

Agenda Item #: 4-B-2

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

Meeting Date: July 11, 2017

☐ Consent
☐ Workshop

☐ Regular
☒ 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 for Florida Power & Light Company (FPL) over the abandonment site, a 40 foot by approximately 104 foot portion of the unimproved right-of-way of Shawnee Avenue, lying east of Seminole Boulevard, as recorded in the plat of West Gate Estates Northern Section, Plat Book 8, Page 38, public records of Palm Beach County, Florida (Abandonment Site);
- B) **approve** a utility easement for BellSouth Telecommunications, LLC d/b/a AT&T (AT&T) over the Abandonment Site; and
- C) **adopt** a resolution reserving one utility easement for Palm Beach County Water Utilities Department (WUD) over the Abandonment Site and abandoning any public interest in the Abandonment Site.

SUMMARY: Adoption of this resolution will eliminate the public dedication that is in conflict with future redevelopment plans developed by Sil Fir Corp. The petition site is located on the east side of Seminole Boulevard and south of Okeechobee Boulevard. District 7 (LBH)

Background and Policy Issues: Sil Fir Corp has petitioned Palm Beach County to clear this encumbrance to allow for development of the site. Abandoning this portion of unimproved right-of-way will not affect access to the site or any other property along Seminole Boulevard.

All review agencies and utility companies are in support of this abandonment. The utility easements provided for herein will allow FPL, AT&T and WUD facilities to remain. The granting of easements over the entire area to be abandoned negates the requirement for a privilege fee. The Engineering Department advertised this petition for a public hearing on Sunday, June 25, 2017.

Attachments:

1. Location Sketch
2. Resolution with Exhibits 'A' and 'B'
3. FPL Utility Easement with Exhibit 'A'
4. AT&T Utility Easement with Exhibit "A"

Recommended by: [Signature] S. T. White 6/6/17
Department Director Date

Approved by: [Signature] Karen Johnson 7/5/17
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

Is Item Included in Current Budget?	Yes	No
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Budget Acct No.: Fund__ Dept.__ Unit__ Object
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

****This item has no fiscal impact.**

C. Departmental Fiscal Review: Disapproved

III. REVIEW COMMENTS

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

ASD
6/7

OFMB/ET 4/7

6/8/17

John J. Jacobson 6/13/17
Contract Dev. and Control
6/13/17

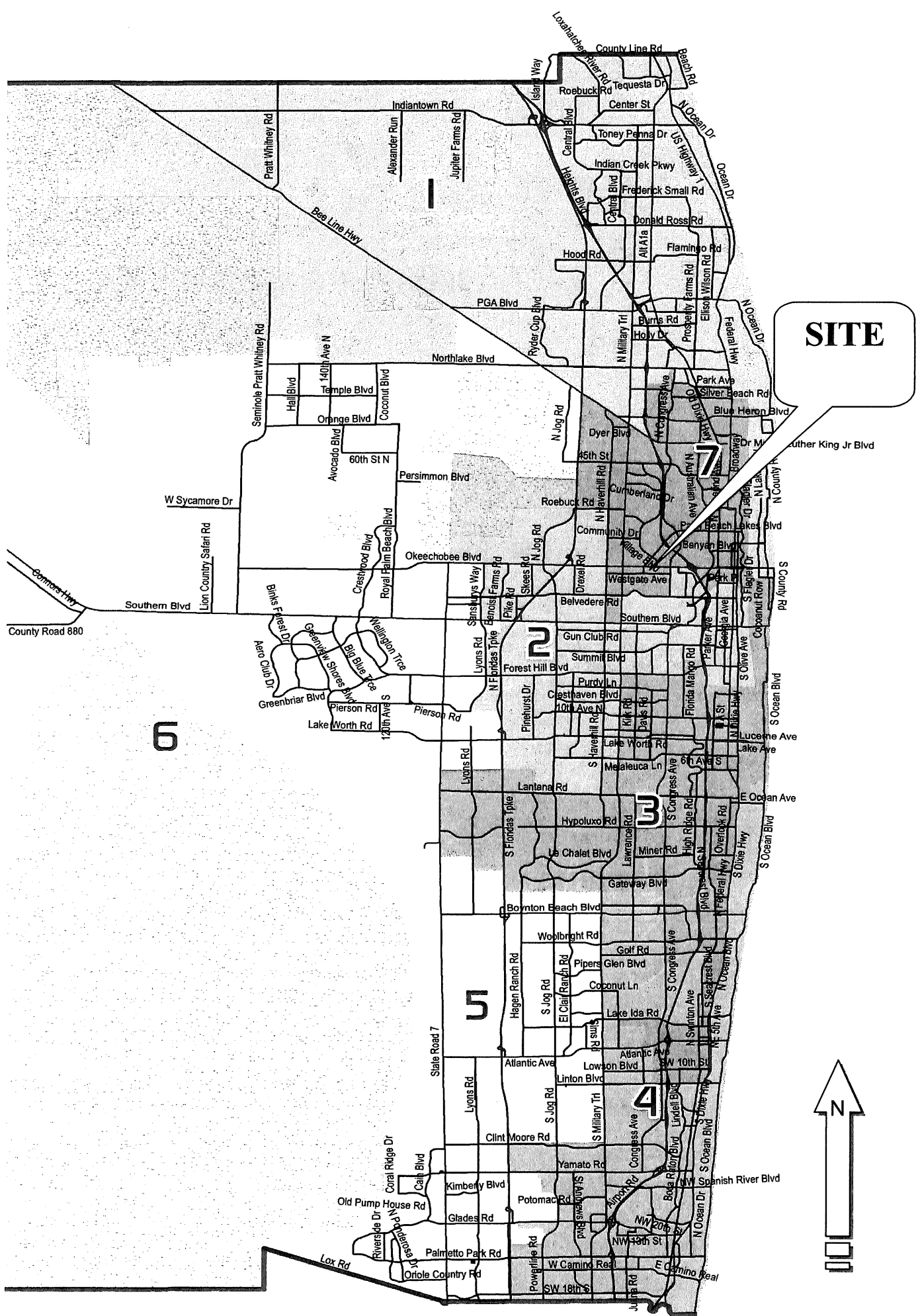
**B. Approved as to Form
and Legal Sufficiency:**

6/24/15 
Assistant County Attorney

C. Other Department Review:

Department Director

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



LOCATION SKETCH 1 INCH = 4 MILES

ABANDONMENT OF AN UNIMPROVED 103.98 FT. LONG
PORTION OF SHAWNEE AVENUE RIGHT-OF-WAY LYING EAST
OF SEMINOLE BOULEVARD, WEST GATE ESTATES
NORTHERN SECTION, PB 8, PG 38,
PUBLIC RECORDS OF PALM BEACH COUNTY

RESOLUTION NO. R-2017-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RESERVING ONE UTILITY EASEMENT FOR PALM BEACH COUNTY WATER UTILITIES DEPARTMENT OVER THE ABANDONMENT SITE AND ABANDONING ANY PUBLIC INTEREST IN A 40 FOOT BY APPROXIMATELY 104 FOOT PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF SHAWNEE AVENUE LYING EAST OF SEMINOLE BOULEVARD, PLAT OF WEST GATE ESTATES NORTHERN SECTION, PLAT BOOK 8, PAGE 38, ALL OF THE 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 Sil Fir Corp, called a public hearing to be held in the BCC's 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 the 40 foot right-of-way for unimproved Shawnee Avenue lying east of Seminole Boulevard, as shown on the plat of West Gate Estates Northern Section, recorded in Plat Book 8, Page 38, and as set forth on Exhibit B, attached hereto and incorporated herein by reference, Public Records of Palm Beach County, Florida; 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 the authority to reserve and declare a utility easement over the entire area being abandoned for ingress and egress, construction, operation and maintenance of water and wastewater utilities upon, over and under all of the area to be abandoned as shown in Exhibit A; and

WHEREAS, the BCC has approved a utility easement for Florida Power & Light Company (FPL) over the area to be abandoned; and

WHEREAS, the BCC has approved a utility easement for BellSouth

RESOLUTION NO. R-2017_____

Telecommunications, LLC d/b/a AT&T (AT&T) over the area to be 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:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The BCC hereby reserves and declares a non-exclusive perpetual utility easement in, over, across, on, under and through the entire area to be abandoned, as described in Exhibit A, for the purpose of permitting the Palm Beach County Water Utilities Department to construct, maintain, replace and operate its facilities within the abandoned area. The utility easement created hereby shall constitute an easement running with the land and shall encumber and burden the abandoned area. The utility easement shall not be extinguished by operation of law, including without limitation, the doctrines of merger or unity of title and shall inure to the benefit of the Palm Beach County Water Utilities Department for water and wastewater utilities.
3. The BCC has approved a utility easement for FPL over the area to be abandoned.
4. The BCC has approved a utility easement for AT&T over the area to be abandoned.
5. The unimproved right-of-way is hereby abandoned and closed as right-of-way and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the right-of-way, more fully described in the legal descriptions and sketches as shown in Exhibit B attached hereto and made a part hereof.

