Agenda Item #: 3-C-1

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	December 18, 2012	[X]	Consent Workshop	[]	Regular Public Hearing
Department:		• •	•		Ü
Submitted By:	Engineering and Public Works				
<u> </u>	Right-of-Way Acquisition Section	n			

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) Approve an agreement for subordination of utility interests (Subordination Agreement) with Florida Power and Light Company (FPL) on three parcels of land located on Wallis Road, west of Tall Pines Road; and
- B) Accept a Warranty deed from Tidal Wave Development Corporation (Tidal Wave) on 11 parcels of land located on Wallis Road, west of Tall Pines Road.

SUMMARY: Approval of the Subordination Agreement with FPL will release the utility easements on three parcels of land on Wallis Road, west of Tall Pines Road. This approval will provide unencumbered ownership of the three parcels to Palm Beach County. Acceptance of the Warranty Deed from Tidal Wave will provide 25 feet of additional right-of-way for Wallis Road, west of Tall Pines Road.

District 2 (MRE)

Background and Justification: Tidal Wave has applied for a permit to develop property along Wallis Road. As part of the permitting process to meet the requirements for the proposed site plan, the property owner, Tidal Wave is required to dedicate 25 feet of additional right-of-way on 11 parcels of land on Wallis Road, west of Tall Pine Roads to Palm Beach County (County). FPL has certain utility interests within the right-of-way on three of the 11 parcels being dedicated to the County which are required to be free and clear of all encumbrances. Therefore, it is necessary for FPL to subordinate their interests. Future relocation is not anticipated, however the Subordination Agreement requires FPL to relocate any facilities they may have from the dedicated right-of-way, when and if requested by the County. The subordination is necessary to unencumber the three parcels which are needed for the widening of Wallis Road and construction of a five foot wide pedestrian sidewalk on the north side of Wallis Road. Staff recommends the approval of the Subordination Agreement and acceptance of the Warranty deed from Tidal Wave.

Attachments:

- 1. Location Map
- 2. Subordination of Utility Interests and Agreement with Exhibit "A"
- 3. Warranty Deed to Palm Beach County with Exhibit "A"

Recommended by:	Omeh GF	mand 11/9/12
•	Division Direc	ctor Date
Approved by:	s. T. Well	11/20/12
	J County Engine	er Dáte

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	<u>\$ -0-</u>		-0-	-0-	0-
Operating Costs	-0-	-0-	-0-	-0-	<u>-0-</u>
External Revenues	-0-	-0-	0	0	0-
Program Income (County)	-0-		-0-	0_	-0-
In-Kind Match (County)	0	0_	-0-	-0-	<u>-0-</u>
NET FISCAL IMPACT	\$ 24	0_		0-	
# ADDITIONAL FTE	- r			100	
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund___ Dept.___ Unit__ Object Program

Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no additional fiscal impact.

Approval of the Subordination of Utility Interests may require the expenditure of funds for future relocation of utility facilities. This potential impact is not possible to quantify or state with any certainty that it will occur at the present time.

III. REVIEW COMMENTS

A.	OFMB Fiseal and/or C	ontract Dev. and Co	ntrol Comments:	
	House	פמרופרווו	A- J- Deogood 121316	•
	OFMB	112112 5	Contract Dev and Control	-
В.	Approved as to Form		•	

