

Agenda Item #: 4B-1

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

=====

Meeting Date: July 11, 2017	<input type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Public Hearing

Department: Engineering and Public Works
Submitted By: Engineering and Public Works
Submitted For: Land Development Division

=====

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) **approve** a utility easement deed for the City of Boca Raton (CITY) for a portion of Balboa Lane;
- B) **adopt** a resolution to abandon all of the 60 foot wide right-of-way (ROW) for Balboa Lane, as recorded in the plat of Boca Del Mar No. 2, Plat Book 30, Page 80, Public Records of Palm Beach County, Florida.

SUMMARY: Adoption of this resolution will allow Penn Florida Club Properties, LLC, (Owner) to pursue redevelopment of the Boca Del Mar Clubhouse at Mizner Golf and Country Club. The ROW currently functions as a secondary driveway for access to the clubhouse, the Whitehall Condominium Property and the golf course maintenance facilities. However, this access to Whitehall has been physically blocked to prevent vehicular access. The ROW is located west of Military Trail, south of Palmetto Park Road, east of Powerline Road and north of Camino Real. The petition to abandon the ROW is subject to a privilege fee of \$2,825.41. District 4 (LBH)

Background and Policy Issues: Penn Florida Club Properties, LLC, has petitioned to remove the public's interest in the ROW, which is in conflict with their proposed site plan to redevelop their property. As provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034), the Engineering Department advertised this petition for a public hearing on Sunday, June 25, 2017.

Reviewing agencies and utility service providers have no objection to the abandonment because a replacement utility easement covering a portion of the abandonment site has been provided to the City and will be recorded prior to the abandonment.

Privilege Fee Statement: The petition is subject to a privilege fee of \$2,825.41. The calculations are as follows:

Total sq. ft. of Right-of-Way for Balboa Lane (Petition Site)	33,699 sq. ft.
Less area for Utility Easements	<u>-7,104sq. ft.</u>
Total sq. ft. subject to Privilege Fee	26,595 sq. ft.
Average sq. ft. value of parcels abutting the right of way.	\$.208
Overall value	\$ 5,531.76
80% of value	\$ 4,425.41
Less Filing Fee	<u>\$- 1,600.00</u>
Total Privilege Fee	\$ 2,825.41

Attachments:

1. Location Sketch
 2. Resolution with Exhibit 'A'
 3. City of Boca Raton Utility Easement Deed with Exhibit 'A'
- =====

Recommended by  6/15/17
Department Director Date

Approved by:  6/21/17
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	(\$2,826)	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	(\$2,826)	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes X No

Budget Acct No.: Fund 3500 Dept. 800 Unit 8005 Rev Src 6425

Recommended Sources of Funds/Summary of Fiscal Impact:

Transportation Improvement Fund
Abandonment Ordinance Fees

C. Departmental Fiscal Review: _____

Alice Kovalainen

III. REVIEW COMMENTS

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

JPH 6/16/17
ASD 6/16
OFMB SET 6/16

Joe J. Janssen 6/19/17
Contract Dev. and Control

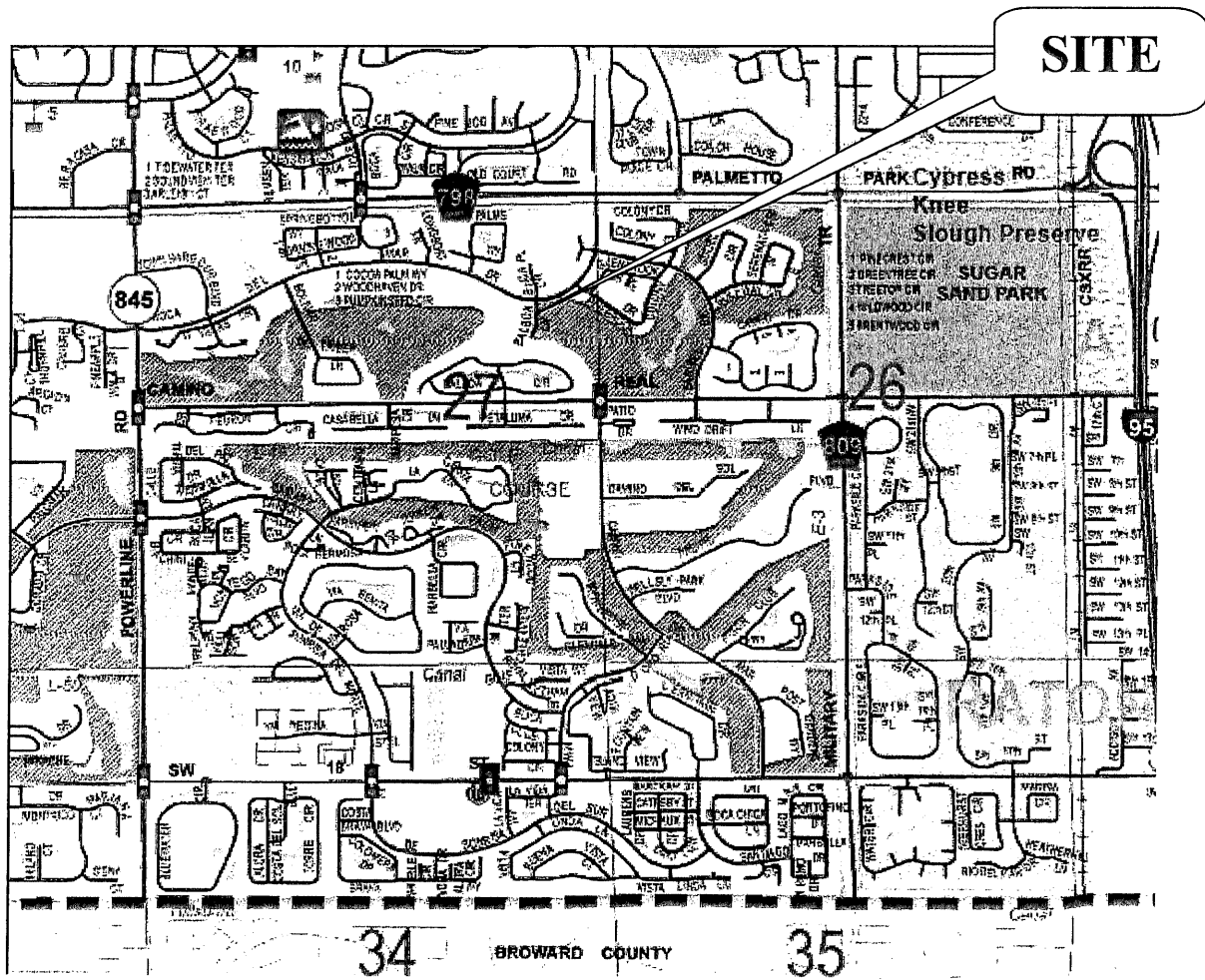
B. Approved as to Form and Legal Sufficiency:

[Signature]
6/20/17
Assistant County Attorney

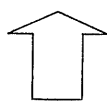
C. Other Department Review:

