





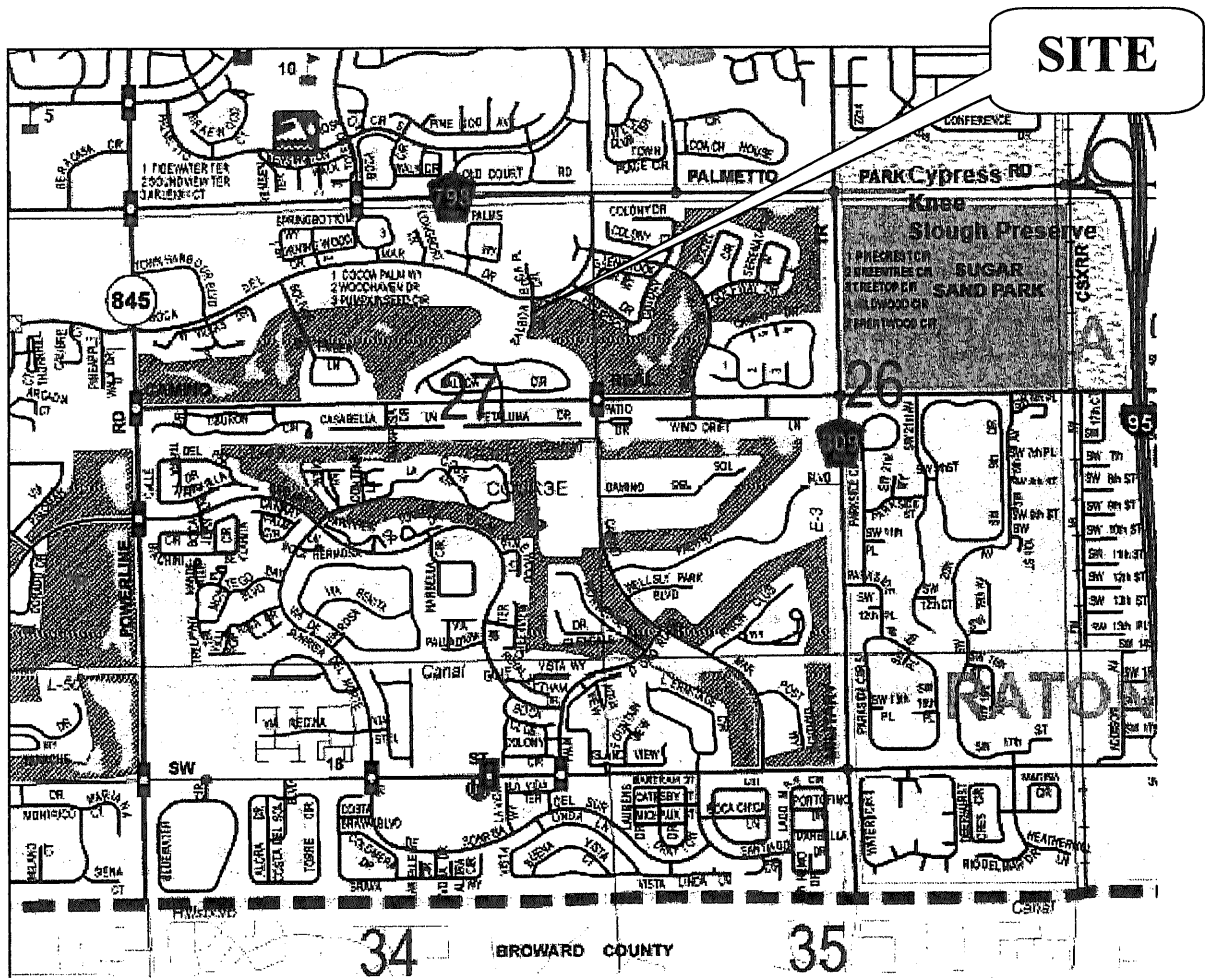
**Background and Policy Issues: (Continued from Page 1)**

proposed plan to redevelop its property. As provided in Ordinance 2002-034, the Engineering Department advertised this petition for a public hearing on Sunday, June 25, 2017. Reviewing agencies and utility service providers are in support of the abandonment because a replacement utility easement covering a portion of the abandonment site would be provided to the City and would be recorded prior to the abandonment, should the abandonment be approved.

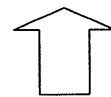
The day before the July 11, 2017 public hearing, the abutting property owner withdrew its previously submitted consent. The public hearing item was still opened for discussion but the BCC voted to continue the item until the next month to allow the abutting property owner and the Club time to resolve their issues. Whitehall Condominium’s current position appears to be that it needs this ROW as an access point, despite having caused the access to be blocked to vehicular traffic for the past several years. Staff has not been notified of a resolution to this issue and does not have the required consent to recommend approval of this abandonment.

**Privilege Fee Statement:** If approved, 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



## 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, DENYING THE ABANDONMENT OF ANY PORTION 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, known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and upon the petition of Penn Florida Club Properties, LLC, called a continuation of a July 11, 2017 public hearing to be held in the BCC Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on August 15, 2017, to consider whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for any of that certain right-of-way (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 the Ordinance, notice of holding such hearing was duly published in the Palm Beach Post on June 25, 2017; and

**WHEREAS**, the BCC did commence the July 11, 2017, hearing as advertised but continued the public hearing to August 15, 2017 at 9:30 a.m., and determined that the petition does not comply with the Ordinance requirements for abandonment, and as such denied the petition for abandonment of the ROW.

**RESOLUTION NO. R-2017 \_\_\_\_\_**

**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 ROW is not abandoned as a public right-of-way and the BCC hereby retains any and all right and 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.
3. 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 the Ordinance.

