

Continued from the November 21, 2017 BCC Meeting

Agenda Item #: 4 A.1

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: January 23, 2018 **[] Consent** **[] Regular**
[] Workshop **[X] 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 adopt a resolution to:

- A) reserve a drainage easement and a utility easement for Palm Beach County (County) over Vista Del Lago, as shown on the Replat of Boca Lago, recorded in Plat Book 31, Page 62, Public Records of Palm Beach County, Florida;**
- B) approve a County quit claim deed conveying the County's interest in the 80-foot wide right-of-way of Vista Del Lago to the Vista Del Lago at Boca Flores Homeowners Association Inc. (HOA) pursuant to F.S. 336.125(2), and to abandon any public interest in the 80-foot wide right-of-way of Vista Del Lago, as shown on the Replat of Boca Lago, recorded in Plat Book 31, Page 62, Public Records of Palm Beach County, Florida; and**
- C) approve an access, drainage and utilities easement to the County from the HOA over a portion of the abandoned right-of-way.**

SUMMARY: All reviewing agencies and utility companies are in support of this right-of-way conveyance and abandonment. Approval of the quit claim deed will convey the road to the HOA. County Ordinance 2009-052 requires approval by supermajority vote of the Board of County Commissioners for conveyance of fee simple title to real property. The County owns a portion of the road in fee, thus requiring approval of this motion by a supermajority vote. Staff supports the abandonment because easements provided for herein will allow the County's facilities to remain.

The petition site is located on the west side of Lyons Road, south of Glades Road and north of Palmetto Park Road. The petition to abandon the public's interest in the 80-foot wide right-of-way of Vista Del Lago is not subject to a privilege fee due to application under Florida Statutes 336.125. District 5 (LBH)

Background and Policy Issues: (See page 3)

Attachments:

1. **Location Sketch**
2. **Resolution with Exhibits 'A', 'B', 'C' and 'D' (2)**
3. **County Quit Claim Deed with Exhibit 'A' (2)**
4. **Access, Drainage and Utilities Easement with Exhibits 'A' and 'B' (2)**

Recommended by: David J. Hill 12/22/17
Department Director Date

Approved by: *Carol Johnson* 1/4/18
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

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

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

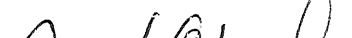
Recommended Sources of Funds/Summary of Fiscal Impact:

****This item has no fiscal impact. Abandonment of Right of Way is exempt from the privilege fee requirement.**

C. Departmental Fiscal Review: Phillips

III. REVIEW COMMENTS

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


 12/28/17
 OFMB
 12/27
 12/28

Dr. J. Jacobson 12/29/17
Contract Dev. and Control
12/29/17 *TH*

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

1/4/2018 YB Herman
Assistant County Attorney

C. Other Department Review:

Department Director

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

Background and Policy Issues: The Home Owners Association (HOA) adjoining the street called Vista Del Lago petitioned the County Engineer's office to have the Board convey the public's interest in the roadway to the HOA so that the road could become private and gated. This request is allowed pursuant to Florida Statutes 336.125 and does not provide for a fee to the transfer rights. As required by the statute, the following conditions have been met:

1. The HOA has requested the abandonment and conveyance in writing for the purpose of converting the subdivision to a gated neighborhood with restricted public access.
2. No fewer than four-fifths of the owners of record of property located in the subdivision have consented in writing to the abandonment and concurrent conveyance to the HOA.
3. The HOA is both a corporation not for profit organized and in good standing under Chapter 617, and a "homeowners association" as defined in Florida Statutes Section 720.301(9) with the power to levy and collect assessments for routine and periodic major maintenance and operation of street lighting, drainage, sidewalks and pavement in the subdivision.
4. The HOA has entered into and executed such agreements, covenants, warranties and other instruments; has provided reserve funds and funding sources or has provided assurance of such funds; and has satisfied such other requirements and conditions as may be established or imposed by the County with respect to the ongoing operation, maintenance and repair and the periodic reconstruction or replacement of the roads, drainage, street lighting and sidewalks in the subdivision after the abandonment by the County.

As provided in the Right-of-Way Abandonment and Plat Vacation Ordinance in Chapter 22, Article III, of the Palm Beach County Code, the Engineering Department advertised this petition on Sunday, January 7, 2018 for a public hearing.

**ABANDONMENT OF THE RIGHT-OF-WAY OF VISTA DEL LAGO,
REPLAT OF BOCA LAGO, PLAT BOOK 31, PAGE 62, PUBLIC
RECORDS OF PALM BEACH COUNTY**

RESOLUTION NO. R-2018 _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RESERVING A DRAINAGE EASEMENT AND A UTILITY EASEMENT, APPROVING A COUNTY QUIT CLAIM DEED CONVEYING PALM BEACH COUNTY'S INTEREST IN THE 80 FOOT WIDE RIGHT-OF-WAY, ABANDONING ANY PUBLIC INTEREST IN ALL OF THE 80 FOOT WIDE RIGHT-OF-WAY OF VISTA DEL LAGO AS SHOWN ON THE REPLAT OF BOCA LAGO, RECORDED IN PLAT BOOK 31, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND APPROVING AN ACCESS, DRAINAGE AND UTILITIES EASEMENT.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), Section 336.125 Florida Statutes, and County Ordinance 2009-052, and as provided in the petition of the Vista Del Lago at Boca Flores Homeowners Association, Inc. (HOA), called a public hearing to be held in the BCC's Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on January 23, 2018, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for all of the 80-foot wide right-of-way (ROW) of Vista Del Lago as shown on the Replat of Boca Lago, recorded in Plat Book 31, Page 62, as set forth in **Exhibit 'C'** attached hereto and incorporated herein by reference; and

WHEREAS, as provided in the Ordinance, notice of the holding of such hearing was duly published in the Palm Beach Post on January 7, 2018; and

WHEREAS, the BCC has the authority to reserve and declare a drainage easement, including ingress and egress rights, to permanently construct, install and maintain, when necessary, any facility for transporting storm water, both above ground (swales) and buried (pipes and structures), to or from any water retention area and for any such or related purpose, in, over, upon, under, through, and across the property more particularly described in the attached **Exhibit 'A'** (Drainage Easement); and

WHEREAS, the BCC has the authority to reserve and declare a utility easement over the entire area being abandoned for ingress and egress, construction, operation and maintenance of water and wastewater utilities in, over, across, upon, under

RESOLUTION NO. R-2018_____

and through all of the property more particularly described in the attached **Exhibit 'B'** (Utility Easement); and

WHEREAS, the BCC has the authority to approve by a supermajority vote, a County quit claim deed conveying the County's interest in the Vista Del Lago ROW to the HOA, the sketch description of which is shown in **Exhibit 'C'**; and

WHEREAS, the BCC has the authority to approve an access, drainage, and utilities easement from the HOA to the County (PREM Easement), the sketch description of which is shown in **Exhibit 'D'**; and

WHEREAS, the BCC did hold said hearing as advertised, and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The BCC hereby reserves and declares a non-exclusive perpetual drainage easement in, over, across, on, under and through the Drainage Easement, which is the entire area to be abandoned, as shown in **Exhibit 'A'**. The reserved Drainage Easement, including ingress and egress rights, shall be used to permanently construct, install, and maintain, when necessary, facilities for the purpose of transporting water, both above ground (swales) and buried (pipes and structures), to or from any water retention area and for any such or related purpose, in, over, across, upon, under and through the easement premises. The HOA, or successors or assigns of the Vista Del Lago ROW shall be permanently prohibited from removing or interfering with the operation, maintenance or repair of any facility constructed, installed, operated, maintained, or repaired by the County or its successor or assignor in the Drainage Easement without approval from the County Engineer. The HOA, or successors or assigns to the Vista Del Lago ROW

RESOLUTION NO. R-2018_____

shall be liable for any and all damages, claims, and expenses, excluding attorneys' fees, arising out of and related to the hindrance, inference, and obstruction. The Drainage 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 hereby reserves and declares a non-exclusive perpetual Utility Easement in, over, across, upon, under and through the entire area to be abandoned, as shown in **Exhibit 'B'**, for the purpose of permitting the 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 for water and wastewater utilities.
4. In accordance with Section 336.125, Florida Statutes and County Ordinance 2009-052, the BCC hereby approves by a supermajority vote, a County quit claim deed conveying the County's interest in the 80-foot wide ROW to the HOA.
5. The Vista Del Lago ROW is hereby abandoned and closed as a public right-of-way and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the right-of-way, more fully described in the legal description and sketch as shown in **Exhibit 'C'** attached hereto and made a part hereof.
6. The BCC hereby approves a PREM Easement from the HOA to the County.
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 as provided in the Ordinance.

RESOLUTION NO. R-2018 _____

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 Melissa McKinlay, Mayor

Commissioner Mack Bernard, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Paulette Burdick

Commissioner Dave M. Kerner

Commissioner Steven L. Abrams

Commissioner Mary Lou Berger

The Mayor thereupon declared the Resolution duly passed and adopted this
_____ day of _____, 2018.