Department Director

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



LOCATION SKETCH



N (Not to scale)

ABANDONMENT OF ALL OF THE 60 FOOT WIDE RIGHT-OF-WAY FOR BALBOA LANE, AS RECORDED IN THE PLAT OF BOCA DEL MAR NO. 2, PLAT BOOK 30, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

RESOLUTION NO. R-2017-_____

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
PALM BEACH COUNTY, FLORIDA, ABANDONING ALL OF THAT
CERTAIN 60 FOOT WIDE RIGHT-OF-WAY FOR BALBOA LANE, AS
RECORDED IN THE PLAT OF BOCA DEL MAR NO. 2, PLAT BOOK
30, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.**

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, and the petition of Penn Florida Club Properties, LLC, called a public hearing to be held in the BCC Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on July 11, 2017, to consider and determine whether or not the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for all of that certain ROW for Balboa Lane as recorded in the plat of Boca Del Mar No. 2, as set forth on the sketch and legal description set forth in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, as provided in County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), notice of the holding of such meeting was duly published in the Palm Beach Post on June 25, 2017; and

WHEREAS, the BCC has executed a utility easement deed for the City of Boca Raton over a portion of the ROW being abandoned; and

WHEREAS, the BCC 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:

RESOLUTION NO. R-2017_____

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The BCC has executed a utility easement deed over a portion of the ROW to be abandoned for the City of Boca Raton.
3. The ROW is hereby abandoned as a public right-of-way and the BCC does hereby renounce and disclaim any right or interest of the Public in and to the ROW, more fully described in the legal description and sketch as shown in Exhibit A attached hereto and made a part hereof.
4. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution as provided in County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

RESOLUTION NO. R-2017-_____

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.

**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

Page 1 of 6

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431
PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315

LEGAL DESCRIPTION
EXHIBIT A

BALBOA LANE R/W

ALL OF THE 60 FEET WIDE RIGHT-OF-WAY FOR BALBOA LANE,
ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 2, AS RECORDED IN
PLAT BOOK 30, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH,
COUNTY, FLORIDA. CONTAINING 33,699 SQUARE FEET, OR 0.7736 ACRES,
MORE OR LESS.

INDEX	SHEETS
LEGAL DESCRIPTION	1
LEGAL MISCELLANEOUS	2
LEGEND & NOTES	3
GENERAL NOTES	4
SKETCH	5
STATE PLANE INFO	6

NOTE: SEE SHEETS 2-6
FOR ADDITIONAL INFORMATION

I HEREBY CERTIFY : THIS SKETCH OF THE ABOVE DESCRIBED PROPERTY IS
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS
RECENTLY SURVEYED UNDER MY DIRECTION, AND CONFORMS TO THE
STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS IS NOT A SURVEY !

Drawn By: TFL	Date: 06-21-16
Checked By: WKG	F.B. N/A Pg.
Scale: N/A	Job No.: JG7168
Sheet 1 of 6	Revised: 12/08/16

REVIEWED AND APPROVED:

THOMAS F. LUBANOVIC
PROFESSIONAL LAND SURVEYOR
AND MAPPER NO. 6039
STATE OF FLORIDA

Drawing:K:\JG7168\BOCA DEL MAR\CAD FILES\JG7168 - ABANDONMENT - DECEMBER 2016.dwg\1 - LEGAL

EXHIBIT A

Page 2 of 6

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431
PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315

LEGAL DESCRIPTION

EXHIBIT A

ADJACENT CLUBHOUSE PROPERTY

BOCA DEL MAR NO. 2 CLUBHOUSE SITE
PALM BEACH COUNTY ORB 24627, PAGE 1416
PALM BEACH COUNTY TAX ID NO. 00-42-47-27-02-000-0010

ADJACENT GOLF COURSE PROPERTY

BOCA DEL MAR NO. 2 GOLF COURSE
PALM BEACH COUNTY ORB 24269, PAGE 0345
PALM BEACH COUNTY TAX ID NO. 00-42-47-26-02-004-0000

ADJACENT CONDOMINIUM PROPERTY

BOCA DEL MAR NO. 3 PLAT
PALM BEACH COUNTY ORB 05907, PAGE 1932
PALM BEACH COUNTY PLAT BOOK 30, PAGE 82
PALM BEACH COUNTY TAX ID NO. 00-42-47-27-03-047-0010

TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY
FILE #: 6122476
EFFECTIVE DATE:
NOVEMBER 6, 2016 AT 6:00 AM

THIS IS NOT A SURVEY !

Drawn By: <u>TFL</u>	Date: <u>06-21-16</u>
Checked By: <u>WKG</u>	F.B. <u>N/A</u> Pg. <u> </u>
Scale: <u>N/A</u>	Job No.: <u>JG7168</u>
Sheet <u>2</u> of <u>6</u>	Revised: <u>12/08/16</u>

NOTE: SEE SHEETS 1 & 3-6
FOR ADDITIONAL INFORMATION

Drawing:k:\JG7168\BOCA DEL MAR\CAD FILES\JG7168 - ABANDONMENT - DECEMBER 2016.dwg\2 - MISC LEGAL

EXHIBIT A

Page 3 of 6

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431

PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315

LEGEND AND NOTES

EXHIBIT A

LEGEND

ALUM	= Aluminum	PB	= Plat Book
C	= Calculated	PBC	= Palm Beach County
CATV	= Cable Television	PBCR	= Palm Beach County
	Riser		Records
CL	= Center Line	PG	= Page
CI	= Curb Inlet	PL	= Property Line
CM	= Concrete Monument	POB	= Point of Beginning
CONC	= Concrete	POC	= Point of Commencing
CPP	= Concrete Power Pole	PP	= Power Pole
D*	= Per Deed	PSM	= Professional Surveyor
E	= East		and Mapper
ESMT	= Easement	PRM	= Premanent Reference
ELEV	= Elevation		Monument
FB	= Field Book	PUD	= Planned Unit Development
FH	= Fire Hydrant	R/W	= Right-of-Way
FND	= Found	RGE	= Range
FPL	= Florida Power & Light	S	= South
GLM	= Gas Line Marker	SDMH	= Storm Drainage Manhole
GV	= Gate Valve	SEC	= Section
ID	= Identification Number	TWP	= Township
IP	= Iron Pipe	UE	= Utility Easement
IR	= Iron Rod	W	= West
IRC	= Iron Rod &	WPP	= Wood Power Pole
	Plastic Cap		= Spot Elevation
LB	= Licensed Business		
LP	= Light Pole		
N	= North		
NO.	= Number		
ORB	= Official Record Book		
P	= Plat		

18.08

(*) SEE SURVEY NOTES

THIS IS NOT A SURVEY !

