

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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Meeting Date: December 3, 2013 [X] Consent [ ] Regular
[ ] Workshop [ ] Public Hearing

Department:
Submitted By: Engineering and Public Works
Submitted For: Right-of-Way Acquisition Section
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**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to adopt:**

- A) A resolution to release portions of the alignment of Seminole Pratt Whitney Road located within Sections 1 and 12, Township 42 South, Range 40 East and Sections 6 and 7, Township 42 South, Range 41 East, and the 100' drainage and borrow right-of-way located within section 1, 12 and the north half of Section 13, Township 42 South, Range 40 East as recorded in Road Book 4, Pages 117-127;
B) A resolution to release a portion of the approved conceptual alignment "C" of Seminole Pratt Whitney Road located within Sections 6 and 7, Township 42 South, Range 41 east, as approved by Palm Beach County (County) on January 17, 1995; and
C) A resolution to release Parcel 100 and Parcel 101 as road right-of-way adopted by Resolution R2005-0726 by the County on April 19, 2005.

**SUMMARY:** On October 22, 2013, the County approved the agreement R2013-1514 for the sale of a portion of the County's Mecca Property (Property) to the South Florida Water Management District. The agreement requires the following County actions to remove certain encumbrances from the Property prior to closing the sale: 1) adopt a resolution to release portions of the road, drainage and borrow right-of-way alignment reservations for Seminole Pratt Whitney Road located within the Property and portions of the Corbett Wildlife area as recorded in Road Book 4, Pages 117-127; 2) adopt a resolution to release a portion of the conceptual Alignment "C" approved on January 17, 1995, from the Property; and 3) adopt a resolution to release all of Parcel 100 and
(Continued on Page 3)

District 1 (MRE)

**Background and Justification:** In 1970, the County adopted a right-of-way map, establishing reservations for the 120' wide right-of-way alignment and 100' borrow right-of-way for Seminole Pratt Whitney Road from the north line of Township 43 South to State Road 710 (Bee Line Highway), as recorded in Road Book 4, Pages 117-127, public records of Palm Beach County, Florida. On January 17, 1995, the County also
(Continued on Page 3)

**Attachments:**

- 1. Location Map
2. Resolution - Reservation Release of a Portion of Seminole Pratt Whitney Road, 100' Drainage and Borrow ROW with Exhibit "A"
3. Resolution - Release of Conceptual Alignment "C" of Seminole Pratt Whitney Road with Exhibit "A"
4. Resolution - Release of Parcel 100 and Parcel 101 as Right of Way with Exhibit "A"

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Recommended by: Ornelis A. Fernandez 11/5/13
Division Director Date
Approved by: Ray T. Webb 11/7/13
County Engineer Date



**SUMMARY: (Continued from Page 1)**

Parcel 101 that were previously designated as right-of-way, as recorded in Official Record Book 18526, Page 164. The approval of the resolutions referenced above will satisfy those requirements. The closing for the sale of the Property is scheduled to occur on or before December 16, 2013.

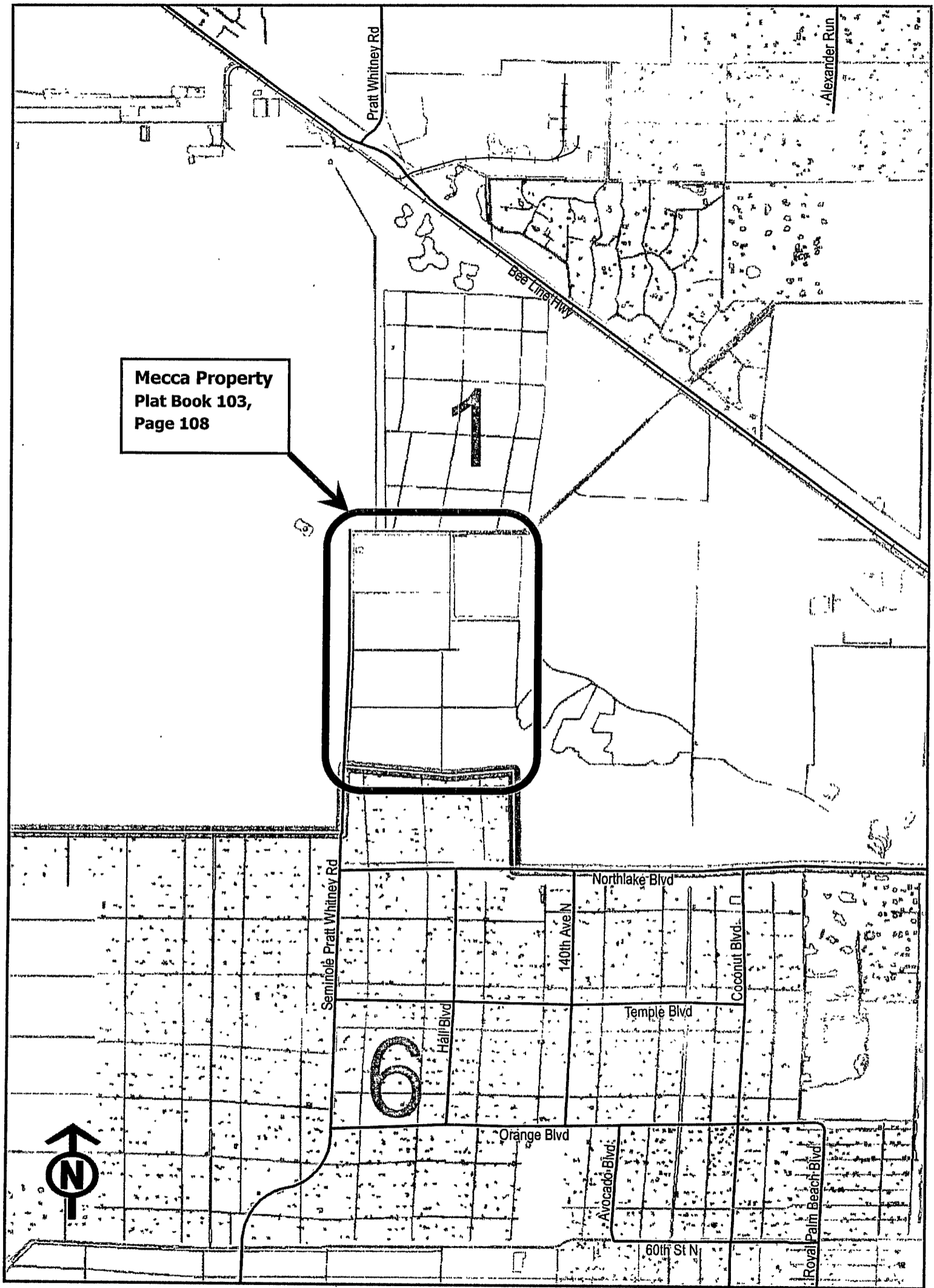
**Background and Justification: (Continued from Page 1)**

approved the conceptual alignment "C" for Seminole Pratt Whitney Road from Northlake Boulevard to Bee Line Highway. On December 22, 2004, the County acquired the Property (Plat Book 103, Page 108), as recorded in Official Record Book 17922, Page 820, subject to the above reservations. On April 19, 2005, the County adopted Resolution R2005-0726, which designated certain parcels of land, referenced as Parcel 100 and Parcel 101, as road rights-of-way to be used for Seminole Pratt Whitney Road and Biotech Parkway (also known as PGA Boulevard Extension). The designation of these parcels and the above reservations are considered encumbrances on the Property.

On October 22, 2013, the County agreed to sell the Property to the South Florida Water Management District (SFWMD), by adopting Resolution R2013-1515 authorizing the sale of the Property and approving a sale and purchase agreement with SFWMD. As part of the proposed sale, SFWMD has requested the removal of said encumbrances. SFWMD's Loxahatchee River Water Restoration Project (LRWRP) intends to use the Property to create a flow-way to connect the L-8 basin to the C-18 Canal (Flow-way 2) and water storage areas along the path of Flow-way 2 to collect and store water from the Corbett Wildlife Management Area and the L-8 basin to meet LRWRP's restoration flow goals. Staff has reviewed the request and recommends approval.

