

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

=====
Meeting Date: October 22, 2013 [] Consent [] Regular
[] Workshop [X] Public Hearing

Department:

Submitted By: Engineering and Public Works
Submitted For: Land Development Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a Resolution to abandon any public interest in all those certain highways, roads, roadways and easements lying within the Plat of County Park Airport Subdivision No. 1, as recorded in Plat Book 21, Page 5, Public Records of Palm Beach County, Florida; vacate all of the Plat of County Park Airport Subdivision No. 1, as recorded in Plat Book 21, Page 5, Public Records of Palm Beach County, Florida; and executing three utility easements over a portion of the entire area to be abandoned.

SUMMARY: Adoption of this Resolution will allow the petitioner, Palm Beach County Department of Airports, to abandon these highways, roads, roadways and easements and vacate this plat to reduce nonconformity with elements of the Comprehensive Plan and various Unified Land Development Code regulations. Vacation of roadways will promote security of the airport. The petition site is located on the north side of Lantana Road and east of Congress Avenue.

District 3 (MRE)

Background and Policy Issues: The Owner, Palm Beach County Department of Airports, wants to reduce nonconformities with the Comprehensive Plan as Policies 1.7-e and 1.15-b of the Transportation Element require that the siting of airport facilities be consistent with provisions in the airport master plans, the County's Plan, the Unified Land Development Code (ULDC) and required Federal and State land development regulation standards, plans and programs. The recorded subdivision is inconsistent with the Palm Beach County Park Airport Master Plan as adopted in Objective 1.7 of the Transportation Element of the Comprehensive Plan and non-conforming with various ULDC regulations. Policy 1.7-c of the Transportation Element promotes regular updates and improvements for safety considerations. Vacation of roadways will promote security of the airport.

Utilities service providers have no objection to the vacation because replacement easements have been provided.

As provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034), governmental agencies are exempt from the privilege fee.

Attachments:

- 1. Location Sketch
- 2. Resolution with Exhibits "A," "B," "C" and "D"

Recommended by: Joannell Kella 10/01/2013
Division Director Date
Approved by: J. Webb 10/2/13
County Engineer Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-*	-0-	-0-	-0-	-0-
# ADDITIONAL FTE 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 fiscal impact.

C. Departmental Fiscal Review: Alice Kovalainen

III. REVIEW COMMENTS

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

 N. Davis 9/25/2013
OFMB/KU 9/24

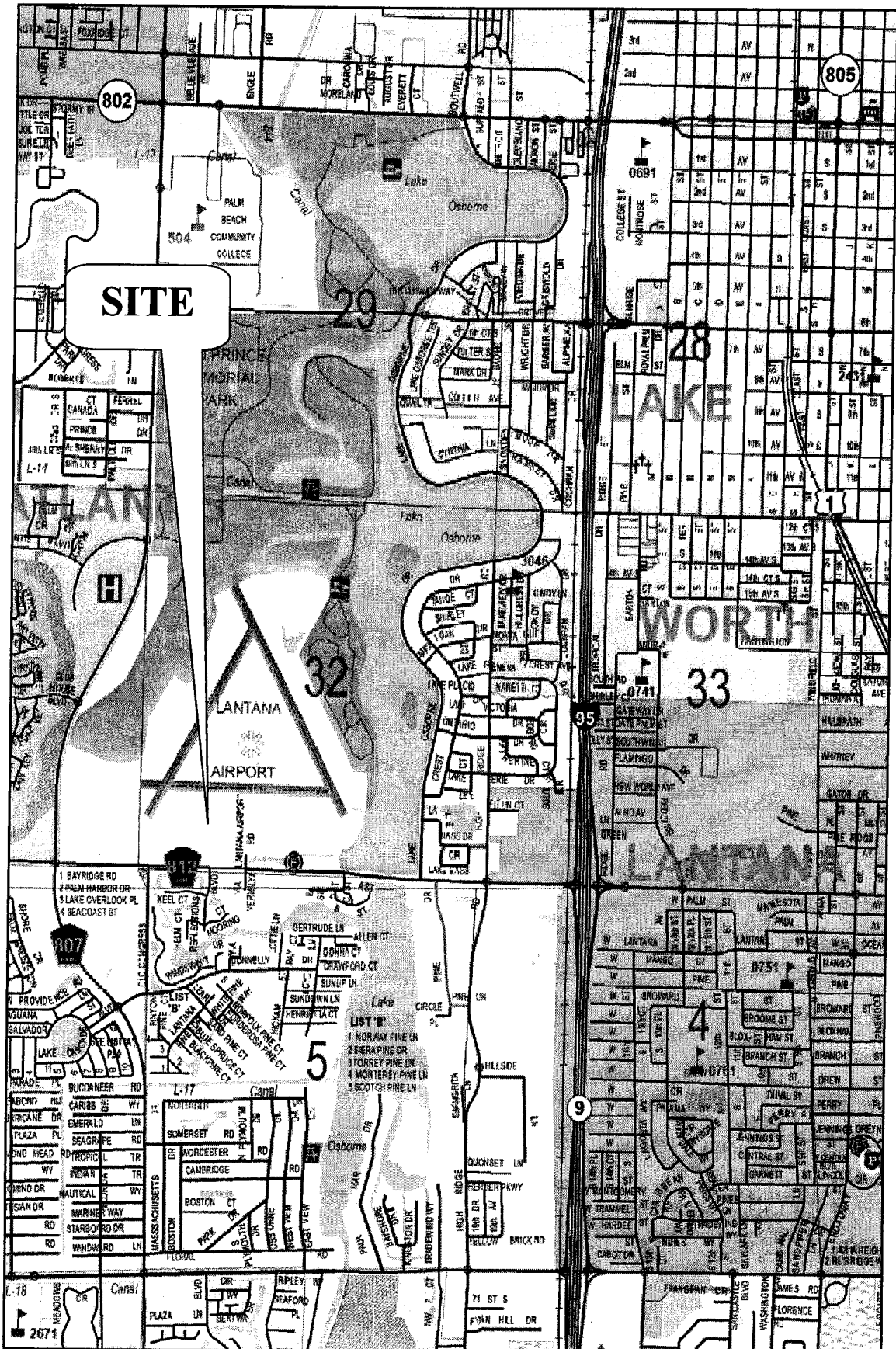
 Dr. J. Jacobson 10/3/13
Contract Dev. and Control
10-3-13 B. Jacobson

B. Approved as to Form and Legal Sufficiency:

 Mark A. Gutt
Assistant County Attorney

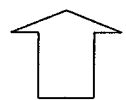
C. Other Department Review:

Department Director



LOCATION SKETCH

ABANDONMENT OF PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1
PER PLAT BOOK 21, PAGE 5
(LANTANA AIRPORT)



N
(not to scale)

RESOLUTION NO. R-2013_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN ALL THOSE CERTAIN HIGHWAYS, ROADS, ROADWAYS AND EASEMENTS LYING WITHIN THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 21, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND VACATING ALL OF THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 21, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND EXECUTING THREE UTILITY EASEMENTS OVER A PORTION OF THE AREA TO BE ABANDONED.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida (Board), pursuant to authority in Section 336.09, Florida Statutes, and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, and the petition of Palm Beach County Department of Airports, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on October 22, 2013, to consider and determine whether or not the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for all those certain highways, roads, roadways and easements lying within the Plat of County Park Airport Subdivision No. 1, as recorded in Plat Book 21, Page 5, Public Records of Palm Beach County, Florida; and to vacate all of the Plat of County Park Airport Subdivision No. 1, as recorded in Plat Book 21, Page 5, Public Records of Palm Beach County, Florida, as set forth on the sketch and legal description set forth in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, as provided in 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 October 6, 2013; and

WHEREAS, the Board has the authority to execute three utility easements

RESOLUTION NO. R-2012-_____

over a portion of the entire area being abandoned for: AT&T as shown in Exhibit B; and FPL as shown in Exhibits C and D, all attached; 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 Board is authorized to execute one utility easement over a portion of the entire area to be abandoned for AT&T and two utility easements over a portion of the entire area to be abandoned for FPL as set forth on the sketches and legal descriptions set forth in Exhibits B, C and D respectively.
3. The highways, roads, roadways and easements are hereby abandoned and closed as highways, roads, roadways and easements and this Board does hereby renounce and disclaim any right or interest of the County and the Public in and to the highways, roads, roadways and easements, more fully described in the legal description and sketch as shown in Exhibit A attached hereto and made a part hereof.
3. The Plat of County Park Airport Subdivision No. 1 is hereby vacated and this Board does hereby renounce and disclaim any right or interest of the County and the Public in and to the plat, more fully described in the legal description and sketch as shown in Exhibit A attached hereto and made a part hereof.

RESOLUTION NO. R-2013_____

- 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 as provided in County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

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 Steven L. Abrams, Mayor
- Commissioner Priscilla A. Taylor, Vice Mayor
- Commissioner Hal R. Valeche
- Commissioner Paulette Burdick
- Commissioner Shelley Vana
- Commissioner Mary Lou Berger
- Commissioner Jess R. Santamaria

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

**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 "1"

**COUNTY OF PALM BEACH
STATE OF FLORIDA**

BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2013013-06

PLAT VACATION

PLAT OF COUNTY PARK AIRPORT

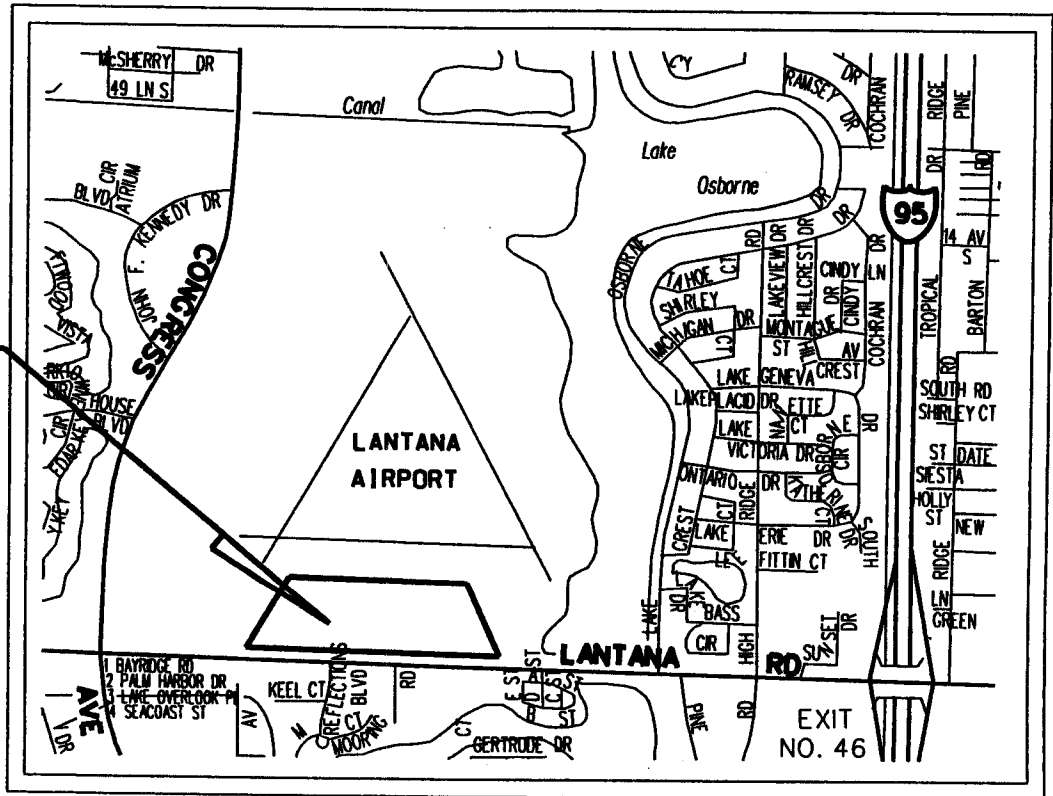
SUBDIVISION NO. 1 PER PLAT BOOK 21, PAGE 5

SPECIFIC PURPOSE SURVEY

SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST



**PROJECT
LOCATION**



SEE PREVIOUS
SURVEYS UNDER
DRAWING NO.
S-3-02-1757
PROJECT NO.
2002013-08 &
DRAWING NO.
S-3-12-3281
PROJECT NO.
2012013-05

LOCATION MAP N.T.S.

DESCRIPTION

ALL OF THE PLAT INCLUDING ALL OF THE HIGHWAYS, ROADS, ROADWAYS, LOTS AND EASEMENTS WITHIN THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1, BEING A PART OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL CONTAINING 968,323 SQUARE FEET OR 22.23 ACRES MORE OR LESS.

PROJECT NO.
2013013-06

PROJECT: PLAT VACATION PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1 PER PLAT BOOK 21, PAGE 5 SPECIFIC PURPOSE SURVEY	
DESIGN FILE NAME S-1-13-3410.DGN	DRAWING NO. S-1-13-3410

NO.	REVISION	BY	DATE
1	REVISED PER LAND DEV.	CM	4/8/13

SCALE: "N" = 100'
APPROVED: C.W.M.M.
DRAWN: E.A.D.
CHECKED: C.S.P.
DATE: 6/24/13
FIELD BOOK NO.

**PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS**

ROADWAY PRODUCTION

2300 NORTH JOG ROAD
WEST PALM BEACH, FL 33411

TITLE REPORT

I HAVE REVIEWED THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT - COMMITMENT NO.:201301001, FILE NO.:201301001, WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2012 @ 08:00 AM, ISSUED BY SOUTHEAST GUARANTY & TITLE INC. AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN SAID COMMITMENT SCHEDULE B - SECTION II ARE SHOWN ON THIS SURVEY OR LISTED AS "PLOTTED", "NOT PLOTTED" OR "NOT APPLICABLE" TO THIS SURVEY BELOW.

COMMITMENT NO. 201301001

5. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 6, PAGE 61. (NOT APPLICABLE)
6. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 21, PAGE 5. (PLOTTED)
7. RESTRICTIONS AND RESERVATIONS TO THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND RECORDED IN DEED BOOK 594, PAGE 56, AS MODIFIED IN OFFICIAL RECORD BOOK 4716, PAGE 584 AND OFFICIAL RECORD BOOK 21800, PAGE 330. (NOT PLOTTED)
8. RESTRICTIONS AND RESERVATIONS TO THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND RECORDED IN DEED BOOK 879, PAGE 248, AS MODIFIED IN OFFICIAL RECORD BOOK 21800, PAGE 320. (NOT PLOTTED)
9. SETBACK REQUIREMENTS RECORDED IN DEED BOOK 1105, PAGE 619. (NOT APPLICABLE)
10. ROAD DESIGNATIONS RECORDED IN OFFICIAL RECORD BOOK 839, PAGE 858. (NOT APPLICABLE)
11. EASEMENT TO FPL RECORDED OFFICIAL RECORD BOOK 7667, PAGE 1416. (NOT APPLICABLE)
12. EASEMENT TO CITY OF LAKE WORTH RECORDED IN OFFICIAL RECORD BOOK 8219, PAGE 258. (NOT APPLICABLE)
13. EASEMENT TO FPL RECORDED OFFICIAL RECORD BOOK 8533, PAGE 657. (NOT APPLICABLE)
14. EASEMENT AGREEMENT TO FLORIDA PUBLIC UTILITIES CO. RECORDED IN OFFICIAL RECORD BOOK 9478, PAGE 284. (PLOTTED)
15. CORRECTED EASEMENT TO PALM BEACH COUNTY WATER UTILITY DEPT. RECORDED IN OFFICIAL RECORD BOOK 10069, PAGE 1911. (PLOTTED)
16. RESTRICTIONS AND RESERVATIONS CONTAINED IN DEED RECORDED IN OFFICIAL RECORD BOOK 21266, PAGE 92. (NOT APPLICABLE)
17. WATER MANAGEMENT PERMIT RECORDED IN OFFICIAL RECORD BOOK 21783, PAGE 1121. (NOT PLOTTED)
18. RIGHT-OF-WAY FOR LANTANA ROAD (SR 812) AS LAID OUT. (PLOTTED)
19. RIGHT-OF-WAY FOR CONGRESS AVENUE (SR 807) AS LAID OUT. (NOT APPLICABLE)
20. SEWER EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1966, PAGE 1799. (NOT APPLICABLE).
21. PALM BEACH COUNTY RESOLUTION NO. R-85-172 RECORDED IN BOOK 386, PAGE 489. (NOT PLOTTED)
22. SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL NOTICE RECORDED IN OFFICIAL RECORD BOOK 22762, PAGE 1892. (NOT PLOTTED)

CONTINUED TITLE REPORT

23. EASEMENT TO FAA RECORDED IN OFFICIAL RECORD BOOK 23949, PAGE 793. (NOT APPLICABLE)
24. EASEMENT RECORDED IN OFFICIAL RECORD BOOK 25470, PAGE 842. (NOT APPLICABLE)
25. BILL OF SALE RECORDED IN OFFICIAL RECORD BOOK 22898, PAGE 250 AND OFFICIAL RECORD BOOK 22942, PAGE 824. (PLOTTED)
26. MEMORANDUM OF UNDERSTANDING DATED 01/12/2010 BETWEEN PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AND PALM BEACH COUNTY PROPERTY AND REAL ESTATE DIVISION. (NOT APPLICABLE)
27. UNRECORDED LEASES, IF ANY. (NOT PLOTTED)
28. UNRECORDED AGREEMENTS, IF ANY. (NOT PLOTTED)

THE ITEM NUMBERS CITED ABOVE REFER TO SCHEDULE B - SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENTS.

SURVEYOR'S REPORT

THIS IS A SPECIFIC PURPOSE SURVEY FOR THE PURPOSE OF A PLAT VACATION IN ACCORDANCE WITH PALM BEACH COUNTY ABANDONMENT ORDINANCE NO. 86-18. DUE TO THE FACT THAT NONE OF THE LOTS WERE EVER SOLD AND OWNERSHIP RESIDED WITH PALM BEACH COUNTY FOR THIS PLAT AND THE SURROUNDING AREA, BOUNDARY CORNER MONUMENTATION IS NOT BEING SET TO SUPPORT THE PLAT VACATION. SUFFICIENT MATHEMATICAL TIES ARE SHOWN TO SUPPORT THE POSITION OF THE PLAT TO BE VACATED.

THE INTENT OF THIS SURVEY IS TO VACATE ALL OF THE HIGHWAYS, ROADS, ROADWAYS, LOTS AND EASEMENTS SHOWN ONLY ON THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1 AS RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND NOT ANY OF THE OTHER UNDERLYING EASEMENTS OR RIGHTS-OF-WAY FOR LANTANA ROAD.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF NORTH 31°24'27" EAST ALONG THE MONUMENTED LINE BETWEEN NGS STATION BEACHPORT AND NGS STATION BEACHPORT AZIMUTH (AS SHOWN ON THIS SURVEY) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

THE PHOTO WAS NOT CONTROLLED, TARGETED OR FIELD VERIFIED BY THE SIGNING SURVEYOR AND IS FOR INFORMATIONAL PURPOSES ONLY.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

SEE THE RECORDED DOCUMENTS CITED ON THIS DRAWING FOR ADDITIONAL INFORMATION.

