this 9 day of May, 2012.

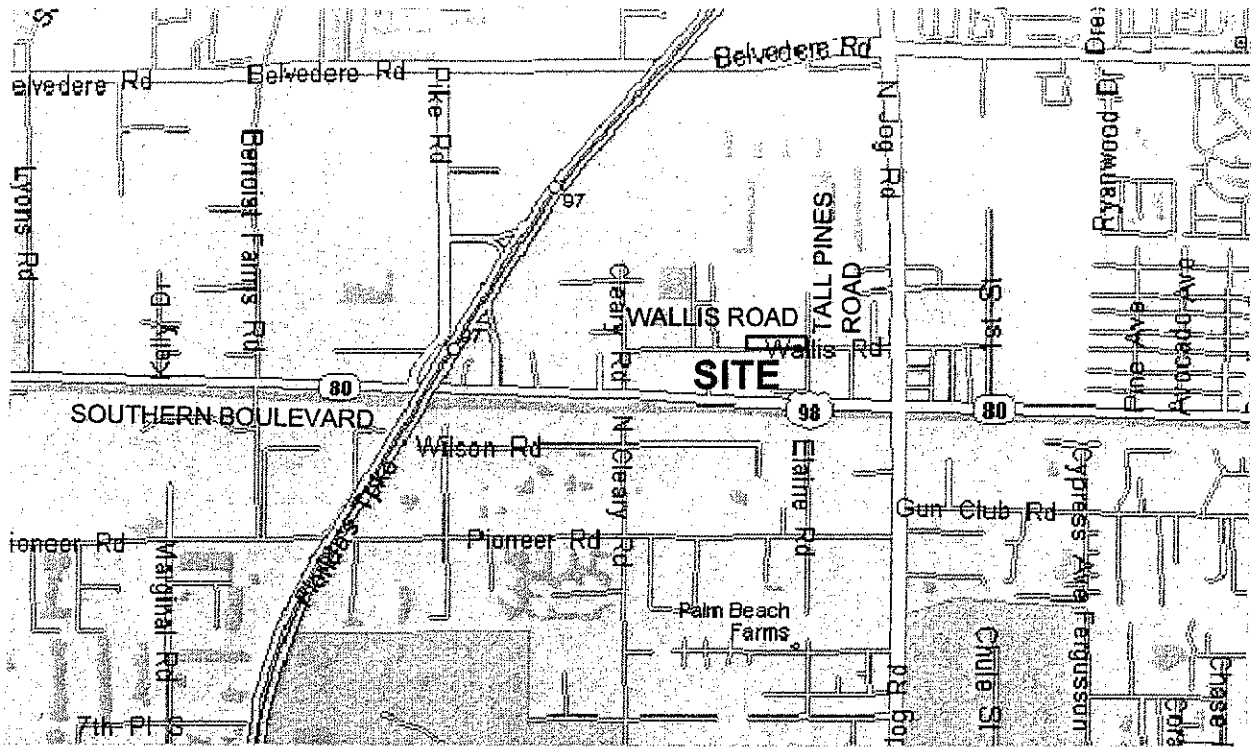


Signed: Dana Grace

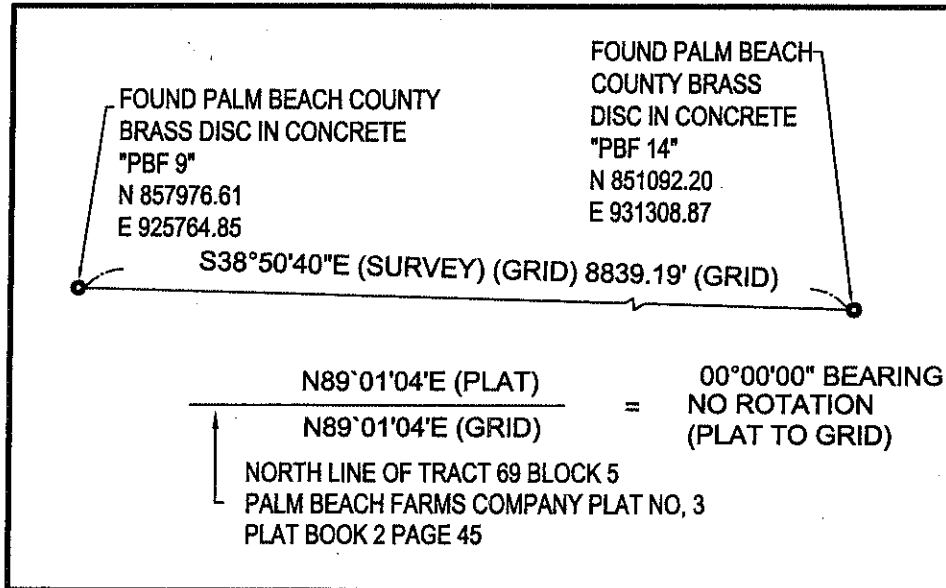
Notary Public in and for  
the County and State aforementioned