(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

# 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.

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

REVIEWED AND APPROVED:

  
THOMAS F. LIBAROVIC  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER NO. 6939  
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.

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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	= 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	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: <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>3</u> of <u>6</u>	Revised: <u>12/08/16</u>

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

Page 4 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

### 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**

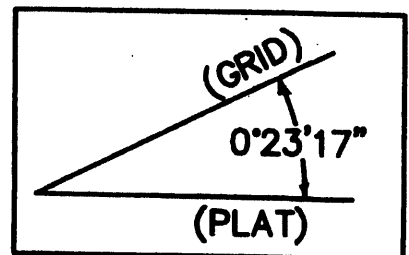
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (FL EAST ZONE - 0901) PER PUBLISHED VALUES FROM THE PALM BEACH COUNTY ENGINEERING DEPARTMENT.

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: <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>4</u> of <u>6</u>	Revised: <u>12/08/16</u>

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

Page 5 of 6

## JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

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PHONE:(561) 395-3333

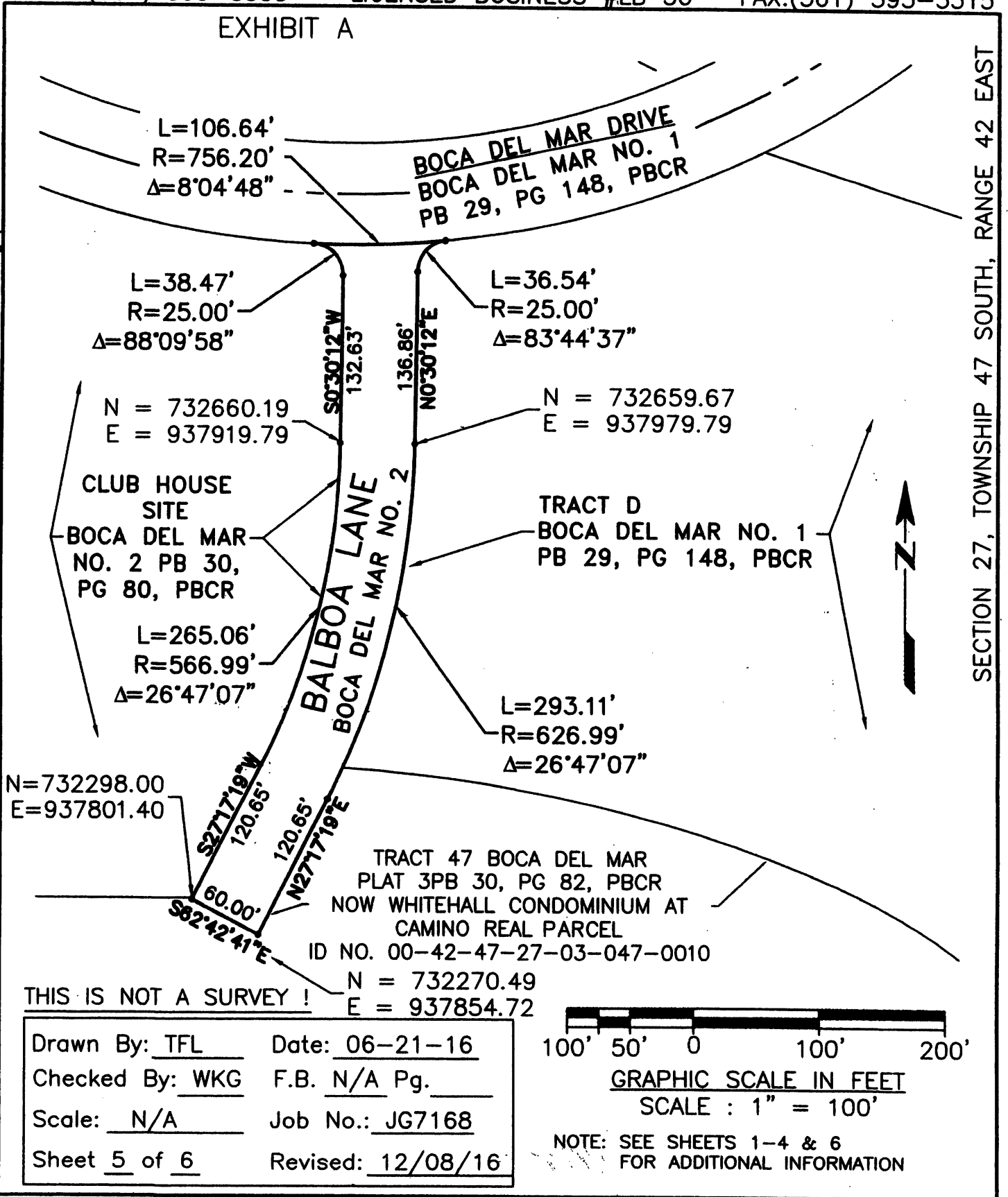
LICENSED BUSINESS #LB 50

FAX:(561) 395-3315

### EXHIBIT A

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

SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST



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>5</u> of <u>6</u>	Revised: <u>12/08/16</u>