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123 P, PAGE 37. FIELD BOOK 1123 L JR. PAGE 65, FIELD BOOK 1123 X, PAGE 56 & FIELD BOOK 1123AA, PAGE 4.

TOPCON GTS-311 TOTAL STATION #2 & HUSKY DATA COLLECTOR (BLACK).

THE FILE NAMES ARE 0201308.ZAK, LANPIN.ZAK, 0201308.DSC, 0201308.TXT, 2013013-03.PRJ (STARNET), 2013013-03.SS4 (SIGHTSURVEY FILE).

SURVEYOR'S REPORT CONTINUED

THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE:
08/21/02. UPDATED ON 02/01/2012 & UPDATED ON 04/11/2013 & 06/13/2013

A FIELD TRAVERSE WAS CONDUCTED FROM "BEACHPORT" AND "BEACHPORT AZ."
TO ESTABLISH STATE PLANE COORDINATES ON THIS SURVEY.

ALL EXISTING AND ESTABLISHED CONTROL BASED ON THE MEASUREMENTS
SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT
OF 1:10,000 (COMMERCIAL/HIGH RISK) REQUIRED BY THIS SURVEY.

ALL APPARENT EXISTING IMPROVEMENTS HAVE BEEN LOCATED OR NOTED ON
THIS SURVEY FOR LEASE AREA CALCULATIONS ONLY.

THE FIXED IMPROVEMENTS WERE FIELD LOCATED BUT ARE NOT PERTINENT TO
THIS SURVEY. THEY WERE MEASURED FOR A LEASE COVERAGE CALCULATION
ONLY AND THEREFORE ARE NOT DIMENSIONED.

THERE ARE NO APPARENT USAGES ON THE PROPERTY. OTHER THAN THOSE
ITEMS SHOWN ON THIS SURVEY.

DATE OF AERIAL PHOTO BY OTHERS 11/23/2010 - 12/12/2012. THIS
IS AN ORTHO-IMAGE OR ORTHO-PHOTO.

UNDERGROUND FOUNDATIONS AND UTILITIES MAY BE PRESENT. NO
UNDERGROUND FOUNDATIONS OR UTILITIES WERE LOCATED BY THIS SURVEY.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.000044391

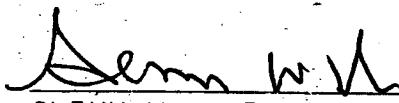
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

CERTIFIED TO : PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS.
PALM BEACH COUNTY DEPARTMENT OF AIRPORTS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE SPECIFIC PURPOSE SURVEY SHOWN HEREON WAS
MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER
54-17-050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.

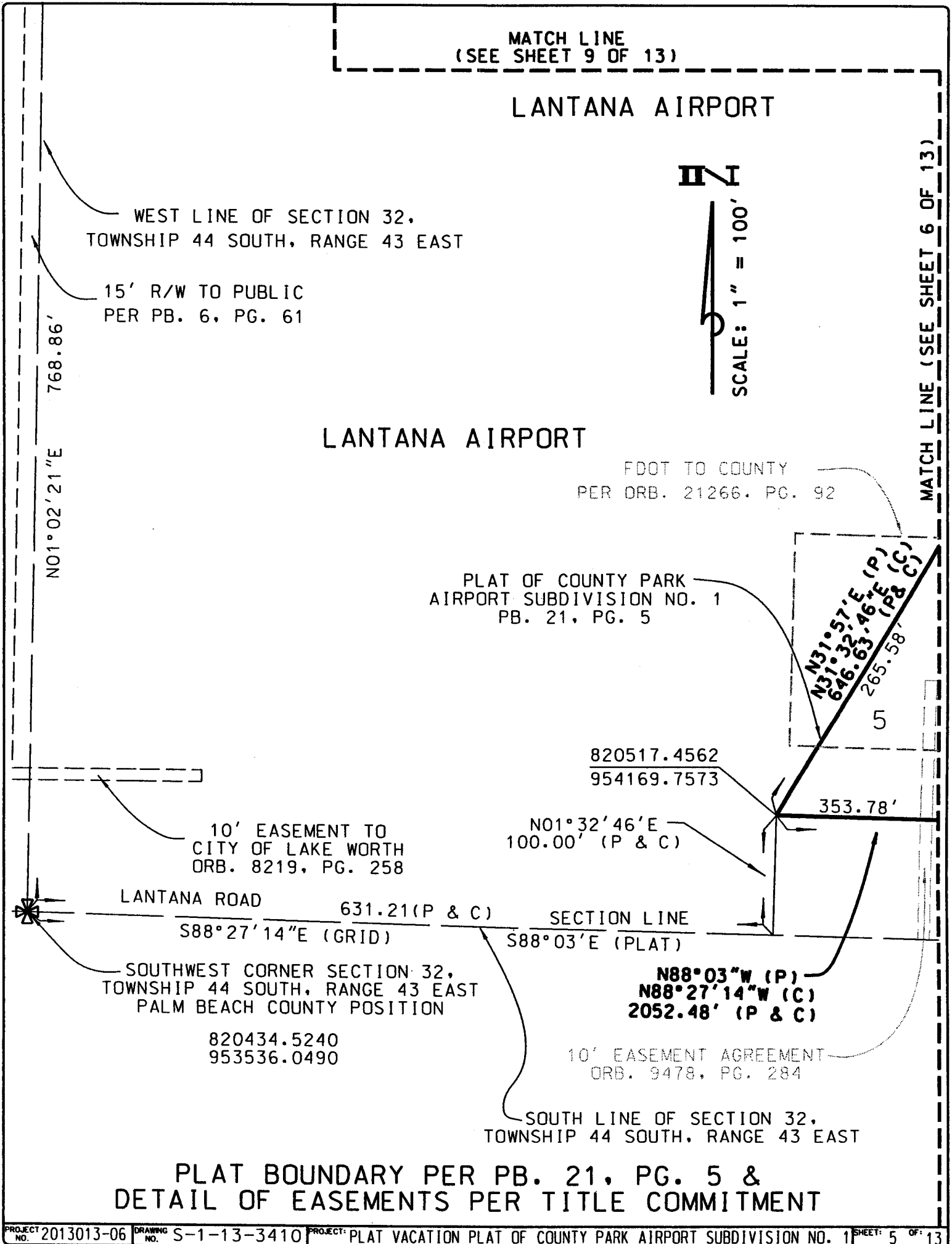


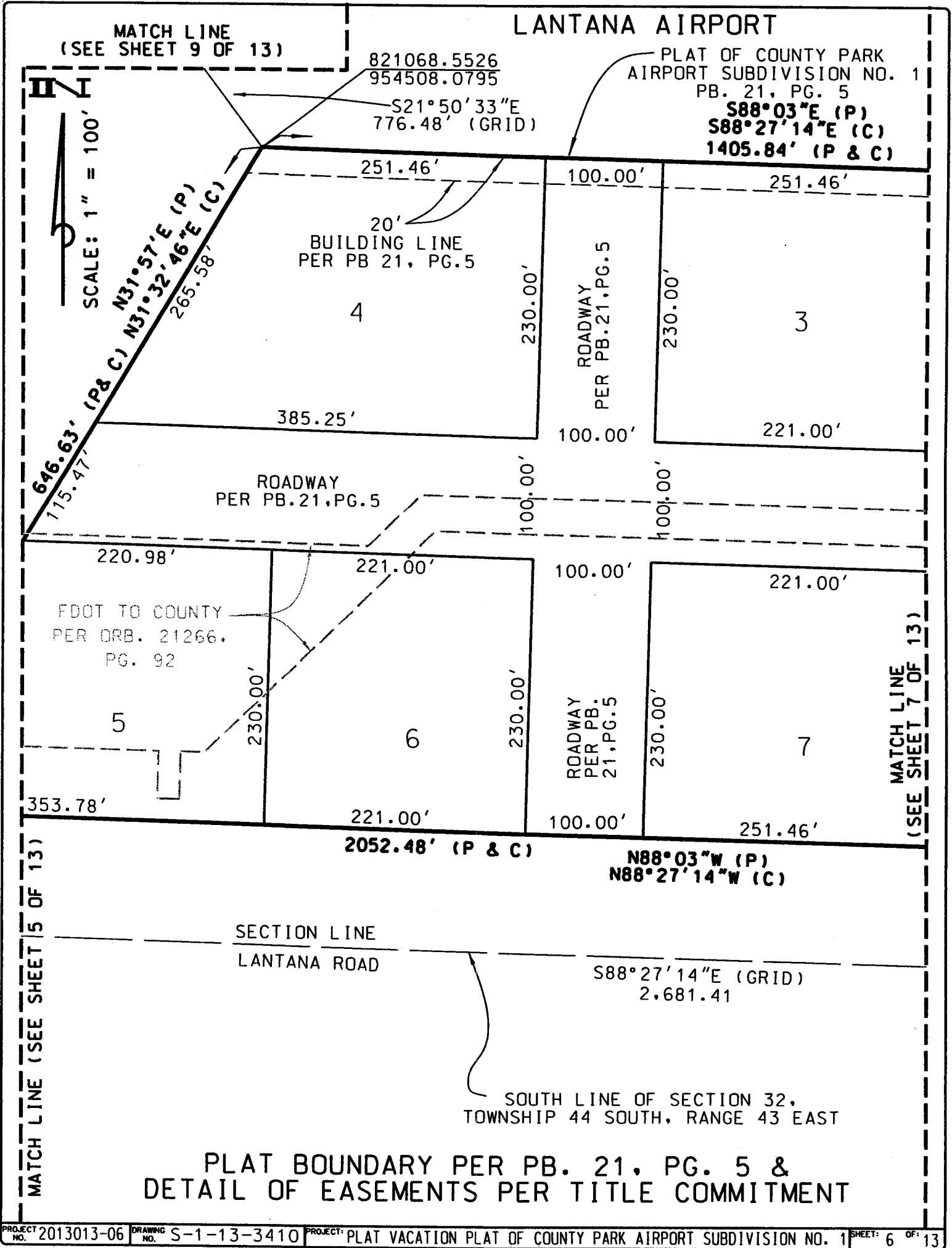
GLENN W. MARK, PLS
FLORIDA CERTIFICATE NO. 5304

7/18/2013
DATE

EXHIBIT A

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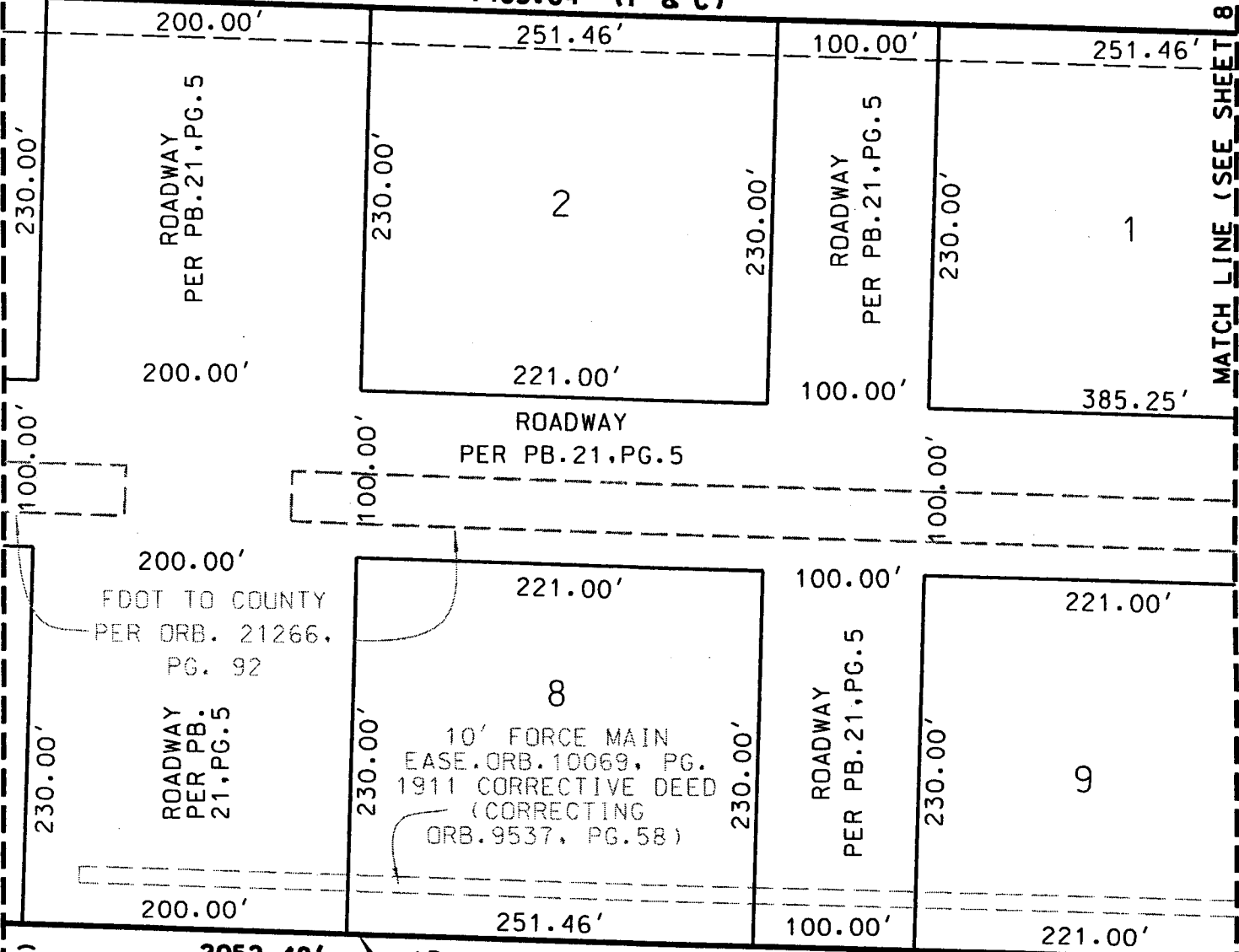




LANTANA AIRPORT

PLAT OF COUNTY PARK
AIRPORT SUBDIVISION NO. 1
PB. 21, PG. 5

S88°03'E (P)
S88°27'14"E (C) 1405.84' (P & C)



200.00'
FOOT TO COUNTY
PER ORB. 21266,
PG. 92

10' FORCE MAIN
EASE, ORB. 10069, PG.
1911 CORRECTIVE DEED
(CORRECTING
ORB. 9537, PG. 58)

MATCH LINE (SEE SHEET 6 OF 13)

MATCH LINE (SEE SHEET 8 OF 13)

SECTION LINE
LANTANA ROAD

SOUTH LINE OF SECTION 32,
TOWNSHIP 44 SOUTH, RANGE 43 EAST

2052.48' (P & C)
N88°03'W (P)
N88°27'14"W (C)
PLAT OF COUNTY PARK
AIRPORT SUBDIVISION NO. 1
PLAT BOOK 21, PAGE 5

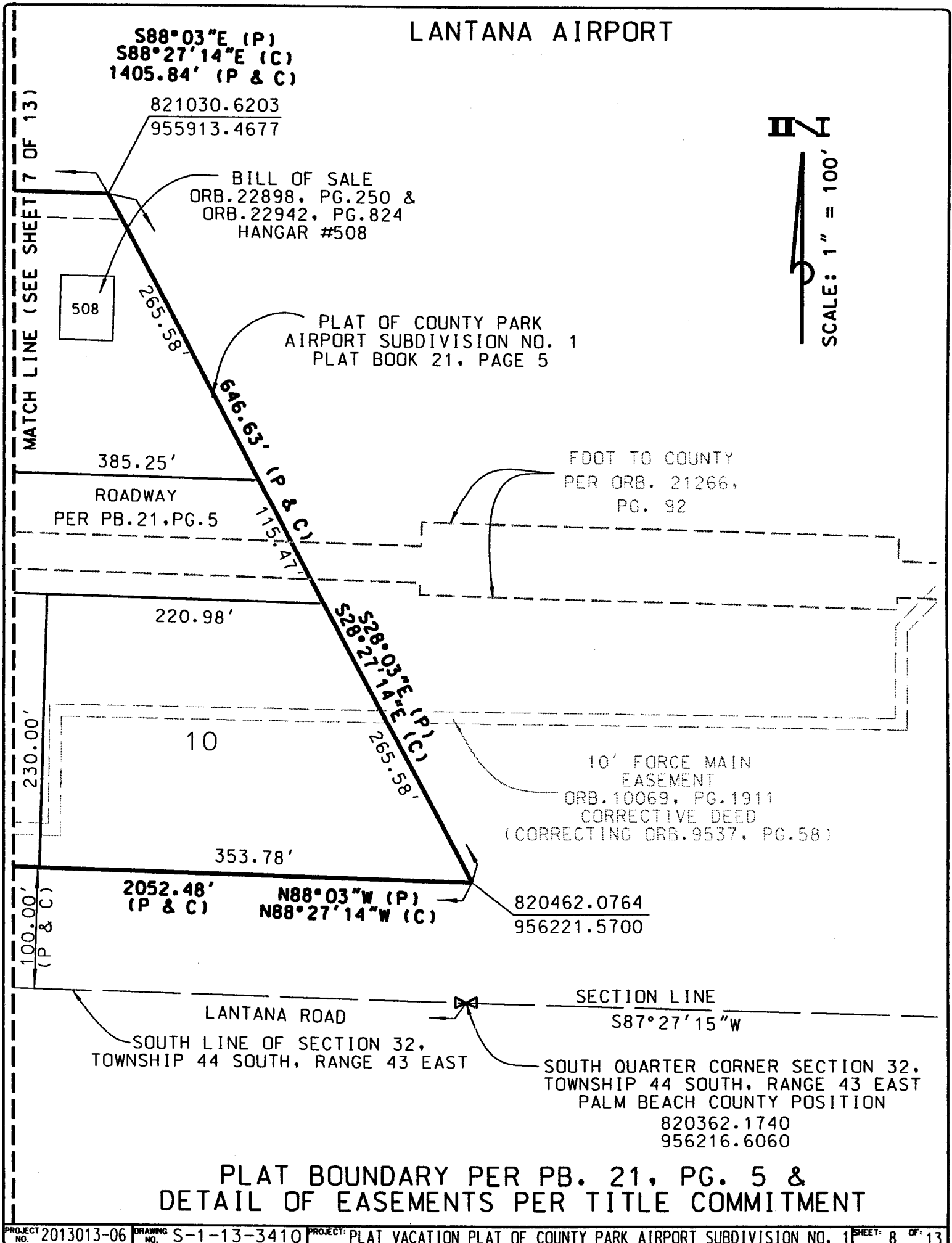


SCALE: 1" = 100'

