

**Location Map**



**IN WITNESS WHEREOF**, County has caused this Release of Flowage Easement Rights to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

SHARON R. BOCK  
CLERK & COMPTROLLER

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

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

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

**County:**

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

By: \_\_\_\_\_  
Paulette Burdick, Mayor

**(Official Seal)**

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## EXHIBIT A SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) BOCA DUNES - RELEASE OF FLOWAGE EASEMENT (A)

### LEGAL DESCRIPTION

A PORTION OF A 12.00' WIDE FLOWAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3131 AT PAGE 1169 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FALLING WITHIN TRACTS 7, 9 AND 14, BLOCK 82, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (IN SECTIONS 30 AND 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST) ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

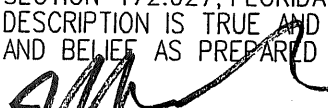
COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 6, "SANDALFOOT COVE, SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGES 225 AND 226 OF SAID PUBLIC RECORDS; THENCE SOUTH 56° 28' 35" EAST, ALONG THE NORTH LINE OF S.W. 18TH STREET, AS SHOWN ON "PLAT 1 OF BARWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGES 24 AND 25 OF SAID PUBLIC RECORDS, A DISTANCE OF 245.43 FEET; THENCE NORTH 42° 49' 47" EAST, A DISTANCE OF 108.85 FEET; THENCE NORTH 11° 42' 34" EAST, A DISTANCE OF 216.04 FEET; THENCE NORTH 19° 21' 42" EAST, A DISTANCE OF 411.95 FEET; THENCE NORTH 56° 42' 34" EAST, A DISTANCE OF 196.57 FEET; THENCE NORTH 57° 14' 18" WEST, A DISTANCE OF 89.90 FEET TO THE POINT OF BEGINNING 1; THENCE NORTH 60° 57' 37" EAST, A DISTANCE OF 13.62 FEET; THENCE SOUTH 57° 14' 18" EAST, A DISTANCE OF 191.75 FEET; THENCE SOUTH 69° 21' 46" EAST, A DISTANCE OF 174.29 FEET; THENCE SOUTH 59° 54' 34" EAST, A DISTANCE OF 73.06 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT A; THENCE NORTH 69° 21' 46" WEST, A DISTANCE OF 247.63 FEET; THENCE NORTH 57° 14' 18" WEST, A DISTANCE OF 199.46 FEET TO THE POINT OF BEGINNING 1.

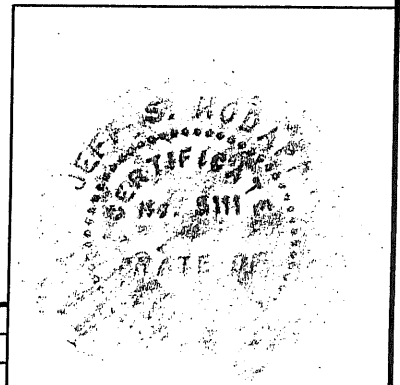
### TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT A; THENCE SOUTH 69° 21' 46" EAST, A DISTANCE OF 30.50 FEET; THENCE NORTH 47° 37' 14" EAST, A DISTANCE OF 766.48 FEET; THENCE SOUTH 51° 08' 25" EAST, A DISTANCE OF 66.44 FEET TO THE POINT OF BEGINNING 2, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 35° 49' 00" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 02° 17' 16", A DISTANCE OF 12.38 FEET; THENCE SOUTH 51° 08' 25" EAST, ALONG A NON-RADIAL LINE, A DISTANCE OF 45.45 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 49° 59' 40" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WEST LINE OF LOTS 33 AND 34 OF BLOCK 51 OF "SANDALFOOT COVE, SECTION ELEVEN",

### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFFREY B. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

