

LOCATION SKETCH 1 INCH = 4 MILES

ABANDONMENT OF THE PLAT OF APPOLONIA FARMS P.U.D.
 PLAT ONE, PB 111, PGS 41-45,
 PUBLIC RECORDS OF PALM BEACH COUNTY

RESOLUTION NO. R-2017-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN ALL THOSE CERTAIN TRACTS AND EASEMENTS CREATED BY AND LYING WITHIN THE PLAT OF APPOLONIA FARMS P.U.D. PLAT ONE, AS RECORDED IN PLAT BOOK 111, PAGES 41 THROUGH 45, AND VACATING ALL OF THE PLAT OF APPOLONIA FARMS P.U.D. PLAT ONE, AS RECORDED IN PLAT BOOK 111, PAGES 41 THROUGH 45, 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 Boca Raton Associates VIII, LLLP, called a public hearing to be held in the BCC's Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on August 15, 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 those certain tracts and easements created by and lying within the plat of Appolonia Farms P.U.D. Plat One, as recorded in Plat Book 111, Pages 41 through 45, and vacate all of the plat of Appolonia Farms P.U.D. Plat One, as recorded in Plat Book 111, Pages 41 through 45, as set forth on the sketch and legal description set forth in Exhibit A attached hereto and incorporated herein by reference, of the Public Records of Palm Beach County, Florida; and

WHEREAS, as provided in Ordinance No. 2002-034, notice of the holding of such meeting was duly published in the Palm Beach Post on July 30, 2017; 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. All those public tracts and easements created by and lying within the plat of Appolonia Farms P.U.D. Plat One, as recorded in Plat Book 111, Pages 41 through 45, are hereby abandoned and closed as tracts and easements, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the tracts and easements, more fully described in the legal description and sketch shown in Exhibit A attached hereto and made a part hereof.
3. The plat of Appolonia Farms P.U.D. Plat One, is hereby vacated and closed as a plat and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the plat, more fully described in the legal description and sketch shown in Exhibit A attached hereto and made a part hereof.
4. 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 Ordinance 2002-034.

(Remainder of page left intentionally blank)

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



DESCRIPTION:

ALL OF APPOLONIA FARMS P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 41 THROUGH 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 285.826 ACRES MORE OR LESS.

SAID LANDS SITUATE IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S REPORT:

THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VIII, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND IS NOT ASSIGNABLE.

THIS SURVEY MAP AND REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.

NO UNDERGROUND IMPROVEMENTS WERE LOCATED.

BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE STATE PLANE GRID (FLORIDA EAST ZONE) NAD 83 (1990 ADJUSTMENT). THE LINE FORMED BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS WITH BRASS DISK STAMPED "PBF_71" AND "PBF_72", WHICH BEARS NORTH 88°58'47" WEST AND ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.

ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM PALM BEACH COUNTY, FLORIDA.

THE INTENT OF THE PLAT VACATION IS TO REMOVE ALL UNDERLYING TRACTS AND EASEMENTS WHICH WERE CREATED BY VIRTUE OF THE RECORDATION OF THE PLAT OF APPOLONIA FARMS PUD PLAT ONE, RECORDED IN PLAT BOOK 111, PAGES 41 THROUGH 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: SEPTEMBER 22, 2016 AT 11:00 PM. ORDER NO. 6036691. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.

5. SUBJECT TO THE FOLLOWING MATTERS SET FORTH ON THE PLAT OF APPOLONIA FARMS P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 41:

CONTINUED ON SHEET 2 OF 21

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

[Signature]
 DATE: 11/30/16
 REVISED 6/02/17
 PERRY C. WHITE, FLORIDA PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4243
 Rev: 7/21/17

STATUS OF EXISTING EASEMENTS:

ORB 21425, PG 1414 - FLOWAGE EASEMENT WILL BE RELEASED BY PBCO ROADWAY PRODUCTION DEPARTMENT.
 ORB 12226, PG 1899 - EMBANKMENT EASEMENT WILL REMAIN IN PLACE.
 ORB 22366, PG 1641 - LITTORAL ZONES WILL BE RELOCATED WHEN THE NEW LITTORAL DOCUMENTS ARE APPROVED BY PALM BEACH COUNTY.
 ORB 22210, PG 1017 - LWDD EASEMENT WILL REMAIN IN PLACE.

SKETCH OF BOUNDARY SURVEY
 CLIENT: GL HOMES OF FLORIDA II CORPORATION
 PROJECT: APPOLONIA

SCALE:	SHEET 1 OF 21
REVIEWED: PW	DRAWN: PW
DATE: 11/15/16	DRAWING No: D0272BD-AB

EXHIBIT A

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CONTINUED FROM SHEET 1 OF 21

A. PRIVATE STREET (PLOTTED)

TRACT R1, AS SHOWN HEREON IS RESERVED FOR THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

B. RECREATIONAL AREA (PLOTTED)

TRACT REC, AS SHOWN HEREON IS RESERVED FOR THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

C. WATER MANAGEMENT TRACTS (PLOTTED)

TRACTS W9 THROUGH W13, AS SHOWN HEREON IS RESERVED FOR THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS W9, W11, W12, AND W13 ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 22366, PAGE 1641, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

D. DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS (PLOTTED)

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPERTY PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

E. UTILITY EASEMENTS (UE) (PLOTTED)

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS OR ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED TO PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS OR ASSIGNS.

CONTINUED ON SHEET 3 OF 21



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
CLIENT: GL HOMES OF FLORIDA II CORPORATION
PROJECT: APPOLONIA

SCALE:

SHEET 2 OF 21

REVIEWED: PW

DRAWN: PW

DATE:

11/15/16

DRAWING No:

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741

EXHIBIT A

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THE PALM BEACH COUNTY UTILITY EASEMENT (PBCUE) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS OR ASSIGNS.

F. OPEN SPACE TRACTS (PLOTTED)

TRACTS L10 THROUGH L14, AS SHOWN HEREON IS HEREBY RESERVED FOR THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE EAST 30.00 FEET OF TRACT L10 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 22210, PAGES 1017 THROUGH 1024, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

G. LIMITED ACCESS EASEMENTS (LAE) (PLOTTED)

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

H. LANDSCAPE BUFFER EASEMENTS (LBE) (PLOTTED)

THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

I. ADDITIONAL RIGHT-OF-WAY (PLOTTED) (DOES NOT ENCUMBER SUBJECT PARCEL)

J. TRACT RW, AS SHOWN HEREON IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

K. ROADWAY CONSTRUCTION EASEMENT (RCE) (PLOTTED)

THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROAD.

L. LIFT STATION EASEMENTS (LSE) (PLOTTED)

THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE AN EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

M. FUTURE DEVELOPMENT PODS (PLOTTED)

PODS F, G, H AND I, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

N. SURVEY NOTES: (NOT PLOTTED)

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

CONTINUED ON SHEET 4 OF 21



 <p>Sand & Hills Surveying, Inc.</p>	<p>SKETCH OF BOUNDARY SURVEY CLIENT: GL HOMES OF FLORIDA II CORPORATION PROJECT: APPOLONIA</p>	SCALE:	SHEET 3 OF 21	
		REVIEWED: PW	DRAWN: PW	
		DATE: 11/15/16	DRAWING No: ---	
8461 LAKE WORTH ROAD, SUITE 410		LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741

EXHIBIT A

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4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
0. WATER MANAGEMENT / DRAINAGE TRACTS TO BE OWNED AND MAINTAINED BY THE APPOLONIA FARMS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 22366, PAGE 1641, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. EASEMENTS ON THE PLAT OF APPOLONIA FARMS P.U.D. PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 41. **(PLOTTED)**
7. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 851, RECORDED IN DEED BOOK 196, PAGE 375. (TRACT 16, BLOCK 71) **(NOT PLOTTED)**
8. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 666, RECORDED IN DEED BOOK 219, PAGE 237. (TRACT 15, BLOCK 71) **(NOT PLOTTED)**
9. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 1657, RECORDED IN DEED BOOK 279, PAGE 267. (TRACT 54, BLOCK 71) **(NOT PLOTTED)**
10. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 1658, RECORDED IN DEED BOOK 299, PAGE 61. (TRACT 60, BLOCK 71) **(NOT PLOTTED)**
11. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 2406, RECORDED IN DEED BOOK 325, PAGE 90. (TRACT 5, BLOCK 71) **(NOT PLOTTED)**
12. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3916, RECORDED IN DEED BOOK 337, PAGE 531. (TRACT 57, BLOCK 71) **(NOT PLOTTED)**
13. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3864, RECORDED IN DEED BOOK 355, PAGE 354. (TRACT 12, BLOCK 71) **(NOT PLOTTED)**
14. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 4385, RECORDED IN DEED BOOK 357, PAGE 516. (TRACT 17 AND 45, BLOCK 71) **(NOT PLOTTED)**
15. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3690, RECORDED IN DEED BOOK 378, PAGE 510. (TRACT 41, BLOCK 71) **(NOT PLOTTED)**
16. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 4836, RECORDED IN DEED BOOK 382, PAGE 199. (TRACT 23, BLOCK 71) **(NOT PLOTTED)**
17. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3504, RECORDED IN DEED BOOK 383, PAGE 581. **(NOT PLOTTED)**
18. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 5256, RECORDED IN DEED BOOK 422, PAGE 322. (TRACT 43, BLOCK 71) **(NOT PLOTTED)**
19. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED RECORDED IN DEED BOOK 460, PAGE 249. (TRACT 59, BLOCK 71) **(NOT PLOTTED)**
20. RIGHT-OF-WAY TO LAKE WORTH DRAINAGE DISTRICT IN DEED RECORDED IN DEED BOOK 629, PAGE 492, AS AFFECTED BY DEEDS RELEASING REVERTER RECORDED IN DEED BOOK 823, PAGE 464, AND IN DEED BOOK 853, PAGE 258, SUBJECT TO THE RESERVATIONS CONTAINED THEREIN. **(NOT PLOTTED)**
21. RIGHT-OF-WAY TO LAKE WORTH DRAINAGE DISTRICT IN DEED RECORDED IN DEED BOOK 668, PAGE 274, AS AFFECTED BY DEEDS RELEASING REVERTER RECORDED IN DEED BOOK 823, PAGE 464, AND IN DEED BOOK 853, PAGE 258, SUBJECT TO THE RESERVATIONS CONTAINED THEREIN. **(NOT PLOTTED)**

