

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018
Capital Expenditures	0	0	0	0
Operating Costs	0	0	0	0
External Revenues	0	0	0	0
Program Income (County)	0	0	0	0
In-Kind Match (County)	0	0	0	0

NET FISCAL IMPACT

**# ADDITIONAL FTE
POSITIONS (Cumulative)**

Is Item Included in Current Budget? Yes ___ No ___

**Budget Account No.: Fund ___ Department ___ Unit ___ Object ___
Reporting Category ___**

B. Recommended Sources of Funds/Summary of Fiscal Impact:
There are no fiscal impact associated with this item.

C. Departmental Fiscal Review: *S. Henry*

III. REVIEW COMMENTS

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

S. Henry
7/10 SC 9/13 OFMB 7/13

Dr. J. Jacobson 7/15/15
Contract Development and Control
7-14-15 *B. Wheeler*

B. Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

RESOLUTION NO. R-2015-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ESTABLISHING A STANDARD FORM ASSIGNMENT OF CONSERVATION EASEMENT TO THE VILLAGE OF ROYAL PALM BEACH; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO EXECUTE THE STANDARD FORM ASSIGNMENT OF CONSERVATION EASEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Palm Beach County holds a number of conservation easements over real property that has been incorporated into the Village of Royal Palm Beach; and

WHEREAS, the Village of Royal Palm Beach has regulatory jurisdiction over land development involving such real property; and

WHEREAS, the Palm Beach County Department of Environmental Resources Management has transferred its files concerning such real property to the Village of Royal Palm Beach for enforcement; and

WHEREAS, the conservations easements were granted to Palm Beach County pursuant to development requirements in the Palm Beach County Unified Land Development Code (“ULDC”); and

WHEREAS, the Village of Royal Palm Beach wishes to accept assignment of such conservation easements; and

WHEREAS, the Board of County Commissioners desires to establish a standard form assignment of conservation easement to the Village of Royal Palm Beach and to authorize the County Administrator or his designee to execute such assignment.

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

1. Recitals. The foregoing recitals are true and correct and are expressly incorporated herein by reference and made a part hereof.
2. Standard Form Assignment of Conservation Easement. The Board of County Commissioners hereby approves the standard form Assignment of Conservation Easement to the Village of Royal Palm Beach attached hereto as Exhibit “A”.
3. Delegation of Signature Authority. The Board of County Commissioners hereby authorizes the County Administrator or his designee to execute the Assignment of Conservation Easement on behalf of the County in substantially the form attached hereto subject to the limitations set forth herein. The County Administrator or his designee may approve non-material changes to the form of the Assignment of Conservation Easement. Non-material changes means inclusion of specific information or details from each conservation easement being transferred, modifications to the recitals and changes that do not modify the substantive obligations of the parties. The County Administrator’s designee under this Resolution includes the Director of the Department of Environmental Resources Management.

4. Severability. Should any section, paragraph, sentence, clause or word of this Resolution be held unconstitutional, inoperative or void, such holding shall not affect the validity of the remainder of this Resolution.

5. Effective Date. The provisions of this Resolution shall be effective immediately upon adoption.

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 Shelley Vana, Mayor	_____
Commissioner Mary Lou Berger, Vice Mayor	_____
Commissioner Steven L. Abrams	_____
Commissioner Paulette Burdick	_____
Commissioner Priscilla A. Taylor	_____
Commissioner Hal R. Valeche	_____
Commissioner Melissa McKinlay	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20__.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
County Attorney

Exhibit "A"

After execution return to:

**Bradford O'Brien
Planning and Zoning Administrator
Village of Royal Palm Beach Florida
1050 Royal Palm Beach Blvd.
Royal Palm Beach, FL 33411**

(above space reserved for recording information)

ASSIGNMENT OF CONSERVATION EASEMENT

THIS ASSIGNMENT is made this _____ day of _____ 2015 by Palm Beach County, a political subdivision of the State of Florida ("Assignor") to the Village of Royal Palm Beach, a municipal corporation in the State of Florida ("Assignee").