Drawn By: TFL	Date: 06-21-16
Checked By: WKG	F.B. N/A Pg. _____
Scale: N/A	Job No.: JG7168
Sheet 3 of 6	Revised: 12/08/16

NOTE: SEE SHEETS 1-2 & 4-6
FOR ADDITIONAL INFORMATION

Drawing:K:\JG7168\BOCA DEL MAR\CAD FILES\JG7168 - ABANDONMENT - DECEMBER 2016.dwg\3 - LEGEND

EXHIBIT A

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JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431
PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315

GENERAL NOTES

NOTE: EXHIBIT A

THE BOCA DEL MAR PLAT AS RECORDED IN PLAT BOOK 30, PAGES 80-81 IS INCORPORATED IN ITS' ENTIRETY AS PART OF THIS DOCUMENT.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON EAST R/W LINE OF BALBOA LANE HAVING A BEARING OF N 00°30'12" E

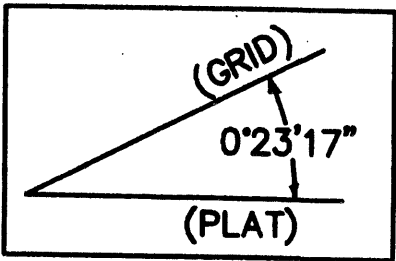
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (FL EAST ZONE - 0901) PER PUBLISHED VALUES FROM THE PALM BEACH COUNTY ENGINEERING DEPARTMENT.

INSTRUMENTS OF RECORD SHOWN HEREON REFER TO THOSE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS NOTED OTHERWISE.

EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS NOTED OTHERWISE.

NOTE:

- A. COORDINATES SHOWN ARE GRID
- B. DATUM = 1993 NAD 83, 1990 ADJUSTMENT
- C. ZONE = FLORIDA EAST
- D. LINEAR UNITS = U.S. SURVEY FOOT
- E. COORDINATE SYSTEM: 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION
- F. ALL DISTANCES ARE GROUND
- G. PROJECT SCALE FACTOR = SF = 1.000032
- H. GROUND DISTANCE X SF = GRID DISTANCE



NOTE:
GRID VS. PLAT
CONVERSION

THIS IS NOT A SURVEY !

Drawn By: TFL	Date: 06-21-16
Checked By: WKG	F.B. N/A Pg. _____
Scale: N/A	Job No.: JG7168
Sheet 4 of 6	Revised: 12/08/16

NOTE: SEE SHEETS 1-3 & 5-6
FOR ADDITIONAL INFORMATION

Drawing:K:\JG7168\BOCA DEL MAR\CAD FILES\JG7168 - ABANDONMENT - DECEMBER 2016.dwg\4 - NOTES

EXHIBIT A

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JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431
PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315