# EXHIBIT A

Page 6 of 6

## JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

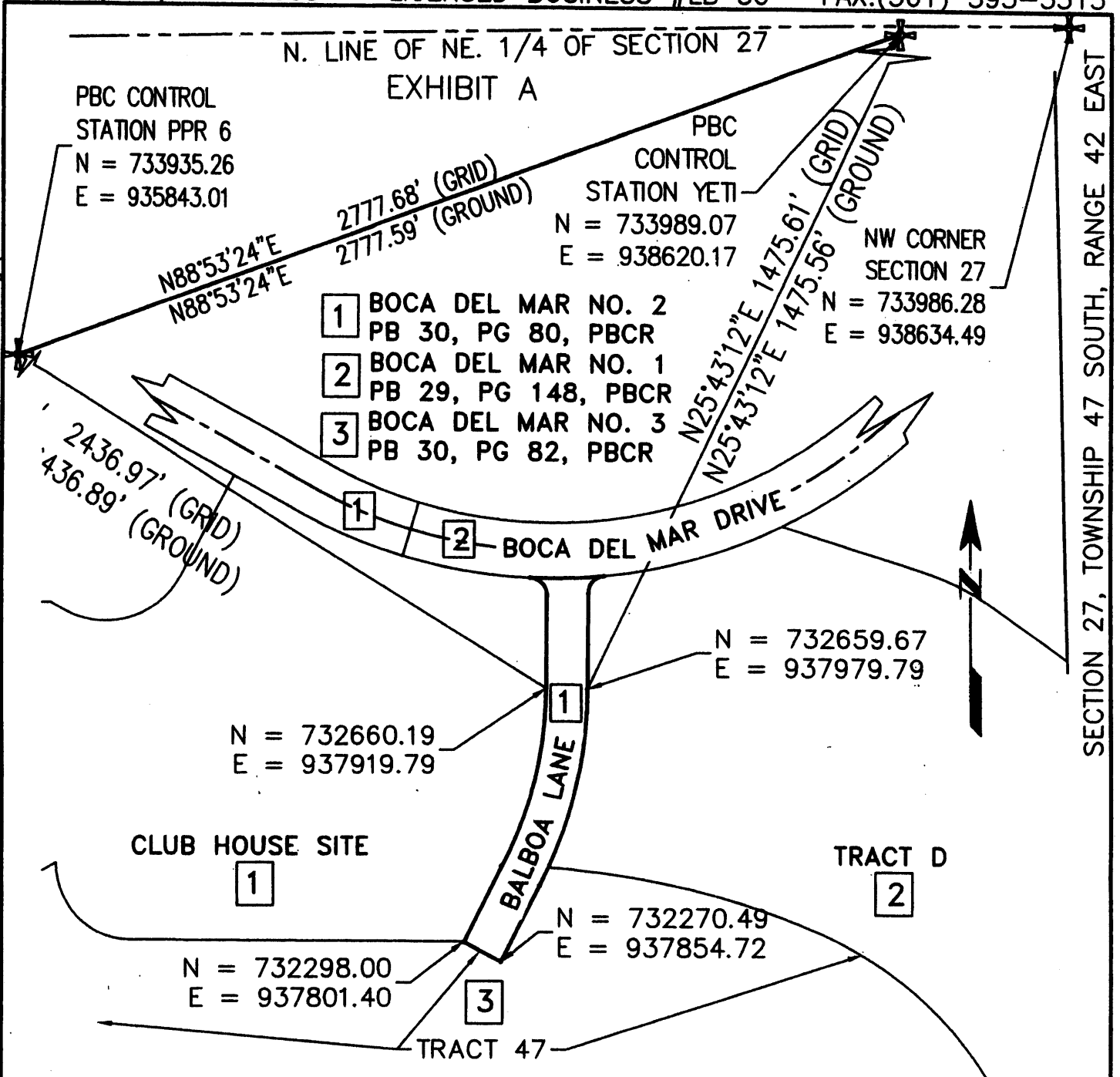
BOCA RATON, FLORIDA 33431

PHONE: (561) 395-3333

LICENSED BUSINESS #LB 50

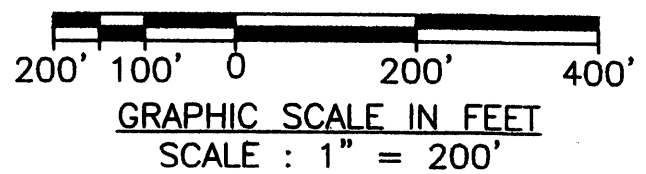
FAX: (561) 395-3315

Drawing: K:\JG7168\BOCA DEL MAR\CAD FILES\JG7168 - ABANDONMENT - DECEMBER 2016.dwg\6 - STATE PLANE



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>6</u> of <u>6</u>	Revised: <u>12/08/16</u>



NOTE: SEE SHEETS 1-4 FOR ADDITIONAL INFORMATION

**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, known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and upon the petition of Penn Florida Club Properties, LLC, called a continuation of a July 11, 2017 public hearing to be held in the BCC Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on August 15, 2017, to consider whether 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 right-of-way (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 the Ordinance, notice of holding such hearing 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 commence the July 11, 2017, hearing as advertised but continued the hearing to August 15, 2017, and determined that the abandonment 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.

**RESOLUTION NO. R-2017-\_\_\_\_\_**

**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 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 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



# 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.

<u>INDEX</u>	<u>SHEETS</u>
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LEGEND & NOTES	3
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STATE PLANE INFO	6

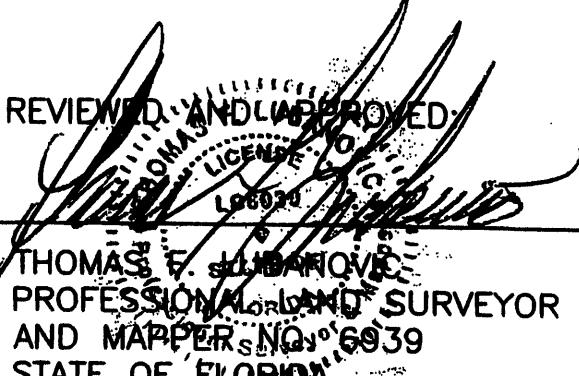
NOTE: SEE SHEETS 2-6  
FOR ADDITIONAL INFORMATION

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: <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>1</u> of <u>6</u>	Revised: <u>12/08/16</u>

REVIEWED AND APPROVED:

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

# EXHIBIT A

Page 2 of 6

## JOHN A. GRANT, JR., INC.

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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.