**PALM BEACH COUNTY, FLORIDA BY
ITS BOARD OF COUNTY COMMISSIONERS**

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY:  _____
County Attorney

DESCRIPTION:

ALL OF VISTA DEL LAGO (AN 80.00 FOOT WIDE ROAD RIGHT-OF-WAY), REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 125,461 SQUARE FEET/2.8802 ACRES MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED FIRST AMERICAN TITLE INSURANCE COMPANY, FAST FILE NUMBER 2037-3697515, DATED JANUARY 13, 2017 AT 8:00 AM.
3. BEARINGS ARE RELATIVE TO AN ASSUMED RECORD BEARING OF S89°47'22"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS PBF 81 AND PBF 82.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 16, 2016. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

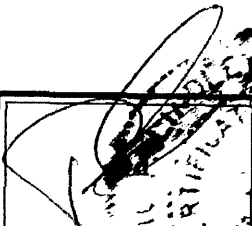
SHEET 1 OF 10



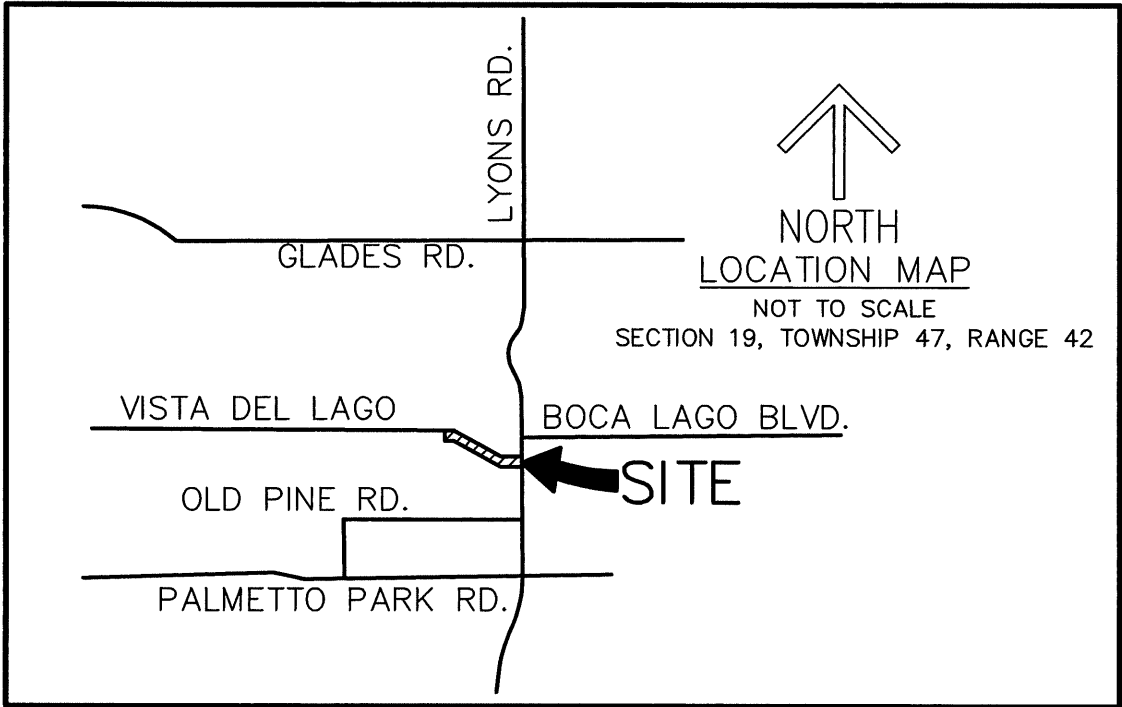
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	12/21/17
DRAWN BY	JC
P.B./PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE



NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF VISTA DEL LAGO COUNTERCLOCKWISE

LEGEND/ABBREVIATIONS

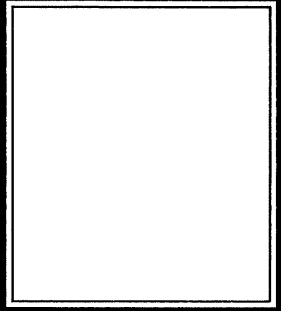
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- CL – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- L – ARC LENGTH
- R – RADIUS
- L.A.S. – LIMITED ACCESS STRIP
- LB – LICENSED BUSINESS
- PCN – PARCEL CONTROL NUMBER
- U.E. – UTILITY EASEMENT
- △ – PALM BEACH COUNTY
HORIZONTAL CONTROL POINT
- – SET IRON ROD CAP LB 3591
- R/W – RIGHT-OF-WAY