EXHIBIT A

Drawing:K:\JG7168\BOCA DEL MAR\CAD FILES\JG7168 - ABANDONMENT - DECEMBER 2016.dwg\5 - SKETCH

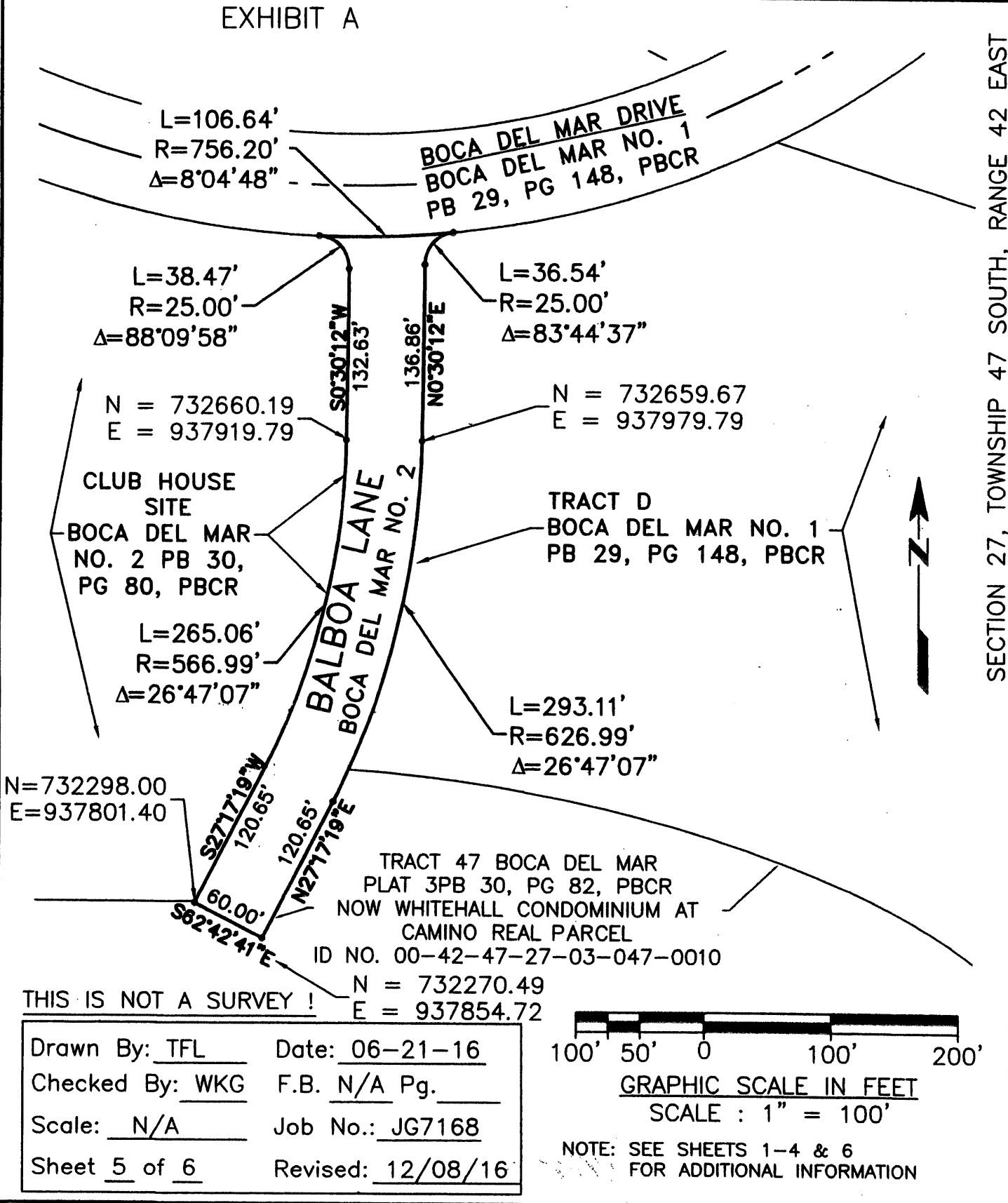


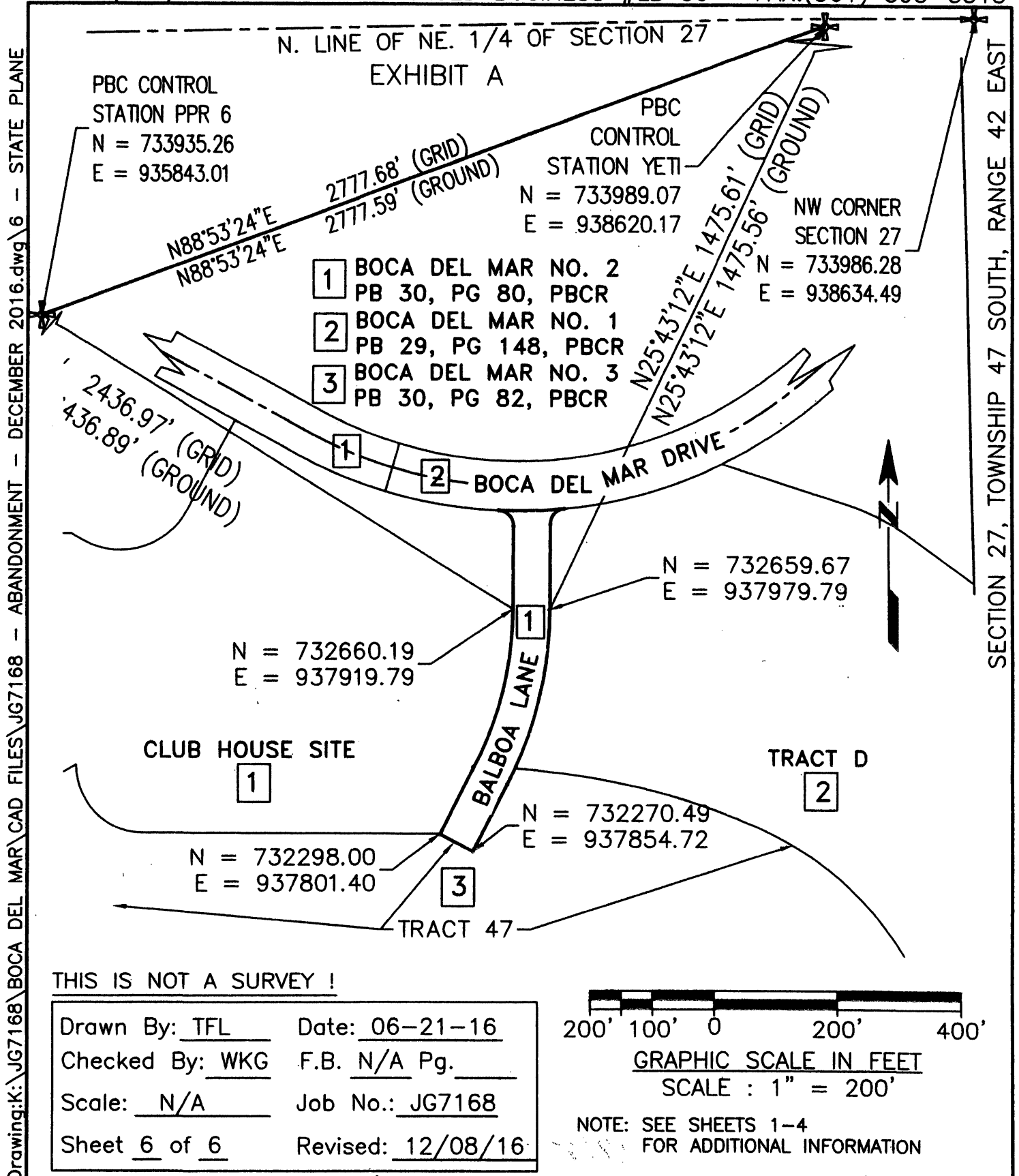
EXHIBIT A

Page 6 of 6

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431
PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315



ATTACHMENT 3

Page 1 of 2

Record and Return To:

Lynn Bodor / Land Records
City of Boca Raton
201 Palmetto Park Road
Boca Raton, Florida 33432

EASEMENT DEED

THIS EASEMENT, made this _____ day of _____, 2017 between PALM BEACH COUNTY, Florida, a political subdivision of the State of Florida, whose mailing address is 301 N. Olive Ave., West Palm Beach, FL 33401-4700, hereinafter called the Grantor, and the CITY OF BOCA RATON, FLORIDA, a municipal corporation existing under the laws of the State of Florida, County of Palm Beach, whose mailing address is 201 West Palmetto Park Road, Boca Raton, Florida 33432, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to them in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain and sell to Grantee, its successors and assigns forever, a permanent easement and right of access for the construction and continued operation, maintenance, repair, alteration, inspection and replacement of any and all sanitary sewer and water lines and reclaimed water lines, pipes, conduits and mains, together with all valves, meters, incidental equipment, attachments and any other necessary appurtenances pertaining thereto, over, on, upon, across, under and through the following described property ("Property"):

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights, privileges and appurtenances incidental thereto.

Grantor represents and covenants that it is the owner of the Property and has the right, title and capacity to grant the easement granted herein.

ATTACHMENT 3

Page 2 of 2

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

ATTEST:
SHARON R. BOCK,
CLERK & COMPTROLLER

PALM Beach COUNTY, Florida, BY
ITS BOARD OF COUNTY COMMISSIONERS

BY: _____
Clerk & Comptroller (or Deputy Clerk)

BY: _____
Paulette Burdick, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Assistant County Attorney

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT was acknowledged before me this ____ day of _____, 2017,
by _____, _____, who is personally
known to me.

Notary Public, State of Florida
My Commission expires: _____
Commission No.: _____

ACCEPTED AND APPROVED
CITY OF BOCA RATON, FLORIDA

By: _____
Susan Haynie, Mayor

Attest: _____
Susan Saxton, City Clerk

EXHIBIT A

to Attachment 3
Page 1 of 9

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431
PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315

LEGAL DESCRIPTION - WATER MAIN

EXHIBIT A

A STRIP OF LAND 12 FEET WIDE LYING WITHIN BALBOA LANE R/W, BOCA DEL MAR NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE CENTERLINE OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BALBOA LANE R/W ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 2, AS RECORDED IN PLAT BOOK 30, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA;

THENCE NORTH 27°17'19" EAST, FOR A DISTANCE OF 61.08 FEET TO THE POINT OF BEGINNING; THENCE BY THE FOLLOWING COURSES AND DISTANCES WITHIN BALBOA LANE R/W;

THENCE NORTH 00° 58' 10" WEST, FOR A DISTANCE OF 7.93 FEET
THENCE NORTH 09° 24' 55" EAST, FOR A DISTANCE OF 34.00 FEET;
THENCE NORTH 22° 31' 53" EAST, FOR A DISTANCE OF 46.25 FEET;
THENCE NORTH 22° 51' 20" EAST, FOR A DISTANCE OF 43.35 FEET;
THENCE NORTH 21° 50' 51" EAST, FOR A DISTANCE OF 24.55 FEET;
THENCE NORTH 19° 58' 04" EAST, FOR A DISTANCE OF 27.20 FEET;
THENCE NORTH 12° 02' 22" EAST, FOR A DISTANCE OF 54.53 FEET;
THENCE NORTH 08° 46' 04" EAST, FOR A DISTANCE OF 57.32 FEET;
THENCE NORTH 04° 13' 01" EAST, FOR A DISTANCE OF 51.56 FEET;
THENCE NORTH 01° 03' 18" EAST, FOR A DISTANCE OF 49.93 FEET;
THENCE NORTH 00° 30' 43" EAST, FOR A DISTANCE OF 62.33 FEET;
THENCE NORTH 03° 12' 24" EAST, FOR A DISTANCE OF 47.69 FEET;

SOUTH RIGHT-OF-WAY LINE OF BOCA DEL MAR DRIVE, ACCORDING TO THE PLAT OF BOCA DEL MAR NO 1 AS RECORDED IN PLAT BOOK 1, PAGE 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND POINT OF TERMINUS OF SAID 12 FOOT STRIP. WATER MAIN EASEMENT AREA IS 6,078 SQ. FT. (MORE OR LESS)

THIS IS NOT A SURVEY !

