

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: November 21, 2017 ☐ **Consent** ☐ **Regular**
☐ **Workshop** ☒ **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** an easement for Florida Power & Light Company (FPL) over a portion of the south 25 feet of the southeast one-quarter of Section 35, Township 46 south, Range 42 east, known as Old Clint Moore Road, recorded in Deed Book 784, Page 153 and shown on the Polo Club Shops Replat in Plat Book 113, Page 151, and a portion of the posted and viewed right-of-way as described in County Commission Minutes Book 24, Pages 184 through 186, Public Records, Palm Beach County (Abandonment Site);
- B) **approve** a utility easement for AT&T, Florida (AT&T) over the abandonment site;
- C) **approve** a drainage easement for the Lake Worth Drainage District (LWDD) over the abandonment site; and
- D) **adopt** a resolution reserving one utility easement for Palm Beach County (County) over the abandonment site and abandoning any public interest in the abandonment site.

SUMMARY: Adoption of this resolution will allow the County to vacate its interest in the abandonment site that is a 25-foot wide portion of Old Clint Moore Road right-of-way, from 75 feet west of the west right-of-way line of Military Trail westward approximately 941 feet. The petition site is located west of Military Trail and south of Polo Club Shops, approximately 800 feet south of Champion Boulevard and 500 feet north of Clint Moore Road. District 5 (LBH).

Background and Policy Issues: This application is sponsored and processed by the County Engineer to release the County's interest in this right-of-way. All reviewing agencies and utility companies are in support of this abandonment. The easements provided for herein will allow FPL, AT&T, County and LWDD facilities to remain.

Privilege Fee Statement: In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, governmental agencies are exempt from the privilege fee. The Engineering Department advertised this public hearing on Sunday, November 5, 2017.

Attachments:

1. Location Sketch
2. Resolution with Exhibits 'A' - 'E'
3. FPL Easement with Exhibit 'A'
4. AT&T Utility Easement with Exhibit 'A'
5. LWDD Drainage Easement with Exhibit 'A'

Recommended by: *[Signature]* *David L. Kuck* *10/26/2017*
Department Director Date

Approved By:  11/9/17
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
Does this item include the use of federal funds? Yes No X

Budget Acct No.: Fund__ Dept.__ Unit__ Object
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. Road Abandonment and Plat Vacation for governmental agencies are exempt from the privilege fee requirement.

C. Departmental Fiscal Review: Alu Kovalainen

III. REVIEW COMMENTS

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

[Signature] 10/30/17
ASD OFMB
10/30

[Signature] 11/6/17
Contract Dev. and Control
11/6/17

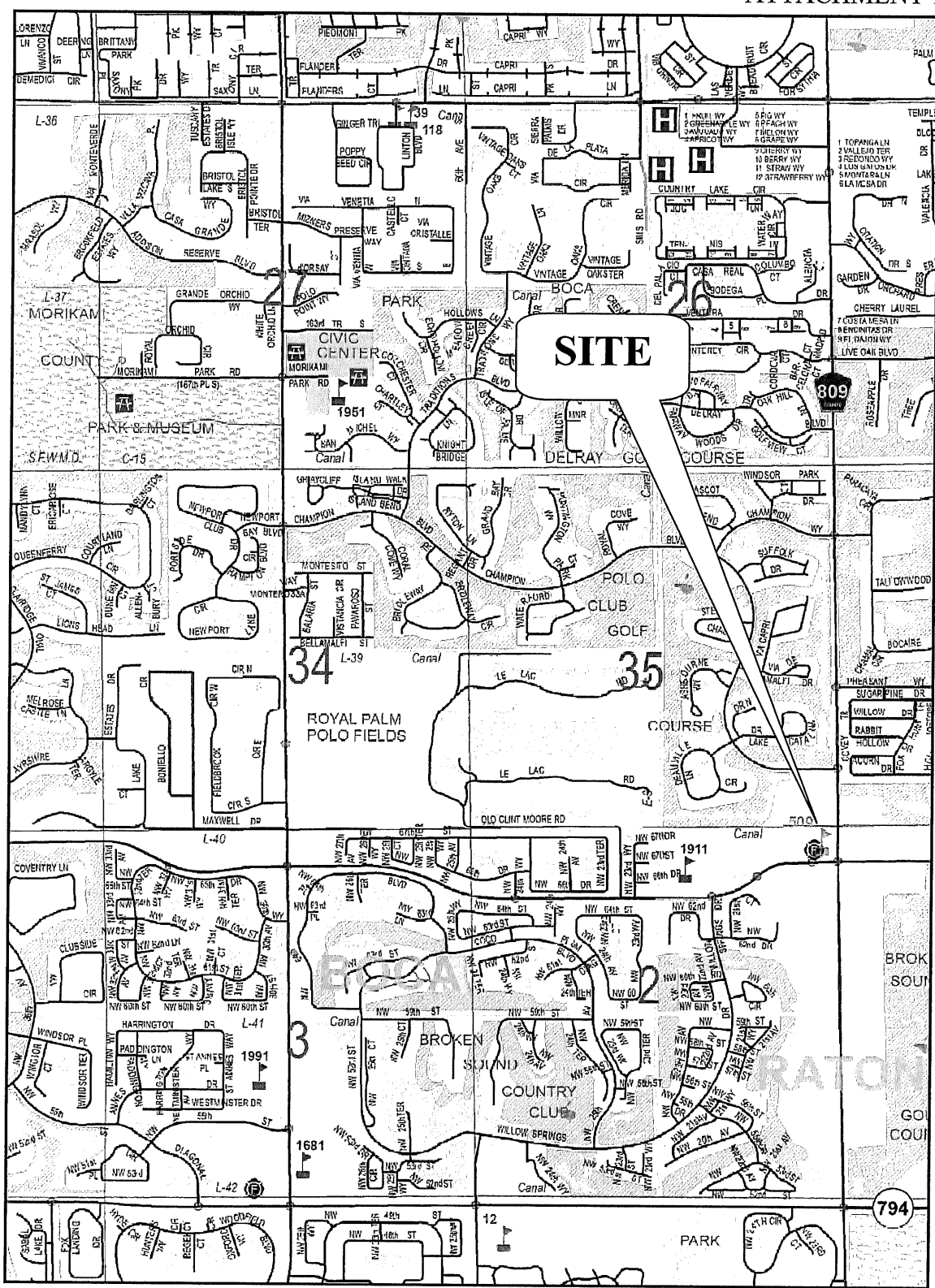
B. Approved as to Form
and Legal Sufficiency:

11/8/2017 [Signature]
Assistant County Attorney

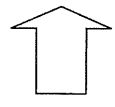
C. Other Department Review:

Department Director

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



LOCATION MAP



N (Not to scale)

ABANDONMENT OF A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, KNOWN AS OLD CLINT MOORE ROAD, RECORDED IN DEED BOOK 784, PAGE 153 AND SHOWN ON THE POLO CLUB SHOPS REPLAT IN PLAT BOOK 113, PAGE 151, AND A PORTION OF THE POSTED AND VIEWED RIGHT-OF-WAY AS DESCRIBED IN COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, PUBLIC RECORDS, 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 OVER, AND ABANDONING ANY PUBLIC INTEREST IN, A PORTION OF THE SOUTH 25 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, KNOWN AS OLD CLINT MOORE ROAD, RECORDED IN DEED BOOK 784, PAGE 153 AND SHOWN ON THE POLO CLUB SHOPS REPLAT IN PLAT BOOK 113, PAGE 151, AND A PORTION OF THE POSTED AND VIEWED RIGHT-OF-WAY AS DESCRIBED IN COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, PUBLIC RECORDS, PALM BEACH COUNTY.

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 the Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation Ordinance, No. 2002-034, known as the County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of the County Engineer, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on November 21, 2017, to consider and determine whether Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for that portion of Old Clint Moore Road as set forth on the sketch and legal description in Exhibit E attached hereto and incorporated herein by reference; and

WHEREAS, in accordance with and as provided in the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on November 5, 2017; and

WHEREAS, the BCC is authorized to reserve and declare a Palm Beach County 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 AT&T, Florida over the area being abandoned as shown in Exhibit B; and

RESOLUTION NO. R-2017-_____

WHEREAS, the BCC has approved a utility easement for Florida Power & Light Company (FPL) over the area being abandoned as shown in Exhibit C; and

WHEREAS, the BCC has approved a drainage easement for Lake Worth Drainage District (LWDD) over the area being abandoned as shown in Exhibit D; and

WHEREAS, this BCC held 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 water and wastewater utilities. This easement is provided for the purpose of permitting Palm Beach County 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 Palm Beach County.
3. The BCC has approved a utility easement for AT&T over the area being abandoned as shown in Exhibit B.
4. The BCC has approved a utility easement for FPL over the area being abandoned as shown in Exhibit C.

RESOLUTION NO. R-2017-_____

5. The BCC has approved a drainage easement for LWDD over the area being abandoned as shown in Exhibit D.
6. The right-of-way is hereby abandoned and closed as right-of-way and this 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 description and sketch attached hereto as Exhibit E and made a part hereof.
7. 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 in accordance with Section 336.10, Florida Statutes and 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 Hal R. Valeche

Commissioner Paulette Burdick

Commissioner Dave M. Kerner

Commissioner Steven L. Abrams

Commissioner Mary Lou Berger

Commissioner Melissa McKinlay

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

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EXHIBIT "A"

LEGAL DESCRIPTION

A STRIP OF LAND 25.00 FEET IN WIDTH FOR PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, KNOWN AS OLD CLINT MOORE ROAD, AS RECORDED IN DEED BOOK 784, PAGE 153 AND AS SHOWN ON THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°06'02" WEST, ALONG THE AFORESAID SOUTH LINE SECTION 35, A DISTANCE OF 941.40 FEET, THENCE NORTH 00°53'58" WEST A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE SAID POLO CLUB SHOPS REPLAT; THENCE NORTH 89°06'02" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OF POLO CLUB SHOPS REPLAT, A DISTANCE OF 941.30 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°08'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

SURVEYOR'S REPORT

- 1. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS TO PROVIDE AN EASEMENT TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, WITHIN THE ABANDONED RIGHT-OF-WAY FOR "OLD CLINT MOORE ROAD". THIS SITE IS LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).
- 3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) OF SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 1093A, PAGES 04-07, DATED 03/1/15 - 03/30/15. INSTRUMENTS USED WERE THE TOPCON GTS 311, HUSKY 2500 (GRAY) DATA COLLECTOR, AND GPS UNIT 1.
- 5. FIELD WORK COMPLETED ON 03/30/2015.
- 6. THE FILE NAMES ARE 2015050.200 OLD CLINT MOORE RD.REF AND S-1-15-3623.DGN.


PROJECT NO. 2015050.200	SHEET: 1 OF: 7	PROJECT: LEGAL DESCRIPTION AND SKETCH FOR PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT		NO. 1	REVISION LEGAL & SKETCH	BY DATE 1 3/24		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-15-3623.DGN	DRAWING NO. S-1-16-3725					

EXHIBIT A

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7. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
8. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
9. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
10. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
 - 10-1. COUNTY RIGHT-OF-WAY DEED AS RECORDED ON DEED BOOK 724, PAGE 497. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-2. COUNTY RIGHT-OF-WAY DEED AS RECORDED IN DEED BOOK 784, PAGE 153. SHOWN AND PLOTTED HEREON.
 - 10-3. LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 182. SHOWN AND PLOTTED HEREON.
 - 10-4. A LAKE WORTH DRAINAGE DISTRICT EASEMENT DOC. NO. 3785-C, RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 552. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-5. RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 1519, DOES NOT LIE WITHIN THE PARCEL SHOWN HEREON, HOWEVER THIS PORTION OF RIGHT-OF-WAY WAS SUBSEQUENTLY ABANDONED, (SEE ITEM NO. 7).
 - 10-6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH, AS RECORDED IN OFFICIAL RECORDS BOOK 4844, PAGE 1178. IS SHOWN AND PLOTTED HEREON.
 - 10-7. PALM BEACH COUNTY RESOLUTION NO. R-86-1108 RECORDED IN OFFICIAL RECORDS BOOK 4977, PAGE 1463.

RESOLUTION ABANDONS THE NORTH 55.00 FEET OF THE SOUTH 80.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IS NOT SHOWN DUE TO THE ABANDONED PROPERTY BEING INCORPORATED IN SUBSEQUENT PLATS. IN ADDITION THE 55.00 FOOT STRIP LIES NORTH OF AND ADJACENT TO THE PARCEL BEING ABANDONED AS DESCRIBED HEREIN.
 - 10-8. CORRECTIVE EASEMENT DEED TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-9. EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4633, PAGE 761. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON AND WAS CORRECTED BY CORRECTIVE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703 (SEE ITEM NO. 8).
 - 10-10. PALM BEACH COUNTY RESOLUTION NO. R-90-1589 RECORDED IN OFFICIAL RECORDS BOOK 6593, PAGE 14. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. (SEE REFERENCE TO COUNTY COMMISSION MINUTES BOOK 24, PAGES 184-186, RECITED IN THE ABOVE RESOLUTION).
 - 10-11. PALM BEACH COUNTY RESOLUTION NO. R-92-302 RECORDED IN RESOLUTION FILE 47, NO. R-92-302. NOT A MATTER OF SURVEY.
 - 10-12. PLAT OF LE LAC AS RECORDED IN PLAT BOOK 39, PAGE 145. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON
 - 10-13. PLAT OF THE POLO CLUB SHOPS AS RECORDED IN PLAT BOOK 59, PAGE 41 AND 42. THIS HAS BEEN REPLATTED AS POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 (SEE ITEM NO. 14).
 - 10-14. POLO CLUB REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152. IS SHOWN AND PLOTTED HEREON.
11. 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.

LEGAL DESCRIPTION AND SKETCH FOR PALM BEACH

EXHIBIT A

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LEGEND

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	(C) = CALCULATED	△ = SIGN
L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	□ = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B. =
ORB = OFFICIAL RECORD BOOK	TWP. = TOWNSHIP	⊗ = WATER VALVE
P.O.B. = POINT OF BEGINNING	RGE. = RANGE	W.V. =
P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	⊙ = FIRE HYDRANT
E/P = EDGE OF PAVEMENT	(T) = TOTAL	F.H. =
x ——— = CHAIN LINK FENCE	PB = PLAT BOOK	○ = STORM MANHOLE
—+—+— = GUARDRAIL	PG = PAGE	M.H. =
EOW = EDGE OF WATER	CONC. = CONCRETE	○ = OAK TREE
R/W = RIGHT-OF-WAY	DB = DEED BOOK	* = BLACK OLIVE
BOC = BACK OF CURB	I.R. = IRON ROD	
TOB = TOP OF BANK	α = LIGHT POLE	
C.C. = COUNTY COMMISSION		

12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF POLO CLUB SHOPS REPLAT, AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND RESIDUAL LIMITS OF THE POSTED AND VIEWED RIGHT-OF-WAY AS PER COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, BEING THE NORTH 22.00 FEET OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "RAINAM" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.

14. COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000035055
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
(GRID DISTANCE) / (SCALE FACTOR) = GROUND DISTANCE

15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/COMMERCIAL) REQUIRED BY THIS SURVEY.

16. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND ACCOMPANYING SKETCH WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.

Richard W. Bussett
RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858

5/6/16
DATE

LEGAL DESCRIPTION AND SKETCH FOR PALM BEACH

EXHIBIT A

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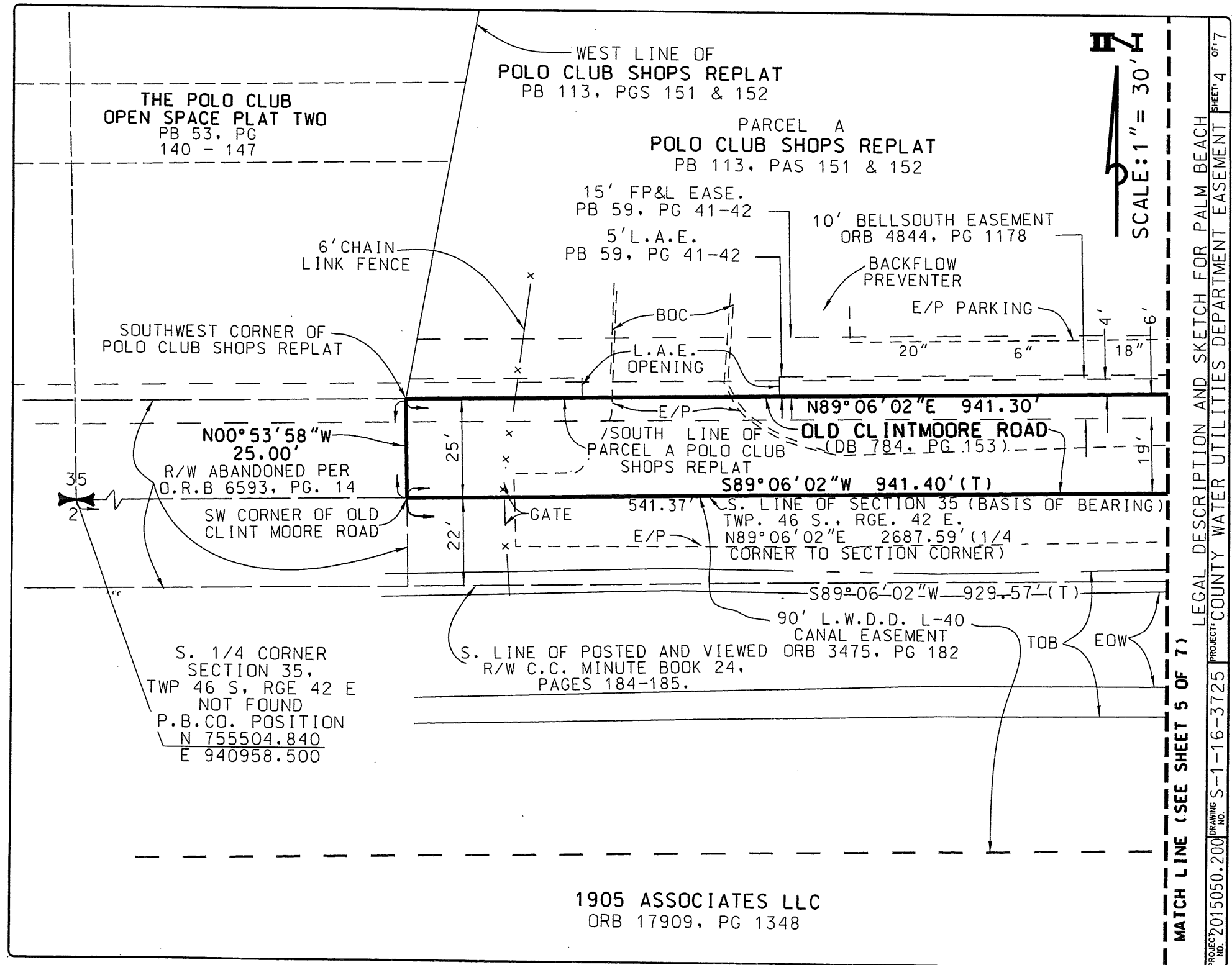