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3333 NORTH FEDERAL HIGHWAY

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### LEGEND AND NOTES

#### EXHIBIT A

#### LEGEND

ALUM	= Aluminum	PB	= Plat Book
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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

Page 4 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

### 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**

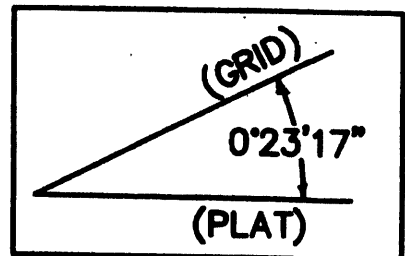
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (FL EAST ZONE - 0901) PER PUBLISHED VALUES FROM THE PALM BEACH COUNTY ENGINEERING DEPARTMENT.

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: <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>4</u> of <u>6</u>	Revised: <u>12/08/16</u>

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

Page 5 of 6

## JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

BOCA RATON, FLORIDA 33431

PHONE:(561) 395-3333

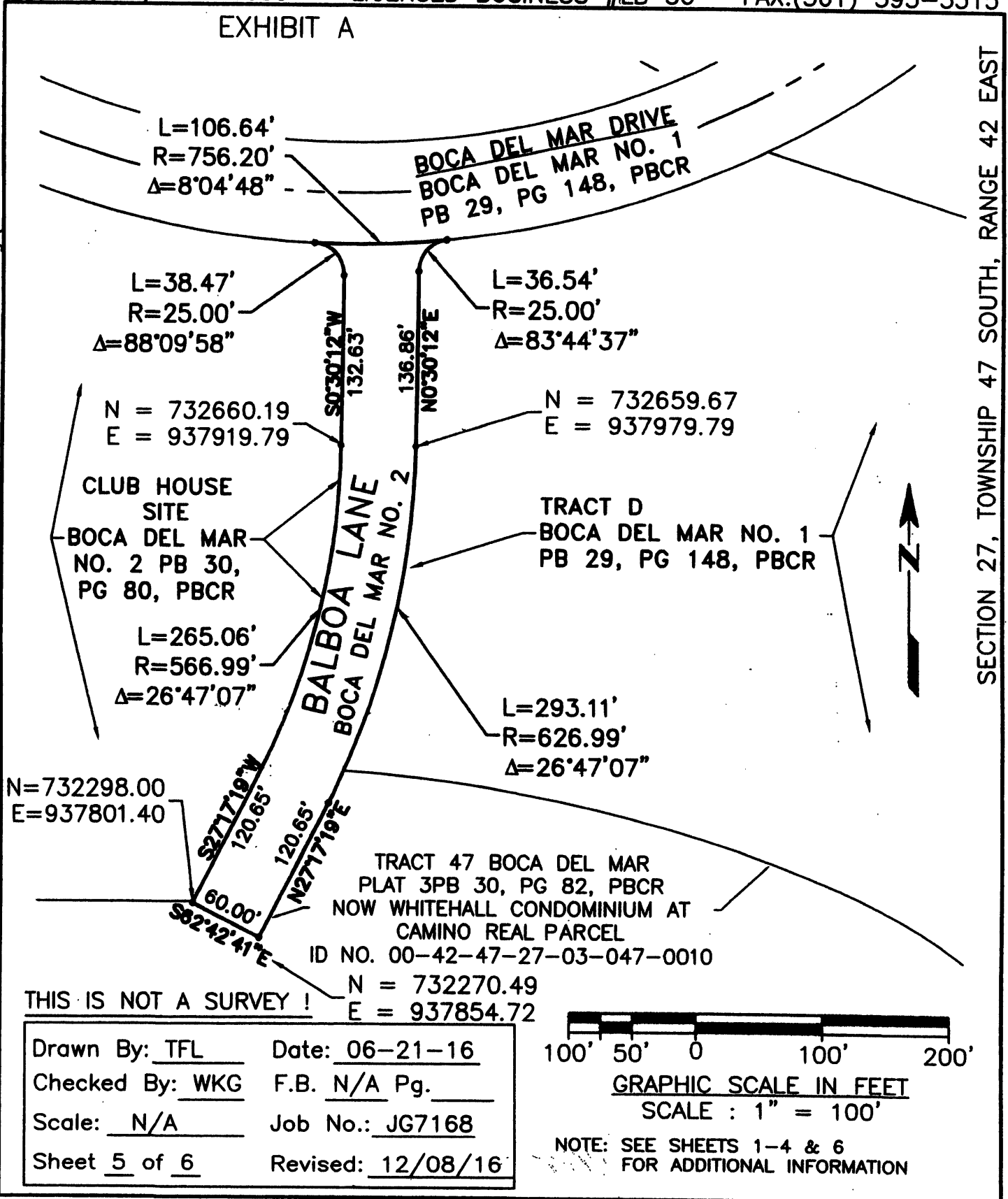
LICENSED BUSINESS #LB 50

FAX:(561) 395-3315

### EXHIBIT A

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

SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST



**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>5</u> of <u>6</u>	Revised: <u>12/08/16</u>

100' 50' 0 100' 200'  
**GRAPHIC SCALE IN FEET**  
 SCALE : 1" = 100'  
 NOTE: SEE SHEETS 1-4 & 6  
 FOR ADDITIONAL INFORMATION