SHEET 2 OF 10

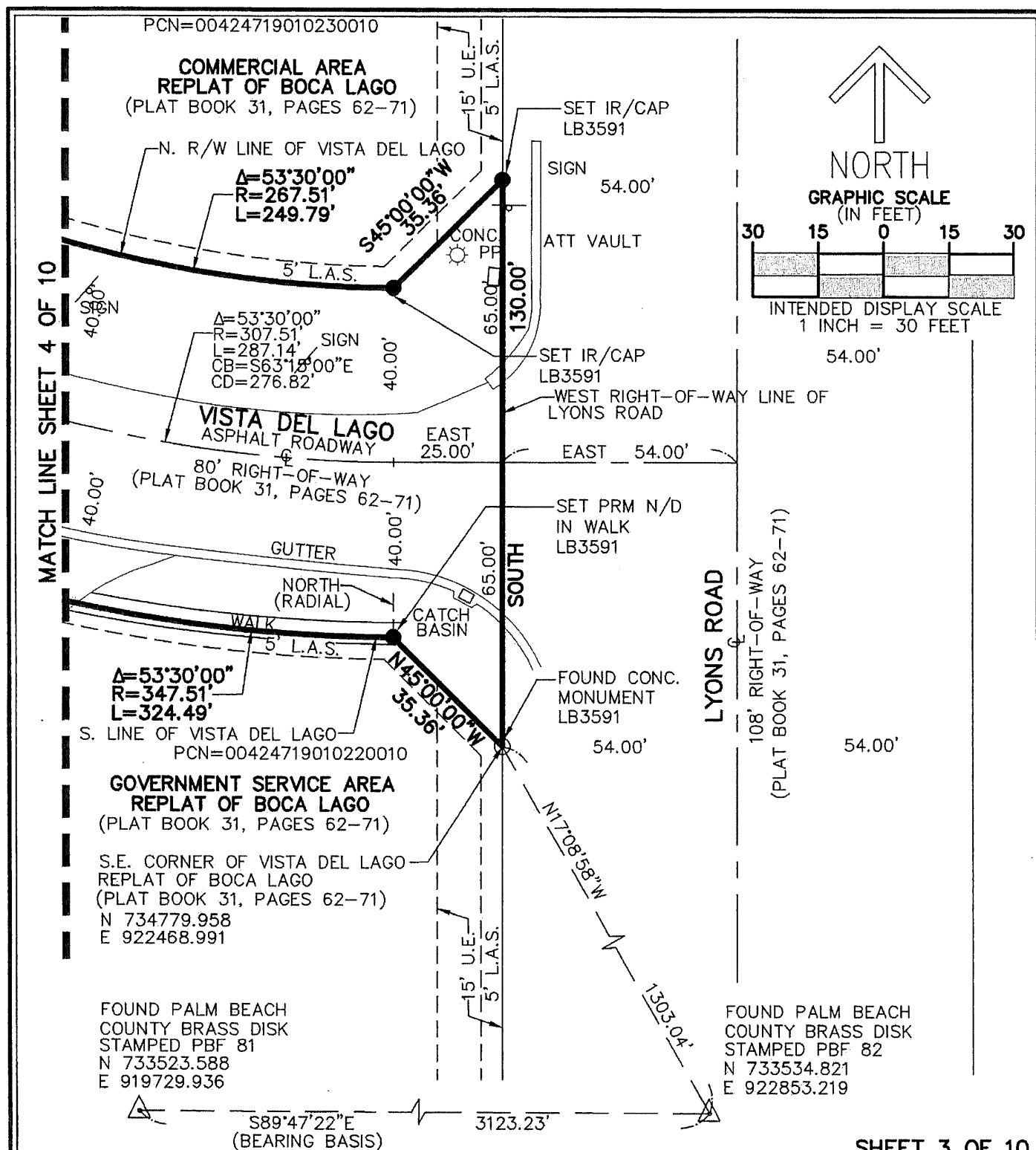


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452


VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE

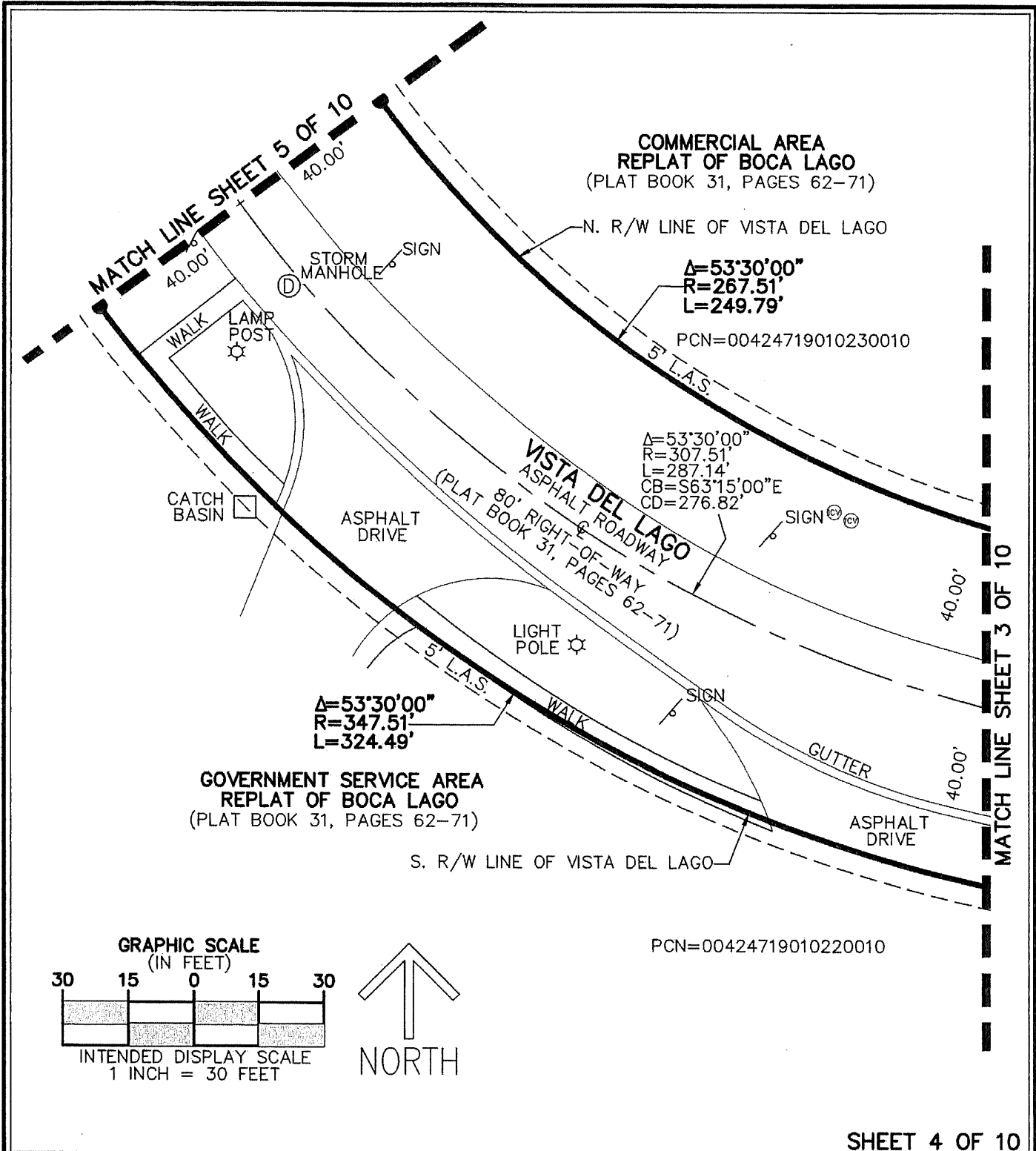


SHEET 3 OF 10

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT

DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE



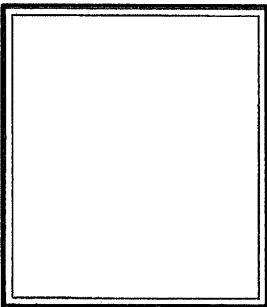
SHEET 4 OF 10

CAULFIELD & WHEELER, INC.

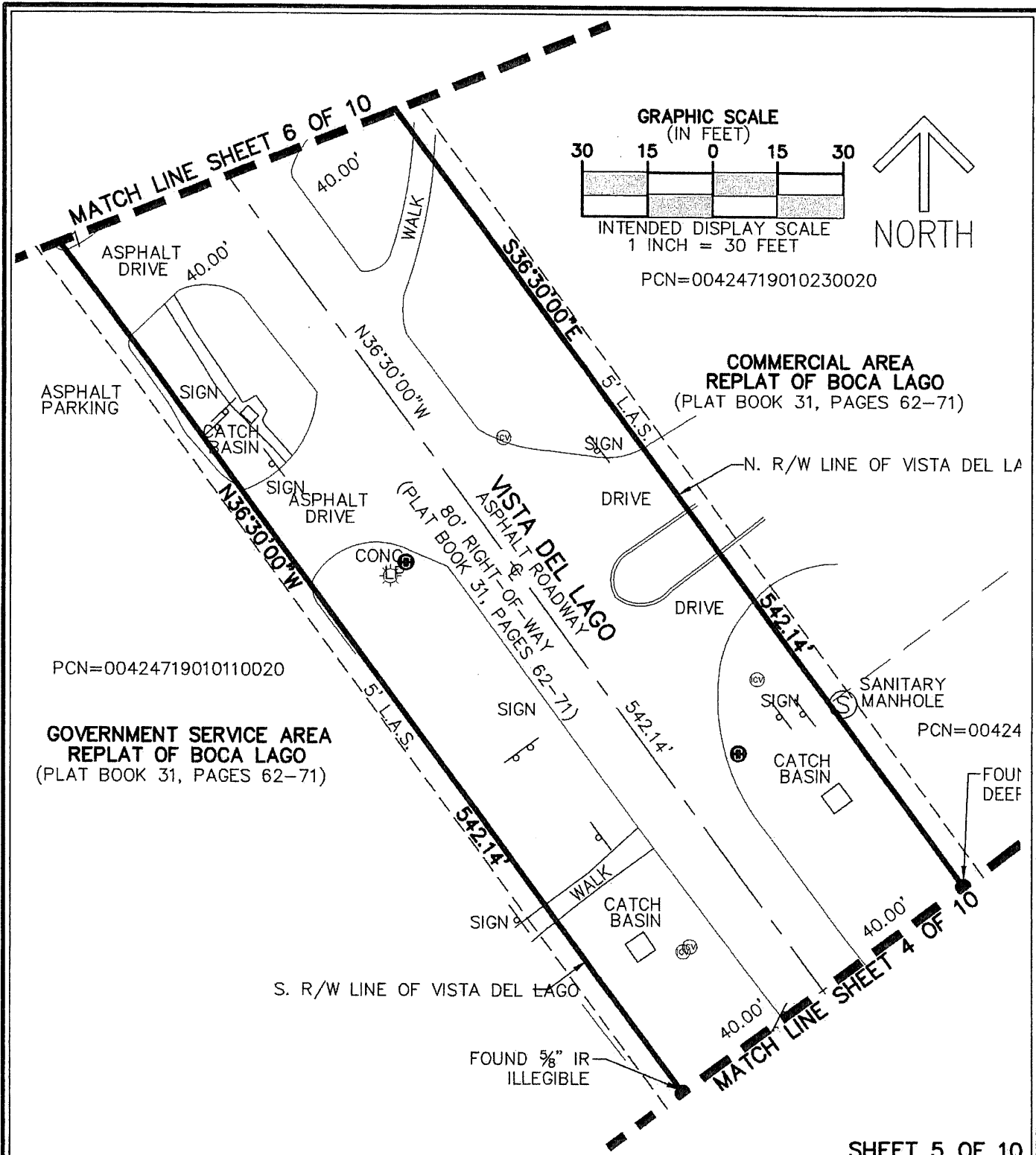


CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT**



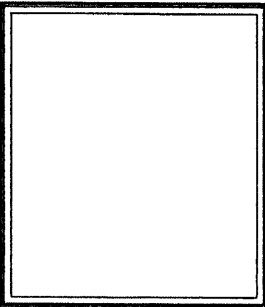
DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE



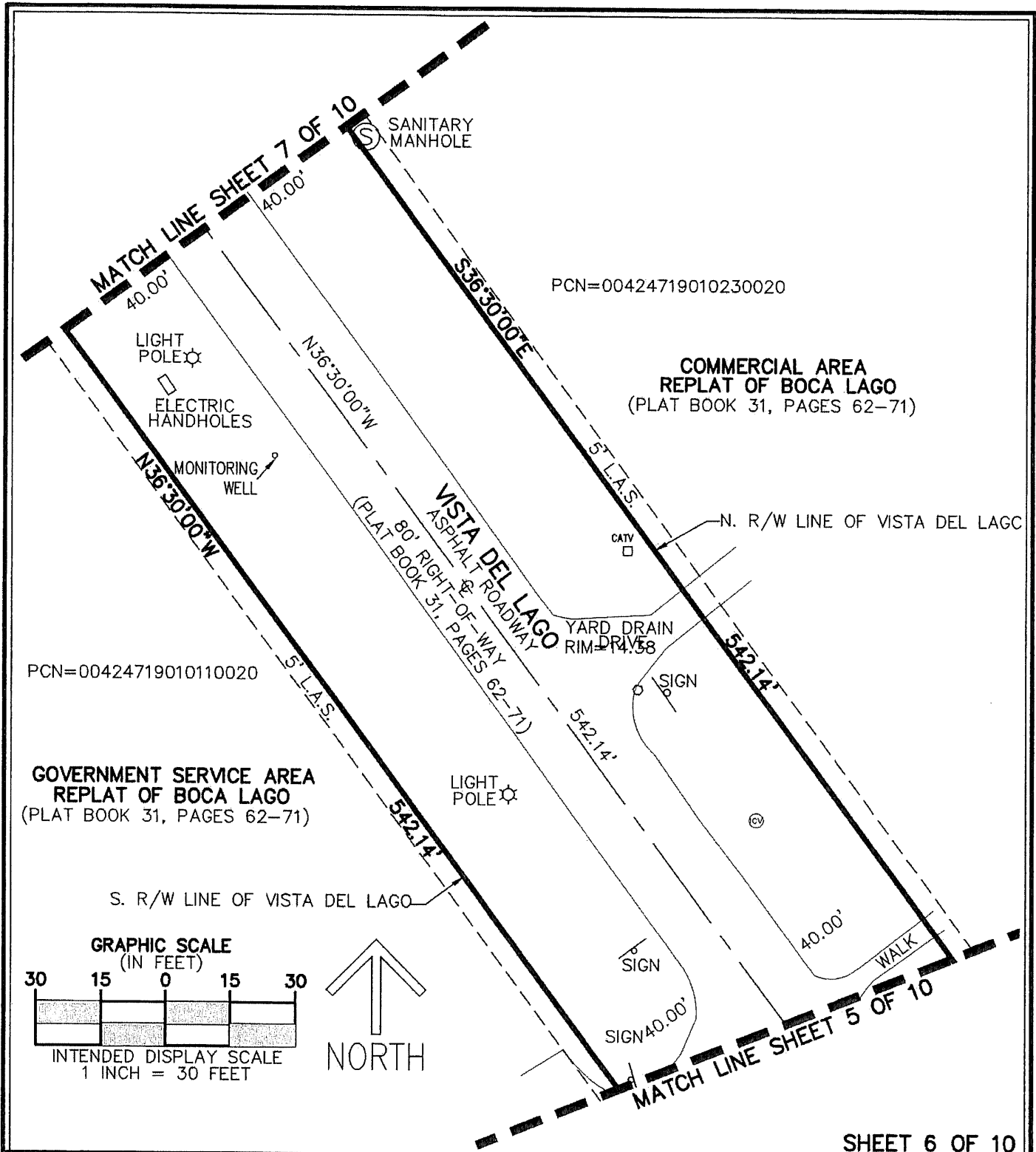
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT**