CONTINUED ON SHEET 5 OF 21


 <p>Sand & Hills Surveying, Inc.</p>	<p>SKETCH OF BOUNDARY SURVEY CLIENT: GL HOMES OF FLORIDA II CORPORATION PROJECT: APPOLONIA</p>	SCALE:	SHEET 4 OF 21
		REVIEWED: PW	DRAWN: PW
		DATE: 11/15/16	DRAWING No: ---
8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741

CONTINUED FROM SHEET 4 OF 21

- 22. INTENTIONALLY DELETED.
- 23. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS, TOGETHER WITH OIL, GAS AND MINERAL RESERVATIONS, TOGETHER WITH RIGHTS OF MINING AND EXPLORATION RESERVED IN FAVOR OF THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT; TOGETHER WITH STATE ROAD RIGHT-OF-WAY RESERVATION IN FAVOR OF THE STATE OF FLORIDA RESERVED IN DEED RECORDED IN DEED BOOK 707, PAGE 439. (TRACTS 8, 18 AND 19, BLOCK 71) **(NOT PLOTTED)**
- 24. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS, TOGETHER WITH OIL, GAS AND MINERAL RESERVATIONS, TOGETHER WITH RIGHTS OF MINING AND EXPLORATION RESERVED THEREUNDER, IN FAVOR OF BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT; TOGETHER WITH STATE ROAD RIGHT-OF-WAY RESERVATIONS IN FAVOR OF STATE OF FLORIDA, AS RESERVED IN DEED NO. 1578 RECORDED IN DEED BOOK 703, PAGE 214. **(NOT PLOTTED)**
- 25. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS, TOGETHER WITH OIL, GAS AND MINERAL RESERVATIONS, TOGETHER WITH RIGHTS OF MINING AND EXPLORATION RESERVED IN FAVOR OF THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT; TOGETHER WITH STATE ROAD RIGHT-OF-WAY RESERVATION IN FAVOR OF THE STATE OF FLORIDA RESERVED IN DEED RECORDED IN DEED BOOK 703, PAGE 221, AND CORRECTIVE DEED IN DEED BOOK 707, PAGE 437. (TRACTS 38, BLOCK 71) **(NOT PLOTTED)**
- 26. THE FOLLOWING COVENANTS AND RESTRICTIONS IN THAT TURNPIKE DEED RECORDED IN DEED BOOK 1118, PAGE 488: (TRACTS 1, 30, 31 AND 60, BLOCK 71) **(NOT PLOTTED)**
 AND THE OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE THE FLORIDA STATE TURNPIKE AUTHORITY AND ITS SUCCESSORS AND ASSIGNS ANY AND ALL ABUTTING RIGHTS, INCLUDING ACCESS RIGHTS, APPURTENANT TO ANY REMAINING LANDS OF THE OWNER, OF WHICH THE ABOVE-DESCRIBED REAL ESTATE SHALL HAVE FORMED A PART PRIOR TO THIS CONVEYANCE, IN, OVER, AND TO THE ABOVE-DESCRIBED REAL ESTATE, INCLUDING SUCH RIGHTS WITH RESPECT TO ANY TURNPIKE CONSTRUCTED THEREON.
 AND THE OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY COVENANTS WITH THE FLORIDA STATE TURNPIKE AUTHORITY AND ITS SUCCESSORS AND ASSIGNS THAT OWNER, AND ITS SUCCESSORS AND ASSIGNS, SHALL NOT ESTABLISH OR MAINTAIN OR PERMIT ANY NATURAL OR LEGAL PERSON TO ESTABLISH OR MAINTAIN ON ANY OF AFORESAID REMAINING LANDS ANY BILLBOARD, SIGN, NOTICE, POSTER, ADVERTISING DEVICE, OR OTHER DISPLAY WHICH IS VISIBLE FROM THE TRAVELWAY OF SUNSHINE STATE PARKWAY, AND WHICH IS NOT AT THE DATE HEREOF IN EXISTENCE. THIS COVENANT SHALL RUN WITH THE LAND.

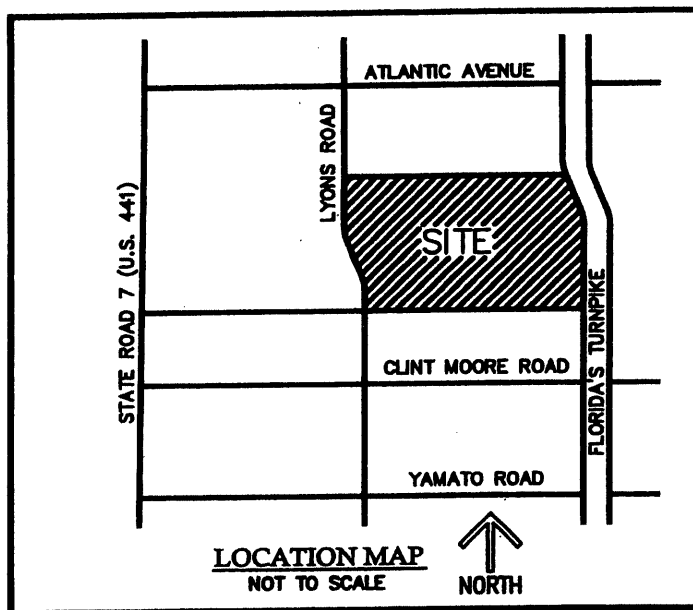
 AND THE OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE* AND FOREVER DISCHARGE THE FLORIDA STATE TURNPIKE AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FROM ANY DAMAGE TO ANY REMAINING LANDS OF THE OWNER WHICH RESULTS FROM THE CONVEYANCE SEVERING THE ABOVE-DESCRIBED REAL ESTATE FROM SAID REMAINING LANDS OF OWNER FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THE SUNSHINE STATE PARKWAY UPON THE ABOVE-DESCRIBED REAL ESTATE, AND FROM ANY DAMAGE ARISING FROM ANY CAUSE WHATSOEVER TO THE DATE HEREOF IN CONNECTION WITH SURVEYING FOR, DRILLING IN CONNECTION WITH, AND CONSTRUCTING THE SUNSHINE STATE PARKWAY.
- 27. UNITY OF TITLE - MOBILE HOME RECORDED IN OFFICIAL RECORDS BOOK 3289, PAGE 1010. **(NOT PLOTTED)**
- 28. PERMANENT EMBANKMENT/SLOPE EASEMENTS PARCELS 102E1 AND 102E2 AS SET FORTH IN THE STIPULATION FOR ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 11412, PAGE 1722, AND THE ORDER OF TAKING IN OFFICIAL RECORDS BOOK 11413, PAGE 1734, AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 12226, PAGE 1899. **(PLOTTED)**
- 29. POTABLE WATER AND WASTEWATER AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 16693, PAGE 1212. **(NOT PLOTTED)**
- 30. DRAINAGE EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 21425, PAGE 1414. **(PLOTTED)**
- 31. STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 21568, PAGE 1839. **(NOT PLOTTED)**
- 32. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 21783, PAGE 1099. **(NOT PLOTTED)**
- 33. EASEMENT DEED TO LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 22210, PAGE 1017. **(PLOTTED)**
- 34. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 22258, PAGE 1693. **(NOT PLOTTED)**

CONTINUED ON SHEET 6 OF 21

 Sand & Hills Surveying, Inc.	SKETCH OF BOUNDARY SURVEY CLIENT: GL HOMES OF FLORIDA II CORPORATION PROJECT: APPOLONIA	SCALE:	SHEET 5 OF 21
		REVIEWED: PW	DRAWN: PW
		DATE: 11/15/16	DRAWING No: ---
8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741

