

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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<b>Meeting Date:</b> June 20, 2017	<input checked="" type="checkbox"/> <b>Consent</b>	<input type="checkbox"/> <b>Regular</b>
	<input type="checkbox"/> <b>Workshop</b>	<input type="checkbox"/> <b>Public Hearing</b>

**Department:** Engineering & Public Works Department  
**Submitted By:** Engineering & Public Works Department  
**Submitted For:** Roadway Production Division

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**I. EXECUTIVE BRIEF**

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

- A) adopt a resolution to transfer jurisdictional control, maintenance responsibility and ownership from Palm Beach County (County) to Indian Trail Improvement District (District), without reservation of any and all rights, title and interest to all phosphate, mineral, metals and petroleum rights pursuant to Florida Statutes Section 270.11(1), for two parcels located on 60<sup>th</sup> Street North, between North State Road 7 Extension west to Mango Boulevard.
- B) approve a county deed to convey to the District, ownership of two parcels located on 60<sup>th</sup> Street North, between North State Road 7 and Mango Boulevard.

**SUMMARY:** Adoption of this resolution and approval of this county deed will transfer the jurisdictional control, maintenance responsibility and ownership without reservation of any and all rights, title and interest to all phosphate, mineral, metals and petroleum rights of two parcels located on 60<sup>th</sup> Street North, between North State Road 7 and Mango Boulevard, to the District. The two parcels were part of the County's road construction project for 60<sup>th</sup> Street North from 120<sup>th</sup> Avenue North to east of Royal Palm Beach Boulevard. The parcels were required to be conveyed to the District, as a condition of the District's special permit to the County and today primarily function as drainage sites. District 6 (LBH)

**Background and Justification:** As a condition of the special permit from the District to the County dated November 19, 2014, the District requested that upon completion of construction, the two lots where the expanded canal sections are located shall be conveyed as mutually agreed by the County and the District, at no cost to the District. The District requested that the two parcels as shown on Exhibits A and B be transferred without any type of reservation of all phosphate, mineral, metals and petroleum rights pursuant to Florida Statutes Section 270.11(1). The District will assume responsibility for the perpetual maintenance of the parcels conveyed to them. The Engineering Department has reviewed the transfer request, and recommends adoption of the resolution, and approval of the county deed.

**Attachments:**

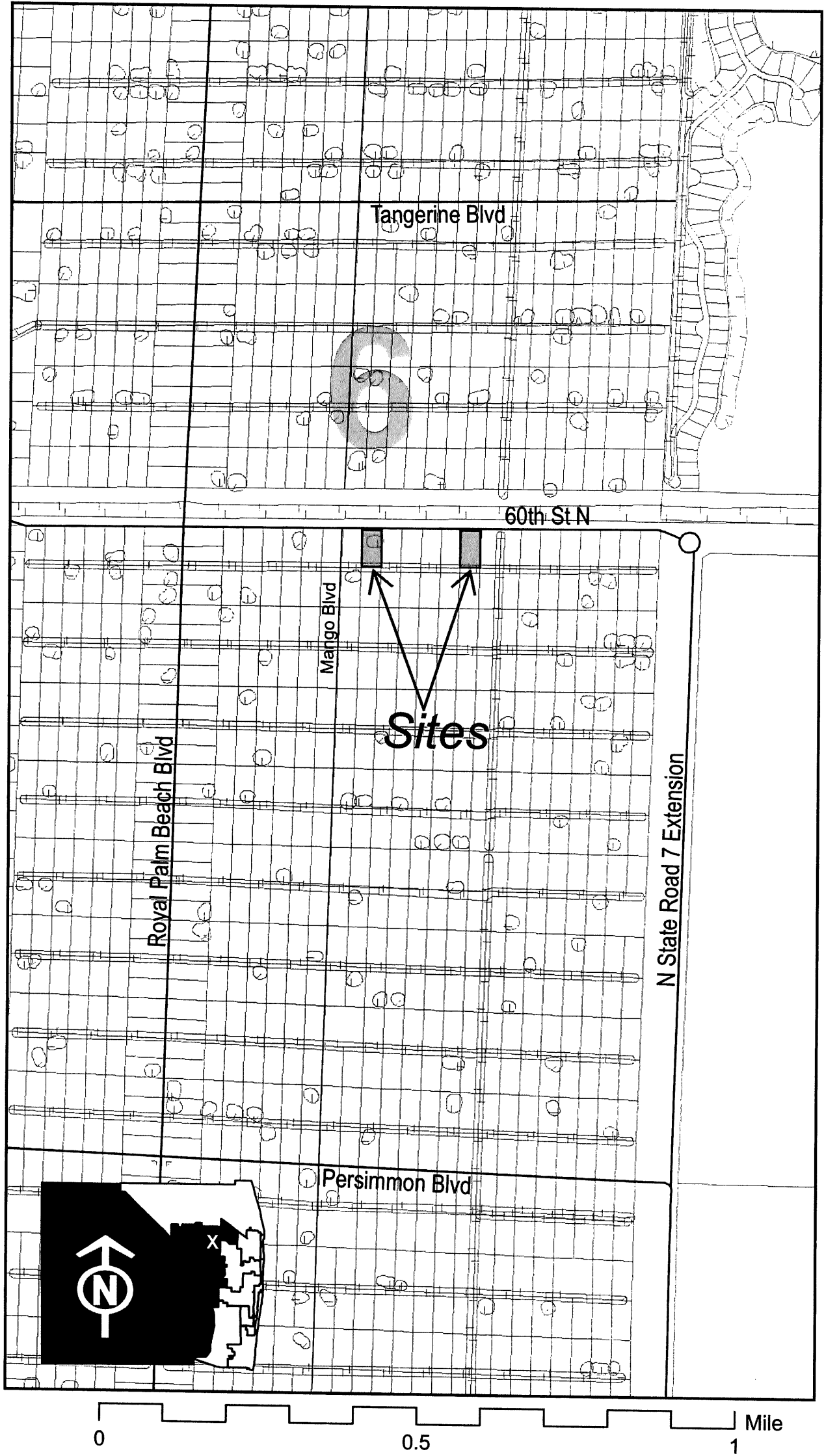
- 1. Location Map
- 2. Resolution with Exhibits A and B
- 3. County Deed with Exhibits A and B

