

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: March 11, 2014

Consent
 Workshop

Regular
 Public Hearing

Department:

Submitted By: Engineering & Public Works

Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: An assignment of easement rights to the Lake Worth Drainage District (LWDD) for the Palm Beach County (County) drainage easement, reserved by the County, in the abandonment of the University Drive right-of-way.

SUMMARY: Approval of this assignment of easement rights will transfer to LWDD the existing 30 foot wide drainage easement. This drainage easement was reserved as part of Resolution No. R-2009-1546 recorded in Official Record Book 23451/Page 1149 thru 1173. LWDD has requested that the 30 foot wide drainage easement be assigned to them since it is adjacent to their E-1 WS Canal and would help facilitate their canal operations and maintenance.

District 5 (MRE)

Background and Justification: On September 15, 2009, by Resolution No. R-2009-1546 (Resolution), the Board of County Commissioners approved the abandonment of the right of way for University Drive from the Hillsboro Canal to Palmetto Park Road, reserving the westernmost 30 foot wide area as a drainage easement for future purposes. The drainage easement, specifically shown on pages 23, 24 and 25 of the Resolution, is approximately 3,500 feet long and abuts the existing LWDD E-1 WS Canal for the entire length of the drainage easement. The County does not anticipate ever needing the drainage easement and recommends assigning the drainage easement to LWDD.

Attachments:

1. Location Sketch
2. Assignment of Easement Rights
3. Resolution No. R-2009-1546 (25 pages)

Recommended by:

GWR

Daniel A. Fernandez
Division Director

Date

1/14/14

Approved By:

S. J. Webb
County Engineer

Date

2/5/14

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
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)	-0-	-0-	-0-	-0-	-0-

Is Item Included In Current Budget? Yes _____ No _____

Budget Account No.:

Fund Agency Organization Object

B. Recommended Sources of Funds/Summary of Fiscal Impact:

*NO FISCAL IMPACT

C. Departmental Fiscal Review:

Alicia Kovalainen

III. REVIEW COMMENTS

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

[Signature] OFMB *2/6/14* *[Signature]* Contract Dev. and Control *2/7/14*
2/5/14 *B. Wheeler*

B. Reviewed for Form and legal sufficiency:

[Signature]
 Assistant County Attorney

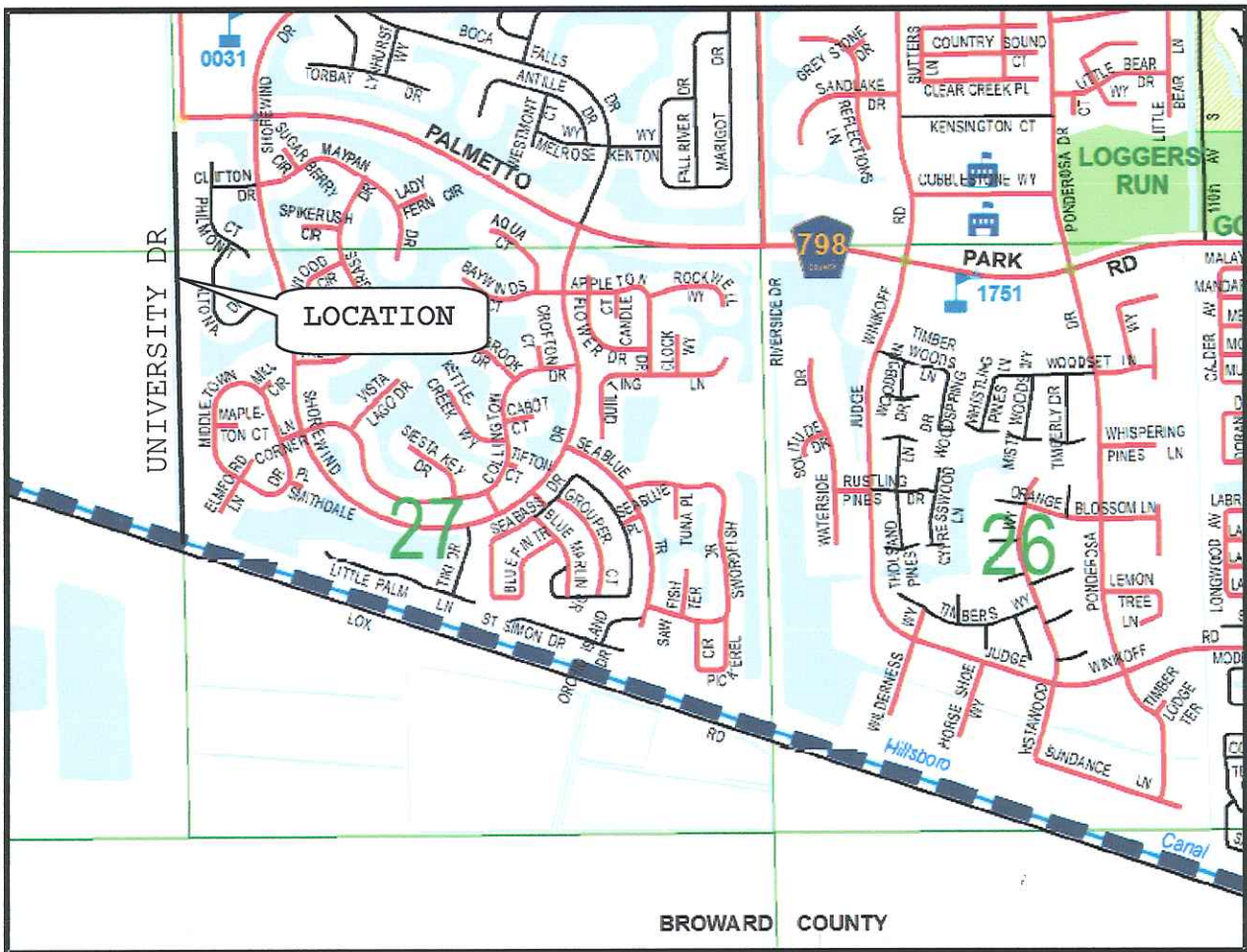
C. Other Department Review:

 Department Director

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

LOCATION SKETCH

UNIVERSITY DRIVE DRAINAGE EASEMENT



Prepared by: Marlene R. Everitt, Esq., Assistant County Attorney
Return to: Right-of-Way Acquisition Section
Post Office Box 21229, West Palm Beach, FL 33416
Attention: Charles Rich

ASSIGNMENT OF DRAINAGE EASEMENT RIGHTS

Whereas, on September 15, 2009, by Resolution No. R-2009-1546, the Board of County Commissioners approved the reservation, for Palm Beach County (County), of a 30 foot wide drainage easement which was a part of the Resolution recorded in Official Record Book 23451/Page 1149; and,

Whereas, said drainage easement is adjacent to the Lake Worth Drainage District's (District) E-1 WS Canal and the District has requested that the County convey the 30 foot drainage easement to the District;

Whereas, the 30 foot wide drainage easement is no longer required by the County.

NOW, THEREFORE, in consideration of the request from the District, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County does hereby assign the drainage easement rights for the 30 foot wide drainage easement, as described on pages 23, 24 and 25 of the recorded Resolution, to the District.