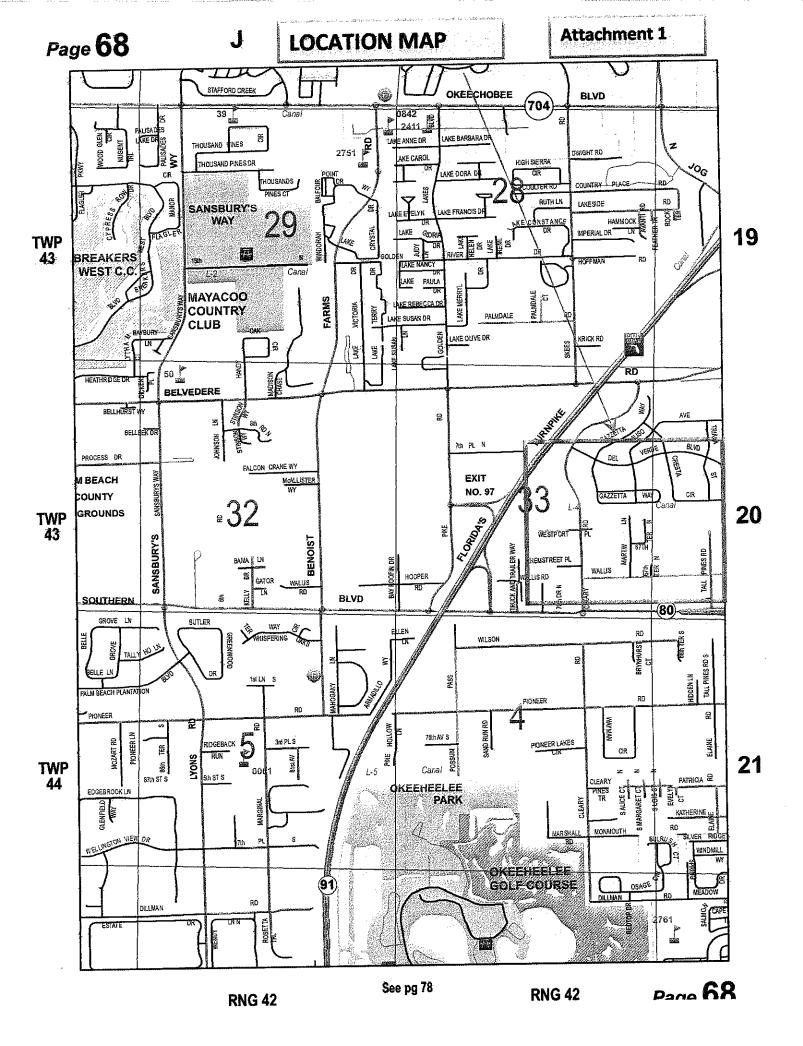
B. Approved as to Form and Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

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



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

Not to be recorded without Board of County Commissioners Acceptance Date Project No.: 2007-236, 22015-671, E2 and 2009-2434, R2010-649, E2

Project No.: NAME: NAMES ROAD
Parcel No.: 00-42-43-27-05-005-1450;-1790-1320
SUBORDINATION OF UTILITY INTERESTS
TO DAIM REACH COUNTY, FLORIDA

THIS AGREEMENT, entered into this____ day of _______,2012, by and between the COUNTY OF PALM BEACH (hereinafter the "County"), and FLORIDA POWER & ,2012, by and 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:

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

- 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. 2.
- 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. 3.
- 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. 4.

- 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.

PALM BEACH COUNTY, FLORIDA, a Political Subdivision of the State of Florida BOARD OF COUNTY COMMISSIONERS ATTEST: Sharon R. Bock, Clerk & Comptroller By:_ By: Clerk (or Deputy Clerk) Chair APPROVED AS TO FROM AND LEGAL SUFFICIENCY APPROVED AS TO TERMS AND CONDITIONS County Attorney Division Director STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of ______,

20___, by ______,

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 Signature Print Name Florida Power & Light Company, a Florida Corporation Witness Signature Signature Print Name of Witness Samantha J. Saucier Print Name Area Real Estate Manager Title Wilness anäture Print Name of withess 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. Deborah C. Patterson DEBORAH C. PATTERSON MY COMMISSION # EE 087759