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Recommended by: *DAF MR* *S. J. Webb* *6/5/17*  
*EWL* Department Director Date

Approved by: *Laure Johnson* *6/5/17*  
Assistant County Administrator Date





**Location Map**

RESOLUTION NO. R-2017-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TRANSFERRING JURISDICTIONAL CONTROL, MAINTENANCE RESPONSIBILITY, AND OWNERSHIP OF TWO PARCELS LOCATED ON 60<sup>TH</sup> STREET NORTH, BETWEEN NORTH STATE ROAD 7 AND MANGO BOULEVARD TO INDIAN TRAIL IMPROVEMENT DISTRICT, WITHOUT RESERVATION FOR RIGHTS, TITLE AND INTEREST TO ALL PHOSPHATE, MINERAL, METALS AND PETROLEUM RIGHTS.

WHEREAS, Palm Beach County (County) currently has jurisdictional control, maintenance responsibility, and ownership for two parcels on 60<sup>th</sup> Street North,; and,

WHEREAS, the County obtained these parcels for expanded canal sections as part of the road improvement project on 60<sup>th</sup> Street North from 120<sup>th</sup> Avenue North to east of Royal Palm Beach Boulevard; and,

WHEREAS, as a condition attached to the special permit between Indian Trail Improvement District (District) and the County dated November 19, 2014, the District requested that upon completion of construction, the two lots where the expanded canal sections are located shall be conveyed as mutually agreed by the County and the District, at no cost to the District; and,

WHEREAS, pursuant to Florida Statute Section 270.11, the District has requested that such property be conveyed without reservation of phosphate, mineral, metals and petroleum rights; and,

WHEREAS, the County hereby expressly releases, any and all rights, title and interest to all phosphate, mineral, metals and petroleum rights; and,

WHEREAS, the County is willing to transfer the jurisdictional control, maintenance responsibility, and ownership of the two parcels on 60<sup>th</sup> Street North, between North State Road 7 and Mango Boulevard to the District; and,

WHEREAS, the Engineering Department has reviewed the transfer request and recommends adoption.

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

- 1. The Board of County Commissioners (BCC) adopts and ratifies those matters set forth in the foregoing recitals.
2. The BCC does hereby transfer jurisdictional control, maintenance responsibility, and ownership through a county deed for the areas shown on Exhibits "A" and "B" to the District.