TO HAVE AND TO HOLD THE SAME, unto the District, its successors and assigns forever; Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, or encumbrance of the drainage easement on the remaining part of said premises not hereby assigned therefrom, or any of the rights and remedies of the County thereof.

IN WITNESS WHEREOF, the County has caused this Assignment of Drainage Easement Rights to be executed on this _____ day of _____, 2014.

ATTEST:

SHARON R. BOCK,
Clerk & Comptroller

By: _____
Deputy Clerk

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

BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Its Mayor (or Vice Mayor)

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By: _____
County Attorney

PLEASE RECORD AND RETURN ORIGINAL
 INTER-OFFICE TO: ENGINEERING
 DEPT./LAND DEVELOPMENT DIV., SIGNE MILLER
 2300 N. JOG
 W.P.B. 33411-2745

CFN 20090324386
 OR BK 23451 PG 1149
 RECORDED 09/18/2009 13:27:30
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1149 - 1173; (25pgs)

RESOLUTION NO. R-2009- 1546

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA RESCINDING RESOLUTION NO. R-2007-0586 ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS (BOARD) TO EXECUTE A UTILITY EASEMENT TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT; RESERVING A PATHWAY EASEMENT; RESERVING A DRAINAGE EASEMENT; ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624 AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH INCLUDES THE UTILITY EASEMENT AND THE RESERVATION OF THE PATHWAY AND DRAINAGE EASEMENTS.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, and the petition of the County Engineer, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on September 15, 2009, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County in and for that portion of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, and that portion of Riverside Drive from the Hillsboro Canal north 2,240 feet ±; and

WHEREAS, in accordance with Ordinance No. 86-18, as amended, notice of the holding of such meeting was duly published in the Palm Beach Post on September 1, 2009; and

RESOLUTION NO. R-2009- 1546

WHEREAS, Resolution No. R-2007-0586, adopted by the Board on April 18, 2007, is hereby rescinded, which proposed to abandoned a portion of the proposed extension of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, as described in Official Record Book 3600, Page 1624, and abandon a portion of the proposed extension of Riverside Drive from the Hillsboro Canal north 2,240 feet ±, as described in Official Record Book 3600, Page 1627, Public Records of Palm Beach County, Florida; and

WHEREAS, a Utility Easement has been executed between Palm Beach County and Palm Beach County Water Utilities Department for future purposes; and

WHEREAS, a Pathway Easement to the County has been reserved for future purposes; and

WHEREAS, a Drainage Easement to the County has been reserved for future purposes; and

WHEREAS, pursuant to Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, Section VII (5), certified letters were sent to the affected property owners on April 1, 2007; 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.

RESOLUTION NO. R-2009- 1546

2. Rescind Resolution No. R-2007-0586, adopted by the Board on April 18, 2007, which proposed to abandon a portion of the proposed extension of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, as described in Official Record Book 3600, Page 1624, and abandon a portion of the proposed extension of Riverside Drive from the Hillsboro Canal north 2,240 feet ±, as described in Official Record Book 3600, Page 1627, Public Records of Palm Beach County, Florida.
3. Authorize the Chairman to execute the utility easement between Palm Beach County and Palm Beach County Water Utilities Department for future purposes.
4. Reserve a Pathway Easement to the County for future purposes.
5. Reserve a Drainage Easement to the County for future purposes.
6. The right-of-way being a portion of the proposed extension of University Drive from Palmetto Park Road south 3,500 feet ± to Hillsboro Canal, as described in Official Record Book 3600, Page 1624, and that portion of the proposed extension of Riverside Drive from the Hillsboro Canal north 2,240 feet ±, as described in official record book 3600, page 1627, public records of Palm Beach County, Florida, are hereby abandoned and closed as rights-of-way and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to these rights-of-way, more fully described in the legal description and sketch attached hereto and made a part hereof.
7. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Ordinance No. 86-18.

RESOLUTION NO. R-2009- 1546

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

Commissioner John F. Koons, Chairman	Aye
Commissioner Burt Aaronson, Vice Chairman	Aye
Commissioner Karen T. Marcus	Aye
Commissioner Shelley Vana	Aye
Commissioner Steven L. Abrams	Aye
Commissioner Jess R. Santamaria	Aye
Commissioner Priscilla A. Taylor	Aye

The Chair thereupon declared the Resolution duly passed and adopted this 15th day of September, 2009.

PALM BEACH COUNTY, FLORIDA BY
ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: [Signature]

Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: [Signature]
County Attorney

UNIVERSITY DRIVE ABANDONMENT

UNIVERSITY DRIVE ABANDONMENT


THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76 TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.
- 10) NORTH 65°50'51" EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00", A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.

PROJECT NO. B3005	DATE 5	SHEET 1	UNIVERSITY DRIVE & RIVERSIDE DRIVE ABANDONMENT	NO. 1 MODIFIED LEGAL CHAS/OT	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2500 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	DESIGN FILE NAME S-1-07-2655.DGN	DRAWING NO. S-1-07-2655	PROJECT: N.T.S. DRAWN: S.W./M. CHECKED: S.W./M. DATE: 1/18/07 FEET: 1/18/07	REVISION BY DATE	

- 13) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

RIVERSIDE DRIVE ABANDONMENT

THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1627
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE, FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH 45°43'38" EAST, A DISTANCE OF 35.06 FEET; THENCE.
- 2) SOUTH 01°12'07" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 3) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE.
- 4) NORTH 89°42'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 5) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE.
- 6) SOUTH 89°42'12" WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE.
- 7) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 8) NORTH 89°41'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE.

SUBJECT NO. 83005	DRAWING NO. S-1-07-2655	PROJECT: UNIVERSITY DRIVE & RIVERSIDE DRIVE ABANDONMENT	SHEET 2 OF 5
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- 9) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, A DISTANCE OF 256.47 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 10) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 15.89 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE.
- 11) NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4238.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE.
- 12) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5019.84 FEET; THENCE.
- 13) SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 60.00 FOOT PORTION OF A 120.00 FOOT ROAD RIGHT-OF-WAY LYING WITHIN SECTIONS 22 AND 27.

ALSO TOGETHER WITH:

THAT PORTION OF TRACT S-4 AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGE 175 AND THAT PORTION OF THE 15.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANYS -SECTION NO. 2, PLAT BOOK 1, PAGE 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS; BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES

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

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 AND O.R.B. 3600, PAGE 1627 REVEALED A MISCLASURE ON BOTH. PROBLEMS APPEARS TO BE LOCATED IN LINE ITEM 2) OF O.R.B. 3600, PAGE 1624 AND LINE ITEM 11) OF O.R.B. 3600, PAGE 1627.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

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, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

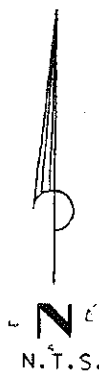
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