**Project Location**  
**Mecca Property**  
**Plat Book 103, Page 108**  
Palm Beach County

Attachment No. 1



**Location Sketch**

**RESOLUTION NO. R-2013-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TO RELEASE RESERVATIONS OVER A PORTION OF THE ESTABLISHED 120 FOOT WIDE RIGHT-OF-WAY ALIGNMENT OF SEMINOLE PRATT WHITNEY ROAD AND THE 100 FOOT WIDE DRAINAGE AND BORROW RIGHT-OF-WAY WITHIN SECTION 1, SECTION 12, AND THE NORTH ONE HALF OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST AND SECTION 6 AND A PORTION OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST, RECORDED IN ROAD BOOK 4, PAGES 117-127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

**WHEREAS**, in 1970, Palm Beach County adopted a Right-of-Way Map, establishing a 120 foot wide right-of-way alignment reservation of Seminole Pratt Whitney Road and a 100 foot wide drainage and borrow right-of-way from the north line of Township 43 South to State Road 710, as recorded in Road Book 4, Pages 117-127, Public Records of Palm Beach County, Florida; and

**WHEREAS**, Palm Beach County desires to convey to the South Florida Water Management District, a portion of the County's Mecca property, also known by plat as the Palm Beach County Biotechnology Research Park, as recorded in Plat Book 103, Page 108 of the public records of Palm Beach County, Florida, (hereinafter, Mecca Property) and assign certain easement rights located within Section 1, Section 12, and the North One Half of Section 13, Township 42 South, Range 40 East, as recorded in ORB 19023, Page 1733, Public Records of Palm Beach County, Florida, wherein the established 120 foot wide right-of-way alignment reservation of Seminole Pratt Whitney Road and the 100 foot wide drainage and borrow right-of-way are located; and

**WHEREAS**, the established alignment reservations creates an encumbrance over the property to be conveyed and the easement areas to be assigned to the South Florida Water Management District and requires the adoption of this Resolution to release said encumbrances; and

**WHEREAS**, the adoption of this Resolution shall not extinguish or release any agreements, easements, or other documents of record, nor release any obligations therein, that may be otherwise an active and valid encumbrance within Section 1, Section 12, and

the North One Half of Section 13, Township 42 South, Range 40 East and Section 6 and a portion of Section 7, Township 42 South, Range 41 East; and

WHEREAS, the adoption of this Resolution is in the best interest of Palm Beach County.

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

**Section 1. Recitals**

The foregoing recitals are true and correct and incorporated herein by reference.

**Section 2. Authorization to Release Reservation of Established Alignment of Seminole Pratt Whitney Road**

The reservations over portions of the established 120 foot wide right-of-way alignment of Seminole Pratt Whitney Road and the 100 foot wide drainage and borrow right-of-way within Section 1, Section 12, and the North One Half of Section 13, Township 42 South, Range 40 East, and Section 6 and a portion of Section 7, Township 42 South, Range 41 East, recorded in Road Book 4, Pages 117-127, Public Records of Palm Beach County, Florida, being more particularly legally described in Exhibit "A" attached hereto and made a part hereof, are hereby released as a reservation of established alignment.

**Section 3. Conflict with Federal or State Law or County Charter**

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

**Section 4. Effective Date**

The provisions of this Resolution shall be effective immediately upon adoption hereof.

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  
Commissioner Priscilla A. Taylor  
Commissioner Hal R. Valeche  
Commissioner Paulette Burdick  
Commissioner Shelley Vana  
Commissioner Mary Lou Berger  
Commissioner Jess R. Santamaria

The Chair thereupon declared the Resolution duly passed and adopted this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PALM BEACH COUNTY, a political  
subdivision of the State of Florida  
BOARD OF COUNTY COMMISSIONERS

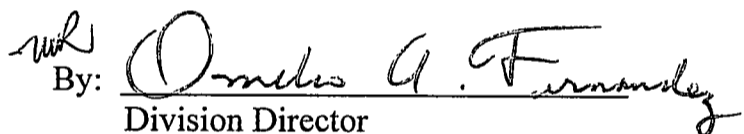
SHARON R. BOCK  
CLERK & COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

APPROVED AS TO TERMS  
AND CONDITIONS

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

By:   
Division Director

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**60' ROAD R/W RESERVATION:**

(LYING IN SECTIONS 1 & 12, TOWNSHIP 42 SOUTH, RANGE 40 EAST)

A 60 FOOT WIDE STRIP OF LAND RESERVED FOR ROAD RIGHT-OF-WAY PURPOSES BEING A PORTION OF THE RIGHT-OF-WAY MAP FOR SEMINOLE-PRATT & WHITNEY ROAD FROM THE NORTH LINE OF TOWNSHIP 43 SOUTH TO STATE ROAD 710, PALM BEACH COUNTY, FLORIDA, AS SAID RIGHT-OF-WAY MAP IS RECORDED IN ROAD BOOK 4, PAGES 117 THROUGH 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SAID 60 FOOT WIDE ROAD RIGHT-OF-WAY RESERVATION, BEING RELEASED, BEING A PORTION OF SAID SECTIONS 1 AND 12 AND BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY OF SAID SEMINOLE-PRATT & WHITNEY ROAD AS SHOWN ON SAID RIGHT-OF-WAY MAP ; BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 260 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST AS SAID PARALLEL LINE IS PROLONGED WEST INTO SAID SECTION 12; BOUNDED ON THE WEST BY THE WEST RIGHT-OF-WAY LINE OF SAID SEMINOLE-PRATT & WHITNEY ROAD AS SHOWN ON SAID RIGHT-OF-WAY MAP, SAID WEST RIGHT-OF-WAY LINE LYING 60 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY AND IN THE CASE OF CURVES LYING 60 FEET WESTERLY OF AND CONCENTRIC WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY, SAID WEST RIGHT-OF-WAY LINE ALSO BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE DRAINAGE & BORROW RIGHT-OF-WAY AREA TO BE FURTHER DESCRIBED HEREIN; BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 1.

**TOGETHER WITH:**

**60' ROAD R/W RESERVATION**

(LYING IN SECTIONS 6 & 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST)

A 60 FOOT WIDE STRIP OF LAND RESERVED FOR ROAD RIGHT-OF-WAY PURPOSES BEING A PORTION OF SAID RIGHT-OF-WAY MAP FOR SEMINOLE-PRATT & WHITNEY ROAD. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SAID 60 FOOT ROAD RIGHT-OF-WAY RESERVATION, BEING RELEASED, BEING A PORTION OF SAID SECTIONS 6 AND 7 AND BOUNDED AS FOLLOWS:

BOUNDED ON THE WEST BY THE CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY OF SAID SEMINOLE-PRATT & WHITNEY ROAD; BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 260 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST; BOUNDED ON THE EAST BY THE EAST RIGHT-OF-WAY LINE OF SAID SEMINOLE-PRATT & WHITNEY ROAD, SAID EAST RIGHT-OF-WAY LINE LYING 60 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY AND IN THE


PROJECT NO.  
2013009-09

SHEET 1  
OF 7

PROJECT:  
**SEMINOLE-PRATT AND WHITNEY ROAD PER ROAD BOOK 4, PAGE 117 RELEASE OF RESERVATION**

DESIGN FILE NAME: S-1-13-3440.DGN  
DRAWING NO.: S-1-13-3440

DATE 09/23/13	CHECKED G.W.M.	DRAWN E.A.O.	APPROVED W.L.F.	SCALE 1"=600'	NO.	REVISION	BY	DATE
FIELD BOOK NO.								


**PALM BEACH COUNTY**  
**ENGINEERING AND PUBLIC WORKS**  
**ENGINEERING SERVICES**  
 2300 NORTH JOG ROAD  
 WEST PALM BEACH, FL 33411



CASE OF CURVES LYING 60 FEET EASTERLY OF AND CONCENTRIC WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY. BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 6.

**ALSO TOGETHER WITH:**

**100' DRAINAGE & BORROW R/W RESERVATION**

(LYING IN SECTIONS 1, 12 & THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST)

A 100 FOOT WIDE STRIP OF LAND RESERVED FOR DRAINAGE & BORROW RIGHT-OF-WAY PURPOSES BEING A PORTION OF SAID RIGHT-OF-WAY MAP FOR SEMINOLE-PRATT & WHITNEY ROAD. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE 100 FOOT WIDE DRAINAGE & BORROW RIGHT-OF-WAY RESERVATION, BEING RELEASED, BEING A PORTION OF SAID SECTIONS 1, 12 AND THE NORTH 1/2 OF SECTION 13 AND BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF SAID SEMINOLE-PRATT & WHITNEY ROAD AS SHOWN ON SAID RIGHT-OF-WAY MAP, SAID WEST RIGHT-OF-WAY LINE LYING 60 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY AND IN THE CASE OF CURVES LYING 60 FEET WESTERLY OF AND CONCENTRIC WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 13; BOUNDED ON THE WEST BY THE WEST RIGHT-OF-WAY LINE OF SAID DRAINAGE & BORROW RIGHT-OF-WAY AS SHOWN ON SAID RIGHT-OF-WAY MAP, SAID WEST RIGHT-OF-WAY LINE OF THE DRAINAGE & BORROW RIGHT-OF-WAY LYING 160 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY AND IN THE CASE OF CURVES LYING 160 FEET WESTERLY OF AND CONCENTRIC WITH SAID CENTERLINE OF RIGHT-OF-WAY AND BASELINE OF SURVEY; BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 1.