# EXHIBIT A

Page 6 of 6

## JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

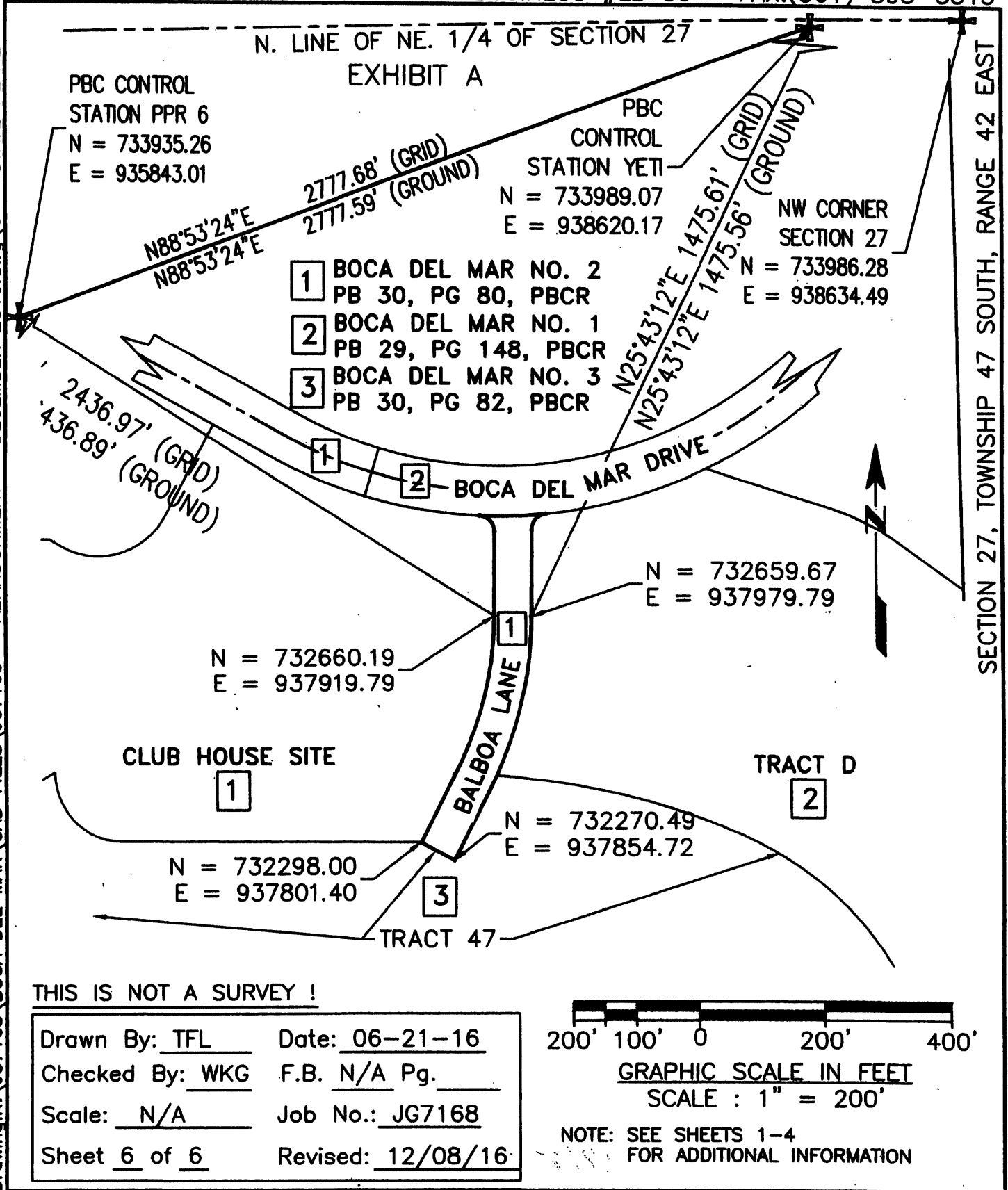
BOCA RATON, FLORIDA 33431

PHONE:(561) 395-3333

LICENSED BUSINESS #LB 50

FAX:(561) 395-3315

Drawing:k:\JG7168\BOCA DEL MAR\CAD FILES\JG7168 - ABANDONMENT - DECEMBER 2016.dwg\6 - STATE PLANE



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.

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

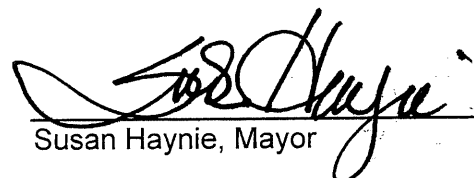
BY:  \_\_\_\_\_  
Assistant County Attorney

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**

Drawing: JG7168\BOCA DEL MAR\CAD FILES\JG98B4-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg | WM - LEGAL

**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 !

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

INDEX	SHEETS
LEGAL DESCRIPTION	1, 2 & 3
LEGEND & NOTES	4
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.

Attachment 4  
Exhibit A

**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

EXHIBIT A

TOGETHER WITH:

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

THIS IS NOT A SURVEY !