RESOLUTION NO. R-2017-_____

6. Notice of the adoption of this Resolution shall be published once 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).

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 4

EXHIBIT 'A' PALM BEACH COUNTY WATER UTILITIES DEPARTMENT UTILITY EASEMENT LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST

LEGAL DESCRIPTION:

A PORTION OF SHAWNEE AVENUE (A 40 FOOT WIDE RIGHT OF WAY), AS SHOWN IN WEST GATE ESTATES NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE AMENDED PLAT OF BLOCK 1, 2, 3, 4, 5, 6 AND THE NORTHERN PLAT OF BLOCK 'A', WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.


COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD AS SHOWN IN ROAD PLAT BOOK 8, PAGE 57 AND THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD (A PLATTED 100 FOOT RIGHT OF WAY); THENCE SOUTH 01°07'19" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°07'19" WEST, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°52'36" EAST, ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 10 OF SAID PLAT OF WEST GATE ESTATES NORTHERN SECTION A DISTANCE OF 103.82 FEET; THENCE NORTH 01°21'21" EAST, ALONG THE WEST LINE OF ABANDONED PORTION OF SHAWNEE AVENUE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 2444, PAGE 920, PALM BEACH COUNTY RECORDS, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°52'36" WEST, ALONG THE SOUTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 4 OF SAID PLAT OF AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 & THE NORTHERN PLAT OF BLOCK 'A' WEST GATE ESTATES, NORTHERN SECTION. A DISTANCE OF 103.98 FEET.
CONTAINING: 4156.02 SQUARE FEET.

SURVEYOR'S NOTES:

1. THIS SPECIFIC PURPOSE SURVEY WAS COMPLETED TO DELINEATE EXISTING ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN AN EXISTING RIGHT OF WAY AND DOES NOT CONSTITUTE BOUNDARY SURVEY AS SUCH.
2. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.01°07'19"W. ALONG THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD AS SHOWN ON FDOT MAP SECTION 93280-2510.
3. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 / 90 ADJUSTMENT IN U.S. SURVEY FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE. 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 SPECIFIC PURPOSE SURVEY IS IN ACCORDANCE WITH A TITLE SEARCH PROVIDED BY & BOWEN, LLP, DATE COMPLETED ON AUGUST 4, 2016 AT 8:00 AM. ONLY DOCUMENTS THAT AFFECT THIS PARCEL ARE PLAT BOOK 8, PAGE 38 AND PLAT BOOK 9, PAGE 20, PALM BEACH PUBLIC RECORDS.
7. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED ON APRIL 7, 2017. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.050-0.52, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA
LICENSED BUSINESS NO. 6018
OUR JOB #: 13258

PREPARED FOR: CUMBERLAND FARMS, INC.
SITE LOCATED: OKEECHOBEE BLVD and SEMINOLE BLVD
PALM BEACH COUNTY, FLORIDA

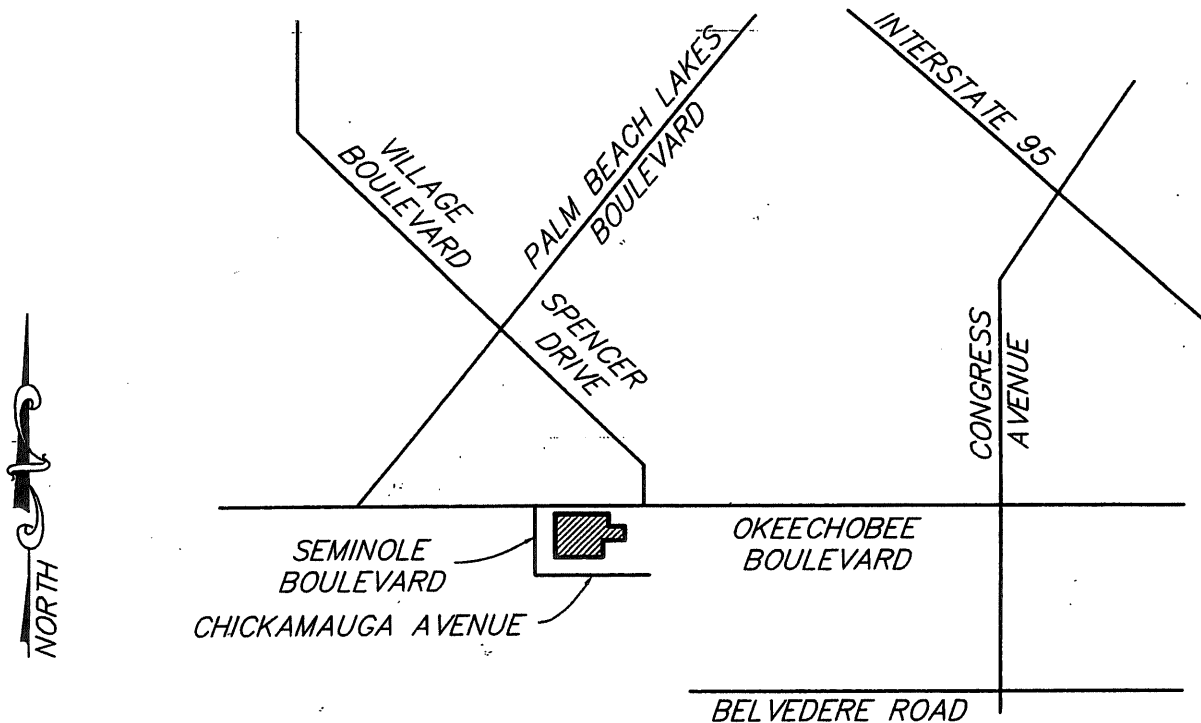
SHEET 1 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 OF 4

PREPARED BY:
BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT A

Page 2 of 4

EXHIBIT 'A'



LOCATION MAP: NOT TO SCALE

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ON GRID

DATUM - NAD 83 / 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNIT = U.S. SURVEY FEET

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

PROJECT SCALE FACTOR: 1.0000413

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS ARE NOT TO SCALE.

LEGEND / ABBREVIATIONS

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

R/W = RIGHT OF WAY, LS = LICENSED SURVEYOR

ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK, PG = PAGE

CPP = CONCRETE POWER

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POC = POINT OF COMMENCEMENT, POB = POINT OF BEGINNING

PBC DOC = PALM BEACH COUNTY DOCUMENT

M = MEASURED, P = PLAT

ROTATION ANGLE (NORTH LINE OF SECTION 30-43-43)

ASSUMED TO GRID BEARINGS = 00°00'29" (COUNTER-CLOCKWISE)



= SECTION CORNER



= 1/4 CORNER

SHEET 2 OF 4 (SCALE: 1"=40')

NOT VALID WITHOUT SHEETS 1 - 4

PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT UTILITY EASEMENT
LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:
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EXHIBIT A

Page 3 of 4

EXHIBIT 'A'

NORTH RIGHT OF WAY PER PB 26, PG 152; PB 28, PG 30

105' RIGHT OF WAY PER PB 26, PG 152; PB 28, PG 30

CENTERLINE OF CONSTRUCTION PER FDOT R/W
SECTION MAP 93280-2510 (SHEET 2 OF 10)

OKEECHOBEE BOULEVARD - STATE ROAD 704

BASELINE OF SURVEY PER FDOT R/W

SECTION MAP 93280-2510 (SHEET 2 OF 10)