**PLAT BOUNDARY PER PB. 21, PG. 5 &
DETAIL OF EASEMENTS PER TITLE COMMITMENT**

EXHIBIT A

Page 8 of 13



**PLAT BOUNDARY PER PB. 21, PG. 5 &
DETAIL OF EASEMENTS PER TITLE COMMITMENT**

LEGEND

- △ = SIGN
- △ = DELTA
- L = LENGTH
- R = RADIUS
- (M) = MEASURED
- L.S. = LICENSED SURVEYOR
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- N.G.S. = NATIONAL GEODETIC SURVEY
- P.K. = PARKER KYLON
- N.T.S. = NOT TO SCALE
- S.T.L. = SURVEY TIE LINE
- SQ. FT. = SQUARE FEET
- ORB. = OFFICIAL RECORD BOOK
- PB. = PLAT BOOK
- PG. = PAGE
- E.B. = FPL OR POWER BOX
- W.M. = WATER METER
- G.M. = GAS METER
- α = LIGHT POLE
- P.P. = WOODEN POWER POLE
- P.P. = CONCRETE POWER POLE
- F.H. = FIRE HYDRANT
- TEL E.B. = AT& T BOX
- M.H. = MANHOLE
- C.B. = CATCH BASIN
- S.V. = SEWER VALVE
- W.V. = WATER VALVE
- BACKFLOW = BACKFLOW PREVENTER
- CATV = CABLE TV BOX
- P = PLAT PER PB.21, PG.5
- C = CALCULATED

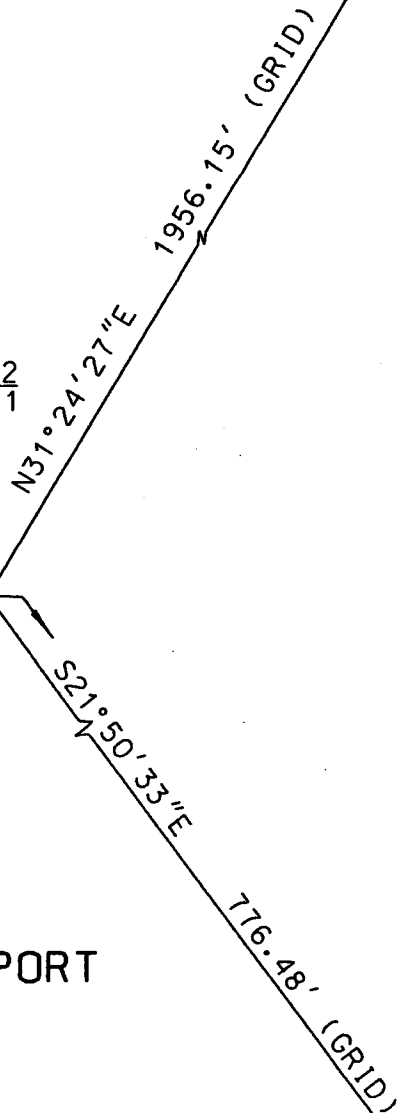
FOUND
NGS GEODETIC CONTROL
STATION "BEACHPORT AZ"

823458.8320
955238.5783

821789.2882
954219.1841

FOUND
N.G.S. GEODETIC CONTROL
POINT "BEACHPORT"

LANTANA AIRPORT



MATCH LINE (SEE SHEET 5 & 10 OF 13)

MATCH LINE
(SEE SHEET 6 & 11 OF 13)

EXHIBIT A

Page 10 of 13

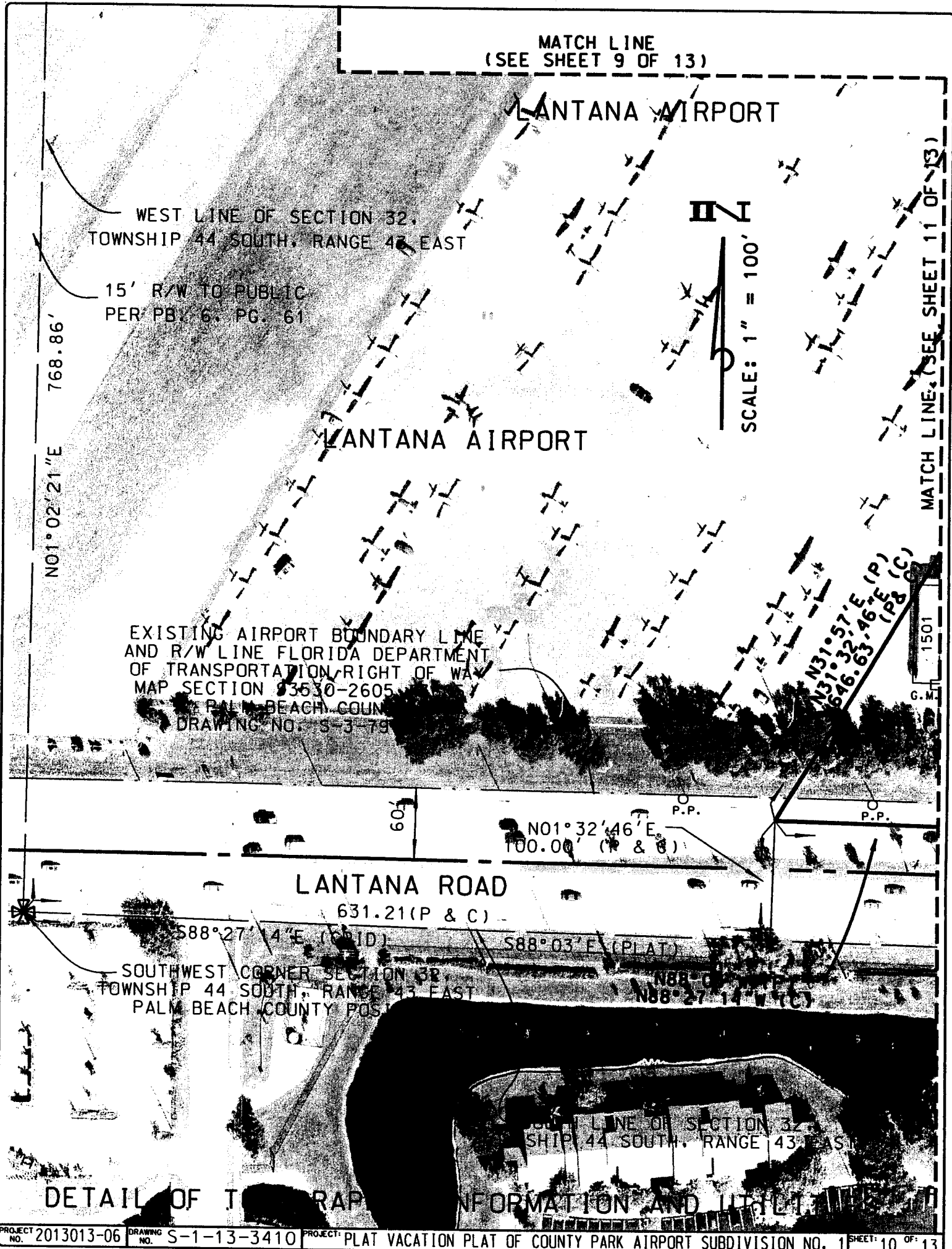


EXHIBIT A

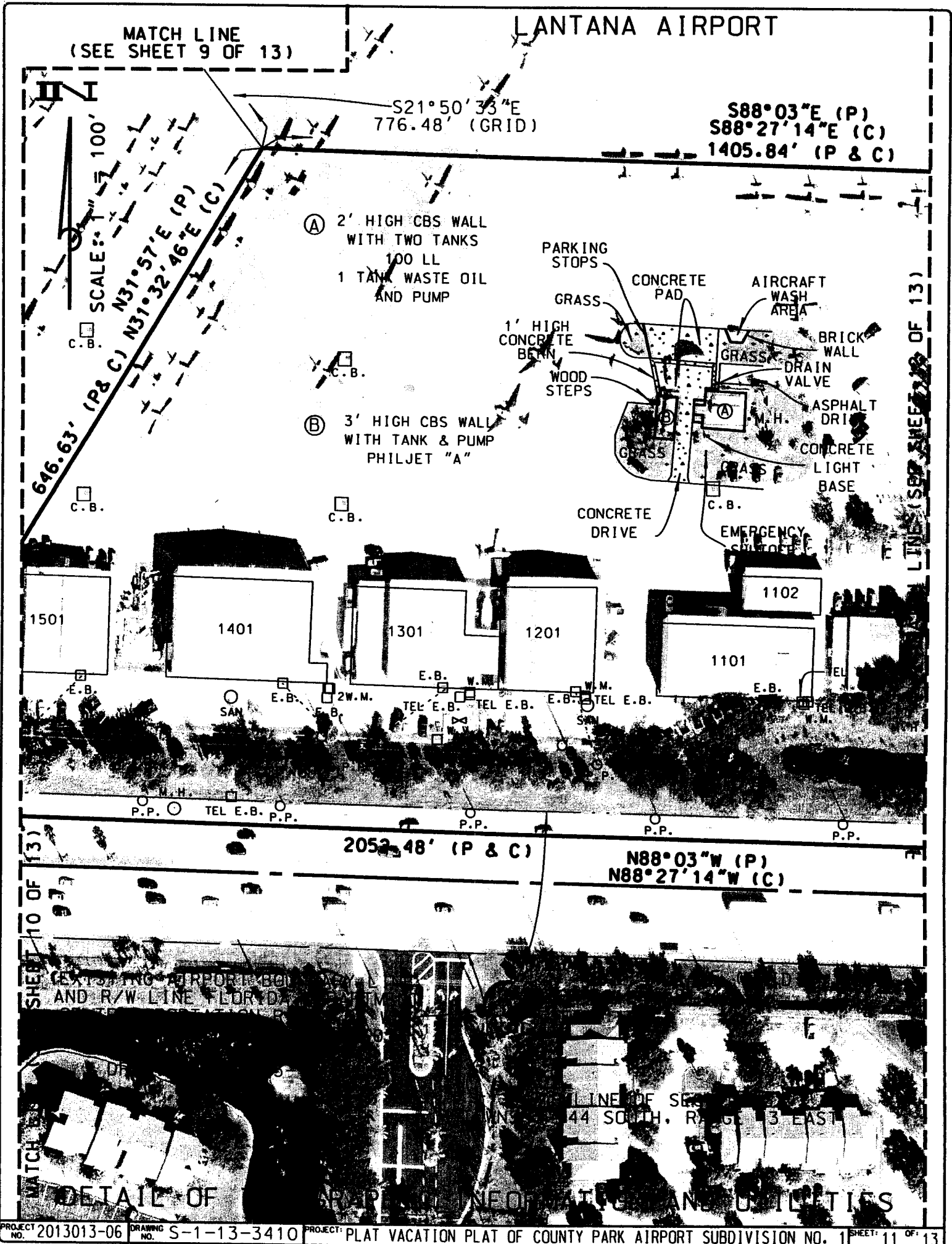
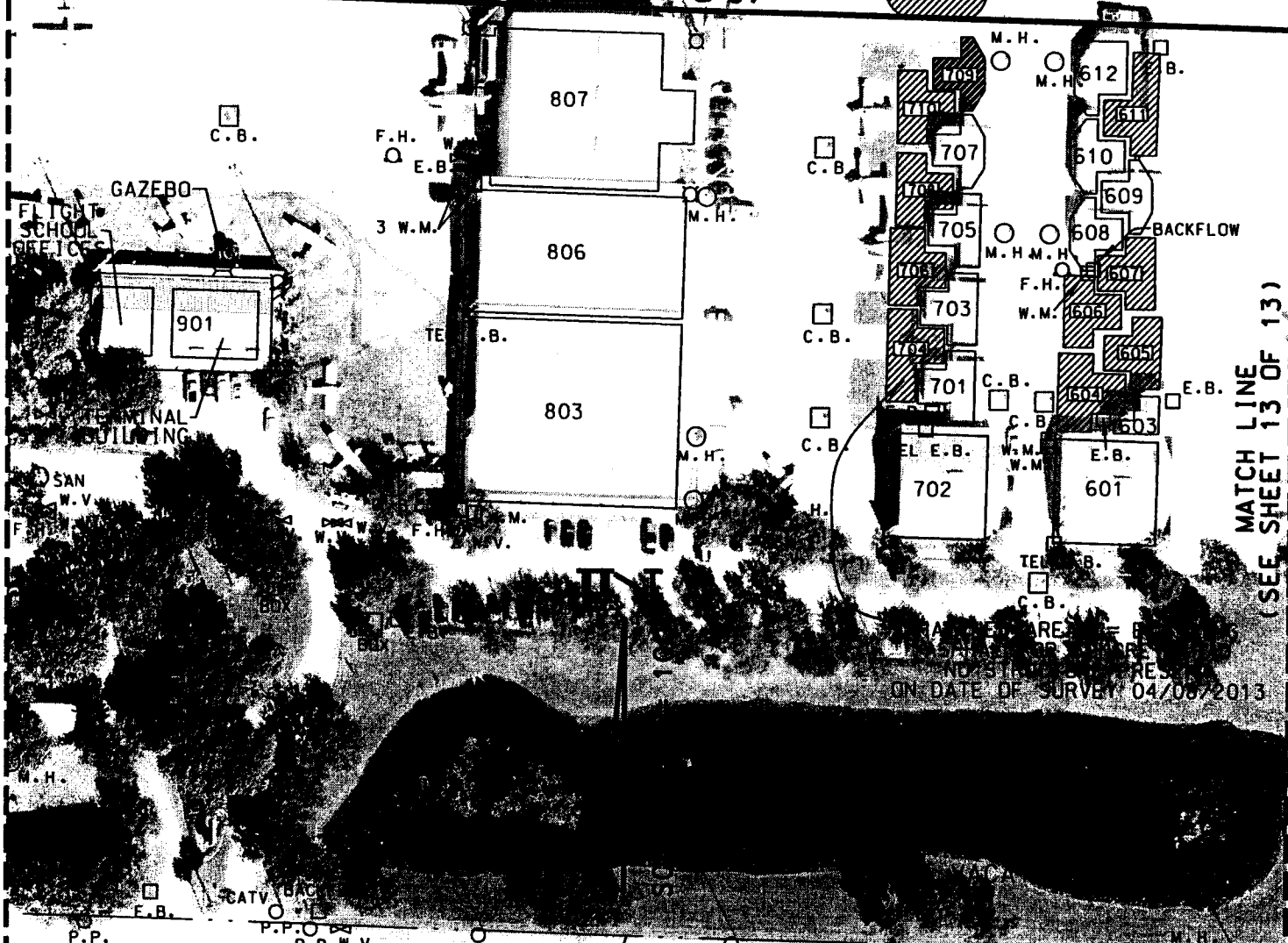


EXHIBIT A

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LANTANA AIRPORT

S88°03'E (P)
S88°27'14"E (C)



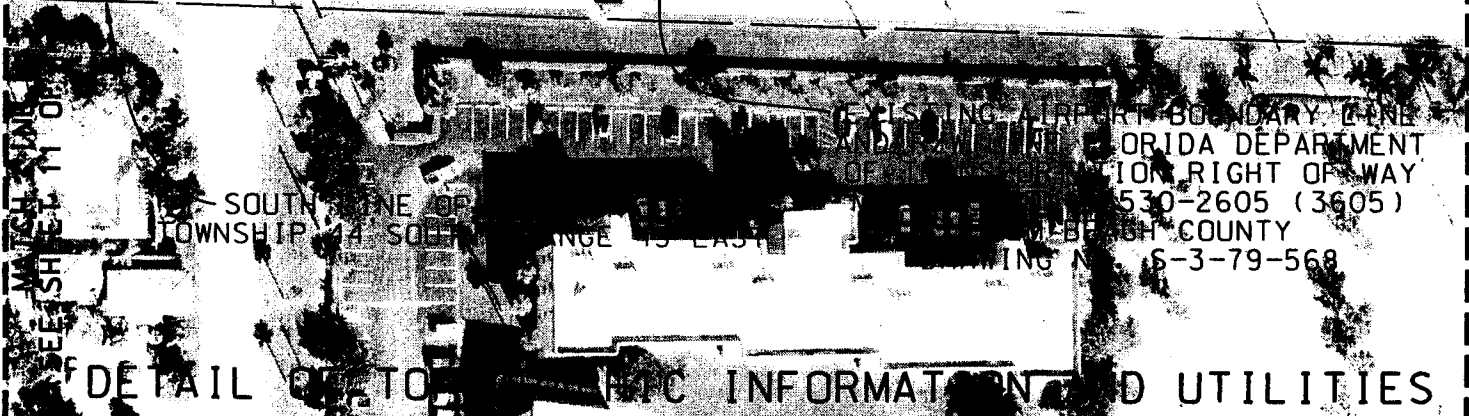
MATCH LINE
(SEE SHEET 13 OF 13)

DATE OF SURVEY 04/08/2013

2052.48' (P & C)

N88°03'W (P)
N88°27'14"W (C)

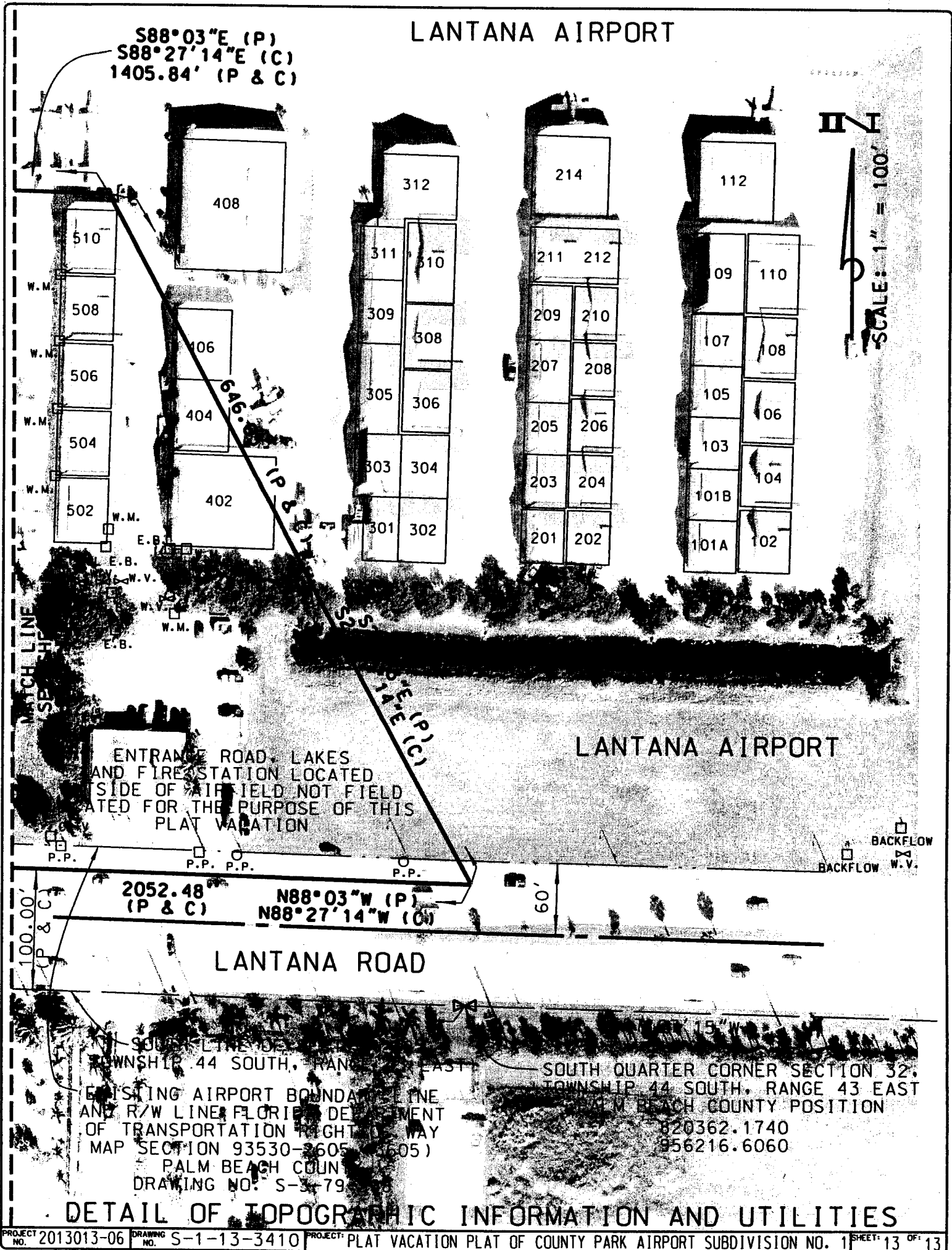
LANTANA ROAD



DETAIL OF TOPOGRAPHIC INFORMATION AND UTILITIES

EXHIBIT A

Page 13 of 13



PREPARED BY AND RETURN TO:

Laura Beebe
Deputy Director, Airports Business Affairs
Palm Beach County Department of Airports
846 Palm Beach International Airport
West Palm Beach, FL 33406
Telephone: (561) 471-7403

EXHIBIT B

Page 1 of 9

Property Control Numbers: 00-43-44-32-07-000-0010
00-43-44-29-00-002-0010

UTILITY EASEMENT

This EASEMENT, granted _____ between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791, ("Grantor"), and **BELLSOUTH TELECOMMUNICATIONS, INC., d/b/a AT&T Florida**, a Georgia corporation authorized to do business in Florida, whose legal mailing address is c/o Engineering, 2021 S. Military Trail, West Palm Beach, Florida 33415, ("Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive Easement (the "Easement") for the construction, operation and maintenance of telecommunications facilities, including a pad-mounted equipment cabinet, transformers, wires, cables, conduits and appurtenant equipment (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, and remove such Facilities or any of them within an easement upon, over and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida, to wit:

See Legal Description/Site Sketch marked Exhibit "A"

Attached Hereto and Made a Part Hereof

Together with the right of reasonable ingress and egress to the Easement Premises at all time and the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the

EXHIBIT B

Page 2 of 9

Easement Premises.

THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Notwithstanding any provision of this Easement to the contrary, Grantee agrees for itself, its successors and assigns to restrict the height of any Facilities, structures, objects of natural growth and other obstructions within the Easement Premises to a height not to exceed ten (10) feet.
3. Grantee agrees for itself, its successors and assigns to prevent any use of the Easement Premises which would interfere with the landing or taking off of aircraft at the Palm Beach County Park Airport (the "Airport"); interfere with air navigation and/or communication facilities serving the Airport; or otherwise would constitute an airport hazard.
4. Grantee acknowledges that noise and vibration are inherent to the operation of the Airport and hereby releases Grantor from any and all liability for the same.
5. Grantee for itself, its successors and assigns covenants with Grantor for the direct benefit of the Airport to construct the Facilities on and to use the Easement Premises in accordance with Federal Aviation Administration ("FAA") Advisory Circulars, Orders and Regulations, as now or hereafter amended.
6. Grantee hereby expressly agrees that in the event that Grantee ceases to use the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the right, title and interest in and to the Easement Premises shall revert to Grantor.
7. This Easement shall be subject and subordinate to the terms and conditions of any agreements entered by and between Grantor and the State of Florida and/or United States of America, and any agencies thereof, relating to the acquisition of the Easement Premises by Grantor.
8. This Easement is expressly subordinated and subject to the provisions of the pledge, transfer, hypothecation or assignment made by Grantor in the Palm Beach County Airport System Bond Resolution dated April 3, 1984 (Resolution No. 84-427), as amended and supplemented (the "Bond Resolution"), as amended and supplemented.

EXHIBIT B
Page 3 of 9

9. Grantee shall not be required to remove or relocate of any Facilities located within the Easement Premises, unless the Facilities are constructed, operated or maintained in violation of the terms and conditions of this Easement.

10. Grantee expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities and equipment within the Easement Premises at all times during the term hereof.

11. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

12. By exercise of the rights granted to Grantee by this instrument, Grantee acknowledges and agrees that the conditions and restrictions imposed herein shall bind and be enforceable against Grantee, its successors and assigns to the same extent as if such party had physically executed this instrument.

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

ATTEST:
SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a
political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Assistant County Attorney

By: _____
Department Director

EXHIBIT "A" 6.00 FOOT UTILITY EASEMENT

FOUR STRIPS OF LAND 6.00 FEET IN WIDTH FOR UTILITY EASEMENT PURPOSES BEING A PORTION OF THE LANTANA AIRPORT PROPERTY LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID STRIPS LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 88°27'14" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1,682.34 FEET; THENCE NORTH 01°32'46" EAST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 310.27 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 86°05'14" EAST, A DISTANCE OF 75.73 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUE SOUTH 86°05'14" EAST, A DISTANCE OF 5.64 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE NORTH 82°50'05" EAST, A DISTANCE OF 77.91 FEET; THENCE NORTH 59°08'33" EAST, A DISTANCE OF 34.31 FEET; THENCE NORTH 64°07'18" EAST, A DISTANCE OF 25.90 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "C"; THENCE SOUTH 88°37'53" EAST, A DISTANCE OF 220.42 FEET; THENCE NORTH 87°19'59" EAST, A DISTANCE OF 34.09 FEET; THENCE SOUTH 88°32'38" EAST, A DISTANCE OF 42.31 FEET; THENCE SOUTH 73°54'08" EAST, A DISTANCE OF 18.99 FEET; THENCE NORTH 89°26'39" EAST, A DISTANCE OF 37.66 FEET; THENCE NORTH 80°57'52" EAST, A DISTANCE OF 40.11 FEET; THENCE NORTH 89°48'06" EAST, A DISTANCE OF 45.90 FEET; THENCE NORTH 04°53'03" EAST, A DISTANCE OF 10.35 FEET; THENCE SOUTH 88°39'27" EAST, A DISTANCE OF 247.05 FEET; THENCE SOUTH 01°30'08" WEST, A DISTANCE OF 6.11 FEET; THENCE SOUTH 88°21'42" EAST, A DISTANCE OF 73.29 FEET; THENCE NORTH 88°54'16" EAST, A DISTANCE OF 63.28 FEET; THENCE SOUTH 88°27'44" EAST, A DISTANCE OF 75.27 FEET; THENCE SOUTH 85°37'53" EAST, A DISTANCE OF 63.33 FEET; THENCE SOUTH 88°26'20" EAST, A DISTANCE OF 50.10 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 37°30'23" WEST, A DISTANCE OF 17.19 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE NORTH 00°33'32" WEST, A DISTANCE OF 54.80 FEET; THENCE NORTH 87°28'17" EAST, A DISTANCE OF 27.04 FEET; THENCE NORTH 01°34'21" EAST, A DISTANCE OF 190.26 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "C"; THENCE NORTH 64°07'18" EAST, A DISTANCE OF 89.43 FEET; THENCE NORTH 56°38'18" EAST, A DISTANCE OF 50.12 FEET; THENCE SOUTH 88°24'33" EAST, A DISTANCE OF 98.73 FEET; THENCE SOUTH 00°14'49" WEST, A DISTANCE OF 69.13 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OF SHORTENED TO INTERSECT THE SIDELINES OF SAID EASEMENTS DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED SKETCH.

PROJECT NO. 2013013-06
SHEET 1

PROJECT:
**6' UTILITY EASEMENT
LANTANA AIRPORT**


DESIGN FILE NAME: S-1-13-3414.DGN
DRAWING NO.: S-1-13-3414

DATE: 7/16/13	SCALE: 1" = 40'	NO.	REVISION	BY	DATE
DRAWN: E.A.O.	APPROVED: G.W.M.				
CHECKED: C.R.B.	FIELD BOOK NO.				

**PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS**

ROADWAY PRODUCTION

2300 NORTH JOG ROAD
WEST PALM BEACH, FL 33411



SURVEYOR'S NOTES

BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF SOUTH 88°27'14" EAST ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

EASEMENT LOCATION BASED ON THE UNDERGROUND UTILITY LOCATES DONE BY SUNSHINE 811 (IRTH ONE CALL) WITHIN THE PROJECT LIMITS TO A DEPTH OF 5.00 FEET ON 07/24/2013 (TICKET NO: 177302303). ALL OF THE UNDERGROUND LOCATIONS IDENTIFIED BY SUNSHINE WERE FIELD LOCATED, TIED IN AND USED TO GENERATE THIS EASEMENT. THIS OFFICE CAN NOT CONFIRM IF ALL UNDERGROUND LOCATES BY OTHERS ARE CORRECT. THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

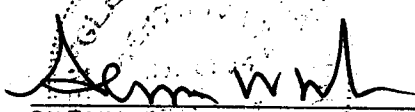
PROJECT SCALE FACTOR = 1.000044391

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

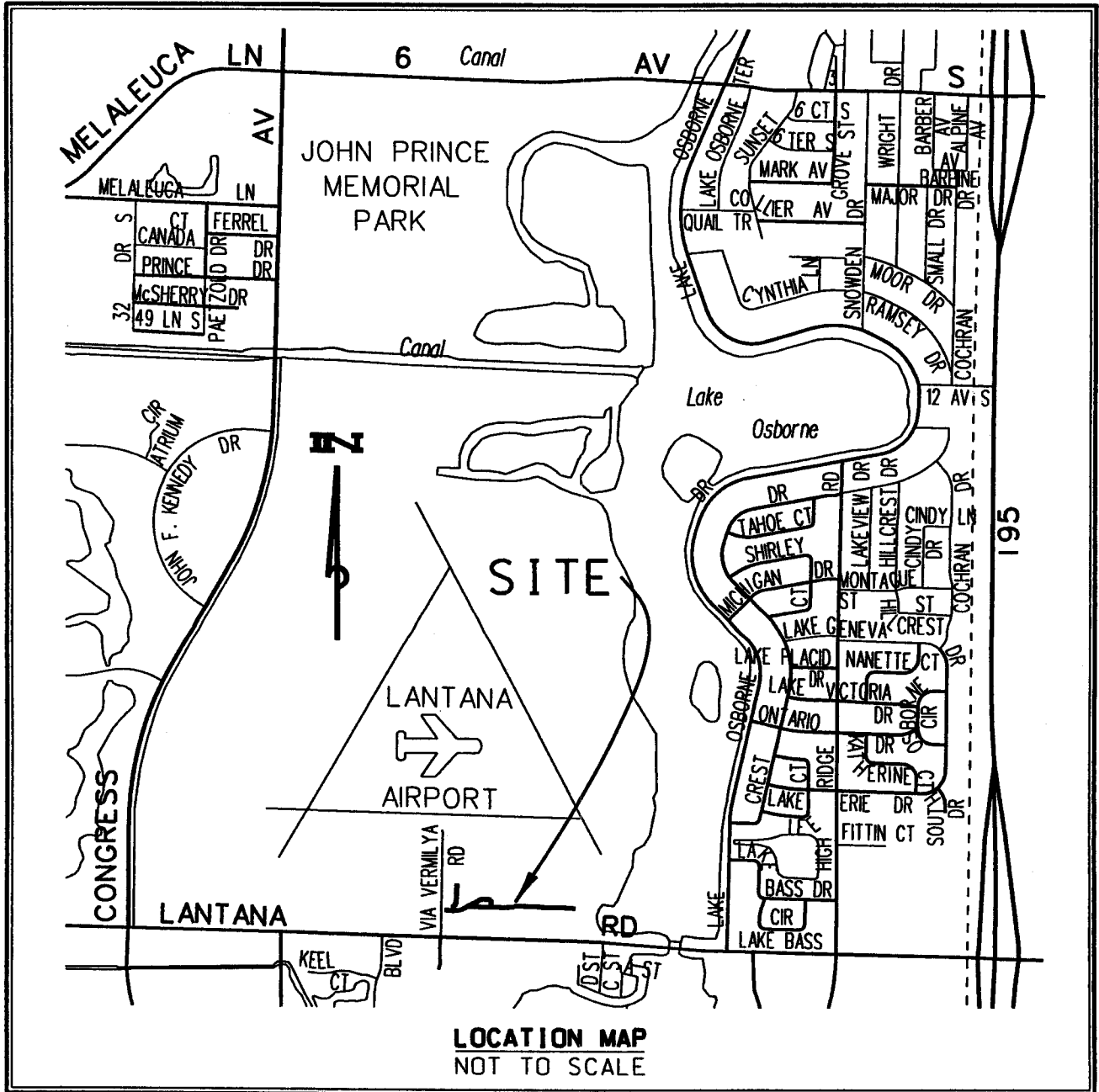
I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE #5304

7/17/2013

DATE



SHEET 4

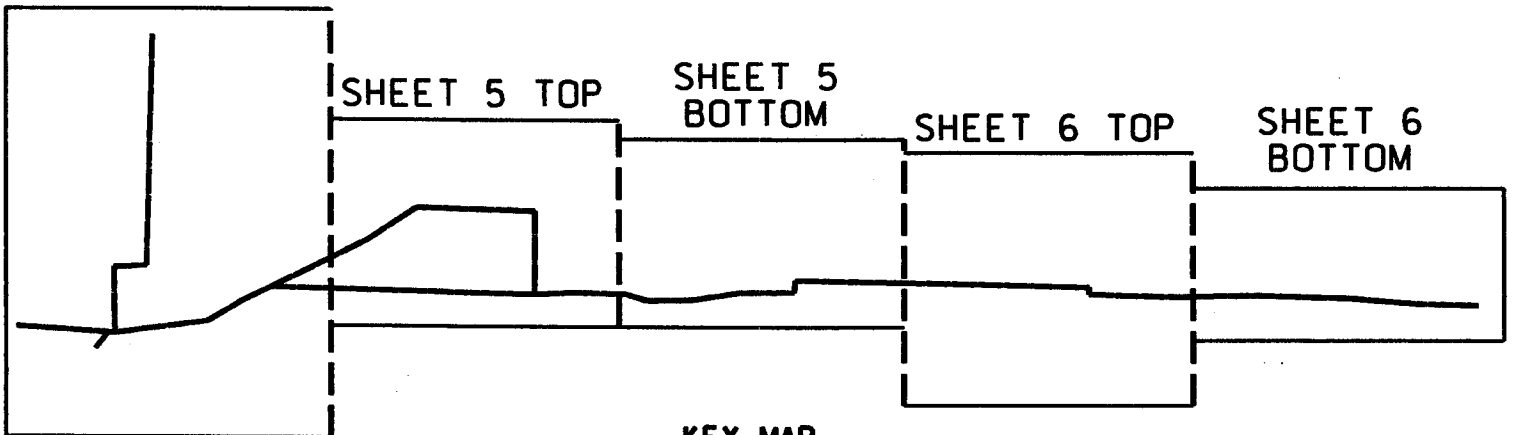


EXHIBIT B

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THIS IS NOT A SURVEY



SCALE: 1" = 40'