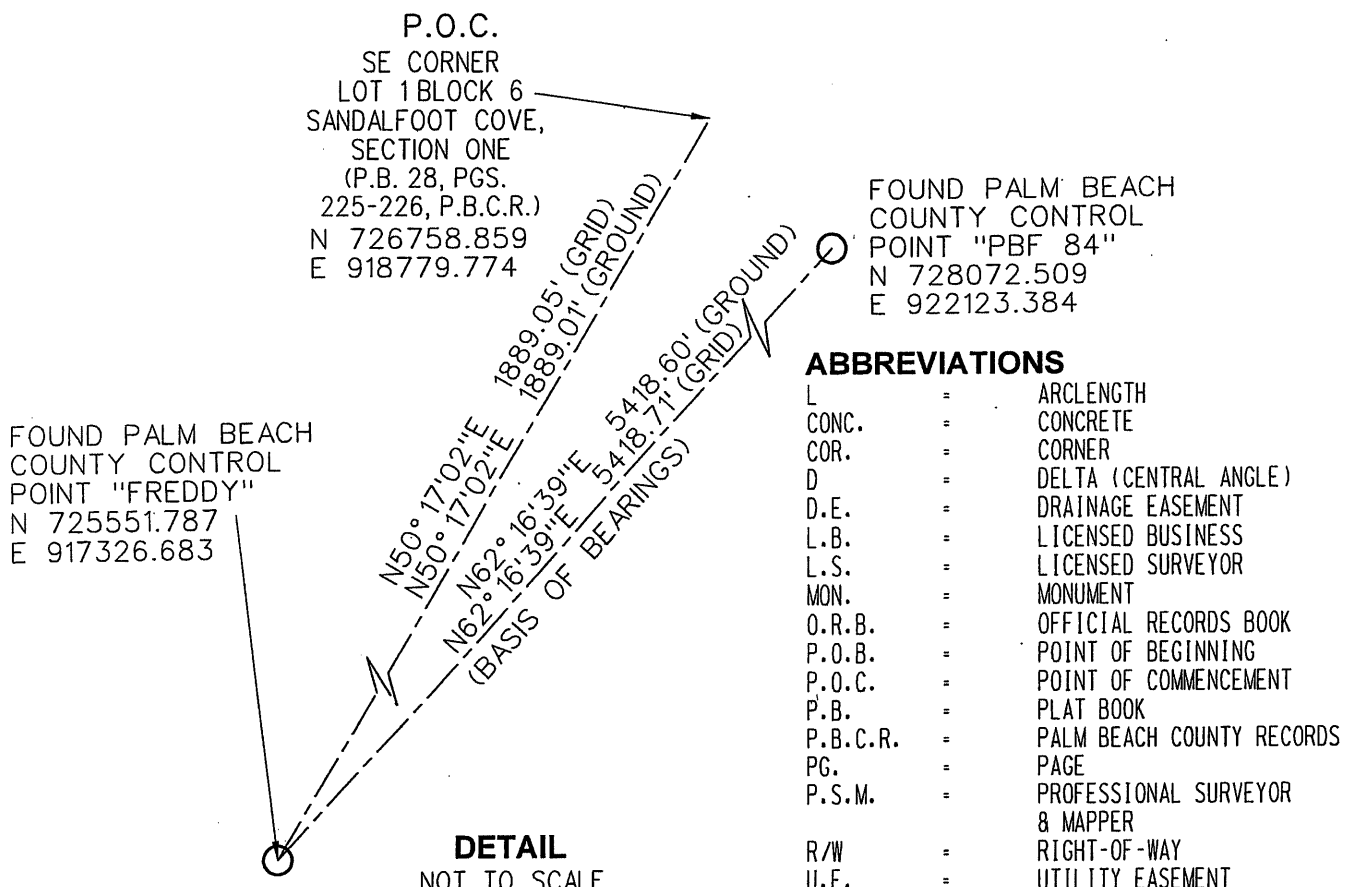


Project Name:	BOCA DUNES	DATE:	01/20/2017
JOB NO.	14128	DWG BY:	JSH
		CK'D BY:	JEK
			SHEET 1 OF 4

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35 AT PAGES 62 AND 63 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 02° 17' 31", A DISTANCE OF 12.00 FEET; THENCE NORTH 51° 08' 25" WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 48.48 FEET TO THE POINT OF BEGINNING 2.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.