NORTH 1/4 OF SECTION 30

SOUTH LINE OF SECTION 19-43-43

NORTH LINE OF SECTION 30-43-43

15' RIGHT OF WAY PER PB 9, PG 20

ORIGINAL NORTH LINE OF BLOCK 4, PG 9, PG 20

50'

EXISTING SOUTH R/W LINE PER ROAD PB 8, PG 57

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6
BLOCK 4

AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 &
THE NORTHERN PART OF BLOCK 'A'
WEST GATE ESTATES, NORTHERN SECTION
PLAT BOOK 9, PAGE 20

BACKFLOW VALVE
WATER METER
WATER METER & FIRE HYDRANT

SOUTH LINE, LOTS 1, 2, 3 & 4, BLOCK 4

N88°52'36"W 103.98'(M) 104'(P)

BACKFLOW VALVE

CPP
WPP
Z#
40.00'(M,P)
501°07'19"W

PALMS
WPP
WPP/LIGHT
(PB 8, PG 38, PB 9, PG 20)
CENTERLINE OF PLATTED 40' R/W

RIGHT OF WAY ABANDONED
PER ORB 2444, PG 920

UNDERGROUND SEWER LINE

SHAWNEE AVENUE

SANITARY MANHOLE
N01°21'21"E 40.00'(M,P)

S88°52'36"E 103.82'(M) 104'(P)

NORTH LINE, LOTS 1, 2, 3 & 4, BLOCK 10
LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6
WEST GATE ESTATES, NORTHERN SECTION
PLAT BOOK 8, PAGE 38

WEST LINE OF NE1/4 &
EAST LINE OF NW 1/4 OF
SECTION 30-43-43

SHEET 3 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

**PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT UTILITY EASEMENT**

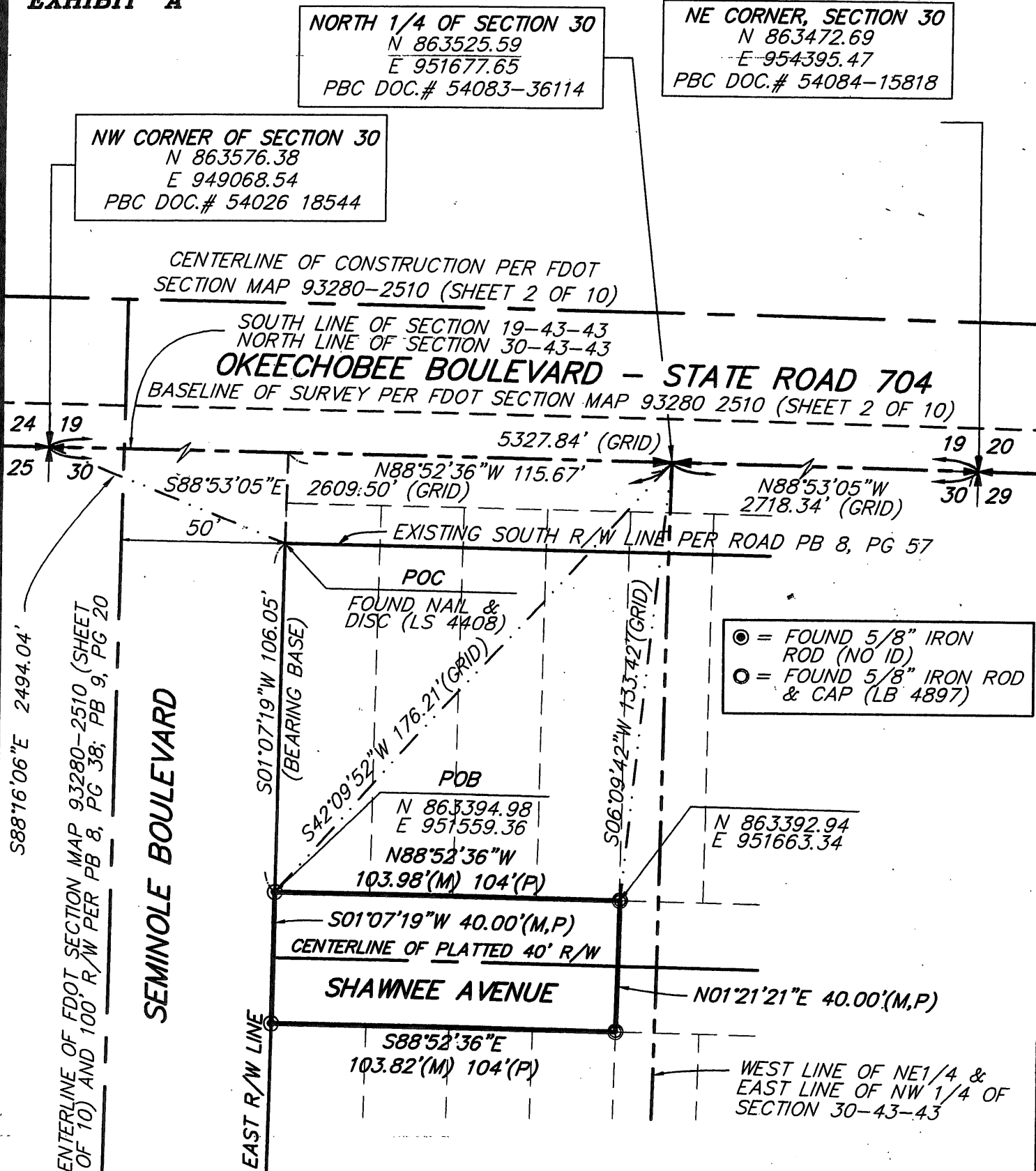
LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
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EXHIBIT A

Page 4 of 4

EXHIBIT 'A'



- ⊙ = FOUND 5/8" IRON ROD (NO ID)
- = FOUND 5/8" IRON ROD & CAP (LB 4897)

SHEET 4 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

**PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT UTILITY EASEMENT**
LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT B

Page 1 of 4

PETITION TO ABANDON RIGHT OF WAY SPECIFIC PURPOSE SURVEY

LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST

LEGAL DESCRIPTION:

A PORTION OF SHAWNEE AVENUE (A 40 FOOT WIDE RIGHT OF WAY), AS SHOWN IN WEST GATE ESTATES NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE AMENDED PLAT OF BLOCK 1, 2, 3, 4, 5, 6 AND THE NORTHERN PLAT OF BLOCK 'A', WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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LICENSED BUSINESS NO. 6018
OUR JOB #: 13258

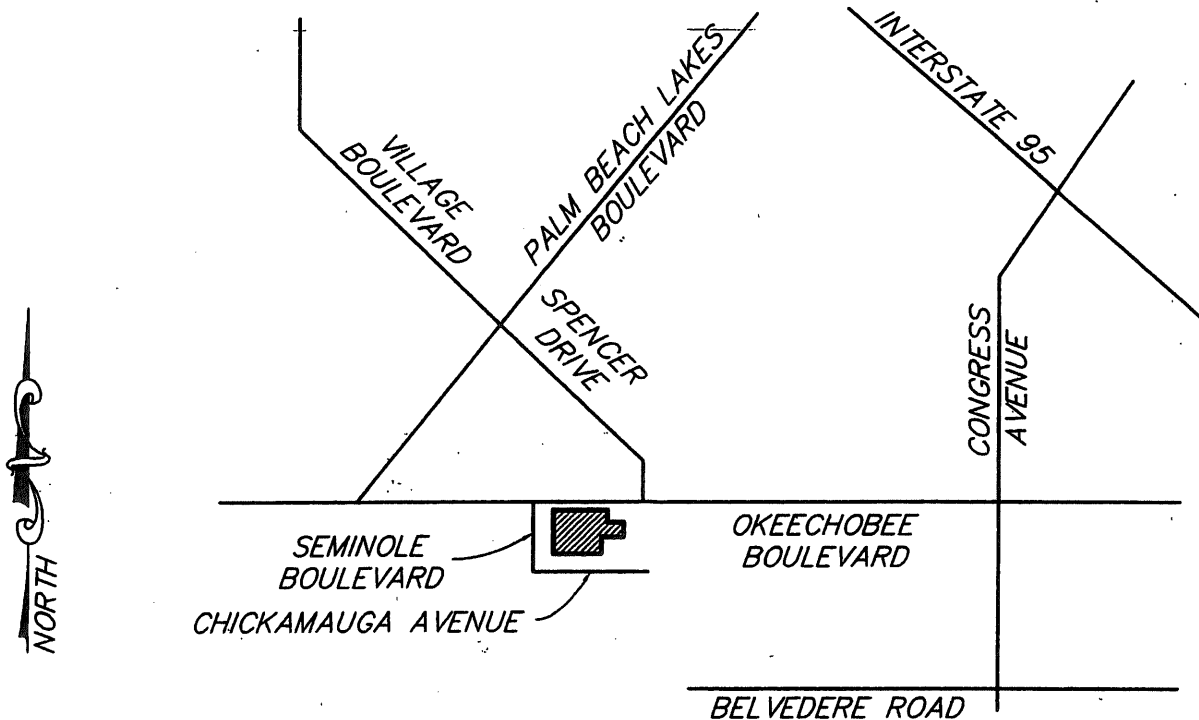
PREPARED FOR: CUMBERLAND FARMS, INC.
SITE LOCATED: OKEECHOBEE BLVD and SEMINOLE BLVD
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 OF 4