WHEREAS, the real property owner ("Grantor") granted to Assignor a Conservation Easement over approximately ____ acre of real property in Palm Beach County, Florida as legally described in Exhibit "A" to the Conservation Easement recorded in the Official Records of Palm Beach County, Florida at Book _____ and Page _____; and

WHEREAS, at the time said Conservation Easement was executed, the real property was within the unincorporated area of Palm Beach County; and

WHEREAS, subsequently, said real property was annexed into the Village of Royal Palm Beach; and

WHEREAS, the Village of Royal Palm Beach now has regulatory authority over real property, which includes the Conservation Easement at issue; and

WHEREAS, Assignor wishes to assign its rights and obligations pursuant to the Conservation Easement to Assignee and Assignee wishes to accept the assignment thereof.

NOW, THEREFORE, in consideration of the sum of \$10.00 paid to Assignor by Assignee and for other good and valuable consideration, the receipt of which is hereby acknowledged by execution of this Assignment:

1. The foregoing recitals are true and correct and incorporated herein.
2. Assignor assigns, transfers and sets over to Assignee and to Assignee's successors and assigns all of Assignor's rights, title and interest in the above-mentioned Conservation Easement.

The remainder of this page is intentionally left blank.

IN WITNESS WHEREOF, Palm Beach County has executed this Assignment of Conservation Easement on the date set forth herein.

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

WITNESSES:

By: _____
[County Administrator or Designee]

(Signature)

(Print Name)

(Signature)

(Print Name)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By: _____
Assistant County Attorney

By: _____
Robert Robbins, Director
Dept. of Env. Resources Management

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by _____, the _____ of the County of Palm Beach, Florida. The above-named individual is personally known to me or produced _____ as identification.

Notary Public State of Florida
Commission No:
Commission expires:

Attachment 2

ORDINANCE NO. 894

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, ANNEXING NINE (9) PARCELS OF REAL PROPERTY COMPRISING A TOTAL OF 88.40 ± ACRES, MORE OR LESS, LOCATED ALONG THE NORTH AND SOUTH SIDES OF ACME ROAD, WHICH IS LOCATED APPROXIMATELY 4.26 MILES WEST OF SR 7/US 441, JUST SOUTH OF SOUTHERN BOULEVARD AND THE C-51 CANAL, INFORMALLY KNOWN AS THE "SOUTHERN BOULEVARD PROPERTIES", AND MORE PARTICULARLY DESCRIBED HEREIN; THE PARCELS ARE HEREBY ANNEXED PURSUANT TO THE PETITION FOR VOLUNTARY ANNEXATION NO. 13-18(A)(ANNX); DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE AUTHORIZED SIGNATURES OF THE OWNERS OF THE REAL PROPERTY ANNEXED HEREBY; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY AND THE DEPARTMENT OF STATE WITHIN SEVEN (7) DAYS AFTER ADOPTION IN ACCORDANCE WITH SECTION 171.044, *FLORIDA STATUTES*; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village Council of the Village of Royal Palm Beach, Florida, has received a written petition from the owners of the real property hereinafter described, which include: TLH 20 Hughes, LLC, TLH 23 Hill, LLC, Sharon Giles Willcox, Trustee of the Sharon Giles Willcox Revocable Trust dated July 3, 2014 and Folke Peterson Center for Wildlife Welfare, Inc., which entities desire that said real property be annexed into the Village of Royal Palm Beach, Florida pursuant to Section 171.044, *Florida Statutes*; and

WHEREAS, it is the opinion of the Village Council that it is in the best public interests that the real property described below be annexed into the Village of Royal Palm Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

Section 1: The Village Council of the Village of Royal Palm Beach finds that the written petition for voluntary annexation bears the signatures of the owners of the real property hereby annexed into the Village of Royal Palm Beach, Florida.

Section 2: The real property consisting of a total of 88.40 ± acres, more or less, legally

described by metes and bounds as set forth in Exhibit A attached hereto and made a part hereof, and depicted on the map attached hereto as Exhibit B and made a part hereof, being the subject of the aforesaid petition for voluntary annexation filed pursuant to Section 171.044, *Florida Statutes*, be and the same is hereby annexed into the Village of Royal Palm Beach, Florida.

Section 3: The Village Manager is hereby directed to do all things necessary to effectuate this annexation.

Section 4: The Village Clerk is hereby directed to file a copy of this Ordinance with the Clerk of the Circuit Court for Palm Beach County, the Chief Administrative Officer of Palm Beach County, and the Department of State within seven (7) days of the adoption of the Ordinance.