EXHIBIT A

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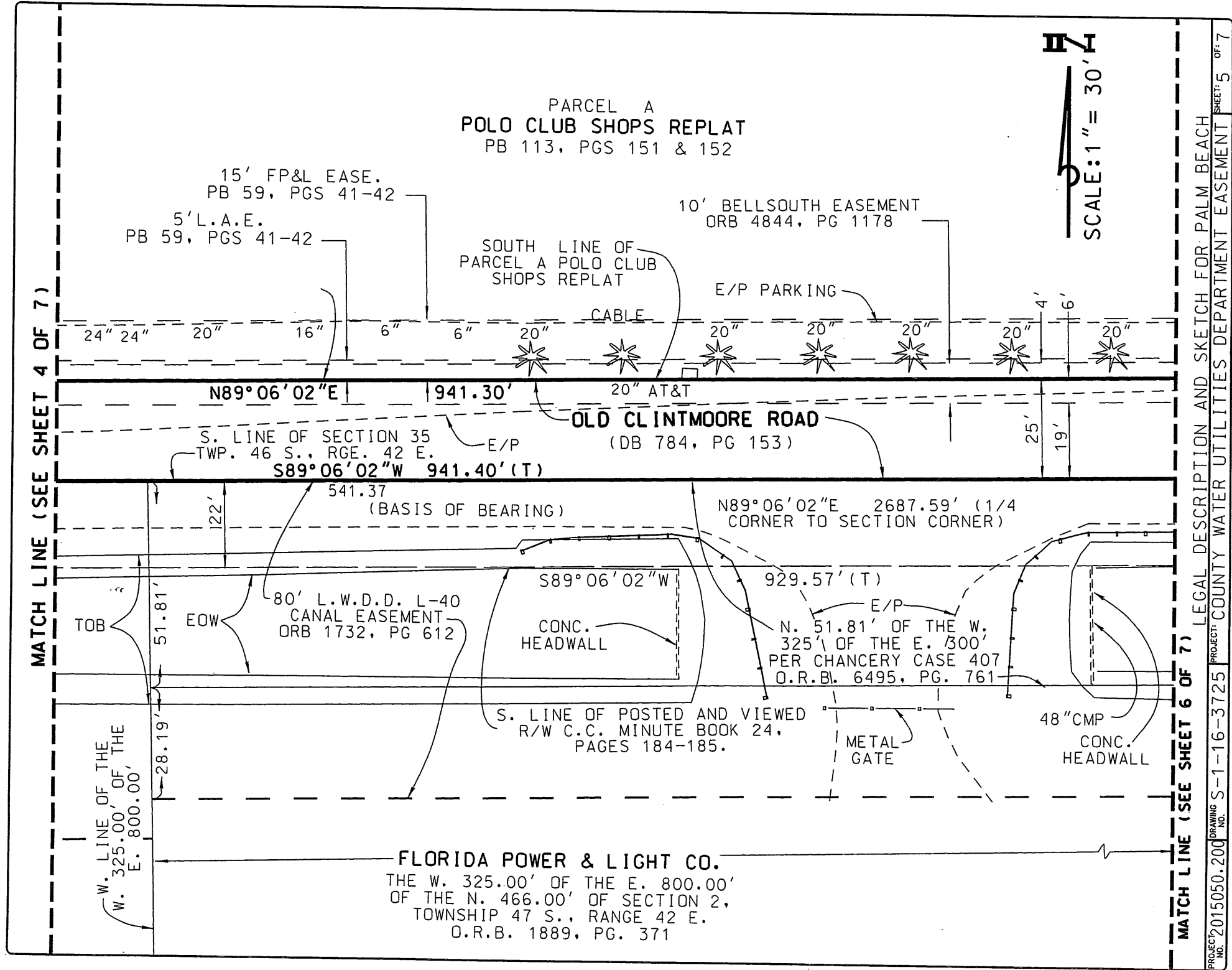
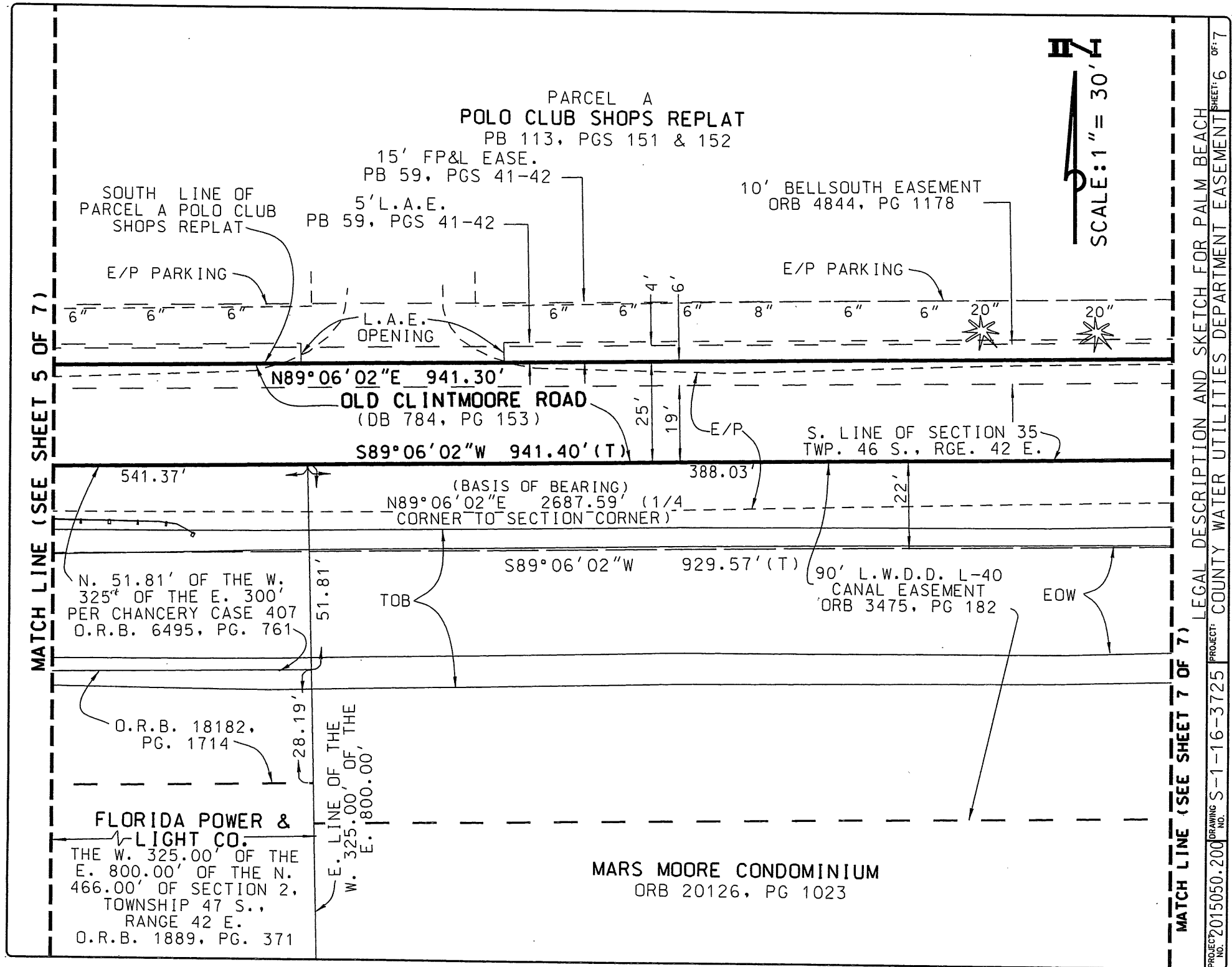


EXHIBIT A

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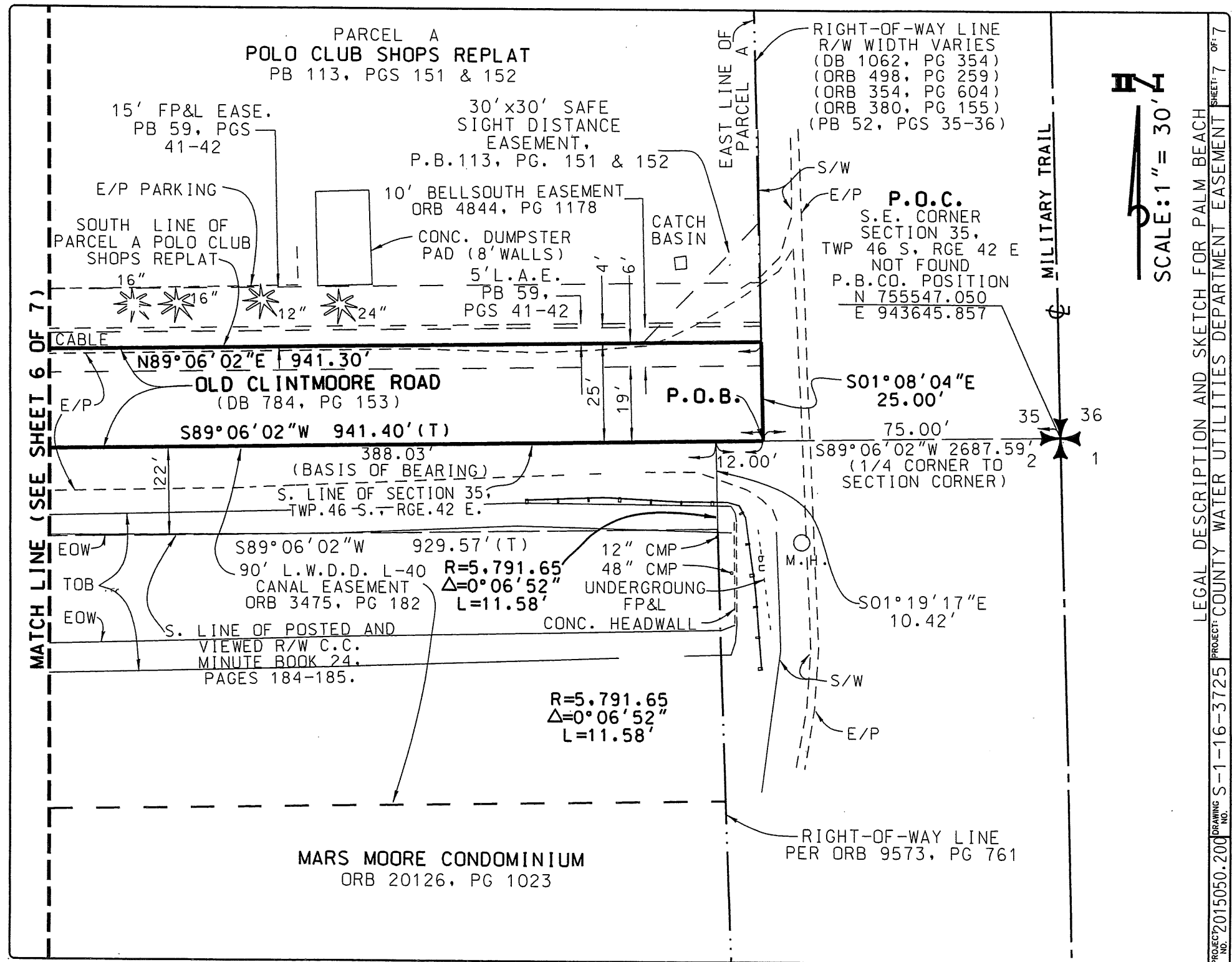


EXHIBIT B

Page 1 of 7

EXHIBIT "B"

LEGAL DESCRIPTION

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CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

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PROJECT NO. 2015050.200	SHEET: 1 OF: 7	PROJECT: LEGAL DESCRIPTION AND SKETCH FOR A. T. & T. EASEMENT		SCALE: 1" = 30' APPROVED: R. W. B. DRAWN: E. A. D. CHECKED: W. L. F. DATE: 5/06/16 FIELD BOOK NO. 1093A	NO.	REVISION	BY	DATE	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		1	LEGAL & SKETCH		1	3/24			
DESIGN FILE NAME S-1-15-3623.DGN		DRAWING NO. S-1-16-3724							

EXHIBIT B

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7. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
8. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
9. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
10. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
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 - 10-2. COUNTY RIGHT-OF-WAY DEED AS RECORDED IN DEED BOOK 784, PAGE 153. SHOWN AND PLOTTED HEREON.
 - 10-3. LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 182. SHOWN AND PLOTTED HEREON.
 - 10-4. A LAKE WORTH DRAINAGE DISTRICT EASEMENT DOC. NO. 3785-C, RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 552. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-5. RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 1519, DOES NOT LIE WITHIN THE PARCEL SHOWN HEREON. HOWEVER THIS PORTION OF RIGHT-OF-WAY WAS SUBSEQUENTLY ABANDONED, (SEE ITEM NO. 7).
 - 10-6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH, AS RECORDED IN OFFICIAL RECORDS BOOK 4844, PAGE 1178. IS SHOWN AND PLOTTED HEREON.
 - 10-7. PALM BEACH COUNTY RESOLUTION NO. R-86-1108 RECORDED IN OFFICIAL RECORDS BOOK 4977, PAGE 1463.

RESOLUTION ABANDONS THE NORTH 55.00 FEET OF THE SOUTH 80.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IS NOT SHOWN DUE TO THE ABANDONED PROPERTY BEING INCORPORATED IN SUBSEQUENT PLATS. IN ADDITION THE 55.00 FOOT STRIP LIES NORTH OF AND ADJACENT TO THE PARCEL BEING ABANDONED AS DESCRIBED HEREIN.
 - 10-8. CORRECTIVE EASEMENT DEED TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-9. EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4633, PAGE 761. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON AND WAS CORRECTED BY CORRECTIVE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703 (SEE ITEM NO. 8).
 - 10-10. PALM BEACH COUNTY RESOLUTION NO. R-90-1589 RECORDED IN OFFICIAL RECORDS BOOK 6593, PAGE 14. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. (SEE REFERENCE TO COUNTY COMMISSION MINUTES BOOK 24, PAGES 184-186, RECITED IN THE ABOVE RESOLUTION).
 - 10-11. PALM BEACH COUNTY RESOLUTION NO. R-92-302 RECORDED IN RESOLUTION FILE 47, NO. R-92-302. NOT A MATTER OF SURVEY.
 - 10-12. PLAT OF LE LAC AS RECORDED IN PLAT BOOK 39, PAGE 145. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON
 - 10-13. PLAT OF THE POLO CLUB SHOPS AS RECORDED IN PLAT BOOK 59, PAGE 41 AND 42. THIS HAS BEEN REPLATTED AS POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 (SEE ITEM NO. 14).
 - 10-14. POLO CLUB REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152. IS SHOWN AND PLOTTED HEREON.
11. 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.

LEGAL DESCRIPTION AND SKETCH

PROJECT NO. 2015050.200 DRAWING NO. S-1-16-3724

PROJECT: FOR A. T. & T. EASEMENT

SHEET: 2 OF: 7

EXHIBIT B

Page 3 of 7

LEGEND

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	(C) = CALCULATED	△ = SIGN
L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	□ = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B. =
ORB = OFFICIAL RECORD BOOK	TWP. = TOWNSHIP	⊗ = WATER VALVE
P.O.B. = POINT OF BEGINNING	RGE. = RANGE	W.V. =
P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	⊙ = FIRE HYDRANT
E/P = EDGE OF PAVEMENT	(T) = TOTAL	F.H. =
x ————— = CHAIN LINK FENCE	PB = PLAT BOOK	○ = STORM MANHOLE
—+—+—+— = GUARDRAIL	PG = PAGE	M.H. =
EOW = EDGE OF WATER	CONC. = CONCRETE	○ = OAK TREE
R/W = RIGHT-OF-WAY	DB = DEED BOOK	✱ = BLACK OLIVE
BOC = BACK OF CURB	I.R. = IRON ROD	
TOB = TOP OF BANK	α = LIGHT POLE	
C.C. = COUNTY COMMISSION		

12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF POLO CLUB SHOPS REPLAT, AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND RESIDUAL LIMITS OF THE POSTED AND VIEWED RIGHT-OF-WAY AS PER COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, BEING THE NORTH 22.00 FEET OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "RAINAM" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.

14. COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000035055
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
(GRID DISTANCE) / (SCALE FACTOR) = GROUND DISTANCE

15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/COMMERCIAL) REQUIRED BY THIS SURVEY.

16. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND ACCOMPANYING SKETCH WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.