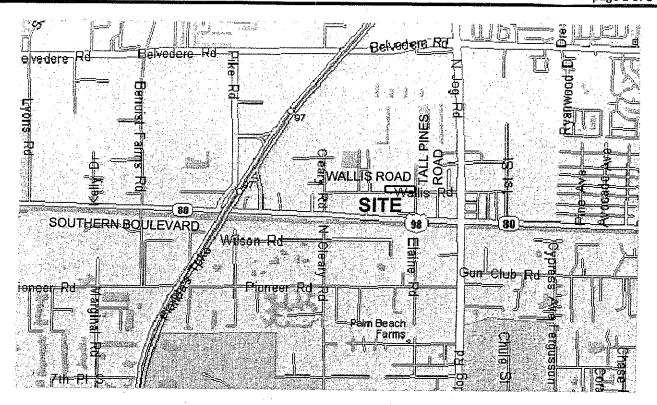
266-LGL REV. 11/19/02

SEAL

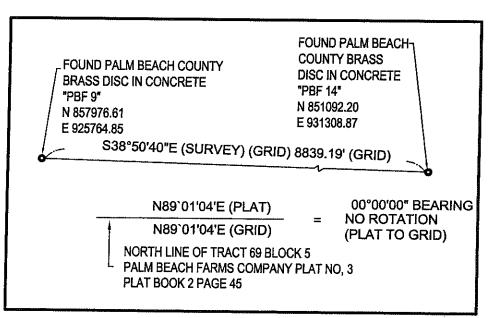
NOTARY PUBLIC

EXPIRES: June 3, 2015

Bonded Thru Budget Notary Services



NOT TO SCALE

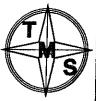


NOT A SURVEY

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

OUALL. N	IA .
DATE: 0	CT 2012
DIRECTORY:	SWSWALL
FIELD BOOK:	N/A

WALLSK01

SCALE-

DWG NO.:

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 A 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

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

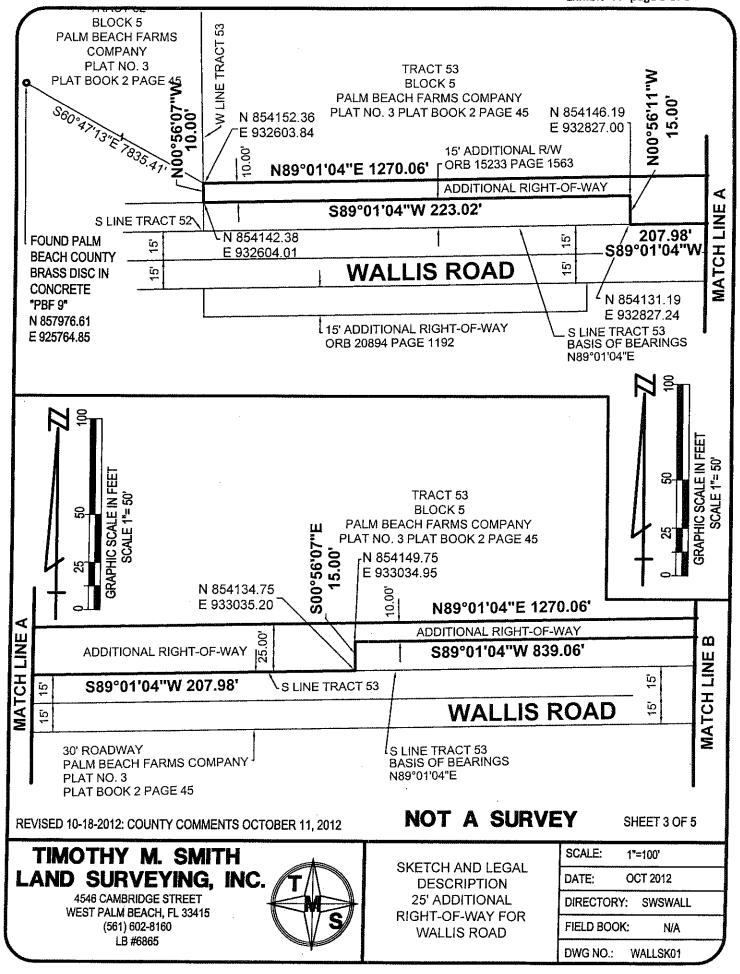
TIMOTHY M. SMITH LAND SURVEYING, INC.