PREPARED BY:
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641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT B

Page 2 of 4



LOCATION MAP: NOT TO SCALE

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ASSUMED TO GRID BEARING = 00°00'29" (COUNTER-CLOCKWISE)



= SECTION CORNER



= 1/4 CORNER

SHEET 2 OF 4 (SCALE: 1"=40')

NOT VALID WITHOUT SHEETS 1 - 4

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SPECIFIC PURPOSE SURVEY**
LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:
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Page 3 of 4

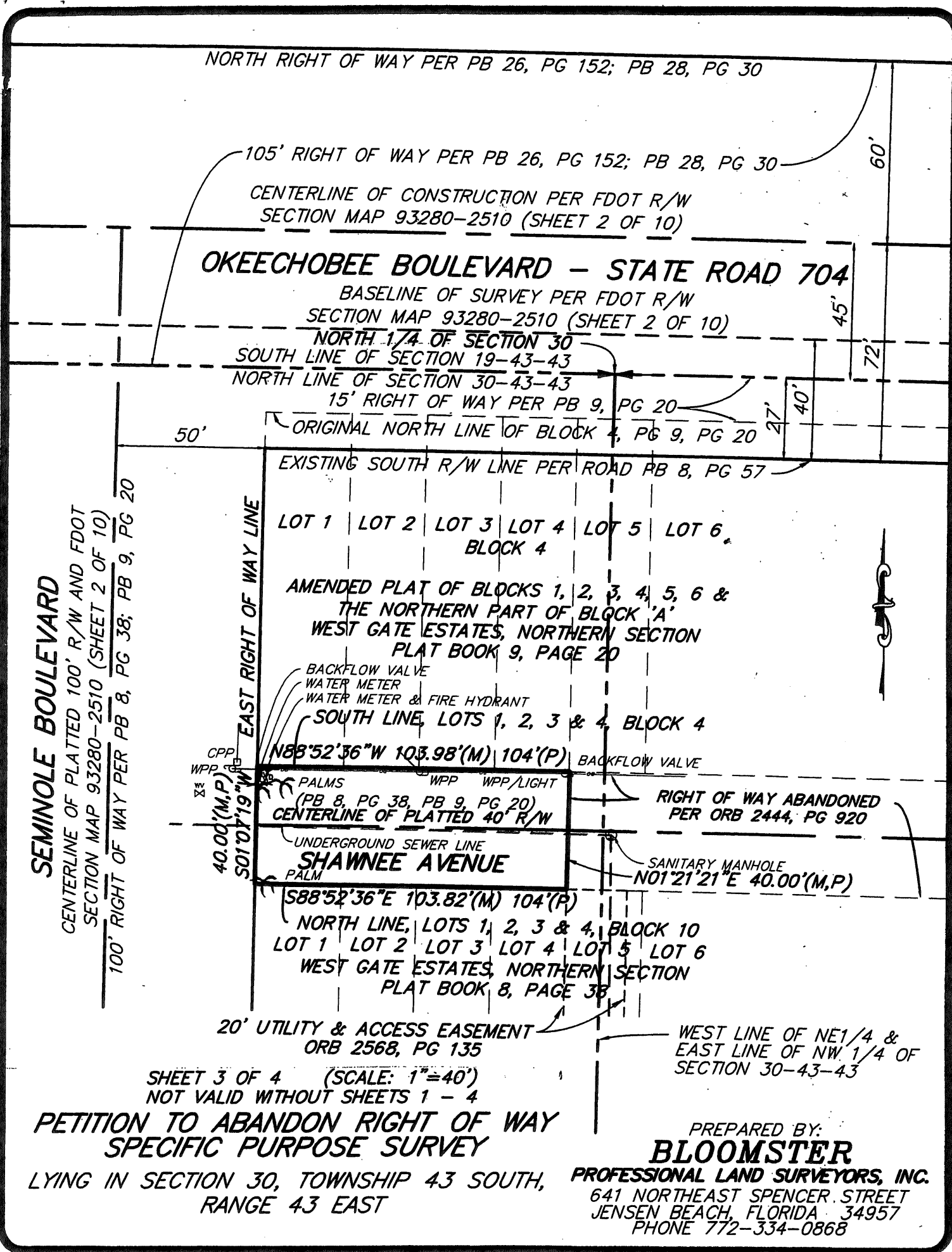
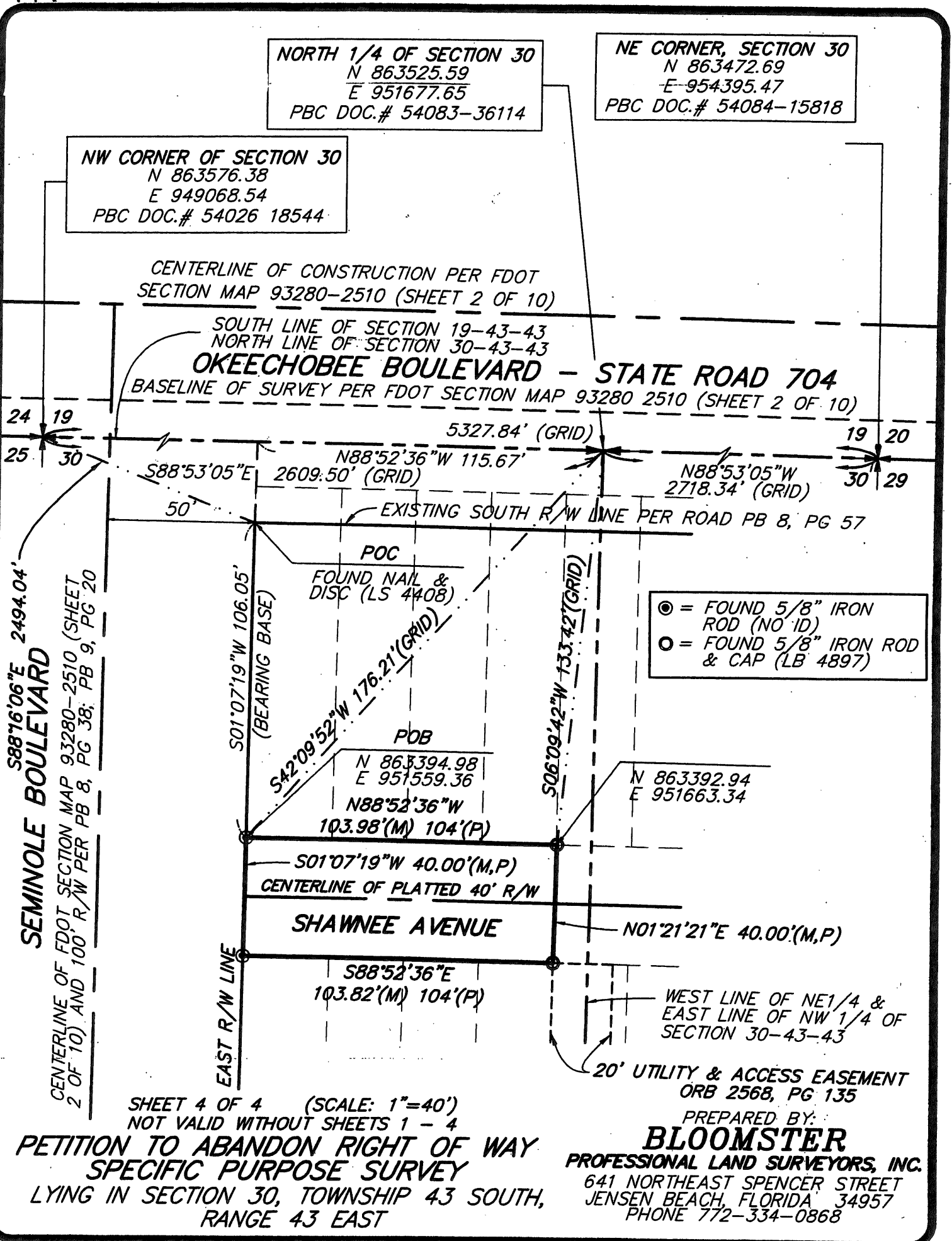