Richard W. Bussett
RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858

5/6/16
DATE

LEGAL DESCRIPTION AND SKETCH
FOR A. T. & T. EASEMENT

EXHIBIT B

Page 4 of 7

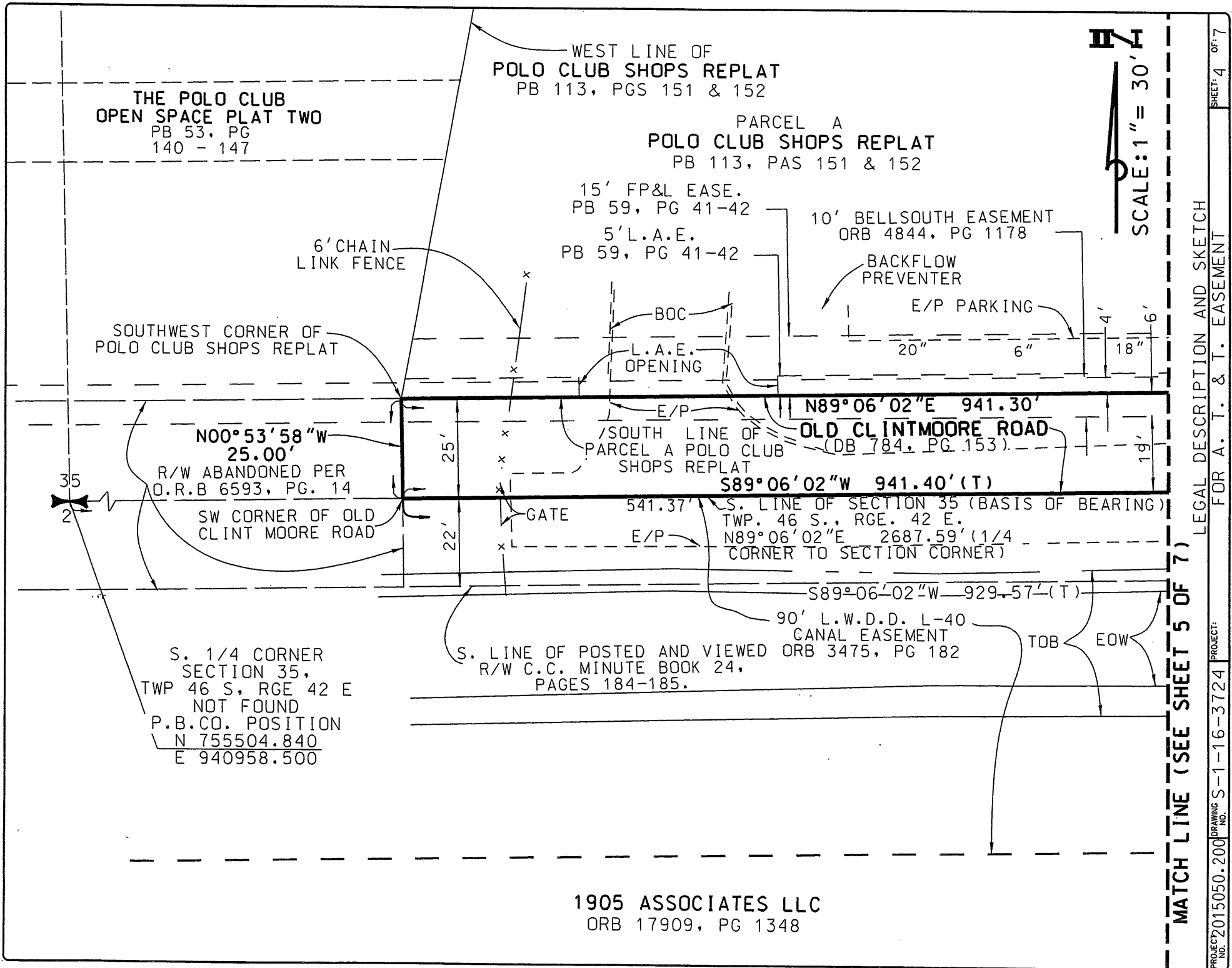


EXHIBIT B

Page 5 of 7

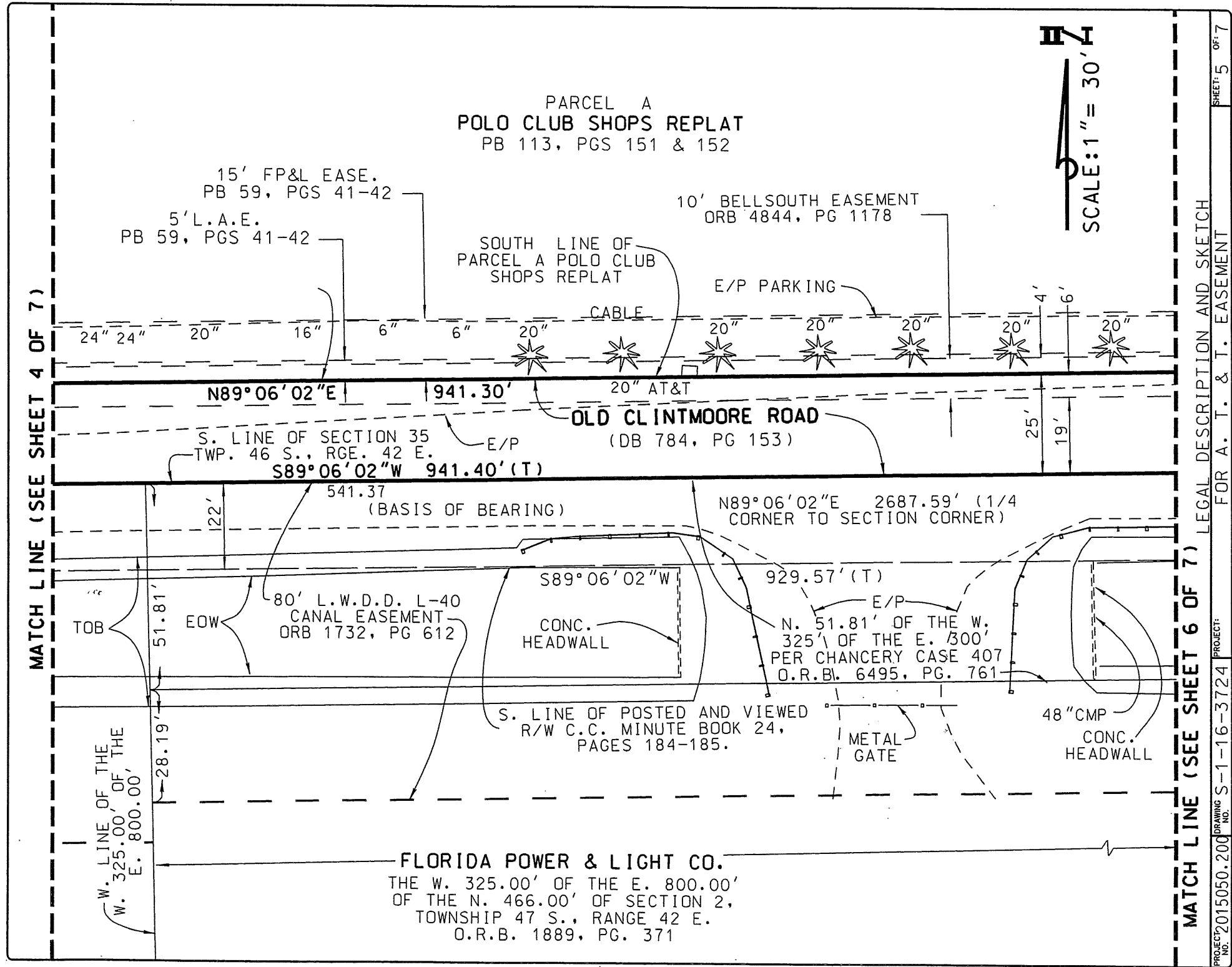


EXHIBIT B

Page 6 of 7

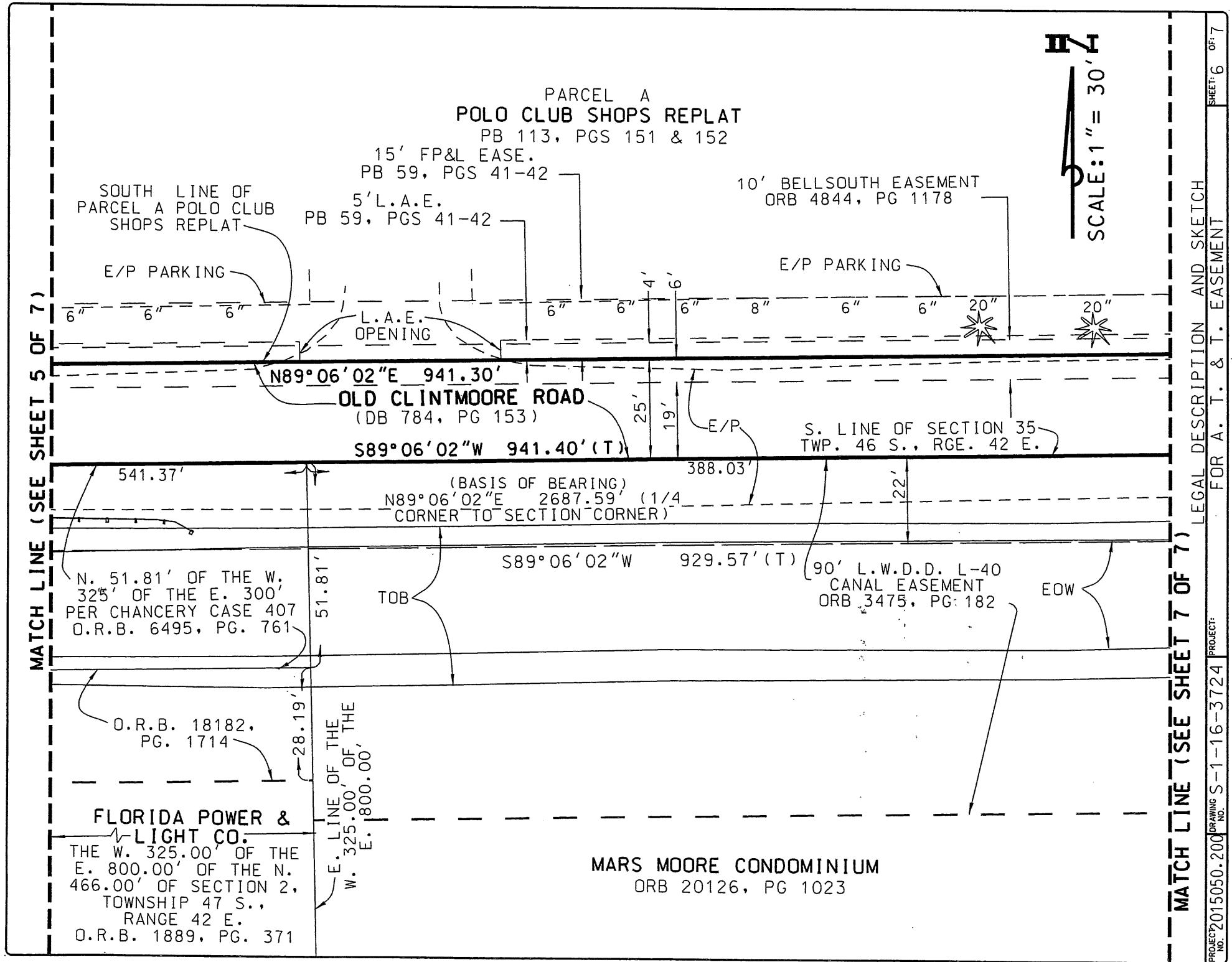


EXHIBIT B

Page 7 of 7

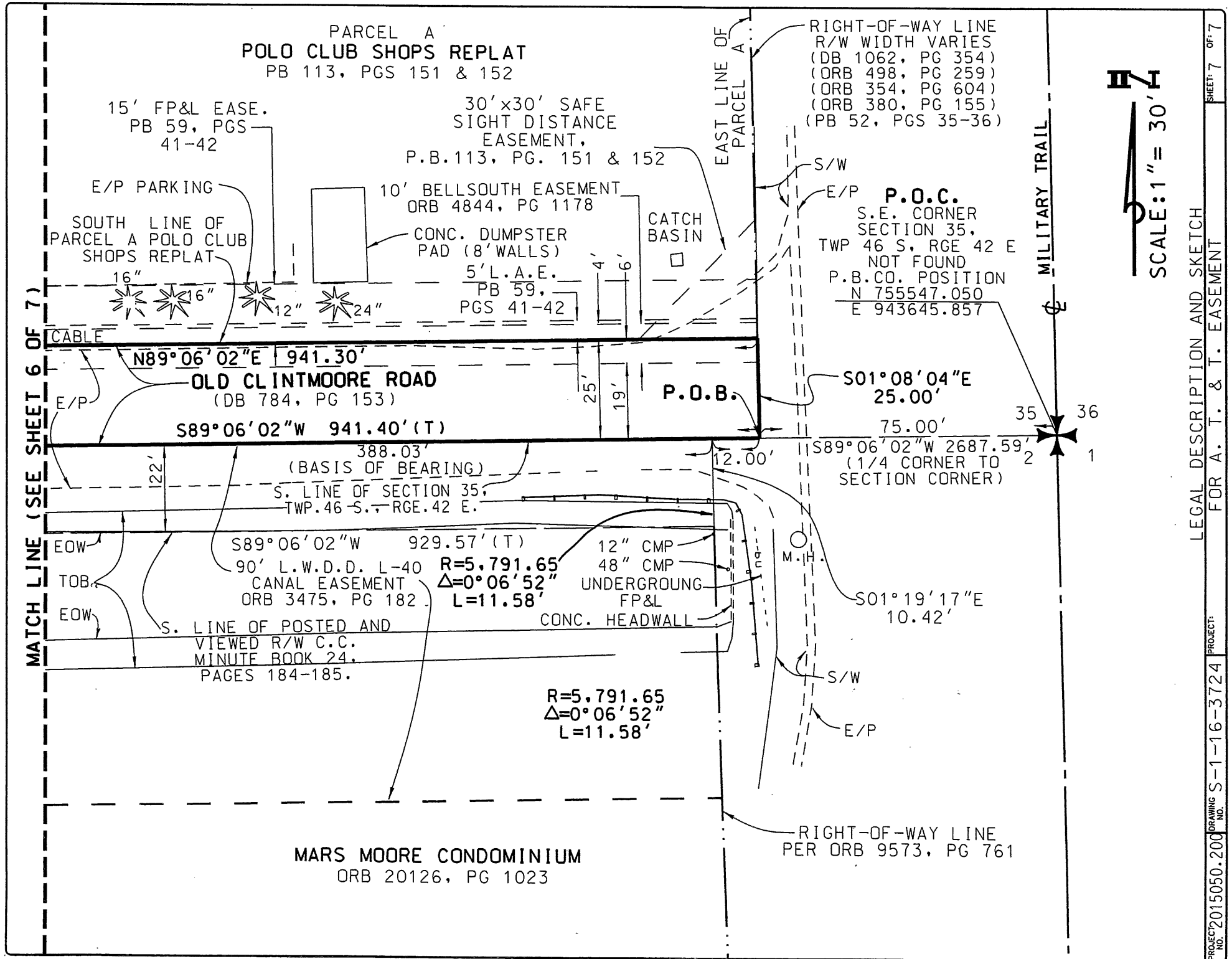


EXHIBIT C

Page 1 of 7

EXHIBIT "C"

LEGAL DESCRIPTION

A STRIP OF LAND 25.00 FEET IN WIDTH FOR FLORIDA POWER AND LIGHT COMPANY EASEMENT PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST. KNOWN AS OLD CLINT MOORE ROAD, AS RECORDED IN DEED BOOK 784, PAGE 153 AND AS SHOWN ON THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°06'02" WEST, ALONG THE AFORESAID SOUTH LINE SECTION 35, A DISTANCE OF 941.40 FEET, THENCE NORTH 00°53'58" WEST A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE SAID POLO CLUB SHOPS REPLAT; THENCE NORTH 89°06'02" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OF POLO CLUB SHOPS REPLAT, A DISTANCE OF 941.30 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°08'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

SURVEYOR'S REPORT

1. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS TO PROVIDE AN EASEMENT TO FLORIDA POWER & LIGHT CO. WITHIN THE ABANDONED RIGHT-OF-WAY FOR "OLD CLINT MOORE ROAD". THIS SITE IS LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).
3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) OF SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 1093A, PAGES 04-07, DATED 03/1/15 - 03/30/15. INSTRUMENTS USED WERE THE TOPCON GTS 311, HUSKY 2500 (GRAY) DATA COLLECTOR, AND GPS UNIT 1.
5. FIELD WORK COMPLETED ON 03/30/2015.
6. THE FILE NAMES ARE 2015050.200 OLD CLINT MOORE RD.REF AND S-1-15-3623.DGN.

PROJECT NO.	2015050.200
SHEET	1
OF	7

PROJECT: LEGAL DESCRIPTION AND SKETCH FOR FLORIDA POWER & LIGHT EASEMENT	
DESIGN FILE NAME	DRAWING NO.
S-1-15-3623.DGN	S-1-15-3671

NO.	REVISION	BY	DATE
1	LEGAL & SKETCH	1	3/24
SCALE: 1" = 30'			
APPROVED: R.W.B. DRAWN: E.A.D. CHECKED: W.L.F. DATE: 9/16/15			
FIELD BOOK NO. 1093A			


	PALM BEACH COUNTY
	ENGINEERING AND PUBLIC WORKS
	ROADWAY PRODUCTION
	2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411

EXHIBIT C

Page 2 of 7






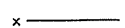
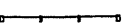



7. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
8. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
9. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
10. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
 - 10-1. COUNTY RIGHT-OF-WAY DEED AS RECORDED ON DEED BOOK 724, PAGE 497. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-2. COUNTY RIGHT-OF-WAY DEED AS RECORDED IN DEED BOOK 784, PAGE 153. SHOWN AND PLOTTED HEREON.
 - 10-3. LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 182. SHOWN AND PLOTTED HEREON.
 - 10-4. A LAKE WORTH DRAINAGE DISTRICT EASEMENT DOC. NO. 3785-C, RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 552. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-5. RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 1519. DOES NOT LIE WITHIN THE PARCEL SHOWN HEREON, HOWEVER THIS PORTION OF RIGHT-OF-WAY WAS SUBSEQUENTLY ABANDONED, (SEE ITEM NO. 7).
 - 10-6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH, AS RECORDED IN OFFICIAL RECORDS BOOK 4844, PAGE 1178. IS SHOWN AND PLOTTED HEREON.
 - 10-7. PALM BEACH COUNTY RESOLUTION NO. R-86-1108 RECORDED IN OFFICIAL RECORDS BOOK 4977, PAGE 1463.

RESOLUTION ABANDONS THE NORTH 55.00 FEET OF THE SOUTH 80.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IS NOT SHOWN DUE TO THE ABANDONED PROPERTY BEING INCORPORATED IN SUBSEQUENT PLATS. IN ADDITION THE 55.00 FOOT STRIP LIES NORTH OF AND ADJACENT TO THE PARCEL BEING ABANDONED AS DESCRIBED HEREIN.
 - 10-8. CORRECTIVE EASEMENT DEED TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-9. EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4633, PAGE 761. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON AND WAS CORRECTED BY CORRECTIVE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703 (SEE ITEM NO. 8).
 - 10-10. PALM BEACH COUNTY RESOLUTION NO. R-90-1589 RECORDED IN OFFICIAL RECORDS BOOK 6593, PAGE 14. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. (SEE REFERENCE TO COUNTY COMMISSION MINUTES BOOK 24, PAGES 184-186, RECITED IN THE ABOVE RESOLUTION).
 - 10-11. PALM BEACH COUNTY RESOLUTION NO. R-92-302 RECORDED IN RESOLUTION FILE 47, NO. R-92-302. NOT A MATTER OF SURVEY.
 - 10-12. PLAT OF LE LAC AS RECORDED IN PLAT BOOK 39, PAGE 145. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON
 - 10-13. PLAT OF THE POLO CLUB SHOPS AS RECORDED IN PLAT BOOK 59, PAGE 41 AND 42. THIS HAS BEEN REPLATTED AS POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 (SEE ITEM NO. 14).
 - 10-14. POLO CLUB REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152. IS SHOWN AND PLOTTED HEREON.
11. 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.

LEGAL DESCRIPTION AND SKETCH

PROJECT NO. 2015050.200	DRAWING NO. S-1-15-3671	PROJECT: FOR FLORIDA POWER & LIGHT EASEMENT	SHEET: 2 OF: 7
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LEGEND

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	(C) = CALCULATED	 = SIGN
L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	 = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B. =
ORB = OFFICIAL RECORD BOOK	TWP. = TOWNSHIP	 = WATER VALVE
P.O.B. = POINT OF BEGINNING	RGE. = RANGE	 = FIRE HYDRANT
P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	F.H. =
E/P = EDGE OF PAVEMENT	(T) = TOTAL	 = STORM MANHOLE
 = CHAIN LINK FENCE	PB = PLAT BOOK	M.H. =
 = GUARDRAIL	PG = PAGE	 = OAK TREE
EOW = EDGE OF WATER	CONC. = CONCRETE	 = BLACK OLIVE
R/W = RIGHT-OF-WAY	DB = DEED BOOK	
BOC = BACK OF CURB	I.R. = IRON ROD	
TOB = TOP OF BANK	 = LIGHT POLE	
C.C. = COUNTY COMMISSION		

12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF POLO CLUB SHOPS REPLAT, AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND RESIDUAL LIMITS OF THE POSTED AND VIEWED RIGHT-OF-WAY AS PER COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, BEING THE NORTH 22.00 FEET OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "RAINAM" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.

14. COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000035055
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
(GRID DISTANCE) / (SCALE FACTOR) = GROUND DISTANCE

15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/ COMMERCIAL) REQUIRED BY THIS SURVEY.

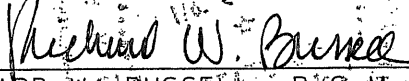
16. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND ACCOMPANYING SKETCH WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.