SHEET 5 OF 10	
DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE

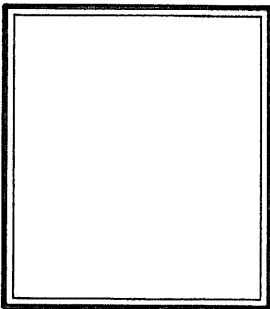


SHEET 6 OF 10

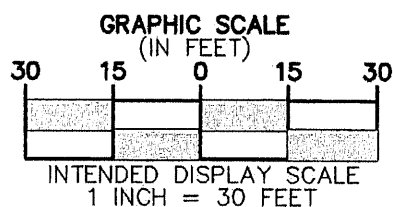


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT**



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE

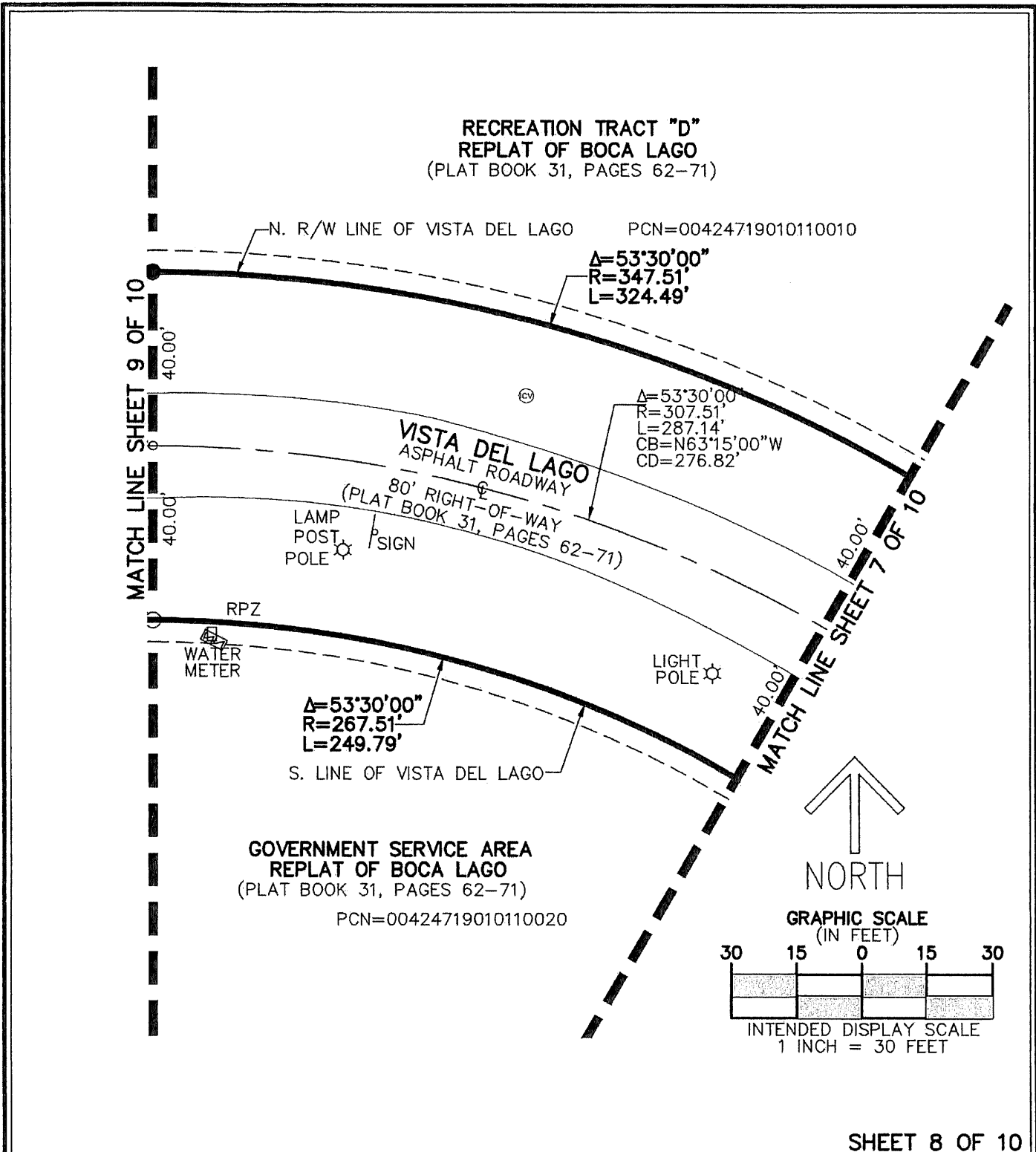


DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE



CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT

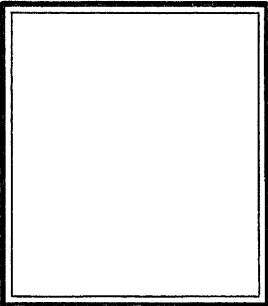


SHEET 8 OF 10

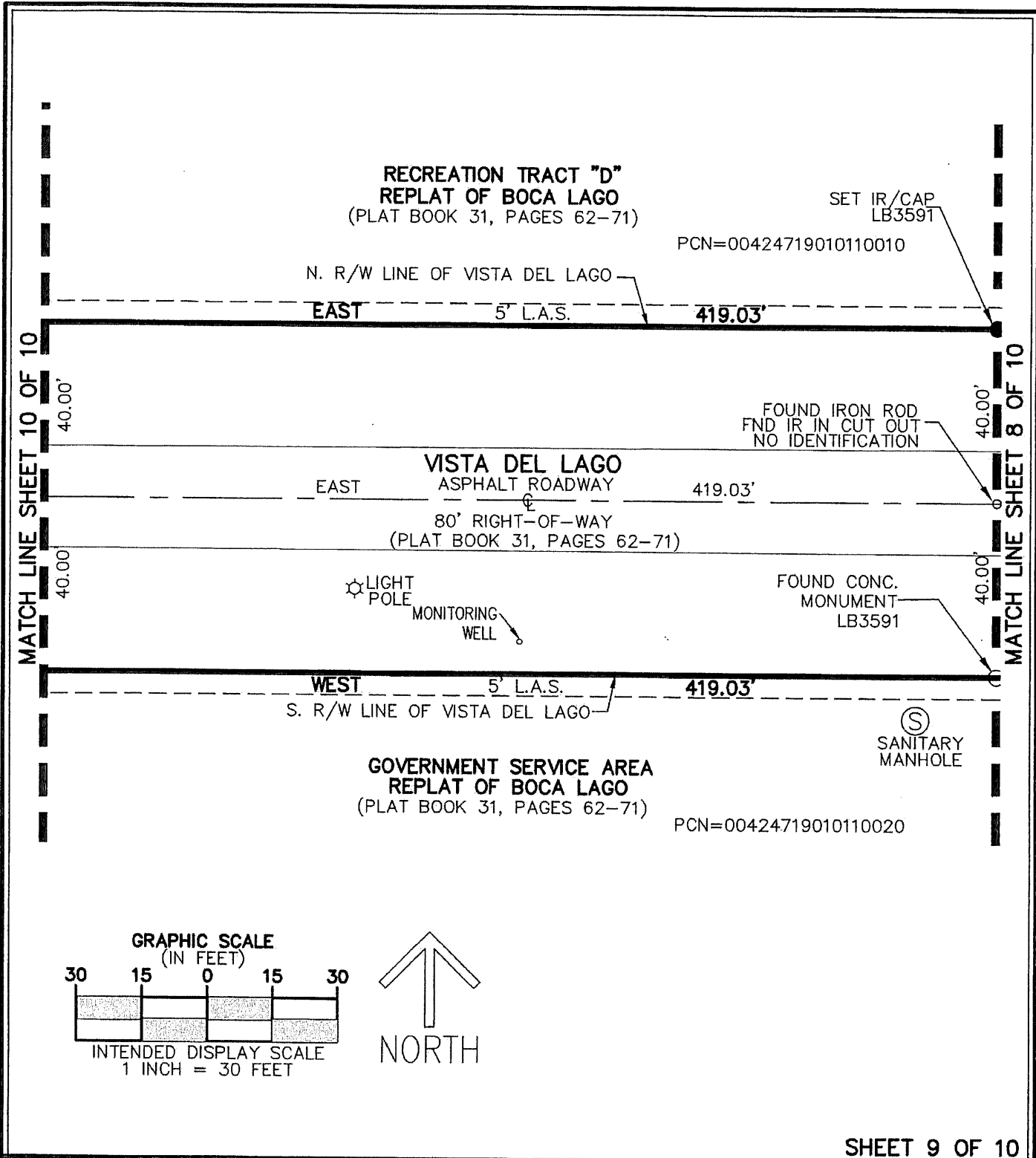


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N0.7211VISTADE

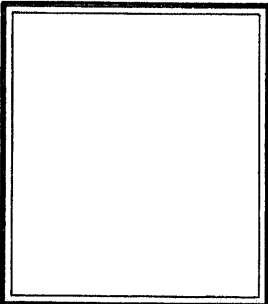


SHEET 9 OF 10

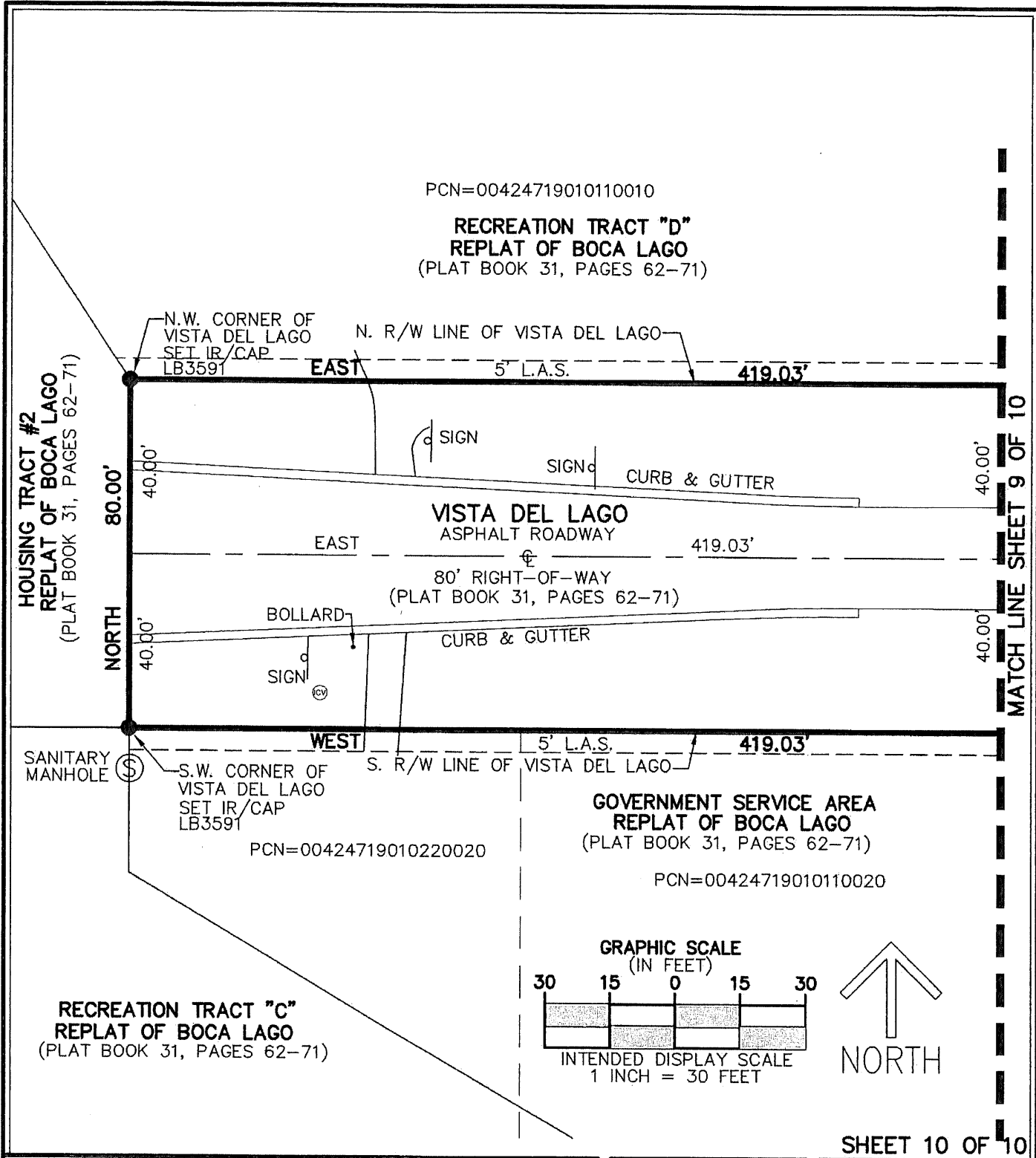
 CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE



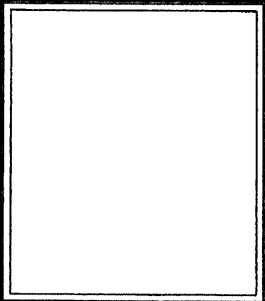
SHEET 10 OF 10

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY DRAINAGE EASEMENT



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211VISTADE

DESCRIPTION:

ALL OF VISTA DEL LAGO (AN 80.00 FOOT WIDE ROAD RIGHT-OF-WAY), REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 125,461 SQUARE FEET/2.8802 ACRES MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2. LANDS SHOWN HEREON WERE ABSTRACTED FIRST AMERICAN TITLE INSURANCE COMPANY, FAST FILE NUMBER 2037-3697515, DATED JANUARY 13, 2017 AT 8:00 AM.
- 3. BEARINGS ARE RELATIVE TO AN ASSUMED RECORD BEARING OF S89°47'22"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS PBF 81 AND PBF 82.
- 4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 16, 2016. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.


SHEET 1 OF 10



CAULFIELD & WHEELER, INC.