EXHIBIT B

Page 4 of 4



ATTACHMENT 3

Page 1 of 2

Return to:

Land Development Division
2300 N Jog Rd, 3W-13
West Palm Beach FL 33411-2745

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 301 N Olive West Palm Beach, 33401-4700 ("Grantor") in considerations, receipt of which is hereby acknowledged, does hereby grant to the **Florida Power & Light Company, a Florida corporation, whose address is P.O. Box 14000, Juno Beach, Florida 33408-0420**, and to its affiliates, licensees, agents, successors and assigns ("Grantee") (the term "assigns" meaning any person, firm or corporation owning by way of assignment all rights under the Agreement or a portion of such rights with Grantee or its other assigns retaining and exercising the other rights), an easement forever for a **right-of-way, forty (40) feet in width**, to be used for the construction, operation and maintenance of one or more overhead and underground electric transmission and distribution lines, including but not limited to, wires, poles, "H" frame structures, towers, cables, conduits, anchors, guys, roads, trails and equipment associated therewith, attachments and appurtenant equipment for communication purposes and one or more pipelines, and appurtenant equipment for the transmission of substances of any kind (all of the foregoing hereinafter referred to as "**facilities**"), over, under, in, on, upon and across the lands of the Grantor situated in the County of Palm Beach and the State of Florida and being more particularly described on Exhibit A attached hereto and made a part hereof ("**Easement Area**"); together with the right and privilege from time to time to reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them upon, across, over or under the Easement Area with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the Easement Area and on lands of Grantor adjoining the Easement Area that may interfere with the proper construction, operation and maintenance of such facilities or any part of them, the right to mark the location of any underground facilities by above ground and other suitable markers and the right of ingress and egress for personnel and equipment of Grantee, its contractors, agents, successors or assigns over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

Further, Grantor hereby grants to Grantee, its contractors, subcontractors and other authorized representatives, a perpetual access easement in, on, over and across the Easement Area for ingress and egress purposes, including the right to enter upon, cross and/or exit the Easement Area on foot or with motorized construction and other type vehicles and trucks carrying construction equipment, materials and personnel, in order to access Grantee's facilities situated on the property located adjacent to the Easement Area. This easement is granted with all rights necessary and convenient for the full use and enjoyment of the Easement Area for the purposes described herein including without limitation (i) the right to use any existing roads on the Easement Area, (ii) the right, but not the obligation, of Grantee to use, improve, maintain or construct a road on the Easement Area necessary for Grantee to access Grantee's facilities situated on the property located adjacent to the Easement Area, and (iii) Grantee's right to keep any road on the Easement Area clear of brush, trees, obstructions as may be necessary or desirable for Grantee's use.

ATTACHMENT 3

Page 2 of 2

Grantor, however, reserves the right and privilege to use the Easement Area for such other purposes except as herein granted or as might interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its successors or assigns, or as might cause a hazardous condition; provided, however, and by the execution and delivery hereof Grantor so expressly agrees that no portion of the Easement Area shall be excavated, altered, obstructed, improved, surfaced or paved without the prior written permission of Grantee, or its successors or assigns.

By the execution hereof, Grantor covenants that it has the right to convey this easement. Grantee and its successors and assigns shall have quiet and peaceful possession, use and enjoyment of this easement and the rights granted hereby.

IN WITNESS WHEREOF, Grantor has executed this Agreement this ____ day of ____, 2017.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Paulette Burdick, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By:  _____
Assistant County Attorney

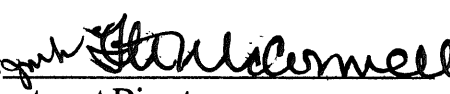
By:  _____ 6/28/17
Department Director

EXHIBIT A

to Attachment 3
Page 1 of 4

EXHIBIT 'A'

FLORIDA POWER & LIGHT EASEMENT LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST

LEGAL DESCRIPTION:

A PORTION OF SHAWNEE AVENUE (A 40 FOOT WIDE RIGHT OF WAY), AS SHOWN IN WEST GATE ESTATES NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE AMENDED PLAT OF BLOCK 1, 2, 3, 4, 5, 6 AND THE NORTHERN PLAT OF BLOCK 'A', WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD AS SHOWN IN ROAD PLAT BOOK 8, PAGE 57 AND THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD (A PLATTED 100 FOOT RIGHT OF WAY); THENCE SOUTH 01°07'19" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°07'19" WEST, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°52'36" EAST, ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 10 OF SAID PLAT OF WEST GATE ESTATES NORTHERN SECTION A DISTANCE OF 103.82 FEET; THENCE NORTH 01°21'21" EAST, ALONG THE WEST LINE OF ABANDONED PORTION OF SHAWNEE AVENUE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 2444, PAGE 920, PALM BEACH COUNTY RECORDS, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°52'36" WEST, ALONG THE SOUTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 4 OF SAID PLAT OF AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 & THE NORTHERN PLAT OF BLOCK 'A' WEST GATE ESTATES, NORTHERN SECTION. A DISTANCE OF 103.98 FEET. CONTAINING: 4156.02 SQUARE FEET.

SURVEYOR'S NOTES:

1. THIS SPECIFIC PURPOSE SURVEY WAS COMPLETED TO DELINEATE EXISTING ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN AN EXISTING RIGHT OF WAY AND DOES NOT CONSTITUTE BOUNDARY SURVEY AS SUCH.
2. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.01°07'19"W. ALONG THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD AS SHOWN ON FDOT MAP SECTION 93280-2510.
3. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 / 90 ADJUSTMENT IN U.S. SURVEY FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE. 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 SPECIFIC PURPOSE SURVEY IS IN ACCORDANCE WITH A TITLE SEARCH PROVIDED BY & BOWEN, LLP, DATE COMPLETED ON AUGUST 4, 2016 AT 8:00 AM.
7. ONLY DOCUMENTS THAT AFFECT THIS PARCEL ARE PLAT BOOK 8, PAGE 38 AND PLAT BOOK 9, PAGE 20, PALM BEACH PUBLIC RECORDS.
7. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED ON APRIL 7, 2017. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 47, 050-0.52, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