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 Paulette Burdick, Mayor - \_\_\_\_\_
Commissioner Melissa McKinlay, Vice Mayor - \_\_\_\_\_
Commissioner Hal R. Valeche - \_\_\_\_\_
Commissioner Dave Kerner - \_\_\_\_\_
Commissioner Steven L. Abrams - \_\_\_\_\_
Commissioner Mary Lou Berger - \_\_\_\_\_
Commissioner Mack Bernard - \_\_\_\_\_

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_
County Attorney

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: \_\_\_\_\_
Deputy Clerk

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH:**

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ALSO KNOWN AS TRACT #1530.

CONTAINING 55,344 SQUARE FEET OR 1.270 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
2. COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 PROJECT SCALE FACTOR = 1.000014925
3. BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF NORTH 89°36'24" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 43 EAST, RANGE 41 EAST. THE REFERENCED GRID BEARING IS BASED ON PUBLISHED VALUES FOR THE NORTHEAST, NORTHWEST AND NORTH ONE-QUARTER CORNERS FOR SAID SECTION 2.
4. THIS LEGAL DESCRIPTION AND SKETCH AND SECTIONAL BREAKDOWN AS CALCULATED HEREON ARE BASED ON PBCO PUBLISHED VALUES FOR SAID SECTION 2. IN ADDITION, THIS SKETCH IS ALSO BASED ON BOUNDARY SURVEYS FOR THE TRACTS #1531 (PBCO DRAWING S-2-14-3498) AND TRACT #1529 (PBCO DRAWING S-2-3499) WHICH ARE IMMEDIATELY WEST AND EAST OF TRACT #1530, RESPECTIVELY.
5. 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.
6. THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

**LEGEND:**

SEC 2/43/41 = SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST	R/W = RIGHT-OF-WAY
ORB = OFFICIAL RECORD BOOK	PG = PAGE
RPB = ROAD PLAT BOOK	PBCO = PALM BEACH COUNTY
PB = PLAT BOOK	PCN = PROPERTY CONTROL NUMBER


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

**SURVEYOR'S CERTIFICATION:**

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 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Wayne Larry Fish*  
 WAYNE LARRY FISH  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 3238

*1/19/2017*  
 DATE

PROJECT NO. 2004507C	SHEET 1 OF 2	PROJECT: STATE OF FLORIDA <b>LEGAL DESCRIPTION &amp; SKETCH</b> <b>OF TRACT #1530</b> <b>11322 60th ST N</b>		SCALE: 1" = 50' APPROVED: W.L.F. DRAWN: W.L.F. CHECKED: G.W.M. DATE: 01/17/17 FIELD BOOK NO.: N/A	NO.	REVISION	BY	DATE
		DESIGN FILE NAME S-1-17-3836	DRAWING NO. S-1-17-3836.DGN					
 <b>PALM BEACH COUNTY</b> <b>ENGINEERING AND PUBLIC WORKS</b> <b>ROADWAY PRODUCTION</b> <b>2300 NORTH JOG ROAD</b> <b>WEST PALM BEACH, FL 33411</b>								

FOUND PBCo BRASS DISK  
IN CONCRETE AT THE  
N ONE-QUARTER CORNER  
OF SECTION 2/43/41

S R/W LINE OF "M" CANAL  
(PER DB 1156, PG 58)

NE CORNER SECTION 2/43/41  
MONUMENT NOT FOUND

80' ROAD RIGHT-OF-WAY PBCo PUBLISHED VALUE  
(PER ORB 22435, PG 23)

60th STREET N

N884788.816  
E912424.438

N884770.725  
E909788.806

S LINE OF THE SE  
1/4 OF SEC 35/44/41

N89°36'24"E 2635.66'

N884778.640  
E910941.895

N89°36'24"E 164.73'

1482.55'

35  
2  
988.37'

35  
2  
36  
1

40' ROAD EASEMENT  
(PER ORB 2501, PG 920)

164.71'  
N LINE OF THE NE  
1/4 OF SEC 2/43/41

124.69'

ORB 13984, PG 1283  
PCN 00-41-43-02-00-000-1540  
TRACT 1531

W LINE OF THE W 1/2 OF NE 1/4  
OF NE 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

N01°48'20"E 336.02'

265.97'

ORB 26375, PG 1501  
PCN 00-41-43-02-00-000-1040  
TRACT 1530

266.46'

S01°48'49"W 336.51'  
E LINE OF THE W 1/2 OF NE 1/4  
OF NE 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

ORB 27715, PG 362  
PCN 00-41-43-02-00-000-1190  
TRACT 1529



SCALE: 1" = 50'