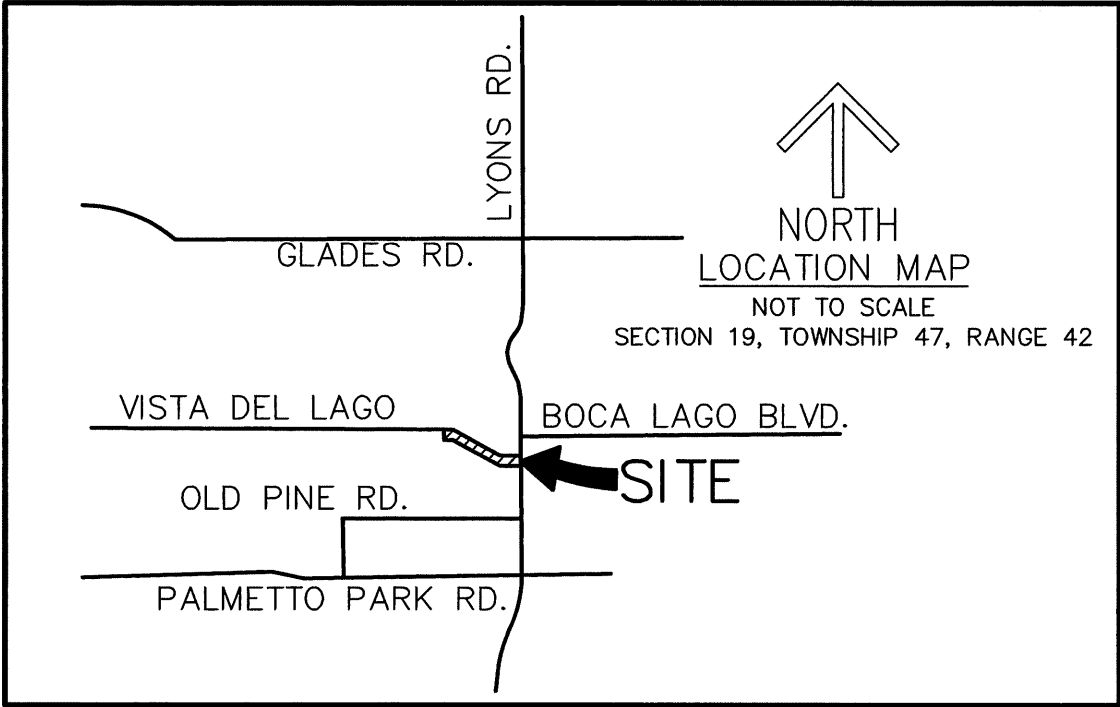
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT



DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	12/21/17
DRAWN BY	JC
DATE	N/A
SCALE	AS SHOWN
JOB NO	7211VISTAW



NOTES
COORDINATES, BEARINGS AND DISTANCES


COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF VISTA DEL LAGO COUNTERCLOCKWISE

LEGEND/ABBREVIATIONS

- CB – CHORD BEARING
- CD – CHORD DISTANCE
- CL – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- L – ARC LENGTH
- R – RADIUS
- L.A.S. – LIMITED ACCESS STRIP
- LB – LICENSED BUSINESS
- PCN – PARCEL CONTROL NUMBER
- U.E. – UTILITY EASEMENT
- △ – PALM BEACH COUNTY
HORIZONTAL CONTROL POINT
- – SET IRON ROD CAP LB 3591
- R/W – RIGHT-OF-WAY

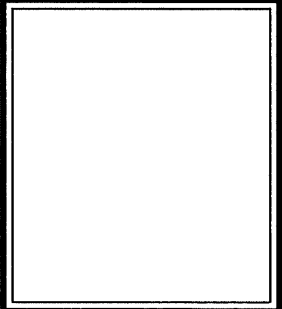
SHEET 2 OF 10



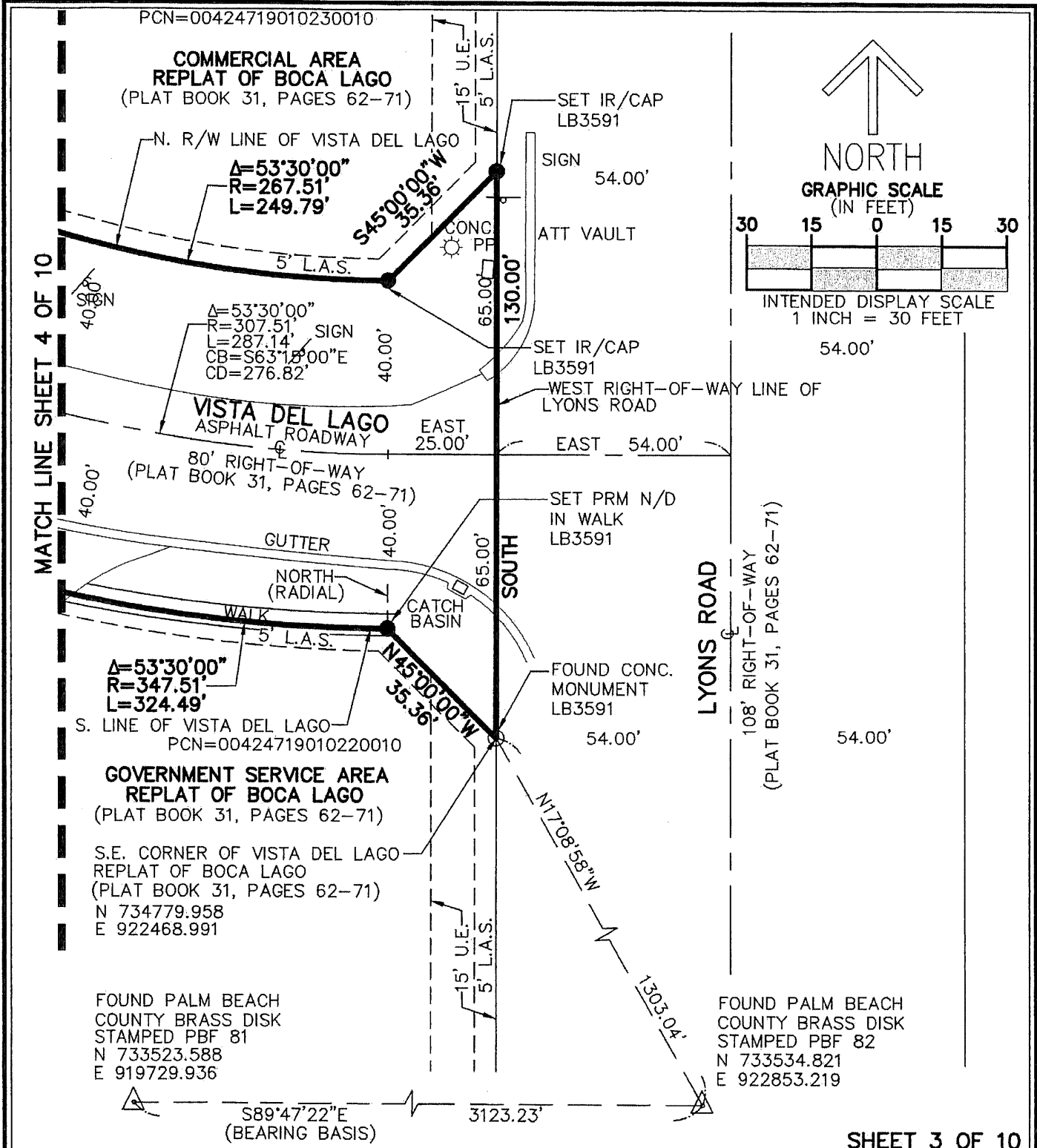
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO	7211VISTAWE