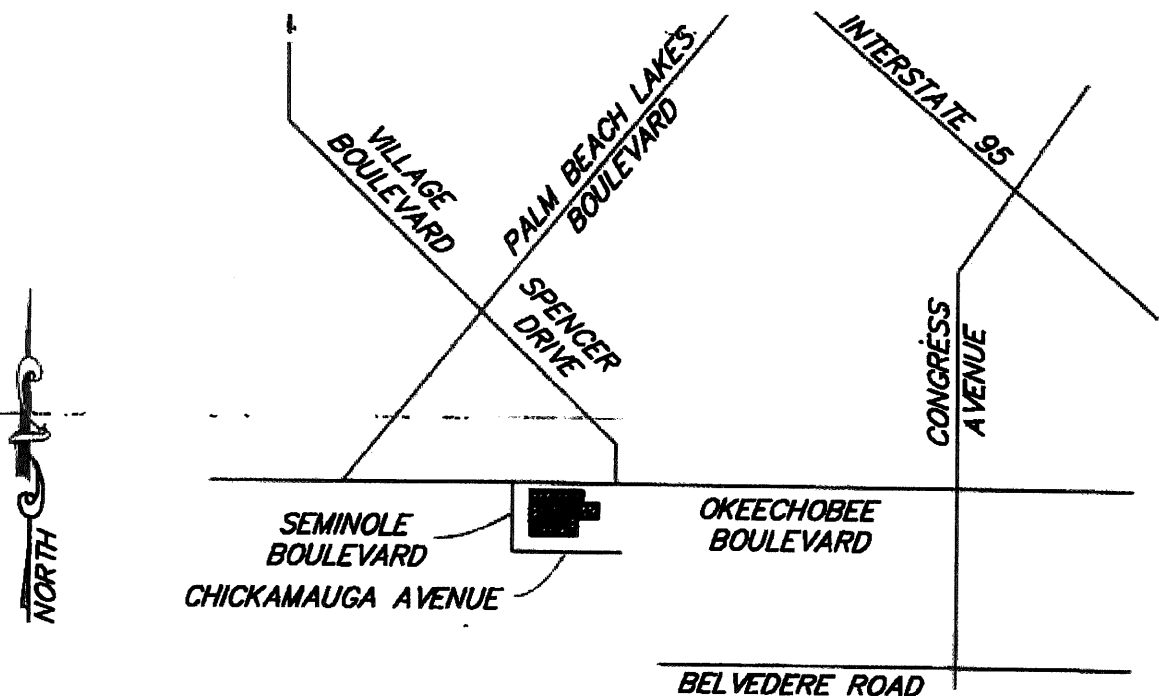

ROBERT BLOOMSTER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA
LICENSED BUSINESS NO. 6078
OUR JOB #: 13256

PREPARED FOR: CUMBERLAND FARMS, INC.
SITE LOCATED: OKEECHOBEE BLVD and SEMINOLE BLVD
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 OF 4

PREPARED BY:
BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT 'A'



LOCATION MAP: NOT TO SCALE

COORDINATES, BEARINGS AND DISTANCES *

COORDINATES SHOWN ON GRID
DATUM - NAD 83 / 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR: 1.0000413
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS ARE NOT TO SCALE.

LEGEND / ABBREVIATIONS

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
R/W = RIGHT OF WAY, LS = LICENSED SURVEYOR
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK, PG = PAGE
CPP = CONCRETE POWER
WPP = WOOD POWER POLE
OE = OVERHEAD ELECTRIC
P = PLAT, M = MEASURED, LB = LICENSED BUSINESS
POC = POINT OF COMMENCEMENT, POB = POINT OF BEGINNING
PBC DOC = PALM BEACH COUNTY DOCUMENT
M = MEASURED, P = PLAT
ROTATION ANGLE (NORTH LINE OF SECTION 30-43-43)
ASSUMED TO GRID BEARINGS = 09°00'29" (COUNTER-CLOCKWISE)

✚ = SECTION CORNER ⇄ = 1/4 CORNER

SHEET 2 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

FLORIDA POWER & LIGHT EASEMENT
LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:
BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT A

to Attachment 3
Page 3 of 4

EXHIBIT 'A'

NORTH RIGHT OF WAY PER PB 26, PG 152; PB 28, PG 30

105' RIGHT OF WAY PER PB 26, PG 152; PB 28, PG 30

CENTERLINE OF CONSTRUCTION PER FDOT R/W
SECTION MAP 93280-2510 (SHEET 2 OF 10)

OKEECHOBEE BOULEVARD - STATE ROAD 704

BASELINE OF SURVEY PER FDOT R/W
SECTION MAP 93280-2510 (SHEET 2 OF 10)

NORTH 1/4 OF SECTION 30
SOUTH LINE OF SECTION 19-43-43

NORTH LINE OF SECTION 30-43-43

15' RIGHT OF WAY PER PB 9, PG 20

ORIGINAL NORTH LINE OF BLOCK 4, PG 9, PG 20

EXISTING SOUTH R/W LINE PER ROAD PB 8, PG 57

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6
BLOCK 4

AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 &
THE NORTHERN PART OF BLOCK 'A'
WEST GATE ESTATES, NORTHERN SECTION
PLAT BOOK 9, PAGE 20

BACKFLOW VALVE
WATER METER
WATER METER & FIRE HYDRANT

SOUTH LINE, LOTS 1, 2, 3 & 4, BLOCK 4

N88°52'36"W 108.98'(M) 104'(P)

PALMS (PB 8, PG 38, PB 9, PG 20)

CENTERLINE OF PLATTED 40' R/W

UNDERGROUND SEWER LINE
SHAWNEE AVENUE

S88°52'36"E 103.82'(M) 104'(P)

NORTH LINE, LOTS 1, 2, 3 & 4, BLOCK 10
LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6
WEST GATE ESTATES, NORTHERN SECTION
PLAT BOOK 8, PAGE 38

RIGHT OF WAY ABANDONED
PER ORB 2444, PG 920

SANITARY MANHOLE
N01°21'21"E 40.00'(M,P)

WEST LINE OF NE1/4 &
EAST LINE OF NW 1/4 OF
SECTION 30-43-43

SHEET 3 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

FLORIDA POWER & LIGHT EASEMENT
LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:
BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT A

to Attachment 3
Page 4 of 4

EXHIBIT A

NORTH 1/4 OF SECTION 30
N 863525.59
E 951677.65
PBC DOC.# 54083-36114

NE CORNER, SECTION 30
N 863472.69
E 954395.47
PBC DOC.# 54084-15818

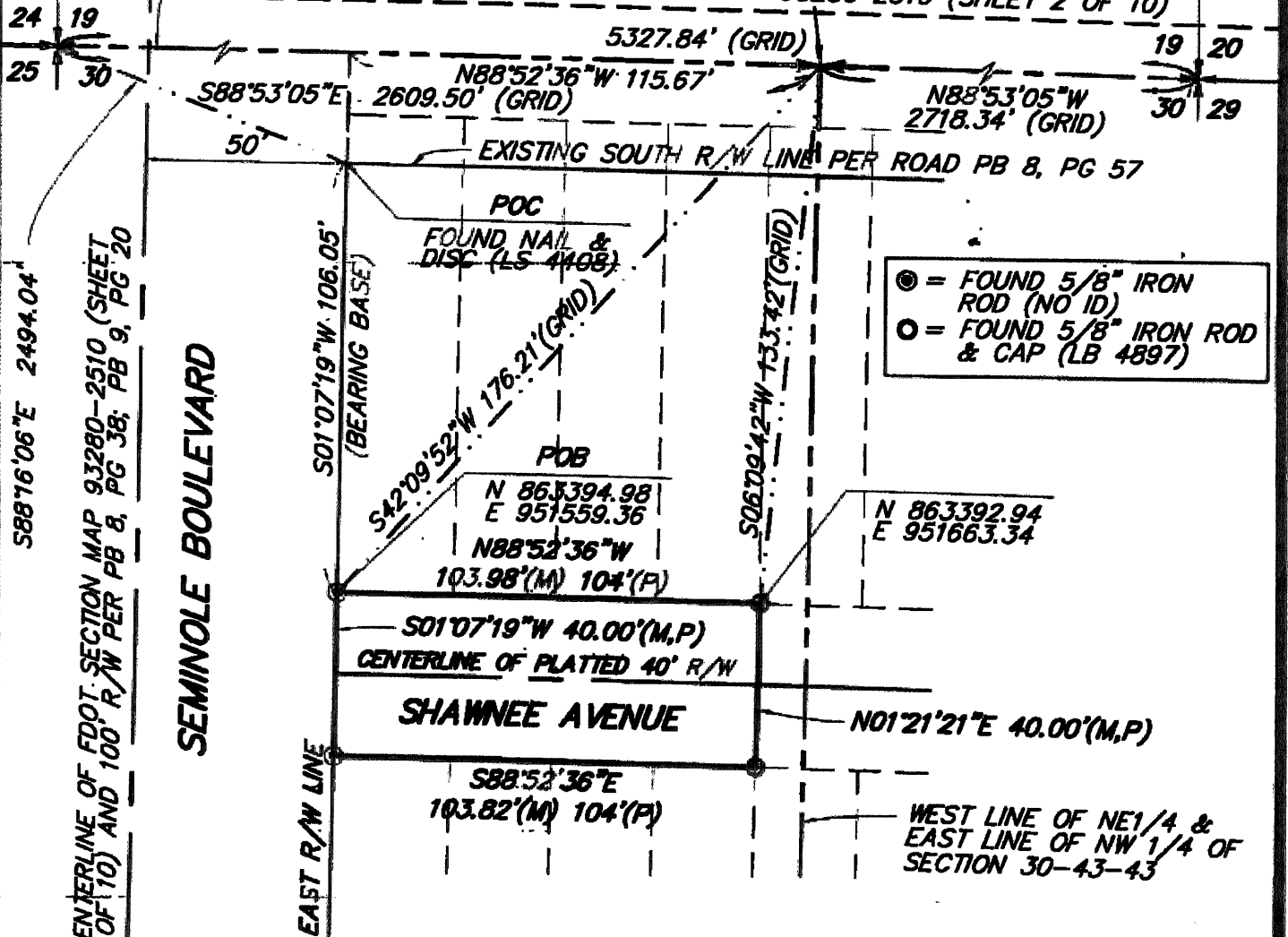
NW CORNER OF SECTION 30
N 863576.38
E 949068.54
PBC DOC.# 54026 18544