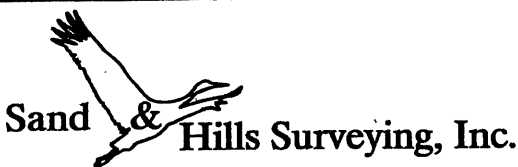
CONTINUED FROM SHEET 5 OF 21

- 35. RESTRICTIVE COVENANT BY CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER LAND TRUST NO. 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 22366, PAGE 1641. (NOT PLOTTED)
- 36. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 23106, PAGE 352. (NOT PLOTTED)
- 37. RIGHTS OF THOMAS PRODUCE CO. PURSUANT TO THAT CERTAIN LEASE AGREEMENT DATED MAY 4, 2013, AS AFFECTED BY FIRST AMENDMENT TO LEASE AGREEMENT DATED JULY 1, 2014, SECOND AMENDMENT TO LEASE AGREEMENT DATED JULY 1, 2015 AND THIRD AMENDMENT TO LEASE AGREEMENT DATED JULY 1, 2016. (NOT PLOTTED)
- 38. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. (NOT PLOTTED)
- 39. STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND BOCA RATON ASSOCIATES VIII, LLP, RECORDED MARCH 29, 2013 IN OFFICIAL RECORDS BOOK 25908, PAGE 1587. (NOT PLOTTED)



LEGEND/ABBREVIATIONS

- | | |
|--|--|
| ● IR/CAP - INDICATES 5/8" IRON ROD WITH CAP | R - RADIUS |
| ■ PRM - INDICATES PERMANENT REFERENCE MONUMENT | L - ARC LENGTH |
| ⊙ N/D - INDICATES NAIL AND DISK | R/W - RIGHT-OF-WAY |
| UE - UTILITY EASEMENT | PBCUE - PALM BEACH COUNTY UTILITY EASEMENT |
| DE - DRAINAGE EASEMENT | BE - BUFFER EASEMENT |
| (R) - RADIAL LINE. | RCE - ROADWAY CONSTRUCTION EASEMENT |
| LME - LAKE MAINTENANCE EASEMENT | LSE - LIFT STATION EASEMENT |
| N.T.S. - NOT TO SCALE | OE - OVERHANG EASEMENT |
| LMAE - LAKE MAINTENANCE ACCESS EASEMENT | MTE - MASS TRANSIT EASEMENT |
| LBE - LANDSCAPE BUFFER EASEMENT | EE - EMBANKMENT EASEMENT |
| NO. - NUMBER | TYP - TYPICAL |
| ⊕ - CENTERLINE | ID - IDENTIFICATION |
| L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT | ⊙ - FIRE HYDRAT |
| LAE - LIMITED ACCESS EASEMENT | ⊗ - WATER VALVE |
| O.R.B. - OFFICIAL RECORDS BOOK | ⊠ - CONCRETE POWER POLE |
| LB - LICENSED BUSINESS | ⊘ - WOODEN POWER POLE |
| Δ - CENTRAL ANGLE | ☆ - LIGHT POLE |
| | PG - PAGE |