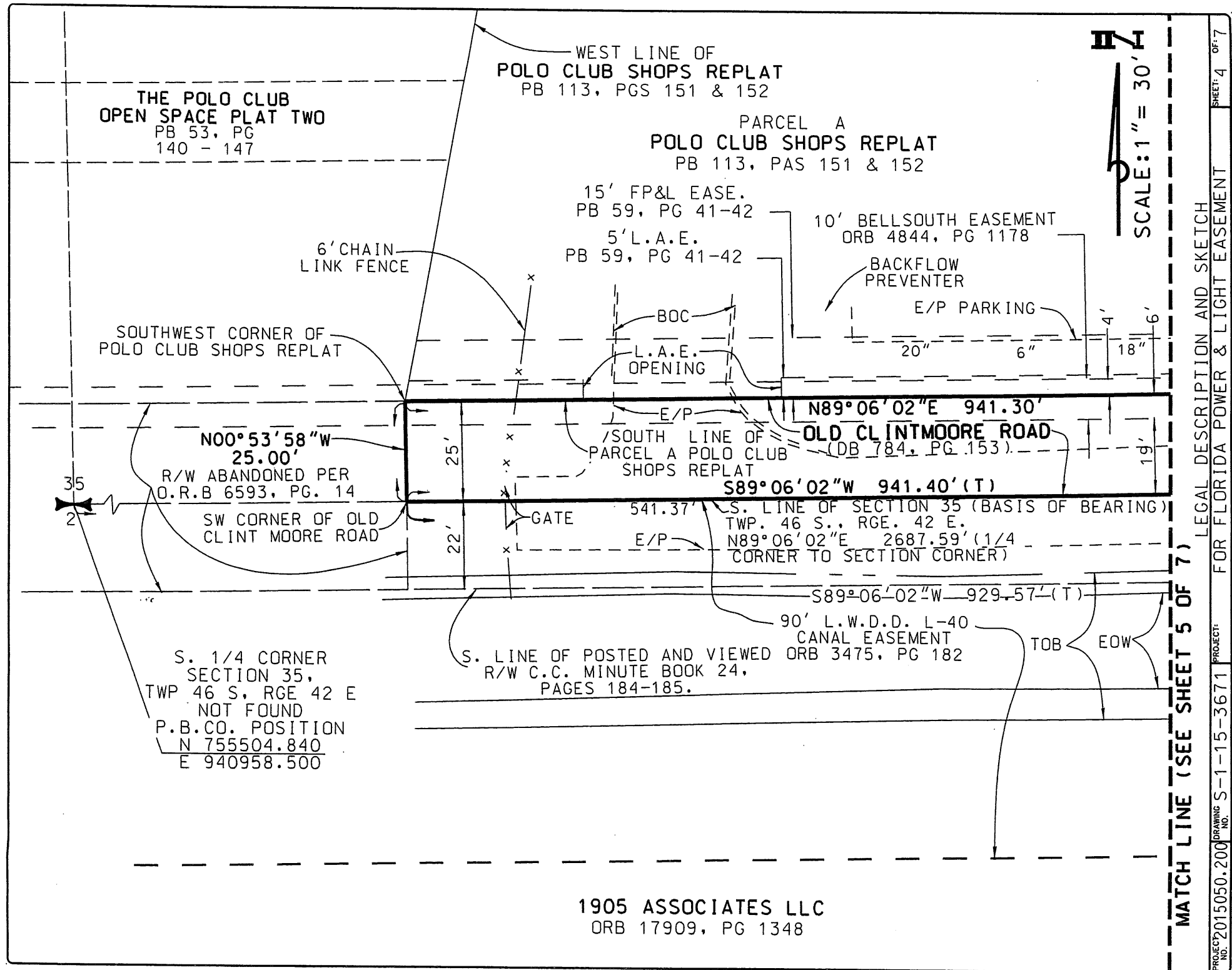

RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 53858

3/25/16
DATE

LEGAL DESCRIPTION AND SKETCH
FOR FLORIDA POWER & LIGHT EASEMENT

EXHIBIT C

Page 4 of 7



1905 ASSOCIATES LLC
ORB 17909, PG 1348

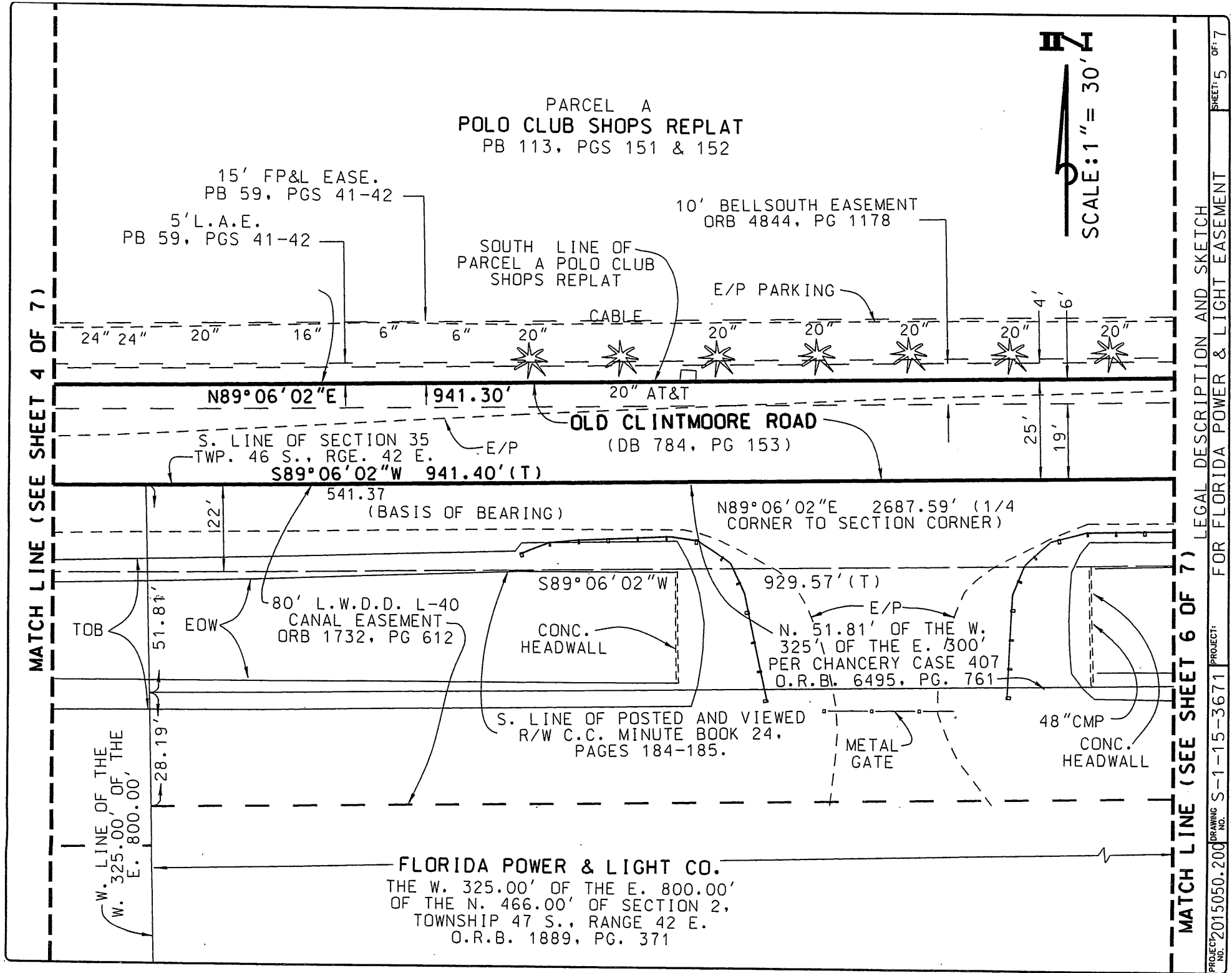


EXHIBIT C

Page 6 of 7

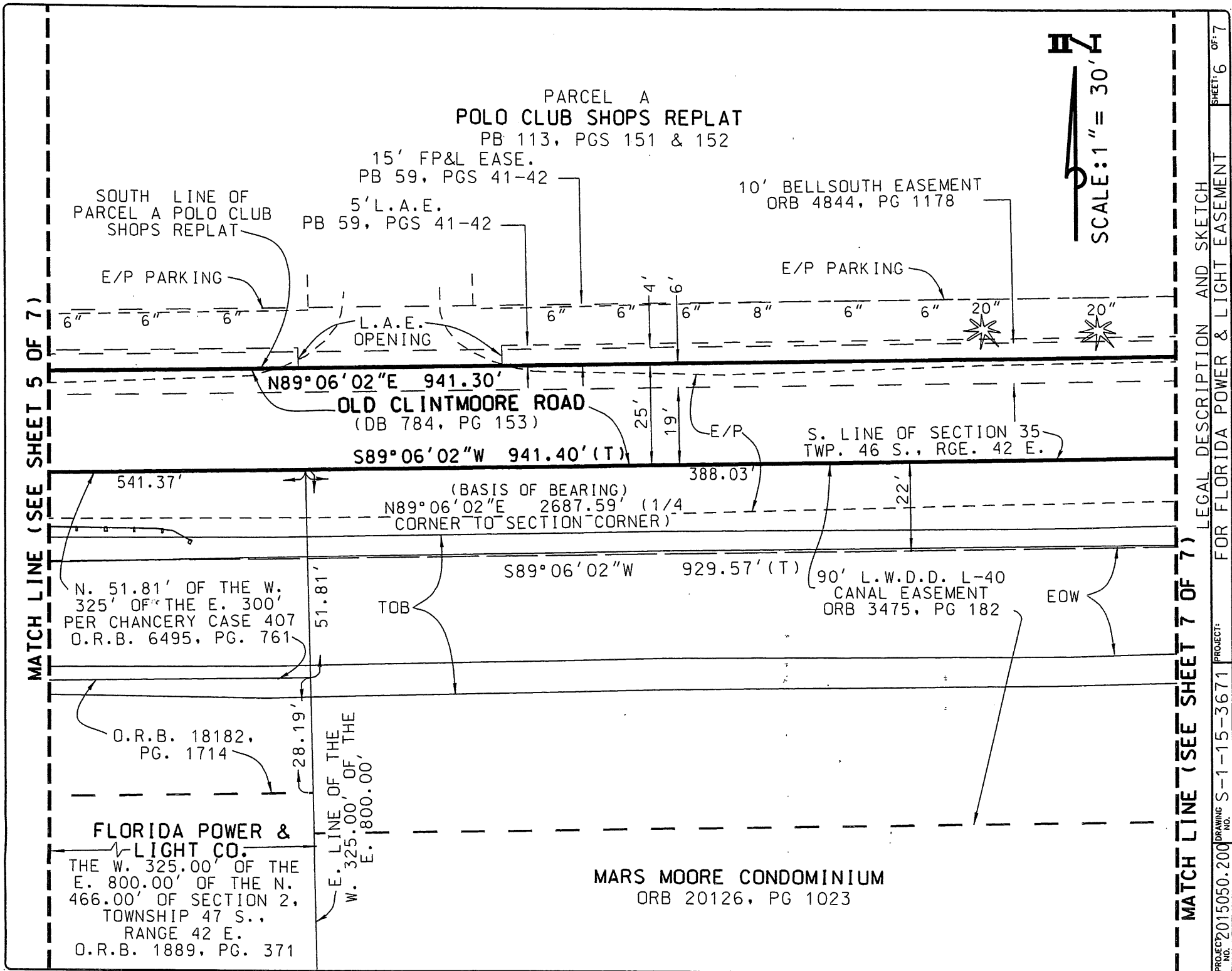


EXHIBIT C

Page 7 of 7

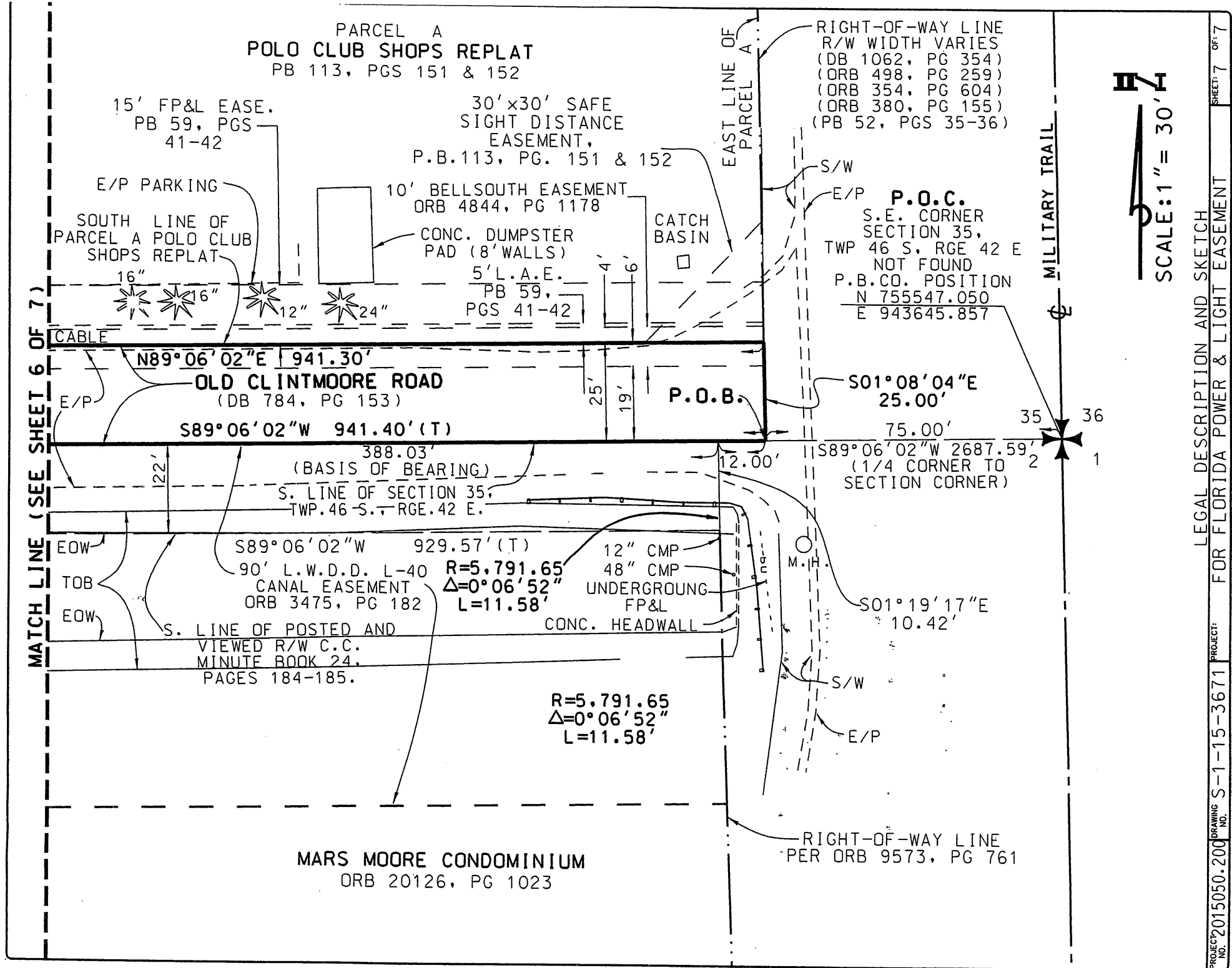


EXHIBIT D

EXHIBIT "D"

LEGAL DESCRIPTION

A STRIP OF LAND 25.00 FEET IN WIDTH FOR LAKE WORTH DRAINAGE DISTRICT EASEMENT PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST. KNOWN AS OLD CLINT MOORE ROAD, AS RECORDED IN DEED BOOK 784, PAGE 153 AND AS SHOWN ON THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°06'02" WEST, ALONG THE AFORESAID SOUTH LINE SECTION 35, A DISTANCE OF 941.40 FEET, THENCE NORTH 00°53'58" WEST A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE SAID POLO CLUB SHOPS REPLAT; THENCE NORTH 89°06'02" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OF POLO CLUB SHOPS REPLAT, A DISTANCE OF 941.30 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°08'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

SURVEYOR'S REPORT

1. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS TO PROVIDE AN EASEMENT TO LAKE WORTH DRAINAGE DISTRICT, WITHIN THE ABANDONED RIGHT-OF-WAY FOR "OLD CLINT MOORE ROAD". THIS SITE IS LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

2. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).

3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) OF SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 1093A, PAGES 04-07, DATED 03/1/15 - 03/30/15. INSTRUMENTS USED WERE THE TOPCON GTS 311, HUSKY 2500 (GRAY) DATA COLLECTOR, AND GPS UNIT 1.

5. FIELD WORK COMPLETED ON 03/30/2015.

6. THE FILE NAMES ARE 2015050.200 OLD CLINT MOORE RD.REF AND S-1-15-3623.DGN.


PROJECT NO. 2015050.200	SHEET: 1 OF: 7	PROJECT: LEGAL DESCRIPTION AND SKETCH FOR LAKE WORTH DRAINAGE DISTRICT EASEMENT		SCALE: 1" = 30' APPROVED: R.W.B. DRAWN: E.A.O. CHECKED: W.L.F. DATE: 5/06/16	NO. 1	REVISION	BY	DATE 3/24		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-15-3623.DGN	DRAWING NO. S-1-16-3726							

EXHIBIT D

Page 2 of 7

7. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
8. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
9. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
10. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
 - 10-1. COUNTY RIGHT-OF-WAY DEED AS RECORDED ON DEED BOOK 724, PAGE 497. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-2. COUNTY RIGHT-OF-WAY DEED AS RECORDED IN DEED BOOK 784, PAGE 153. SHOWN AND PLOTTED HEREON.
 - 10-3. LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 182. SHOWN AND PLOTTED HEREON.
 - 10-4. A LAKE WORTH DRAINAGE DISTRICT EASEMENT DOC. NO. 3785-C, RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 552. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-5. RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 1519, DOES NOT LIE WITHIN THE PARCEL SHOWN HEREON, HOWEVER THIS PORTION OF RIGHT-OF-WAY WAS SUBSEQUENTLY ABANDONED, (SEE ITEM NO. 7).
 - 10-6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH, AS RECORDED IN OFFICIAL RECORDS BOOK 4844, PAGE 1178. IS SHOWN AND PLOTTED HEREON.
 - 10-7. PALM BEACH COUNTY RESOLUTION NO. R-86-1108 RECORDED IN OFFICIAL RECORDS BOOK 4977, PAGE 1463.





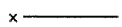

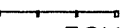


RESOLUTION ABANDONS THE NORTH 55.00 FEET OF THE SOUTH 80.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IS NOT SHOWN DUE TO THE ABANDONED PROPERTY BEING INCORPORATED IN SUBSEQUENT PLATS. IN ADDITION THE 55.00 FOOT STRIP LIES NORTH OF AND ADJACENT TO THE PARCEL BEING ABANDONED AS DESCRIBED HEREIN.
 - 10-8. CORRECTIVE EASEMENT DEED TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-9. EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4633, PAGE 761. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON AND WAS CORRECTED BY CORRECTIVE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703 (SEE ITEM NO. 8).
 - 10-10. PALM BEACH COUNTY RESOLUTION NO. R-90-1589 RECORDED IN OFFICIAL RECORDS BOOK 6593, PAGE 14. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. (SEE REFERENCE TO COUNTY COMMISSION MINUTES BOOK 24, PAGES 184-186, RECITED IN THE ABOVE RESOLUTION).
 - 10-11. PALM BEACH COUNTY RESOLUTION NO. R-92-302 RECORDED IN RESOLUTION FILE 47, NO. R-92-302. NOT A MATTER OF SURVEY.
 - 10-12. PLAT OF LE LAC AS RECORDED IN PLAT BOOK 39, PAGE 145. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON
 - 10-13. PLAT OF THE POLO CLUB SHOPS AS RECORDED IN PLAT BOOK 59, PAGE 41 AND 42. THIS HAS BEEN REPLATTED AS POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 (SEE ITEM NO. 14).
 - 10-14. POLO CLUB REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152. IS SHOWN AND PLOTTED HEREON.
11. 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.

LEGAL DESCRIPTION AND SKETCH FOR

EXHIBIT D

Page 3 of 7

LEGEND

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	(C) = CALCULATED	 = SIGN
L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	 = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B. =
ORB = OFFICIAL RECORD BOOK	TWP. = TOWNSHIP	 = WATER VALVE
P.O.B. = POINT OF BEGINNING	RGE. = RANGE	W.V. =
P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	 = FIRE HYDRANT
E/P = EDGE OF PAVEMENT	(T) = TOTAL	F.H. =
 = CHAIN LINK FENCE	PB = PLAT BOOK	 = STORM MANHOLE
 = GUARDRAIL	PG = PAGE	M.H. =
EOW = EDGE OF WATER	CONC. = CONCRETE	 = OAK TREE
R/W = RIGHT-OF-WAY	DB = DEED BOOK	 = BLACK OLIVE
BOC = BACK OF CURB	I.R. = IRON ROD	
TOB = TOP OF BANK	α = LIGHT POLE	
C.C. = COUNTY COMMISSION		

12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF POLO CLUB SHOPS REPLAT, AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND RESIDUAL LIMITS OF THE POSTED AND VIEWED RIGHT-OF-WAY AS PER COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, BEING THE NORTH 22.00 FEET OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "RAINAM" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.

14. COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000035055
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
(GRID DISTANCE) / (SCALE FACTOR) = GROUND DISTANCE

15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/COMMERCIAL) REQUIRED BY THIS SURVEY.

16. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND ACCOMPANYING SKETCH WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.


RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858


DATE

LEGAL DESCRIPTION AND SKETCH FOR

EXHIBIT D

Page 4 of 7

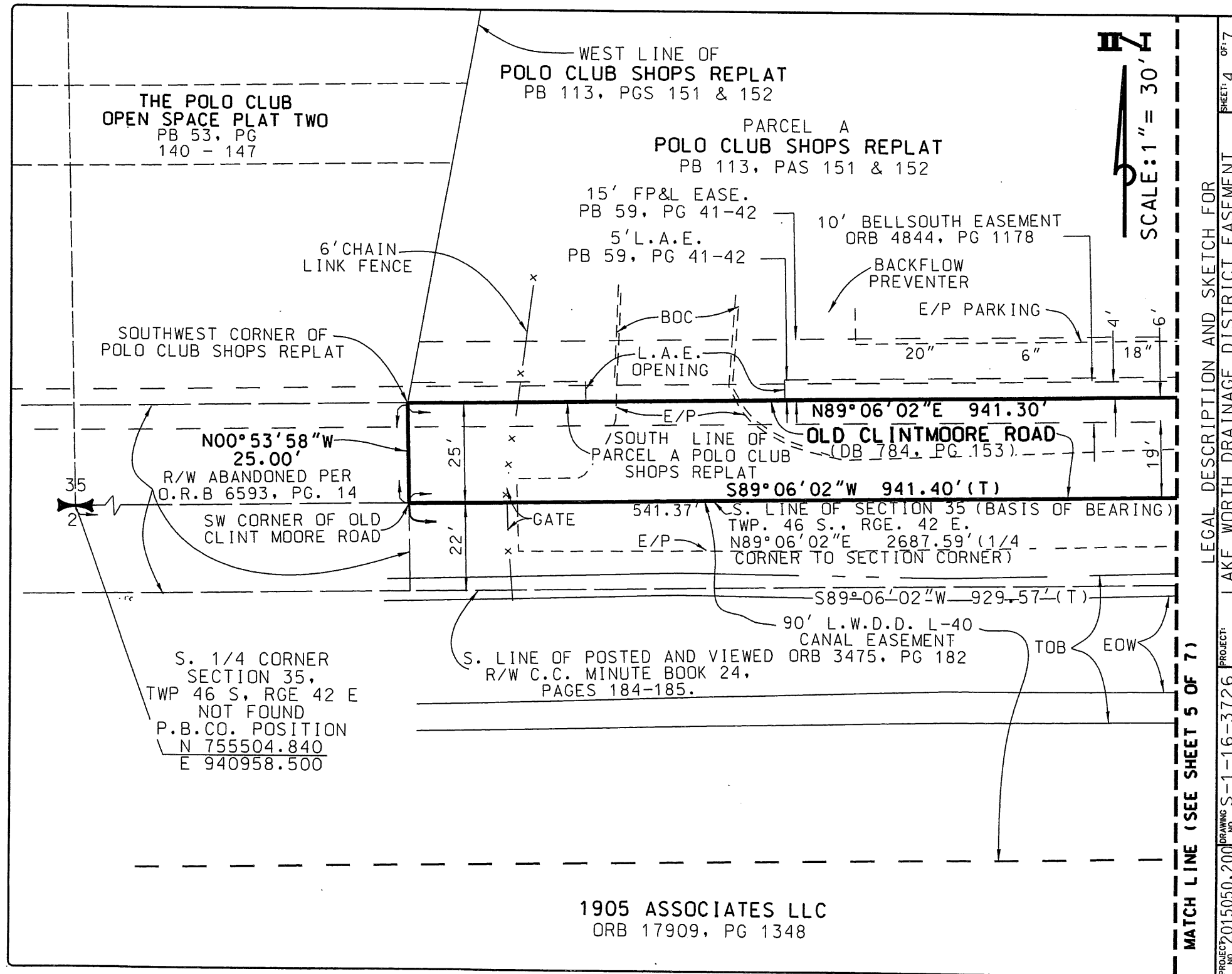


EXHIBIT D

Page 5 of 7

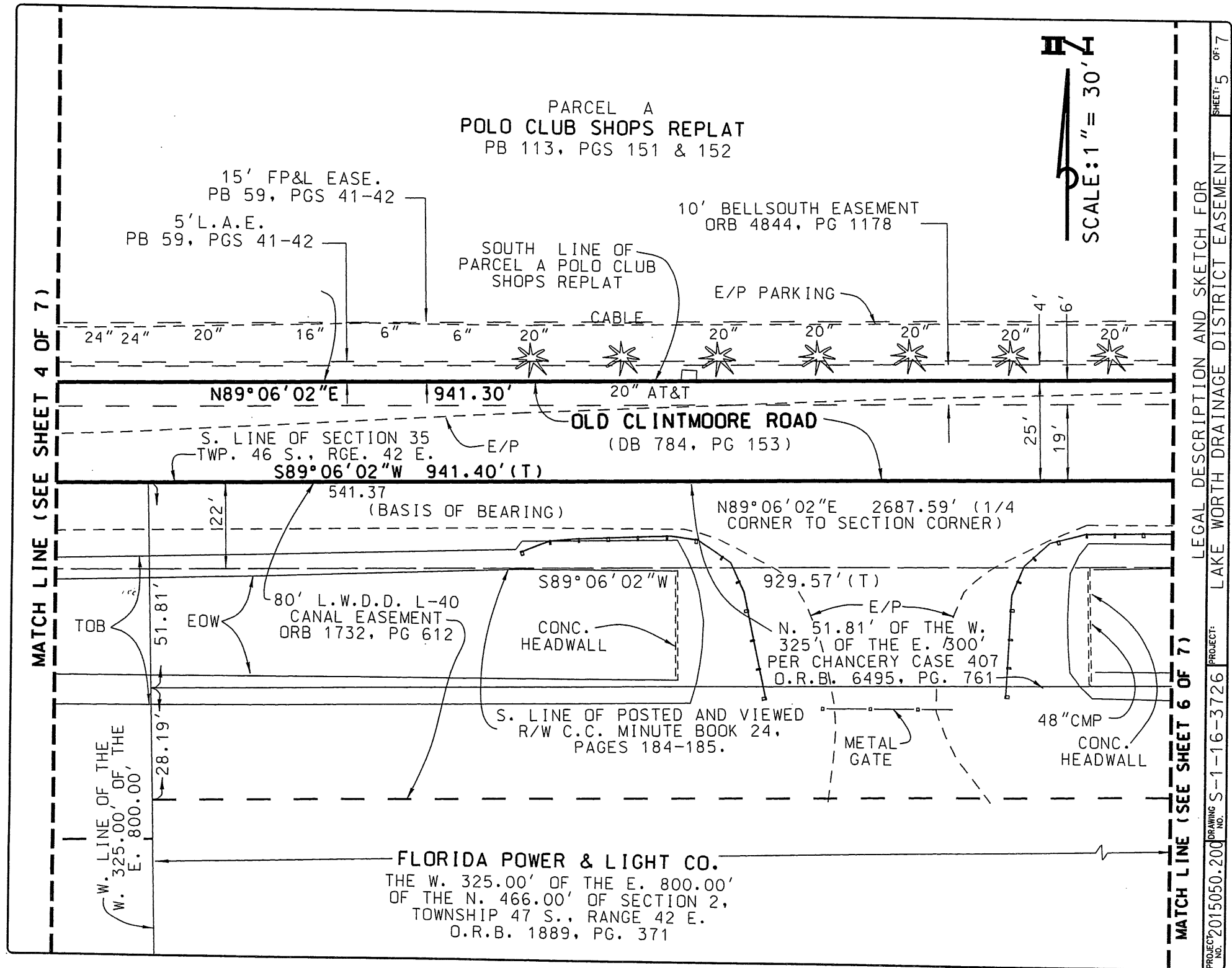


EXHIBIT D

Page 6 of 7

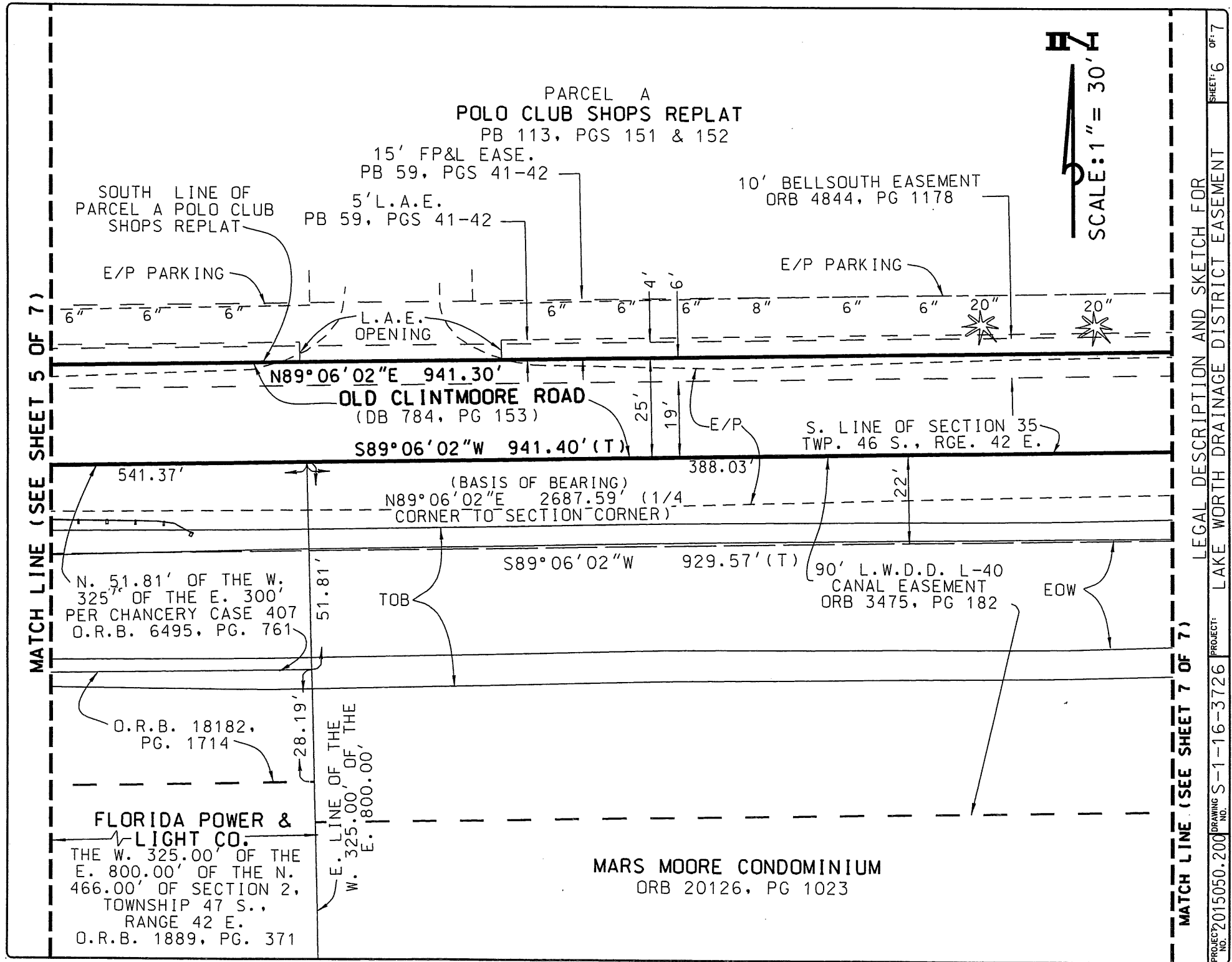


EXHIBIT "E"

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, KNOWN AS OLD CLINT MOORE ROAD, AS RECORDED IN DEED BOOK 784, PAGE 153 AND AS SHOWN ON THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152, AND A PORTION OF THE POSTED AND VIEWED RIGHT-OF-WAY AS DESCRIBED IN COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°06'02" WEST, ALONG THE AFORESAID SOUTH LINE SECTION 35, A DISTANCE OF 941.40 FEET, THENCE NORTH 00°53'58" WEST A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE SAID POLO CLUB SHOPS REPLAT; THENCE NORTH 89°06'02" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OF POLO CLUB SHOPS REPLAT, A DISTANCE OF 941.30 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°08'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

SURVEYOR'S REPORT

- 1. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO MAP EXISTING FEATURES WITHIN THE 47' RIGHT-OF-WAY FOR "OLD CLINT MOORE ROAD", TO AID IN THE ABANDONMENT PROCESS. THIS SITE IS LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2. HORIZONTAL CONTROL POINTS WERE ESTABLISHED WITHIN THE SITE AS SHOWN ON THIS SURVEY.
- 3. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).
- 4. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) OF SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 5. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 1093A, PAGES 04-07, DATED 03/1/15 - 03/30/15. INSTRUMENTS USED WERE THE TOPCON GTS 311, HUSKY 2500 (GRAY) DATA COLLECTOR, AND GPS UNIT 1.
- 6. FIELD WORK COMPLETED ON 03/30/2015.
- 7. THE FILE NAMES ARE 2015050.200 OLD CLINT MOORE RD.REF AND S-1-15-3623.DGN.


PROJECT NO. 2015050.200	SHEET: 1 OF: 7	PROJECT:		SCALE: 1" = 30'	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		BOUNDARY SURVEY FOR: OLD CLINT MOORE ROAD ABANDONMENT								
DESIGN FILE NAME S-1-15-3623.DGN		DRAWING NO. S-1-15-3623		APPROVED: R.W.B. DRAWN: E.A.D. CHECKED: W.L.F. DATE: 3/18/15 FIELD BOOK NO. N/A	1 2 3	ADDED INFO. GENERAL LEGAL & SKETCH	RB RB RB	4/4 6/17 3/25		

EXHIBIT E

Page 2 of 7

8. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
9. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
10. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
11. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
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BOUNDARY SURVEY FOR:

PROJECT NO. 2015050.200

DRAWING NO. S-1-15-3623

PROJECT:

OLD CLINT MOORE ROAD ABANDONMENT

SHEET: 2 OF: 7

LEGEND

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L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	□ = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B.
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P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	⊙ = FIRE HYDRANT
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x ————— = CHAIN LINK FENCE	PB = PLAT BOOK	○ = STORM MANHOLE
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EOW = EDGE OF WATER	CONC. = CONCRETE	◯ = OAK TREE
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THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.

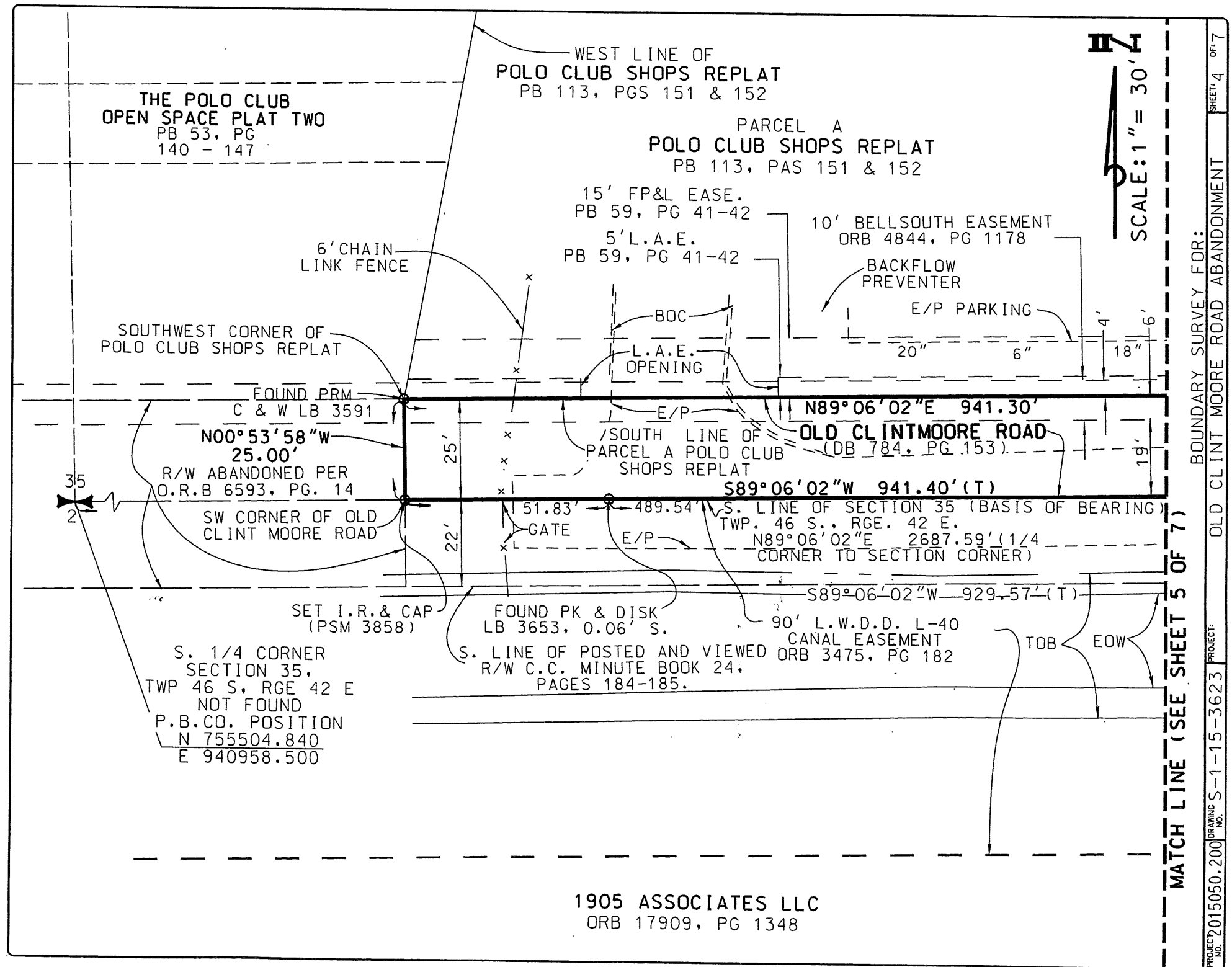
Richard W. Buscell
RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858

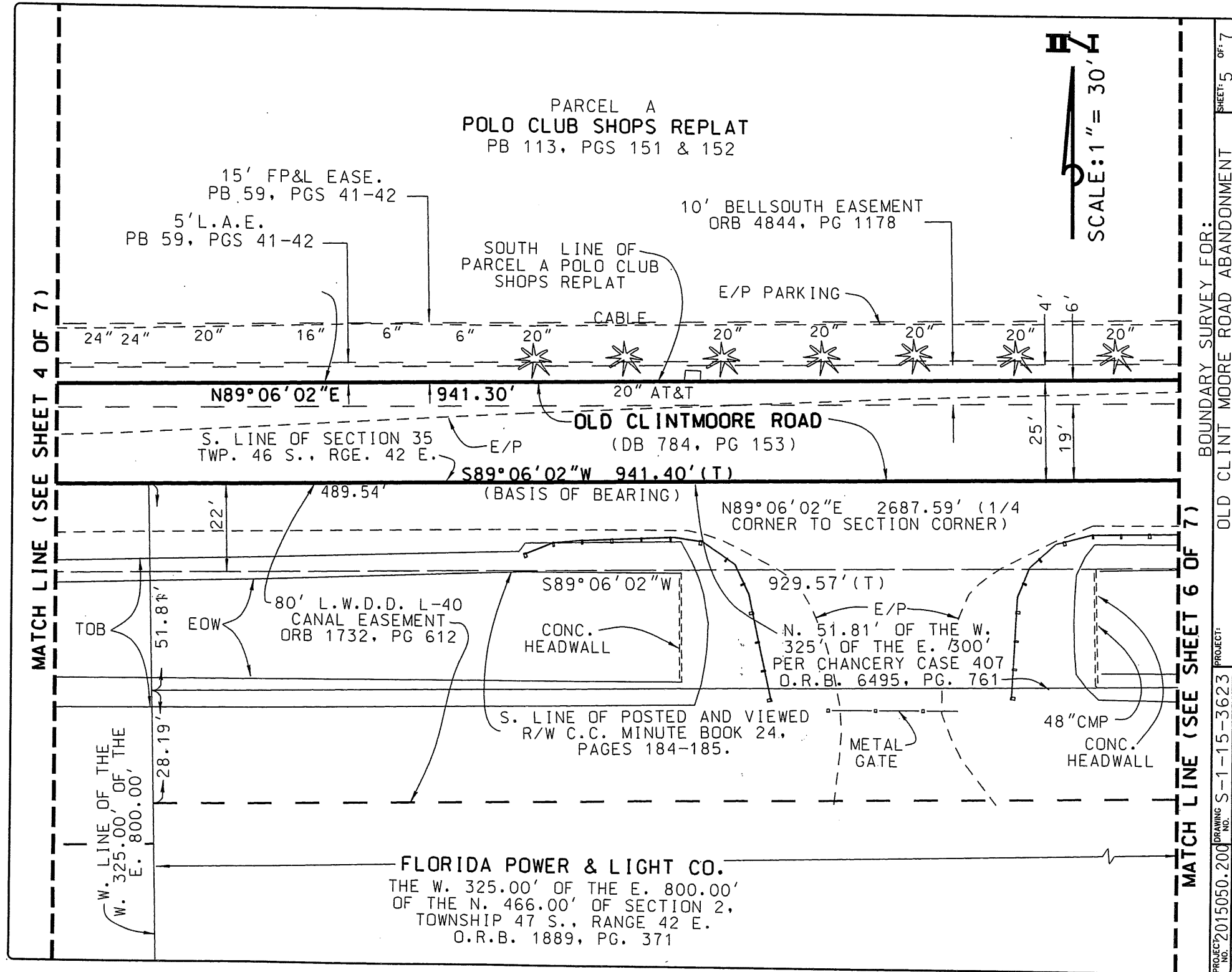
3/25/16
DATE

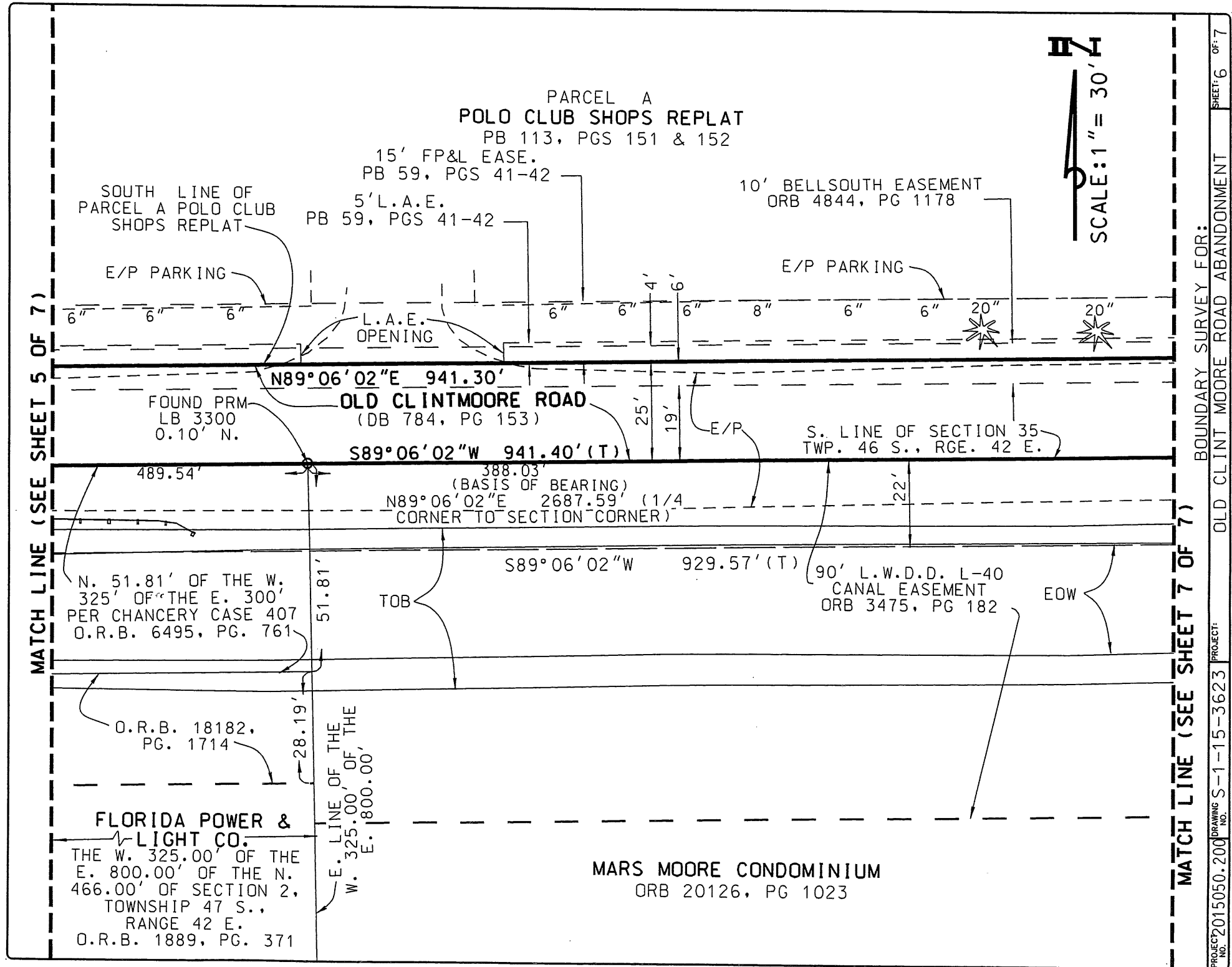
BOUNDARY SURVEY FOR:

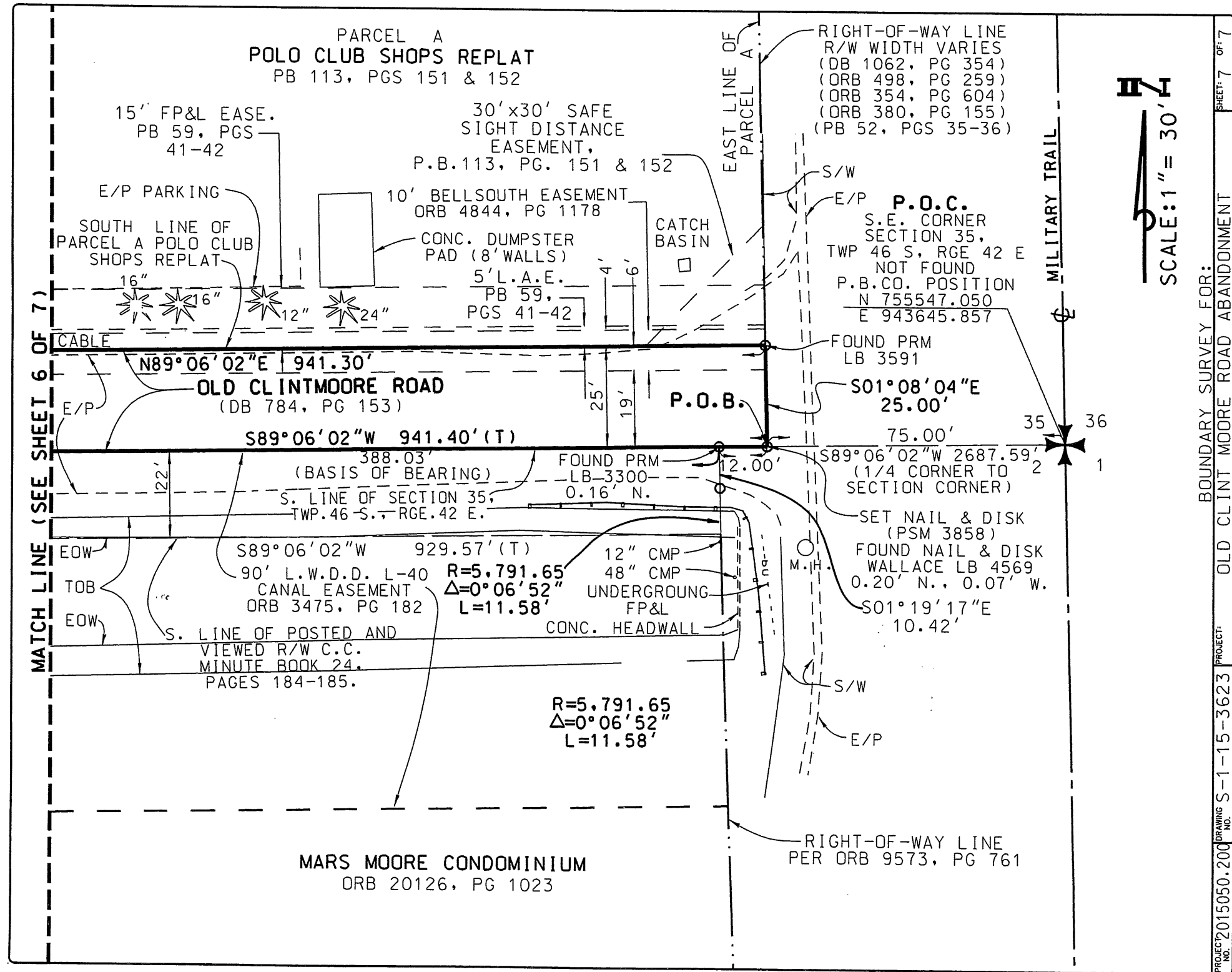
EXHIBIT E

Page 4 of 7









Prepared By and
After Recording Return to:

Seth S. Sheitelman, Esq.
Florida Power & Light Company (LAW/JB)
700 Universe Boulevard
Juno Beach, Florida 33408

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners whose address is 301 N. Olive Avenue, West Palm Beach, Florida 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), a non-exclusive easement forever for a right-of-way, forty-seven (47) 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 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 Easement Area, 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 non-exclusive 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, or maintain the existing road on the Easement Area necessary for Grantee to access Grantee's facilities situated on the property located adjacent to the Easement Area until such time when an alternate access to Grantee's Facilities is available, 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.

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, and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor 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.

(Signature and Notary on Following Page)

(REMAINDER OF PAGE LEFT BLANK)

IN WITNESS WHEREOF, Grantor has executed this Agreement this ____ day of _____, 20 ____.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: *U. B. Heman*
Assistant County Attorney

By: *Stuart Connell* 10/23/17
Department Director

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

On this ____ day of _____, 20__ 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.

NOTARY PUBLIC, STATE OF FLORIDA
Print name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION


A STRIP OF LAND 25.00 FEET IN WIDTH FOR FLORIDA POWER AND LIGHT COMPANY EASEMENT PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST. KNOWN AS OLD CLINT MOORE ROAD, AS RECORDED IN DEED BOOK 784, PAGE 153 AND AS SHOWN ON THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°06'02" WEST, ALONG THE AFORESAID SOUTH LINE SECTION 35, A DISTANCE OF 941.40 FEET, THENCE NORTH 00°53'58" WEST A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE SAID POLO CLUB SHOPS REPLAT; THENCE NORTH 89°06'02" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OF POLO CLUB SHOPS REPLAT, A DISTANCE OF 941.30 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°08'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

SURVEYOR'S REPORT

1. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS TO PROVIDE AN EASEMENT TO FLORIDA POWER & LIGHT CO. WITHIN THE ABANDONED RIGHT-OF-WAY FOR "OLD CLINT MOORE ROAD". THIS SITE IS LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).
3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) OF SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 1093A, PAGES 04-07, DATED 03/1/15 - 03/30/15. INSTRUMENTS USED WERE THE TOPCON GTS 311, HUSKY 2500 (GRAY) DATA COLLECTOR, AND GPS UNIT 1.
5. FIELD WORK COMPLETED ON 03/30/2015.
6. THE FILE NAMES ARE 2015050.200 OLD CLINT MOORE RD.REF AND S-1-15-3623.DGN.

PROJECT NO. 2015050.200	SHEET: 1 OF: 7	PROJECT: LEGAL DESCRIPTION AND SKETCH FOR FLORIDA POWER & LIGHT EASEMENT		DATE 9/16/15 DRAWN E.A.O. CHECKED W.L.F.	SCALE 1" = 30'	APPROVED R.W.B.	FIELD BOOK NO. 1093A	NO. 1	REVISION	BY	DATE
		LEGAL & SKETCH	1						3/24		
DESIGN FILE NAME S-1-15-3623.DGN		DRAWING NO. S-1-15-3671		<div>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411</div>							

7. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
8. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
9. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
10. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
 - 10-1. COUNTY RIGHT-OF-WAY DEED AS RECORDED ON DEED BOOK 724, PAGE 497. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-2. COUNTY RIGHT-OF-WAY DEED AS RECORDED IN DEED BOOK 784, PAGE 153. SHOWN AND PLOTTED HEREON.
 - 10-3. LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 182. SHOWN AND PLOTTED HEREON.
 - 10-4. A LAKE WORTH DRAINAGE DISTRICT EASEMENT DOC. NO. 3785-C, RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 552. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-5. RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 1519, DOES NOT LIE WITHIN THE PARCEL SHOWN HEREON, HOWEVER THIS PORTION OF RIGHT-OF-WAY WAS SUBSEQUENTLY ABANDONED, (SEE ITEM NO. 7).
 - 10-6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH, AS RECORDED IN OFFICIAL RECORDS BOOK 4844, PAGE 1178. IS SHOWN AND PLOTTED HEREON.
 - 10-7. PALM BEACH COUNTY RESOLUTION NO. R-86-1108 RECORDED IN OFFICIAL RECORDS BOOK 4977, PAGE 1463.

RESOLUTION ABANDONS THE NORTH 55.00 FEET OF THE SOUTH 80.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IS NOT SHOWN DUE TO THE ABANDONED PROPERTY BEING INCORPORATED IN SUBSEQUENT PLATS. IN ADDITION THE 55.00 FOOT STRIP LIES NORTH OF AND ADJACENT TO THE PARCEL BEING ABANDONED AS DESCRIBED HEREIN.
 - 10-8. CORRECTIVE EASEMENT DEED TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
 - 10-9. EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4633, PAGE 761. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON AND WAS CORRECTED BY CORRECTIVE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703 (SEE ITEM NO. 8).
 - 10-10. PALM BEACH COUNTY RESOLUTION NO. R-90-1589 RECORDED IN OFFICIAL RECORDS BOOK 6593, PAGE 14. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. (SEE REFERENCE TO COUNTY COMMISSION MINUTES BOOK 24, PAGES 184-186, RECITED IN THE ABOVE RESOLUTION).
 - 10-11. PALM BEACH COUNTY RESOLUTION NO. R-92-302 RECORDED IN RESOLUTION FILE 47, NO. R-92-302. NOT A MATTER OF SURVEY.
 - 10-12. PLAT OF LE LAC AS RECORDED IN PLAT BOOK 39, PAGE 145. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON
 - 10-13. PLAT OF THE POLO CLUB SHOPS AS RECORDED IN PLAT BOOK 59, PAGE 41 AND 42. THIS HAS BEEN REPLATTED AS POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 (SEE ITEM NO. 14).
 - 10-14. POLO CLUB REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152. IS SHOWN AND PLOTTED HEREON.
11. 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.






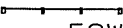


LEGAL DESCRIPTION AND SKETCH

PROJECT NO. 2015050.200 DRAWING NO. S-1-15-3671

PROJECT: FOR FLORIDA POWER & LIGHT EASEMENT

SHEET: 2 OF: 7

LEGEND

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	(C) = CALCULATED	 = SIGN
L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	 = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B. =
ORB = OFFICIAL RECORD BOOK	TWP. = TOWNSHIP	 = WATER VALVE
P.O.B. = POINT OF BEGINNING	RGE. = RANGE	W.V. =
P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	 = FIRE HYDRANT
E/P = EDGE OF PAVEMENT	(T) = TOTAL	F.H. =
x ————— = CHAIN LINK FENCE	PB = PLAT BOOK	 = STORM MANHOLE
 = GUARDRAIL	PG = PAGE	M.H. =
EOW = EDGE OF WATER	CONC. = CONCRETE	 = OAK TREE
R/W = RIGHT-OF-WAY	DB = DEED BOOK	 = BLACK OLIVE
BOC = BACK OF CURB	I.R. = IRON ROD	
TOB = TOP OF BANK	α = LIGHT POLE	
C.C. = COUNTY COMMISSION		

12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF POLO CLUB SHOPS REPLAT, AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND RESIDUAL LIMITS OF THE POSTED AND VIEWED RIGHT-OF-WAY AS PER COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, BEING THE NORTH 22.00 FEET OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "RAINAM" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.

14. COORDINATES SHOWN ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000035055
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 (GRID DISTANCE) / (SCALE FACTOR) = GROUND DISTANCE

15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/COMMERCIAL) REQUIRED BY THIS SURVEY.


16. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND ACCOMPANYING SKETCH WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.


 RICHARD W. BUSSELL, P.S.M.
 FLORIDA CERTIFICATE NO. 3858

4/19/17
 DATE

LEGAL DESCRIPTION AND SKETCH

THE POLO CLUB
OPEN SPACE PLAT TWO
PB 53, PG
140 - 147

WEST LINE OF
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PAS 151 & 152

15' FP&L EASE.
PB 59, PG 41-42
5' L.A.E.
PB 59, PG 41-42

10' BELLSOUTH EASEMENT
ORB 4844, PG 1178

BACKFLOW
PREVENTER

E/P PARKING

6' CHAIN
LINK FENCE

SOUTHWEST CORNER OF
POLO CLUB SHOPS REPLAT

BOC
L.A.E.
OPENING

N00°53'58"W
25.00'

R/W ABANDONED PER
O.R.B 6593, PG. 14

SW CORNER OF OLD
CLINT MOORE ROAD

1/4 SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

N89°06'02"E 941.30'
OLD CLINTMOORE ROAD
(DB 784, PG 153)

S89°06'02"W 941.40' (T)

541.37' S. LINE OF SECTION 35 (BASIS OF BEARING)
TWP. 46 S., RGE. 42 E.
N89°06'02"E 2687.59' (1/4
CORNER TO SECTION CORNER)

S89°06'02"W 929.57' (T)

90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

S. LINE OF POSTED AND VIEWED
R/W C.C. MINUTE BOOK 24,
PAGES 184-185.

S. 1/4 CORNER
SECTION 35,
TWP 46 S., RGE 42 E
NOT FOUND
P.B.CO. POSITION
N 755504.840
E 940958.500

SCALE: 1" = 30'

MATCH LINE (SEE SHEET 5 OF 7)

LEGAL DESCRIPTION AND SKETCH
FOR FLORIDA POWER & LIGHT EASEMENT

PROJECT NO. 2015050.200 DRAWING S-1-15-3671

SHEET 4 OF 7

1905 ASSOCIATES LLC
ORB 17909, PG 1348

MATCH LINE (SEE SHEET 4 OF 7)

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

SCALE: 1" = 30'

15' FP&L EASE.
PB 59, PGS 41-42
5' L.A.E.
PB 59, PGS 41-42

10' BELL SOUTH EASEMENT
ORB 4844, PG 1178

SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

E/P PARKING

CABLE

24" 24" 20" 16" 6" 6" 20" 20" 20" 20" 4' 6'

N89°06'02"E 941.30'
S. LINE OF SECTION 35
TWP. 46 S., RGE. 42 E.
S89°06'02"W 941.40' (T)

20" AT&T
OLD CLINTMOORE ROAD
(DB 784, PG 153)

541.37
(BASIS OF BEARING)

N89°06'02"E 2687.59' (1/4
CORNER TO SECTION CORNER)

TOB

EOW

80' L.W.D.D. L-40
CANAL EASEMENT
ORB 1732, PG 612

S89°06'02"W

CONC.
HEADWALL

929.57' (T)
E/P
N. 51.81' OF THE W.
325' OF THE E. 300'
PER CHANCERY CASE 407
O.R.B. 6495, PG. 761

S. LINE OF POSTED AND VIEWED
R/W C.C. MINUTE BOOK 24,
PAGES 184-185.

METAL
GATE

48" CMP
CONC.
HEADWALL

W. LINE OF THE
W. 325.00' OF THE
E. 800.00'

28.19'

51.81'

22'

FLORIDA POWER & LIGHT CO.
THE W. 325.00' OF THE E. 800.00'
OF THE N. 466.00' OF SECTION 2,
TOWNSHIP 47 S., RANGE 42 E.
O.R.B. 1889, PG. 371

MATCH LINE (SEE SHEET 6 OF 7)

LEGAL DESCRIPTION AND SKETCH
FOR FLORIDA POWER & LIGHT EASEMENT
PROJECT: S-1-15-3671
DRAWING NO. 2015050.200
SHEET: 5 OF: 7

MATCH LINE (SEE SHEET 5 OF 7)

SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

E/P PARKING

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152
15' FP&L EASE.
PB 59, PGS 41-42
5' L.A.E.
PB 59, PGS 41-42

L.A.E.
OPENING

10' BELL SOUTH EASEMENT
ORB 4844, PG 1178

E/P PARKING

N89°06'02"E 941.30'

OLD CLINTMOORE ROAD
(DB 784, PG 153)

S89°06'02"W 941.40' (T)

S. LINE OF SECTION 35
TWP. 46 S., RGE. 42 E.

541.37'

(BASIS OF BEARING)
N89°06'02"E 2687.59' (1/4
CORNER TO SECTION CORNER)

388.03'

S89°06'02"W 929.57' (T)

N. 51.81' OF THE W.
325' OF THE E. 300'
PER CHANCERY CASE 407
O.R.B. 6495, PG. 761

TOB

90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

EOW

O.R.B. 18182,
PG. 1714

FLORIDA POWER &
LIGHT CO.
THE W. 325.00' OF THE
E. 800.00' OF THE N.
466.00' OF SECTION 2,
TOWNSHIP 47 S.,
RANGE 42 E.
O.R.B. 1889, PG. 371

E. LINE OF THE
W. 325.00' OF THE
E. 800.00'

MARS MOORE CONDOMINIUM
ORB 20126, PG 1023

SCALE: 1" = 30'

MATCH LINE (SEE SHEET 7 OF 7)

LEGAL DESCRIPTION AND SKETCH
FOR FLORIDA POWER & LIGHT EASEMENT

PROJECT NO. 2015050.200
DRAWING NO. S-1-15-3671

SHEET 6 OF 7

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

RIGHT-OF-WAY LINE
R/W WIDTH VARIES
(DB 1062, PG 354)
(ORB 498, PG 259)
(ORB 354, PG 604)
(ORB 380, PG 155)
(PB 52, PGS 35-36)

H/I
SCALE: 1" = 30'

LEGAL DESCRIPTION AND SKETCH
FOR FLORIDA POWER & LIGHT EASEMENT

PROJECT NO. 2015050.200
DRAWING NO. S-1-15-3671
PROJECT: LEGAL DESCRIPTION AND SKETCH
FOR FLORIDA POWER & LIGHT EASEMENT
SHEET: 7 OF 7

MATCH LINE (SEE SHEET 6 OF 7)

EAST LINE OF
PARCEL A

MILITARY TRAIL

15' FP&L EASE.
PB 59, PGS
41-42

30'x30' SAFE
SIGHT DISTANCE
EASEMENT,
P.B.113, PG. 151 & 152

E/P PARKING

SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

10' BELL SOUTH EASEMENT
ORB 4844, PG 1178

CONC. DUMPSTER
PAD (8' WALLS)

CATCH
BASIN

5' L.A.E.
PB 59,
PGS 41-42

CABLE

N89°06'02"E 941.30'

OLD CLINTMOORE ROAD
(DB 784, PG 153)

S89°06'02"W 941.40' (T)

P.O.B.