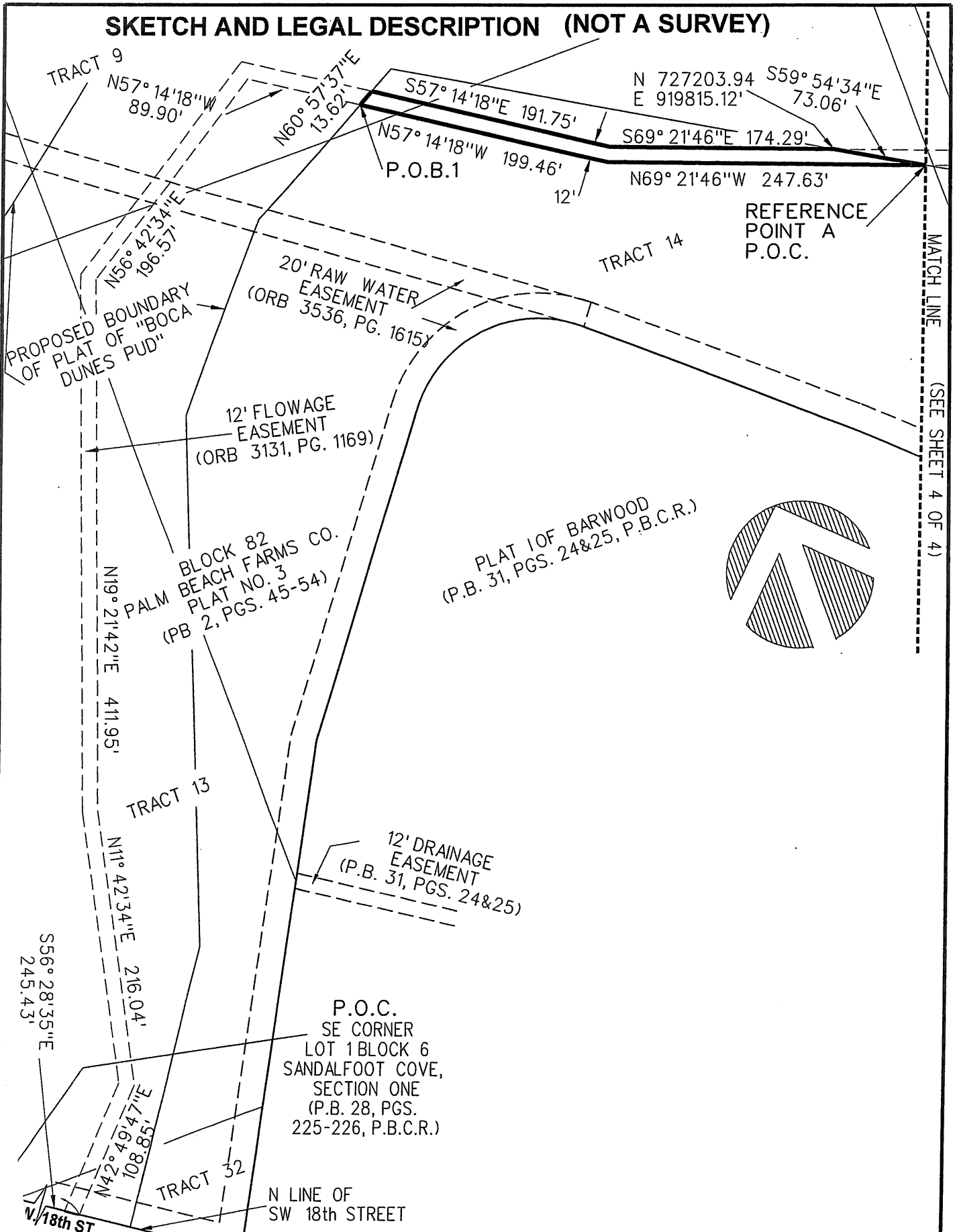
### ABBREVIATIONS

L	=	ARCLength
CONC.	=	CONCRETE
COR.	=	CORNER
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT
N.R.	=	NON-RADIAL
REF.PNT.	=	REFERENCE POINT

### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS AND RIGHTS-OF-WAY LISTED IN SCHEDULE B11 PART II OF TITLE COMMITMENT NUMBER 5947594, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 2, 2016, AT 5:00 PM, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS PBF84 TO FREDDY HAVING A BEARING OF SOUTH 62° 16' 39" WEST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. SCALE FACTOR USED FOR THIS PLAT IS 1.000021. GRID DISTANCE = GROUND DISTANCE X 1.000021.