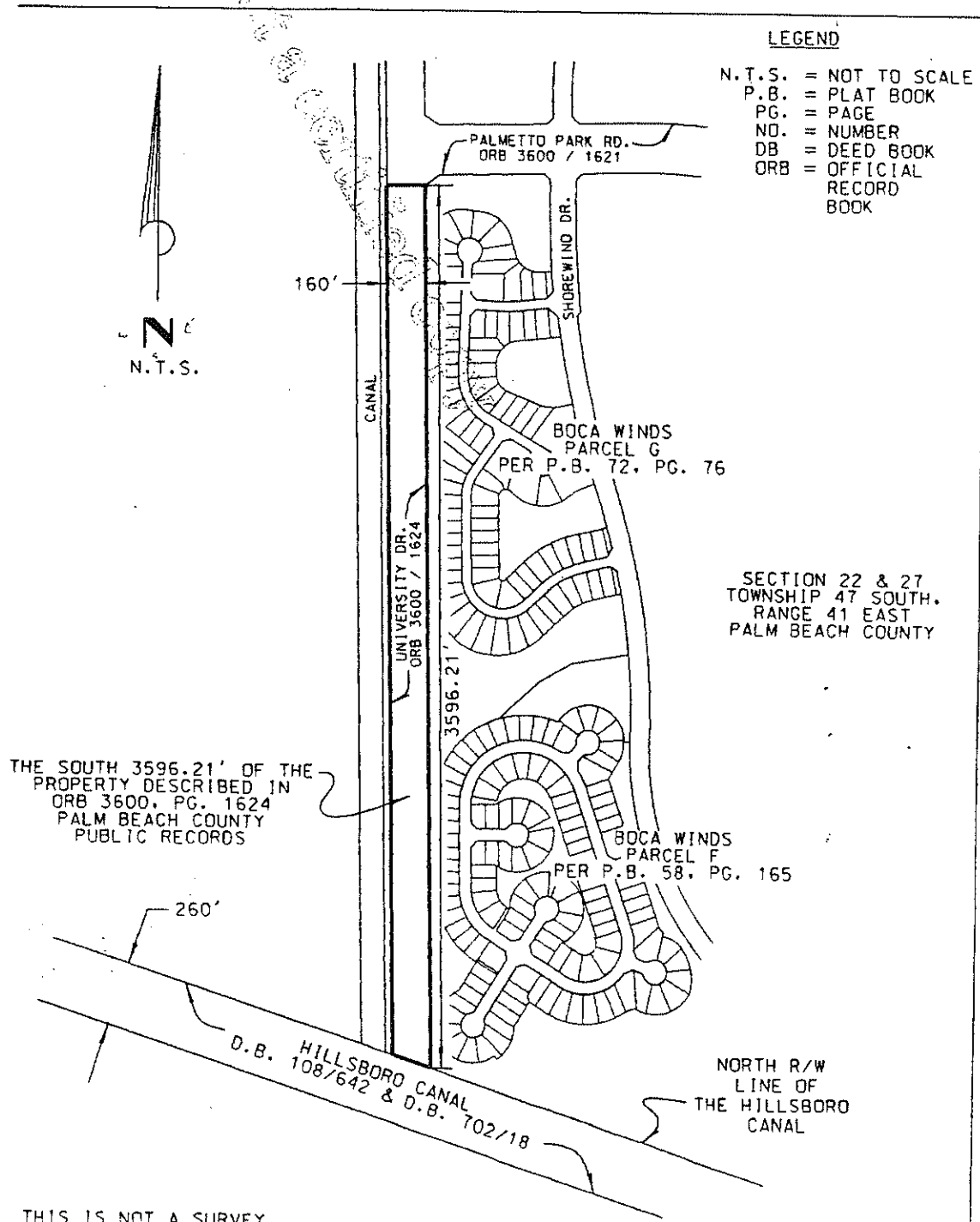
3/27/07
 DATE

THE SOUTH 3596.21' OF THE
 PROPERTY DESCRIBED IN
 ORB 3600, PG. 1624
 PALM BEACH COUNTY
 PUBLIC RECORDS



LEGEND

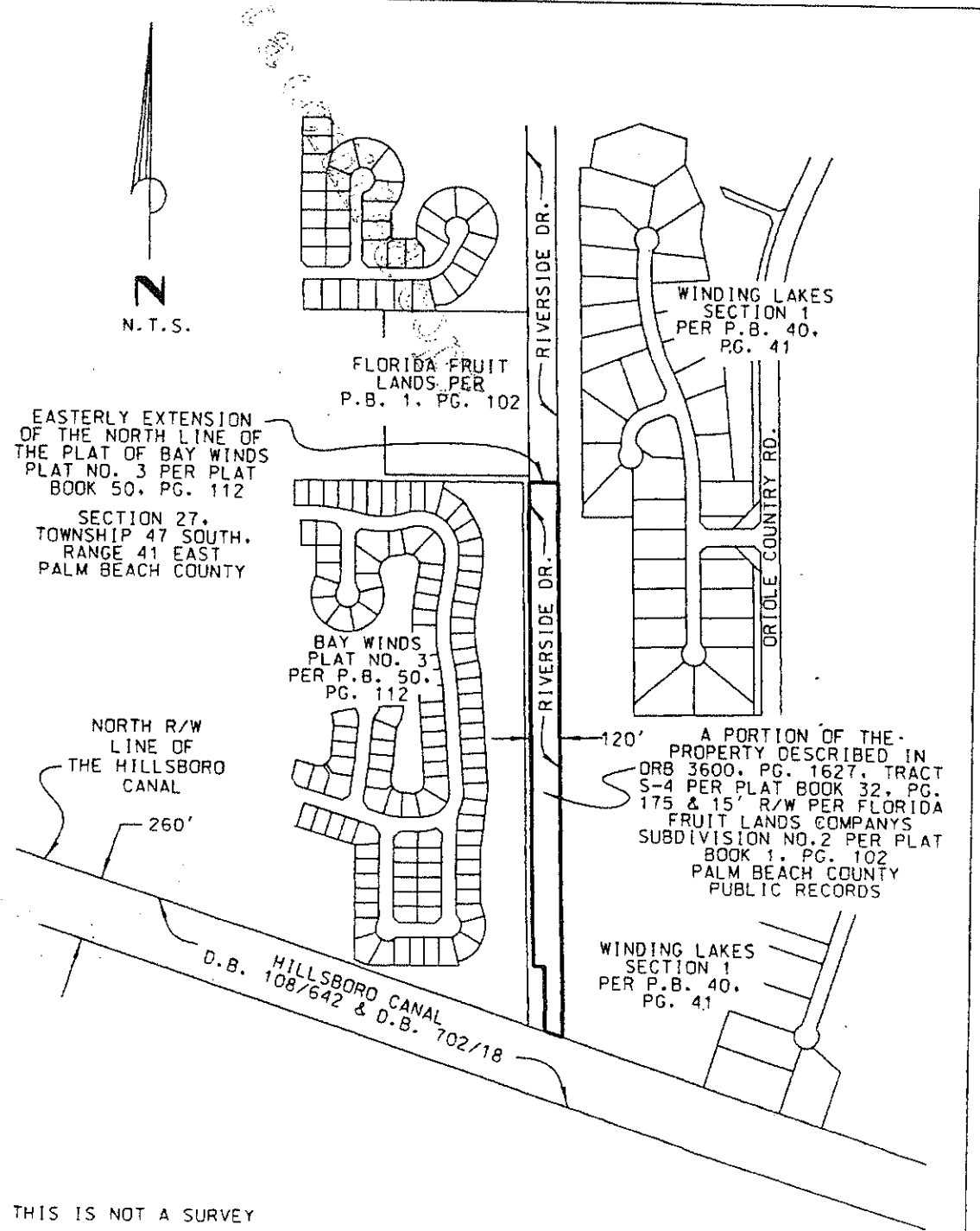
- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- PG. = PAGE
- NO. = NUMBER
- DB = DEED BOOK
- ORB = OFFICIAL RECORD BOOK



THIS IS NOT A SURVEY

PROJECT NO. 83005	DRAWING NO. S-1-07-2655	PROJECT UNIVERSITY DRIVE & RIVERSIDE DRIVE ABANDONMENT	SHEET 4 OF 5
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11/15/2011 10:00 AM



THE PALM BEACH POST
Published Daily and Sunday
West Palm Beach, Palm Beach County, Florida

PROOF OF PUBLICATION


STATE OF FLORIDA
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared **Ellen Sanita**, who on oath says that she is **Call Center Revenue Manager** of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a **Notice** in the matter of **Public Hearing** was published in said newspaper in the issues of **September 1, 2009**. Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second-class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties.