Section 5: All Ordinances of parts of Ordinances in conflict herewith are hereby repealed.

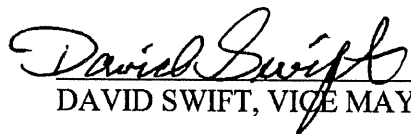
Section 6: Should any Section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or any part thereof other than the part to be declared invalid.

Section 7: This Ordinance shall take effect immediately upon second reading and final passage.

FIRST READING this 2nd day of October 2014.

SECOND AND FINAL READING this 16th day of October, 2014.

VILLAGE OF ROYAL PALM BEACH



DAVID SWIFT, VICE MAYOR

ATTEST:

(SEAL)



DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Application No. 13-18(A)(ANNX)
Southern Boulevard Properties – Phase I

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 36, N01°30'19"E, A DISTANCE OF 1319.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51) SAID LINE BASED ON A LETTER FROM BLAIR LITTLEJOHN (COUNSEL TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT), TO JERALD CANTO ESQ. DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SFWMD MARCH 2007); THENCE , ALONG SAID SOUTH RIGHT-OF-WAY LINE, S83°44'24"E A DISTANCE OF 627.16 FEET; THENCE , CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S01°30'19"W A DISTANCE OF 10.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51), SAID LINE AS SHOWN ON THE C-51 CANAL RIGHT-OF-WAY MAP CONTRACT NO. CN044901-2003; THENCE S87°52'41"E, A DISTANCE OF 110.68 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY LINE S87°52'10"E A DISTANCE OF 199.33 FEET TO A POINT ON THE EAST LINE OF THE EAST 310 FEET, OF THE WEST 935 FEET OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 36; THENCE S01°30'19"W ALONG SAID EAST LINE, A DISTANCE OF 555.99 FEET; THENCE ALONG THE NORTH LINE OF THE WILCOX PROPERTY AS DESCRIBED IN ORB.10159, PG. 1303 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, S88°59'05"E A DISTANCE OF 348.57 FEET; THENCE ALONG THE EAST LINE OF SAID WILCOX PROPERTY S04°44'26"W A DISTANCE OF 693.47 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 36; THENCE S88°59'05"E ALONG SAID SOUTH LINE A DISTANCE OF 250.74 FEET TO A POINT IN A LINE BEING PARALLEL TO AND LYING 1495.21 FEET EASTERLY OF (AS MEASURED ALONG SAID NORTH LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST) THE WEST LINE SAID SECTION ONE; THENCE S01°50'01"W ALONG SAID PARALLEL LINE A DISTANCE OF 1624.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT 60.0 FOOT WIDE S-4 CANAL, AS SAID CANAL IS DESCRIBED IN ORB. 937, PG. 374 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N88°59'05"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1495.21 FEET TO THE WEST LINE OF SECTION ONE, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE N01°50'01"E ALONG THE WEST LINE OF SAID SECTION ONE, A DISTANCE OF 1624.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION ONE, **AND POINT OF BEGINNING.**

SAID HEREIN DESCRIBED PARCEL CONTAINING 88.40 ACRES MORE OR LESS.

EXHIBIT B

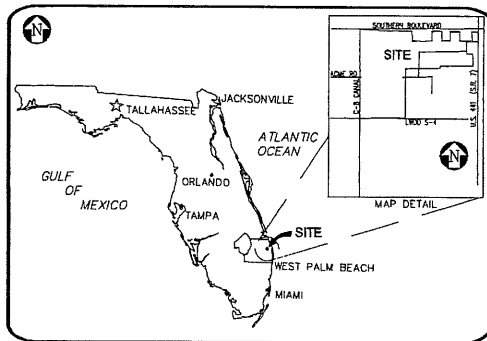
SOUTHERN BOULEVARD PROPERTIES ANNEXATION PHASE ONE EXHIBIT

A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST AND
A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA

DESCRIPTION:

SOUTHERN BOULEVARD PROPERTIES PHASE ONE ANNEXATION:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF SAID SECTION 36, 901'59" E, A DISTANCE OF 1315.23 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (E-S1) SAID LINE BASED ON A LETTER FROM BEAR BITTENDORF, COUNSEL TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, TO JERARD CAMPO ESQ., DATED NOVEMBER 29, 2000 (REFERRED BY MEETING WITH SPYRIDO MARKOZIS), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, 388'10" E, A DISTANCE OF 627.16 FEET; THENCE, CONTINUOUS ALONG SAID SOUTH RIGHT-OF-WAY LINE, S01°30'10" W, A DISTANCE OF 161.8 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (E-S1) SAID LINE AS SHOWN ON THE C-51 CANAL RIGHT-OF-WAY MAP CONTRACT NO. C0404801-2003, THENCE S87°47'11" E, A DISTANCE OF 416.8 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (E-S1) SAID LINE AS SHOWN ON THE C-51 CANAL RIGHT-OF-WAY MAP CONTRACT NO. C0404801-2003, THENCE ALONG SAID C-51 RIGHT-OF-WAY LINE S87°22'20" E, A DISTANCE OF 399.33 FEET TO A POINT ON THE EAST LINE OF THE EAST 260 FEET OF THE WEST 935 FEET OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 36, THENCE S05°20'23" W, ALONG SAID EAST LINE, A DISTANCE OF 543.99 FEET, THENCE ALONG THE NORTH LINE OF THE WILCOX PROPERTY AS DESCRIBED IN ONE DEED, P.L. 5803 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 188°59'51" E, A DISTANCE OF 545.7 FEET; THENCE ALONG THE EAST LINE OF SAID WILCOX PROPERTY S04°42'50" E, A DISTANCE OF 875.47 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 36, THENCE S88°59'05" E, ALONG SAID SOUTH LINE, A DISTANCE OF 250.74 FEET, TO A POINT IN SAID LINE BEING PARALLEL TO AND 170.01 FEET EAST OF THE EAST MEASURED ALONG SAID NORTH LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE ALONG SAID SOUTH LINE, THENCE S05°20'23" W, ALONG SAID PARALLEL LINE, A DISTANCE OF 363.88 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT 800 FOOT WIDE 54 CANAL, AS SAID CANAL IS DESCRIBED IN ONE DEED, P.L. 5734 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N85°59'02" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1492.21 FEET TO THE WEST LINE OF SAID SECTION ONE, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE N03°02'01" E, ALONG THE WEST LINE OF SAID SECTION ONE, A DISTANCE OF 363.88 FEET TO THE NORTHWEST CORNER OF SAID SECTION ONE, AND POINT OF BEGINNING.
SAID HEREIN DESCRIBED PARCEL, CONTAINING 68.40 ACRES MORE OR LESS.



LOCATION MAP
N.T.S.

SHEET INDEX

- 1 LOCATION MAP AND DESCRIPTION AND NOTES
- 2 SURVEY

ABBREVIATION LEGEND

- C&S CONCRETE BLOCK STRUCTURE
- DL DEED BOOK
- F&L FLORIDA FENCE AND LIGHT HOPE
- HOPE HOPE DENSITY POLYETHYLENE OPPODAL RECORD BOOK
- P&B P&B BOOK
- PG PAGE
- P&B POINT OF BEGINNING
- RF&B REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- N/A

SYMBOL LEGEND

- UTILITY POLE
- SANITARY MANHOLE
- ⊕ WOOD POST & WIRE FENCE
- ⊖ CHAIN LINK FENCE
- ⊗ WOOD FENCE
- ⊘ OVERHEAD ELECTRIC
- GUY WIRE
- SET 5/8" IRON ROD AND PLASTIC CAP (LEAKED)
- CATCH BASIN
- ⊙ CONCRETE LIGHTPOLE
- ⊕ STORM MANHOLE
- ⊖ WATER METER
- ⊙ SECTION CORNER
- ⊖ CENTERLINE
- ⊙ PROPERTY LINE
- ⊕ WELL POINT
- ⊖ BRICK VALE
- ⊕ SANITARY VALVE
- ⊖ LIGHT POST
- ⊕ PALM TREE
- ⊖ CONCRETE METAL PIPE
- ⊕ DEED
- ⊖ MEASURED
- ⊕ SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- ⊖ ELECTRIC BOX
- ⊕ BELLSOUTH MANHOLE
- ⊖ POLE
- ⊕ PROPANE GAS TANK

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE BOUNDARY OF ADDITIONAL LANDS TO BE CONSIDERED FOR ANNEXATION INTO THE VILLAGE OF ROYAL PALM BEACH.
2. ENGENEITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
3. UNDERGROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGENEITY GROUP, INC.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
5. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
6. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N01°37'10" E, NAD 83, 1980 ADJUSTMENT, ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
8. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/2"=60' OR SMALLER.
9. PROPERTY HAS ACCESS FROM ACHE ROAD.
10. ALL BEARINGS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
11. THE LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.