INDEX	SHEETS
LEGAL DESCRIPTION	1,2 & 3
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GENERAL NOTES :	5
SKETCH-WM ESMT	6
SKETCH-SAN ESMT.	7
SKETCH-PBC	8

MONUMENTATION

NOTE: LEGAL DESCRIPTION CONTINUED NEXT SHEET. SEE SHEETS 2-9 FOR ADDITIONAL INFORMATION.

Drawn By: TFL Date: 06-22-16
Checked By: WKG F.B. N/A Pg.
Scale: N/A Job No.: JG7168
Sheet 1 of 9 Revised: 02-08-17

EXHIBIT A

to Attachment 3

Page 2 of 9

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

BOCA RATON, FLORIDA 33431

PHONE:(561) 395-3333

LICENSED BUSINESS #LB 50

FAX:(561) 395-3315

LEGAL DESCRIPTION - FORCE MAIN

TOGETHER WITH:

EXHIBIT A

A STRIP OF LAND 12 FEET WIDE LYING WITHIN BALBOA LANE R/W, BOCA DEL MAR NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE CENTERLINE OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BALBOA LANE R/W ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 2, AS RECORDED IN PLAT BOOK 30, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA;

THENCE **NORTH 27°17'19" EAST**, FOR A DISTANCE OF **93.24** FEET TO THE POINT OF BEGINNING; THENCE BY THE FOLLOWING COURSES AND DISTANCES WITHIN BALBOA LANE R/W;

THENCE **NORTH 08° 07' 31" EAST**, FOR A DISTANCE OF **12.70** FEET;
THENCE **NORTH 19° 32' 14" EAST**, FOR A DISTANCE OF **34.52** FEET;
THENCE **NORTH 17° 20' 47" EAST**, FOR A DISTANCE OF **32.41** FEET;
THENCE **NORTH 18° 27' 48" EAST**, FOR A DISTANCE OF **32.55** FEET;
THENCE **NORTH 22° 28' 01" EAST**, FOR A DISTANCE OF **31.14** FEET;
THENCE **SOUTH 70° 19' 59" EAST**, FOR A DISTANCE OF **11.42** FEET TO THE EAST RIGHT-OF-WAY OF SAID BALBOA LANE AND THE POINT OF TERMINUS OF SAID 12 FOOT STRIP.

FORCE MAIN EASEMENT AREA IS 1,850 SQ. FT. (MORE OR LESS)

THE SIDE LINES OF SAID STRIPS TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE PROPERTY BOUNDARY AND ALSO LENGTHENED OR SHORTENED TO A POINT OF INTERSECTION SO AS TO CREATE A CONTINUOUS STRIP.

(LEGAL DESCRIPTION CONTINUED NEXT PAGE)

Drawn By: <u>TFL</u>	Date: <u>06-22-16</u>
Checked By: <u>WKG</u>	F.B. <u>N/A</u> Pg. <u> </u>
Scale: <u>N/A</u>	Job No.: <u>JG7168</u>
Sheet <u>2</u> of <u>9</u>	Revised: <u>02-08-17</u>

THIS IS NOT A SURVEY !

NOTE: SEE SHEETS 1 & 3-9
FOR ADDITIONAL INFORMATION

EXHIBIT A

to Attachment 3
Page 3 of 9

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

BOCA RATON, FLORIDA 33431

PHONE:(561) 395-3333

LICENSED BUSINESS #LB 50

FAX:(561) 395-3315

LEGAL DESCRIPTION - MISCELLANEOUS

EXHIBIT A

OTHER PROPERTY INFORMATION

ADJACENT CLUBHOUSE PROPERTY

BOCA DEL MAR NO. 2 CLUBHOUSE SITE PLAT

PALM BEACH COUNTY ORB 24627, PAGE 1416

PALM BEACH COUNTY TAX ID NO. 00-42-47-27-02-000-0010

ADJACENT GOLF COURSE PROPERTY

BOCA DEL MAR NO. 2 GOLF COURSE PLAT

PALM BEACH COUNTY ORB 24269, PAGE 0345

PALM BEACH COUNTY TAX ID NO. 00-42-47-26-02-004-0000

ADJACENT CONDOMINIUM PROPERTY

BOCA DEL MAR NO. 3 PLAT

PALM BEACH COUNTY ORB 05907, PAGE 1932

PALM BEACH COUNTY PLAT BOOK 30, PAGE 82

PALM BEACH COUNTY TAX ID NO. 00-42-47-27-03-047-0010

TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY

FILE #: 6122476

EFFECTIVE DATE:

NOVEMBER 6, 2016 AT 6:00 AM

NOTE: SEE SHEETS 1-2 & 4-9
FOR ADDITIONAL INFORMATION

THIS IS NOT A SURVEY !

I HEREBY CERTIFY : THIS SKETCH OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Drawn By: TFL Date: 06-22-16

Checked By: WKG F.B. N/A Pg. _____

Scale: N/A Job No.: JG7168

Sheet 3 of 9 Revised: 02-08-17

REVIEWED AND APPROVED:

THOMAS A. LUBANOVIC
PROFESSIONAL LAND SURVEYOR
AND MAPPER NO. 6939
STATE OF FLORIDA

EXHIBIT A

to Attachment 3
Page 4 of 9

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431

PHONE:(561) 395-3333 LICENSED BUSINESS #LB 50 FAX:(561) 395-3315

LEGEND AND NOTES
EXHIBIT A

LEGEND

ALUM	= ALUMINUM	PB	= PLAT BOOK
C	= CALCULATED	PBC	= PALM BEACH COUNTY
CATV	= CABLE TELEVISION	PBCR	= PALM BEACH COUNTY
	RISER		RECORDS
CL	= CENTER LINE	PG	= PAGE
CI	= CURB INLET	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	POB	= POINT OF BEGINNING
CONC	= CONCRETE	POC	= POINT OF COMMENCING
CPP	= CONCRETE POWER POLE	PP	= POWER POLE
D*	= PER DEED	PSM	= PROFESSIONAL SURVEYOR
E	= EAST		AND MAPPER
ESMT	= EASEMENT	PRM	= PERMANENT REFERENCE
ELEV	= ELEVATION		MONUMENT
FB	= FIELD BOOK	PUD	= PLANNED UNIT DEVELOPMENT
FH	= FIRE HYDRANT	R/W	= RIGHT-OF-WAY
FND	= FOUND	RGE	= RANGE
FPL	= FLORIDA POWER & LIGHT	S	= SOUTH
GLM	= GAS LINE MARKER	SAN	= SANITARY
GV	= GATE VALVE	SDMH	= STORM DRAINAGE MANHOLE
ID	= IDENTIFICATION NUMBER	SEC	= SECTION
IP	= IRON PIPE	TWP	= TOWNSHIP
IR	= IRON ROD	UE	= UTILITY EASEMENT
IRC	= IRON ROD &	W	= WEST
	PLASTIC CAP	WM	= WATER MAIN
LB	= LICENSED BUSINESS	PP	= WOOD POWER POLE
LP	= LIGHT POLE		= SPOT ELEVATION
N	= NORTH		
NO.	= NUMBER		
ORB	= OFFICIAL RECORD BOOK		
P	= PLAT		

THIS IS NOT A SURVEY !