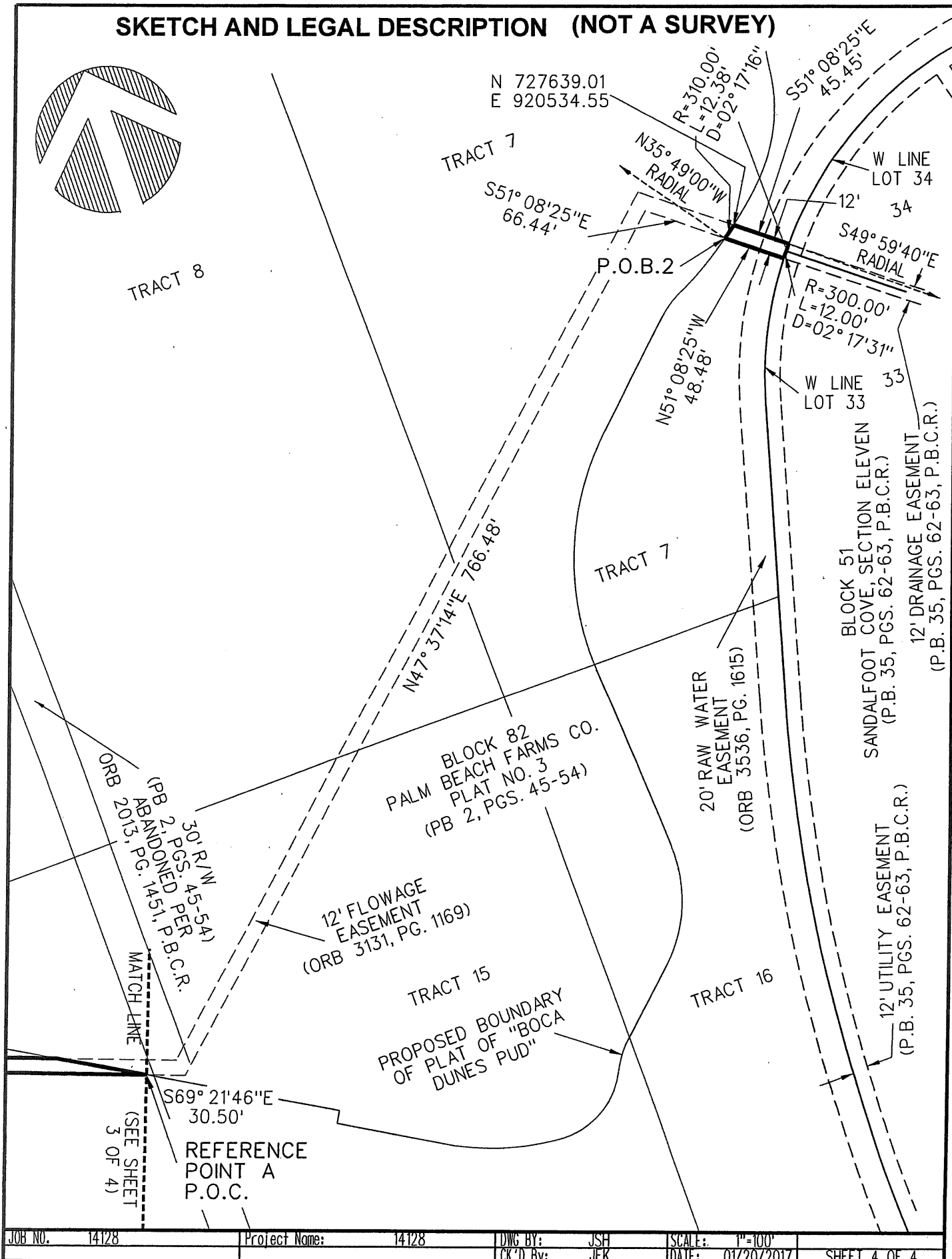
**SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)**



14128	Project Name: 14128	DWG BY: JSH	SCALE: 1"=100'
		CK'D By: JFK	DATE: 01/20/2017
			SHEET 3 OF 4



**SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)**





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**EXHIBIT A**  
**SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)**  
**BOCA DUNES - RELEASE OF FLOWAGE EASEMENT (B)**