S LINE OF W 1/2 OF NE 1/4  
OF NE 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

164.67'

30' DRAINAGE  
EASEMENT (PER ORB  
2501, PG 920)

30.02'

30.02'

124.64'

S89°46'24"W 164.66'  
30' DRAINAGE  
EASEMENT (PER ORB  
2501, PG 920)

30'

30'

266.82'

DRAINAGE EASEMENT (PER ORB 2501, PG 920)

40'

ORB 16984, PG 113  
PCN 00-41-43-02-00-000-1087  
TRACT 1511

ORB 17316, PG 62  
PCN 00-41-43-02-00-000-1400  
TRACT 1512

PROJECT NO. 2004507C

DRAWING NO. S-1-17-3836

PROJECT: LEGAL DESCRIPTION & SKETCH OF TRACT #1530

SHEET: 2 OF 2

**EXHIBIT "B"**

**LEGAL DESCRIPTION AND SKETCH:**

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ALSO KNOWN AS TRACT #1535.

CONTAINING 54,949 SQUARE FEET OR 1.262 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
2. COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 PROJECT SCALE FACTOR = 1.000014925
3. BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF NORTH 89°36'24" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 43 EAST, RANGE 41 EAST. THE REFERENCED GRID BEARING IS BASED ON PUBLISHED VALUES FOR THE NORTHEAST, NORTHWEST AND NORTH ONE-QUARTER CORNERS FOR SAID SECTION 2.
4. THIS LEGAL DESCRIPTION AND SKETCH AND SECTIONAL BREAKDOWN AS CALCULATED HEREON ARE BASED ON PBCO PUBLISHED VALUES FOR SAID SECTION 2. IN ADDITION, THIS SKETCH IS ALSO BASED ON BOUNDARY SURVEYS FOR THE TRACTS #1536 (PBCO DRAWING S-2-14-3496) AND TRACT #1534 (PBCO DRAWING S-2-3497) WHICH ARE IMMEDIATELY WEST AND EAST OF TRACT #1535, RESPECTIVELY.
5. 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.
6. THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

**LEGEND:**

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*Wayne Larry Fish*  
 WAYNE LARRY FISH  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 3238

1/19/2017  
 DATE

PROJECT NO. 2004507C	SHEET 1 OF 2	LEGAL DESCRIPTION & SKETCH OF TRACT #1535 60th ST N	SCALE: 1" = 50' APPROVED: W.L.F. DRAWN: W.L.F. CHECKED: C.W.M. DATE: 01/17/17 FIELD BOOK NO. N/A	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	BY	DATE					 <p><b>PALM BEACH COUNTY</b>          ENGINEERING AND PUBLIC WORKS  <b>ROADWAY PRODUCTION</b>          2300 NORTH JOG ROAD          WEST PALM BEACH, FL 33411</p>
NO.	REVISION	BY	DATE										
DESIGN FILE NAME S-1-17-3837		DRAWING NO. S-1-17-3837.DGN											

S R/W LINE OF "M" CANAL (PER DB 1156, PG 58)

FOUND PBCo BRASS DISK  
IN CONCRETE AT THE  
N ONE-QUARTER CORNER  
OF SECTION 2/43/41  
N884770.725  
E909788.806

NE CORNER SECTION 2/43/41  
MONUMENT NOT FOUND  
PBCo PUBLISHED VALUE  
N884788.816  
E912424.438

80' ROAD RIGHT-OF-WAY  
(PER ORB 22435, PG 23)

60th STREET N

N89°36'24"E 2635.66'

N89°36'24"E 164.73'

S LINE OF SE 1/4  
OF SEC 35/44/41

2306.20'

35  
164.73  
2

35  
36  
2  
1

40' ROAD EASEMENT  
(PER ORB 2501, PG 920)

N884772.986  
N910118.260

MANGO WAY

124.69'

164.69'  
N LINE OF THE NE  
1/4 OF SEC 2/43/41

W LINE OF THE E 1/2 OF NW 1/4  
OF NW 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

S01°45'56"W 333.62'

263.57'

ORB 26548, PG 1425  
PCN 00-41-43-02-00-000-1810  
TRACT 1535

N01°46'25"E 334.10'

E LINE OF THE E 1/2 OF NW 1/4  
OF NW 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

ORB 19436, PG 840  
PCN 00-41-43-02-00-000-1000  
TRACT 1534

40' DRAINAGE EASEMENT  
(PER ORB 2501, PG 920)