CONTAINING IN TOTAL 2,638,047 SQUARE FEET OR 60.561 ACRES, MORE OR LESS.

**LEGEND**

6/42/41 = SECTION 6, TOWNSHIP  
42 SOUTH, RANGE 41 EAST

NPBCWCD = NORTHERN PALM BEACH COUNTY  
WATER CONTROL DISTRICT

SFWMD = SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT

ITWCD = INDIAN TRAILS WATER  
CONTROL DISTRICT

(RL) = RADIAL LINE

PBCO = PALM BEACH COUNTY

RPB = ROAD PLAT BOOK

R = RADIUS

$\Delta$  = DELTA ANGLE OF CURVE

A = ARC LENGTH

R/W = RIGHT-OF-WAY

ORB = OFFICIAL RECORD BOOK

PB = PLAT BOOK

P = PAGE

**SURVEYOR'S NOTES**

- 1) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SYSTEM OF SEMINOLE-PRATT & WHITNEY ROAD RIGHT-OF-WAY MAP AS RECORDED IN ROAD BOOK 4, PAGES 117-127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SPECIFICALLY THE BEARING FOR THE WEST LINE OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 42 EAST WHICH HAS AN ASSUMED BEARING OF NORTH 03°07'29" EAST AS TAKEN FROM SAID RIGHT-OF-WAY MAP. NO ROTATION OR BEARING EQUATION IS GIVEN DUE TO DIFFERENCES BETWEEN THE RIGHT-OF-WAY MAP AND CURRENT SECTIONAL PUBLISHED DATA.

SURVEYOR'S NOTES (CONTINUED)

- 3) THE BEARINGS AND DISTANCES SHOWN HEREON ARE A GRAPHIC DEPICTION OF THE MATH FROM THE REFERENCED RIGHT-OF-WAY MAP. FOR CLARITY PURPOSES THE CALCULATED RIGHT-OF-WAY HAS NOT BEEN TRANSFORMED AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM AS THE INTENT OF THIS EXHIBIT IS TO DEPICT THE HISTORICAL INTENT OF THE RIGHT-OF-WAY MAP OF 1970 VINTAGE. NONE OF THE ROAD OR DRAINAGE & BORROW RIGHT-OF-WAY WAS EVER CONVEYED TO PALM BEACH COUNTY IN THE AREA OF THE DESCRIBED PROPERTY. IT IS THE PURPOSE OF EXHIBIT "A" TO DESCRIBE THAT PORTION OF THE AREA ENCUMBERED BY SAID ROAD BOOK 4, PAGES 117 THROUGH 127 THAT IS INTENDED FOR RELEASE OF RIGHTS, IF ANY, CREATED BY SAID RIGHT-OF-WAY MAP.
- 4) ALL SECTION CORNERS SHOWN ARE HOLDING PALM BEACH COUNTY PUBLISHED POSITIONS.  
NOTE: THE STATE PLANE COORDINATES AS SHOWN HEREON ARE PROVIDED FOR MAPPING PURPOSES ONLY AND ARE NOT REPRESENTATIVE OF THE BEARINGS AND DISTANCES SHOWN ON THE MAP SHEETS HEREON AS EXPLAINED IN NOTE 3 ABOVE.  
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 = 1.0000039  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 5) ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
- 6) THIS IS NOT A BOUNDARY SURVEY.
- 7) 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.
- 8) THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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

SURVEYOR'S CERTIFICATION

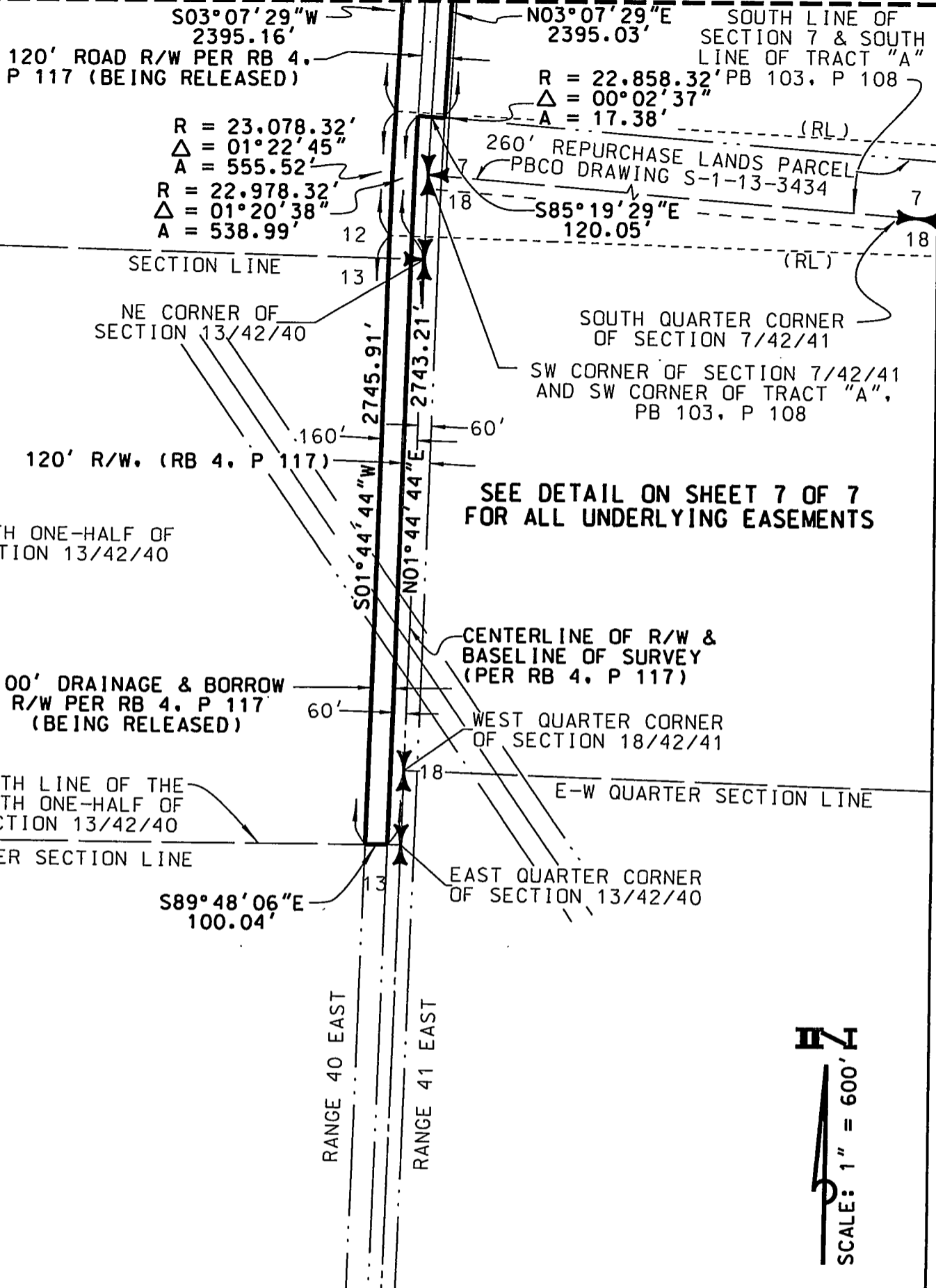
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
\_\_\_\_\_  
WAYNE LARRY FISH  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3238

9/26/2013  
DATE



MATCH LINE (SEE SHEET 5 OF 7)



MATCH LINE (SEE SHEET 6 OF 7)

S00°01'15"W 2089.34'  
120' R/W. (RB 4, P 117)  
(BEING RELEASED)

N00°01'15"E 2088.22'

(RL)

R = 22,758.32'  
Δ = 01°33'07"  
A = 616.44'

R = 22,978.32'  
Δ = 01°33'10"  
A = 622.73'

NW CORNER OF  
SECTION 7/42/41

(RL)

R = 22,758.32'  
Δ = 01°33'07"  
A = 616.44'

R = 22,978.32'  
Δ = 01°33'04"  
A = 622.07'

SECTION LINE

SECTION LINE

(RL)