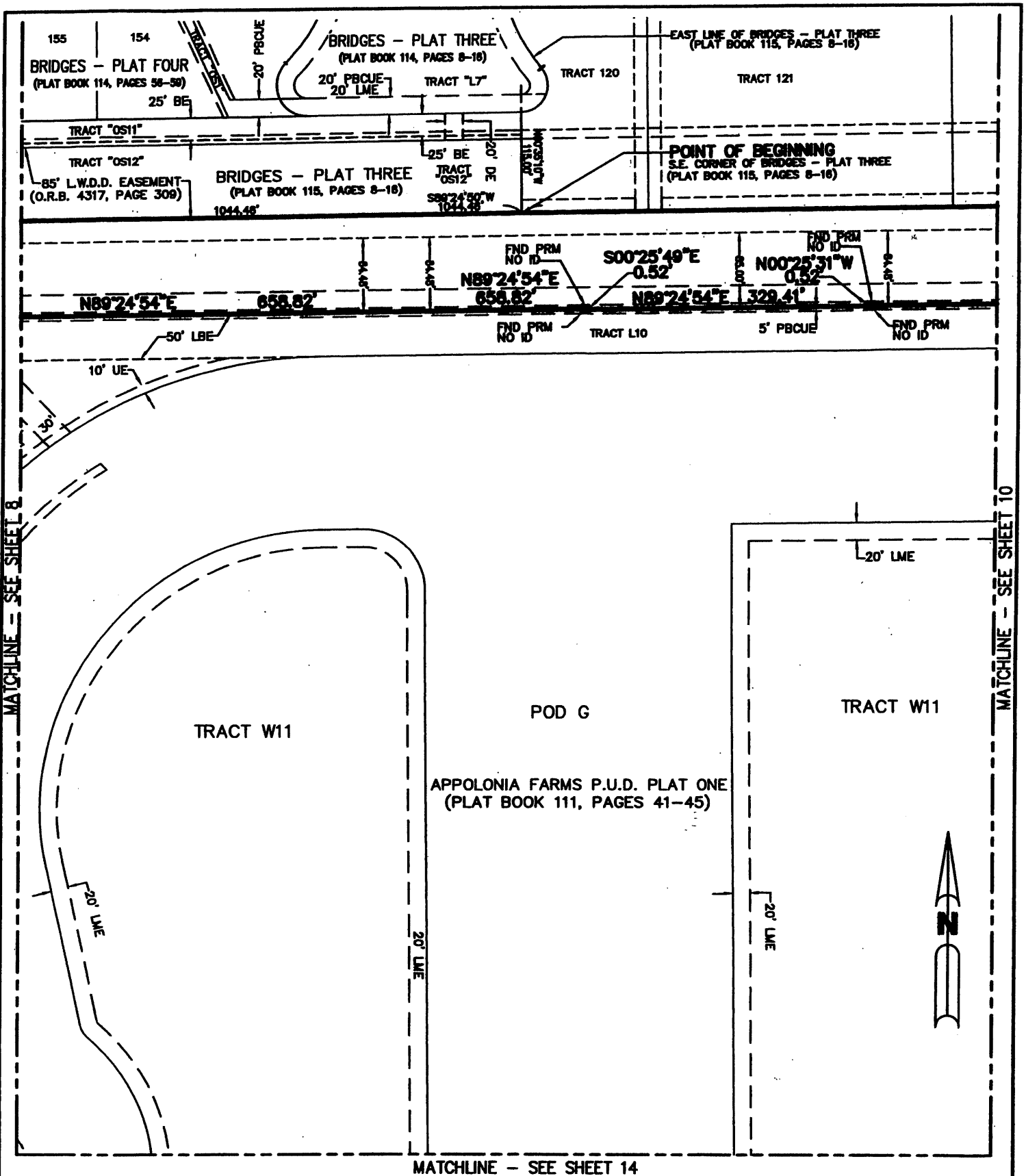



SKETCH OF BOUNDARY SURVEY
 CLIENT: GL HOMES OF FLORIDA II CORPORATION
 PROJECT: APPOLONIA

SCALE:	SHEET 6 OF 21
REVIEWED: PW	DRAWN: PW
DATE: 11/15/16	DRAWING No: —

EXHIBIT A

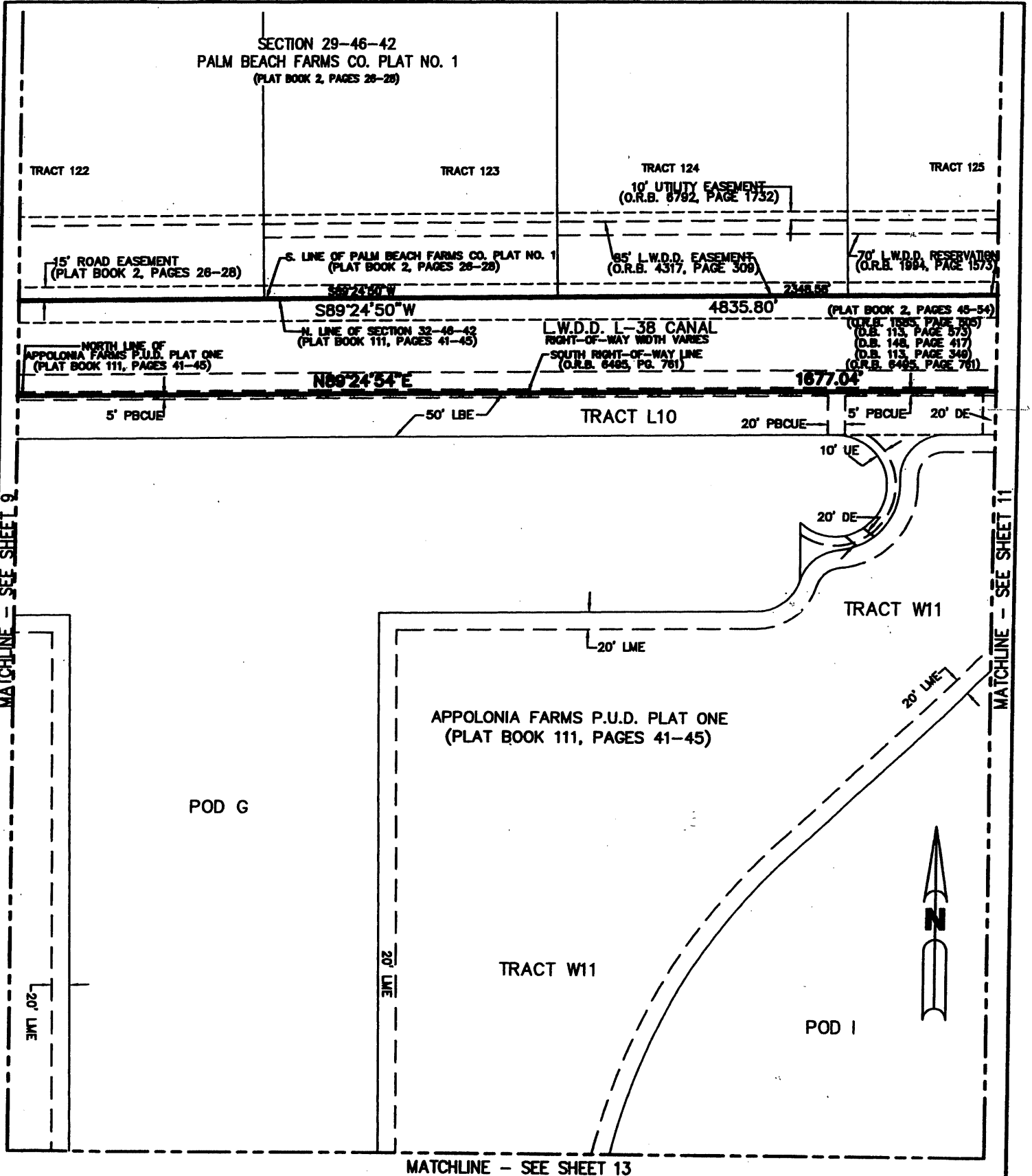
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 <p>Sand & Hills Surveying, Inc.</p>	SKETCH OF BOUNDARY SURVEY CLIENT: GL HOMES OF FLORIDA II CORPORATION PROJECT: APPOLONIA		SCALE: 1" = 150'	SHEET 9 OF 21
			REVIEWED: PW	DRAWN: PW
			DATE: 11/15/16	DRAWING No: ---

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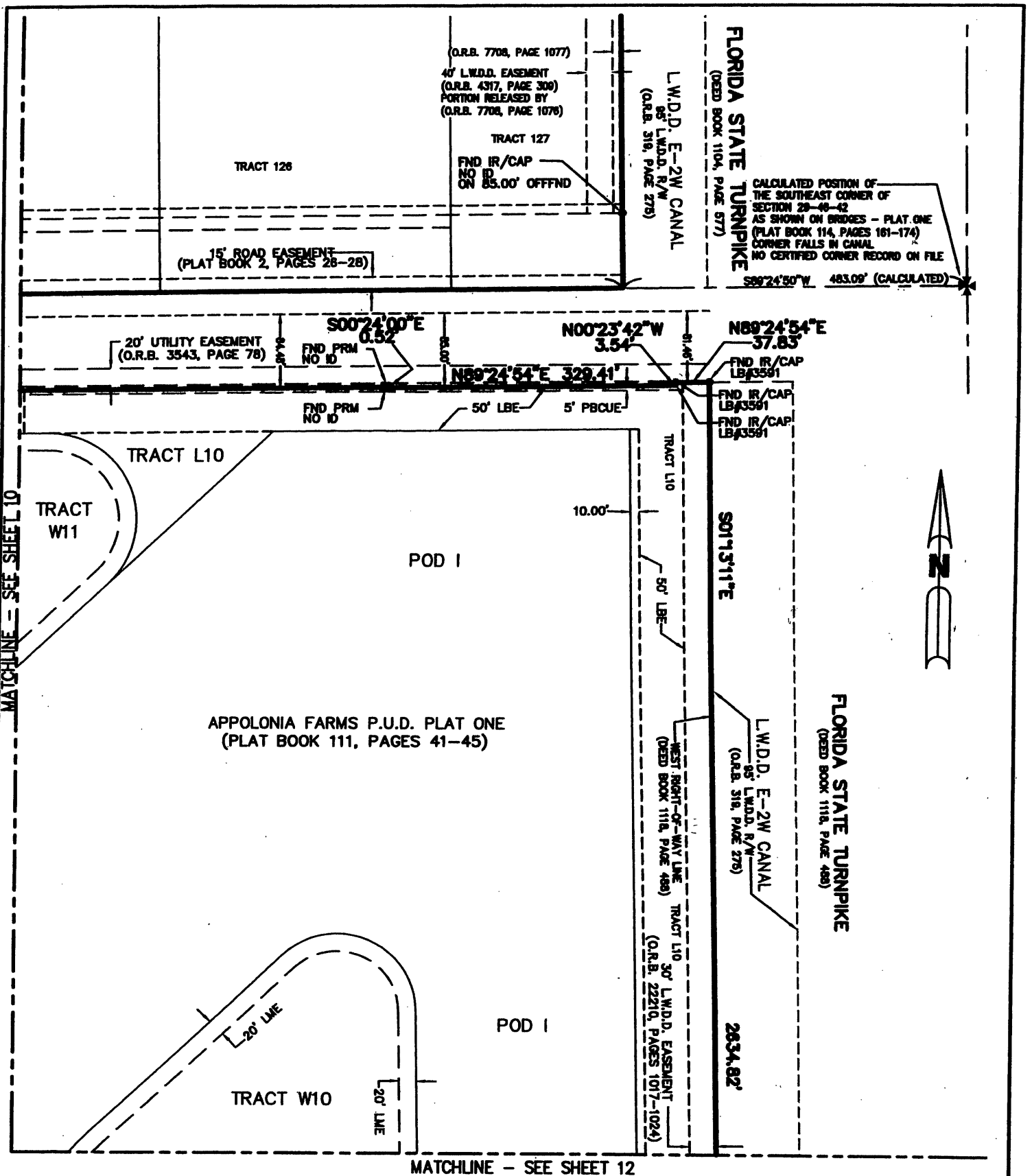
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			REVIEWED: PW	DRAWN: PW
			DATE: 11/15/16	DRAWING No: ---
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MATCHLINE - SEE SHEET 10

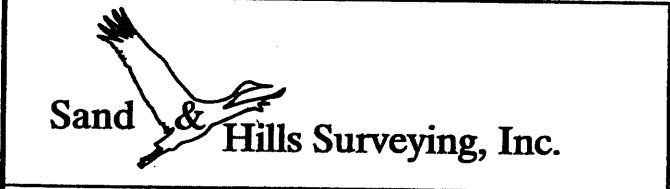
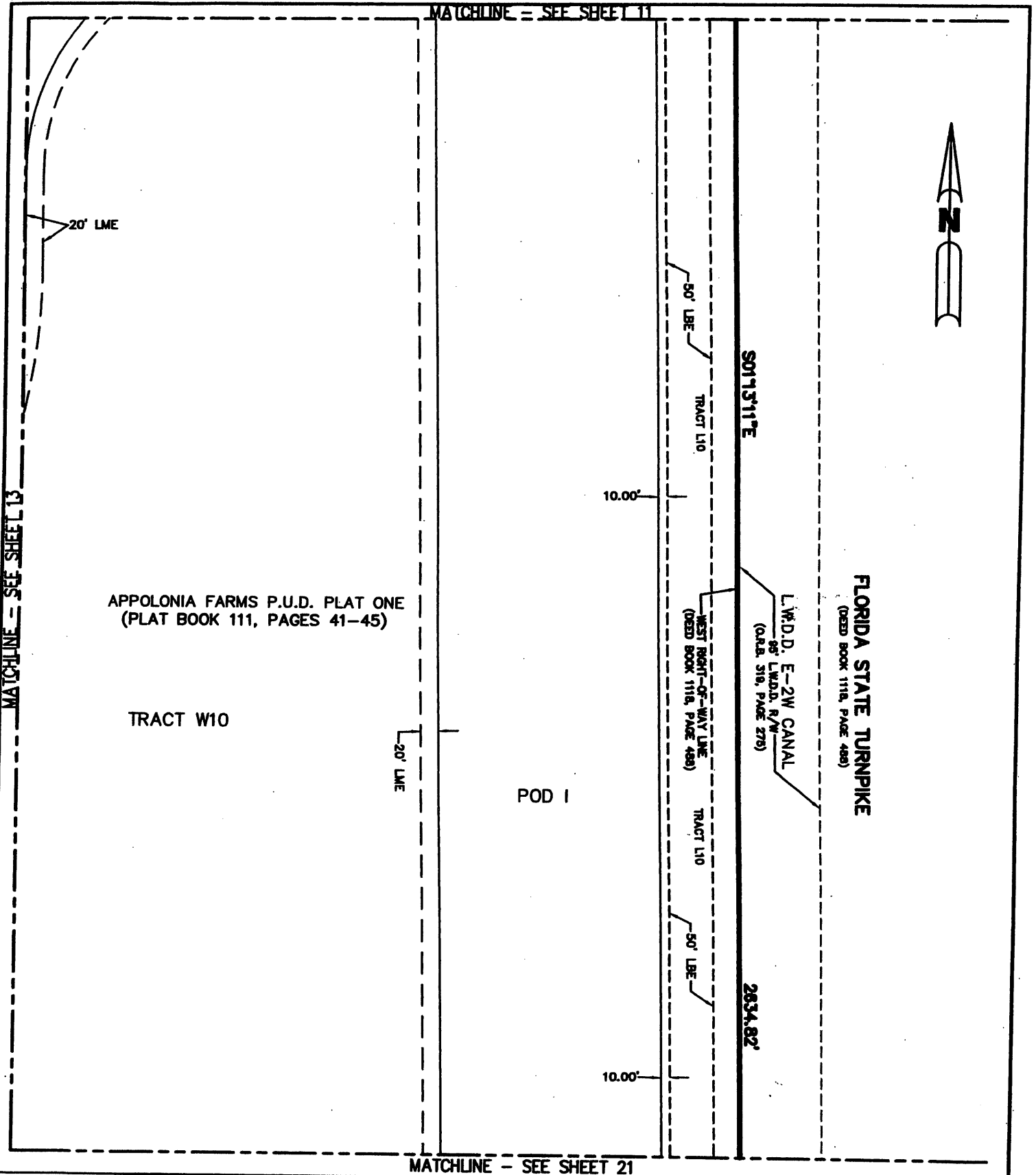
MATCHLINE - SEE SHEET 12