**LEGAL DESCRIPTION**

A PORTION OF A 12.00' WIDE FLOWAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3131 AT PAGE 1169 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FALLING WITHIN TRACTS 7, 8, 9, 13, 14, 15 AND 32, BLOCK 82, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF RIGHTS-OF-WAY ADJACENT TO SAID TRACTS AND ABANDONED PER OFFICIAL RECORDS BOOK 2013 AT PAGE 1451 OF SAID PUBLIC RECORDS, (IN SECTIONS 30 AND 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST) ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 6, "SANDALFOOT COVE, SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGES 225 AND 226 OF SAID PUBLIC RECORDS; THENCE SOUTH 56° 28'35" EAST, ALONG THE NORTH LINE OF S.W. 18TH STREET, AS SHOWN ON "PLAT 1 OF BARWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGES 24 AND 25 OF SAID PUBLIC RECORDS, A DISTANCE OF 233.27 FEET TO THE POINT OF BEGINNING 1; THENCE NORTH 42° 49'47" EAST, A DISTANCE OF 107.48 FEET; THENCE NORTH 11° 42'34" EAST, A DISTANCE OF 213.51 FEET; THENCE NORTH 19° 21'42" EAST, A DISTANCE OF 416.81 FEET; THENCE NORTH 56° 42'34" EAST, A DISTANCE OF 208.42 FEET; THENCE SOUTH 57° 14'18" EAST, A DISTANCE OF 104.13 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT A; THENCE SOUTH 60° 57'37" WEST, A DISTANCE OF 13.62 FEET; THENCE NORTH 57° 14'18" WEST, A DISTANCE OF 89.90 FEET; THENCE SOUTH 56° 42'34" WEST, A DISTANCE OF 196.57 FEET; THENCE SOUTH 19° 21'42" WEST, A DISTANCE OF 411.95 FEET; THENCE SOUTH 11° 42'34" WEST, A DISTANCE OF 216.04 FEET; THENCE SOUTH 42° 49'47" WEST, A DISTANCE OF 108.85 FEET; THENCE NORTH 56° 28'35" WEST, ALONG SAID NORTH LINE OF S.W. 18TH STREET, A DISTANCE OF 12.16 FEET TO THE POINT OF BEGINNING 1.

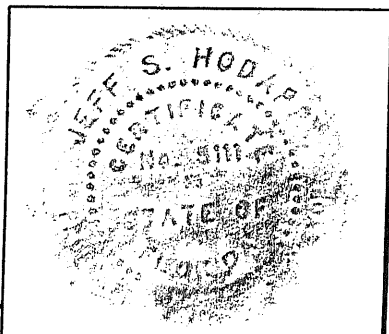
TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT A; THENCE SOUTH 57° 14'18" EAST, A DISTANCE OF 191.75 FEET; THENCE SOUTH 69° 21'46" EAST, A DISTANCE OF 174.29 FEET TO THE POINT OF BEGINNING 2; THENCE SOUTH 69° 21'46" EAST, A DISTANCE OF 95.21 FEET; THENCE NORTH 47° 37'14" EAST, A DISTANCE OF 769.41 FEET; THENCE SOUTH 51° 08'25" EAST, A DISTANCE OF 79.76 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 38° 06'16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET AND A CENTRAL