NE CORNER OF  
SECTION 12/42/40

CENTERLINE OF R/W &  
BASELINE OF SURVEY  
(PER RB 4, P 117)

120' R/W. (RB 4, P 117)  
60' (BEING RELEASED)

60' INGRESS/EGRESS EASE  
(ORB 2621, P 420 &  
ORB 3729, P 1981)

80' LYING WITHIN ITWCD  
(ORB1845, P 68 &  
EXCLUDED FROM NPBCWCD  
(ORB 1847, P 723)

80' INGRESS/EGRESS  
EASE RESERVATION  
(ORB 939, P 67)

WEST LINE OF SECTION 7 &  
WEST LINE OF TRACT "A"  
PB 103, P 108

SECTION 12/42/40

SECTION 7/42/41

WEST QUARTER CORNER OF  
SECTION 7/42/41

RANGE 40 EAST

2050.08'

2050.21'

E-W QUARTER SECTION LINE

100' DRAINAGE & BORROW  
R/W PER RB 4, P 117  
(BEING RELEASED)

TRACT "A"  
PBCO BIOTECHNOLOGY  
RESEARCH PARK  
PB 103, P 108 - 110

CENTERLINE OF R/W &  
BASELINE OF SURVEY  
(PER RB 4, P 117)

SCALE: 1" = 600'

S03°07'29"W 2395.16'

N03°07'29"E 2395.03'

RANGE 41 EAST

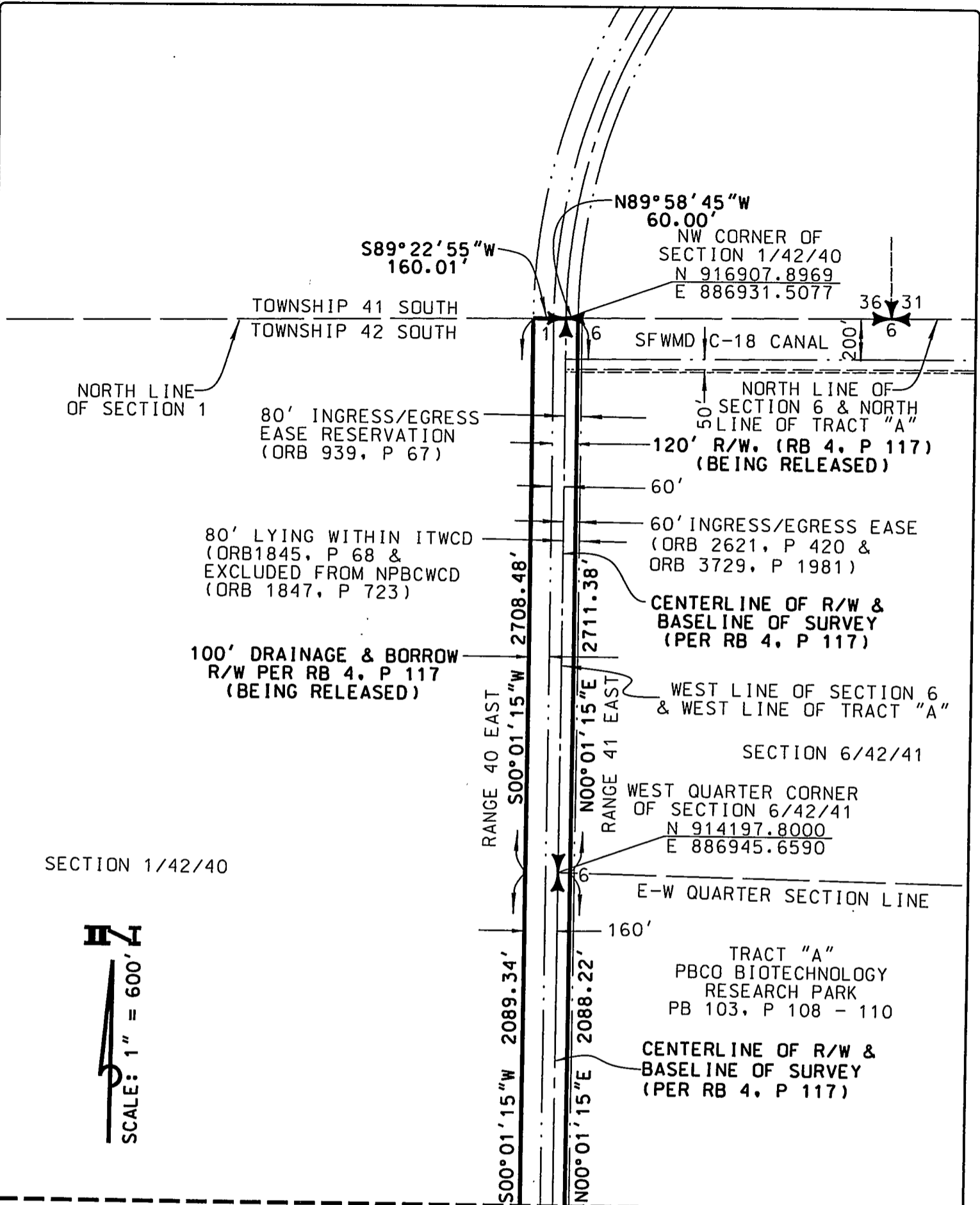
MATCH LINE (SEE SHEET 4 OF 7)

PROJECT NO. 2013009-09

DRAWING NO. S-1-12-3440

PROJECT: SEMINOLE-PRATT & WHITNEY RD. RELEASE OF RESERVATION

SHEET: 5 OF 7



S89°22'55"W  
160.01'

N89°58'45"W  
60.00'

NW CORNER OF  
SECTION 1/42/40  
N 916907.8969  
E 886931.5077

TOWNSHIP 41 SOUTH  
TOWNSHIP 42 SOUTH

SFWMD C-18 CANAL

36' 31'  
6'

NORTH LINE  
OF SECTION 1

80' INGRESS/EGRESS  
EASE RESERVATION  
(ORB 939, P 67)

NORTH LINE OF  
SECTION 6 & NORTH  
LINE OF TRACT "A"  
120' R/W. (RB 4, P 117)  
(BEING RELEASED)

80' LYING WITHIN ITWCD  
(ORB1845, P 68 &  
EXCLUDED FROM NPBCWCD  
(ORB 1847, P 723)

60' INGRESS/EGRESS EASE  
(ORB 2621, P 420 &  
ORB 3729, P 1981)

100' DRAINAGE & BORROW  
R/W PER RB 4, P 117  
(BEING RELEASED)

CENTERLINE OF R/W &  
BASELINE OF SURVEY  
(PER RB 4, P 117)

RANGE 40 EAST

2708.48'

500°01'15"W

2711.38'

N00°01'15"E

RANGE 41 EAST

WEST LINE OF SECTION 6  
& WEST LINE OF TRACT "A"

SECTION 6/42/41

WEST QUARTER CORNER  
OF SECTION 6/42/41  
N 914197.8000  
E 886945.6590

SECTION 1/42/40

E-W QUARTER SECTION LINE

SCALE: 1" = 600'

2089.34'

2088.22'

N00°01'15"E

160'

TRACT "A"  
PBCO BIOTECHNOLOGY  
RESEARCH PARK  
PB 103, P 108 - 110

CENTERLINE OF R/W &  
BASELINE OF SURVEY  
(PER RB 4, P 117)

MATCH LINE (SEE SHEET 5 OF 7)

# DETAIL FOR CLARIFICATION OF MULTIPLE UNDERLYING EASEMENTS

S03°07'29"W  
2395.16'

120' ROAD R/W PER RB 4,  
P 117 (BEING RELEASED)

180' ROAD R/W FOR  
SEMINOLE PRATT WHITNEY  
ROAD (ORB 18526,  
P 164) (TO BE RELEASED)

N03°07'29"E  
2395.03'

CENTERLINE OF R/W &  
BASELINE OF SURVEY  
(PER RB 4, P 117)

27' CANAL MAINTENANCE R/W  
EASEMENT AREA "B"  
(ORB 19023, P 1733)

SOUTH LINE OF  
SECTION 7 & SOUTH  
LINE OF TRACT "A"

R = 22,858.32'  
Δ = 00°02'37"  
A = 17.38'

R = 23,078.32'  
Δ = 01°22'45"  
A = 555.52'

260' REPURCHASE LANDS PARCEL  
PBCO DRAWING S-1-13-3434

S85°19'29"E  
120.05'  
R = 22,978.32'  
Δ = 01°20'38"  
A = 538.99'

60' INGRESS/  
EGRESS EASE  
(ORB 2621, P 420)