THIS IS NOT A SURVEY

REVISIONS	NO.	DATE	BY

ANNEXATION EXHIBIT FOR
TUTTLE LAND DEVELOPMENT

ANNEXATION EXHIBIT FOR
TUTTLE LAND DEVELOPMENT

THIS IS NOT A SURVEY

DATE	BY	CHECKED
09-21-14	ENGENEITY GROUP, INC.	ENGENEITY GROUP, INC.

ERRY H. RAYMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 15335
STATE OF FLORIDA CORPORATION NO. 188603

JOB NO.
13037.04

EXHIBIT "B"

CONSERVATION EASEMENTSTATE OF FLORIDA
COUNTY OF PALM BEACH

KNOWN ALL PERSONS BY THESE PRESENT THAT as a condition of the approval by Palm Beach County of the Vegetation Removal Permit, and pursuant to Palm Beach County Unified Land Development Code Section 9.5.F.2.c., _____ ("Grantor"), has, for good and valuable consideration, the receipt of which is acknowledged, granted to Palm Beach County, a political subdivision of the State of Florida ("Grantee"), a Conservation Easement in accordance with Section 704.06, Florida Statutes, in and over the real property in Palm Beach County, Florida, as set forth in the legal description attached hereto as Exhibit A (the "Property").

As used herein, the term Grantor shall include any successor or assignee of the Grantor, and the term Grantee shall include any successor or assignee of the Grantee.

It is the purpose and intent of this Conservation Easement to assure that the Property will be retained and maintained forever predominantly in the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement, which shall mean that the following activities are prohibited on the Property:

- A. Construction or placement of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- B. Dumping or placing of soil or other substances or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- C. Removal, destruction, cutting, trimming, mowing, alteration or biocide spraying of trees, shrubs, or other vegetation, with exception to the removal of nuisance and exotic plant species as may be required or permitted by law, ordinance, or other government approval;
- D. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in any manner which affects the surface or sub-surface;
- E. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
- F. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;

G. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas with the exception of those passive recreational activities as may be defined in the Preserve Management Plan as approved by the County which is attached and incorporated herein as Exhibit B; and

H. Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archaeological or cultural significance.

It is understood that the granting of this Conservation Easement entitles the Grantee or its authorized representatives to enter the Property in a reasonable manner and at reasonable times to assure compliance.

The Grantor on behalf of itself and its successors or assigns hereby agrees to bear all costs and liability relating to the maintenance of the Property in the natural vegetative and hydrologic conditions as existing at the time of execution of this Conservation Easement. The Conservation Easement hereby granted and the obligation to retain and maintain the Property forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the land and shall be binding upon the Grantor and its successors and assigns, and shall inure to the benefit of the Grantee and its successors and assigns.

Venue for actions in connection with this Conservation Easement shall be in Palm Beach County, Florida. In the event Grantor violates the terms hereof or otherwise fails or refuses to perform any term, covenant or condition of this Conservation Easement for which a specific remedy is not set forth herein, Grantee shall, in addition to any other remedies provided at law or in equity, have the rights of specific performance and injunctive relief. Grantor agrees to pay, and Grantee shall be entitled to recover from Grantor, all removal and restoration costs incurred to restore the land to the natural vegetative and hydrologic conditions as required and stated in this approved Conservation Easement. The foregoing remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapters 373 and 403, Florida Statutes, or Palm Beach County ordinance.

Any forbearance on behalf of the Grantee to exercise its rights in the event of the failure of Grantor to comply with the provisions of this Conservation Easement shall not be deemed or construed to be a waiver of the Grantee's rights hereunder in the event of any subsequent failure by the Grantor to comply.

The Grantor hereby represents that the Grantor is seized of the Property in fee simple and has good right and title to grant and convey this Conservation Easement to the Grantee and that the Property is free and clear of any encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal of this _____ day of _____, 2003.