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

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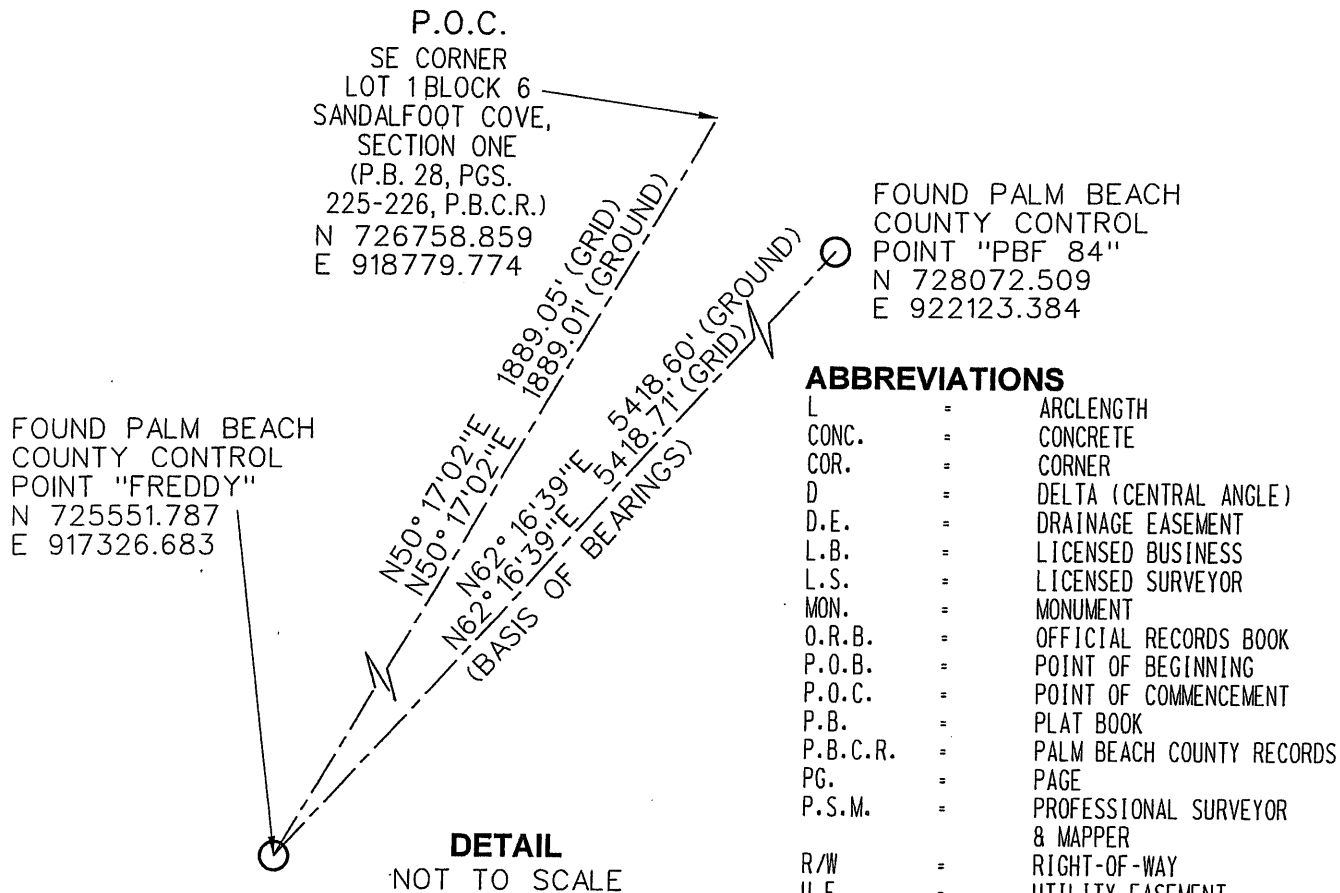


Project Name:	BOCA DUNES	DATE:	01/20/2017
JOB NO.	14128	DWG BY:	JSH
		CK'D BY:	JEK
			SHEET 1 OF 4

**SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)**

ANGLE OF 02°17'16", A DISTANCE OF 12.38 FEET; THENCE NORTH 51°08'25" WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 66.44 FEET; THENCE SOUTH 47°37'14" WEST, A DISTANCE OF 766.48 FEET; THENCE NORTH 69°21'46" WEST, A DISTANCE OF 30.50 FEET; THENCE NORTH 59°54'34" WEST, A DISTANCE OF 73.06 FEET TO THE POINT OF BEGINNING 2.