CENTERLINE OF CONSTRUCTION PER FDOT
SECTION MAP 93280-2510 (SHEET 2 OF 10)

SOUTH LINE OF SECTION 19-43-43
NORTH LINE OF SECTION 30-43-43

OKEECHOBEE BOULEVARD - STATE ROAD 704

BASELINE OF SURVEY PER FDOT SECTION MAP 93280 2510 (SHEET 2 OF 10)



● = FOUND 5/8" IRON ROD (NO ID)
○ = FOUND 5/8" IRON ROD & CAP (LB 4897)

SHEET 4 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

FLORIDA POWER & LIGHT EASEMENT
LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:
BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

ATTACHMENT 4

Page 1 of 2

Prepared by:
Palm Beach County Land Development
2300 N Jog Rd
West Palm Beach FL 33411-2745

Grantee's Address:
BellSouth Telecommunications, LLC, d/b/ AT&T Florida
Garth Bedward, Room 3D-05
120 North K Street
Lake Worth FL 33460

EASEMENT

For and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owners of the premises described below, (hereinafter referred to as "Grantor"), does hereby grant to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands described in Plat Book 8, Page 38, Palm Beach County, Florida, records, and, to the fullest extent the Grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 33, Township 43 South, Range 43 East, Palm Beach County, State of Florida, consisting of a strip of land shown in Exhibit "A" attached hereto and made a part hereof.

The following rights are also granted: the non-exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site.

To have and to hold the above granted easement unto BellSouth Telecommunications, LLC, d/b/a AT&T Florida, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

ATTACHMENT 4

Page 2 of 2

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 11th day of July, 2017.

ATTEST:
SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Paulette Burdick, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By:  _____
Assistant County Attorney

By:  _____ 6/28/17
Department Director

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

On this 11th day of July, 2017 before me, the undersigned notary public, personally appeared _____, Mayor, Board of County Commissioners, personally known to me to be the person who subscribed to the foregoing instrument, and acknowledged that he/she executed the same on behalf of the County and that he/she was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

EXHIBIT A

to Attachment 4
Page 1 of 4.

EXHIBIT 'A' ATT EASEMENT

LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST

LEGAL DESCRIPTION:

A PORTION OF SHAWNEE AVENUE (A 40 FOOT WIDE RIGHT OF WAY), AS SHOWN IN WEST GATE ESTATES NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE AMENDED PLAT OF BLOCK 1, 2, 3, 4, 5, 6 AND THE NORTHERN PLAT OF BLOCK 'A', WEST GATE ESTATES, NORTHERN SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD AS SHOWN IN ROAD PLAT BOOK 8, PAGE 57 AND THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD (A PLATTED 100 FOOT RIGHT OF WAY); THENCE SOUTH 01°07'19" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°07'19" WEST, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 88°52'36" EAST, ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 10 OF SAID PLAT OF WEST GATE ESTATES NORTHERN SECTION A DISTANCE OF 103.82 FEET; THENCE NORTH 01°21'21" EAST, ALONG THE WEST LINE OF ABANDONED PORTION OF SHAWNEE AVENUE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 2444, PAGE 920, PALM BEACH COUNTY RECORDS, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°52'36" WEST, ALONG THE SOUTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 4 OF SAID PLAT OF AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 & THE NORTHERN PLAT OF BLOCK 'A' WEST GATE ESTATES, NORTHERN SECTION, A DISTANCE OF 103.98 FEET. CONTAINING: 4156.02 SQUARE FEET.

SURVEYOR'S NOTES:

1. THIS SPECIFIC PURPOSE SURVEY WAS COMPLETED TO DELINEATE EXISTING ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN AN EXISTING RIGHT OF WAY AND DOES NOT CONSTITUTE BOUNDARY SURVEY AS SUCH.
2. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.01°07'19"W. ALONG THE EAST RIGHT OF WAY LINE OF SEMINOLE BOULEVARD AS SHOWN ON FDOT MAP SECTION 93280-2510.
3. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 / 90 ADJUSTMENT IN U.S. SURVEY FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE. 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 SPECIFIC PURPOSE SURVEY IS IN ACCORDANCE WITH A TITLE SEARCH PROVIDED BY & BOWEN, LLP, DATE COMPLETED ON AUGUST 4, 2016 AT 8:00 AM. ONLY DOCUMENTS THAT AFFECT THIS PARCEL ARE PLAT BOOK 8, PAGE 38 AND PLAT BOOK 9, PAGE 20, PALM BEACH PUBLIC RECORDS.
7. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED ON APRIL 7, 2017. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 15, 17.050-0.52, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA
LICENSED BUSINESS NO. 6006
OUR JOB #: 13258

PREPARED FOR: LUMBERLAND FARMS, INC.
SITE LOCATED: OKEECHOBEE BLVD and SEMINOLE BLVD
PALM BEACH COUNTY, FLORIDA

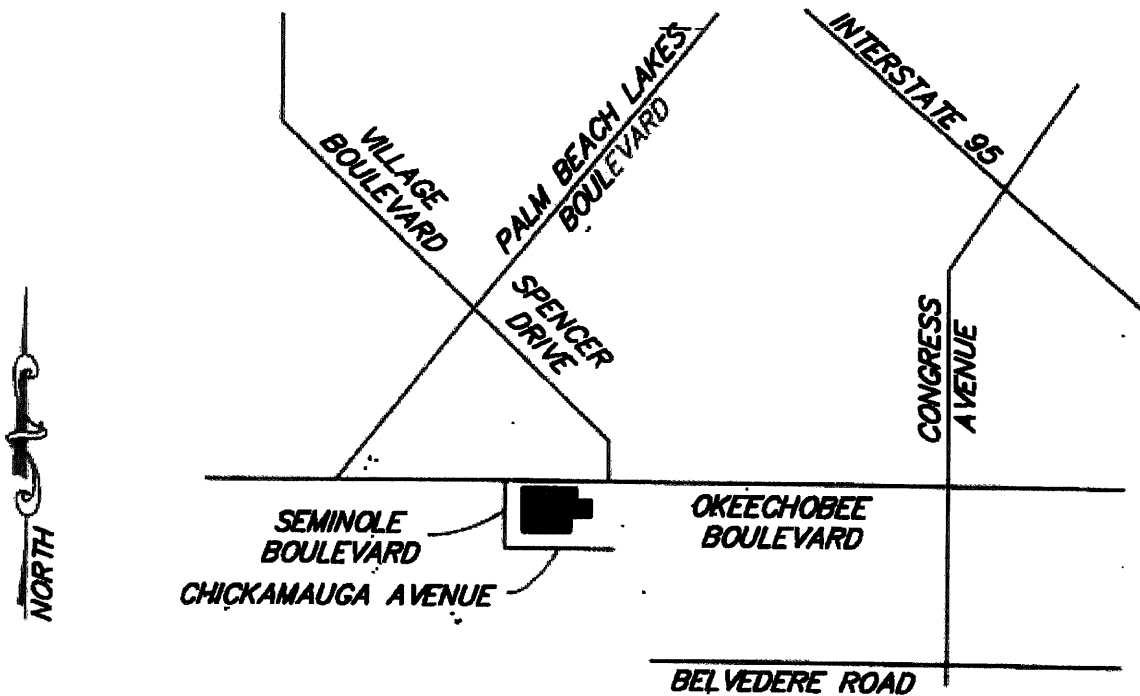
SHEET 1 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 OF 4

PREPARED BY:
BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT A

to Attachment 4
Page 2 of 4

EXHIBIT 'A'



LOCATION MAP: NOT TO SCALE

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ON GRID

DATUM - NAD 83 / 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNIT = U.S. SURVEY FEET

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

PROJECT SCALE FACTOR: 1.0000413

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS ARE NOT TO SCALE.