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



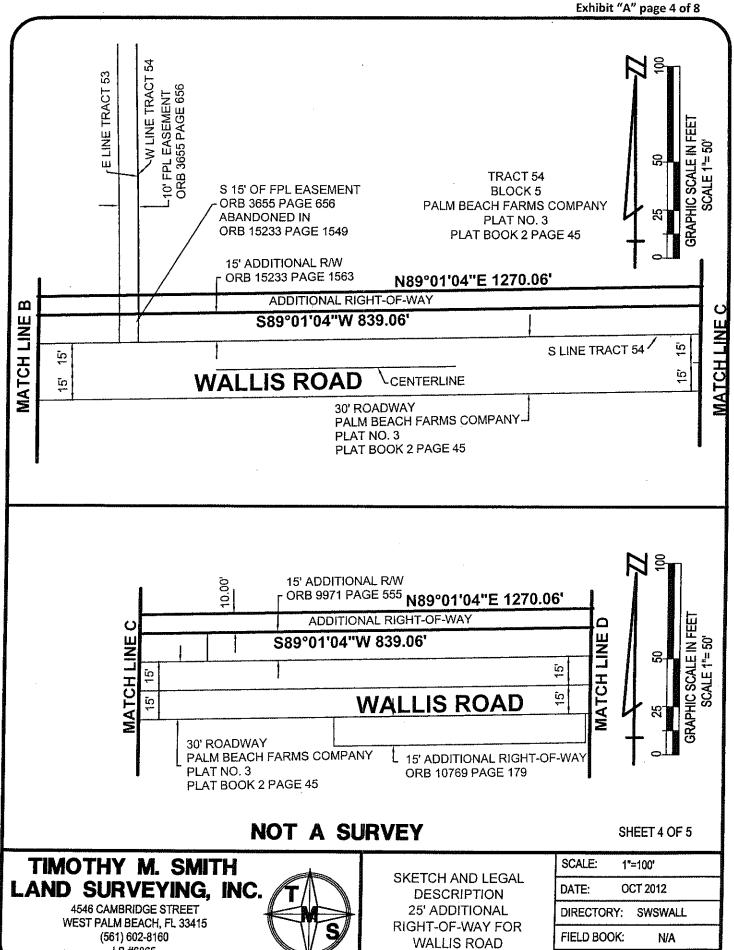
SKETCH AND LEGAL DESCRIPTION 25' ADDITIONAL RIGHT-OF-WAY FOR WALLIS ROAD

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