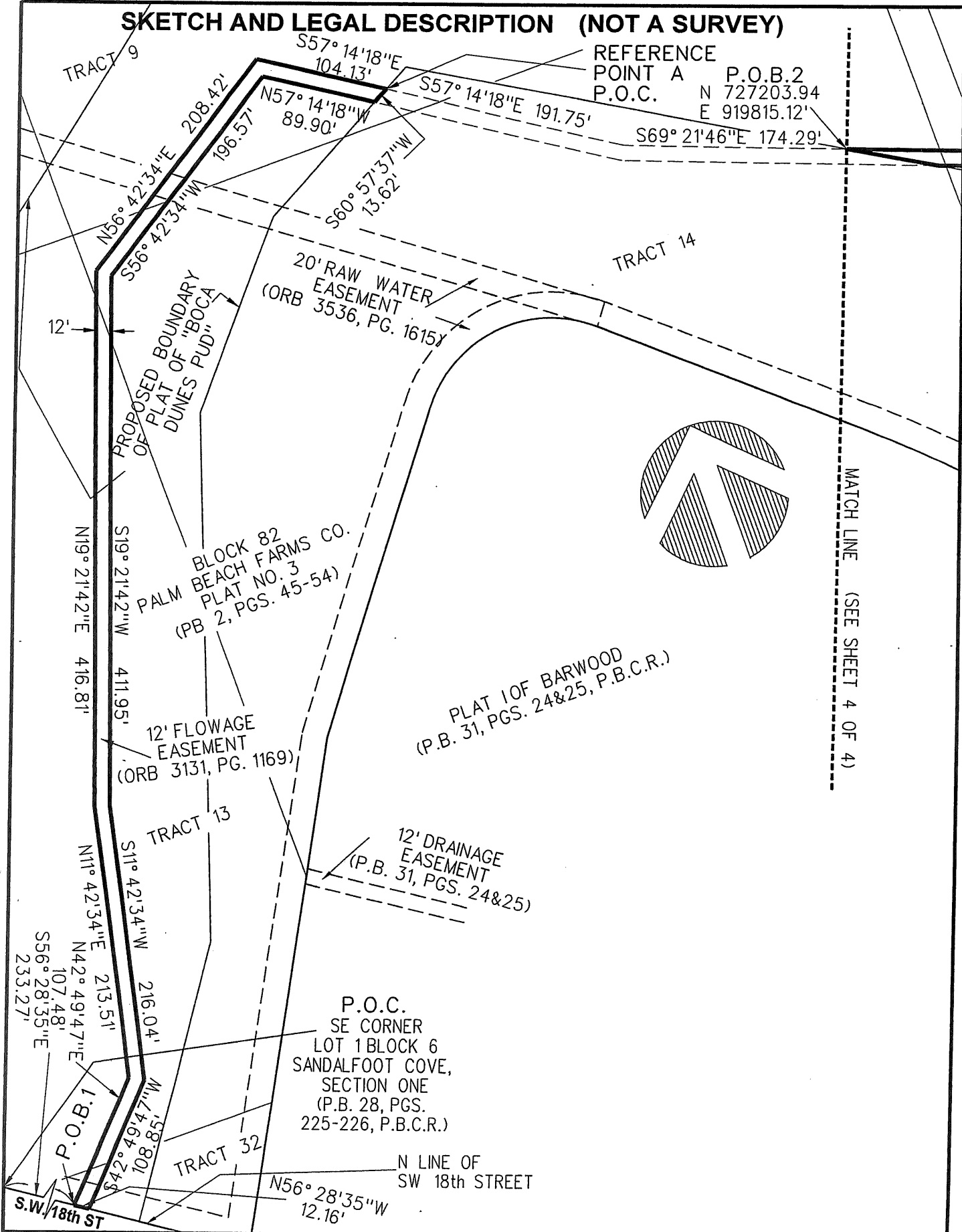
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.



**NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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**SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)**