<p>Sand & Hills Surveying, Inc.</p>	<p>SKETCH OF BOUNDARY SURVEY CLIENT: GL HOMES OF FLORIDA II CORPORATION PROJECT: APPOLONIA</p>	SCALE: 1" = 150'	SHEET 11 OF 21
		REVIEWED: PW	DRAWN: PW
		DATE: 11/15/16	DRAWING No: —
8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741

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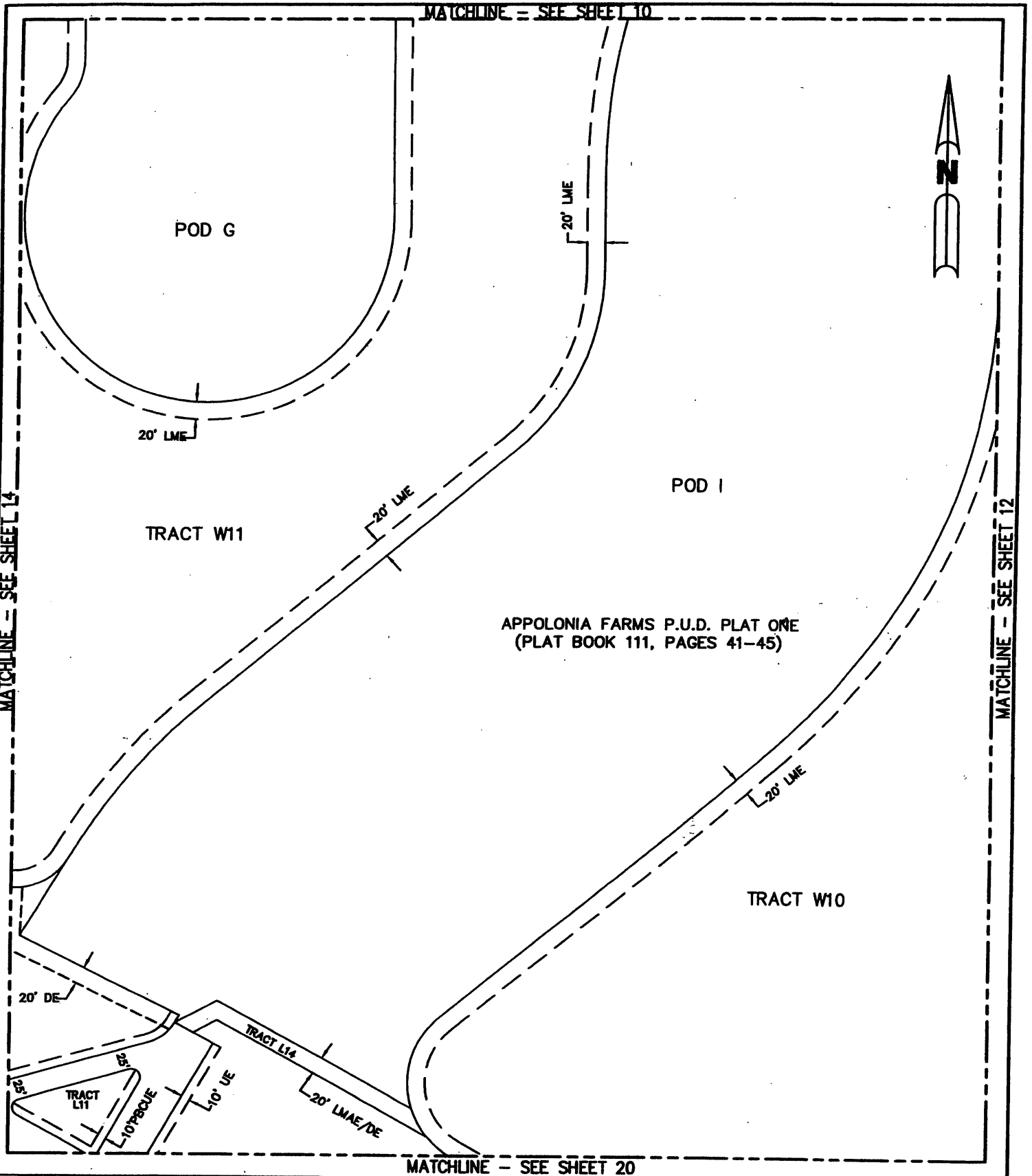


SKETCH OF BOUNDARY SURVEY
 CLIENT: GL HOMES OF FLORIDA II CORPORATION
 PROJECT: APPOLONIA

SCALE: 1" = 150'	SHEET 12 OF 21
REVIEWED: PW	DRAWN: PW
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APPOLONIA FARMS P.U.D. PLAT ONE
(PLAT BOOK 111, PAGES 41-45)