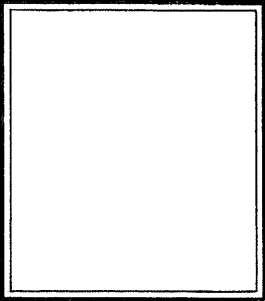


SHEET 3 OF 10

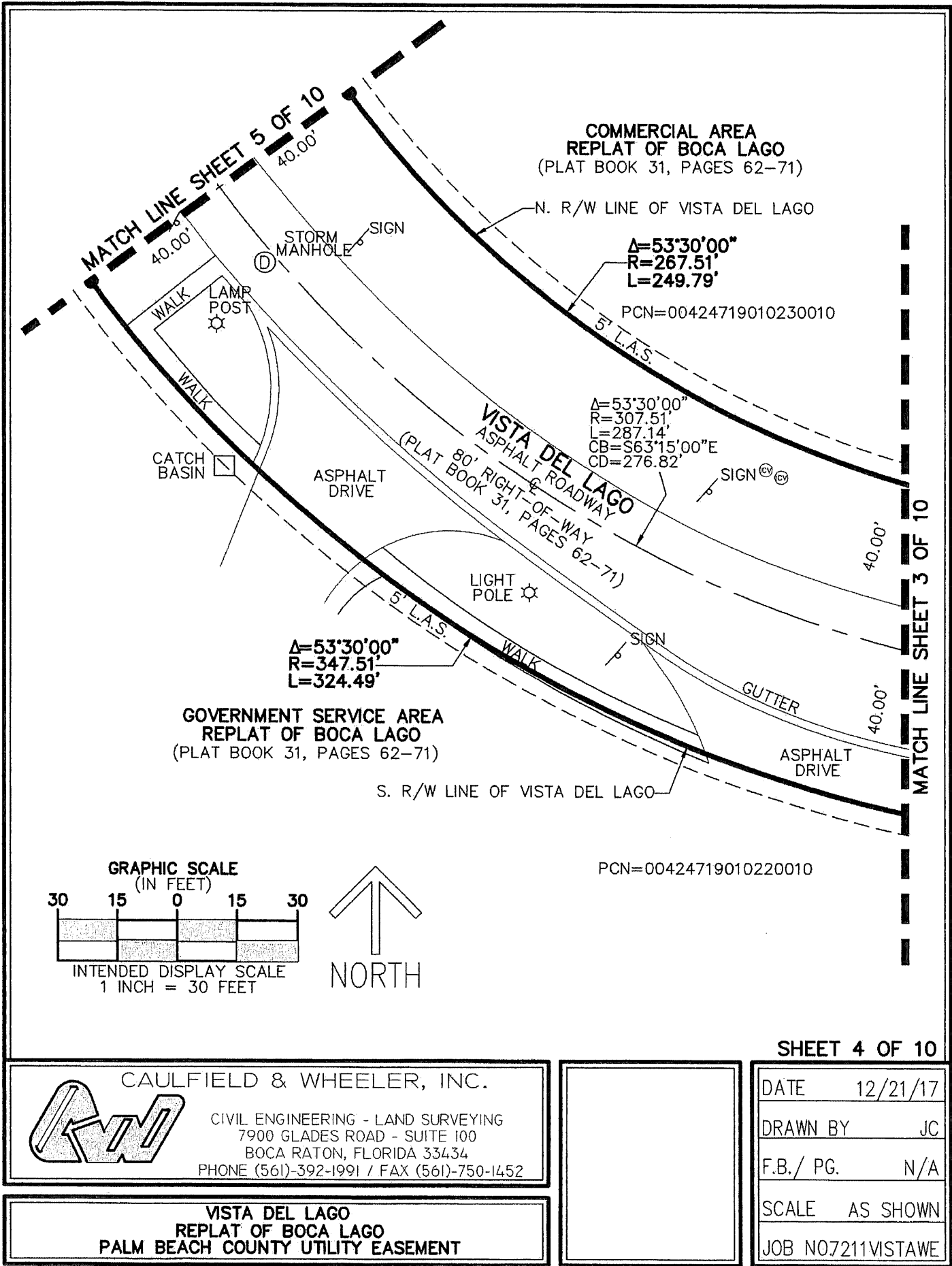


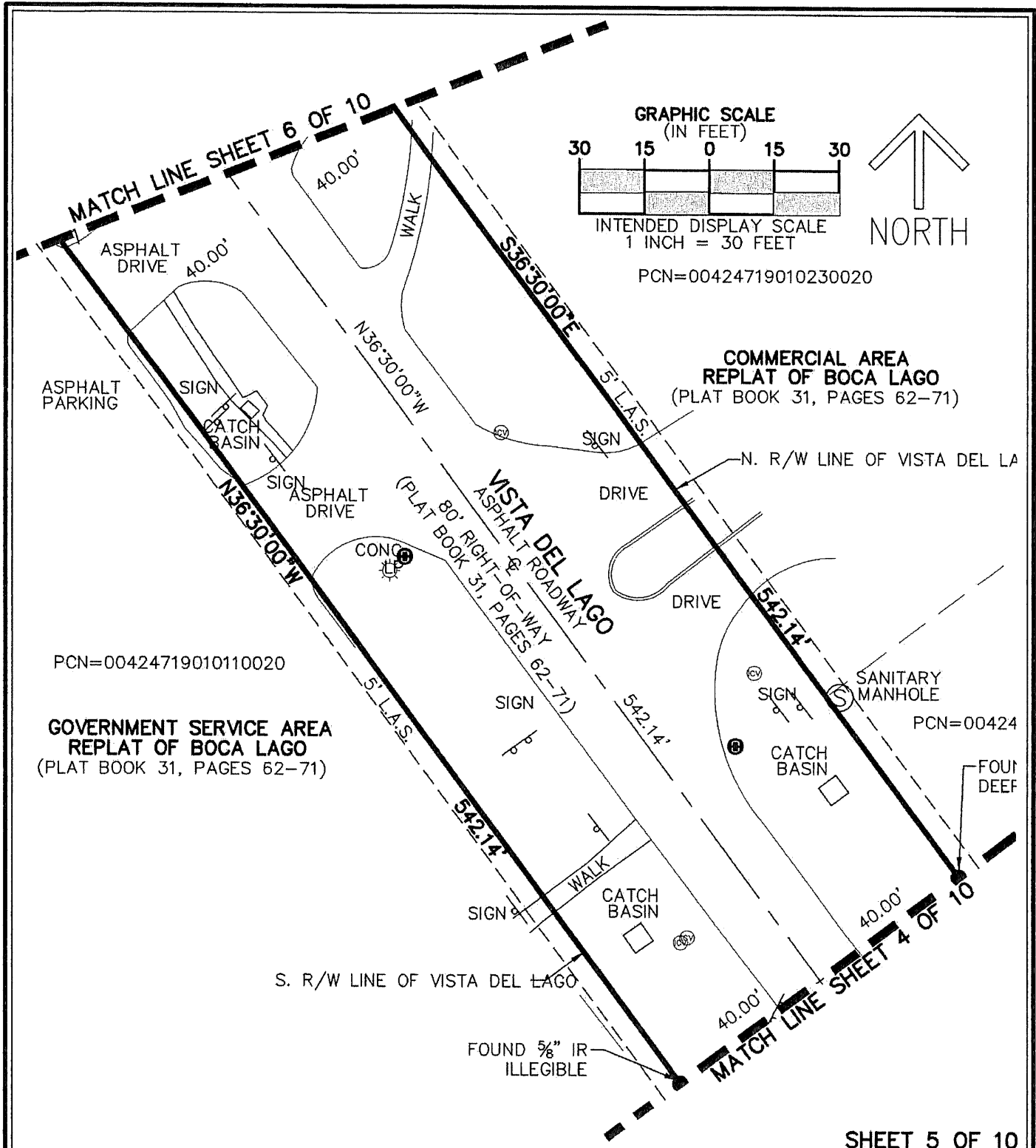
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT**



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N07211VISTAW





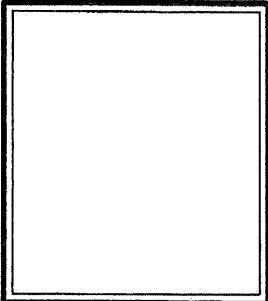
SHEET 5 OF 10



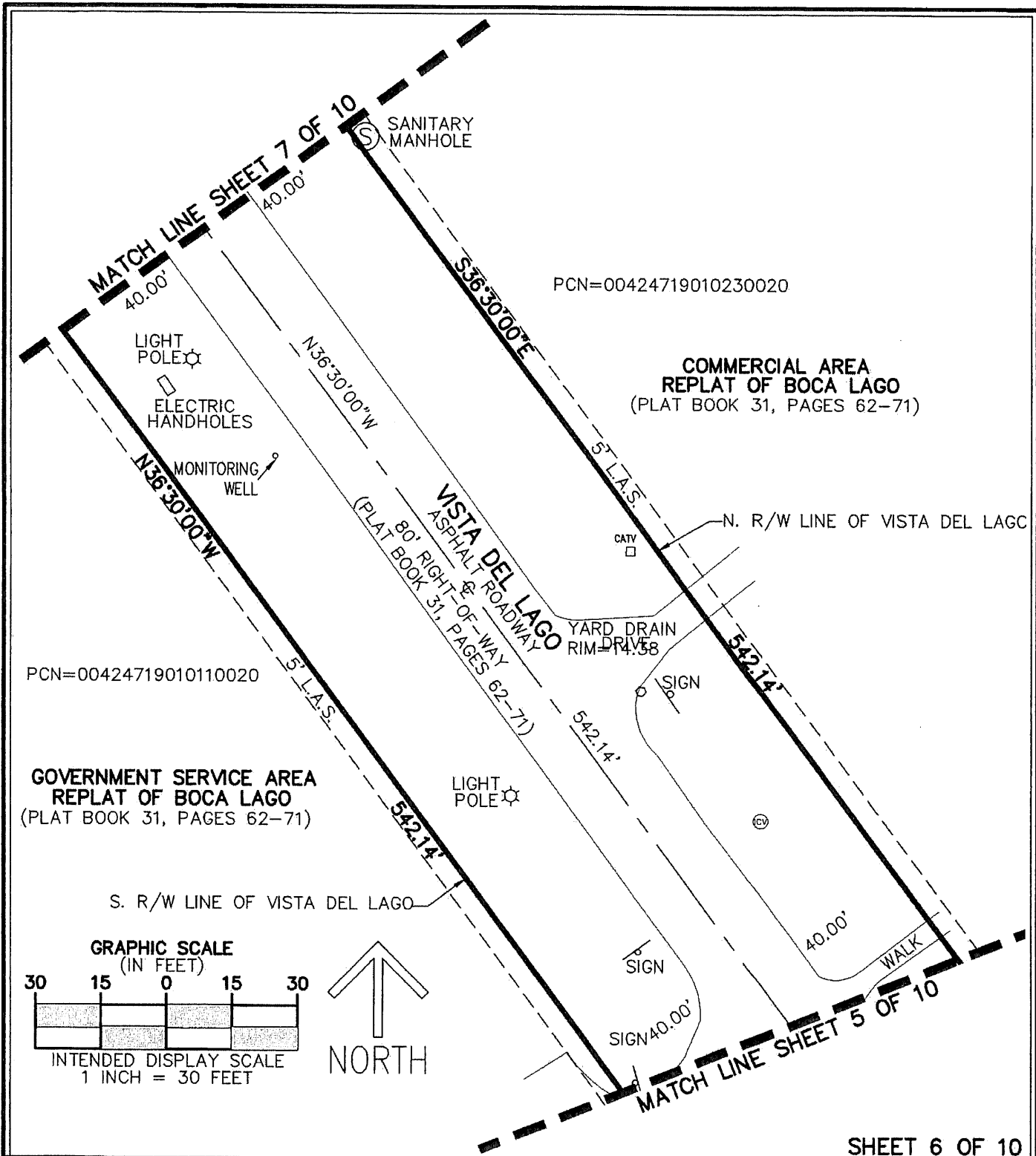
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N07211VISTAW