Sworn to and subscribed before 1st day of September, A.D. 2009.
Who is personally known to me.



NOTARY PUBLIC-STATE OF FLORIDA
 **Karen M. McLinton**
Commission # DD832672
Expires: NOV. 15, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

NO. 4451526
NOTICE OF PUBLIC HEARING
THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY WILL CONDUCT A PUBLIC HEARING ON SEPTEMBER 15, 2009 AT 9:30 A.M. IN THE JANE THOMPSON MEMORIAL CHAMBERS, GOVERNMENTAL OFFICE COMPLEX, SIXTH FLOOR, 301 N. OLIVE AVENUE, WEST PALM BEACH, FLORIDA TO ADOPT, RESCINDING RESOLUTION NO. R-2007-05886 ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A UTILITY EASEMENT TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT; RESERVING A PATHWAY EASEMENT; RESERVING A DRAINAGE EASEMENT; ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624 AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH INCLUDES THE UTILITY EASEMENT AND THE RESERVATION OF THE PATHWAY AND DRAINAGE EASEMENTS. SAID ABANDONMENTS ARE THOSE PORTIONS OF UNIVERSITY DRIVE AND RIVERSIDE DRIVE (AS STATED ABOVE) THAT ARE LOCATED BETWEEN PALMETTO PARK ROAD AND LOX ROAD, WEST OF PONDEROSA DRIVE. COMMISSION DISTRICT 5 - SECTION 27, TOWNSHIP 47, RANGE 41 (THE LEGAL PROPERTY DESCRIPTION IS ON FILE IN THE OFFICE OF THE LAND DEVELOPMENT DIVISION, VISTA CENTER - 3RD FLOOR, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411). ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND BE HEARD. IF YOU HAVE ANY QUESTIONS REGARDING THE PUBLIC HEARING, CONTACT LAND DEVELOPMENT DIVISION 561-684-4097.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
PUB: The Palm Beach Post
September 1, 2009

THE PALM BEACH POST
Published Daily and Sunday
West Palm Beach, Palm Beach County, Florida

PROOF OF PUBLICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before the undersigned authority personally appeared Ellen Sanita, who on oath says that she is **Call Center Revenue Manager** of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a **Notice** in the matter of **Resolution R-2009-1546** was published in said newspaper in the issues of **September 18, 2009**. Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties.

(Handwritten mark)

Sworn to and subscribed before 18th day of September, A.D. 2009.
Who is personally known to me.

(Handwritten signature)

NO. 4709596
RESOLUTION R-2009-1546
THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE AUTHORITY PROVIDED IN CHAPTER 336.09, FLORIDA STATUTES AND PURSUANT TO ORDINANCE 36-18, DID HOLD A MEETING ON SEPTEMBER 15, 2009. RESOLUTION R-2009-1546, PERTAINING TO RESCINDING RESOLUTION NO. R-2007-0586 ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A UTILITY EASEMENT TO THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT; RESERVING A PATHWAY EASEMENT; ABANDONING A DRAINAGE EASEMENT; ABANDONING A PORTION OF THE PROPOSED EXTENSION OF UNIVERSITY DRIVE FROM PALMETTO PARK ROAD SOUTH 3,500 FEET ± TO HILLSBORO CANAL, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624 AND ABANDONING A PORTION OF THE PROPOSED EXTENSION OF RIVERSIDE DRIVE FROM THE HILLSBORO CANAL NORTH 2,240 FEET ±, AS DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1627. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH INCLUDES THE UTILITY EASEMENT AND THE RESERVATION OF THE PATHWAY AND DRAINAGE EASEMENTS. SAID ABANDONMENTS ARE THOSE PORTIONS OF UNIVERSITY DRIVE AND RIVERSIDE DRIVE (AS STATED ABOVE) THAT ARE LOCATED BETWEEN PALMETTO PARK ROAD AND LOX ROAD, WEST OF PONDEROSA DRIVE, WAS DULY PASSED AND RECORDED IN THE MINUTES OF THE BOARD OF COUNTY COMMISSIONERS. BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA
PUB: The Palm Beach Post
September 18, 2009

NOTARY PUBLIC-STATE OF FLORIDA
Karen M. McLinton
Commission # DD832672
Expires: NOV. 15, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Return to:
Inter-Office Mail
Palm Beach County Engineering Department
Land Development Division
2300 N Jog Road
West Palm Beach, Florida 33411
Acct. No.: 1010 W/C 1066

R2009-1547

UTILITY EASEMENT

SEP 15 2009

THIS EASEMENT is made, granted and entered into this day of SEP 15 2009, 2009, by Palm Beach County Board of County Commissioners, (hereinafter referred to as "Grantor"), whose address is 301 N. Olive Avenue, West Palm Beach, FL 33401, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

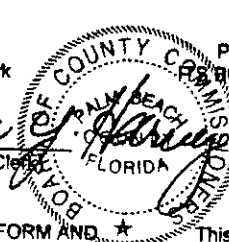
SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

ATTEST
Sharon E. Bock, Clerk
& Comptroller

BY: Sharon E. Bock
Clerk (or Deputy Clerk)



PALM BEACH COUNTY, FLORIDA, BY
BOARD OF COUNTY COMMISSIONERS

BY: John F. Koons
John F. Koons, Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: Paul King
County Attorney

This instrument prepared by:
Paul King, Assistant County Attorney
Palm Beach County
P.O. Box 21229
West Palm Beach, FL 33416

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 15 day of September 2009 by John F. Koons, Chairman, Board of County Commissioners, who is personally known to me who did not take an oath.

Tracey Powell
Typed name of Acknowledger
Deputy Clerk

NOTARY PUBLIC-STATE OF FLORIDA
Tracey Powell
Commission #DD754038
Expires: JAN. 31, 2012
BONDED THROUGH ATLANTIC BONDING CO., INC.

UNIVERSITY DRIVE - UTILITY EASEMENT

THE EAST 80 FEET OF THE FOLLOWING DESCRIBED LAND FOR UTILITY EASEMENT PURPOSES

THE SOUTH 3.59621 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)**

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76, TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.
- 10) NORTH 65°50'51" EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00", A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.