ORB 16343, PG 1  
PCN 00-41-43-02-00-000-1130  
TRACT 1536

264.05'

S LINE OF E 1/2 OF NW 1/4  
OF NW 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

124.64'

164.67'

30' DRAINAGE  
EASEMENT (PER ORB  
2501, PG 920)

30'  
30'

30.02'

30.02'

164.66'

S89°46'24"W 164.66'

30' DRAINAGE  
EASEMENT (PER ORB  
2501, PG 920)

ORB 17588, PG 1428  
PCN 00-41-43-  
02-00-000-1250  
LOT 1505

ORB 12078, PG 1159  
PCN 00-41-43-02-00-000-1080  
LOT 1506

ORB 12392, PG 724  
PCN 00-41-43-  
02-00-000-1081  
LOT 1507

PROJECT  
No. 2004507C

DRAWING  
No. S-1-17-3837

PROJECT:

LEGAL DESCRIPTION & SKETCH OF TRACT #1535

SHEET: 2 OF 2



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: 00-41-43-02-00-000-1040  
00-41-43-02-00-000-1810

Purchase Price: \$ 0

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

**PROJECT NO.: 2004-507C**

**ROAD NAME: 60<sup>th</sup> Street No.**

**PARCEL NOS.: 1 & 2**

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## 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 the **INDIAN TRAIL IMPROVEMENT DISTRICT**, an independent special district of the State of Florida, whose post office address is 13476 61<sup>st</sup> Street North, West Palm Beach, FL 33412, (hereinafter called (District)).

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

Property more particularly described in **Exhibits "A" and "B"** attached hereto and made a part hereof.

*As provided in Section 270.11 (1), Florida Statutes, the County releases any and all rights, title and interest to all phosphate, mineral, metals and petroleum rights that are or may be in, on, or under said land, as described in Exhibits A and B.*

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

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

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

**(Official Seal)**

N:\R\_O\_WKAYE\INDIAN TRAIL\DEED FOR LOTS ON 60TH ST NO

**ACCEPTANCE**

**INDIAN TRAIL IMPROVEMENT DISTRICT**, an independent special district of the State of Florida, by and through its undersigned authorized officer, hereby accepts conveyance of the Property this 3<sup>rd</sup> day of April, 2017.



[DISTRICT SEAL]

**INDIAN TRAIL IMPROVEMENT DISTRICT**, an independent special district of the State of Florida

ATTEST:

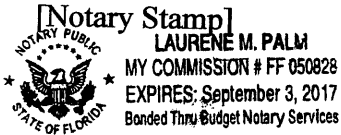
By: Jennifer N. Hager  
Jennifer N. Hager

By: [Signature]  
Secretary

Its: President

STATE OF FLORIDA                    )  
  ss.  
COUNTY OF PALM BEACH         )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2017, by JENNIFER N. HAGER, as President of the Board of Supervisors of Indian Trail Improvement District, who is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]

Notary Public  
State of Florida

My commission expires: 9/30/17 LAURENE M. PALM  
MY COMMISSION # FF 050828  
EXPIRES: September 3, 2017  
Bonded Thru: Budget Notary Services

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH:**

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**LEGEND:**

SEC 2/43/41 = SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST	R/W = RIGHT-OF-WAY
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NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