NORTH LINE OF  
SECTION 13/42/40

73' ROAD R/W  
EASEMENT AREA "A"  
(ORB 19023, P 1733)

185' FPL  
RIGHT-OF-WAY  
(ORB 765, P 63)

60' INGRESS/EGRESS EASE  
(ORB 2621, P 420 &  
ORB 3729, P 1981)

= FPL SUBSTATION  
EASEMENT AREA "C"  
(ORB 19023, P 1733)

150' CANAL R/W  
EASEMENT AREA "E"  
(ORB 19023, P 1733)

60' ROAD R/W  
EASEMENT AREA "A"  
(ORB 19023, P 1733)

NORTH ONE-HALF OF  
SECTION 13/42/40

100' DRAINAGE & BORROW  
R/W PER RB 4, P 117  
(BEING RELEASED)

40' CANAL MAINTENANCE R/W  
EASEMENT AREA "B"  
(ORB 19023, P 1733)

120' R/W (RB 4, P 117)

SOUTH LINE OF THE  
NORTH ONE-HALF OF  
SECTION 13/42/40

185' FPL RIGHT-OF-WAY  
(ORB 765, P 63)

S89°48'06"E  
100.04'



**RESOLUTION NO. R-2013-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TO RELEASE A PORTION OF THE APPROVED CONCEPTUAL ALIGNMENT "C" OF SEMINOLE PRATT WHITNEY ROAD WITHIN SECTION 6 AND SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON JANUARY 17, 1995.**

**WHEREAS**, on January 17, 1995, the Board of County Commissioners of Palm Beach County, Florida approved the conceptual Alignment "C" of Seminole Pratt Whitney Road from Northlake Boulevard to Beeline Highway; and

**WHEREAS**, Palm Beach County desires to convey to the South Florida Water Management District a portion of the County's Mecca property, also known by plat as the Palm Beach County Biotechnology Research Park, as recorded in Plat Book 103, Page 108 of the public records of Palm Beach County, Florida, (hereinafter the "Mecca Property") wherein the approved conceptual Alignment "C" of Seminole Pratt Whitney Road is located; and

**WHEREAS**, the established alignment creates an encumbrance over the property to be conveyed to the South Florida Water Management District and requires the adoption of this Resolution to release said encumbrance; and

**WHEREAS**, the adoption of this Resolution shall not extinguish or release any agreements, easements, or other documents of record, nor release any obligations therein, that may be otherwise an active and valid encumbrance within the Mecca Property; and

**WHEREAS**, the adoption of this Resolution is in the best interest of Palm Beach County.

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

**Section 1. Recitals**

The foregoing recitals are true and correct and incorporated herein by reference.

**Section 2. Authorization to Release Conceptual Alignment "C" of Seminole Pratt Whitney Road**

The portion of the approved conceptual Alignment "C" of Seminole Pratt Whitney Road within the Mecca Property, as shown on Exhibit "A" attached hereto and made a part hereof, is hereby released as a conceptual alignment.

**Section 3. Conflict with Federal or State Law or County Charter**

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

**Section 4. Effective Date**

The provisions of this Resolution shall be effective immediately upon adoption hereof.

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  
Commissioner Priscilla A. Taylor  
Commissioner Hal R. Valeche  
Commissioner Paulette Burdick  
Commissioner Shelley Vana  
Commissioner Mary Lou Berger  
Commissioner Jess R. Santamaria

The Chair thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PALM BEACH COUNTY, a political  
subdivision of the State of Florida  
BOARD OF COUNTY COMMISSIONERS

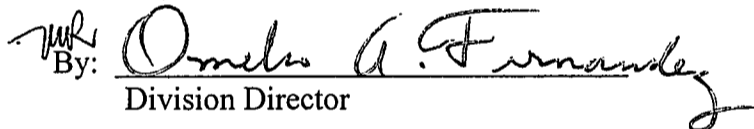
SHARON R. BOCK  
CLERK & COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

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

APPROVED AS TO TERMS  
AND CONDITIONS

By:   
Division Director



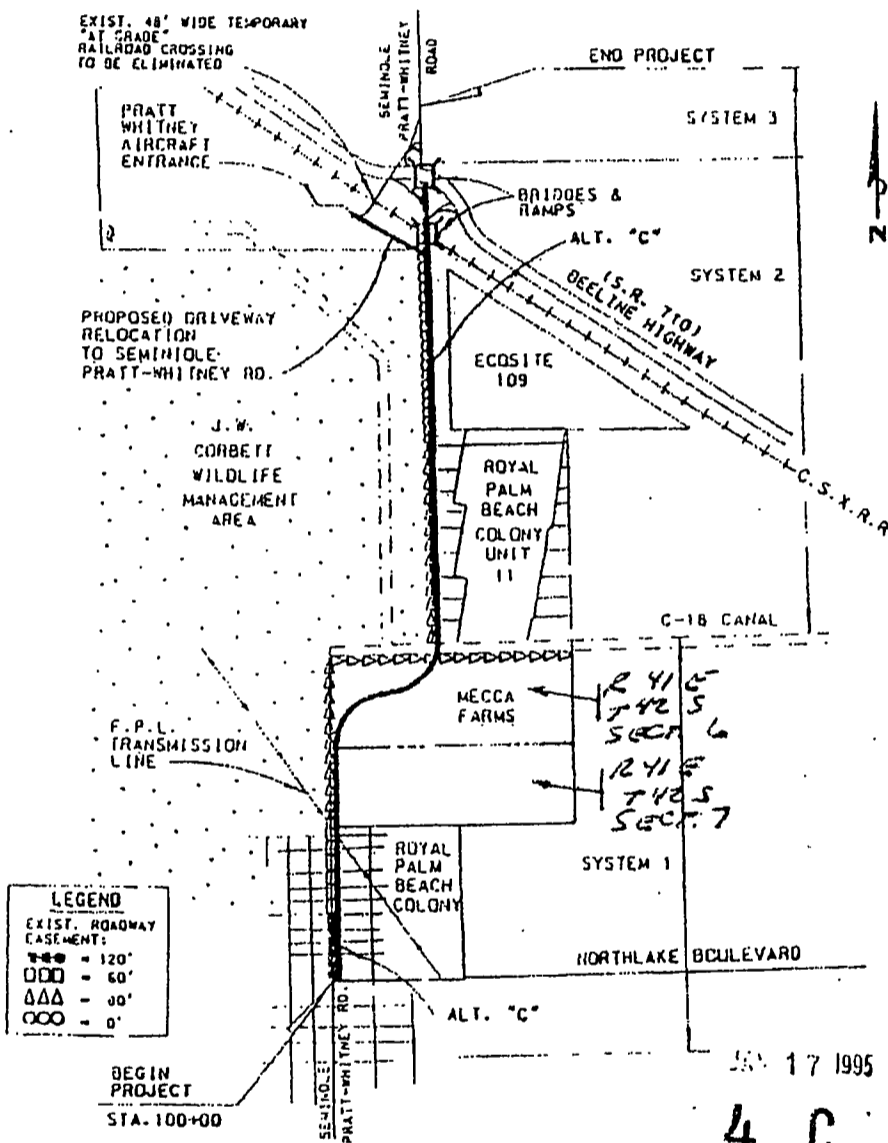
ALTERNATE C utilizes the existing roadway easements and assumes acquisition to the east. This alignment does not impact the FP&L Transmission Line Towers and does not require acquisition from J.W. Corbett Wildlife Management Area. The Right of Way Acquisition in this southern segment is limited to individually owned lots.

ALTERNATE C continues north across Mecca Farms in an alignment that minimizes the Mecca Farms remaining parcel between "Corbett" and the proposed roadway. This remaining parcel could be acquired for Drainage Retention allowing the reduction of required Right of Way width.

North of Mecca Farms, Alignment C connects to the existing 80' Roadway Easement and follows an alignment identical to Alternate B across Unit 11.

North of Unit 11, Alignment C provides a straight alignment across wetlands, minimizing impacts on Environmentally Sensitive Uplands, and Ecosite 109. This section avoids the "Corbett", provides an alignment at the Western Boundary of Ecosite 109 and sets a desirable "straight" alignment to approach Beeline Highway.

The north end of project includes a grade separated railroad crossing, bridges over CSX Railroad and Beeline Highway, ramps to connect the two roadways, a relocated Pratt Whitney Aircraft Entrance and elimination of the existing "at Grade Crossing" per CSX Railroad requirements.