LANTANA AIRPORT

LANTANA AIRPORT

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- REF. PT. = REFERENCE POINT
- U.E. = UTILITY EASEMENT

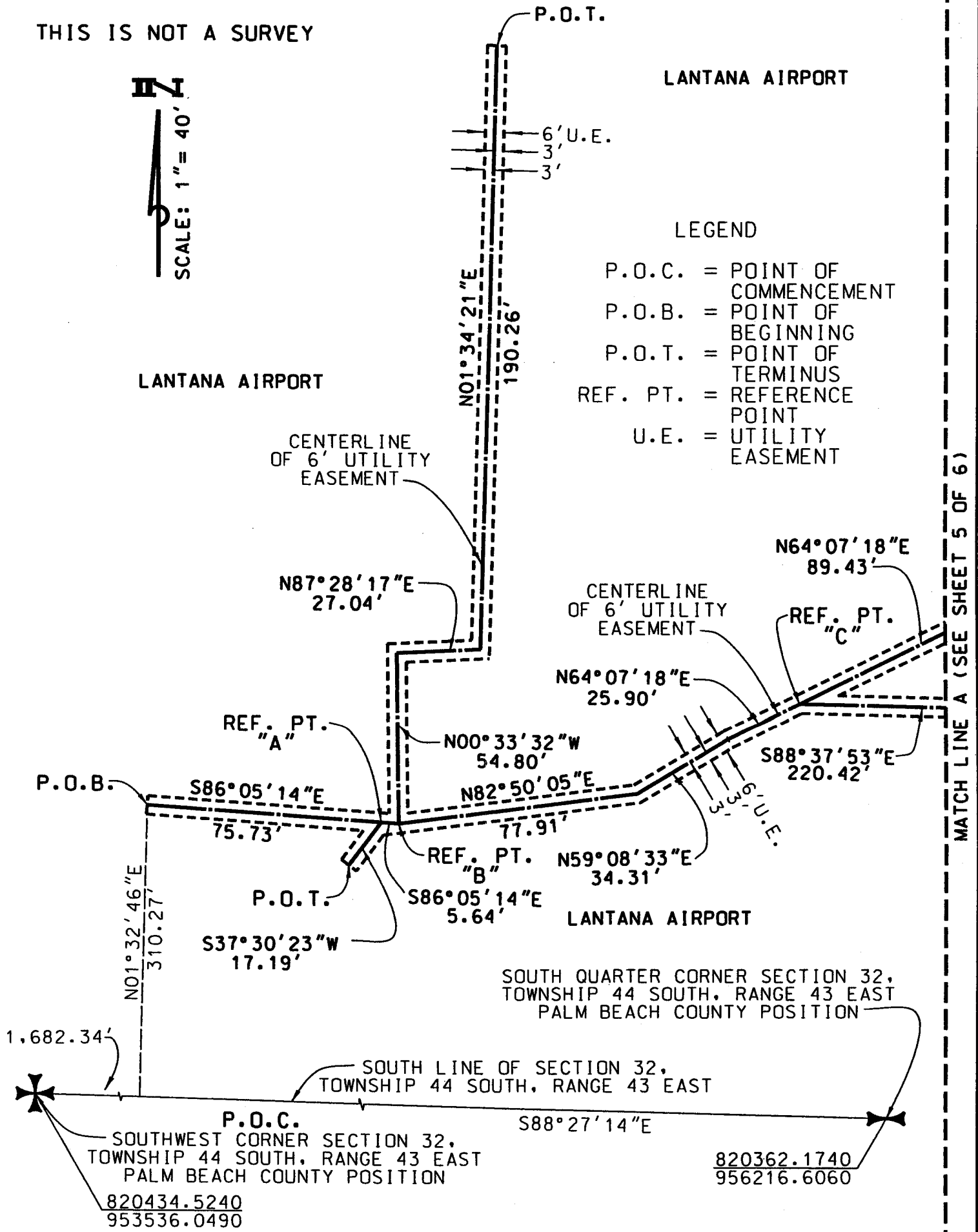


EXHIBIT B

Page 8 of 9

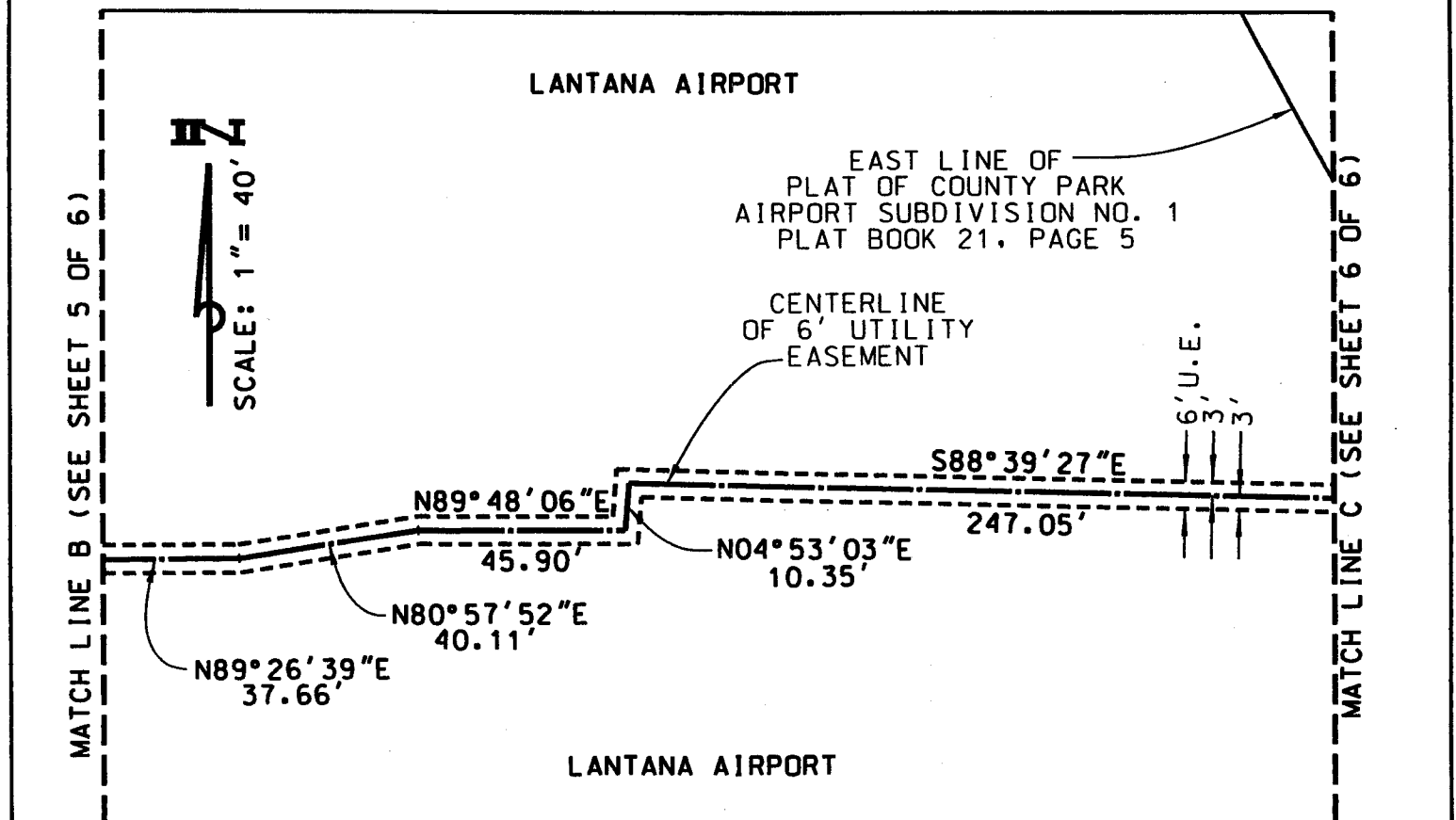
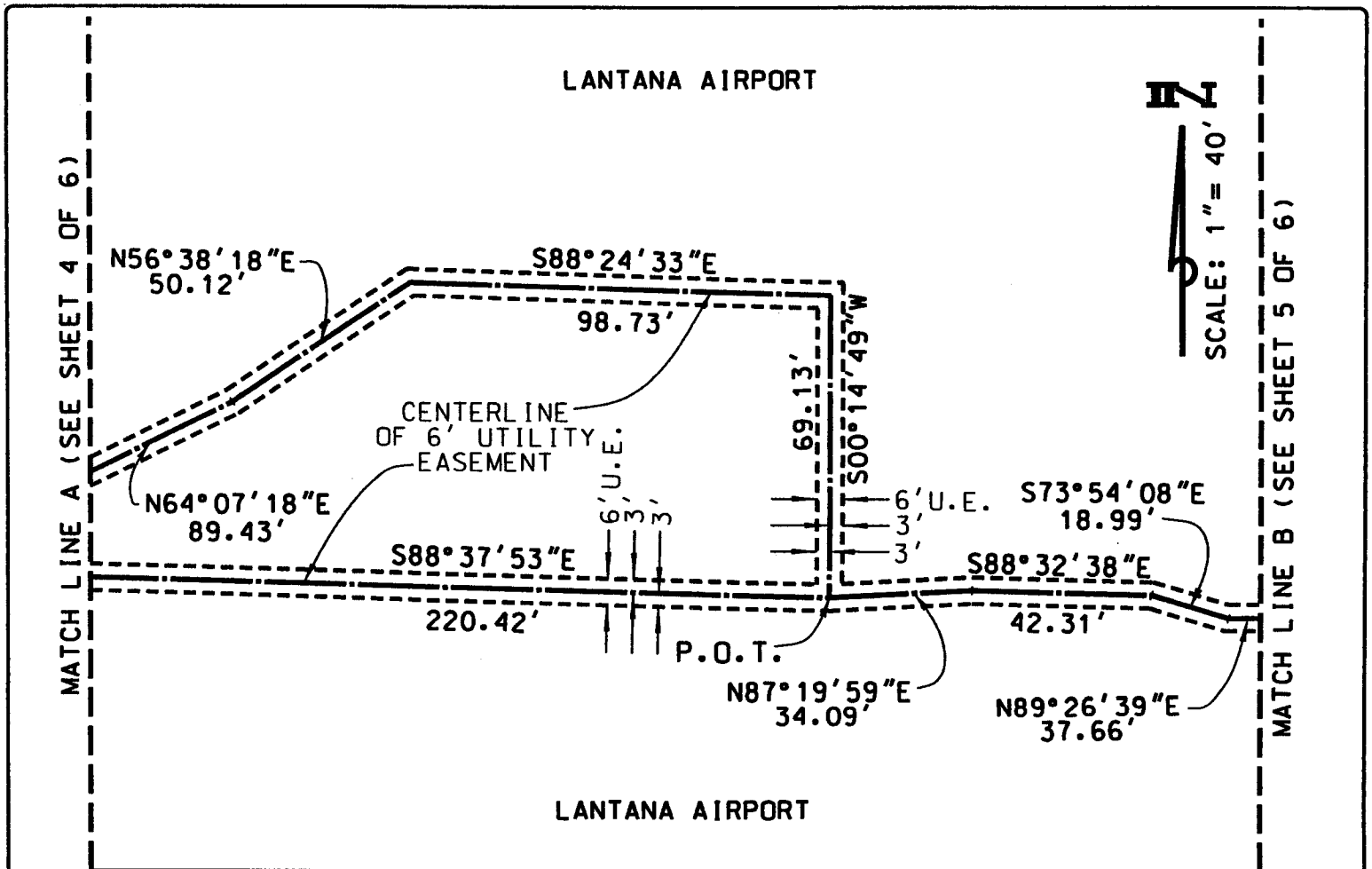


EXHIBIT B

Page 9 of 9

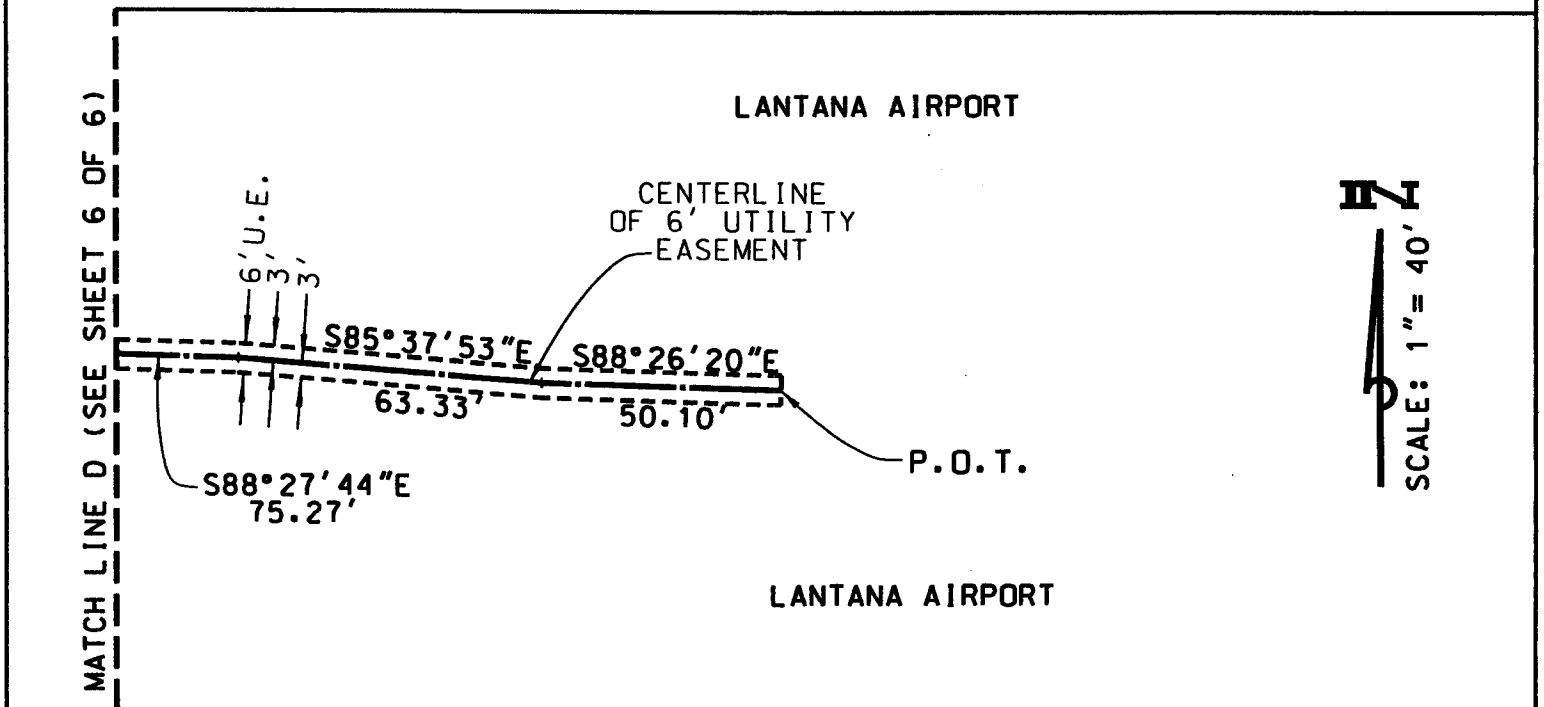
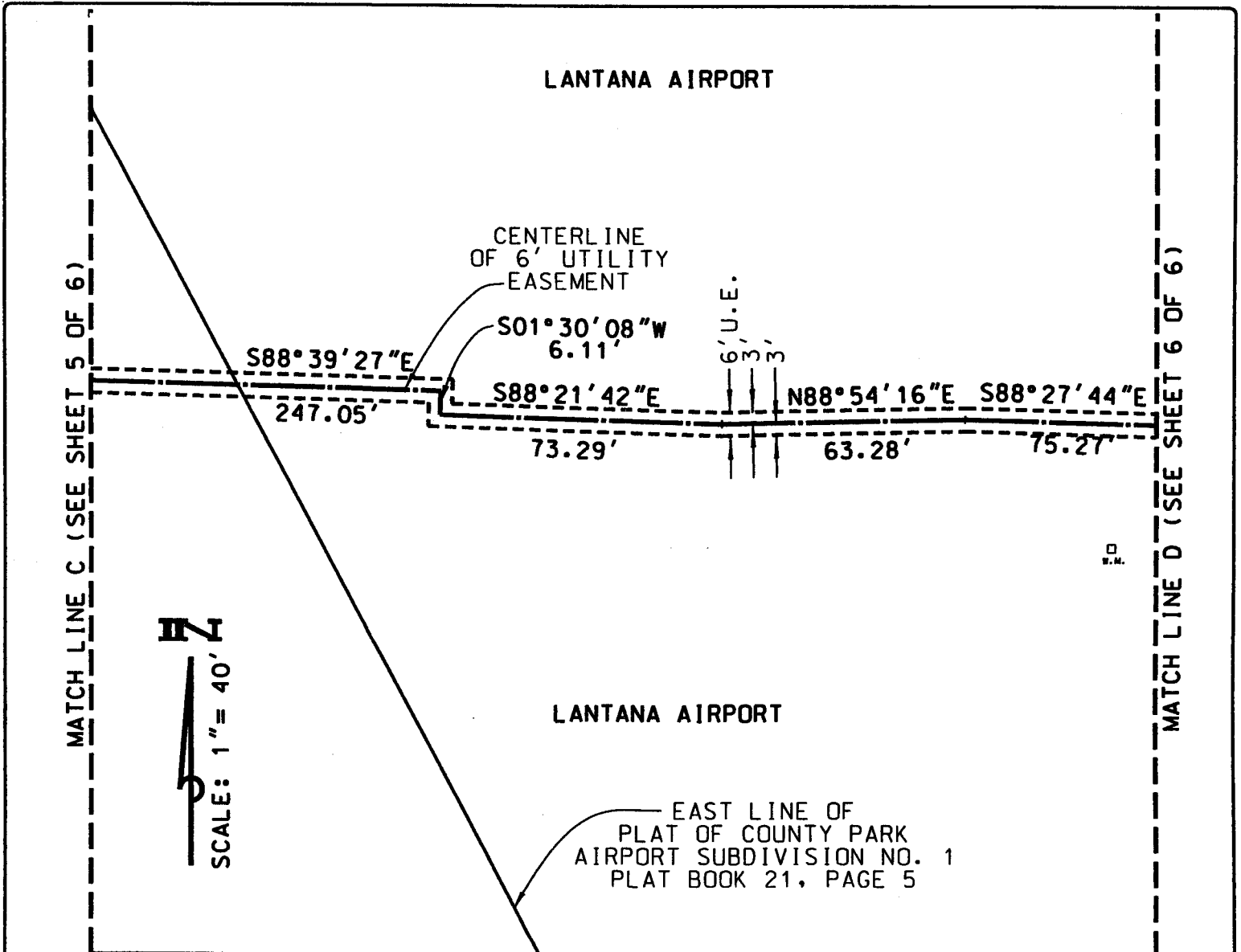


EXHIBIT C

Page 1 of 8

Prepared by & Return to:

Laura Beebe, Deputy Director
Palm Beach County Department of Airports
846 Palm Beach International Airport
West Palm Beach, Florida 33406

PCN: 00-43-44-29-00-002-0010 (portion)
& 00-43-44-32-07-000-0010 (portion)

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, between PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791 ("Grantor"), and FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420 ("Grantee").

WITNESSETH:

That the said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of overhead and underground electric utility facilities, including transformers, wires, poles, guys, cables, conduits and appurtenant equipment (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement upon, over and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

See legal description/site sketch marked Exhibit "A"

attached hereto and made a part hereof.

Together with the right to permit any other person, firm or corporation to attach wires to any Facilities hereunder and lay cable and conduit within the Easement Premises and to operate the same for Grantee's communication purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises, and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

THE CONDITION OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the

EXHIBIT C

Page 2 of 8

Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.

3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its power lines and equipment within the Easement Premises at all times during the term hereof. Grantee shall endeavor to provide Grantor's Department of Airports with prior notice of any maintenance or repair activities within the Easement Premises.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

5. Grantee acknowledges and agrees that Grantor may require the relocation of the Facilities installed within the Easement Premises to another location within Grantor's property. In the event that it becomes necessary for Grantee to relocate or alter the location of its Facilities at the request of Grantor, Grantor shall reimburse Grantee for all reasonable costs and expenses involved in such relocation or alteration and shall grant a new utility easement upon the same terms and conditions of this Easement. Grantee shall promptly terminate and release this Easement upon the grant of the new utility easement provided for herein.

6. By acceptance of this Easement, Grantee agrees for itself, its successors and assigns to restrict the height of its Facilities within the Easement Premises to a height so as to comply with 14 CFR Part 77, as now or hereafter amended. Grantee further agrees for itself, its successors and assigns to prevent any use of the Easement Premises which would interfere with the landing at or taking off from the Palm Beach County Park Airport; interfere with air navigation and/or communication facilities serving the Palm Beach County Park Airport; or otherwise would constitute an airport hazard. Grantee acknowledges that noise and vibration are inherent to the operation of the Palm Beach County Park Airport and hereby releases Grantor from any and all liability for the same.

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

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Assistant County Attorney

By: _____
Department Director

**EXHIBIT "A"
10.00' FPL EASEMENT**

FIVE STRIPS OF LAND 10.00 FEET IN WIDTH FOR FLORIDA POWER & LIGHT EASEMENT PURPOSES BEING A PORTION OF THE LANTANA AIRPORT PROPERTY AND THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1 ACCORDING TO PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, THE SIDE-LINES OF SAID STRIPS LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 88°27'14" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1,253.36 FEET; THENCE NORTH 01°32'46" EAST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 120.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 93530-2605 AND PALM BEACH COUNTY DRAWING NO. S-3-79-568 AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 01°28'59" WEST, A DISTANCE OF 41.27 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE NORTH 88°32'51" WEST, A DISTANCE OF 204.13 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE CONTINUE NORTH 88°32'51" WEST, A DISTANCE OF 3.55 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "C"; THENCE CONTINUE NORTH 88°32'51" WEST, A DISTANCE OF 283.52 FEET; THENCE NORTH 45°40'53" EAST, A DISTANCE OF 80.53 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 17°18'04" WEST, A DISTANCE OF 60.23 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 88°32'51" EAST, A DISTANCE OF 104.22 FEET; THENCE NORTH 34°17'55" EAST, A DISTANCE OF 66.33 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE NORTH 54°25'06" EAST, A DISTANCE OF 94.81 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "C"; THENCE NORTH 45°28'20" WEST, A DISTANCE OF 84.29 FEET TO THE POINT OF TERMINUS.

THIS IS NOT A SURVEY


PROJECT NO. 2013013-06	SHEET: 1 OF: 6	PROJECT: 10.00' FPL EASEMENT LANTANA AIRPORT		SCALE: 1" = 40' APPROVED: GJM DRAWN: GJM CHECKED: WLF DATE: 08/01/13	NO.	REVISION	BY DATE	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	DESIGN FILE NAME S-1-13-3430.DGN	DRAWING NO. S-1-13-3430	FIELD BOOK NO. 1123AA					

EXHIBIT C

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SURVEYOR'S NOTES

BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF SOUTH 88°27'14" EAST ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

EASEMENT LOCATION BASED ON THE UNDERGROUND UTILITY LOCATES DONE BY SUNSHINE 811 (IRTH ONE CALL) WITHIN THE PROJECT LIMITS TO A DEPTH OF 5.00 FEET ON 07/24/2013 (TICKET NO: 177302303). ALL OF THE UNDERGROUND LOCATION IDENTIFIED BY SUNSHINE WERE FIELD LOCATED, TIED IN AND USED TO GENERATE THESE EASEMENTS. THIS OFFICE CAN NOT CONFIRM IF ALL UNDERGROUND LOCATES BY OTHERS ARE CORRECT.