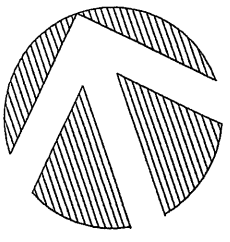
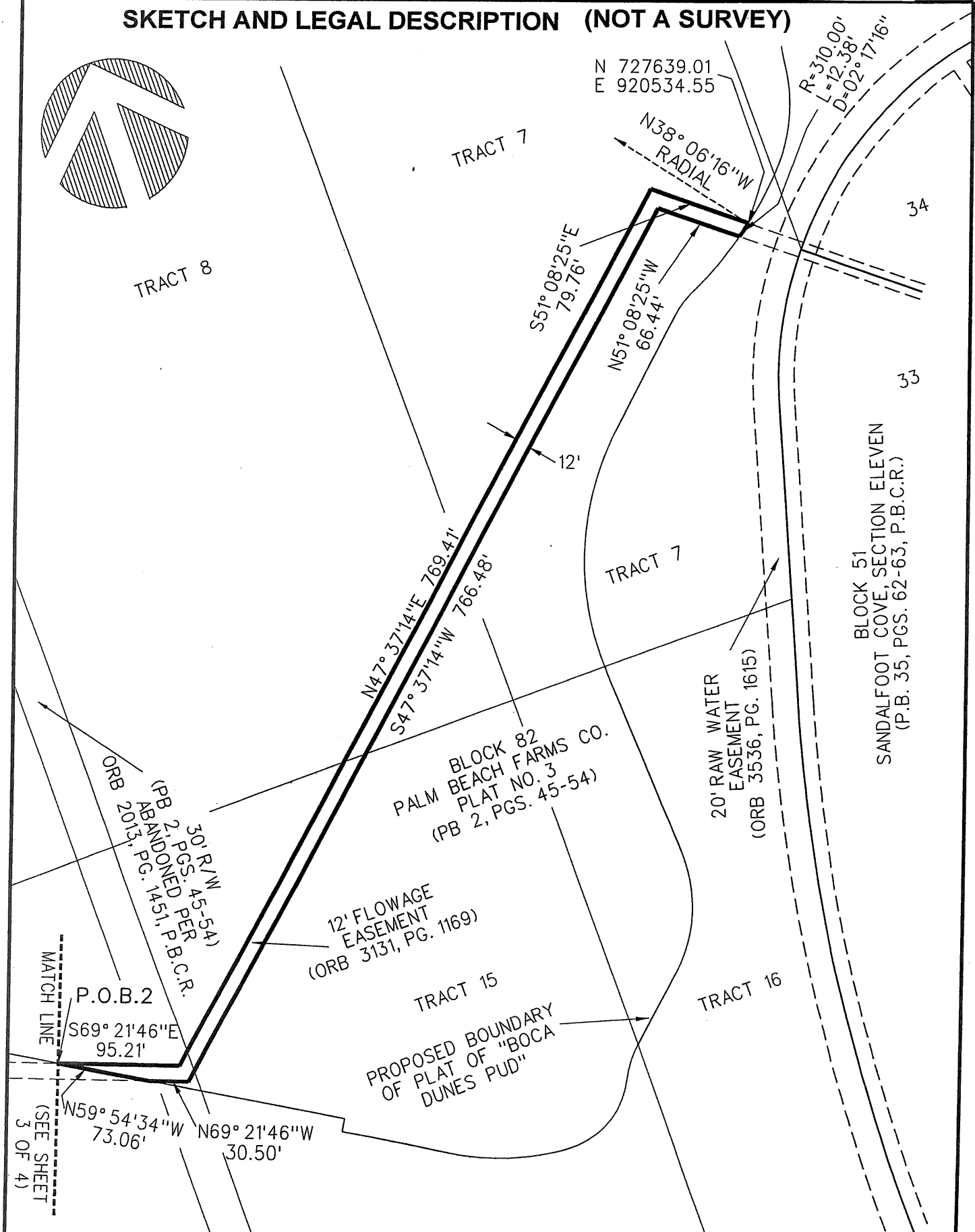


REFERENCE  
 POINT A P.O.B.2  
 P.O.C. N 727203.94  
 E 919815.12'  
 S69° 21'46"E 174.29'

MATCH LINE (SEE SHEET 4 OF 4)

JOB NO.	14128	Project Name:	14128	DWG BY:	JSH	SCALE:	1"=100'
				CHK'D BY:	JEK	DATE:	01/20/2017

**SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)**



N 727639.01  
E 920534.55

R=310.00'  
L=12.38'  
D=02°17'16"

TRACT 8

TRACT 7

34

33

TRACT 7

BLOCK 51  
SANDALFOOT COVE, SECTION ELEVEN  
(P.B. 35, PGS. 62-63, P.B.C.R.)

BLOCK 82  
PALM BEACH FARMS CO.  
PLAT NO. 3  
(PB 2, PGS. 45-54)

12' FLOWAGE  
EASEMENT  
(ORB 3131, PG. 1169)

20' RAW WATER  
EASEMENT  
(ORB 3536, PG. 1615)

TRACT 15

PROPOSED BOUNDARY  
OF PLAT OF "BOCA  
DUNES PUD"

TRACT 16

ORB 20131  
(P.B. 2, PGS. 45-54)  
ABANDONED P.B.C.R.  
30' R/W

MATCH LINE

P.O.B.2  
S69°21'46"E  
95.21'

(SEE SHEET  
3 OF 4)

N59°54'34"W  
73.06'

N69°21'46"W  
30.50'

N47°37'14"E 769.41'  
S47°37'14"W 766.48'

S51°08'25"E  
79.76'

N51°08'25"W  
66.44'

N38°06'16"W  
RADIAL