10658 5 1	UNIVERSITY DRIVE & RIVERSIDE DRIVE - UTILITY EASEMENT	REVISION EASEMENT 11/09	PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 588 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	OFFICIAL FILE NO. S-1-07-2673.DGN S-1-07-2673		

- 13) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

RIVERSIDE DRIVE - UTILITY EASEMENT

THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1627
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH 45°43'38" EAST, A DISTANCE OF 35.06 FEET; THENCE.
- 2) SOUTH 01°12'07" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 3) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE.
- 4) NORTH 89°42'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 5) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE.
- 6) SOUTH 89°42'12" WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE.
- 7) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 8) NORTH 89°41'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE.

93901 S-1-07-2673 UNIVERSITY DRIVE & RIVERSIDE DRIVE - UTILITY EASEMENT 2 of 5

- 9) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, A DISTANCE OF 256.47 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 10) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 15.89 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE.
- 11) NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4238.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE.
- 12) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5019.84 FEET; THENCE.
- 13) SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 60.00 FOOT PORTION OF A 120.00 FOOT ROAD RIGHT-OF-WAY LYING WITHIN SECTIONS 22 AND 27.

ALSO TOGETHER WITH:

THAT PORTION OF TRACT S-4 AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGE 175 AND THAT PORTION OF THE 15.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANYS -SECTION NO. 2, PLAT BOOK 1, PAGE 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES

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

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 AND O.R.B. 3600, PAGE 1627 REVEALED A MISCLOSURE ON BOTH. PROBLEMS APPEAR TO BE LOCATED IN LINE ITEM 2) OF O.R.B. 3600, PAGE 1624 AND LINE ITEM 11) OF O.R.B. 3600, PAGE 1627.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

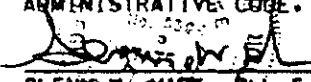
THIS IS NOT A SURVEY.

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, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

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

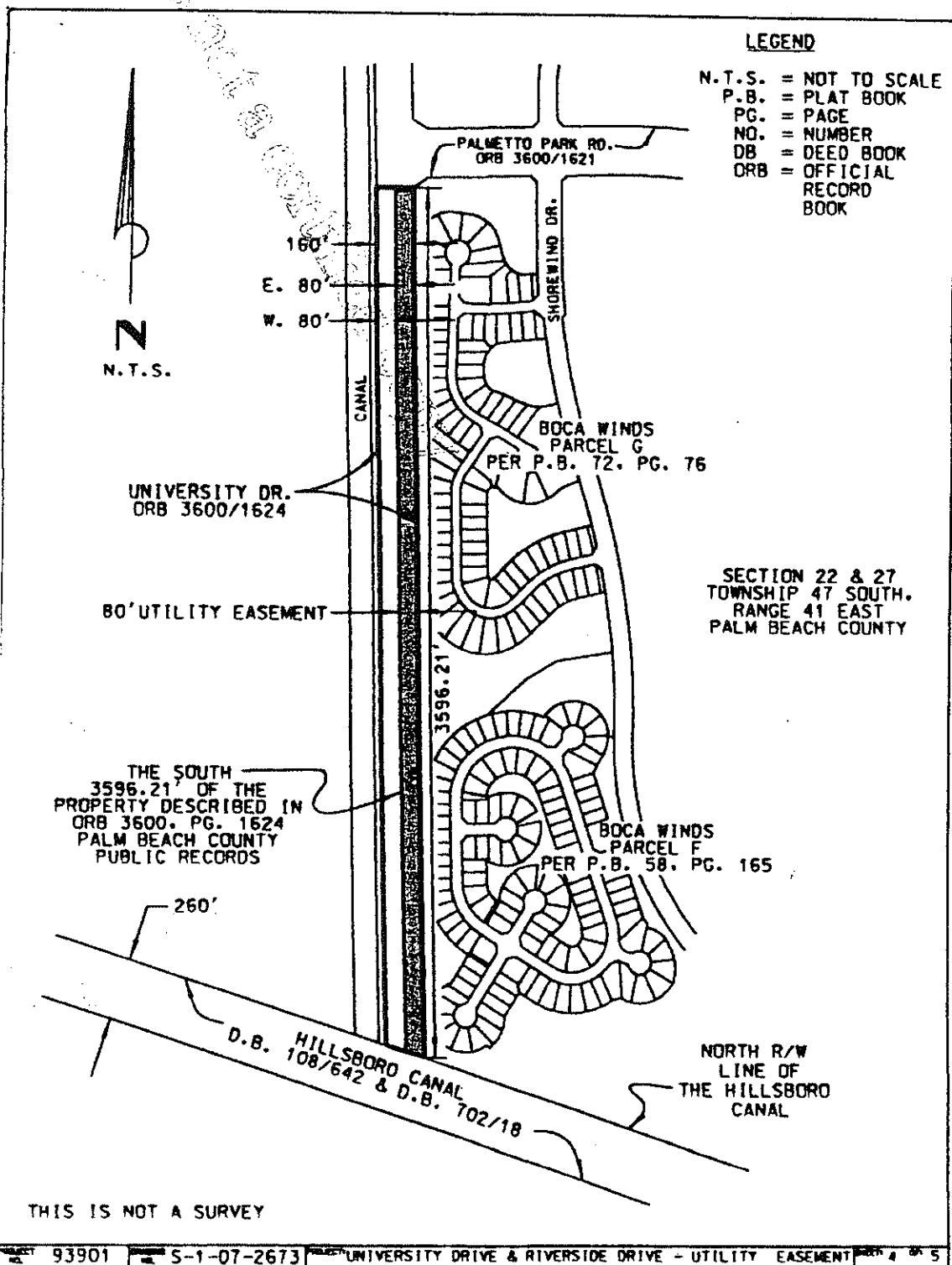
I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61C17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