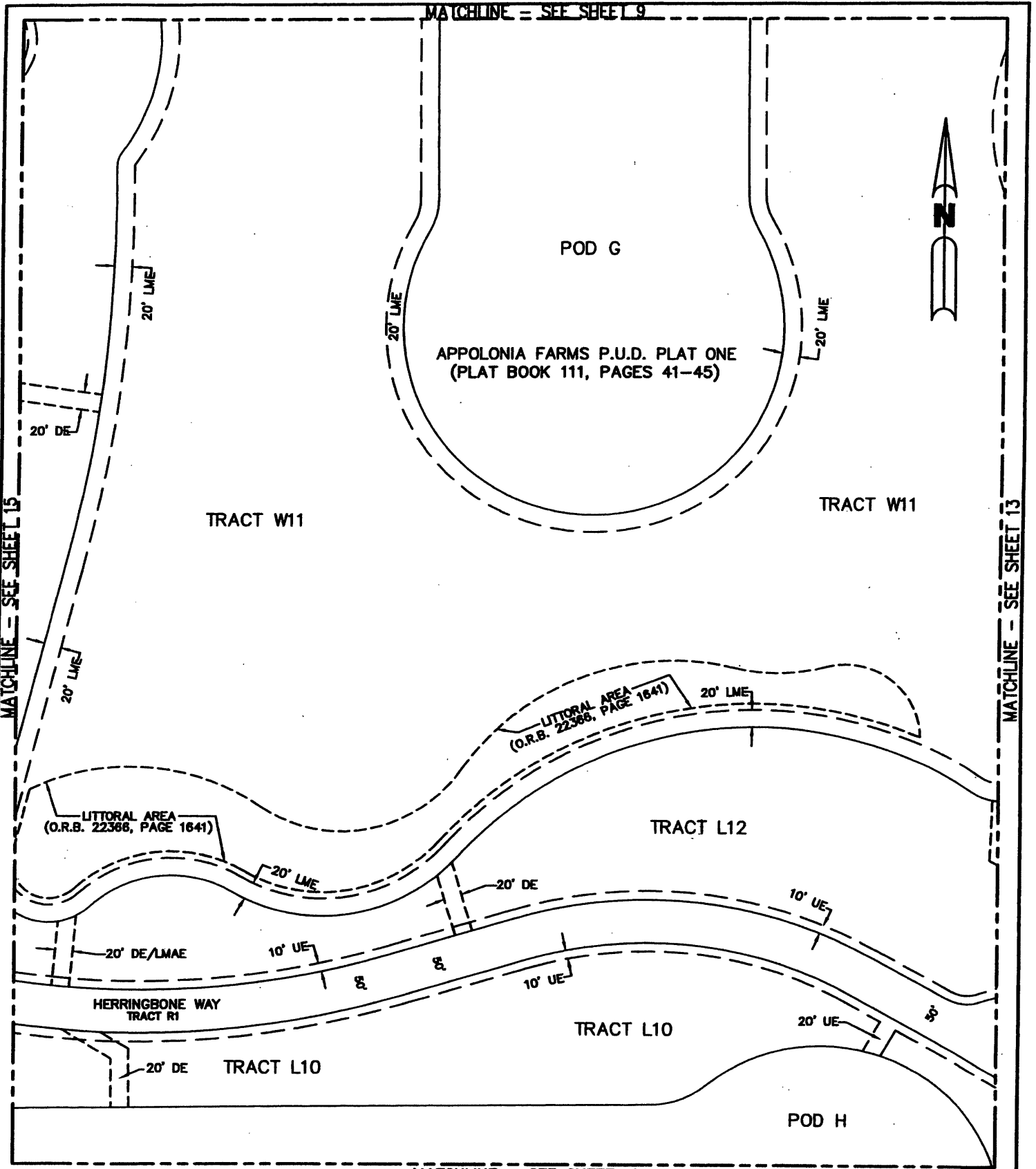

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		REVIEWED: PW	DRAWN: PW	
		DATE: 11/15/16	DRAWING No: —	
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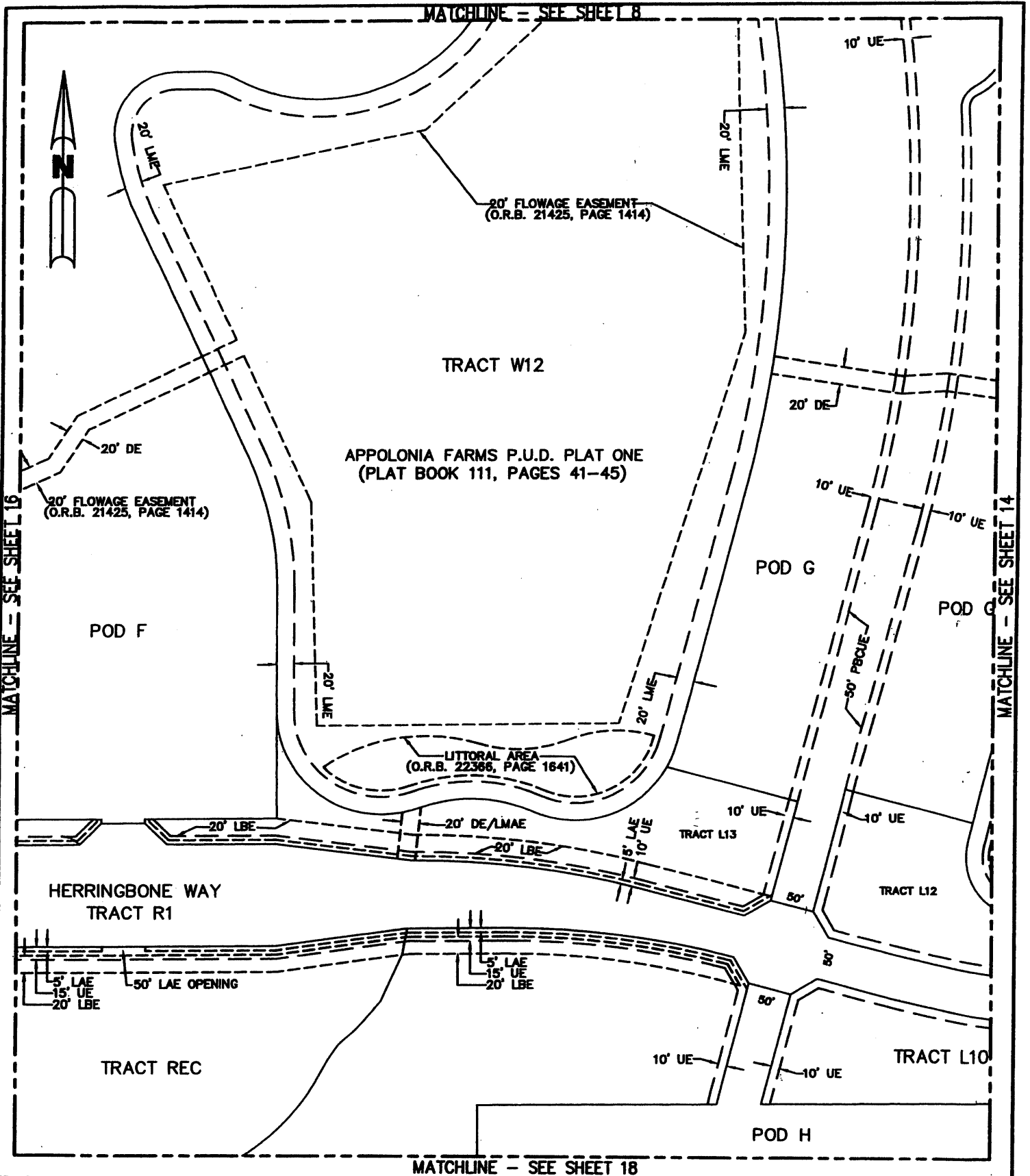


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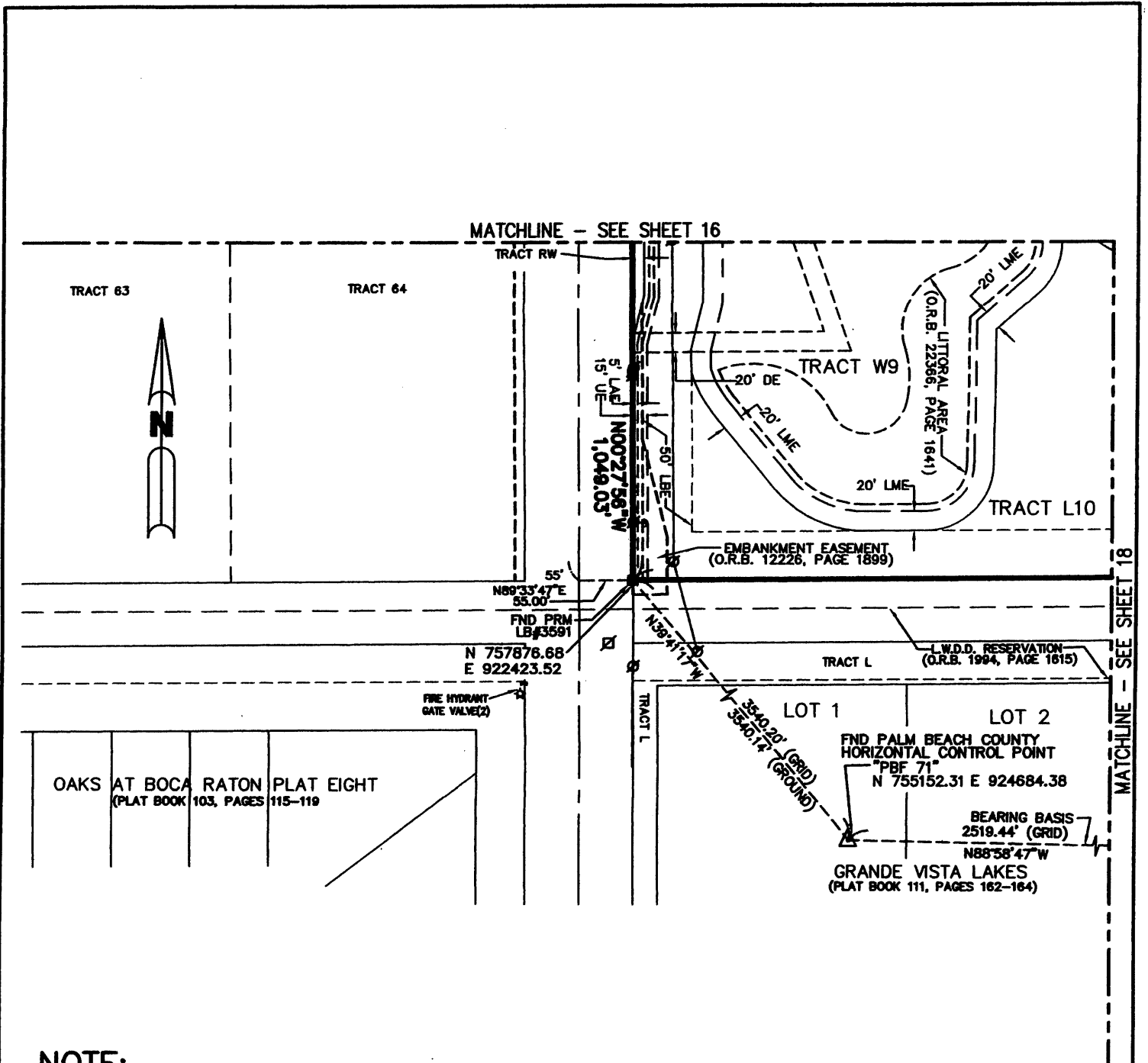