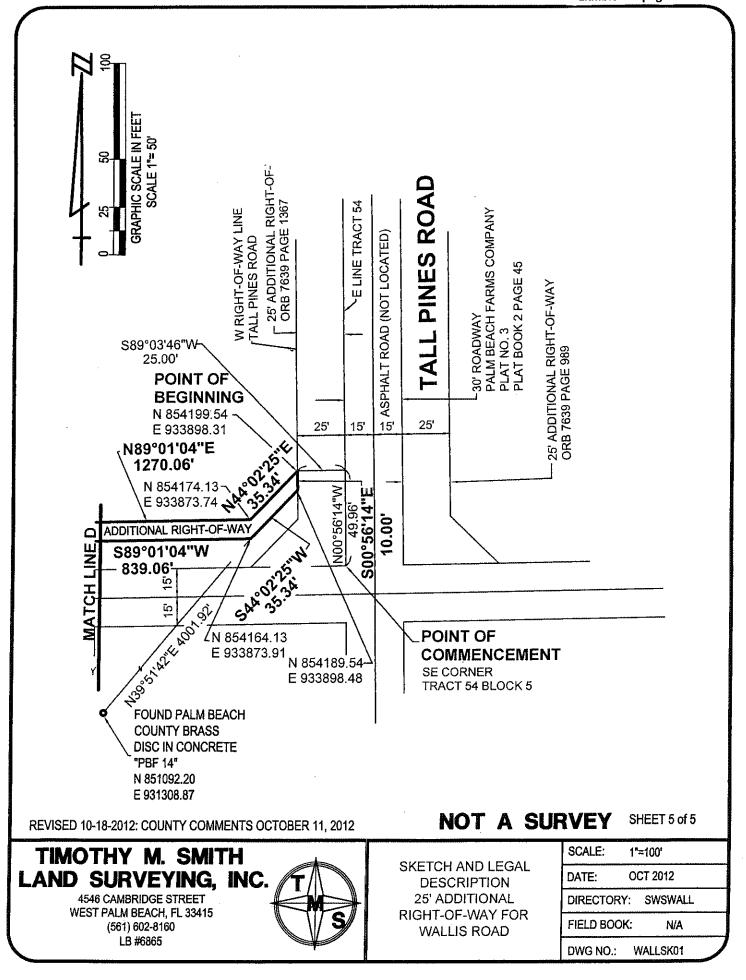


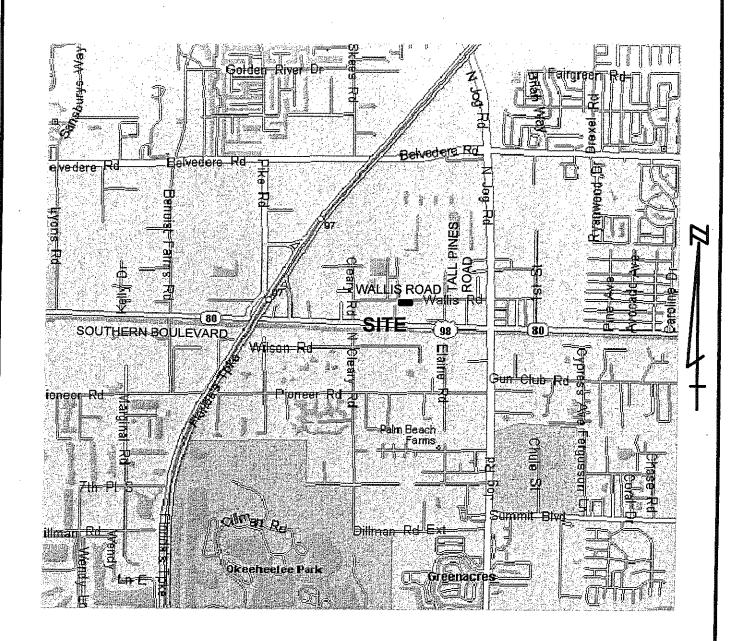
DWG NO.:

WALLSK01



LB #6865





NOT TO SCALE

NOT A SURVEY

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

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

SCALE:

NOT A SURVEY

SHEET 2 OF 3

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

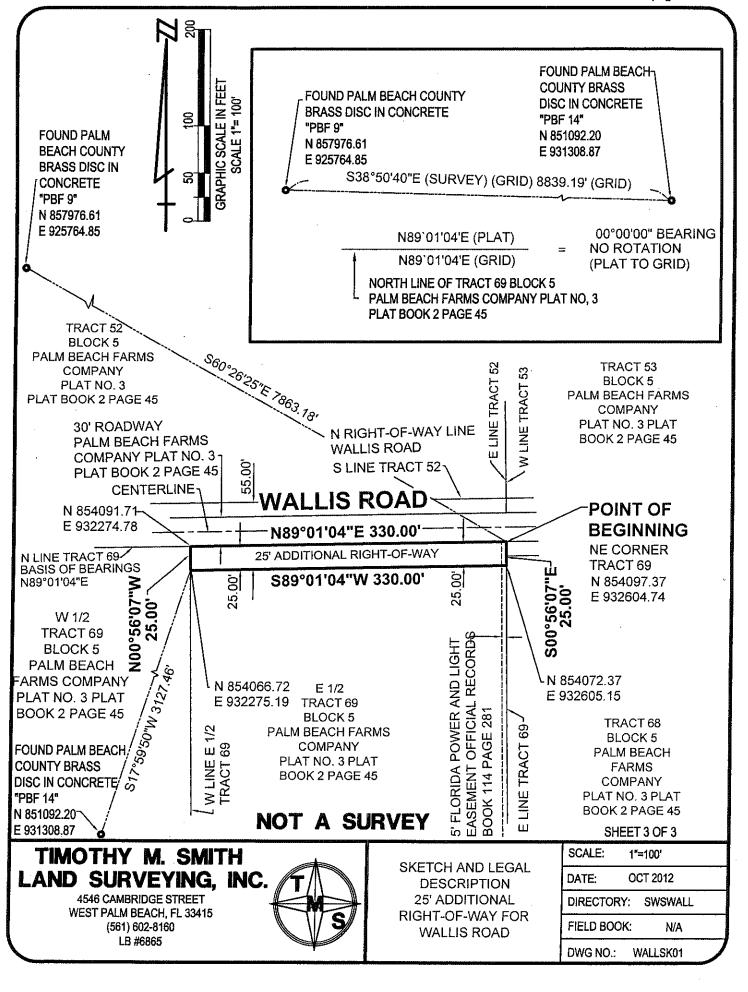
DATE: OCT 2012

DIRECTORY: SWSWALL

FIELD BOOK: N/A

DWG NO.: WALLSK01

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right-of-Way Acquisition Section Palm Beach County Engineering Post Office Box 21229 West Palm Beach, Florida 33416 Address: 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 NOT TO BE RECORDED 2007-236/R-2010-671/E2: WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE 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 PCN: SPACE ABOVE THIS LINE FOR PROCESSING DATA 00 42 43 27 05 005 1450 00 42 43 27 05 005 2070 00 42 43 27 05 005 1330 (Corporation) 00 42 43 27 05 005 1330 00 42 43 27 05 005 1350 00 42 43 27 05 005 1350 00 42 43 27 05 005 2070
2009-2434/R2010-669/E2:
00 42 43 27 05 005 1790

PROJECT NO. 3007-234, R2010-171, E2 and 2009-2434, R2010-1649

ROAD NAME: Wallis Road

PARCEL NO. 00 42 43 27 05 005 1360 WARRANTY DEED

THIS WARRANTY DEED, made this 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) about TIDAL WAVE DEVELOPMENT CORP. WITNESS Signature (Required) CORPORATION NAME - TYPED OR PRINTED BY: Kobert homas SIGNATURE OF PRESIDENT TYPED OR PRINTED NAME OF JACK R. CASAGRANDE WITNESS TYPED OR PRINTED NAME OF PRESIDENT ATTEST: (Required) SIGNATURE OF SECRETARY WILLIAM B. JOHNSON Ta 15a LISA TAPP
TYPED OR PRINTED NAME OF TYPED OR PRINTED NAME OF SECRETARY WITNESS 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 day of DANA GRACE Signed: MY COMMISSION # EE 044307 EXPIRES: March 9, 2014 ded Thru Notary Public Underwa Notary Public in and for the County and State aforementioned

Return to:

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. 9

Witness my hand and official seal this

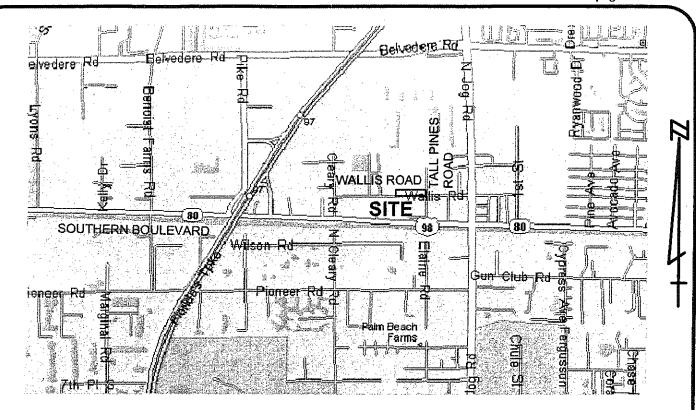
day of May



Signed:

Notary Public in and for the County and State aforementioned

277-LGL Revised 08/29/08



NOT TO SCALE

FOUND PALM BEACH COUNTY **BRASS DISC IN CONCRETE** "PBF 9" N 857976.61 E 925764.85 S38°50'40"E (SURVEY) (GRID) 8839.19' (GRID)

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

N89'01'04'E (PLAT)

N89'01'04'E (GRID)

00°00'00" BEARING NO ROTATION (PLAT TO GRID)

NORTH LINE OF TRACT 69 BLOCK 5 PALM BEACH FARMS COMPANY PLAT NO, 3 PLAT BOOK 2 PAGE 45

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

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CONTAINING 16,070 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

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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.