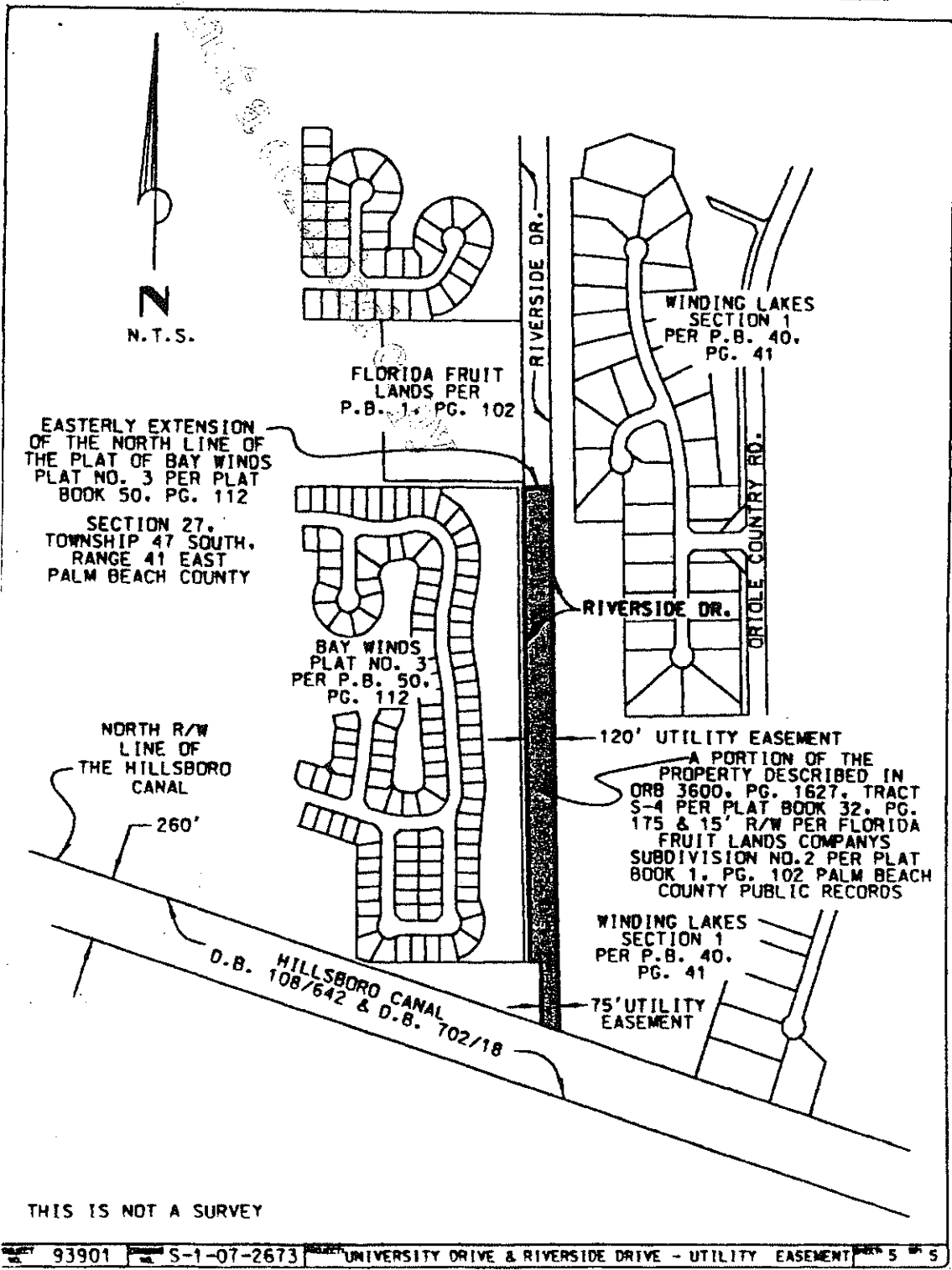
 GLENN W. MARK, P.L.S.
 FLORIDA CERTIFICATE #5304

8/20/09

 DATE



FILED IN THE OFFICE OF THE COUNTY CLERK OF PALM BEACH COUNTY, FLORIDA



THE EAST 50 FEET OF THE WEST 80 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND FOR PATHWAY EASEMENT PURPOSES.

UNIVERSITY DRIVE - PATHWAY EASEMENT

THE EAST 50 FEET OF THE WEST 80 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND FOR PATHWAY EASEMENT PURPOSES.

THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
 OFFICIAL RECORD BOOK 3600, PAGE 1624
 FOR INFORMATIONAL PURPOSES ONLY
 (SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76, TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.
- 10) NORTH 65°50'51" EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00", A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.

PROJECT NO. 93901	SHEET NO. 5	TOTAL SHEETS 1	UNIVERSITY DRIVE & RIVERSIDE DRIVE - PATHWAY EASEMENT	DATE 5-1-09	BY 109	CHECKED 109	APPROVED 109	REVISIONS 109	OFFICIAL 109	DATE 109	
			SERIES FILE NO. DRAWING NO. S-1-09-2991.DGN S-1-09-2991								
PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2880 NORTH JOG ROAD WEST PALM BEACH, FL 33411											

13) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

RIVERSIDE DRIVE - PATHWAY EASEMENT

THE WEST HALF (W 1/2) OF THE FOLLOWING DESCRIBED PARCEL OF LAND FOR PATHWAY EASEMENT PURPOSES.

THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1627
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE, FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) SOUTH 45°43'38" EAST, A DISTANCE OF 35.06 FEET; THENCE.
- 2) SOUTH 01°12'07" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 3) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE.
- 4) NORTH 89°42'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 5) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE.
- 6) SOUTH 89°42'12" WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE.
- 7) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE.
- 8) NORTH 89°41'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE.

939019 SOUTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. TOGETHER WITH: RIVERSIDE DRIVE - PATHWAY EASEMENT THE WEST HALF (W 1/2) OF THE FOLLOWING DESCRIBED PARCEL OF LAND FOR PATHWAY EASEMENT PURPOSES. THAT PORTION OF THE RIGHT-OF-WAY DESCRIBED ON OFFICIAL RECORD BOOK 3600, PAGE 1627 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS: BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS. DESCRIPTION OF OFFICIAL RECORD BOOK 3600, PAGE 1627 FOR INFORMATIONAL PURPOSES ONLY (SEE SURVEYORS NOTES) A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 264.51 FEET; THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE, FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES: 1) SOUTH 45°43'38" EAST, A DISTANCE OF 35.06 FEET; THENCE. 2) SOUTH 01°12'07" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 4995.26 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE. 3) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 1323.91 FEET TO A POINT ON THE NORTH LINE OF TRACT 3, AS SAME IS SHOWN ON FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE. 4) NORTH 89°42'39" EAST, ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF A 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE. 5) SOUTH 01°19'13" EAST, ALONG THE WEST LINE OF SAID 15.00 FOOT ROAD RIGHT-OF-WAY, BEING 15.00 FEET WEST OF AN PARALLEL TO, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 654.45 FEET; THENCE. 6) SOUTH 89°42'12" WEST, ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 45.00 FEET; THENCE. 7) SOUTH 01°19'13" EAST, ALONG A LINE PARALLEL TO, AND 60.00 FEET WEST OF, THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 2006.47 FEET, TO A POINT ON THE SOUTH LINE OF TRACT 26, AS SHOWN ON SAID FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2; THENCE. 8) NORTH 89°41'05" EAST, ALONG THE SOUTH LINE OF SAID TRACT 26, A DISTANCE OF 45.00 FEET, TO A POINT ON THE WEST LINE OF SAID 15.00 FOOT PLATTED ROAD RIGHT-OF-WAY; THENCE. 2 OF 5

PLATTED ROAD RIGHT-OF-WAY, A DISTANCE OF 256.47 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.

- 10) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 15.89 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 27; THENCE.
- 11) NORTH 01°19'13" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 4238.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE.
- 12) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5019.84 FEET; THENCE.
- 13) SOUTH 89°44'51" WEST, A DISTANCE OF 85.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 60.00 FOOT PORTION OF A 120.00 FOOT ROAD RIGHT-OF-WAY LYING WITHIN SECTIONS 22 AND 27.

ALSO TOGETHER WITH:

THAT PORTION OF TRACT S-4 AS SHOWN ON THE BOUNDARY PLAT OF ORIOLE COUNTRY, PLAT BOOK 32, PAGE 175 AND THAT PORTION OF THE 15.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANYS -SECTION NO. 2, PLAT BOOK 1, PAGE 102 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTIONS 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS; BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF BAY WINDS PLAT NO. 3 AS RECORDED IN PLAT BOOK 50, PAGE 112 OF SAID PUBLIC RECORDS.