Signed, sealed, and delivered in our presence of:

Marilyn Jones
WITNESS

MARILYN JONES
PRINT NAME OF WITNESS

Kristin Karas - Gordon
WITNESS

KRISTIN KARAS-GORDON
PRINT NAME OF WITNESS

GRANTOR: FOLKE PETERSON CENTER FOR ANIMAL WELFARE, INC.

BY: [Signature]

RICK KORNMETER
PRINT NAME OF SIGNATORY

TITLE: PRESIDENT
Authorized Representative

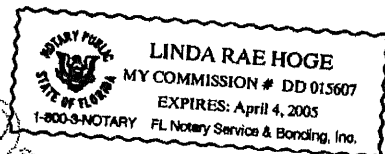
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 28th day of August, by Rick Kornmeter (name of officer or agent), of _____ (name of corporation), a FLORIDA (State or place of incorporation) corporation, on behalf of the corporation s/he is personally known to me, produced a valid driver's license and (did/did not) take an oath.

(Seal)

Linda Rae Hoge
Notary Public
State of Florida

My Commission Expires: April 4, 2005



LEGAL DESCRIPTION

BEING A ONE (1) ACRE PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, (STATE PLANE BEARING DATUM), 819.21 FEET; THENCE SOUTH 01°48'22" WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1395.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°48'22" WEST, 208.72 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK (O.R.B.) 2981, PAGE 552; THENCE NORTH 87°43'20" WEST ALONG THE SOUTH LINE OF SAID PARCEL, 208.72 FEET; THENCE NORTH 01°48'22" EAST, 208.72 FEET; THENCE SOUTH 87°43'20" EAST, 208.72 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 43,563 SQUARE FEET ± 1.000 ACRE MORE OR LESS.

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LOT 1908
BOOK 1
PAGE 445
REV. 4.1 E

SHEET 1 OF 2

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.029, FLORIDA STATUTES.

ADAIR & BRADY, INC.

BY: Dennis Painter FOR THE FIRM
DENNIS PAINTER
REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3542



ADAIR & BRADY, INC.

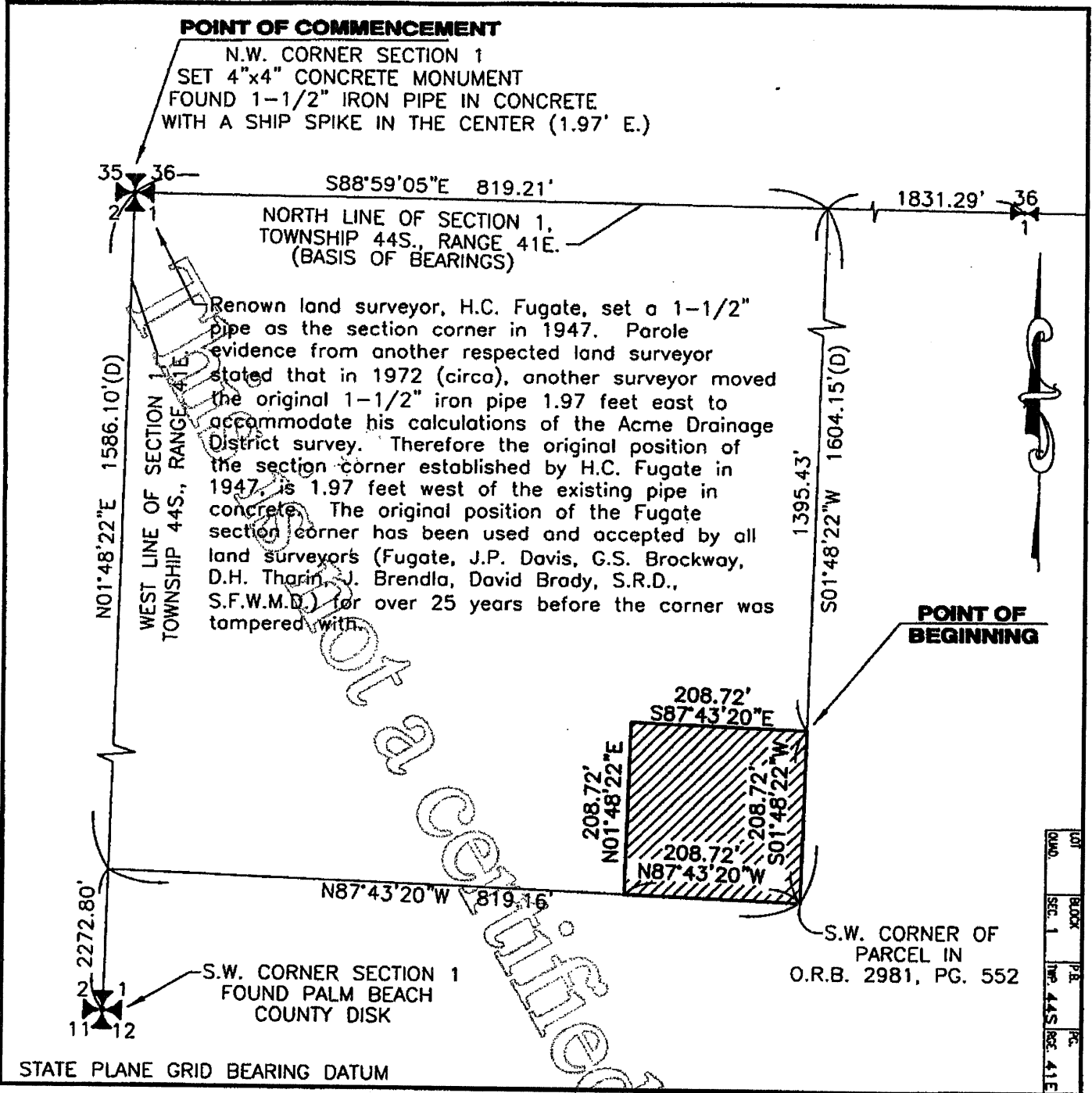
CONSULTING ENGINEERS • LAND SURVEYORS PLANNERS
3481 Fairlane Farms Road
Wellington, Florida 33414
(561) 383-7480 FAX (561) 383-7485