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

Attachment 4  
Exhibit A

Drawing: JG7168 BOCA DEL MAR CAD FILES\JG9884-H -- \$P PUR SUR & TOPO -- REV 4 -- FEBRUARY 2017.dwg 3- MISC-LEGAL

**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 E. LUBANOVIC  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER NO. 6938  
STATE OF FLORIDA

Attachment 4  
Exhibit A

**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

Drawing:\JG7168\BOCA DEL MAR\CAD FILES\JG9884-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg\4- LEGEND

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		

\*18.08

(\*) SEE SURVEY NOTES

**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

Attachment 4  
Exhibit A

**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

Drawing: K:\JG7168\BOCA DEL MAR\CAD FILES\JG9884-14 - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg\5 - NOTES

**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**

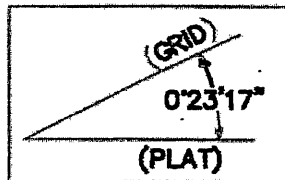
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (FL EAST ZONE - 0901) PER PUBLISHED VALUES FROM THE PALM BEACH COUNTY ENGINEERING DEPARTMENT.

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EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS NOTED OTHERWISE.

**NOTE:**

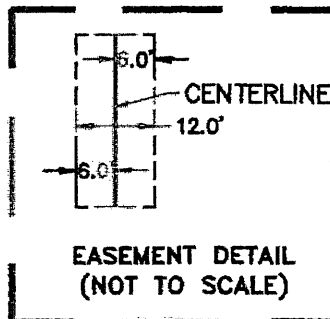
- A. COORDINATES SHOWN ARE GRID
- B. DATUM = 1993 NAD 83, 1990 ADJUSTMENT
- C. ZONE = FLORIDA EAST
- D. LINEAR UNITS = U.S. SURVEY FOOT
- E. COORDINATE SYSTEM: 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION
- F. ALL DISTANCES ARE GROUND
- G. PROJECT SCALE FACTOR = SF = 1.0000329
- H. GROUND DISTANCE X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



**NOTE:  
GRID VS. PLAT  
CONVERSION**

**THIS IS NOT A SURVEY !**

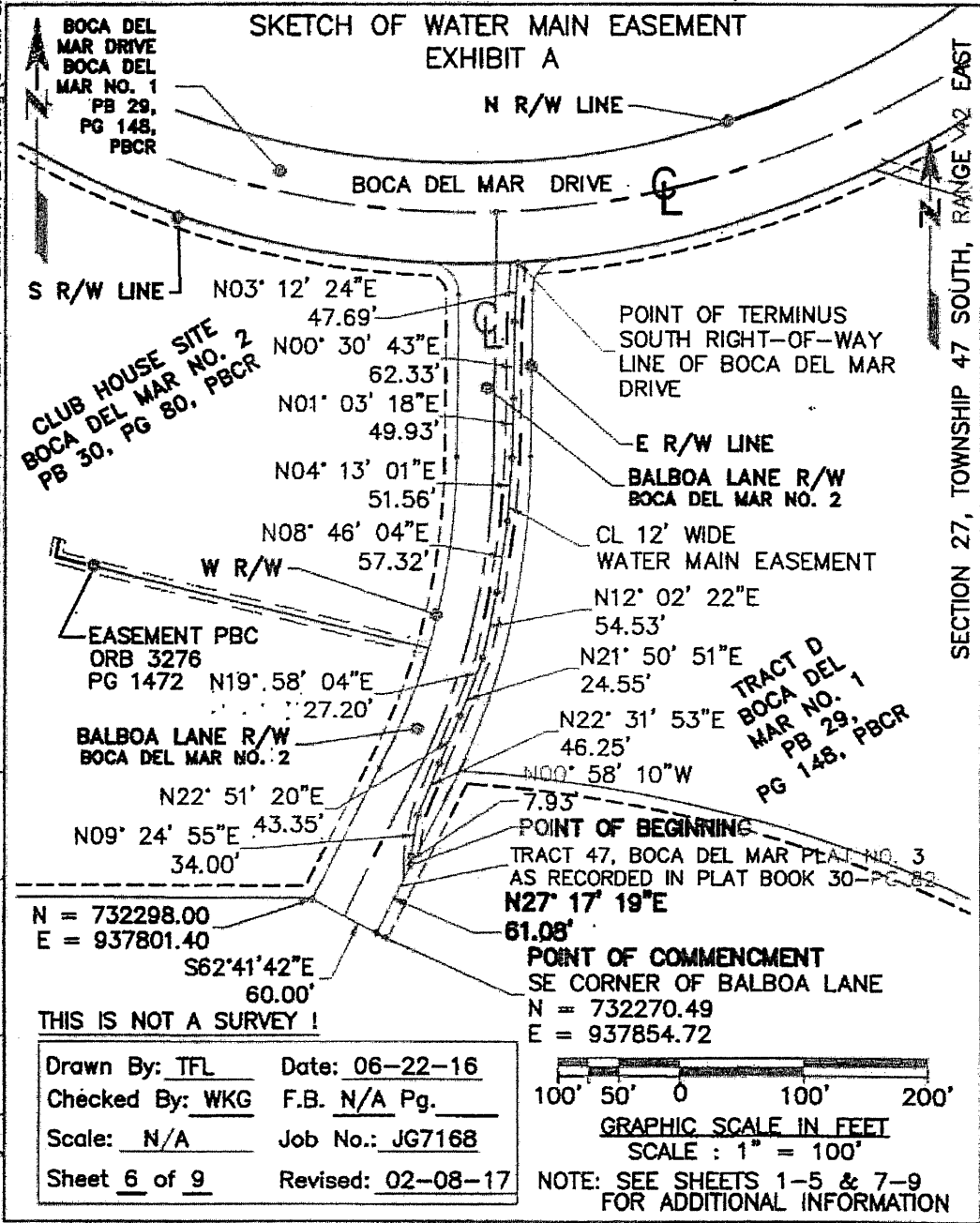
Drawn By: TFL	Date: 06-22-16
Checked By: WKG	F.B. N/A Pg. _____
Scale: N/A	Job No.: JG7168
Sheet 5 of 9	Revised: 02-08-17