PROJECT LOCATION MAP (ALT. "C")

PROPOSED ALIGNMENT OF SEMINOLE PRATT-WHITNEY ROAD  
NORTHLAKE BOULEVARD TO BEELINE HIGHWAY  
SHEET 4 OF 4

**RESOLUTION NO. R-2013-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TO RELEASE THE DESIGNATION OF PARCEL 100 AND PARCEL 101 AS ROAD RIGHTS-OF-WAY ADOPTED BY RESOLUTION R2005-0726 BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 19, 2005.**

**WHEREAS**, on April 19, 2005, the Board of County Commissioners adopted Resolution R2005-0726, as recorded in Official Record Book 18526, Page 164, of the public records of Palm Beach County, Florida, designating certain parcels of land (Parcel 100 and Parcel 101) as road rights-of-way within the County's Mecca property, also known by plat as the Palm Beach County Biotechnology Research Park as recorded in Plat Book 103, Page 108 of the public records of Palm Beach County, Florida (hereinafter the "Mecca Property"); and

**WHEREAS**, Parcel 100 was designated to be used for Seminole Pratt Whitney Road from 100 Lane North to the north boundary of the Mecca Property and Parcel 101 was designated to be used as road right-of-way for Biotech Parkway (also known as PGA Boulevard Extension); and

**WHEREAS**, Parcel 100 and Parcel 101 are legally described in Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, it has been determined that the two parcels are no longer needed for the purpose of road rights-of-way; and

**WHEREAS**, Palm Beach County desires to convey to the South Florida Water Management District, a portion of the Mecca Property, wherein the designated Parcel 100 and Parcel 101 are located; and

**WHEREAS**, Parcel 100 and Parcel 101 create an encumbrance over a portion of the Mecca Property to be conveyed to the South Florida Water Management District and require the adoption of this Resolution to release the right-of-way designation of Parcel 100 and Parcel 101 thereby releasing said encumbrance; and

**WHEREAS**, the adoption of this Resolution shall not extinguish or release any agreements, easements, or other documents of record, nor release any obligations therein, that may be otherwise an active and valid encumbrance on the Mecca Property; and

**WHEREAS**, the adoption of this Resolution is in the best interest of Palm Beach County.

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

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Release Designated Road Rights-of-Way

Parcel 100 and Parcel 101 as described in Exhibit "A" are hereby released as designated road rights-of-way.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

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
- Commissioner Priscilla A. Taylor
- Commissioner Hal R. Valeche
- Commissioner Paulette Burdick
- Commissioner Shelley Vana
- Commissioner Mary Lou Berger
- Commissioner Jess R. Santamaria

The Chair thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PALM BEACH COUNTY, a political subdivision of the State of Florida  
BOARD OF COUNTY COMMISSIONERS

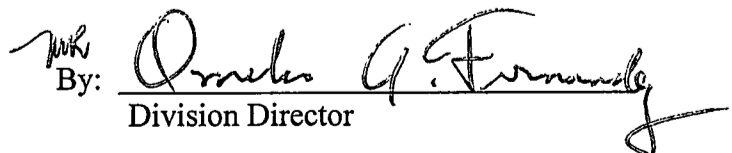
SHARON R. BOCK  
CLERK & COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

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

By:   
Division Director

# Exhibit "A"

Page 1 of 6

(As previously recorded in ORB 18526 page 164)

SHEET 1 OF 3

DESCRIPTION - PARCEL 100

A PARCEL OF LAND LYING WITHIN SECTIONS 6 AND 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 02°47'38" EAST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 588.05 FEET; THENCE NORTH 15°47'13" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 142.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,733.69 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°46'59", A DISTANCE OF 538.09 FEET; THENCE NORTH 33°34'12" EAST, A DISTANCE OF 887.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2,080.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°02'47", A DISTANCE OF 1,381.19 FEET; THENCE NORTH 04°28'35" WEST, A DISTANCE OF 2,040.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 7,570.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°26'22", A DISTANCE OF 2,832.61 FEET; THENCE NORTH 16°57'47" EAST, A DISTANCE OF 1,204.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4,972.95 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'20", A DISTANCE OF 1,528.05 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6, TOWNSHIP 42 SOUTH, RANGE 41 EAST; THENCE NORTH 89° 56'58" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 180.01 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIAL BEARING OF SOUTH 89°22'41" WEST AND A RADIUS OF 5,152.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°35'05", A DISTANCE OF 1,581.50 FEET; THENCE SOUTH 16°57'47" WEST, A DISTANCE OF 1,204.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 7,390.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°26'22", A DISTANCE OF 2,765.26 FEET; THENCE SOUTH 04° 28'35" EAST, A DISTANCE OF 2,040.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2,260.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°42'36", A DISTANCE OF 856.33 FEET; THENCE SOUTH 26°14'45" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 19°46'08" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 65°47'00" WEST, A DISTANCE OF 57.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2260.00 FEET AND A RADIAL BEARING OF NORTH 67°41'45" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°15'57", A DISTANCE OF 444.37 FEET; THENCE SOUTH 33°34'12" WEST, A DISTANCE OF 887.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2110.00 FEET THROUGH A CENTRAL ANGLE OF 32°08'57", A DISTANCE OF 1,183.94 FEET; THENCE SOUTH 01°25'15" WEST, A DISTANCE OF 4.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST; THENCE NORTH 85°39'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 90.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,966,214.84 SQUARE FEET (45.14 ACRES) MORE OR LESS.