LEGEND / ABBREVIATIONS

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

R/W = RIGHT OF WAY, LS = LICENSED SURVEYOR

ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK, PG = PAGE

CPP = CONCRETE POWER

WPP = WOOD POWER POLE

OE = OVERHEAD ELECTRIC

P = PLAT, M = MEASURED, LB = LICENSED BUSINESS

POC = POINT OF COMMENCEMENT, POB = POINT OF BEGINNING

PBC DOC = PALM BEACH COUNTY DOCUMENT

M = MEASURED, P = PLAT

ROTATION ANGLE (NORTH LINE OF SECTION 30-43-43)

ASSUMED TO GRID BEARINGS = 00°00'29" (COUNTER-CLOCKWISE)



= SECTION CORNER



= 1/4 CORNER

SHEET 2 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

ATT EASEMENT

LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:

BLOOMSTER

PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT A

to Attachment 4
Page 3 of 4

EXHIBIT 'A'

NORTH RIGHT OF WAY PER PB 26, PG 152; PB 28, PG 30

105' RIGHT OF WAY PER PB 26, PG 152; PB 28, PG 30

CENTERLINE OF CONSTRUCTION PER FDOT R/W
SECTION MAP 93280-2510 (SHEET 2 OF 10)

OKEECHOBEE BOULEVARD - STATE ROAD 704

BASELINE OF SURVEY PER FDOT R/W

SECTION MAP 93280-2510 (SHEET 2 OF 10)

NORTH 1/4 OF SECTION 30

SOUTH LINE OF SECTION 19-43-43

NORTH LINE OF SECTION 30-43-43

15' RIGHT OF WAY PER PB 9, PG 20

ORIGINAL NORTH LINE OF BLOCK 4, PG 9, PG 20

EXISTING SOUTH R/W LINE PER ROAD PB 8, PG 57

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6
BLOCK 4

AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6 &
THE NORTHERN PART OF BLOCK 'A'
WEST GATE ESTATES, NORTHERN SECTION
PLAT BOOK 9, PAGE 20

BACKFLOW VALVE

WATER METER

WATER METER & FIRE HYDRANT

SOUTH LINE, LOTS 1, 2, 3 & 4, BLOCK 4

N88°52'36"W 103.98'(M) 104'(P)

BACKFLOW VALVE

PALMS

WPP

WPP/LIGHT

(PB 8, PG 38, PB 9, PG 20)

CENTERLINE OF PLATTED 40' R/W

RIGHT OF WAY ABANDONED
PER ORB 2444, PG 920

UNDERGROUND SEWER LINE

SHAWNEE AVENUE

SANITARY MANHOLE
N01°21'21"E 40.00'(M,P)

S88°52'36"E 103.82'(M) 104'(P)

NORTH LINE, LOTS 1, 2, 3 & 4, BLOCK 10
LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6
WEST GATE ESTATES, NORTHERN SECTION
PLAT BOOK 8, PAGE 38

WEST LINE OF NE 1/4 &
EAST LINE OF NW 1/4 OF
SECTION 30-43-43

SHEET 3 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

ATT EASEMENT

LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

PREPARED BY:

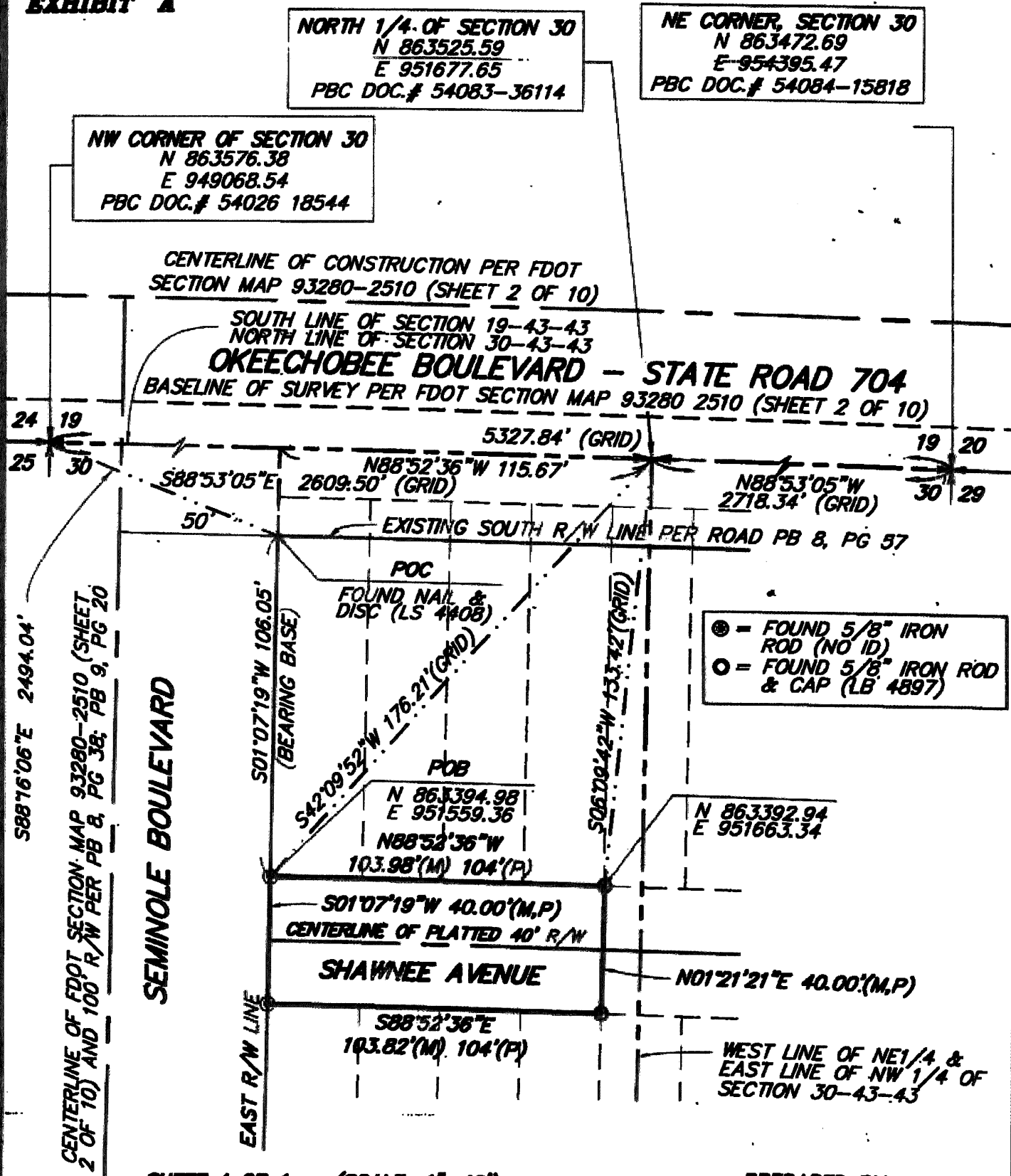
BLOOMSTER

PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

EXHIBIT A

to Attachment 4
Page 4 of 4

EXHIBIT 'A'



SHEET 4 OF 4 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 4

ATT EASEMENT

LYING IN SECTION 30, TOWNSHIP 43 SOUTH,
RANGE 43 EAST

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