

**Location Map**

Return to:  
Right-of-Way Acquisition Section  
Palm Beach County, Engineering & Public Works Department  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229  
Attn.: Kaye Weichel, Right-of-Way Specialist  
Acct. No.: 1010                      **W/C BOX 1066**

This Instrument Prepared by:  
Marlene R. Everitt, Senior Assistant County Attorney  
Palm Beach County, County Attorney's Office  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229

Property Control Number: N/A

Purchase Price: \$ 0  
Closing Date: \_\_\_\_\_

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: N/A  
ROAD NAME: RIVERSIDE DRIVE, BOCA RATON  
PARCEL NO.: N/A

### COUNTY DEED

THIS DEED is made this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, (hereinafter called "County") to **BOCA RESERVE MASTER HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation, whose post office address is c/o Pro Community Management, 2645 Executive Park Drive, Suite 669, Weston, FL 33331, (hereinafter called "Grantee").

WITNESSETH: That County, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida, as follows:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land.

IN WITNESS WHEREOF County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

**ATTEST:**

SHARON R. BOCK  
CLERK AND COMPTROLLER

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

**County:**

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

By: \_\_\_\_\_  
Mary Lou Berger, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

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

**(Official Seal)**



LEGEND

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.B.C. = PALM BEACH COUNTY  
R/W = RIGHT OF WAY  
REF = REFERENCE  
ORB = OFFICIAL RECORD BOOK  
SEC = SECTION  
TWP = TOWNSHIP  
RNG = RANGE

SURVEYOR'S REPORT

BEARINGS ARE BASED ON A GRID (83/90) BEARING OF SOUTH 01°20'19"EAST ALONG THE EAST LINE OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS INSTRUMENT PREPARED BY SCOTT T. ADAMS SR. & GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.


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 = 1.000013108  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

THIS IS NOT A SURVEY

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 STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



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

12/16/15  
DATE

P.O.C.  
N.E. COR. 27/47/41  
P.B.C. POSITION  
N. 733303.557  
E. 906635.146

PALMETTO PARK ROAD  
(O.R.B. 3600, PGS. 1621-1624)  
S 01°20'19" E  
100.02'

N 89°42'52" E  
84.56'

TRACT S-5  
BOUNDARY PLAT OF ORIOLE COUNTRY  
(P.B. 32, PGS. 175-180)  
CONVEYED TO PALM BEACH CO.  
(O.R.B. 2659, PGS. 30-37)

P.O.B.  
N 89°43'57" E  
85.48'

PALMETTO PARK ROAD  
(O.R.B. 3600, PGS. 1621-1624)  
TRACT "D"  
N 45°48'51" W  
35.03'

TRACT S-5  
S 44°11'48" W  
35.68'

30.00' RIGHT-OF-WAY  
FLORIDA FRUIT LANDS  
COMPANY'S  
SUBDIVISION NO. 2  
(P.B. 1, PGS. 102-106)

III I  
SCALE: 1" = 120'

TRACT "L"

45.00'  
120.00'

PARCEL L-1

BOCA WINDS - PARCEL "A"  
(P.B. 56, PGS. 84-86)

N 01°20'19" W 1853.88"

RIVERSIDE DRIVE  
O.R.B. 3600, PG. 1627  
AND O.R.B. 4281, PG. 717  
S 01°20'19" E

TRACT "S-4"

S 01°20'19" E 1852.86'

PARCEL L-1

EAST LINE TRACT "S-4"  
BOUNDARY PLAT OF  
ORIOLE COUNTRY  
(P.B. 32, PGS. 175-180)  
DEDICATED TO P.B.C. PER  
(O.R.B. 4850, PGS. 1105-1112)

WINDING LAKES SECTION ONE  
(P.B. 40, PGS. 41-43)

WEST LINE  
60.00' RIGHT-OF-WAY  
RIVERSIDE DRIVE  
(O.R.B. 3600, PGS. 1627-1629)

EAST LINE  
SECTION 27/47/41

MATCH SHEET 4 OF 4

PROJECT NO. 1993901

DRAWING NO. S-1-15-3685

PROJECT: RIVERSIDE DRIVE BOCA RESERVE ABANDONMENT

SHEET: 3 OF 4



60.00'

45.00'

120.00'

BOCA WINDS - PARCEL "A"  
(P. B. 56, PGS. 84-86)

TRACT "L"

EAST LINE  
SECTION. 27/47/41

30.00' RIGHT-OF-WAY  
FLORIDA FRUIT LANDS  
COMPANY'S  
SUBDIVISION NO. 2  
(P.B. 1, PGS. 102-106)

SCALE: 1" = 120'

WEST LINE  
60.00' RIGHT-OF-WAY  
RIVERSIDE DRIVE  
(O.R.B. 3600, PGS. 1627-1629  
AND O.R.B. 4281, PG. 717-718)

EAST LINE TRACT "S-4"  
BOUNDARY PLAT OF  
ORIOLE COUNTRY  
(P.B. 32, PGS. 175-180)  
CONVEYED TO P.B.C. PER  
(O.R.B. 4850, PGS. 1105-1112)

BOCA RESERVE PUD  
(P. B. 115, PGS. 198-200)

N 01°20'19" W 1853.88"

O.R.B. 3600, PG. 1627  
AND O.R.B. 4281, PG. 717  
S 01°20'19" E

RIVERSIDE DRIVE

TRACT "S-4"

S 01°20'19" E 1852.86'

PARCEL L-1

WINDING LAKES SECTION ONE  
(P. B. 40, PGS. 41-43)

EASTERLY EXTENSION OF  
THE NORTH LINE OF  
THE PLAT NO. 3 OF BAY WINDS  
(P.B. 50, PGS. 112-115)

N.E. CORNER  
PLAT NO. 3 OF BAY WINDS

TRACT "A"

S 89°40'40" W  
120.02'

120' RIGHT-OF-WAY  
ABANDONMENT PER  
RESOLUTION NO. R-2009-1546  
(O.R.B. 23451, PG. 1149-1173)

PLAT NO. 3 OF BAY WINDS  
(P. B. 50, PGS. 112-115)

TRACT "A"

E. 1/4 COR. 27/47/41  
P.B.C. POSITION  
N. 730656.2960  
E. 906697.0030

27 26