**SEMINOLE PRATT WHITNEY ROAD**

SEE SHEET 2 & 3 OF 3 FOR SKETCH **SKETCH AND DESCRIPTION**

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DRAWN	CHECKED

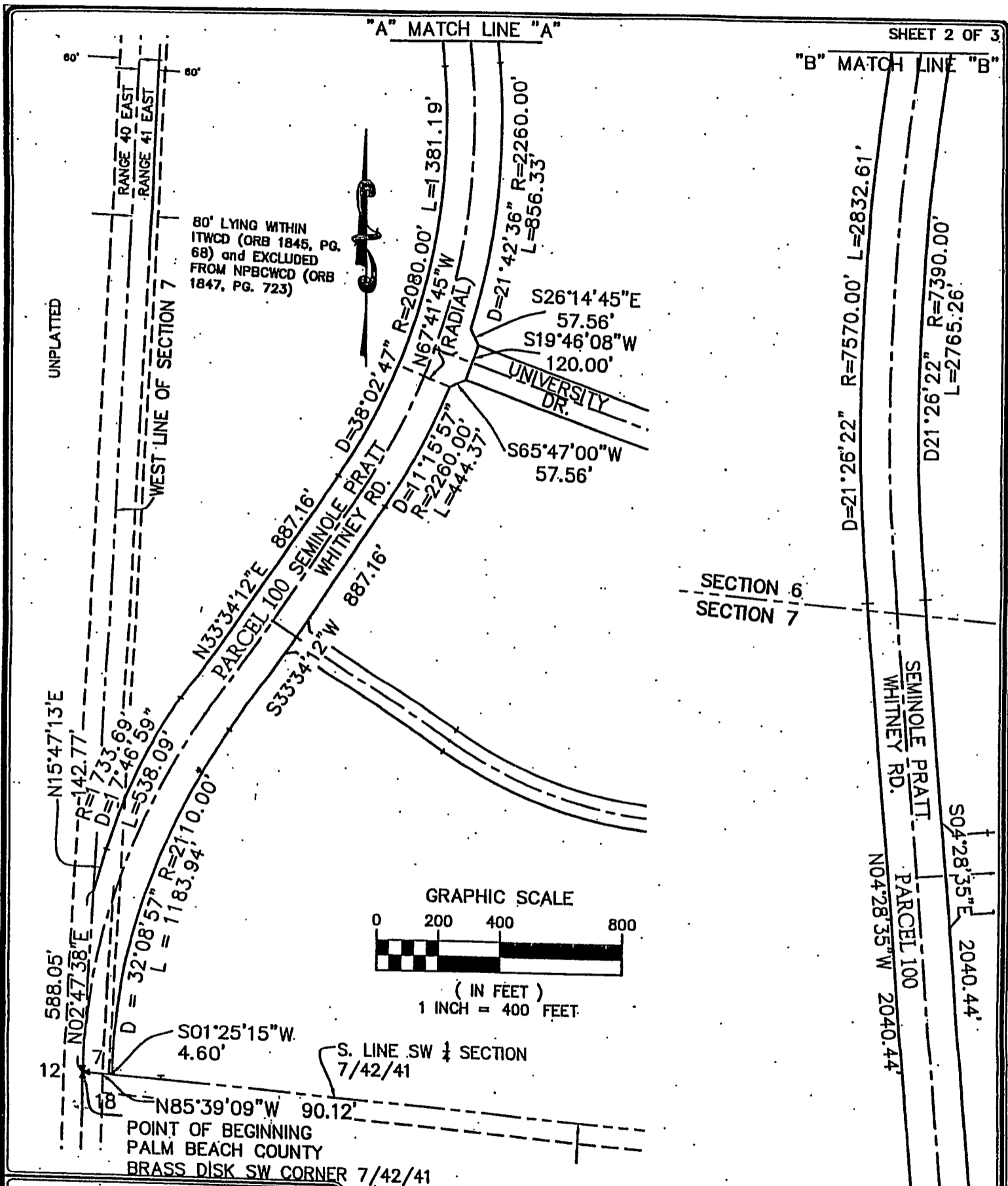
CERTIFIED TO:  
**PALM BEACH COUNTY**

**MILLER LEGG & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS & MAPPERS  
PLANNERS • LANDSCAPE ARCHITECTS  
GIS • ENVIRONMENTAL PROFESSIONALS  
2008 Vista Parkway, Suite 100  
West Palm Beach, Florida 33411-2710  
(561) 888-1138 Fax: (561) 483-8108  
Certificate of Authorization L.B. 6880  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 5th DAY OF OCTOBER, 2004, A.D.  
*William D. O'Connor* 3/02/05  
**WILLIAM D. O'CONNOR**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 4563  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWN BY: **MEH** CHECKED BY: **WDO**

PROJECT NO. **04-00128** FILE NO. **04-00128100**



"A" MATCH LINE "A"  
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

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**SKETCH AND DESCRIPTION**

PROJECT NO. <b>04-00128</b>	FILE NO. <b>04-00128100</b>
--------------------------------	--------------------------------

UNPLATTED

N. LINE SECTION  
6/42/41

N89°56'58"E  
180.01'

36

36

31

SFWM C-18 CANAL (DEED  
BOOK 1097 PAGE 261)

1330.23' S89°22'41"W  
(RADIAL)

80' LYING WITHIN ITWCD (ORB 1845,  
PG. 68) and EXCLUDED FROM  
NPBCWCD (ORB 1847, PG. 723)

60' INGRESS-EGRESS  
(ORB 2621, PG. 420)  
& (ORB 3729, PG. 1981)

80' LYING WITHIN ITWCD  
(ORB 1845, PG. 68)  
AND EXCLUDED FROM NPBCWCD  
(ORB 1847, PG. 723)

80' INGRESS-EGRESS  
RESERVATION  
(ORB 939, PG. 67)

L=1528.05'  
D=17°36'20" R=4972.95'

SEMINOLE PRATT  
WHITNEY RD.

D=17°35'05" R=5152.95'  
L=1581.50'

N16°57'47"E 1204.24'  
PARCEL 100

S16°57'47"W 1204.24'

D=21°26'22" R=7570.00'  
L=2832.61'

D=21°26'22" R=7390.00'  
L=2765.26'

WEST LINE OF SECTION 6

1255.06'

2510.13'

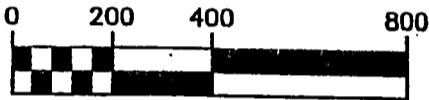
60'

1255.07'

"B" MATCH LINE "B" THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY



GRAPHIC SCALE



( IN FEET )  
1 INCH = 400 FEET



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www.millerlegg.com

SKETCH AND DESCRIPTION

PROJECT NO.  
04-00128

FILE NO.  
04-00128100

DESCRIPTION - PARCEL 101

A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE SOUTH 02° 47'38" WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 854.71 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 85°31'25"EAST, A DISTANCE OF 986.04 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 04°28'35" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 49°28'35" EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 85°31'25" EAST, A DISTANCE OF 99.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,280.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°51'30", A DISTANCE OF 1,108.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,020.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'22", A DISTANCE OF 806.98 FEET; THENCE SOUTH 89°30'27" EAST, A DISTANCE OF 3740.67 FEET ; THENCE SOUTH 00°29'33" WEST, A DISTANCE OF 260.00 FEET ; THENCE NORTH 89°30'27" WEST, A DISTANCE OF 3,740.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,280.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'22", A DISTANCE OF 910.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,020.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 51'30", A DISTANCE OF 982.16 FEET; THENCE SOUTH 85°31'25" WEST, A DISTANCE OF 99.77 FEET; THENCE SOUTH 40°31'25" WEST A DISTANCE OF 56.57 FEET; THENCE NORTH 04°28'35" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,505,630 SQUARE FEET (34.565 ACRES) MORE OR LESS.