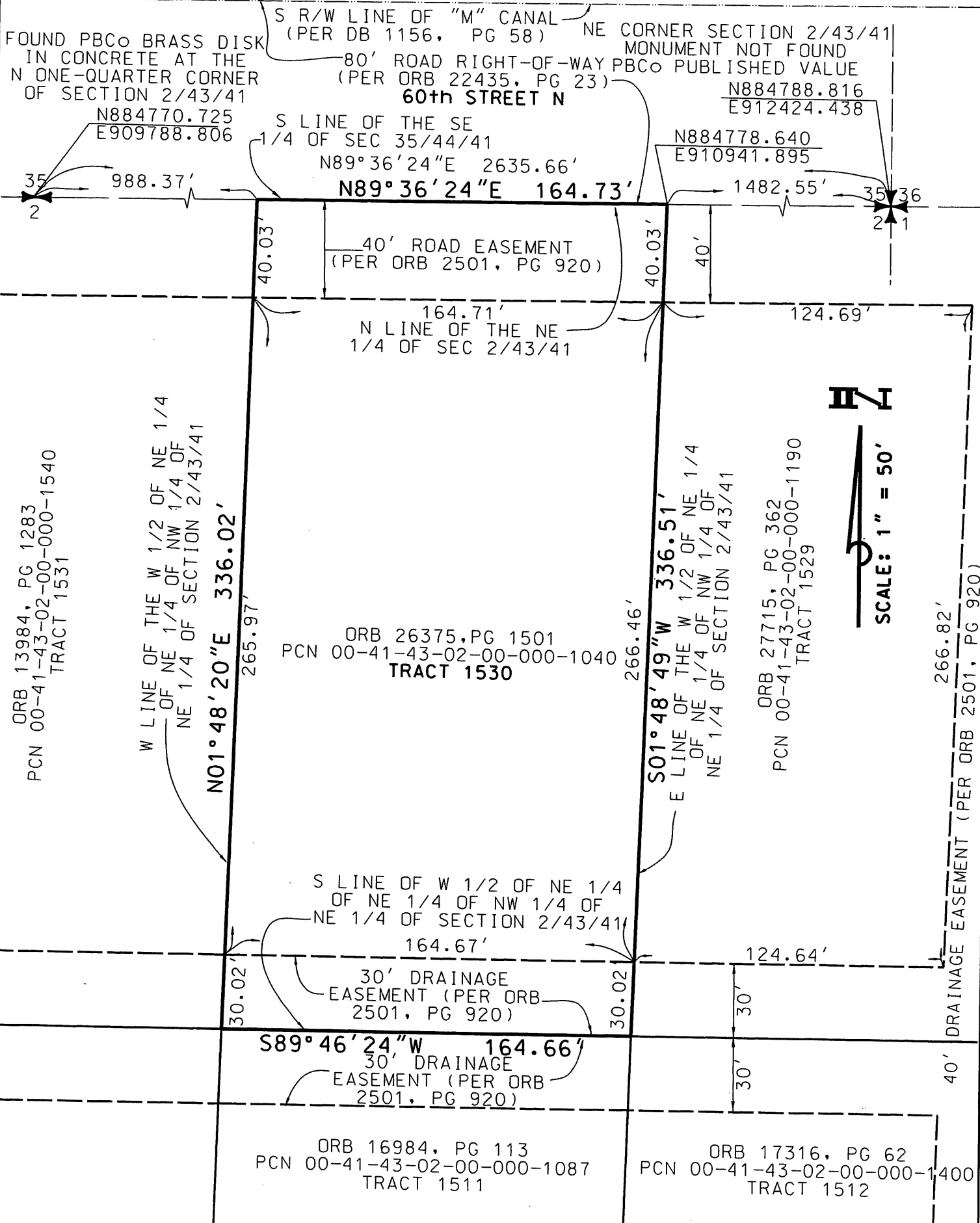
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*Wayne Larry Fish*  
 WAYNE LARRY FISH  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 3238

11/19/2017  
 DATE

PROJECT NO. 2004507C	SHEET: 1 OF: 2	PROJECT: STATE OF FLORIDA <b>LEGAL DESCRIPTION &amp; SKETCH</b> <b>OF TRACT #1530</b> <b>11322 60th ST N</b> DESIGN FILE NAME: S-1-17-3836      DRAWING NO.: S-1-17-3836.DGN	DATE: 01/17/17 CHECKED: C.W.M. DRAWN: W.L.F. APPROVED: W.L.F. SCALE: 1" = 50' FIELD BOOK NO.: N/A	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	BY	DATE					 <b>PALM BEACH COUNTY</b> <b>ENGINEERING AND PUBLIC WORKS</b> <b>ROADWAY PRODUCTION</b> 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
NO.	REVISION	BY	DATE										



**EXHIBIT "B"**

**LEGAL DESCRIPTION AND SKETCH:**

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ALSO KNOWN AS TRACT #1535.