277-LGL Revised 08/29/08

f:\land\_dev\right-of-way deeds\forms\277-warranty-corp.doc



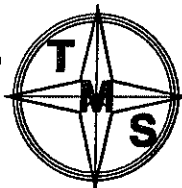
**LOCATION MAP**  
 NOT TO SCALE



**NOT A SURVEY**

SHEET 1 OF 5

**TIMOTHY M. SMITH  
 LAND SURVEYING, INC.**  
 4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL 33415  
 (561) 602-8160  
 LB #6865



SKETCH AND LEGAL  
 DESCRIPTION  
 25' ADDITIONAL  
 RIGHT-OF-WAY FOR  
 WALLIS ROAD

SCALE:	N/A
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01



## LEGAL DESCRIPTION

BEING A PORTION OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 54, RUN THENCE NORTH 00°56'14" WEST ALONG THE EAST LINE OF SAID TRACT 54, A DISTANCE OF 49.96 FEET; THENCE SOUTH 89°03'46" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TALL PINES ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 7639, PAGE 1367, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°56'14" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 9971, PAGE 555, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 44°02'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.34 FEET; THENCE SOUTH 89°01'04" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD AND THEN ALONG THE NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD AS SAME IS DESCRIBED IN OFFICIAL RECORDS BOOK 15233, PAGE 1563, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 839.06 FEET; THENCE SOUTH 00°56'07" EAST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°01'04" WEST, A DISTANCE OF 207.98 FEET; THENCE NORTH 00°56'11" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°01'04" WEST, A DISTANCE OF 223.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 53, THENCE NORTH 00°56'07" WEST ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 53; THENCE NORTH 89°01'04" EAST ALONG SAID PARALLEL LINE AND THEN ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 54, A DISTANCE OF 1270.06 FEET; THENCE NORTH 44°02'25" EAST, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,070 SQUARE FEET, MORE OR LESS.

## SURVEYOR'S NOTES

THIS SKETCH OF LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NUMBER LS 4676.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF TRACTS 53 AND 54, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT) OF NORTH 89°01'04" EAST.

THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

REVISED 10-18-2012: COUNTY COMMENTS OCTOBER 11, 2012

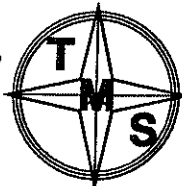
**NOT A SURVEY**

SHEET 2 OF 5

  
 TIMOTHY M. SMITH, P.S.M.  
 FLORIDA CERTIFICATE NO. 4676

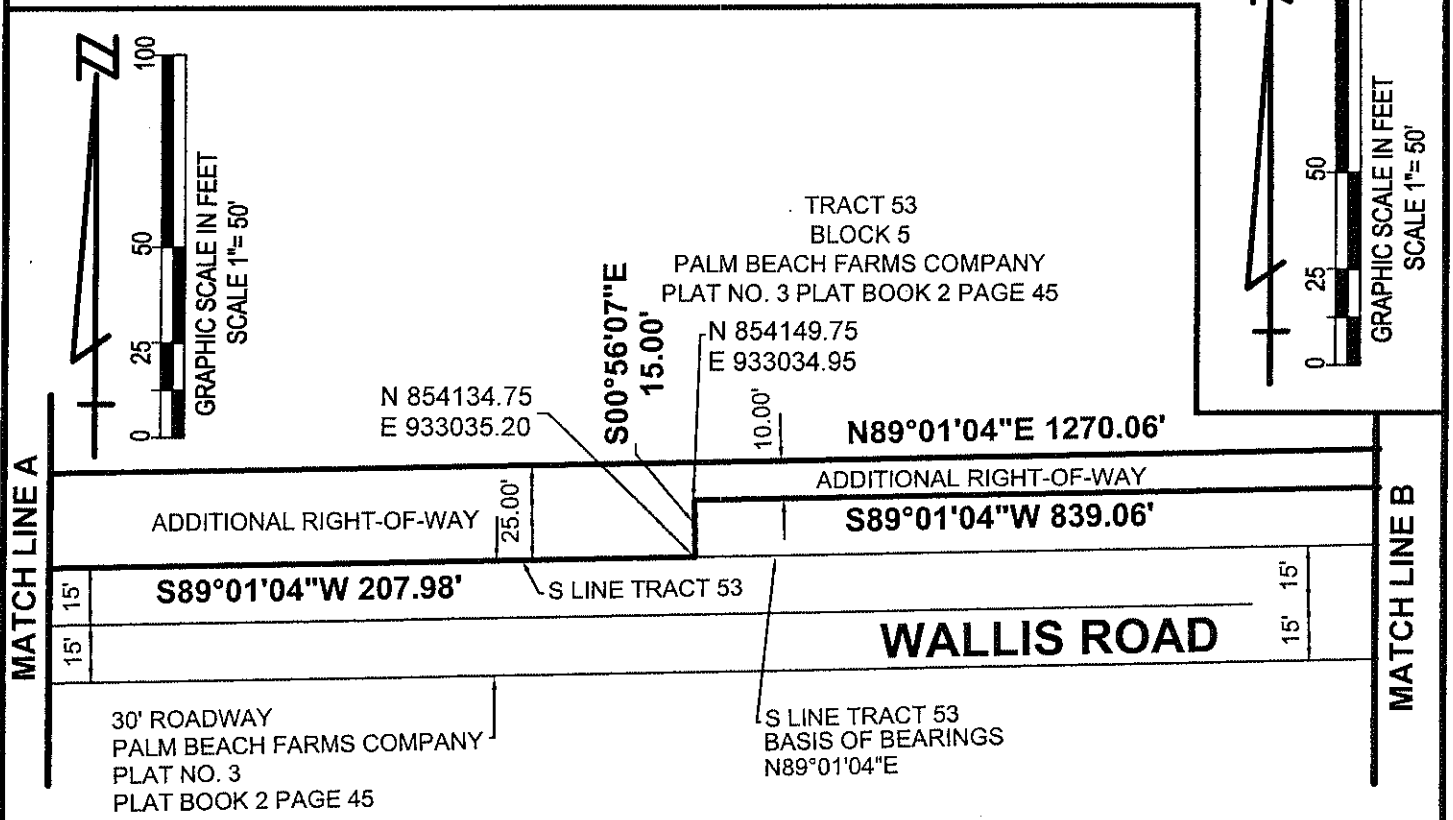
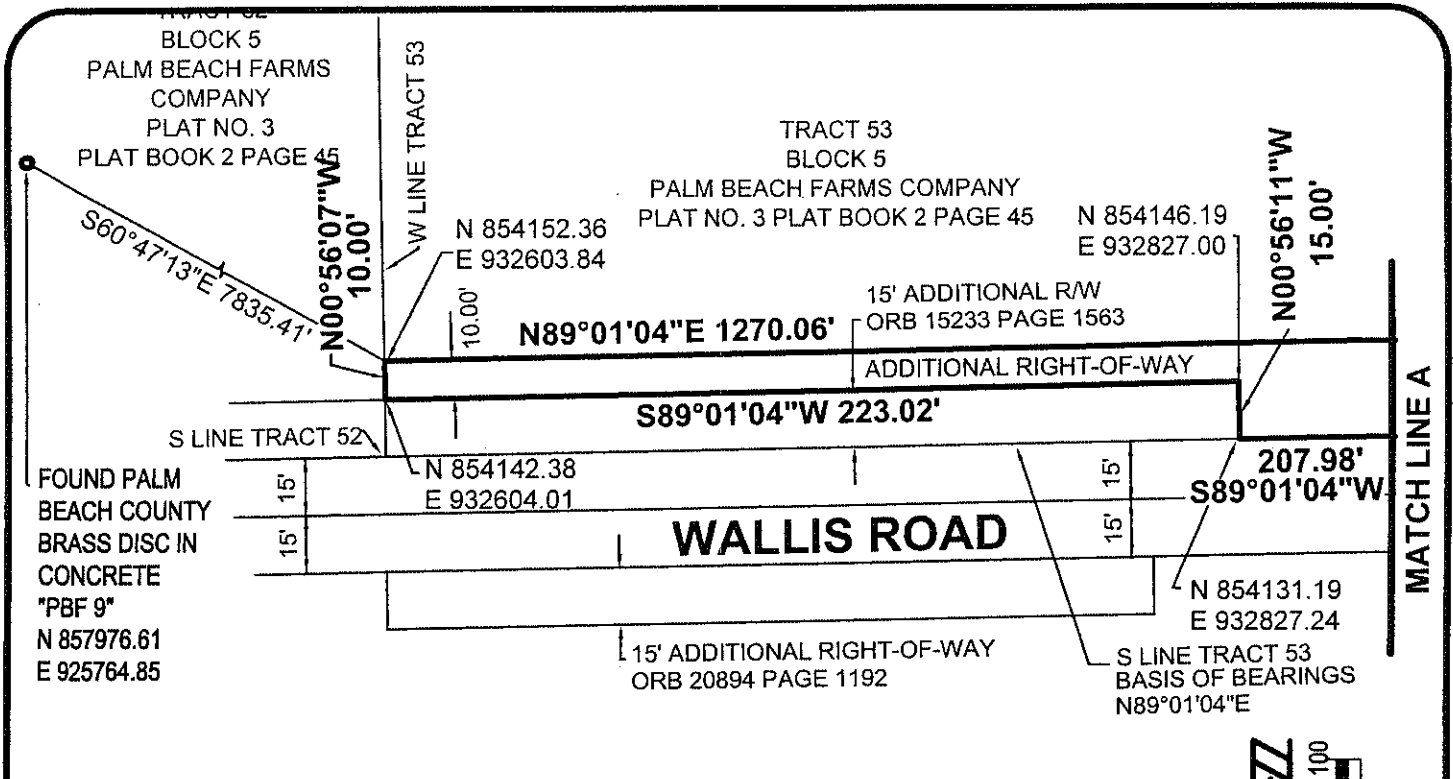
**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
(561) 602-8160  
LB #6865