S01°08'04"E
25.00'

75.00'
S89°06'02"W 2687.59'
(1/4 CORNER TO
SECTION CORNER)

388.03'
(BASIS OF BEARING)

S. LINE OF SECTION 35,
TWP.46 S., RGE.42 E.

S89°06'02"W 929.57' (T)

90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

S. LINE OF POSTED AND
VIEWED R/W C.C.
MINUTE BOOK 24,
PAGES 184-185.

12" CMP
48" CMP
UNDERGROUND
FP&L
CONC. HEADWALL

R=5,791.65
 $\Delta=0^{\circ}06'52''$
L=11.58'

S01°19'17"E
10.42'

S/W

E/P

RIGHT-OF-WAY LINE
PER ORB 9573, PG 761

MARS MOORE CONDOMINIUM
ORB 20126, PG 1023

Return to:
Palm Beach County
Land Development Division
2300 North Jog Road
West Palm Beach, Florida 33411-2745

UTILITY EASEMENT

This UTILITY EASEMENT is granted _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2300 North Jog Road, West Palm Beach, Florida 33411-2745 ("Grantor") to **BELLSOUTH TELECOMMUNICATIONS, LLC, d/b/a AT&T Florida**, a Georgia corporation authorized to do business in Florida, whose legal mailing address is 120 North K Street, Room 3D-05, Lake Worth, Florida 33460 ("Grantee").

W I T N E S S E T H:

That the said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement ("Utility Easement") for the construction, operation and maintenance of communications facilities, standby generators and associated fuel supply systems (collectively "Facilities"), as necessary from time to time; with the right to reconstruct, improve, add to, enlarge, change the size of and remove such Facilities or any of them within an easement upon, over and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

Together with the right to permit any other person, firm or corporation to attach wires to any Facilities hereunder and lay cable and conduit within the Easement Premises and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises, and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.
3. The grant of this Utility Easement shall in no way restrict the right and interest of Grantor, its successors and assigns, in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.
4. By exercise of the rights granted to Grantee by this instrument, Grantee acknowledges and agrees that the conditions and restrictions imposed herein shall bind and be enforceable against Grantee, its successors and assigns to the same extent as if such party had physically executed this instrument.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name,
by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

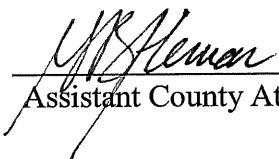
SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By: 
Department Director 10/23/17

EXHIBIT "A"

LEGAL DESCRIPTION


A STRIP OF LAND 25.00 FEET IN WIDTH FOR A. T. & T. EASEMENT PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST. KNOWN AS OLD CLINT MOORE ROAD, AS RECORDED IN DEED BOOK 784, PAGE 153 AND AS SHOWN ON THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°06'02" WEST, ALONG THE AFORESAID SOUTH LINE SECTION 35, A DISTANCE OF 941.40 FEET, THENCE NORTH 00°53'58" WEST A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE SAID POLO CLUB SHOPS REPLAT; THENCE NORTH 89°06'02" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OF POLO CLUB SHOPS REPLAT, A DISTANCE OF 941.30 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°08'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

SURVEYOR'S REPORT

1. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS TO PROVIDE AN EASEMENT TO A. T. & T., WITHIN THE ABANDONED RIGHT-OF-WAY FOR "OLD CLINT MOORE ROAD". THIS SITE IS LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).
3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) OF SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 1093A, PAGES 04-07, DATED 03/1/15 - 03/30/15. INSTRUMENTS USED WERE THE TOPCON GTS 311, HUSKY 2500 (GRAY) DATA COLLECTOR, AND GPS UNIT 1.
5. FIELD WORK COMPLETED ON 03/30/2015.
6. THE FILE NAMES ARE 2015050.200 OLD CLINT MOORE RD.REF AND S-1-15-3623.DGN.

PROJECT NO. 2015050.200	SHEET 1 OF 7	PROJECT: LEGAL DESCRIPTION AND SKETCH FOR A. T. & T. EASEMENT		SCALE: 1" = 30'	NO. 1	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-15-3623.DGN	DRAWING NO. S-1-16-3724							
		APPROVED: R. W. B. E.A.D. CHECKED: W. L. F. DATE: 5/06/16		FIELD BOOK NO. 1093A						

7. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
8. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
9. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
10. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
- 10-1. COUNTY RIGHT-OF-WAY DEED AS RECORDED ON DEED BOOK 724, PAGE 497. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
- 10-2. COUNTY RIGHT-OF-WAY DEED AS RECORDED IN DEED BOOK 784, PAGE 153. SHOWN AND PLOTTED HEREON.
- 10-3. LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 182. SHOWN AND PLOTTED HEREON.
- 10-4. A LAKE WORTH DRAINAGE DISTRICT EASEMENT DOC. NO. 3785-C, RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 552. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
- 10-5. RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 1519, DOES NOT LIE WITHIN THE PARCEL SHOWN HEREON, HOWEVER THIS PORTION OF RIGHT-OF-WAY WAS SUBSEQUENTLY ABANDONED, (SEE ITEM NO. 7).
- 10-6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH, AS RECORDED IN OFFICIAL RECORDS BOOK 4844, PAGE 1178. IS SHOWN AND PLOTTED HEREON.
- 10-7. PALM BEACH COUNTY RESOLUTION NO. R-86-1108 RECORDED IN OFFICIAL RECORDS BOOK 4977, PAGE 1463.
- RESOLUTION ABANDONS THE NORTH 55.00 FEET OF THE SOUTH 80.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IS NOT SHOWN DUE TO THE ABANDONED PROPERTY BEING INCORPORATED IN SUBSEQUENT PLATS. IN ADDITION THE 55.00 FOOT STRIP LIES NORTH OF AND ADJACENT TO THE PARCEL BEING ABANDONED AS DESCRIBED HEREIN.
- 10-8. CORRECTIVE EASEMENT DEED TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
- 10-9. EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4633, PAGE 761. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON AND WAS CORRECTED BY CORRECTIVE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703 (SEE ITEM NO. 8).
- 10-10. PALM BEACH COUNTY RESOLUTION NO. R-90-1589 RECORDED IN OFFICIAL RECORDS BOOK 6593, PAGE 14. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. (SEE REFERENCE TO COUNTY COMMISSION MINUTES BOOK 24, PAGES 184-186, RECITED IN THE ABOVE RESOLUTION).
- 10-11. PALM BEACH COUNTY RESOLUTION NO. R-92-302 RECORDED IN RESOLUTION FILE 47, NO. R-92-302. NOT A MATTER OF SURVEY.
- 10-12. PLAT OF LE LAC AS RECORDED IN PLAT BOOK 39, PAGE 145. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON
- 10-13. PLAT OF THE POLO CLUB SHOPS AS RECORDED IN PLAT BOOK 59, PAGE 41 AND 42. THIS HAS BEEN REPLATTED AS POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 (SEE ITEM NO. 14).
- 10-14. POLO CLUB REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152. IS SHOWN AND PLOTTED HEREON.
11. 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.

LEGAL DESCRIPTION AND SKETCH







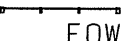



PROJECT NO. 2015050.200 DRAWING NO. S-1-16-3724

PROJECT:

FOR A. T. & T. EASEMENT

SHEET: 2 OF 7

LEGEND

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	(C) = CALCULATED	 = SIGN
L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	 = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B.
ORB = OFFICIAL RECORD BOOK	TWP. = TOWNSHIP	 = WATER VALVE
P.O.B. = POINT OF BEGINNING	RGE. = RANGE	W.V.
P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	 = FIRE HYDRANT
E/P = EDGE OF PAVEMENT	(T) = TOTAL	F.H.
 = CHAIN LINK FENCE	PB = PLAT BOOK	 = STORM MANHOLE
 = GUARDRAIL	PG = PAGE	M.H.
EOW = EDGE OF WATER	CONC. = CONCRETE	 = OAK TREE
R/W = RIGHT-OF-WAY	DB = DEED BOOK	 = BLACK OLIVE
BOC = BACK OF CURB	I.R. = IRON ROD	
TOB = TOP OF BANK	 = LIGHT POLE	
C.C. = COUNTY COMMISSION		

12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF POLO CLUB SHOPS REPLAT, AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND RESIDUAL LIMITS OF THE POSTED AND VIEWED RIGHT-OF-WAY AS PER COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, BEING THE NORTH 22.00 FEET OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "RAINAM" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.

14. COORDINATES SHOWN ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000035055
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 (GRID DISTANCE) / (SCALE FACTOR) = GROUND DISTANCE

15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/COMMERCIAL) REQUIRED BY THIS SURVEY.

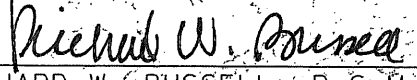
16. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND ACCOMPANYING SKETCH WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.


 RICHARD W. BUSSELL, P.S.M.
 FLORIDA CERTIFICATE NO. 3858

4/19/17
 DATE

LEGAL DESCRIPTION AND SKETCH FOR A. T. & T. EASEMENT

THE POLO CLUB
OPEN SPACE PLAT TWO
PB 53, PG
140 - 147

WEST LINE OF
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PAS 151 & 152

15' FP&L EASE.
PB 59, PG 41-42
5' L.A.E.
PB 59, PG 41-42

10' BELLSOUTH EASEMENT
ORB 4844, PG 1178

BACKFLOW
PREVENTER

E/P PARKING

6' CHAIN
LINK FENCE

SOUTHWEST CORNER OF
POLO CLUB SHOPS REPLAT

BOC
L.A.E.
OPENING

$N00^{\circ}53'58"W$
25.00'

R/W ABANDONED PER
O.R.B 6593, PG. 14

SW CORNER OF OLD
CLINT MOORE ROAD

E/P
SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT
 $N89^{\circ}06'02"E$ 941.30'
OLD CLINTMOORE ROAD
(DB 784, PG 153)

$S89^{\circ}06'02"W$ 941.40' (T)

GATE

541.37'
S. LINE OF SECTION 35 (BASIS OF BEARING)
TWP. 46 S., RGE. 42 E.
 $N89^{\circ}06'02"E$ 2687.59' (1/4
CORNER TO SECTION CORNER)

$S89^{\circ}06'02"W$ 929.57' (T)

90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

S. LINE OF POSTED AND VIEWED
R/W C.C. MINUTE BOOK 24,
PAGES 184-185.

S. 1/4 CORNER
SECTION 35,
TWP 46 S., RGE 42 E
NOT FOUND
P.B.CO. POSITION
N 755504.840
E 940958.500

SCALE: 1" = 30'

LEGAL DESCRIPTION AND SKETCH
FOR A. T. & T. EASEMENT

MATCH LINE (SEE SHEET 5 OF 7)

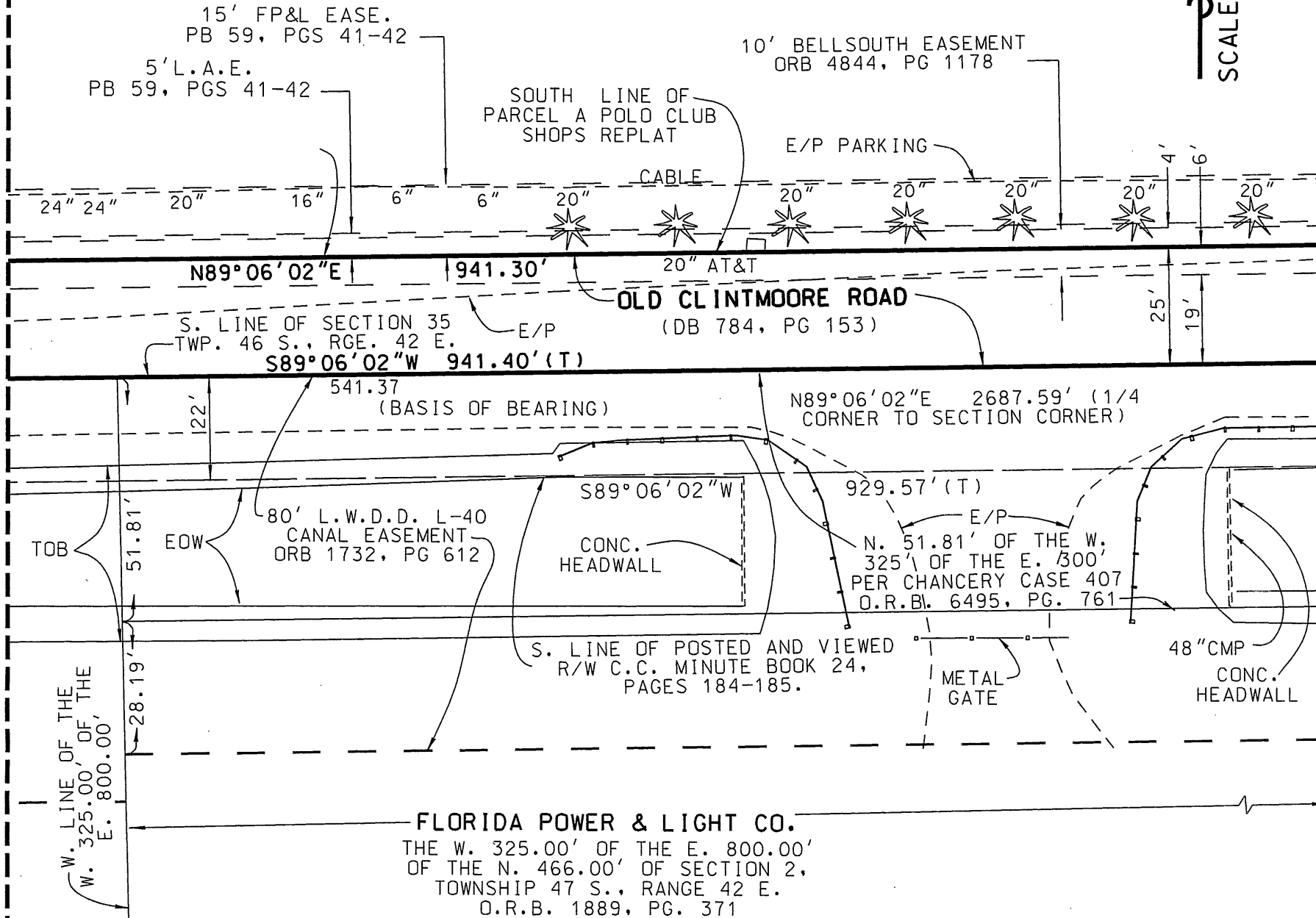
1905 ASSOCIATES LLC
ORB 17909, PG 1348

PROJECT NO. 2015050.200 DRAWING NO. S-1-16-3724 PROJECT: SHEET: 4 OF 7

MATCH LINE (SEE SHEET 4 OF 7)

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

SCALE: 1" = 30'



MATCH LINE (SEE SHEET 6 OF 7)

LEGAL DESCRIPTION AND SKETCH
FOR A. T. & T. EASEMENT

PROJECT: 2015050.200
DRAWING NO. S-1-16-3724

SHEET: 5 OF 7

MATCH LINE (SEE SHEET 5 OF 7)

MATCH LINE (SEE SHEET 7 OF 7)

LEGAL DESCRIPTION AND SKETCH
FOR A. T. & T. EASEMENT

PROJECT NO. 2015050.200
DRAWING NO. S-1-16-3724

SHEET 6 OF 7

PARCEL A
POLO CLUB SHOPS REPLAT

PB 113, PGS 151 & 152

15' FP&L EASE.

PB 59, PGS 41-42

10' BELLSOUTH EASEMENT
ORB 4844, PG 1178

SCALE: 1" = 30'

SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

5' L.A.E.
PB 59, PGS 41-42

E/P PARKING

E/P PARKING

L.A.E.
OPENING

N89°06'02"E 941.30'

OLD CLINTMOORE ROAD

(DB 784, PG 153)

S89°06'02"W 941.40' (T)

S. LINE OF SECTION 35
TWP. 46 S., RGE. 42 E.

541.37'

(BASIS OF BEARING)
N89°06'02"E 2687.59' (1/4
CORNER TO SECTION CORNER)

388.03'

S89°06'02"W 929.57' (T)

90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

EOW

N. 51.81' OF THE W.
325' OF THE E. 300'
PER CHANCERY CASE 407
O.R.B. 6495, PG. 761

51.81'

TOB

O.R.B. 18182,
PG. 1714

E. LINE OF THE
W. 325.00' OF THE
E. 800.00'

FLORIDA POWER &
LIGHT CO.

THE W. 325.00' OF THE
E. 800.00' OF THE N.
466.00' OF SECTION 2,
TOWNSHIP 47 S.,
RANGE 42 E.
O.R.B. 1889, PG. 371

MARS MOORE CONDOMINIUM
ORB 20126, PG 1023

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

RIGHT-OF-WAY LINE
R/W WIDTH VARIES
(DB 1062, PG 354)
(ORB 498, PG 259)
(ORB 354, PG 604)
(ORB 380, PG 155)
(PB 52, PGS 35-36)

SCALE: 1" = 30'

LEGAL DESCRIPTION AND SKETCH
FOR A. T. & T. EASEMENT

PROJECT NO. 2015050.200 DRAWING NO. S-1-16-3724 PROJECT: 2015050.200

SHEET 7 OF 7

MATCH LINE (SEE SHEET 6 OF 7)

15' FP&L EASE.
PB 59, PGS
41-42

30'x30' SAFE
SIGHT DISTANCE
EASEMENT,
P.B.113, PG. 151 & 152

EAST LINE OF
PARCEL A

10' BELL SOUTH EASEMENT
ORB 4844, PG 1178

CONC. DUMPSTER
PAD (8' WALLS)

CATCH
BASIN

5' L.A.E.
PB 59,
PGS 41-42

P.O.C.

S.E. CORNER
SECTION 35.
TWP 46 S. RGE 42 E
NOT FOUND
P.B.CO. POSITION
N 755547.050
E 943645.857

MILITARY TRAIL

E/P PARKING
SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

CABLE

N89°06'02"E 941.30'

OLD CLINTMOORE ROAD
(DB 784, PG 153)

S89°06'02"W 941.40' (T)

P.O.B.

S01°08'04"E
25.00'

75.00'
S89°06'02"W 2687.59'
(1/4 CORNER TO
SECTION CORNER)

388.03'
(BASIS OF BEARING)
S. LINE OF SECTION 35,
TWP.46 S., RGE.42 E.

S89°06'02"W 929.57' (T)
90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

R=5,791.65
 $\Delta=0^{\circ}06'52''$
L=11.58'

12" CMP
48" CMP
UNDERGROUND
FP&L
CONC. HEADWALL

S. LINE OF POSTED AND
VIEWED R/W C.C.
MINUTE BOOK 24,
PAGES 184-185.

R=5,791.65
 $\Delta=0^{\circ}06'52''$
L=11.58'

MARS MOORE CONDOMINIUM
ORB 20126, PG 1023

RIGHT-OF-WAY LINE
PER ORB 9573, PG 761

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT, granted _____ by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is P.O. Box 21229, West Palm Beach, Florida 33416-1229 ("COUNTY") and **LAKE WORTH DRAINAGE DISTRICT**, a Special Taxing District of the State of Florida, whose address is 13081 Military Trail, Delray Beach, Florida 33484 ("DISTRICT").

WITNESSETH:

That COUNTY for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto DISTRICT, its successors and assigns, upon the conditions hereinafter set forth, a perpetual non-exclusive Drainage Easement for purposes of drainage and access which may be granted to others by Grantee, as well as providing an easement for use as a canal and canal related purposes, including ingress and egress, said easement includes, but is not limited to the use of the same for excavation, irrigation, canal, drainage ditch, sluice ways, spoil deposit, water control structures, berm and areas for maintenance and deposit of spoil, all quasi utility type purposes and for any such related purposes (collectively "Facilities"); on, over, upon, under, and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida, and more particularly described in **Exhibit "A" attached hereto and made a part hereof**.

THE CONDITIONS OF THIS DRAINAGE EASEMENT ARE SUCH THAT:

1. DISTRICT shall cause the facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. DISTRICT further expressly agrees to maintain, at its sole cost and expense, the Facilities and all appurtenances thereto within the Easement Premises at all times during the term hereof in accordance with DISTRICT'S usual and customary standards of maintenance of its facilities and canals.
3. COUNTY, its successors and assigns, shall erect no building or effect any other kind of construction or improvements or plant any trees or shrubs upon the Easement Premises, without approval of all owners and beneficiaries of the Easement Premises.