SKETCH OF BOUNDARY SURVEY
 CLIENT: GL HOMES OF FLORIDA II CORPORATION
 PROJECT: APPOLONIA

SCALE: 1" = 150'	SHEET 15 OF 21
REVIEWED: PW	DRAWN: PW
DATE: 11/15/16	DRAWING No: —

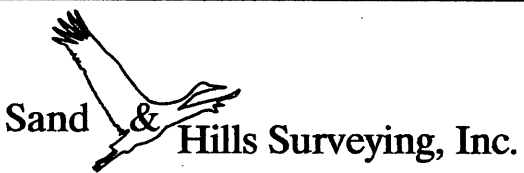
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NOTE:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 LINEAR UNIT = U.S. SURVEY FEET
 ALL DISTANCES ARE GROUND UNLESS NOTED
 SCALE FACTOR = 1.0000238
 PLAT BEARING = GRID BEARING
 ZONE = FLORIDA EAST ZONE

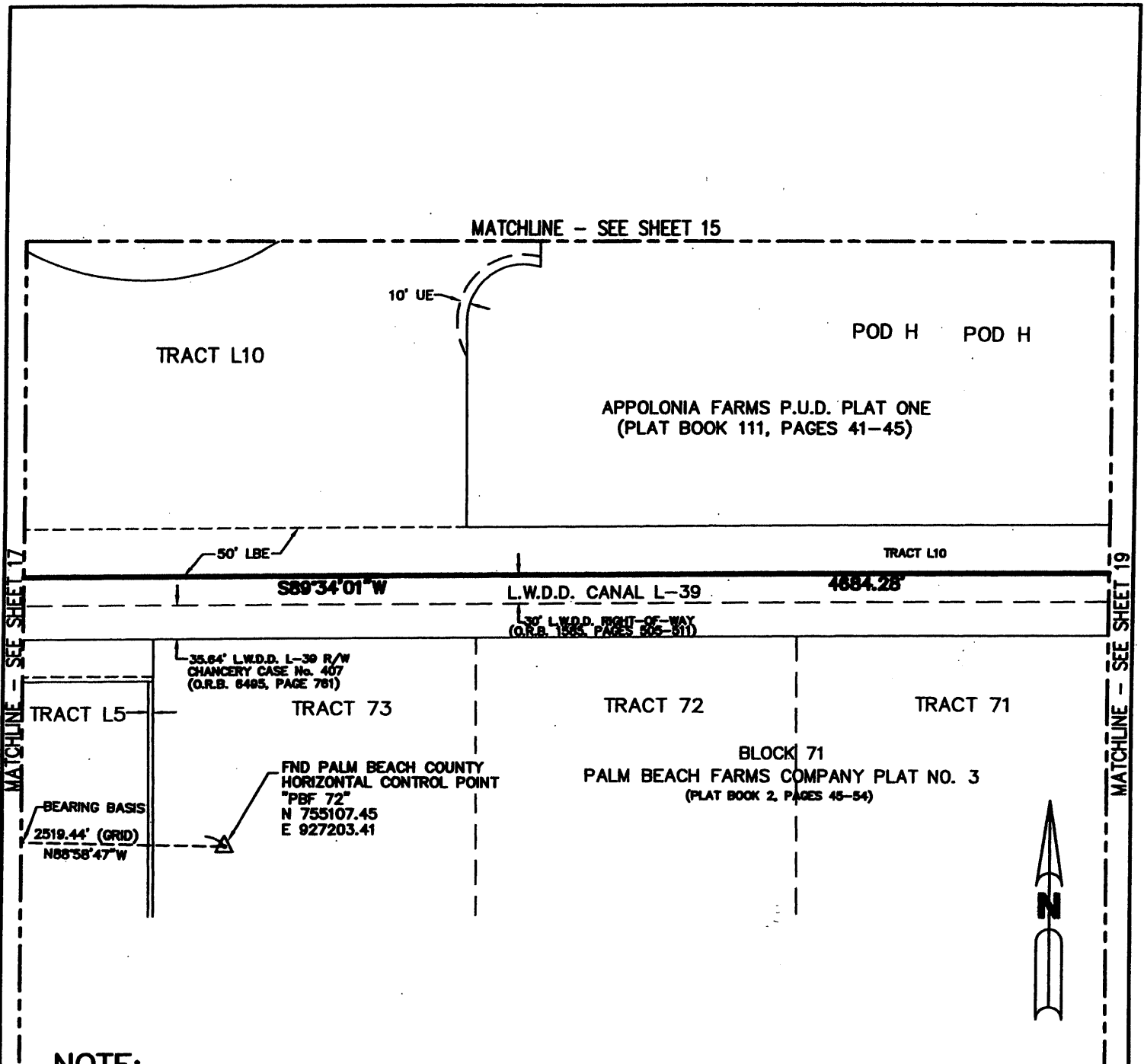


SKETCH OF BOUNDARY SURVEY
 CLIENT: GL HOMES OF FLORIDA II CORPORATION
 PROJECT: APPOLONIA

SCALE: 1" = 150'	SHEET 17 OF 21
REVIEWED: PW	DRAWN: PW
DATE: 11/15/16	DRAWING No: —

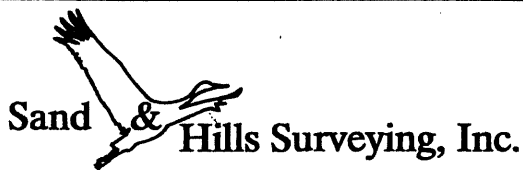
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NOTE:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
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 PLAT BEARING = GRID BEARING
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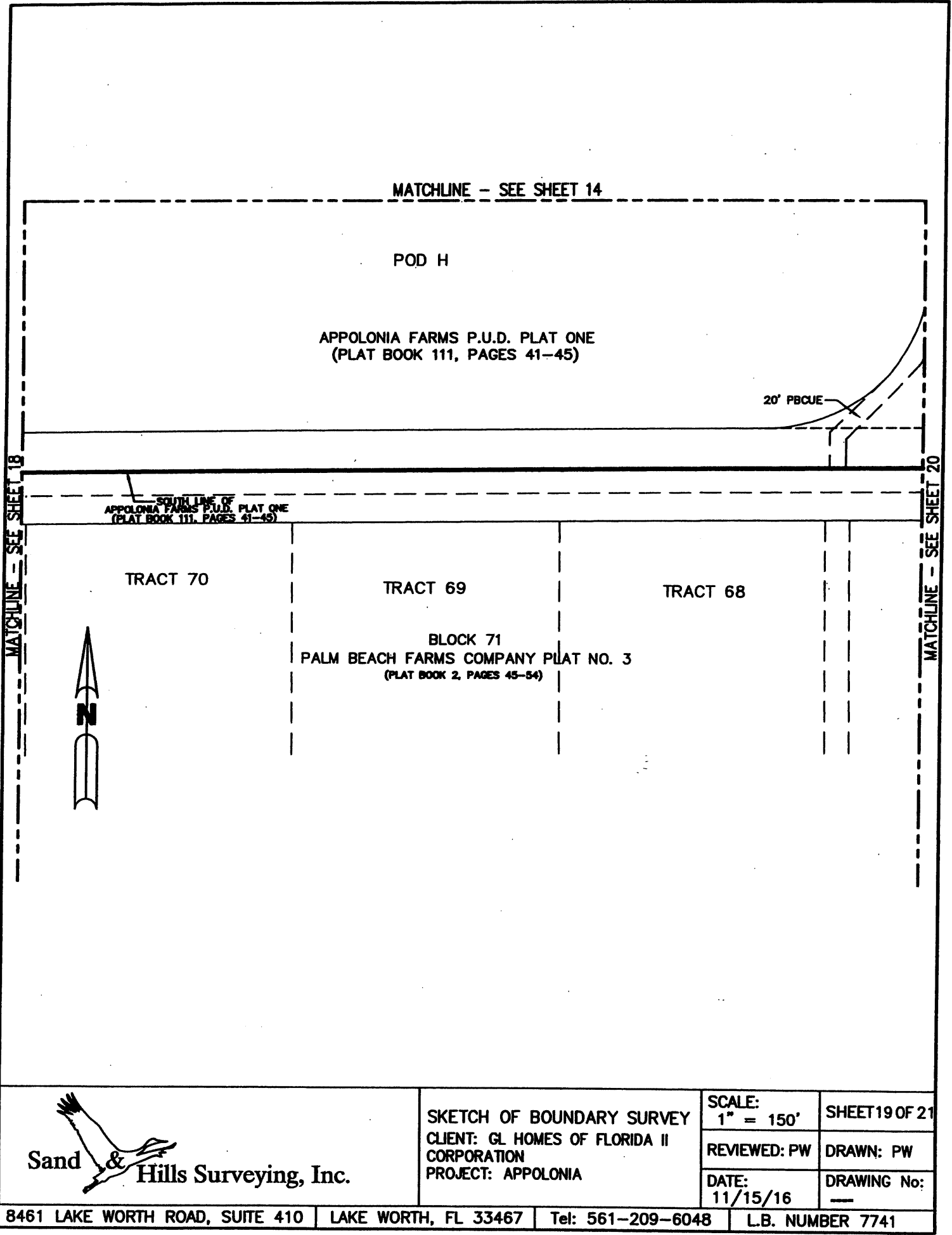
SKETCH OF BOUNDARY SURVEY
 CLIENT: GL HOMES OF FLORIDA II CORPORATION
 PROJECT: APPOLONIA