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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

21

TIMOTHY M. SMITH LAND SURVEYING, INC.

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

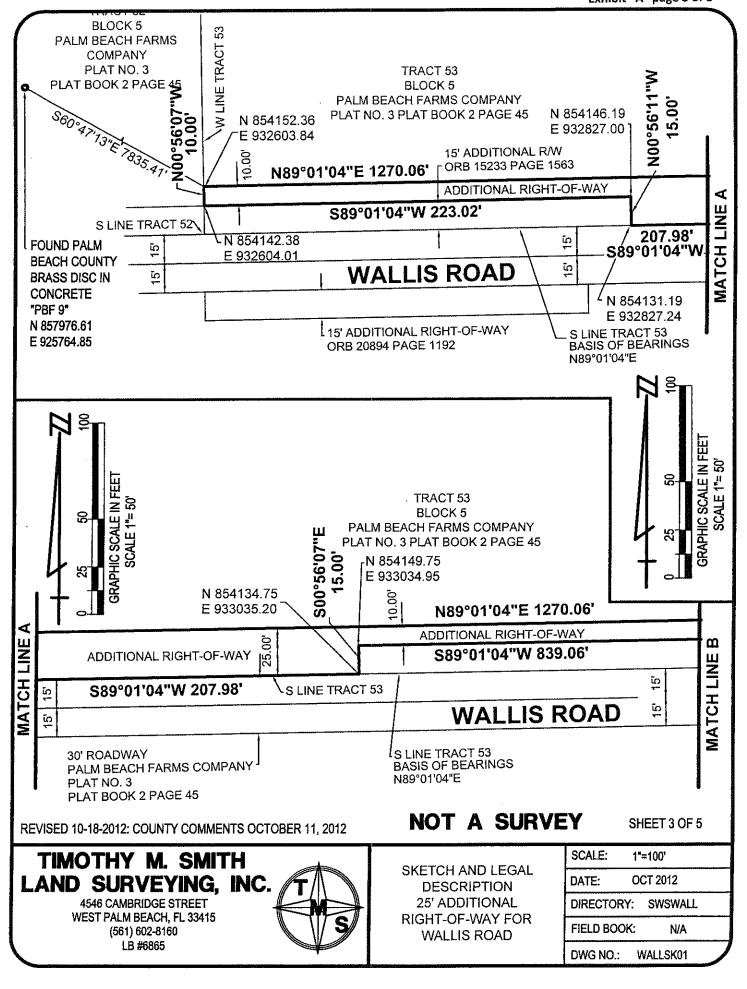


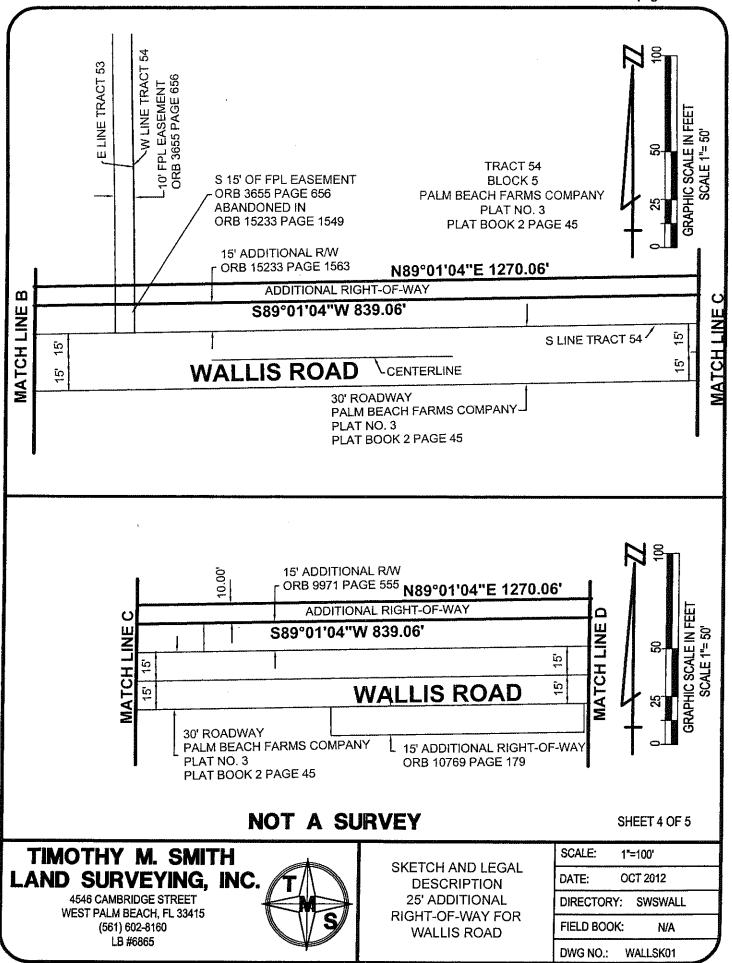
SKETCH AND LEGAL DESCRIPTION 25' ADDITIONAL RIGHT-OF-WAY FOR WALLIS ROAD DATE: OCT 2012