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL AFFIXED.

REFERENCE FP 1932

SKETCH OF NATIVE UPLAND PRESERVE AREA FOR FOLKE PETERSON CENTER		
DRAWN: B.P.	DATE 05/20/02	W.O. 00-031A
FIELD: C.A.	SCALE N.T.S.	LS 7163
F.B.		
PG.		

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STATE PLANE GRID BEARING DATUM

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

SHEET 2 OF 2

SKETCH OF NATIVE UPLAND PRESERVE AREA FOR FOLKE PETERSON CENTER

DRAWN: B.P.	DATE: 05/20/02	W.O.: 00-031A
FIELD: [Signature]	SCALE: LS 7163	
F.B.:	SCALE: N.T.S.	
PG.:		



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 3461 Fairlane Farms Road
 Wellington, Florida 33414
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REFERENCE FP 1916



June 22, 2015

Mr. Rob Robbins
Director
PBC Environmental Resource Management
2300 N. Jog Road
West Palm Beach, FL 33411

rrobbins@pbcgov.org

Dear Mr. Robbins:

Our office is the agent for a project currently undergoing zoning approvals in the Village of Royal Palm Beach. The area, which is located west of State Road 7, on the south side of Southern Boulevard was annexed last fall into the Village of Royal Palm Beach, pursuant to Ordinance No. 894 and is approximately 88 acres in size. A copy of this ordinance has been provided as an attachment to this letter. There is a \pm 1 acre Conservation Easement located on a parcel that was included in this recently annexed area and is recorded in Official Records Book 16008, Page 1905 (copy provided as attachment). I've also included the Survey, with the easement area highlighted for your reference.

Since the time of annexation, our office has been in correspondence with Mr. Mark Godwin and Mr. Robert Kraus at PBC ERM regarding the easement and ability to transfer it to the Village of Royal Palm Beach. As a result of that correspondence, please consider this our formal request to transfer the Conservation Easement from Unincorporated Palm Beach County, to the Village of Royal Palm Beach. Our office has also been in contact with the Village, who is aware of our request.

After reviewing our request, and the attached documents, please do not hesitate to contact me with any questions, or if you would like to discuss at (561) 537-4542. Likewise, if you need any additional information, please let me know so that our office can provide it to you. Thank you and we look forward to working with you.

Sincerely,

WANTMAN GROUP, INC.

A handwritten signature in black ink that reads "Lindsay Libes". The signature is written in a cursive, flowing style.

Lindsay Libes
Senior Planner

Attachments:

Ordinance 894
Conservation Easement (ORB 16008/PG 1905)
Survey