SKETCH AND LEGAL  
DESCRIPTION  
25' ADDITIONAL  
RIGHT-OF-WAY FOR  
WALLIS ROAD

SCALE:	N/A
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01

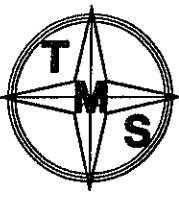


REVISED 10-18-2012: COUNTY COMMENTS OCTOBER 11, 2012

**NOT A SURVEY**

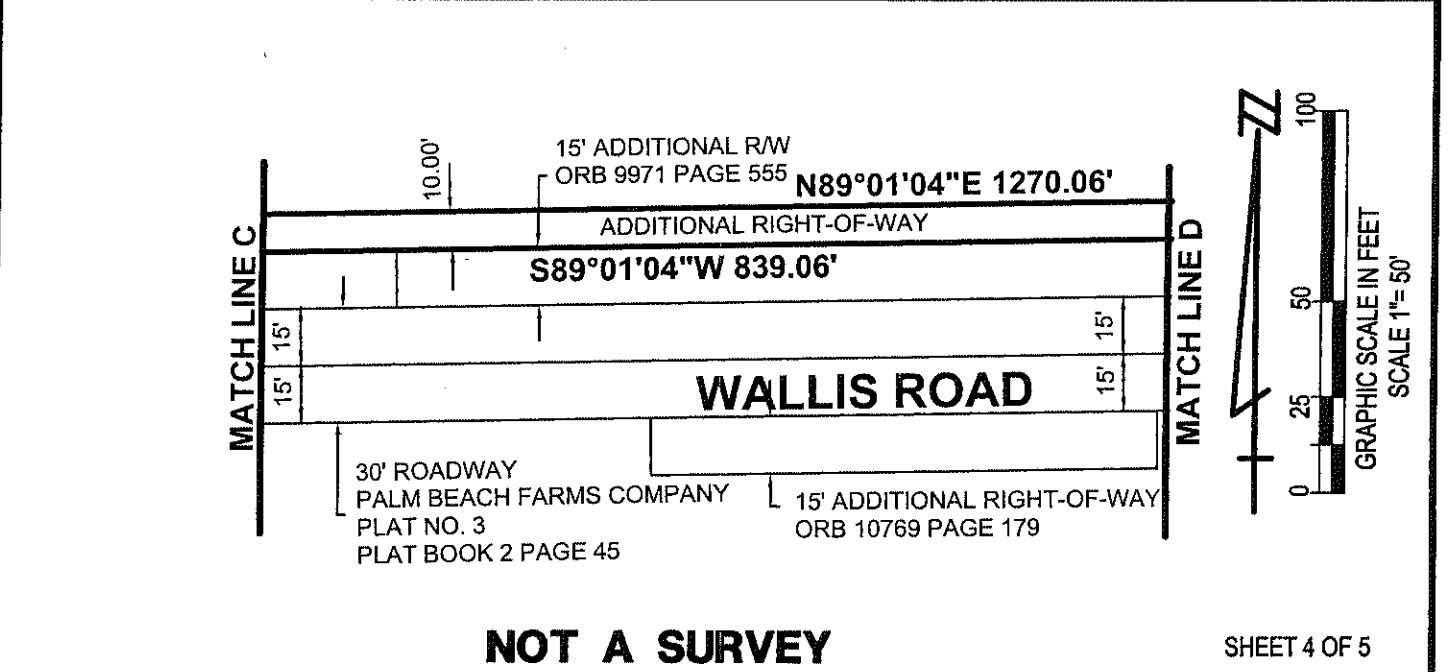
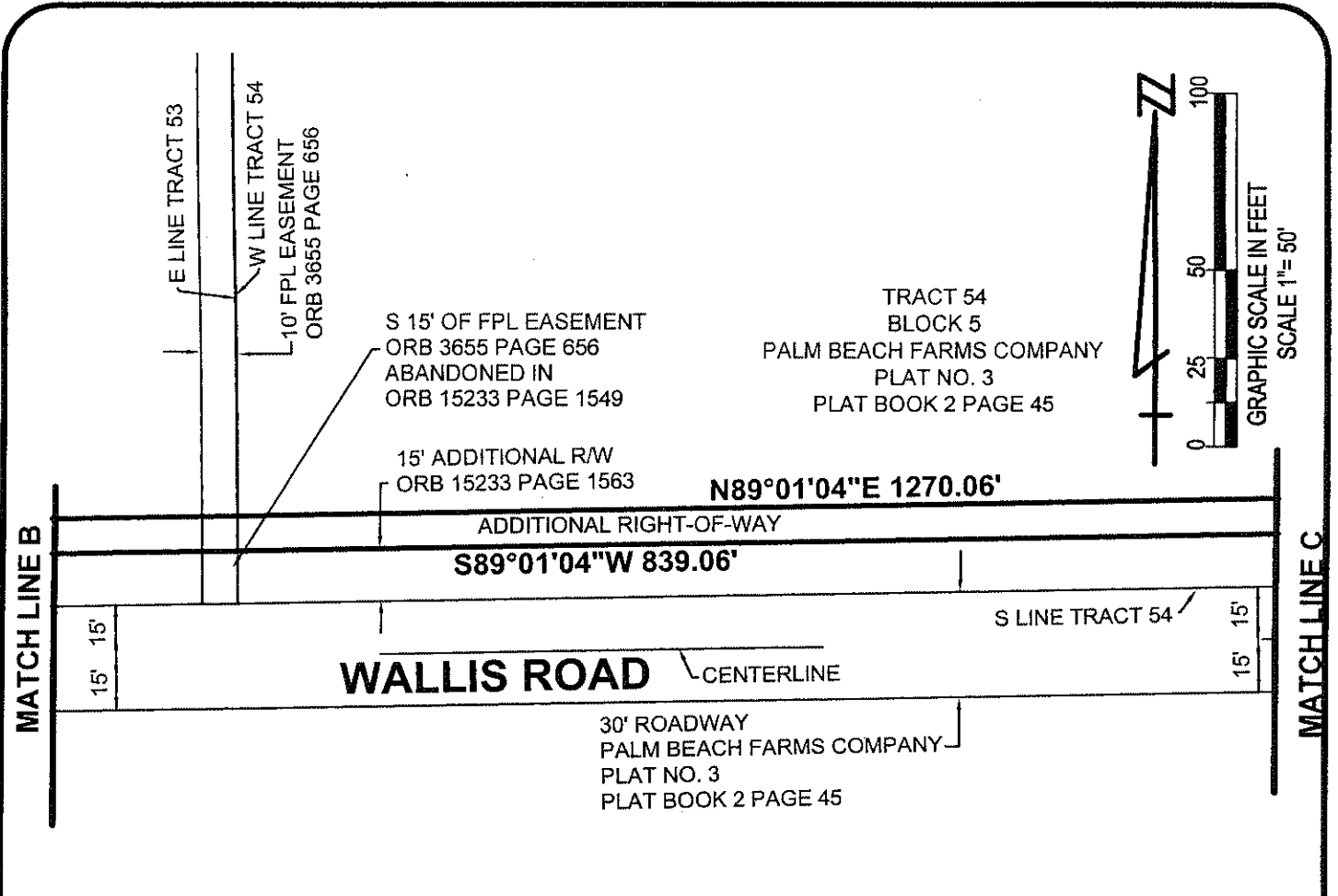
SHEET 3 OF 5