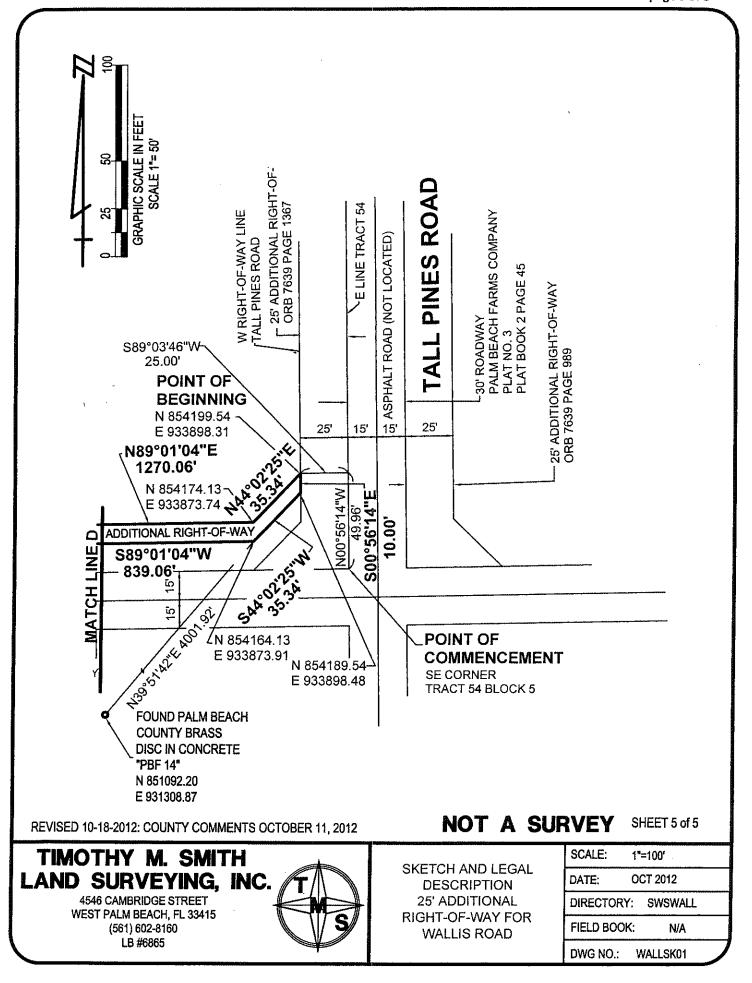
DIRECTORY: SWSWALL

FIELD BOOK: N/A

DWG NO.: WALLSK01









NOT TO SCALE

NOT A SURVEY

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

SHEET 1 OF 3

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 GRID DISTANCE X SCALE FACTOR GRID DISTANCE).

TAMOTHY 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 (561) 602-8160 LB #6865



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

SCALE:	N/A 1111
DATE:	OCT 2012
DIRECTORY:	SWSWALL
FIELD BOOK	: N/A
DWG NO.:	WALLSK01