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

Drawing: K:\JG7168\BOCA DEL MAR\CAD FILES\JG9084-H - SP PUR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg 6-WM SKETCH

**JOHN A. GRANT, JR., INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431



Drawn By: TFL Date: 06-22-16  
Checked By: WKG F.B. N/A Pg. \_\_\_\_\_  
Scale: N/A Job No.: JG7168  
Sheet 6 of 9 Revised: 02-08-17

100' 50' 0 100' 200'  
**GRAPHIC SCALE IN FEET**  
SCALE : 1" = 100'

**JOHN A. GRANT, JR., INC.**

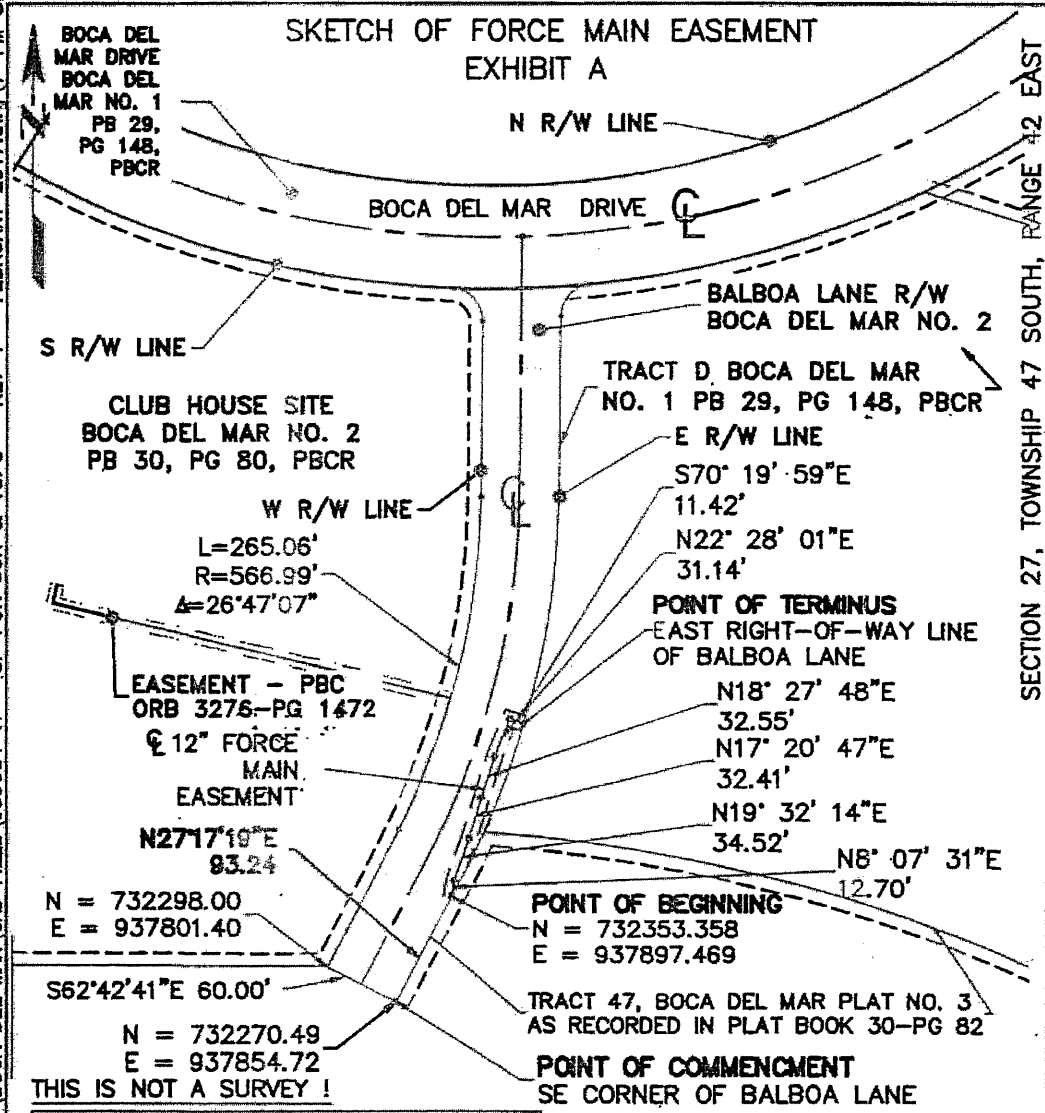
CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