THIS IS NOT A SURVEY.

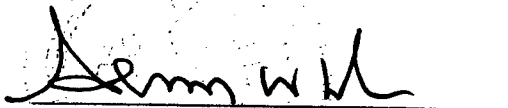
IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

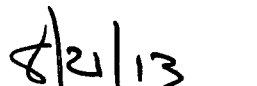
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND.
PROJECT SCALE FACTOR = 1.000044391
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE #5304



DATE

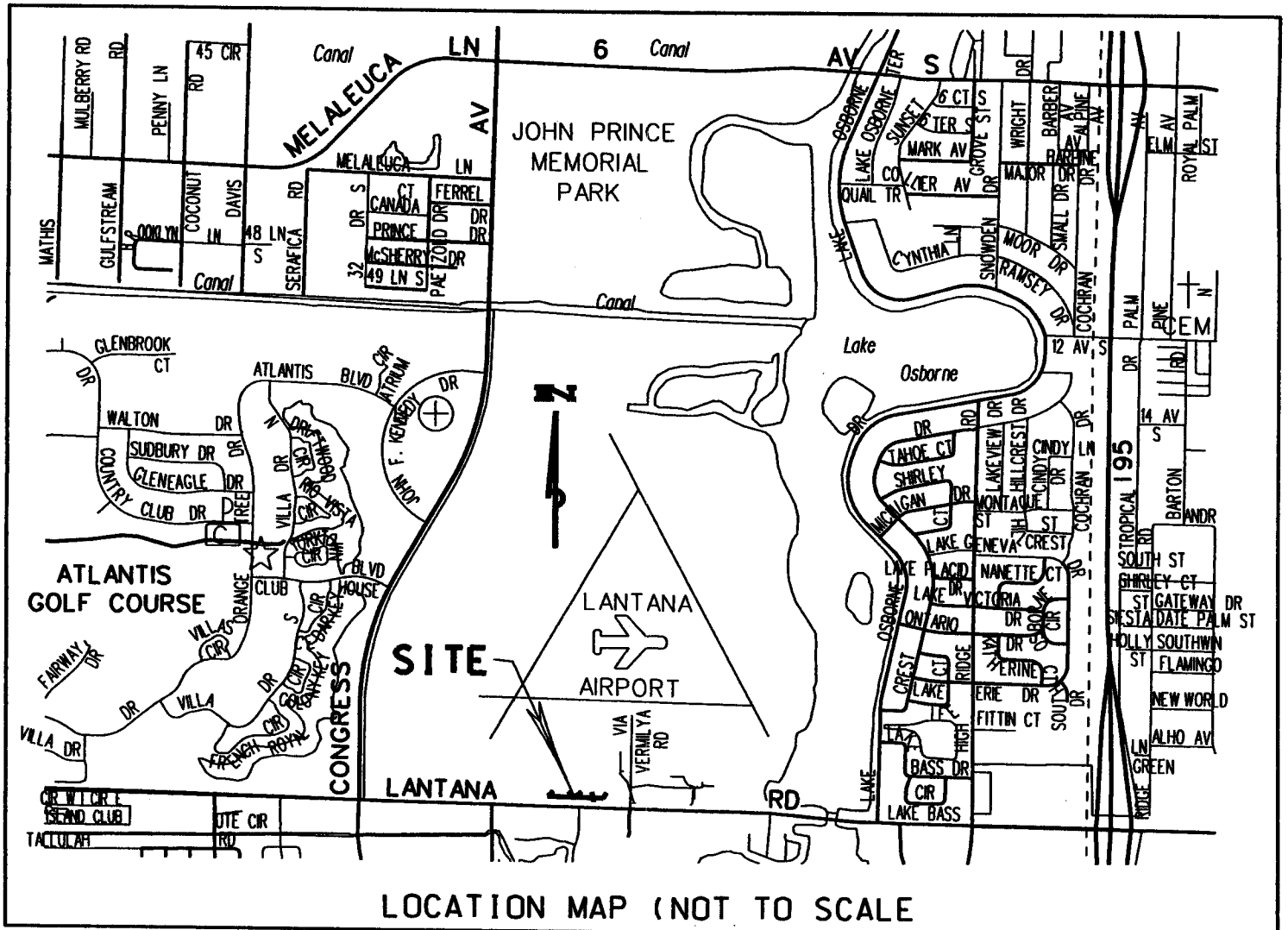
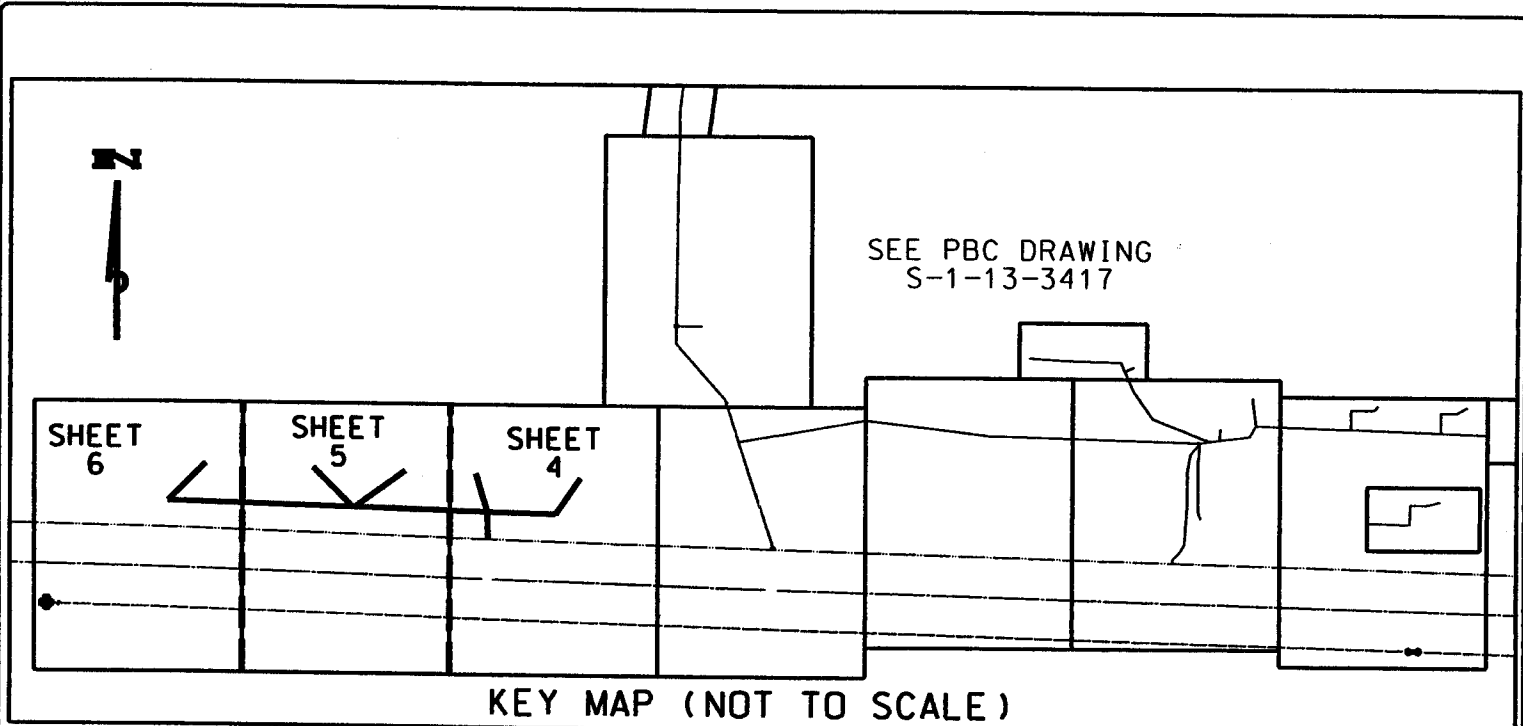
LEGEND

P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING	FPL = FLORIDA POWER & LIGHT
P.O.T. = POINT OF TERMINUS	NAD 83 = NORTH AMERICAN DATUM OF 1983
REF. PT. = REFERENCE POINT	P.L.S. = PROFESSIONAL LAND SURVEYOR
⊘ = CENTERLINE	

THIS IS NOT A SURVEY

EXHIBIT C

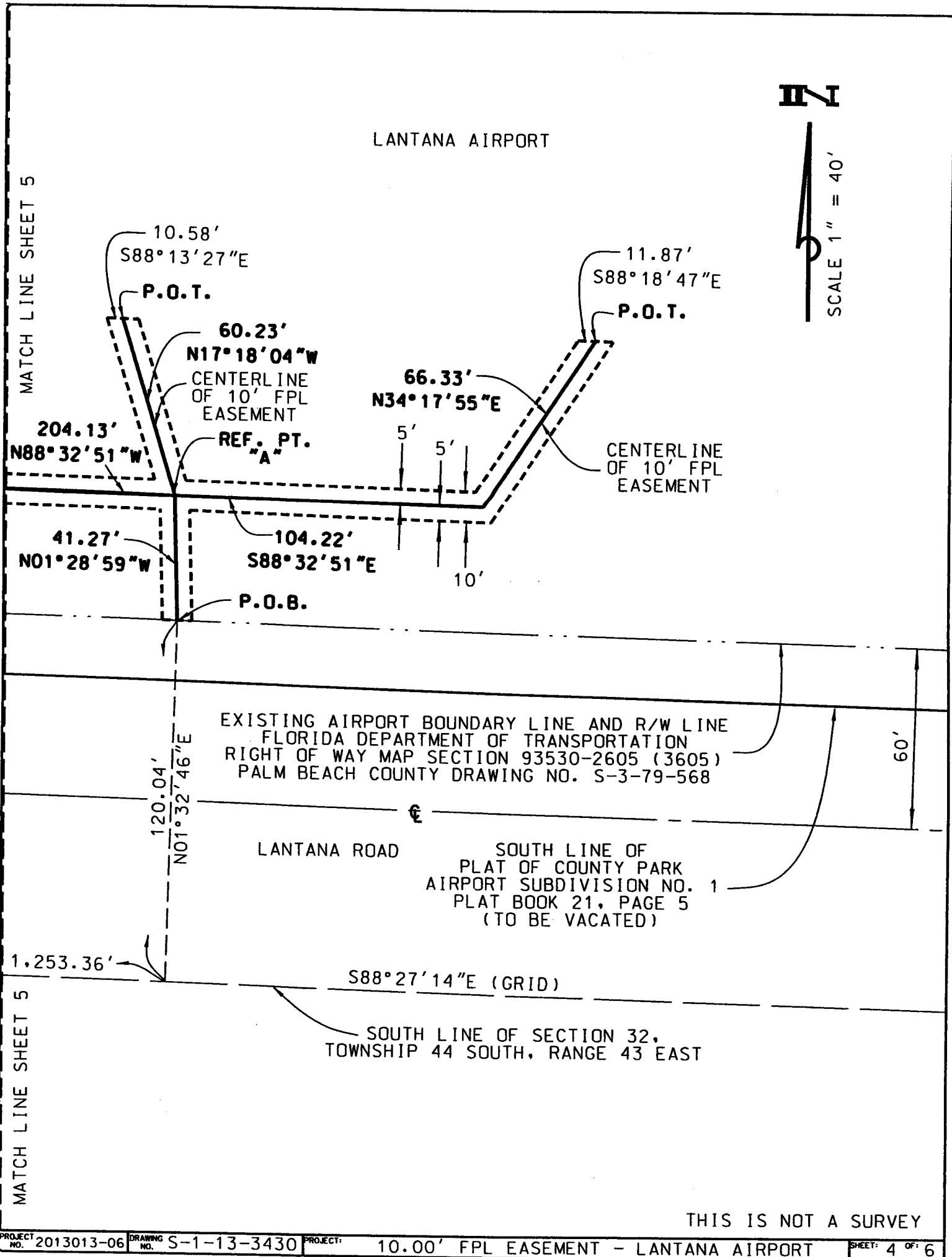
Page 5 of 8



THIS IS NOT A SURVEY

EXHIBIT C

Page 6 of 8



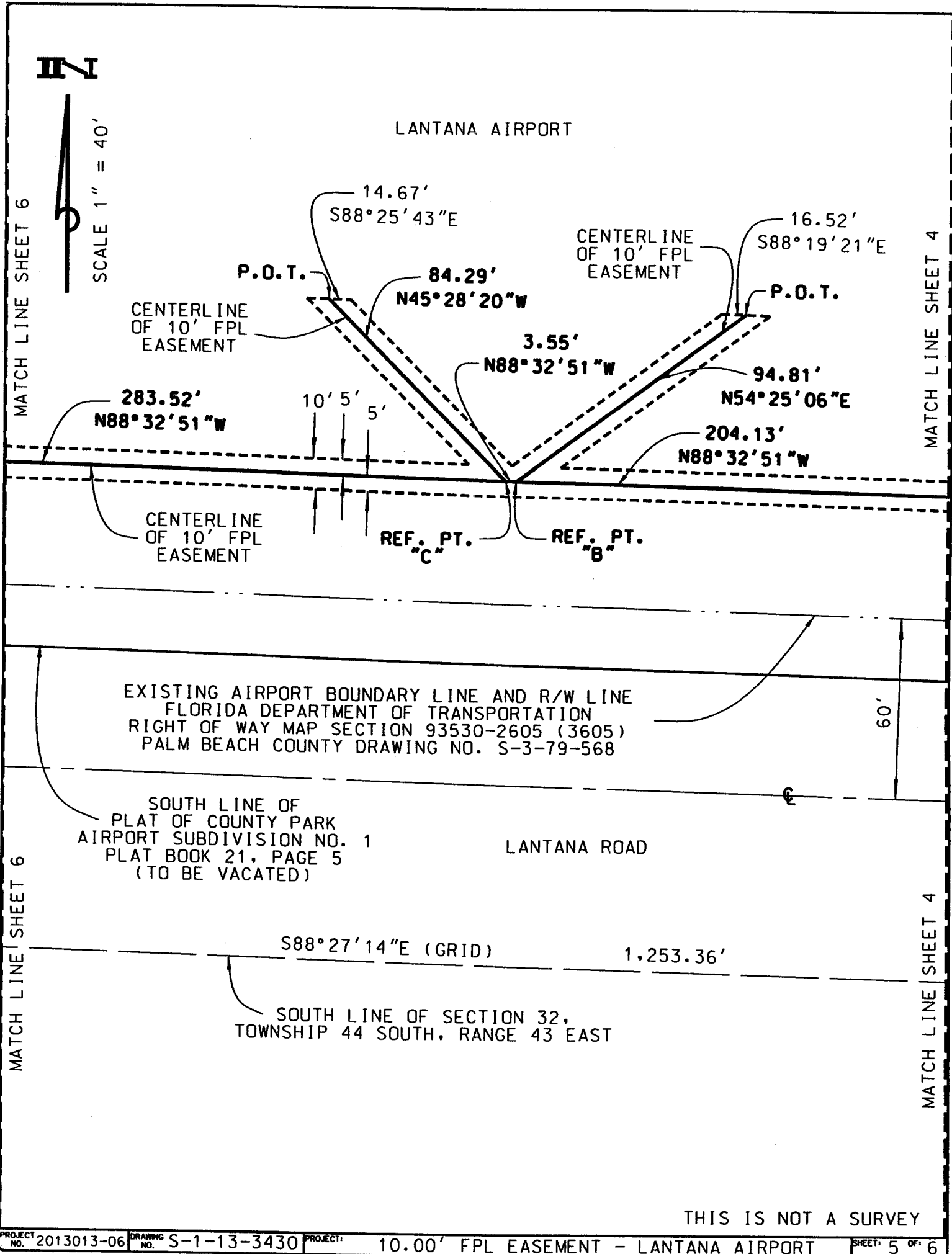


EXHIBIT C

Page 8 of 8

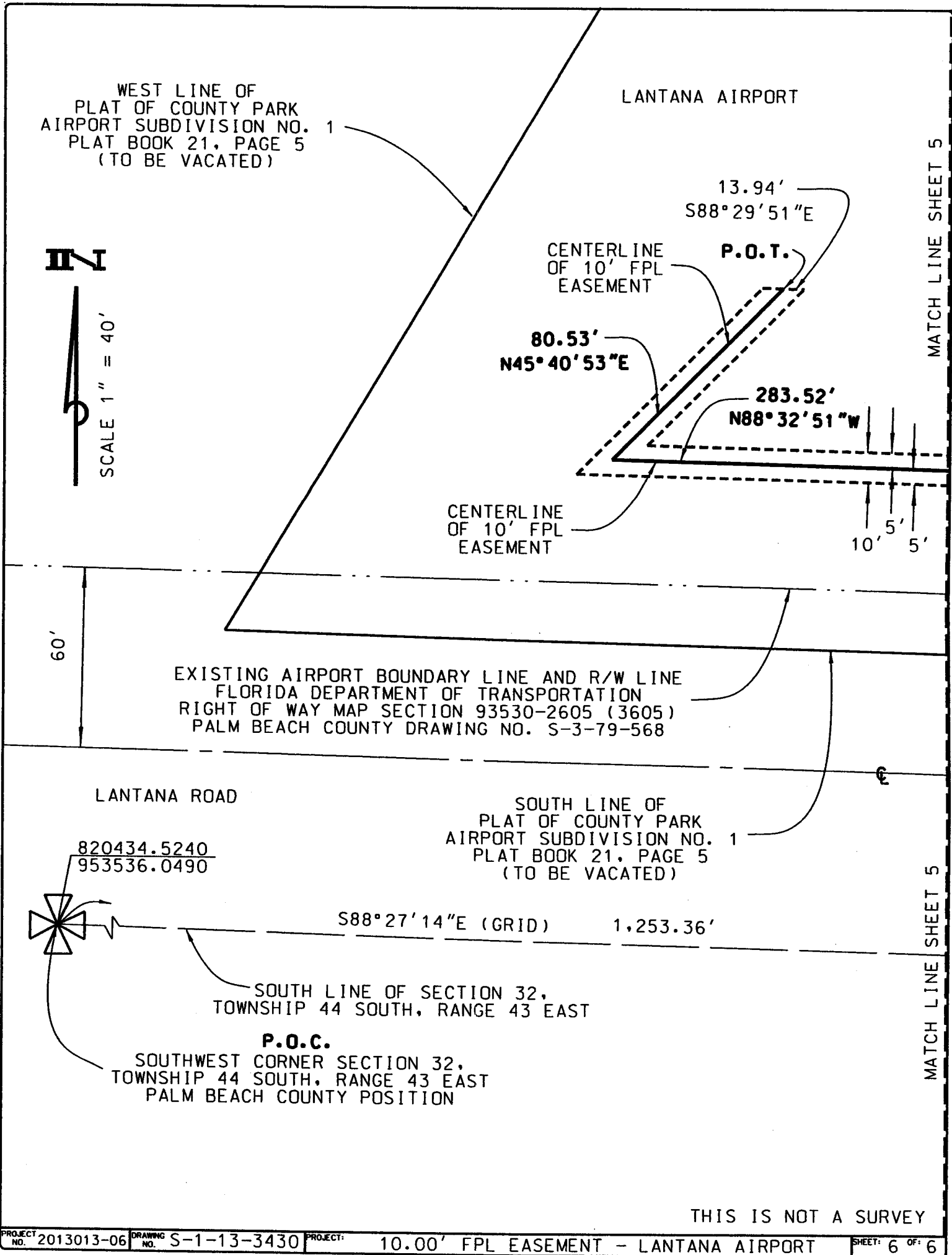


EXHIBIT D

Page 1 of 12

Prepared by & Return to:

Laura Beebe, Deputy Director
Palm Beach County Department of Airports
846 Palm Beach International Airport
West Palm Beach, Florida 33406

PCN: 00-43-44-29-00-002-0010 (portion)
& 00-43-44-32-07-000-0010 (portion)

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, between PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791 ("Grantor"), and FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420 ("Grantee").