IN WITNESS WHEREOF, COUNTY has caused these presents to be executed in its

name, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: *[Signature]*
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By: *[Signature]* 10/23/17
Department Director
4

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

EXHIBIT "A"

LEGAL DESCRIPTION


A STRIP OF LAND 25.00 FEET IN WIDTH FOR LAKE WORTH DRAINAGE DISTRICT EASEMENT PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF THE SOUTH 25.00 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST. KNOWN AS OLD CLINT MOORE ROAD, AS RECORDED IN DEED BOOK 784, PAGE 153 AND AS SHOWN ON THE POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 75.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 89°06'02" WEST, ALONG THE AFORESAID SOUTH LINE SECTION 35, A DISTANCE OF 941.40 FEET, THENCE NORTH 00°53'58" WEST A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE SAID POLO CLUB SHOPS REPLAT; THENCE NORTH 89°06'02" EAST, ALONG THE SOUTH LINE OF PARCEL "A" OF POLO CLUB SHOPS REPLAT, A DISTANCE OF 941.30 FEET, TO THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE SOUTH 01°08'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,534 SQUARE FEET OR 0.5403 ACRES.

SURVEYOR'S REPORT

1. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS TO PROVIDE AN EASEMENT TO LAKE WORTH DRAINAGE DISTRICT, WITHIN THE ABANDONED RIGHT-OF-WAY FOR "OLD CLINT MOORE ROAD". THIS SITE IS LOCATED IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).
3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) OF SOUTH 89°06'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 1093A, PAGES 04-07, DATED 03/1/15 - 03/30/15. INSTRUMENTS USED WERE THE TOPCON GTS 311, HUSKY 2500 (GRAY) DATA COLLECTOR, AND GPS UNIT 1.
5. FIELD WORK COMPLETED ON 03/30/2015.
6. THE FILE NAMES ARE 2015050.200 OLD CLINT MOORE RD.REF AND S-1-15-3623.DGN.

PROJECT NO. 2015050.200	SHEET: 1 OF: 7	PROJECT: LEGAL DESCRIPTION AND SKETCH FOR LAKE WORTH DRAINAGE DISTRICT EASEMENT		SCALE: 1" = 30' APPROVED: R.W.B. DRAWN: E.A.O. CHECKED: W.L.F. DATE: 5/06/16	NO. 1	REVISION LEGAL & SKETCH	BY 1	DATE 3/24		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-15-3623.DGN	DRAWING NO. S-1-16-3726							

7. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
8. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
9. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
10. I HAVE REVIEWED THE TITLE REPORT PROVIDED BY PALM BEACH COUNTY ROADWAY PRODUCTION - PROJECT NO. 1993901, DATED MARCH 19, 2015, ISSUED BY GARY M. SPECHT, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN EXHIBIT "A" ARE SHOWN ON THIS SURVEY OR NOTED BELOW. (ITEMS 11-1 THRU 11-14)
- 10-1. COUNTY RIGHT-OF-WAY DEED AS RECORDED ON DEED BOOK 724, PAGE 497. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
- 10-2. COUNTY RIGHT-OF-WAY DEED AS RECORDED IN DEED BOOK 784, PAGE 153. SHOWN AND PLOTTED HEREON.
- 10-3. LAKE WORTH DRAINAGE DISTRICT EASEMENT DEED, RECORDED IN OFFICIAL RECORDS BOOK 3475, PAGE 182. SHOWN AND PLOTTED HEREON.
- 10-4. A LAKE WORTH DRAINAGE DISTRICT EASEMENT DOC. NO. 3785-C, RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 552. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
- 10-5. RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 1519, DOES NOT LIE WITHIN THE PARCEL SHOWN HEREON. HOWEVER THIS PORTION OF RIGHT-OF-WAY WAS SUBSEQUENTLY ABANDONED, (SEE ITEM NO. 7).
- 10-6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH, AS RECORDED IN OFFICIAL RECORDS BOOK 4844, PAGE 1178. IS SHOWN AND PLOTTED HEREON.
- 10-7. PALM BEACH COUNTY RESOLUTION NO. R-86-1108 RECORDED IN OFFICIAL RECORDS BOOK 4977, PAGE 1463.
- RESOLUTION ABANDONS THE NORTH 55.00 FEET OF THE SOUTH 80.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SECTION 35, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND IS NOT SHOWN DUE TO THE ABANDONED PROPERTY BEING INCORPORATED IN SUBSEQUENT PLATS. IN ADDITION THE 55.00 FOOT STRIP LIES NORTH OF AND ADJACENT TO THE PARCEL BEING ABANDONED AS DESCRIBED HEREIN.
- 10-8. CORRECTIVE EASEMENT DEED TO PALM BEACH COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON.
- 10-9. EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4633, PAGE 761. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON AND WAS CORRECTED BY CORRECTIVE EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGE 703 (SEE ITEM NO. 8).
- 10-10. PALM BEACH COUNTY RESOLUTION NO. R-90-1589 RECORDED IN OFFICIAL RECORDS BOOK 6593, PAGE 14. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON. (SEE REFERENCE TO COUNTY COMMISSION MINUTES BOOK 24, PAGES 184-186, RECITED IN THE ABOVE RESOLUTION).
- 10-11. PALM BEACH COUNTY RESOLUTION NO. R-92-302 RECORDED IN RESOLUTION FILE 47, NO. R-92-302. NOT A MATTER OF SURVEY.
- 10-12. PLAT OF LE LAC AS RECORDED IN PLAT BOOK 39, PAGE 145. DOES NOT AFFECT THE PROPERTY DESCRIBED HEREON
- 10-13. PLAT OF THE POLO CLUB SHOPS AS RECORDED IN PLAT BOOK 59, PAGE 41 AND 42. THIS HAS BEEN REPLATTED AS POLO CLUB SHOPS REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 (SEE ITEM NO. 14).
- 10-14. POLO CLUB REPLAT AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152. IS SHOWN AND PLOTTED HEREON.
11. 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.

LEGAL DESCRIPTION AND SKETCH FOR

PROJECT: NO. 2015050.200 DRAWING NO. S-1-16-3726

PROJECT:

LAKE WORTH DRAINAGE DISTRICT EASEMENT

SHEET: 2 OF: 7

LEGEND

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	(C) = CALCULATED	△ = SIGN
L.A.E. = LIMITED ACCESS EASEMENT	S/W = SIDEWALK	□ = ELECTRIC BOX
P.O.C. = POINT OF COMMENCEMENT	EASE. = EASEMENT	E.B. =
ORB = OFFICIAL RECORD BOOK	TWP. = TOWNSHIP	W.V. = WATER VALVE
P.O.B. = POINT OF BEGINNING	RGE. = RANGE	⊙ = FIRE HYDRANT
P.B.CO. = PALM BEACH COUNTY	(P) = PLAT	F.H. =
E/P = EDGE OF PAVEMENT	(T) = TOTAL	○ = STORM MANHOLE
x ————— = CHAIN LINK FENCE	PB = PLAT BOOK	M.H. =
—+—+—+—+— = GUARDRAIL	PG = PAGE	○ = OAK TREE
EOW = EDGE OF WATER	CONC. = CONCRETE	✱ = BLACK OLIVE
R/W = RIGHT-OF-WAY	DB = DEED BOOK	
BOC = BACK OF CURB	I.R. = IRON ROD	
TOB = TOP OF BANK	⊠ = LIGHT POLE	
C.C. = COUNTY COMMISSION		

12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF POLO CLUB SHOPS REPLAT, AS RECORDED IN PLAT BOOK 113, PAGES 151 AND 152 AND RESIDUAL LIMITS OF THE POSTED AND VIEWED RIGHT-OF-WAY AS PER COUNTY COMMISSION MINUTES BOOK 24, PAGES 184 THROUGH 186, BEING THE NORTH 22.00 FEET OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST.

13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "RAINAM" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.

14. COORDINATES SHOWN ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000035055
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 (GRID DISTANCE) / (SCALE FACTOR) = GROUND DISTANCE

15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/ COMMERCIAL) REQUIRED BY THIS SURVEY.

16. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND ACCOMPANYING SKETCH WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.

Richard W. Bussell
 RICHARD W. BUSSELL, P.S.M.
 FLORIDA CERTIFICATE NO. 3858

4/19/17
 DATE

LEGAL DESCRIPTION AND SKETCH FOR

LAKE WORTH DRAINAGE DISTRICT EASEMENT

SHEET: 3 OF 7

THE POLO CLUB
OPEN SPACE PLAT TWO
PB 53, PG
140 - 147

WEST LINE OF
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PAS 151 & 152

15' FP&L EASE.
PB 59, PG 41-42

5' L.A.E.
PB 59, PG 41-42

10' BELLSOUTH EASEMENT
ORB 4844, PG 1178

BACKFLOW
PREVENTER

E/P PARKING

6' CHAIN
LINK FENCE

SOUTHWEST CORNER OF
POLO CLUB SHOPS REPLAT

$N00^{\circ}53'58''W$
25.00'

R/W ABANDONED PER
O.R.B 6593, PG. 14

SW CORNER OF OLD
CLINT MOORE ROAD

SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

$N89^{\circ}06'02''E$ 941.30'
OLD CLINTMOORE ROAD
(DB 784, PG 153)

$S89^{\circ}06'02''W$ 941.40' (T)

GATE

541.37'

S. LINE OF SECTION 35 (BASIS OF BEARING)
TWP. 46 S., RGE. 42 E.
 $N89^{\circ}06'02''E$ 2687.59' (1/4
CORNER TO SECTION CORNER)

$S89^{\circ}06'02''W$ 929.57' (T)

90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

S. LINE OF POSTED AND VIEWED
R/W C.C. MINUTE BOOK 24,
PAGES 184-185.

S. 1/4 CORNER
SECTION 35,
TWP 46 S., RGE 42 E
NOT FOUND
P.B.CO. POSITION
N 755504.840
E 940958.500

SCALE: 1" = 30'

LEGAL DESCRIPTION AND SKETCH FOR
LAKE WORTH DRAINAGE DISTRICT EASEMENT

MATCH LINE (SEE SHEET 5 OF 7)

1905 ASSOCIATES LLC
ORB 17909, PG 1348

PROJECT NO. 2015050.200 DRAWING NO. S-1-16-3726 PROJECT: LAKE WORTH DRAINAGE DISTRICT EASEMENT SHEET: 4 OF 7

MATCH LINE (SEE SHEET 4 OF 7)

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

SCALE: 1" = 30'

15' FP&L EASE.
PB 59, PGS 41-42
5' L.A.E.
PB 59, PGS 41-42

10' BELLSOUTH EASEMENT
ORB 4844, PG 1178

SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

E/P PARKING

CABLE

N89°06'02"E

941.30'

20" AT&T

OLD CLINTMOORE ROAD
(DB 784, PG 153)

S. LINE OF SECTION 35
TWP. 46 S., RGE. 42 E.

S89°06'02"W 941.40' (T)

541.37
(BASIS OF BEARING)

N89°06'02"E 2687.59' (1/4
CORNER TO SECTION CORNER)

S89°06'02"W

929.57' (T)

80' L.W.D.D. L-40
CANAL EASEMENT
ORB 1732, PG 612

CONC.
HEADWALL

N. 51.81' OF THE W.
325' OF THE E. 300'
PER CHANCERY CASE 407
O.R.B. 6495, PG. 761

E/P

S. LINE OF POSTED AND VIEWED
R/W C.C. MINUTE BOOK 24,
PAGES 184-185.

METAL
GATE

48" CMP
CONC.
HEADWALL

FLORIDA POWER & LIGHT CO.

THE W. 325.00' OF THE E. 800.00'
OF THE N. 466.00' OF SECTION 2,
TOWNSHIP 47 S., RANGE 42 E.
O.R.B. 1889, PG. 371

MATCH LINE (SEE SHEET 6 OF 7)

LEGAL DESCRIPTION AND SKETCH FOR
LAKE WORTH DRAINAGE DISTRICT EASEMENT

PROJECT NO. 2015050.200 DRAWING NO. S-1-16-3726 PROJECT: LAKE WORTH DRAINAGE DISTRICT EASEMENT SHEET 5 OF 7

MATCH LINE (SEE SHEET 5 OF 7)

MATCH LINE (SEE SHEET 7 OF 7)

SCALE: 1" = 30'

PARCEL A
POLO CLUB SHOPS REPLAT

PB 113, PGS 151 & 152

15' FP&L EASE.
PB 59, PGS 41-42

10' BELL SOUTH EASEMENT
ORB 4844, PG 1178

SOUTH LINE OF
PARCEL A POLO CLUB
SHOPS REPLAT

5' L.A.E.
PB 59, PGS 41-42

E/P PARKING

E/P PARKING

L.A.E.
OPENING

N89°06'02"E 941.30'

OLD CLINTMOORE ROAD
(DB 784, PG 153)

S89°06'02"W 941.40' (T)

S. LINE OF SECTION 35
TWP. 46 S., RGE. 42 E.

541.37'

388.03'

(BASIS OF BEARING)
N89°06'02"E 2687.59' (1/4
CORNER TO SECTION CORNER)

N. 51.81' OF THE W.
325' OF THE E. 300'
PER CHANCERY CASE 407
O.R.B. 6495, PG. 761

TOB

90' L.W.D.D. L-40
CANAL EASEMENT
ORB 3475, PG 182

EOW

O.R.B. 18182,
PG. 1714

FLORIDA POWER &
LIGHT CO.

THE W. 325.00' OF THE
E. 800.00' OF THE N.
466.00' OF SECTION 2,
TOWNSHIP 47 S.,
RANGE 42 E.
O.R.B. 1889, PG. 371

E. LINE OF THE
W. 325.00' OF THE
E. 800.00'

MARS MOORE CONDOMINIUM
ORB 20126, PG 1023

LEGAL DESCRIPTION AND SKETCH FOR
LAKE WORTH DRAINAGE DISTRICT EASEMENT

PROJECT NO. 2015050.200 DRAWING NO. S-1-16-3726

SHEET 6 OF 7

PARCEL A
POLO CLUB SHOPS REPLAT
PB 113, PGS 151 & 152

15' FP&L EASE.
PB 59, PGS
41-42

30'x30' SAFE
SIGHT DISTANCE
EASEMENT,
P.B.113, PG. 151 & 152

RIGHT-OF-WAY LINE
R/W WIDTH VARIES
(DB 1062, PG 354)
(ORB 498, PG 259)
(ORB 354, PG 604)
(ORB 380, PG 155)
(PB 52, PGS 35-36)

MILITARY TRAIL

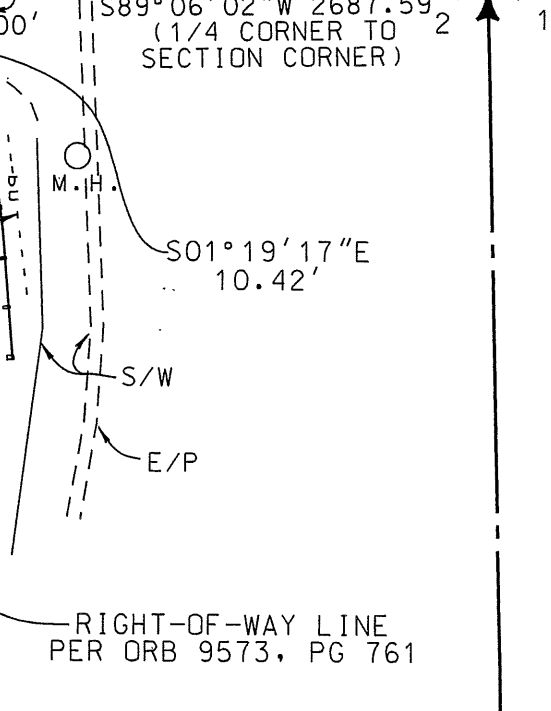
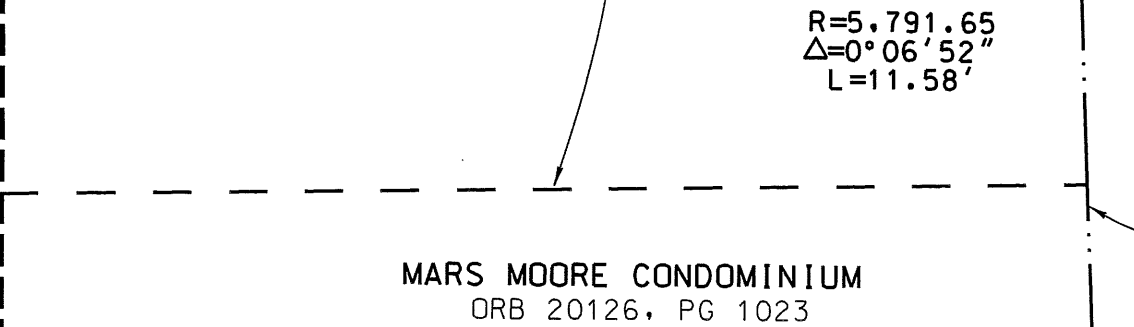
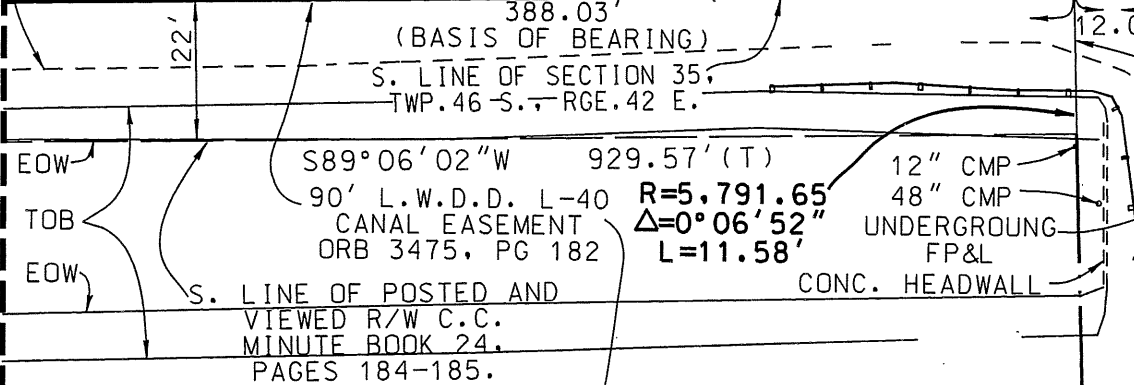
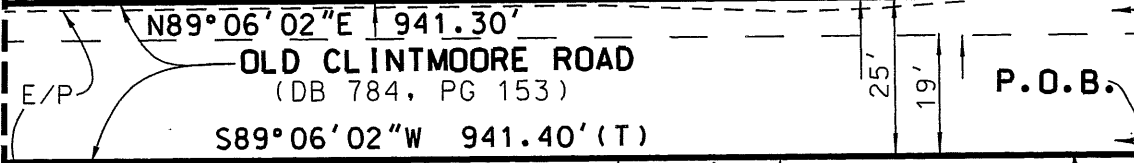
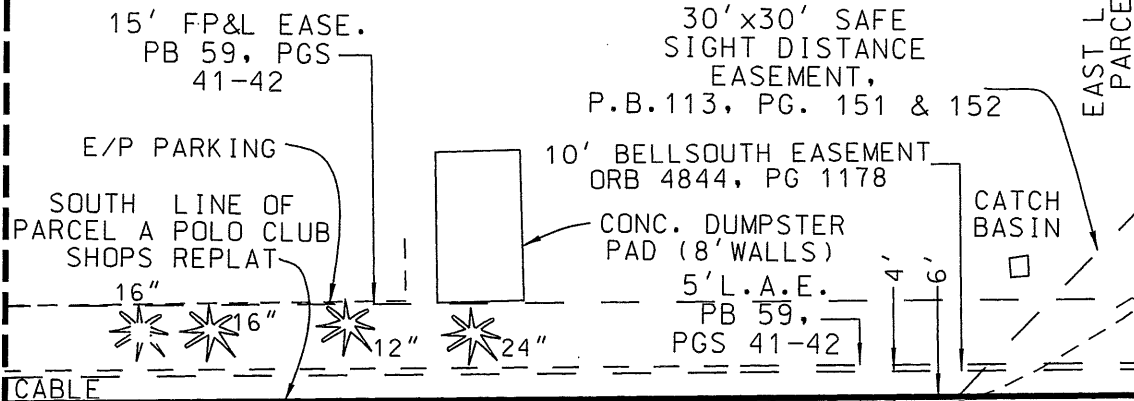
SCALE: 1" = 30'

LEGAL DESCRIPTION AND SKETCH FOR
LAKE WORTH DRAINAGE DISTRICT EASEMENT

PROJECT: 2015050.200 DRAWING NO. S-1-16-3726

SHEET: 7 OF: 7

MATCH LINE (SEE SHEET 6 OF 7)



MARS MOORE CONDOMINIUM
ORB 20126, PG 1023