Drawn By: TFL	Date: 06-22-16
Checked By: WKG	F.B. N/A Pg. _____
Scale: N/A	Job No.: JG7168
Sheet 4 of 9	Revised: 02-08-17

NOTE: SEE SHEETS 1-3 & 5-9
FOR ADDITIONAL INFORMATION

Drawing:K:\JG7168\BOCA DEL MAR\CAD FILES\JG9684-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg\5- NOTES

EXHIBIT A

to Attachment 3
Page 5 of 9

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BOCA RATON, FLORIDA 33431

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LICENSED BUSINESS #LB 50

FAX:(561) 395-3315

GENERAL NOTES

NOTE:

EXHIBIT A

THE BOCA DEL MAR PLAT AS RECORDED IN PLAT BOOK 30, PAGES 80-81 IS INCORPORATED IN ITS' ENTIRETY AS PART OF THIS DOCUMENT.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON EAST R/W LINE OF BALBOA LANE HAVING A BEARING OF N 00°30'12" E

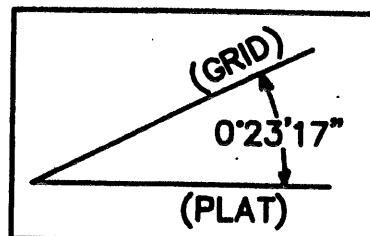
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (FL EAST ZONE - 0901) PER PUBLISHED VALUES FROM THE PALM BEACH COUNTY ENGINEERING DEPARTMENT.

INSTRUMENTS OF RECORD SHOWN HEREON REFER TO THOSE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS NOTED OTHERWISE.

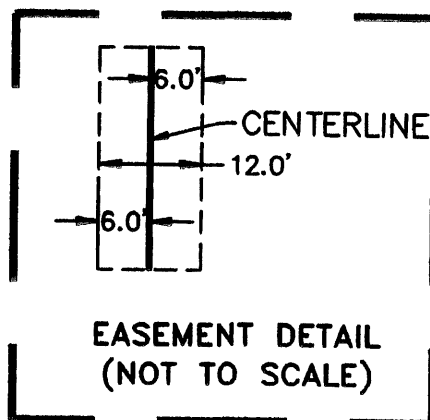
EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS NOTED OTHERWISE.

NOTE:

- A. COORDINATES SHOWN ARE GRID
- B. DATUM = 1993 NAD 83, 1990 ADJUSTMENT
- C. ZONE = FLORIDA EAST
- D. LINEAR UNITS = U.S. SURVEY FOOT
- E. COORDINATE SYSTEM: 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION
- F. ALL DISTANCES ARE GROUND
- G. PROJECT SCALE FACTOR = SF = 1.0000329
- H. GROUND DISTANCE X SF = GRID DISTANCE



NOTE:
GRID VS. PLAT
CONVERSION



NOTE: SEE SHEETS 1-4 & 6-9
FOR ADDITIONAL INFORMATION

THIS IS NOT A SURVEY !

Drawn By: <u>TFL</u>	Date: <u>06-22-16</u>
Checked By: <u>WKG</u>	F.B. <u>N/A</u> Pg. <u> </u>
Scale: <u>N/A</u>	Job No.: <u>JG7168</u>
Sheet <u>5</u> of <u>9</u>	Revised: <u>02-08-17</u>

EXHIBIT A

to Attachment 3
Page 6 of 9

JOHN A. GRANT, JR., INC.

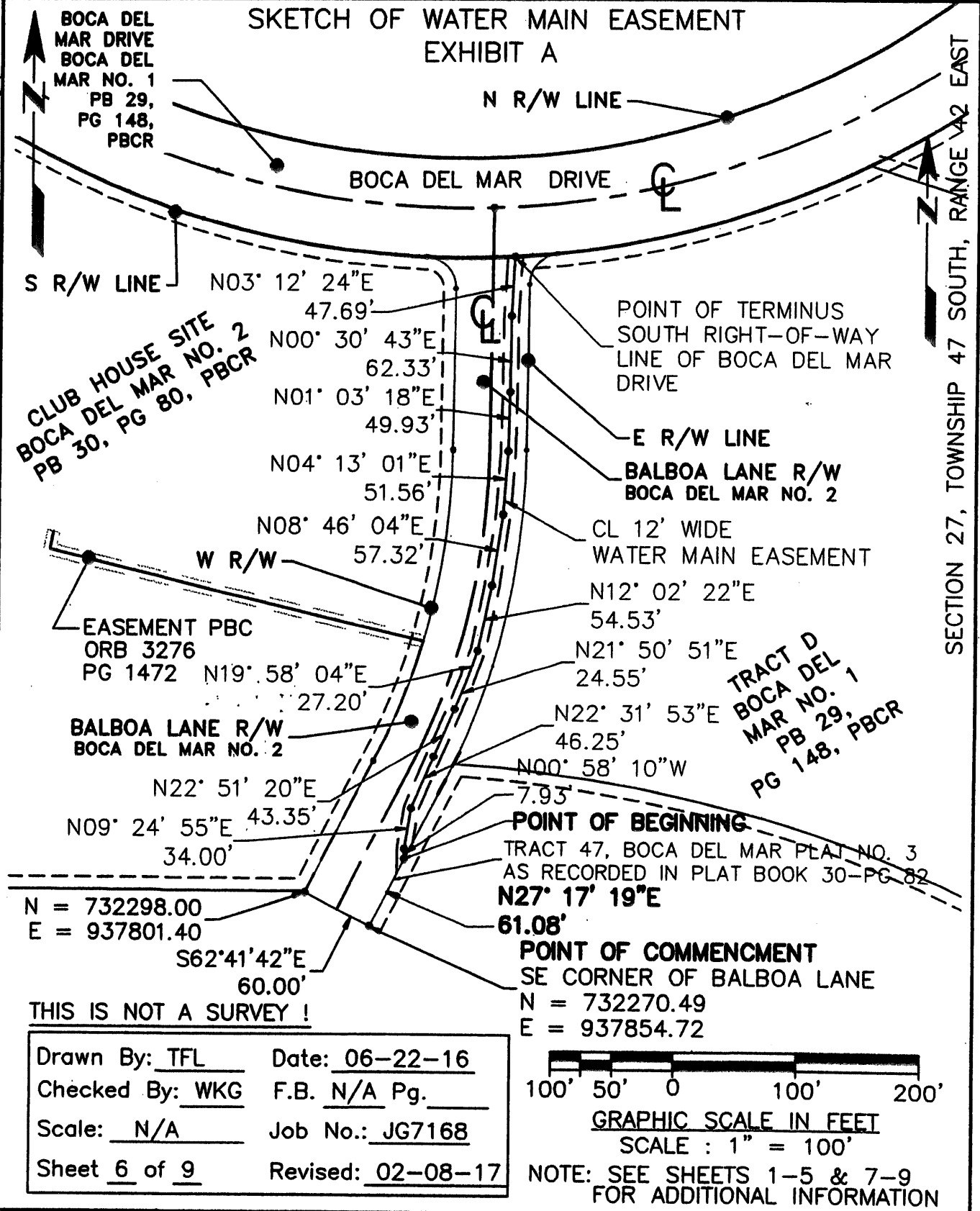
CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