CONTAINING 54,949 SQUARE FEET OR 1.262 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
2. COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 PROJECT SCALE FACTOR = 1.000014925
3. BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF NORTH 89°36'24" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 43 EAST, RANGE 41 EAST. THE REFERENCED GRID BEARING IS BASED ON PUBLISHED VALUES FOR THE NORTHEAST, NORTHWEST AND NORTH ONE-QUARTER CORNERS FOR SAID SECTION 2.
4. THIS LEGAL DESCRIPTION AND SKETCH AND SECTIONAL BREAKDOWN AS CALCULATED HEREON ARE BASED ON PBCO PUBLISHED VALUES FOR SAID SECTION 2. IN ADDITION, THIS SKETCH IS ALSO BASED ON BOUNDARY SURVEYS FOR THE TRACTS #1536 (PBCO DRAWING S-2-14-3496) AND TRACT #1534 (PBCO DRAWING S-2-3497) WHICH ARE IMMEDIATELY WEST AND EAST OF TRACT #1535, RESPECTIVELY.
5. 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.
6. THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

**LEGEND:**

SEC 2/43/41 = SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST	R/W = RIGHT-OF-WAY
ORB = OFFICIAL RECORD BOOK	PG = PAGE
RPB = ROAD PLAT BOOK	PBCO = PALM BEACH COUNTY
PB = PLAT BOOK	PCN = PROPERTY CONTROL NUMBER

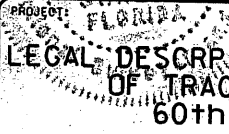

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SURVEYOR'S CERTIFICATION:**

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 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Wayne Larry Fish*  
 WAYNE LARRY FISH  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 3238

1/19/2017  
 DATE

PROJECT NO. 2004507C	OF 2	SHEET 1	 <p><b>LEGAL DESCRIPTION &amp; SKETCH</b>          OF TRACT #1535          60th ST N</p>	SCALE: 1" = 50' APPROVED: W.L.F. DRAWN: W.L.F. CHECKED: G.W.M. DATE: 01/17/17 FIELD BOOK NO.: N/A	NO.	REVISION	BY	DATE	 <p><b>PALM BEACH COUNTY</b>          ENGINEERING AND PUBLIC WORKS  <b>ROADWAY PRODUCTION</b>          2300 NORTH JOG ROAD          WEST PALM BEACH, FL 33411</p>
	DESIGN FILE NAME S-1-17-3837	DRAWING NO. S-1-17-3837.DGN							

S R/W LINE OF "M" CANAL (PER DB 1156, PG 58)

FOUND PBCo BRASS DISK  
IN CONCRETE AT THE  
N ONE-QUARTER CORNER  
OF SECTION 2/43/41  
N884770.725  
E909788.806

NE CORNER SECTION 2/43/41  
MONUMENT NOT FOUND  
PBCo PUBLISHED VALUE  
N884788.816  
E912424.438

80' ROAD RIGHT-OF-WAY  
(PER ORB 22435, PG 23)

60th STREET N

N89°36'24"E 2635.66'

N89°36'24"E 164.73'

S LINE OF SE 1/4  
OF SEC 35/44/41

2306.20' 35' 36' 2' 1'

40' ROAD EASEMENT  
(PER ORB 2501, PG 920)

N884772.986  
N910118.260

124.69'

164.69'  
N LINE OF THE NE  
1/4 OF SEC 2/43/41

MANGO WAY

40' DRAINAGE EASEMENT  
(PER ORB 2501, PG 920)  
263.21'

ORB 16343, PG 1  
PCN 00-41-43-02-00-000-1130  
TRACT 1536

W LINE OF THE E 1/2 OF NW 1/4  
OF NW 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

S01°45'56"W 333.62'

263.57'

ORB 26548, PG 1425  
PCN 00-41-43-02-00-000-1810  
TRACT 1535

264.05'

N01°46'25"E 334.10'

E LINE OF THE E 1/2 OF NW 1/4  
OF NW 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41

ORB 19436, PG 840  
PCN 00-41-43-02-00-000-1000  
TRACT 1534

S LINE OF E 1/2 OF NW 1/4  
OF NW 1/4 OF NW 1/4 OF  
NE 1/4 OF SECTION 2/43/41  
164.67'

124.64'

30' DRAINAGE  
EASEMENT (PER ORB  
2501, PG 920)

164.66'

S89°46'24"W 164.66'

30' DRAINAGE  
EASEMENT (PER ORB  
2501, PG 920)

ORB 17588, PG 1428  
PCN 00-41-43-  
02-00-000-1250  
LOT 1505

ORB 12078, PG 1159  
PCN 00-41-43-02-00-000-1080  
LOT 1506

ORB 12392, PG 724  
PCN 00-41-43-  
02-00-000-1081  
LOT 1507

PROJECT NO. 2004507C

DRAWING NO. S-1-17-3837

PROJECT:

LEGAL DESCRIPTION & SKETCH OF TRACT #1535

SHEET: 2 OF: 2