BOCA RATON, FLORIDA

33431

Drawing: JG7168\BOCA DEL MAR\CAD FILES\JG9884-H - SP FOR SUR & TOPO - REV 4 - FEBRUARY 2017.dwg 7-FM SKETCH



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 7 of 9 Revised: 02-08-17

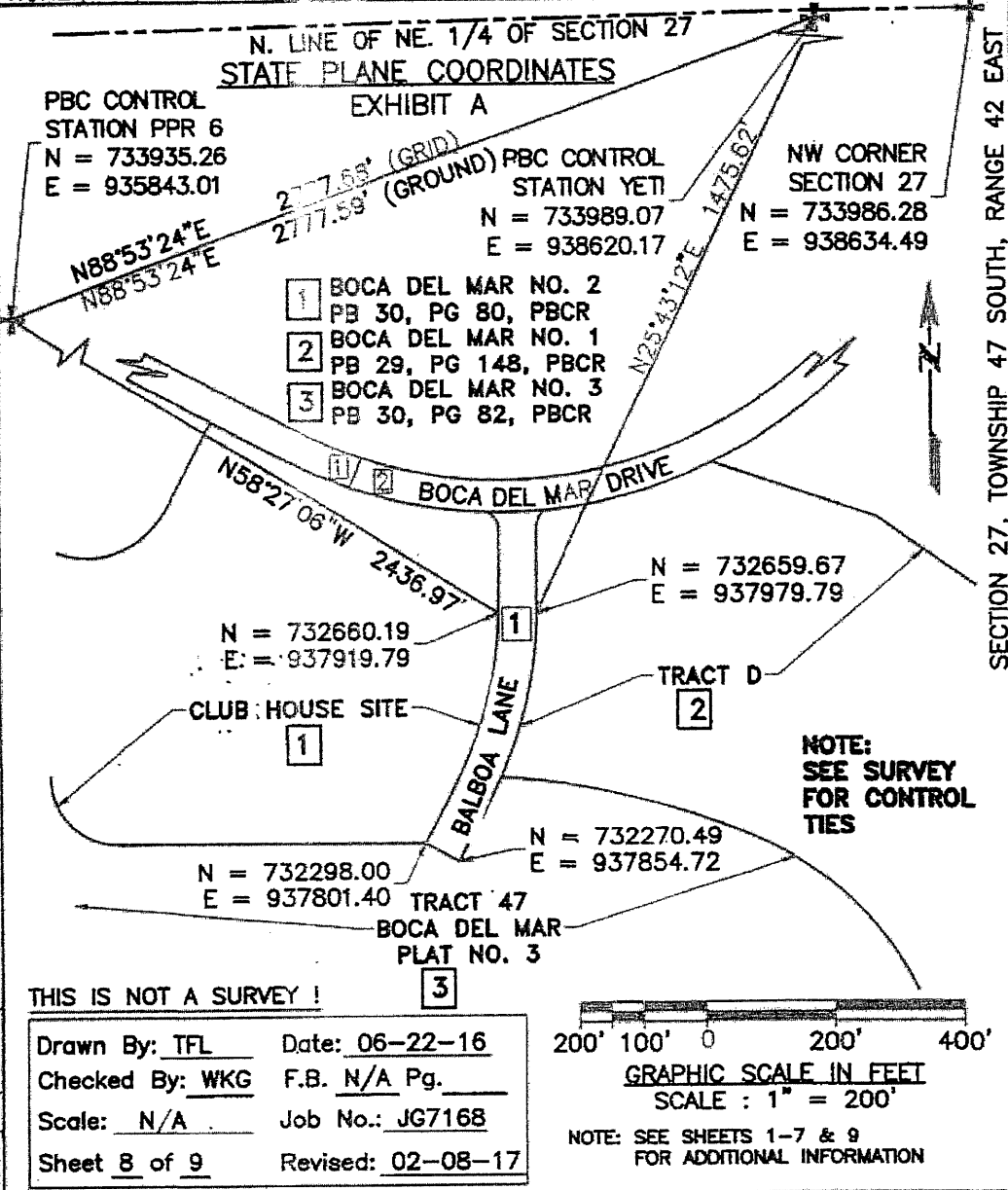
100' 50' 0 100' 200'  
**GRAPHIC SCALE IN FEET**  
 SCALE : 1" = 100'  
 NOTE: SEE SHEETS 1-6 & 8-9  
 FOR ADDITIONAL INFORMATION

Drawing: JG7168 BOCA DEL MAR CAD FILES \JG9884--H--SP PUR SUR & TOPO--REV 4--FEBRUARY 2017.dwg 8--STATE PLANE

**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 4  
Exhibit A

**JOHN A. GRANT, JR., INC.**

CONSULTING ENGINEERS & LAND SURVEYORS

3333 NORTH FEDERAL HIGHWAY

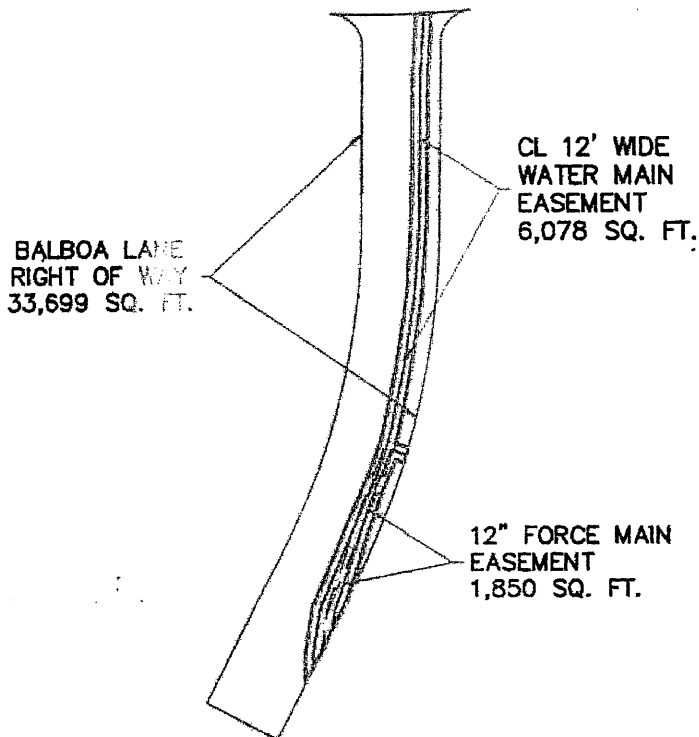
BOCA RATON, FLORIDA 33431

PHONE: (561) 395-3333

LICENSED BUSINESS #LB 50

FAX: (561) 395-3315

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

Drawing: JG7168\BOCA DEL MAR\CAD FILES\JG9884-H -- SIP PUR SUR & TOPO -- REV 4 -- FEBRUARY 2017.dwg\9--SUMMARY

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