BIOTECHNOLOGY PARKWAY  
**SKETCH AND DESCRIPTION**

SEE SHEET 2 & 3 OF 3 FOR SKETCH

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DRAWN	CHECKED

CERTIFIED TO:  
**PALM BEACH COUNTY**

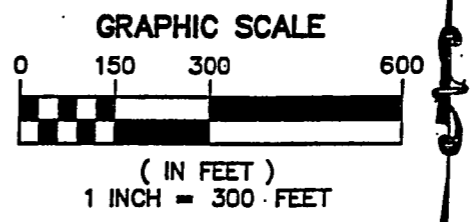
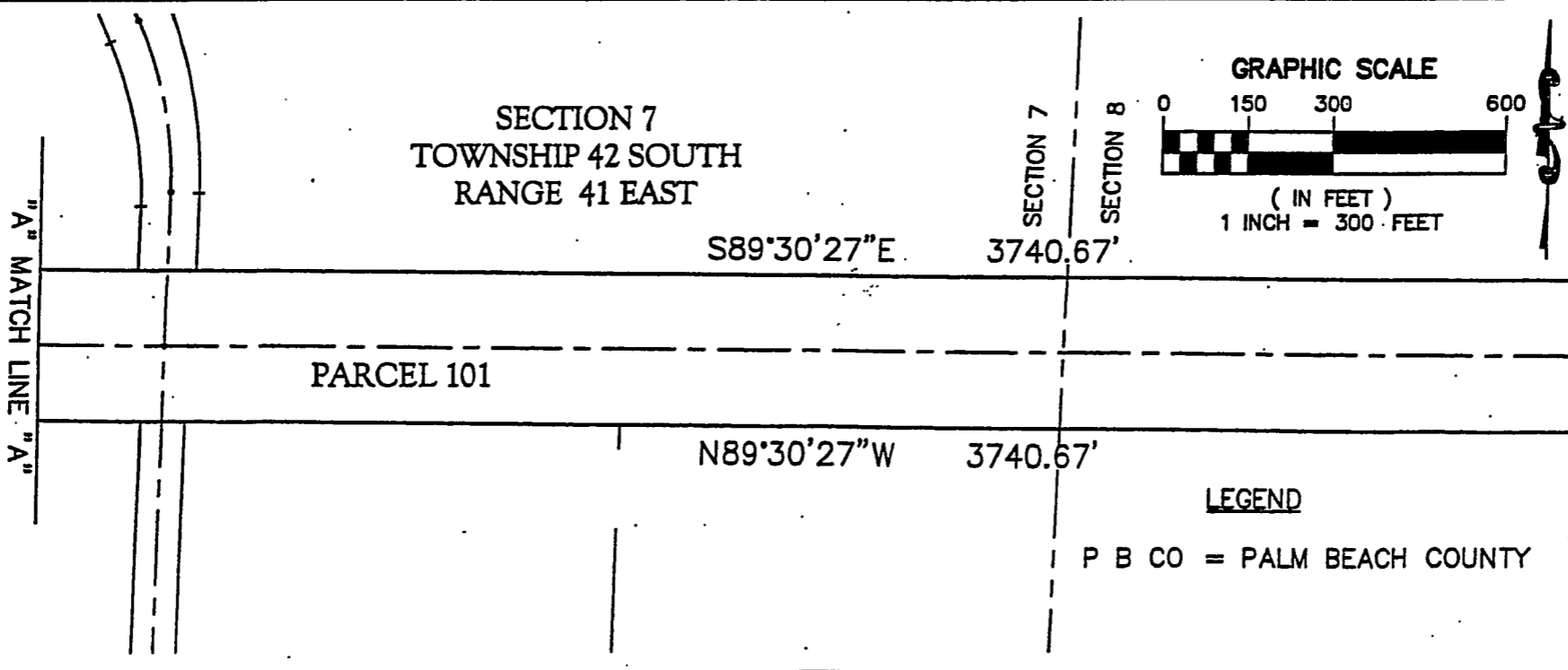
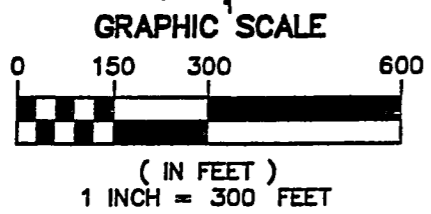
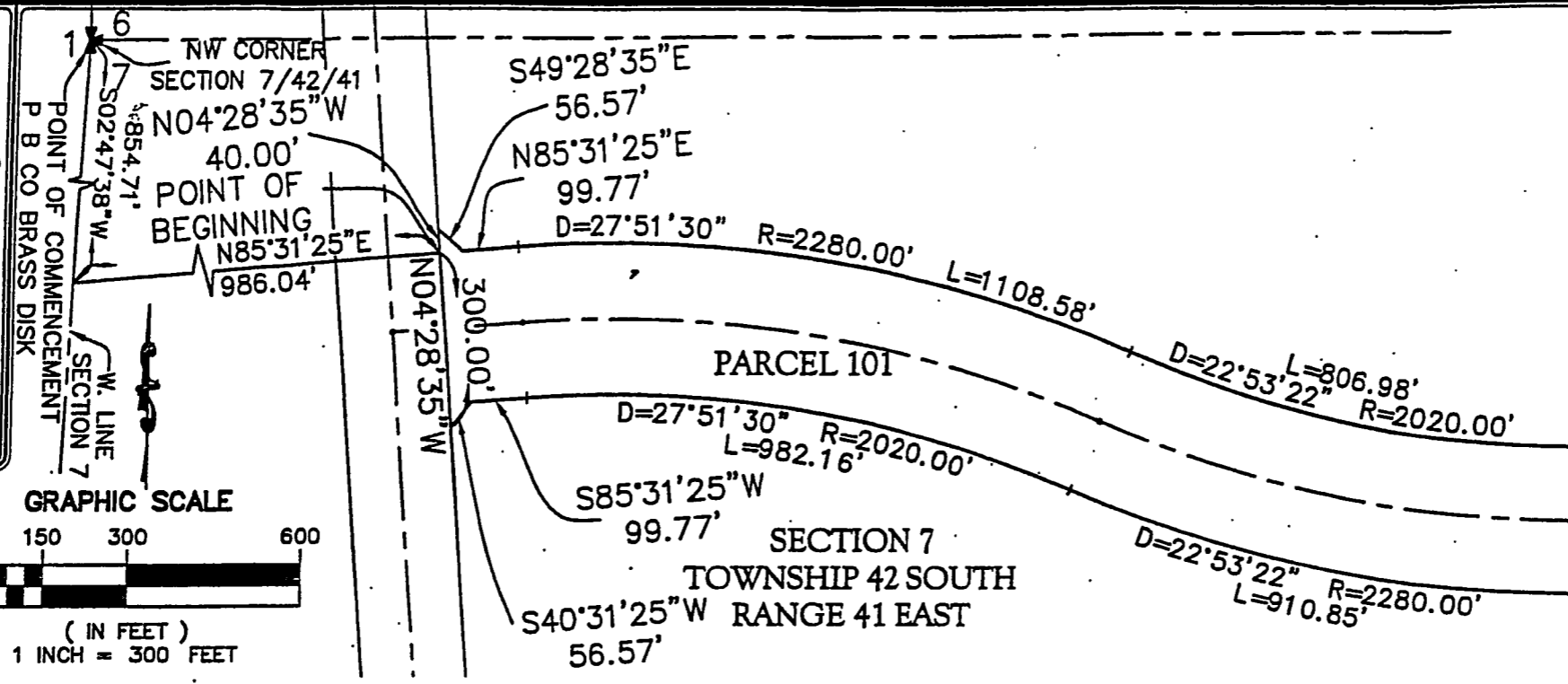
I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 04th DAY OF OCTOBER, 2004 A.D.  
*William D. O'Connor* 3/14/05  
WILLIAM D. O'CONNOR  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 4503  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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DRAWN BY: MEH CHECKED BY: WDO

PROJECT NO. 04-00128 FILE NO. 04-00128101

"A" MATCH LINE "A"  
"B" MATCH LINE "B" SHEET 2 OF 3



**MILLER**  
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PLANNERS & LANDSCAPE ARCHITECTS  
GIS & ENVIRONMENTAL PROFESSIONALS

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(561)988-1128 Fax (561)988-0108  
www.millerleg.com  
Certificate of Authorization LB 6880

PROJECTS\2004\04-00128 PBC - Doloach Research Park\Drawings\Sketch and Description\Types description.dwg Date 03/14/2008 10:32a By dngja

SKETCH AND DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

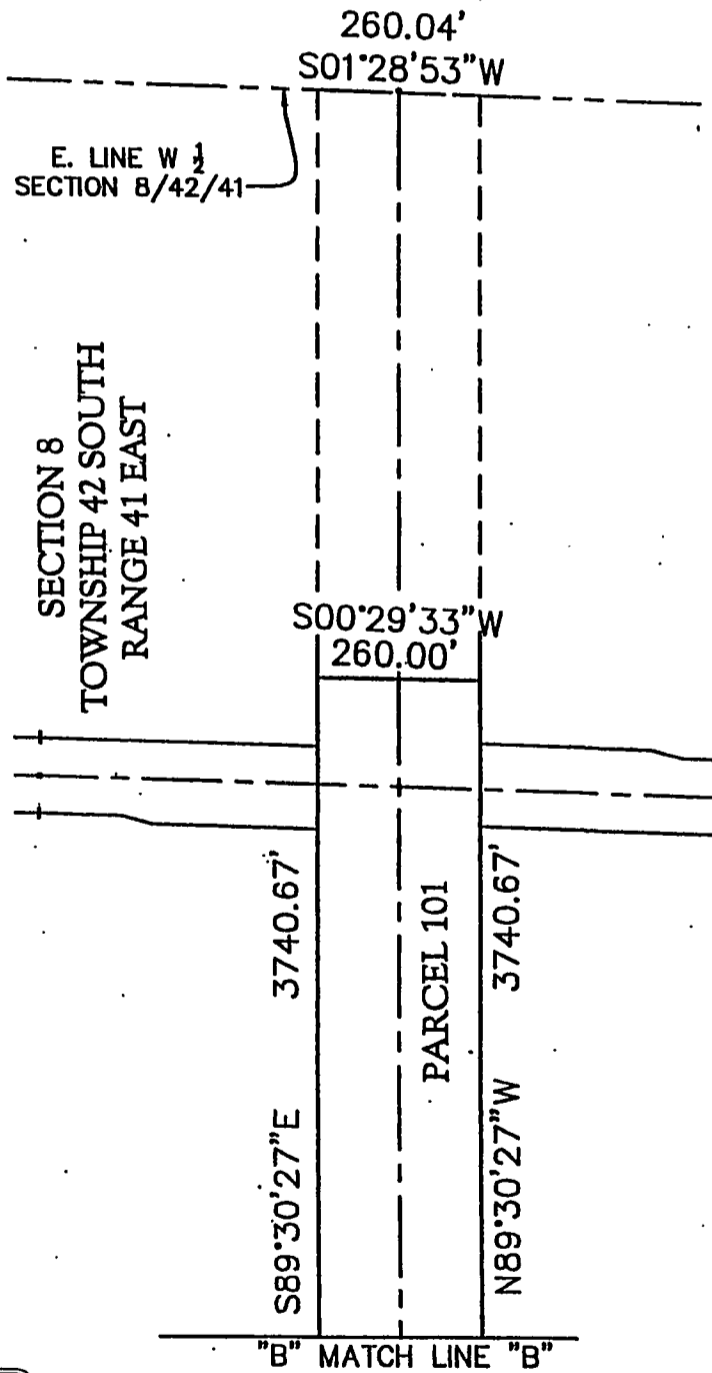
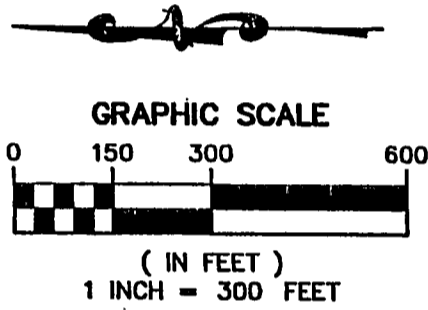
PROJECT NO. 04-00128  
FILE NO. 04-00128101



LEGEND

P B CO = PALM BEACH COUNTY

UNPLATTED



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 Certificate of Authorization L.B. 6660  
 www.millerlegg.com

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH AND DESCRIPTION

PROJECT NO.  
 04-00128

FILE NO.  
 04-00128101