**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
(561) 602-8160  
LB #6865



SKETCH AND LEGAL  
DESCRIPTION  
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RIGHT-OF-WAY FOR  
WALLIS ROAD

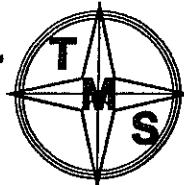
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DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01



**NOT A SURVEY**

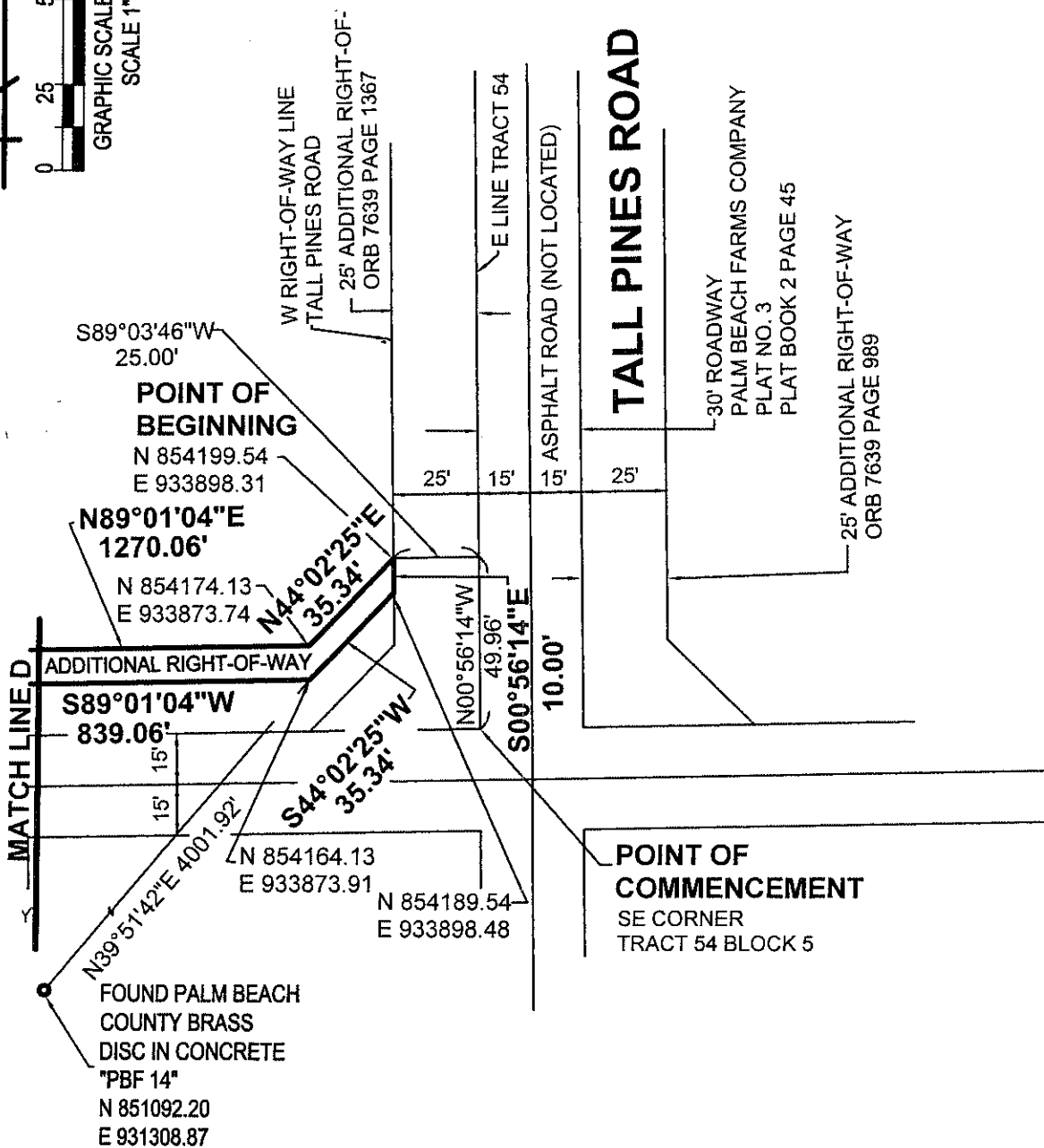
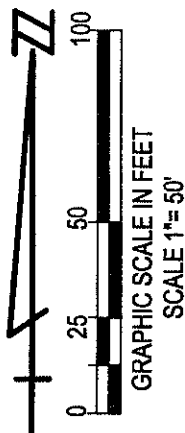
SHEET 4 OF 5

**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
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SKETCH AND LEGAL  
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WALLIS ROAD