BOCA RATON, FLORIDA

33431

SKETCH OF WATER MAIN EASEMENT
EXHIBIT A



Drawing: K:\JG7168\BOCA DEL MAR\CAD FILES\JG9684-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg 6-WM SKETCH

to Attachment 3
Page 7 of 9

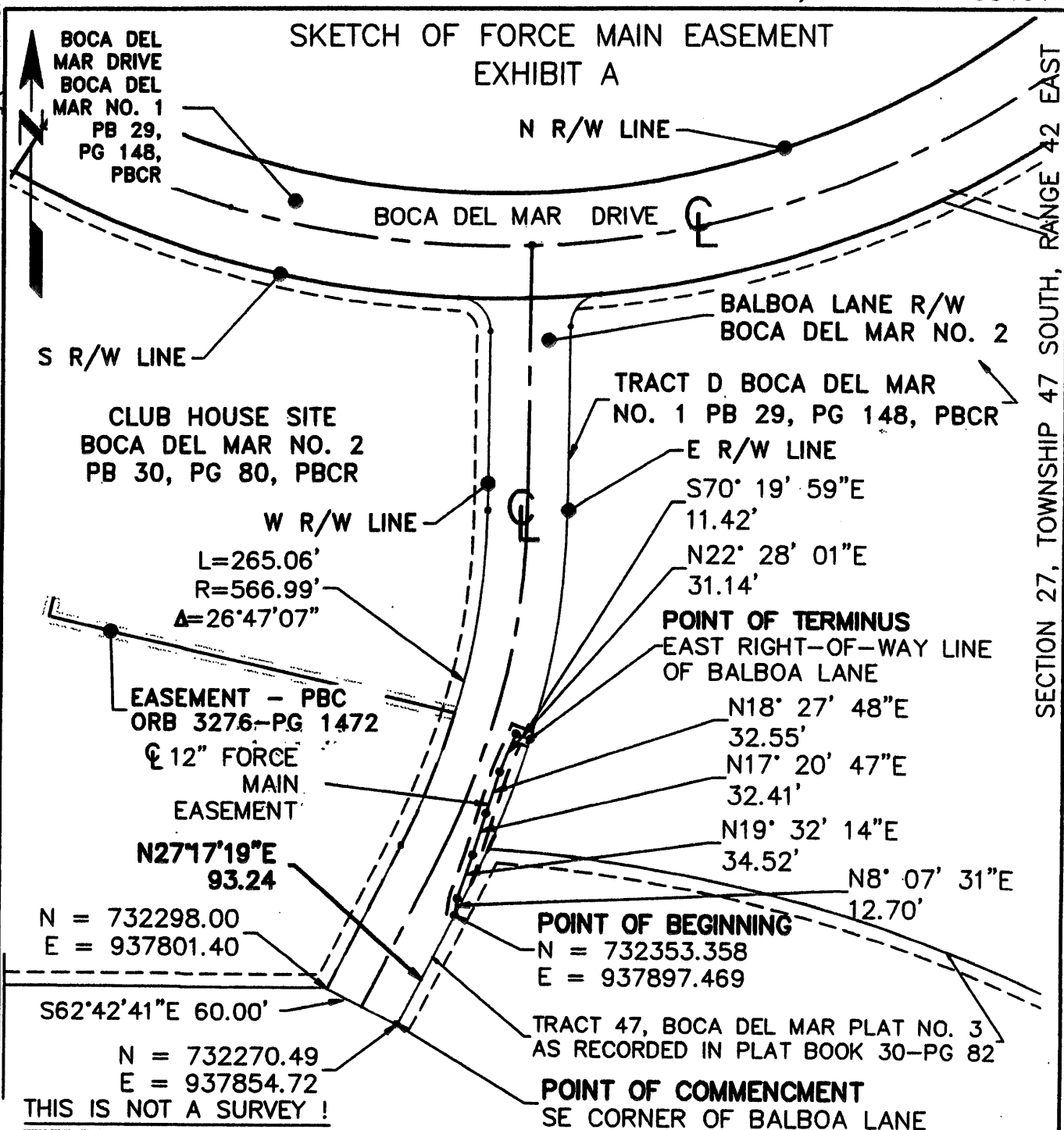
CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

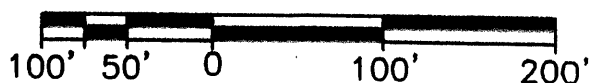
BOCA RATON, FLORIDA

33431

N R/W LINE



Drawn By: TFL Date: 06-22-16
 Checked By: WKG F.B. N/A Pg.
 Scale: N/A Job No.: JG7168
 Sheet 7 of 9 Revised: 02-08-17



GRAPHIC SCALE IN FEET

SCALE : 1" = 100'

**NOTE: SEE SHEETS 1-6 & 8-9
FOR ADDITIONAL INFORMATION**

Drawing:K:\JG7168\BOCA DEL MAR\CAD FILES\JG9684-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg\7-FM SKETCH

Drawing:K:\JG7168\BOCA DEL MAR\CAD FILES\JG9684-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg\8-STATE PLANE