SCALE: 1" = 150'	SHEET 18 OF 21
REVIEWED: PW	DRAWN: PW
DATE: 11/15/16	DRAWING No: ---

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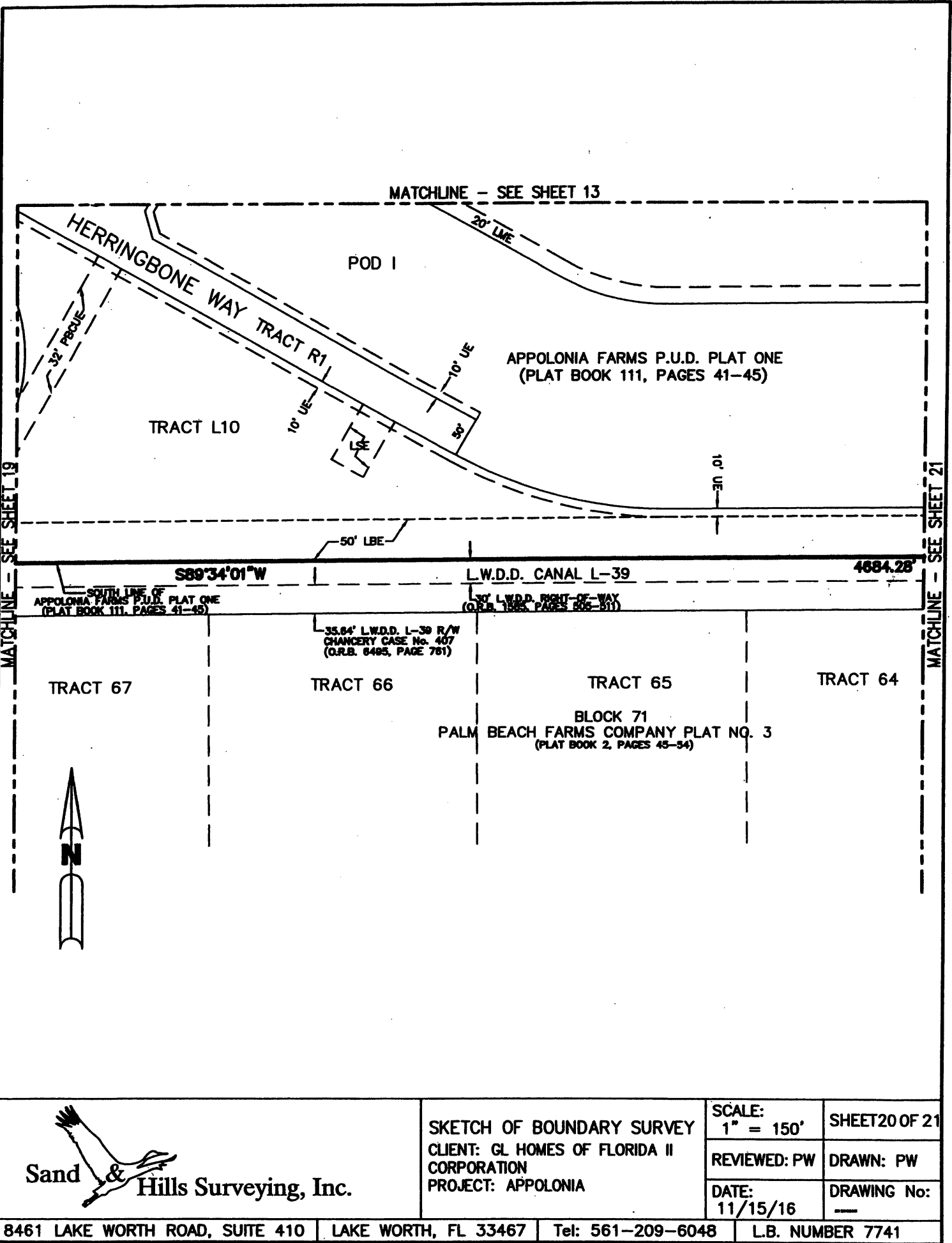
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SKETCH OF BOUNDARY SURVEY
CLIENT: GL HOMES OF FLORIDA II CORPORATION
PROJECT: APPOLONIA

SCALE: 1" = 150'	SHEET 19 OF 21
REVIEWED: PW	DRAWN: PW
DATE: 11/15/16	DRAWING No: ---

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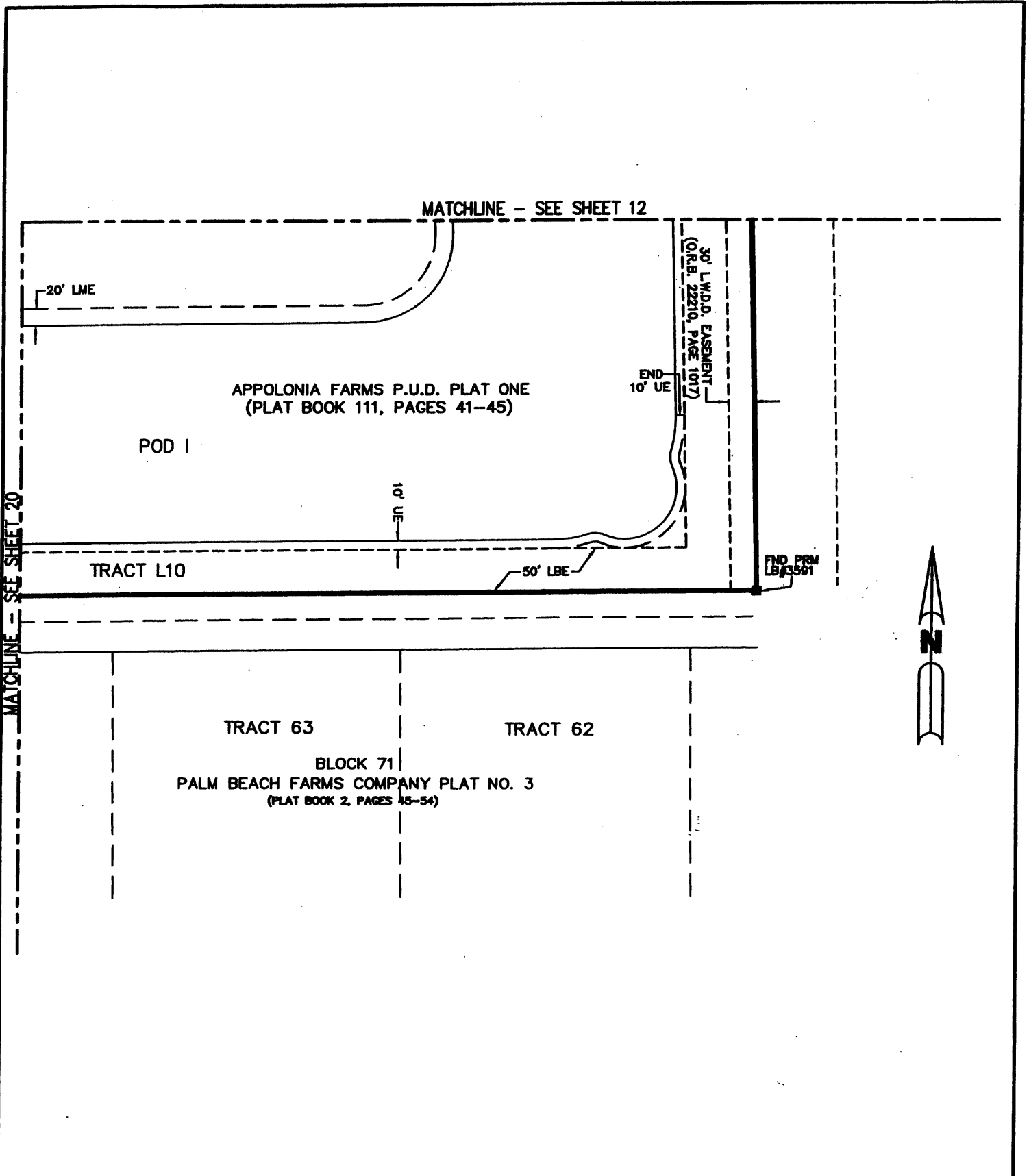
 Sand & Hills Surveying, Inc.


SKETCH OF BOUNDARY SURVEY
 CLIENT: GL HOMES OF FLORIDA II CORPORATION
 PROJECT: APPOLONIA

SCALE: 1" = 150'	SHEET 20 OF 21
REVIEWED: PW	DRAWN: PW
DATE: 11/15/16	DRAWING No: ---

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 <p>Sand & Hills Surveying, Inc.</p>	<p>SKETCH OF BOUNDARY SURVEY CLIENT: GL HOMES OF FLORIDA II CORPORATION PROJECT: APPOLONIA</p>	SCALE: 1" = 150'	SHEET 21 OF 21
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