WITNESSETH:

That the said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of underground electric utility facilities, including pad-mounted transformers, cables, conduits and appurtenant equipment (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement upon, over and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"
attached hereto and made a part hereof.**

Together with the right to permit any other person, firm or corporation to lay cable and conduit within the Easement Premises and to operate the same for Grantee's communication purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises, and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

THE CONDITION OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.

EXHIBIT D

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3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its power lines and equipment within the Easement Premises at all times during the term hereof. Grantee shall endeavor to provide Grantor's Department of Airports with prior notice of any maintenance or repair activities within the Easement Premises.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

5. Grantee acknowledges and agrees that Grantor may require the relocation of the Facilities installed within the Easement Premises to another location within Grantor's property. In the event that it becomes necessary for Grantee to relocate or alter the location of its Facilities at the request of Grantor, Grantor shall reimburse Grantee for all reasonable costs and expenses involved in such relocation or alteration and shall grant a new utility easement upon the same terms and conditions of this Easement. Grantee shall promptly terminate and release this Easement upon the grant of the new utility easement provided for herein.

6. By acceptance of this Easement, Grantee agrees for itself, its successors and assigns to restrict the height of its Facilities within the Easement Premises to a height so as to comply with 14 CFR Part 77, as now or hereafter amended. Grantee further agrees for itself, its successors and assigns to prevent any use of the Easement Premises which would interfere with the landing at or taking off from the Palm Beach County Park Airport; interfere with air navigation and/or communication facilities serving the Palm Beach County Park Airport; or otherwise would constitute an airport hazard. Grantee acknowledges that noise and vibration are inherent to the operation of the Palm Beach County Park Airport and hereby releases Grantor from any and all liability for the same.

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

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Steven L. Abrams, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
Assistant County Attorney

By: _____
Department Director

EXHIBIT D

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EXHIBIT "A" 10.00' & 4.00' FPL EASEMENT

TEN STRIPS OF LAND 10.00 FEET IN WIDTH AND ONE STRIP OF LAND 4.00 FEET IN WIDTH FOR FLORIDA POWER & LIGHT EASEMENT PURPOSES BEING A PORTION OF THE LANTANA AIRPORT PROPERTY AND THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION NO. 1 ACCORDING TO PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, THE SIDELINES OF SAID TEN STRIPS LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES AND THE SIDELINES OF SAID ONE STRIP LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH $88^{\circ}27'14''$ EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1,691.48 FEET; THENCE NORTH $01^{\circ}32'46''$ EAST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 120.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 93530-2605 AND PALM BEACH COUNTY DRAWING NO. S-3-79-568 AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH $01^{\circ}26'53''$ WEST, A DISTANCE OF 4.73 FEET; THENCE NORTH $18^{\circ}47'43''$ WEST, A DISTANCE OF 166.10 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "D"; THENCE NORTH $80^{\circ}28'58''$ EAST, A DISTANCE OF 198.51 FEET; THENCE SOUTH $83^{\circ}30'49''$ EAST, A DISTANCE OF 190.74 FEET; THENCE SOUTH $88^{\circ}34'02''$ EAST, A DISTANCE OF 325.57 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "E"; THENCE NORTH $83^{\circ}04'29''$ EAST, A DISTANCE OF 15.14 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "F"; THENCE CONTINUE NORTH $83^{\circ}04'29''$ EAST, A DISTANCE OF 14.69 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "G"; THENCE CONTINUE NORTH $83^{\circ}04'29''$ EAST, A DISTANCE OF 46.97 FEET; THENCE NORTH $30^{\circ}43'07''$ EAST, A DISTANCE OF 18.75 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "H"; THENCE SOUTH $88^{\circ}10'44''$ EAST, A DISTANCE OF 121.88 FEET TO THE EAST LINE OF THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION ACCORDING TO PLAT BOOK 21, PAGE 5 OF SAID PUBLIC RECORDS (TO BE VACATED); THENCE CONTINUE SOUTH $88^{\circ}10'44''$ EAST, A DISTANCE OF 25.16 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "J"; THENCE CONTINUE SOUTH $88^{\circ}10'44''$ EAST, A DISTANCE OF 137.03 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "K"; THENCE CONTINUE SOUTH $88^{\circ}10'44''$ EAST, A DISTANCE OF 137.40 FEET; THENCE NORTH $03^{\circ}19'37''$ EAST, A DISTANCE OF 29.87 FEET; THENCE SOUTH $89^{\circ}08'59''$ EAST, A DISTANCE OF 25.52 FEET; THENCE NORTH $74^{\circ}39'22''$ EAST, A DISTANCE OF 20.20 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "D"; THENCE NORTH $18^{\circ}47'43''$ WEST, A DISTANCE OF 65.57 FEET; THENCE NORTH $42^{\circ}32'10''$ WEST, A DISTANCE OF 112.51 FEET; THENCE NORTH $00^{\circ}28'13''$ EAST, A DISTANCE OF 26.93 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "I"; THENCE CONTINUE NORTH $00^{\circ}28'13''$ EAST, A DISTANCE OF 210.29 FEET TO THE NORTH LINE OF THE PLAT OF COUNTY PARK AIRPORT SUBDIVISION ACCORDING TO PLAT BOOK 21, PAGE 5 OF SAID PUBLIC RECORDS (TO BE VACATED); THENCE CONTINUE NORTH $00^{\circ}28'13''$ EAST, A DISTANCE OF 252.50 FEET; THENCE NORTH $27^{\circ}29'58''$ EAST, A DISTANCE OF 104.86 FEET; THENCE NORTH $18^{\circ}13'09''$ EAST, A DISTANCE OF 101.43 FEET; THENCE NORTH $00^{\circ}46'08''$ EAST, A DISTANCE OF 195.62 FEET; THENCE NORTH $14^{\circ}26'45''$ EAST, A DISTANCE OF 66.05 FEET; THENCE NORTH $09^{\circ}20'03''$ EAST, A DISTANCE OF 286.66 FEET; THENCE NORTH $89^{\circ}38'39''$ WEST, A DISTANCE OF 9.63 FEET TO THE POINT OF TERMINUS.

CONTINUED ON NEXT PAGE

THIS IS NOT A SURVEY


PROJECT: 10.00' & 4.00' FPL EASEMENT LANTANA AIRPORT	DESIGN FILE NAME S-1-13-3417.DGN	DRAWING NO. S-1-13-3417
	DATE DRAWN: 08/01/13	
SCALE: 1" = 40'	APPROVED: G.M. DRAWN: G.M. CHECKED: W.F.	NO. _____
FIELD BOOK NO. 1123AA	REVISION	BY DATE
		
PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411		

EXHIBIT D

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ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "E"; THENCE SOUTH 38°59'26" WEST, A DISTANCE OF 23.29 FEET; THENCE SOUTH 09°29'10" WEST, A DISTANCE OF 24.29 FEET; THENCE SOUTH 00°39'02" WEST, A DISTANCE OF 51.34 FEET; THENCE SOUTH 04°01'01" WEST, A DISTANCE OF 59.99 FEET; THENCE SOUTH 30°24'35" WEST, A DISTANCE OF 11.78 FEET; THENCE SOUTH 43°51'09" WEST, A DISTANCE OF 17.23 FEET; THENCE SOUTH 05°26'07" WEST, A DISTANCE OF 5.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 93530-2605 AND PALM BEACH COUNTY DRAWING NO. S-3-79-568 AND THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "E"; THENCE SOUTH 04°22'47" WEST, A DISTANCE OF 31.09 FEET; THENCE SOUTH 00°03'28" EAST, A DISTANCE OF 74.26 FEET; THENCE SOUTH 22°29'42" EAST, A DISTANCE OF 10.59 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "F"; THENCE NORTH 69°44'16" WEST, A DISTANCE OF 94.14 FEET; THENCE NORTH 35°51'43" WEST, A DISTANCE OF 49.49 FEET; THENCE NORTH 24°46'08" WEST, A DISTANCE OF 48.09 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS REFERENCE POINT "L" AND THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "G"; THENCE NORTH 06°01'53" EAST, A DISTANCE OF 16.98 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "H"; THENCE NORTH 07°08'19" WEST, A DISTANCE OF 41.27 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "I"; THENCE SOUTH 89°31'47" EAST, A DISTANCE OF 38.80 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "J"; THENCE NORTH 00°43'47" WEST, A DISTANCE OF 28.61 FEET; THENCE SOUTH 88°49'50" EAST, A DISTANCE OF 34.29 FEET; THENCE NORTH 47°03'34" EAST, A DISTANCE OF 10.11 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "K"; THENCE NORTH 00°46'23" EAST, A DISTANCE OF 29.70 FEET; THENCE SOUTH 88°31'51" EAST, A DISTANCE OF 22.75; THENCE NORTH 62°11'59" EAST, A DISTANCE OF 19.78 FEET TO THE POINT OF TERMINUS.

CONTINUED ON NEXT PAGE

THIS IS NOT A SURVEY

EXHIBIT D

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ALSO TOGETHER WITH A 4.00' WIDE FPL EASEMENT:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "L"; THENCE NORTH 88°32'38" WEST, A DISTANCE OF 71.51 FEET; THENCE NORTH 86°58'47" WEST, A DISTANCE OF 69.37 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENTS ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT THE SIDELINES OF SAID EASEMENTS, RIGHT-OF-WAY LINES, BOUNDARY LINES AND BEARINGS DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED SKETCH.

SURVEYOR'S NOTES

BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF SOUTH 88°27'14" EAST ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

EASEMENT LOCATION BASED ON THE UNDERGROUND UTILITY LOCATES DONE BY SUNSHINE 811 (IRTH ONE CALL) WITHIN THE PROJECT LIMITS TO A DEPTH OF 5.00 FEET ON 07/24/2013 (TICKET NO: 177302303). ALL OF THE UNDERGROUND LOCATION IDENTIFIED BY SUNSHINE WERE FIELD LOCATED, TIED IN AND USED TO GENERATE THESE EASEMENTS. THIS OFFICE CAN NOT CONFIRM IF ALL UNDERGROUND LOCATES BY OTHERS ARE CORRECT.

THIS IS NOT A SURVEY.

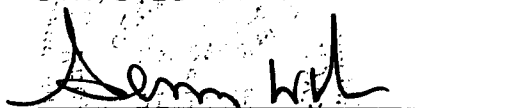
IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND.
PROJECT SCALE FACTOR = 1.000044391
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE #5304

8/21/13
DATE

THIS IS NOT A SURVEY

EXHIBIT D

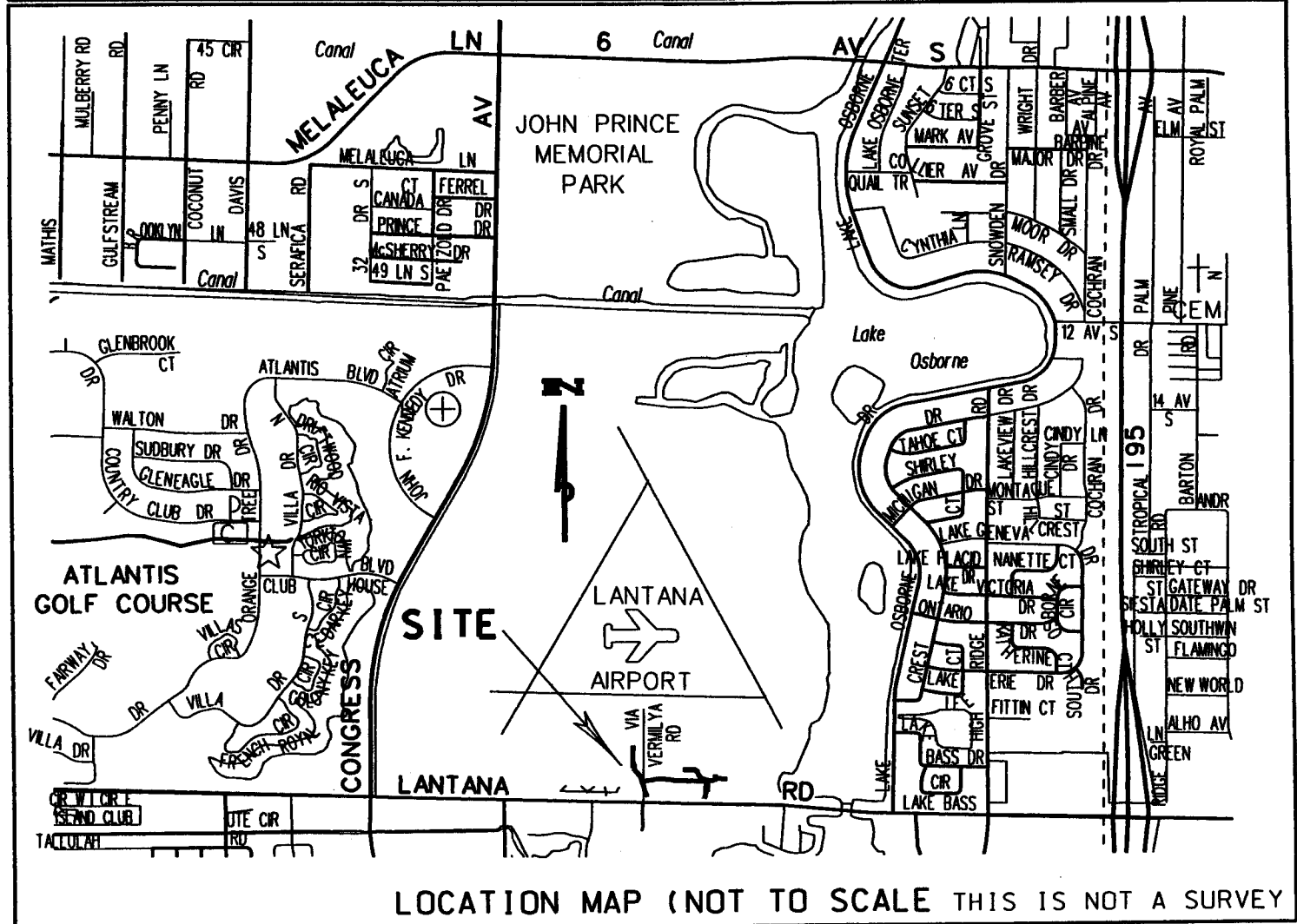
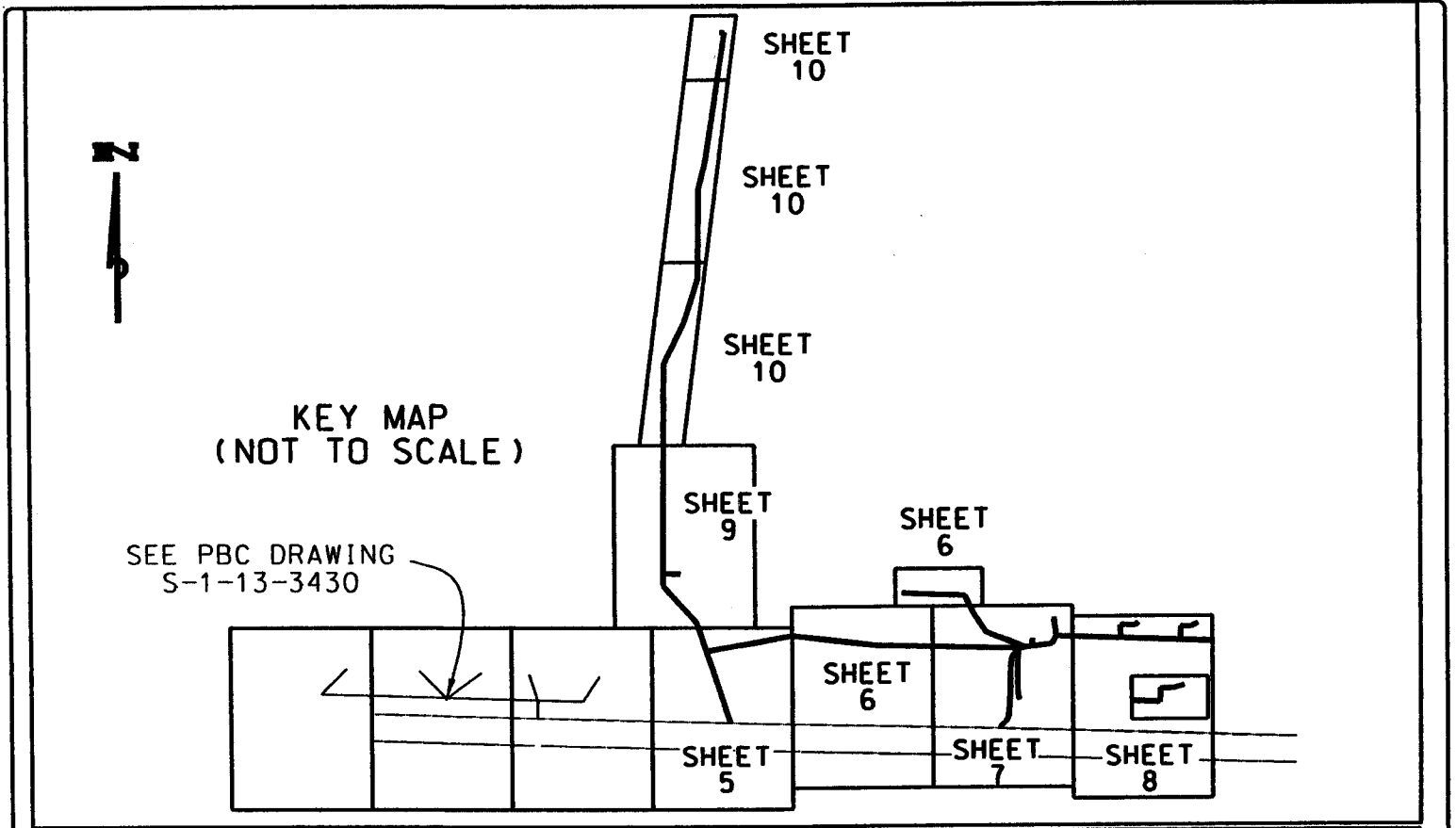
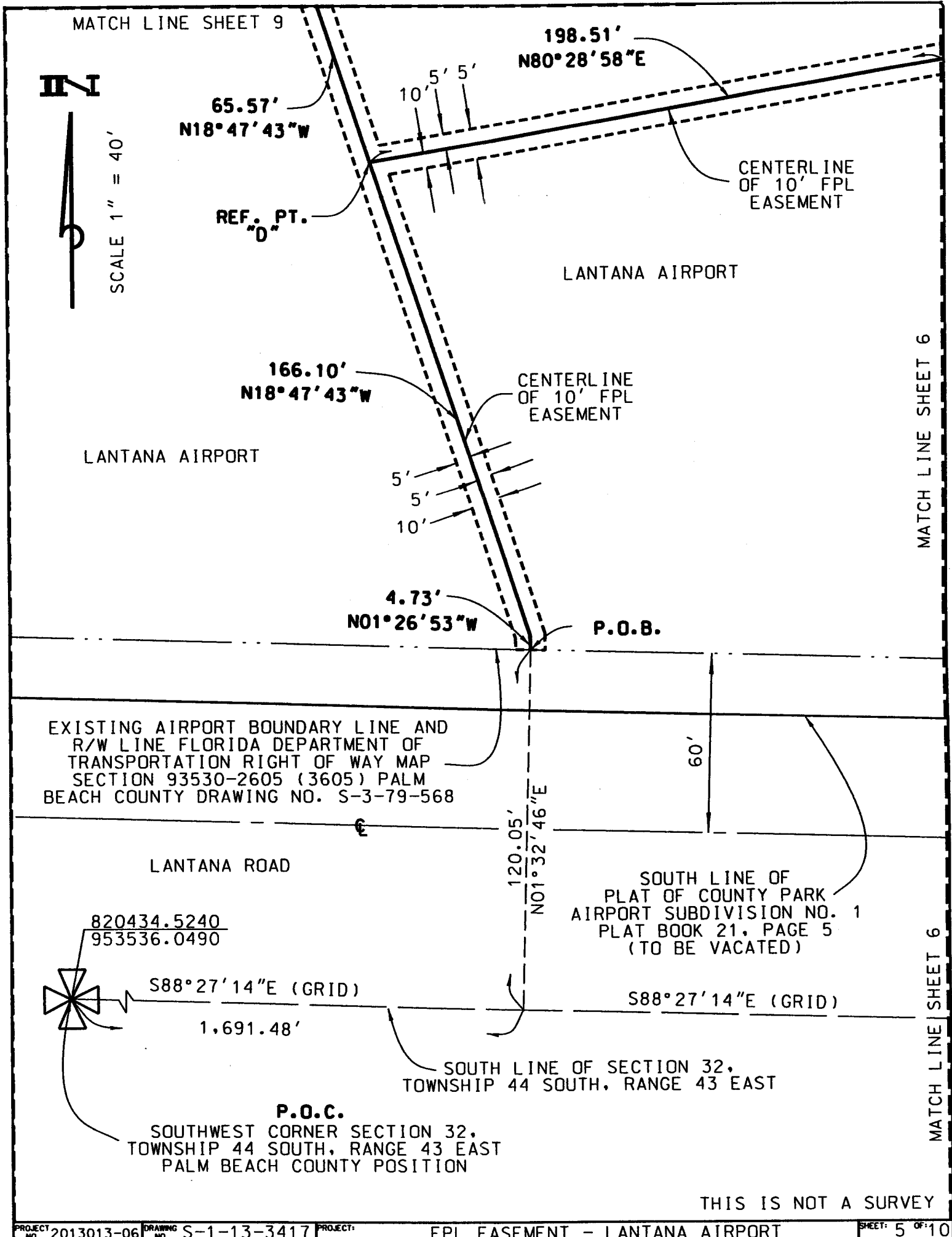