SCALE:	1"=100'
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01

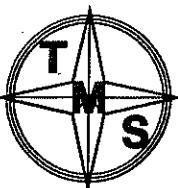


REVISED 10-18-2012: COUNTY COMMENTS OCTOBER 11, 2012

**NOT A SURVEY** SHEET 5 of 5

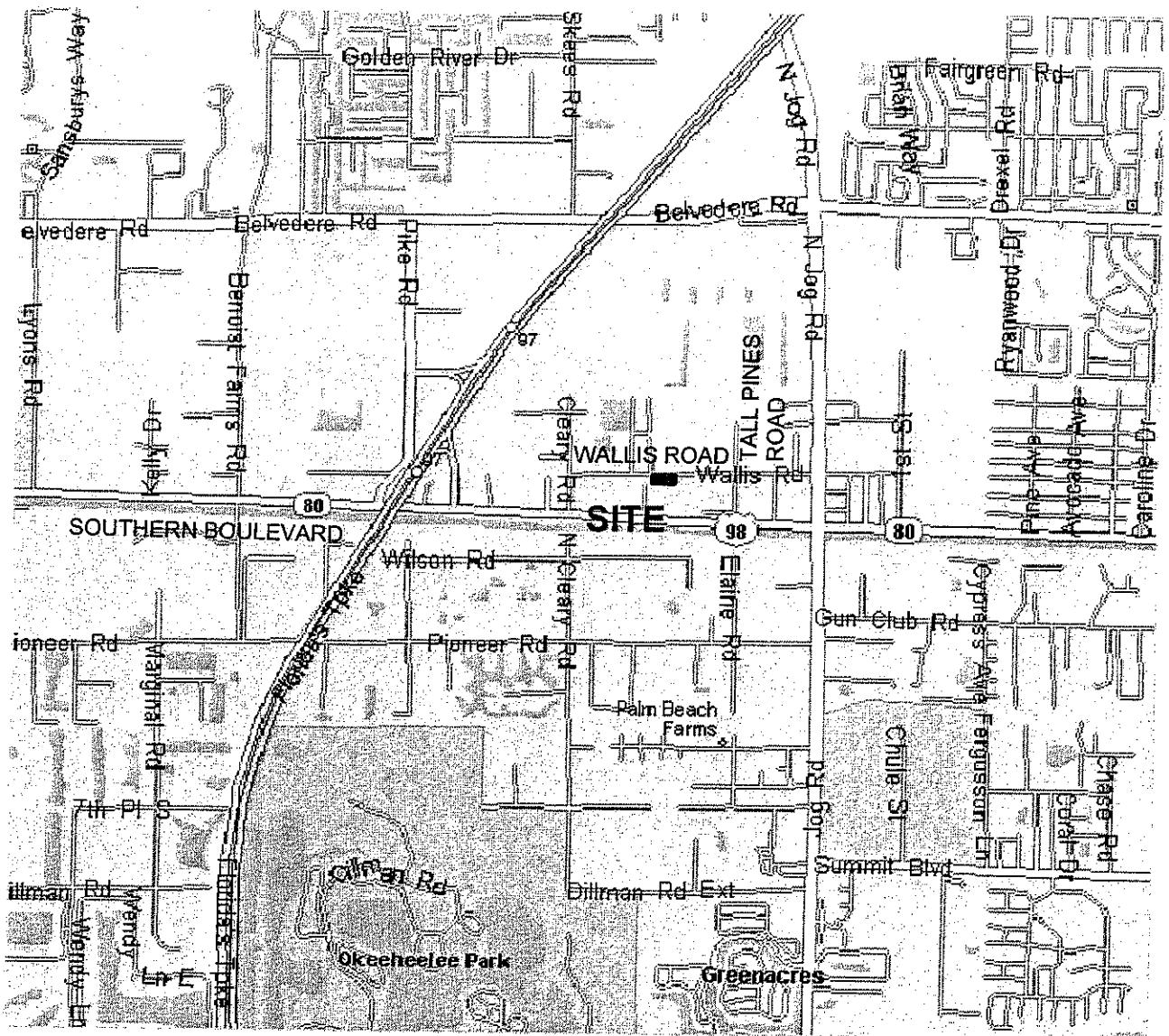
**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

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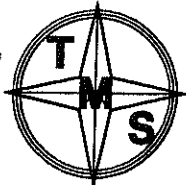
**LOCATION MAP**  
NOT TO SCALE

**NOT A SURVEY**

SHEET 1 OF 3

**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

4546 CAMBRIDGE STREET  
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SKETCH AND LEGAL  
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SCALE:	N/A
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A
DWG NO.:	WALLSK01

### LEGAL DESCRIPTION

BEING THE NORTH 25.00 FEET OF THE EAST HALF (E1/2) OF TRACT 69, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 69, RUN THENCE SOUTH 00°56'07" EAST ALONG THE EAST LINE OF SAID TRACT 69, A DISTANCE OF 25.00 FEET TO A POINT ON A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 69; THENCE SOUTH 89°01'04" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.00 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (E1/2) OF SAID TRACT 69; THENCE NORTH 00°56'07" WEST ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 69; THENCE NORTH 89°01'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.


CONTAINING 8,250 SQUARE FEET, MORE OR LESS.

### SURVEYOR'S NOTES

THIS SKETCH OF LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NUMBER LS 4676.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF TRACT 69, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2 PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING (NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT) OF NORTH 89°01'04" EAST.

THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN UNITED STATES STANDARD FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000024511 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

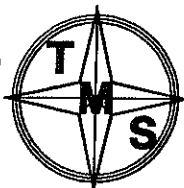
  
TIMOTHY M. SMITH, P.S.M.  
FLORIDA CERTIFICATE NO. 4676

**NOT A SURVEY**

SHEET 2 OF 3

**TIMOTHY M. SMITH  
LAND SURVEYING, INC.**

4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
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