SURVEYOR'S NOTES

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

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 AND O.R.B. 3600, PAGE 1627 REVEALED A MISCLOSURE ON BOTH PROBLEMS APPEARS TO BE LOCATED IN LINE (ITEM 2) OF O.R.B. 3600, PAGE 1624 AND LINE (ITEM 11) OF O.R.B. 3600, PAGE 1627.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

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, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

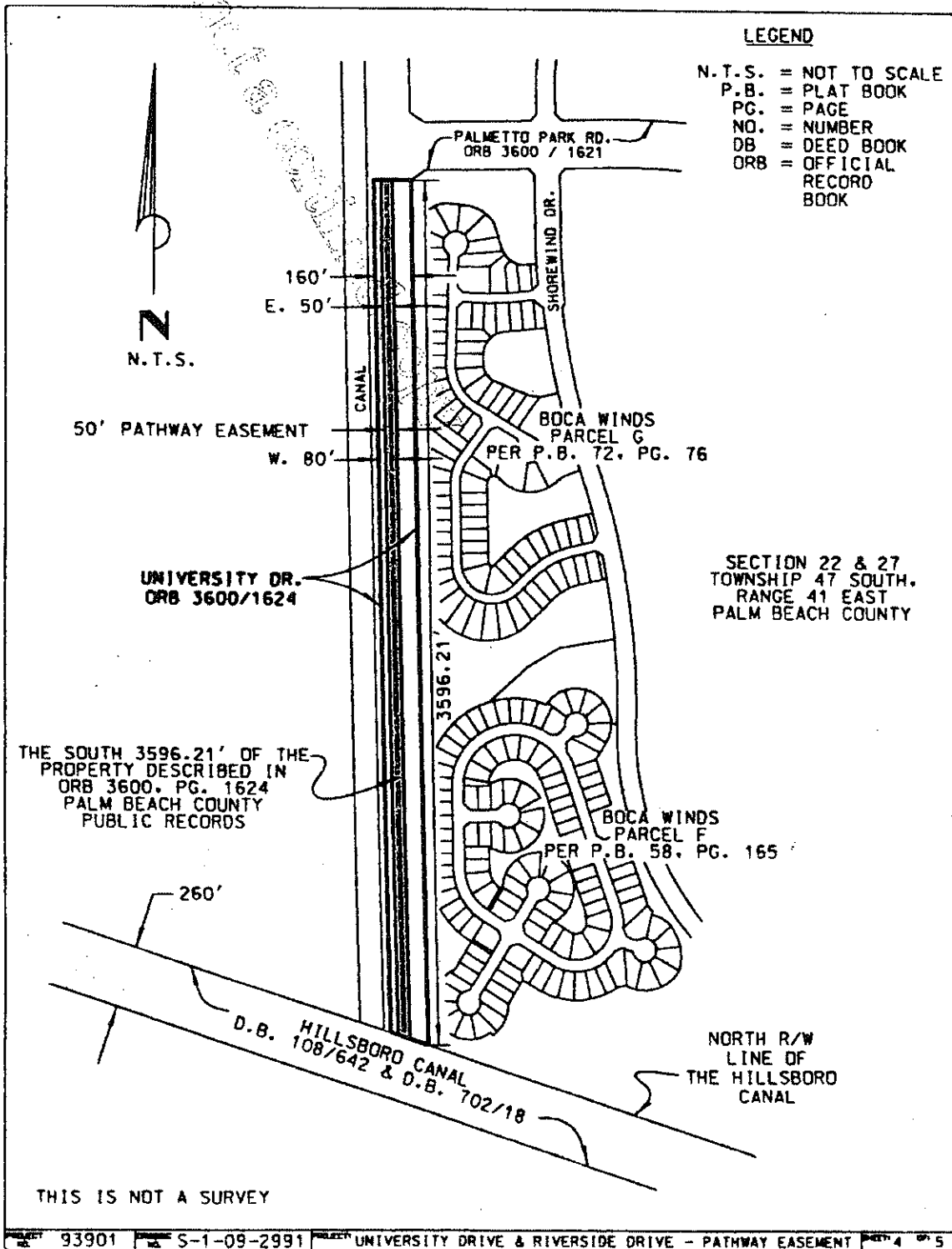
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


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

8/20/09
DATE

UNIVERSITY DRIVE & RIVERSIDE DRIVE - PATHWAY EASEMENT



UNIVERSITY DRIVE & RIVERSIDE DRIVE



SECTION 27,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

WINDING LAKES
SECTION 1
PER P.B. 40,
PG. 41

SECTION 26,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

FLORIDA FRUIT
LANDS, PER
P.B. 102, PG. 102

EASTERLY EXTENSION
OF THE NORTH LINE OF
THE PLAT OF BAY WINDS
PLAT NO. 3 PER PLAT
BOOK 50, PG. 112

SECTION 27,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

BAY WINDS
PLAT NO. 3
PER P.B. 50,
PG. 112

NORTH R/W
LINE OF
THE HILLSBORO CANAL
260'

RIVERSIDE DR.

ORTOLE COUNTRY RD.

A PORTION OF THE
PROPERTY DESCRIBED IN
ORB 3600, PG. 1627, TRACT
S-4 PER PLAT BOOK 32, PG.
175 & 15' R/W PER FLORIDA
FRUIT LANDS COMPANYS
SUBDIVISION NO. 2 PER PLAT
BOOK 1, PG. 102
PALM BEACH COUNTY
PUBLIC RECORDS

60' PATHWAY
EASEMENT

WINDING LAKES
SECTION 1
PER P.B. 40,
PG. 41

37.5' PATHWAY
EASEMENT

D.B. HILLSBORO CANAL
108/642 & D.B. 702/18

THIS IS NOT A SURVEY

UNIVERSITY DRIVE - DRAINAGE EASEMENT
THE WEST
30 FEET OF FOLLOWING DESCRIBED PARCEL OF LAND FOR DRAINAGE EASEMENT PURPOSES.

THE SOUTH 3,596.21 FEET (AS MEASURED ALONG THE EAST LINE) OF THE 160.00 FOOT RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 3600, PAGE 1624, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION OF
OFFICIAL RECORD BOOK 3600, PAGE 1624
FOR INFORMATIONAL PURPOSES ONLY
(SEE SURVEYORS NOTES)

A CERTAIN PARCEL OF LAND, LYING WITHIN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 01°12'07" EAST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, AND FROM SAID POINT OF BEGINNING, RUN BY THE FOLLOWING NUMBERED COURSES:

- 1) THENCE SOUTH 89°44'51" WEST, A DISTANCE OF 2202.69 FEET; THENCE.
- 2) SOUTH 65°50'51" WEST, A DISTANCE OF 2192.34 FEET TO THE BEGINNING OF A 1730 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 3) SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 2026.76, TO A POINT ON THE WEST LINE OF SAID SECTION 22; THENCE.
- 4) SOUTH 01°16'36" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2654.36 FEET, TO THE NORTHWEST CORNER OF SECTION 27; THENCE.
- 5) SOUTH 01°13'07" EAST, ALONG THE WEST LINE OF SECTION 27, A DISTANCE OF 2482.20 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL; THENCE.
- 6) SOUTH 71°58'41" EAST, ALONG THE NORTH RIGHT-OF-WAY OF THE HILLSBORO CANAL, A DISTANCE OF 169.47 FEET; THENCE.
- 7) NORTH 01°13'07" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2535.40 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; THENCE.
- 8) NORTH 01°16'36" WEST, ALONG A LINE PARALLEL TO, AND 160.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2603.51 FEET TO THE BEGINNING OF A 1570.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST; THENCE.
- 9) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°07'27", A DISTANCE OF 1839.32 FEET; THENCE.