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THIS IS NOT A SURVEY

PROJECT NO. 2013013-06

DRAWING NO. S-1-13-3417

PROJECT:

FPL EASEMENT - LANTANA AIRPORT

SHEET: 5 OF 10

EXHIBIT D

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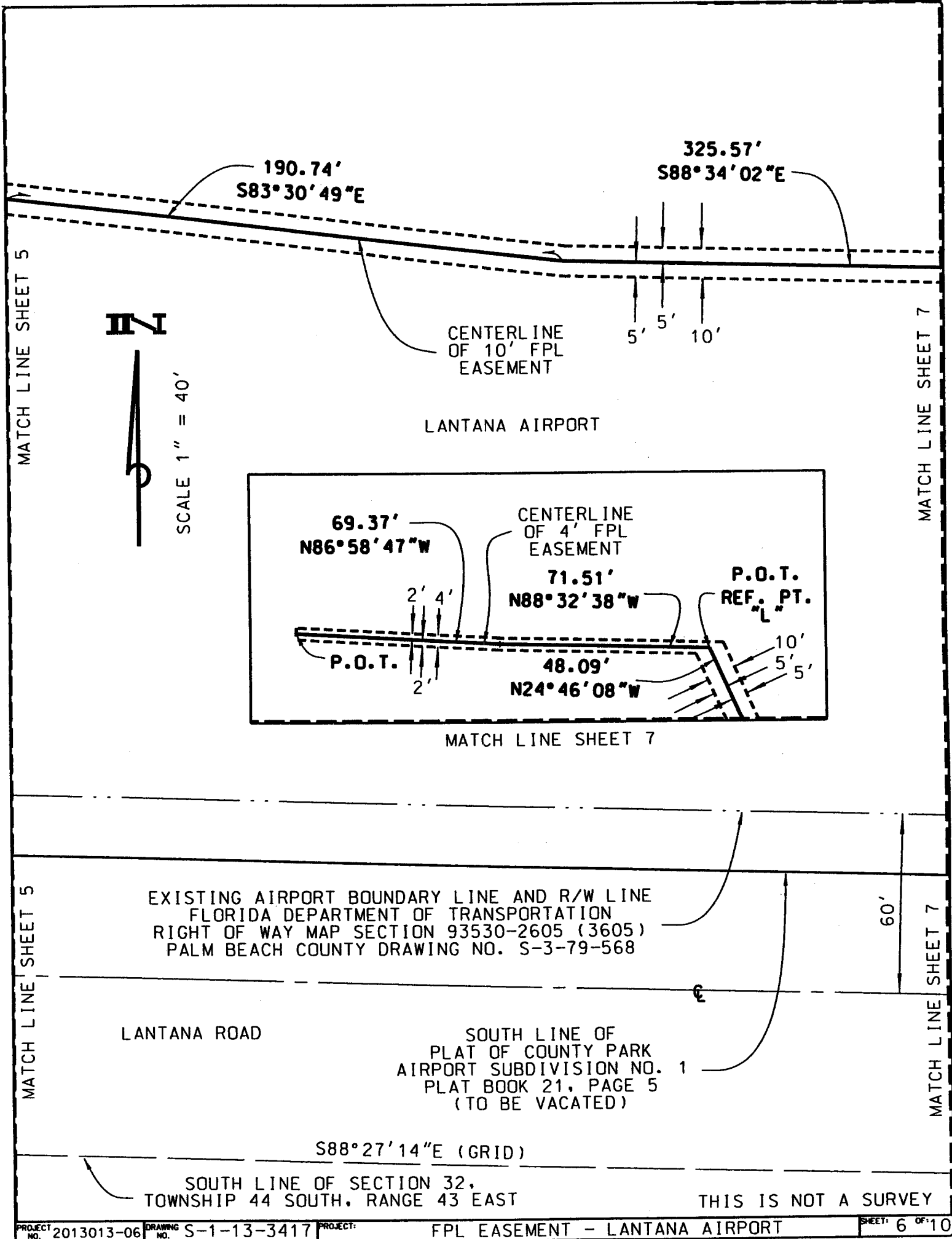


EXHIBIT D

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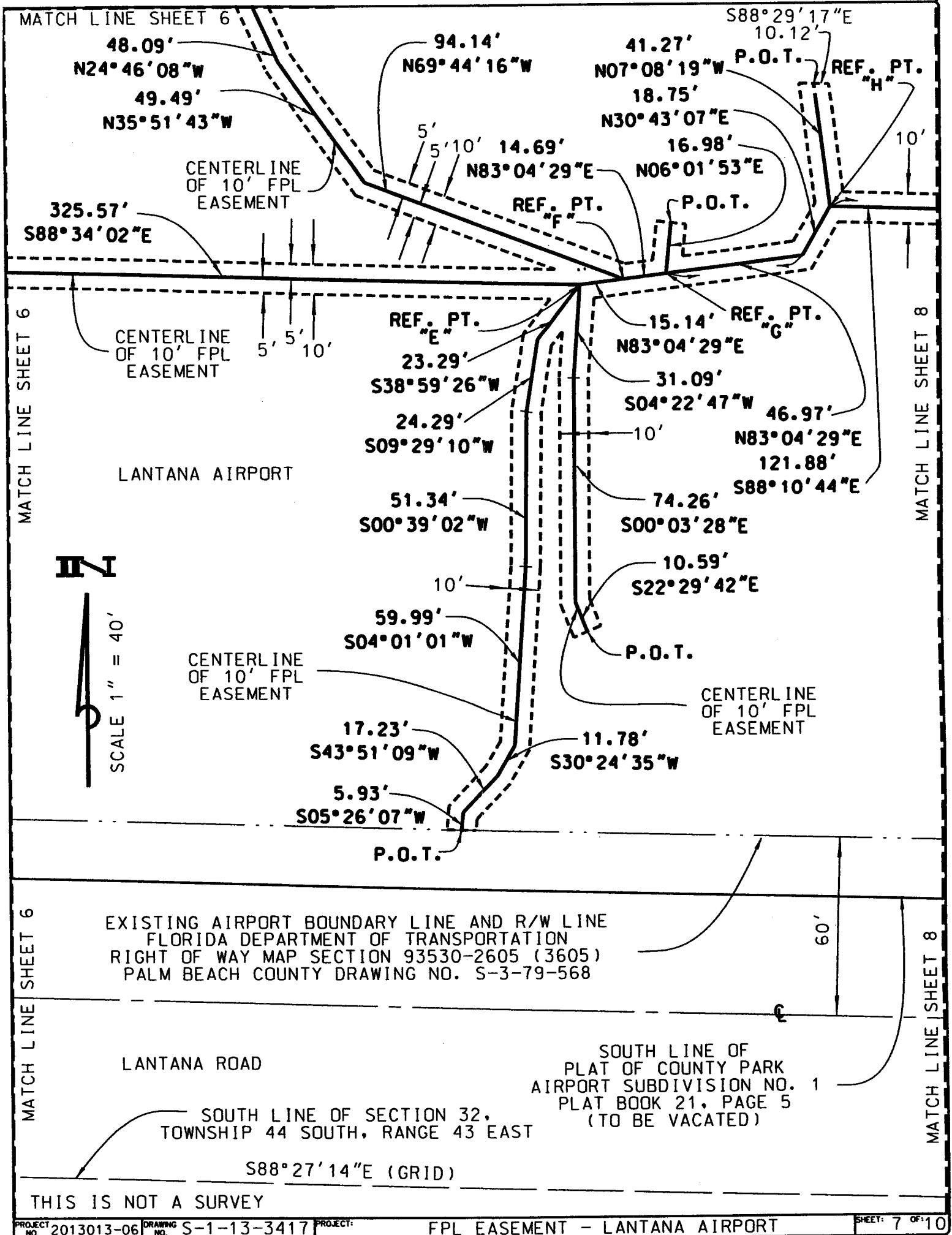
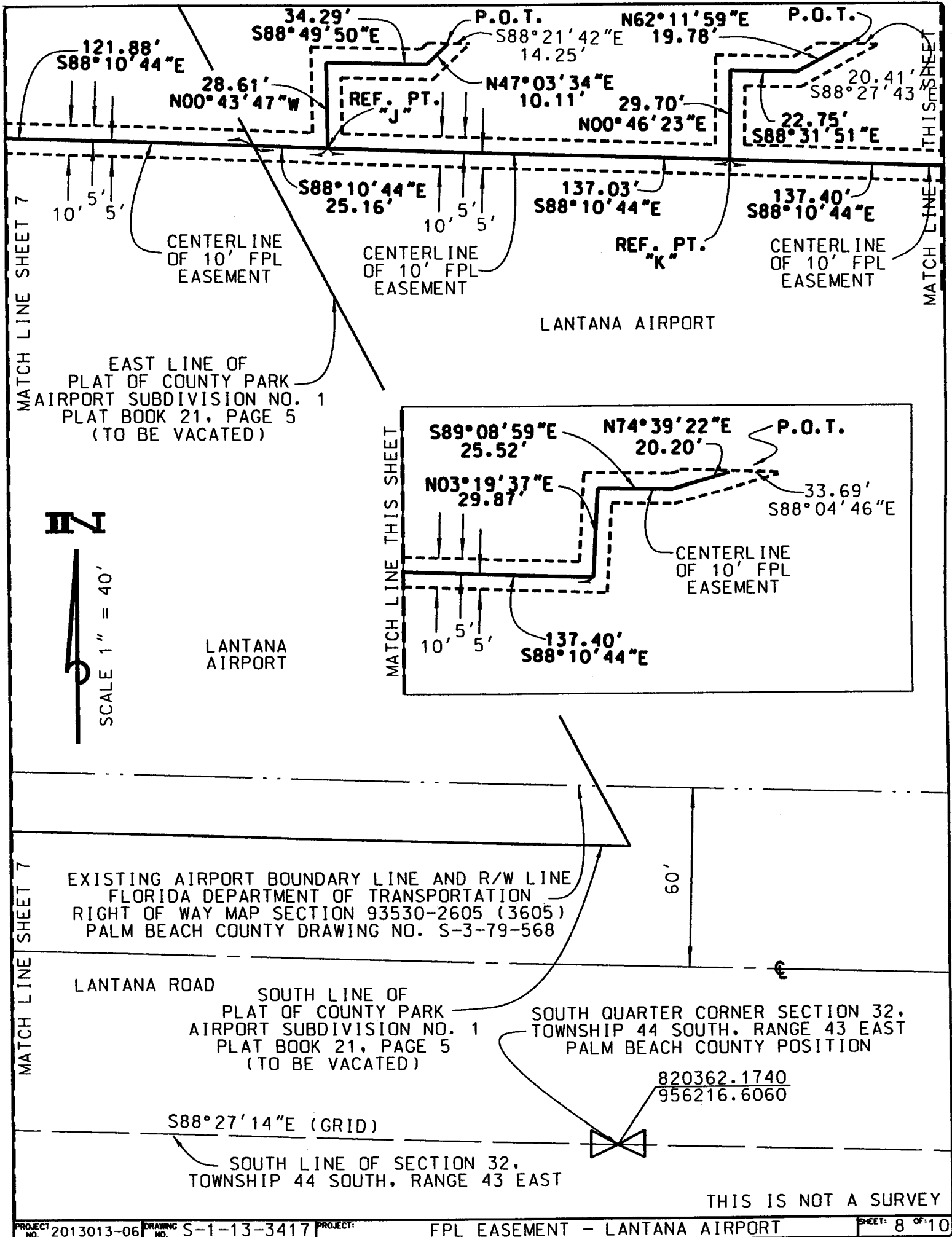


EXHIBIT D



MATCH LINE SHEET 7

MATCH LINE THIS SHEET

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MATCH LINE SHEET 7

THIS IS NOT A SURVEY

EXHIBIT D

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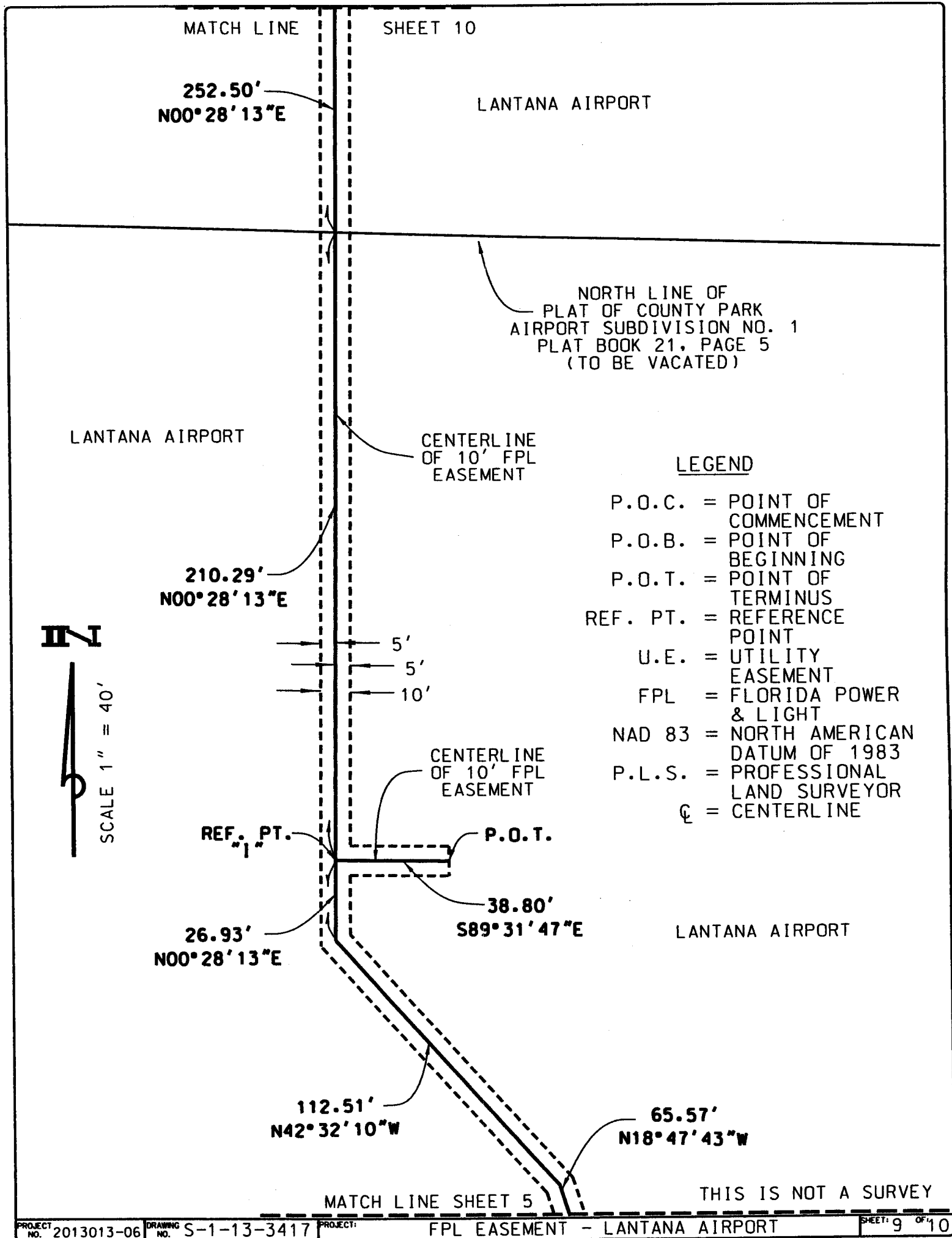


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