EXHIBIT A

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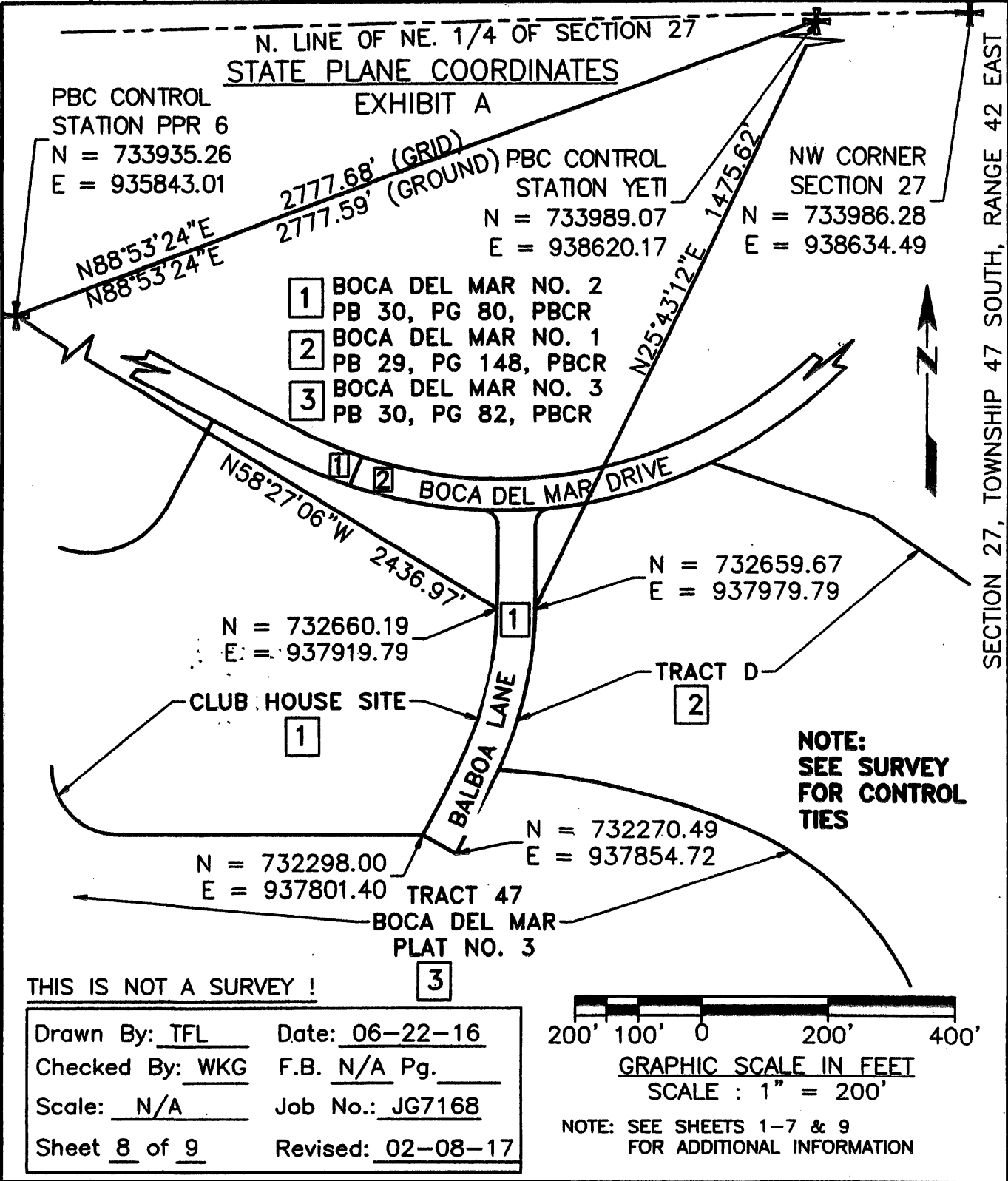


EXHIBIT A

to Attachment 3
Page 9 of 9

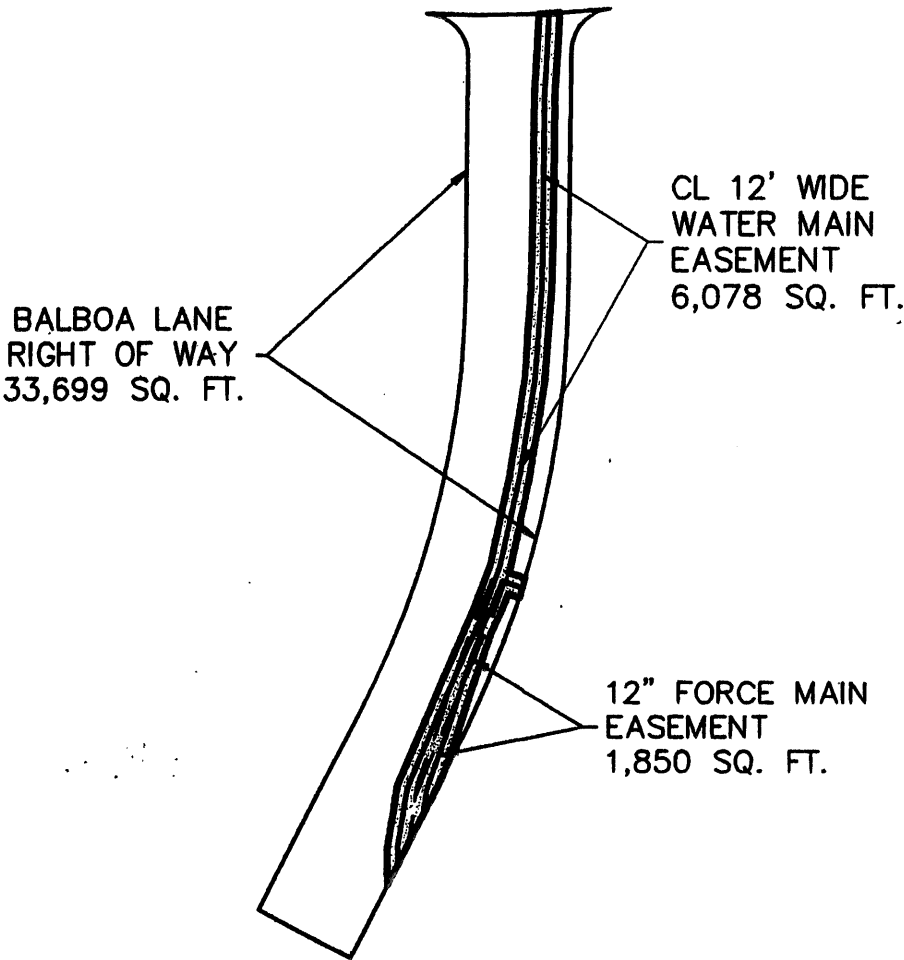
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EASEMENT PERIMETER EXHIBIT



THE AREA OF THE BALBOA LANE ABANDONMENT: 33,699 SQ. FT.
THE AREA OF THE WATER MAIN EASEMENT: 6,078 SQ. FT.
THE AREA OF THE FORCE MAIN EASEMENT: 1,850 SQ. FT.
TOTAL EASEMENT AREA BY LEGAL DESCRIPTION: 7,928 SQ. FT.

THE AREA OF OVERLAP OF THE FORCE MAIN EASEMENT INTO THE WATER MAIN EASEMENT: 824 SQ. FT.

NET EASEMENT AREA: 7,104 SQ. FT.

NET AREA: 26,595 SQ. FT.

NOTE: THIS IS NOT A SURVEY.

NOTE: SEE SHEETS 1-8
FOR ADDITIONAL INFORMATION

Drawn By: TFL Date: 12/09/16
Checked By: WKG F.B. N/A Pg.
Scale: N/A Job No.: JG7168
Sheet 9 of 9 Revised: 02-08-17

Drawing: K:\JG7168\BOCA DEL MAR\CAD FILES\JG9684-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg\9-SUMMARY