93901 3 1	UNIVERSITY DRIVE 30' DRAINAGE EASEMENT	DATE TIME BY CHECKED BY	REV. PLAN OF PLAN	PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2886 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	DESIGN FILE NO. S-1-09-2996.DGN DRAWING NO. S-1-09-2996			

- 10) NORTH 65°50'51" EAST, A DISTANCE OF 2013.06 FEET, TO THE BEGINNING OF A 1620 FOOT RADIUS CURVE, CONCAVE SOUTH, THENCE.
- 11) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'00", A DISTANCE OF 675.76 FEET; THENCE.
- 12) NORTH 89°44'51" EAST, A DISTANCE OF 1646.12 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE.
- 13) NORTH 01°12'07" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 80.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE INTENT OF THE AFOREMENTIONED DESCRIPTION IS TO DESCRIBE A 160.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING IN SECTIONS 22 AND 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES

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

A MATHEMATICAL CHECK OF THE CLOSURE OF THE PARCELS DESCRIBED IN O.R.B. 3600, PAGE 1624 REVEALED A MISCLOSURE PROBLEM. APPEARS TO BE LOCATED IN LINE ITEM 2) OF O.R.B. 3600, PAGE 1624.

THE SUBJECT DESCRIPTIONS ARE NOT CONSIDERED A METES AND BOUNDS DESCRIPTIONS AND THEREFORE DO NOT INCLUDE ALL OF THE BEARINGS AND DISTANCE FROM O.R.B. 3600, PAGE 1624 OR O.R.B. 1627 ON THE MAP SHEET OF THE SKETCHES AS REQUIRED BY FLORIDA MINIMUM TECHNICAL STANDARDS.

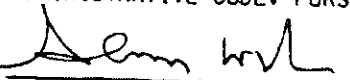
THIS IS NOT A SURVEY.

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, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411.

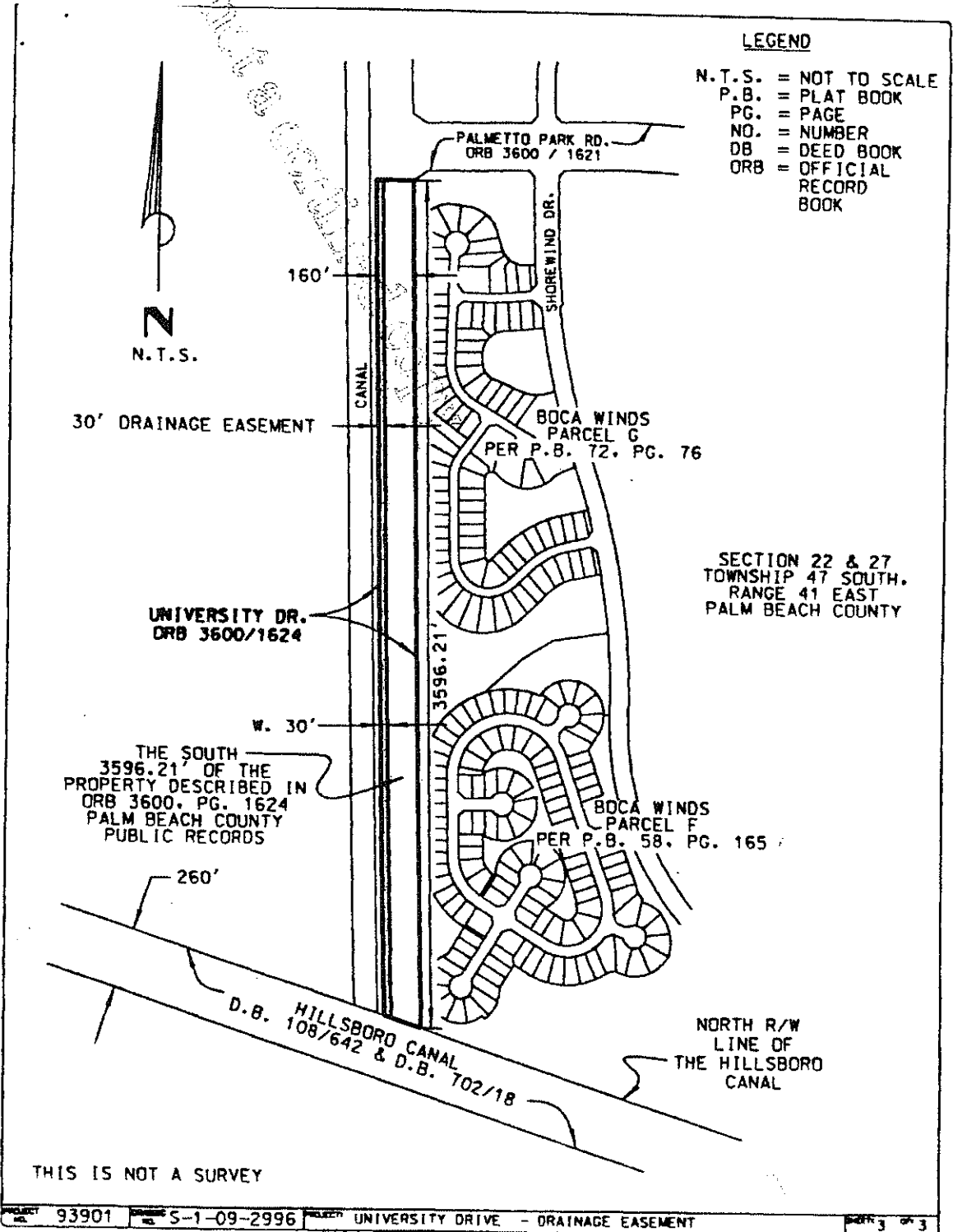
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I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


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

8/20/09
DATE

THE SOUTH 3596.21' OF THE PROPERTY DESCRIBED IN ORB 3600 / 1624



LEGEND

- N.T.S. = NOT TO SCALE
- P.B. = PLAT BOOK
- PG. = PAGE
- NO. = NUMBER
- DB = DEED BOOK
- ORB = OFFICIAL RECORD BOOK

N
N.T.S.

30' DRAINAGE EASEMENT

UNIVERSITY DR.
ORB 3600/1624

THE SOUTH 3596.21' OF THE PROPERTY DESCRIBED IN ORB 3600. PG. 1624 PALM BEACH COUNTY PUBLIC RECORDS

PALMETTO PARK RD.
ORB 3600 / 1621

SHOREWIND DR.

BOCA WINDS PARCEL G
PER P.B. 72. PG. 76

SECTION 22 & 27
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY

BOCA WINDS PARCEL F
PER P.B. 58. PG. 165

HILLSBORO CANAL
D.B. 108/642 & D.B. 702/18

NORTH R/W LINE OF THE HILLSBORO CANAL

THIS IS NOT A SURVEY