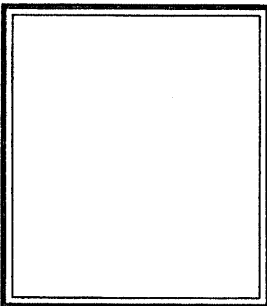


SHEET 6 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT**



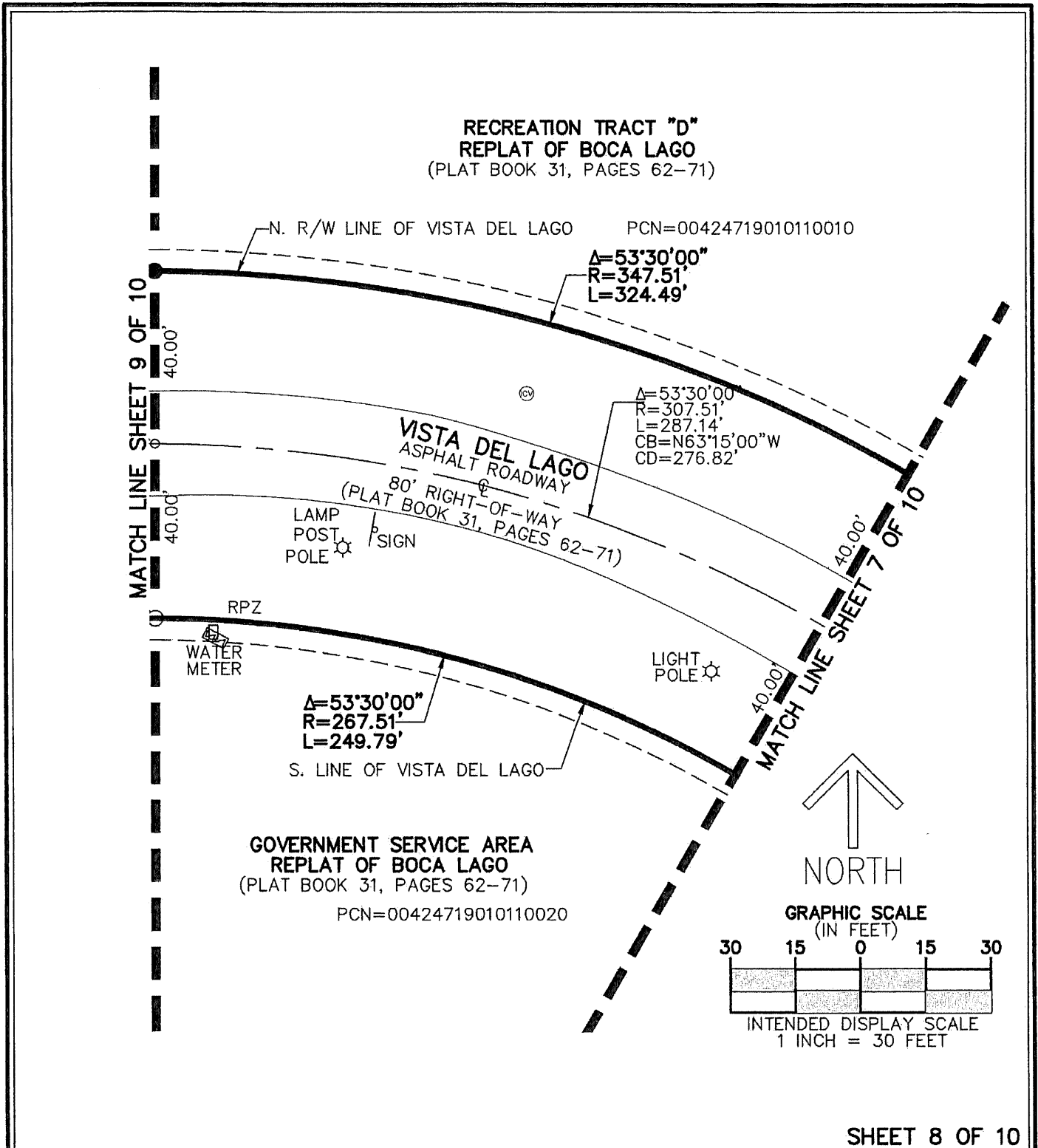
DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO	7211VISTAWE

Page 7 of 10



VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT

DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO	7211VISTAWE



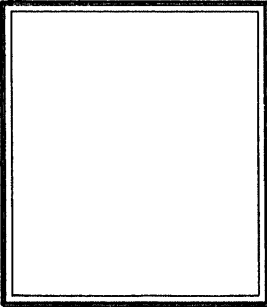
SHEET 8 OF 10



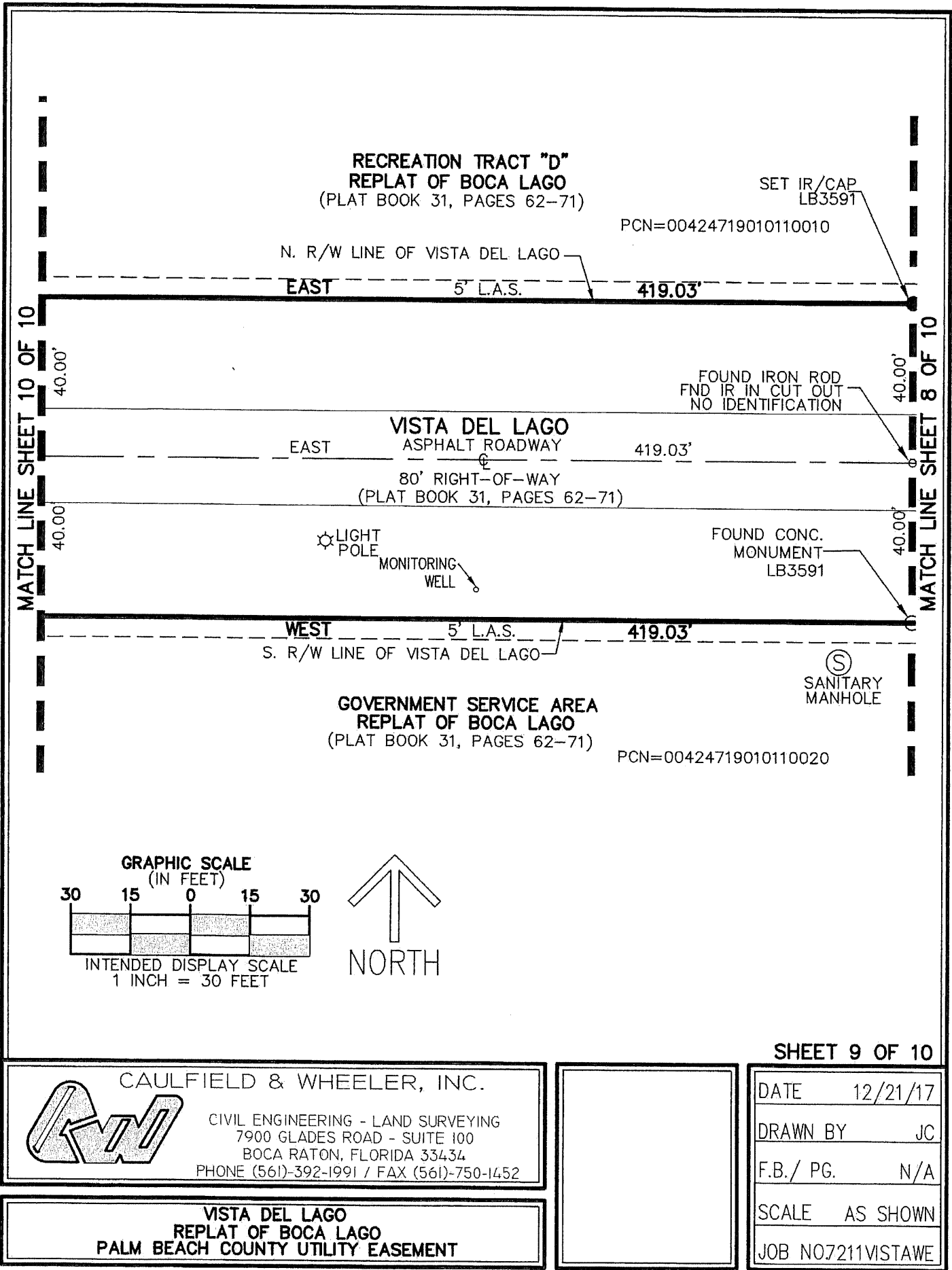
CAULFIELD & WHEELER, INC.

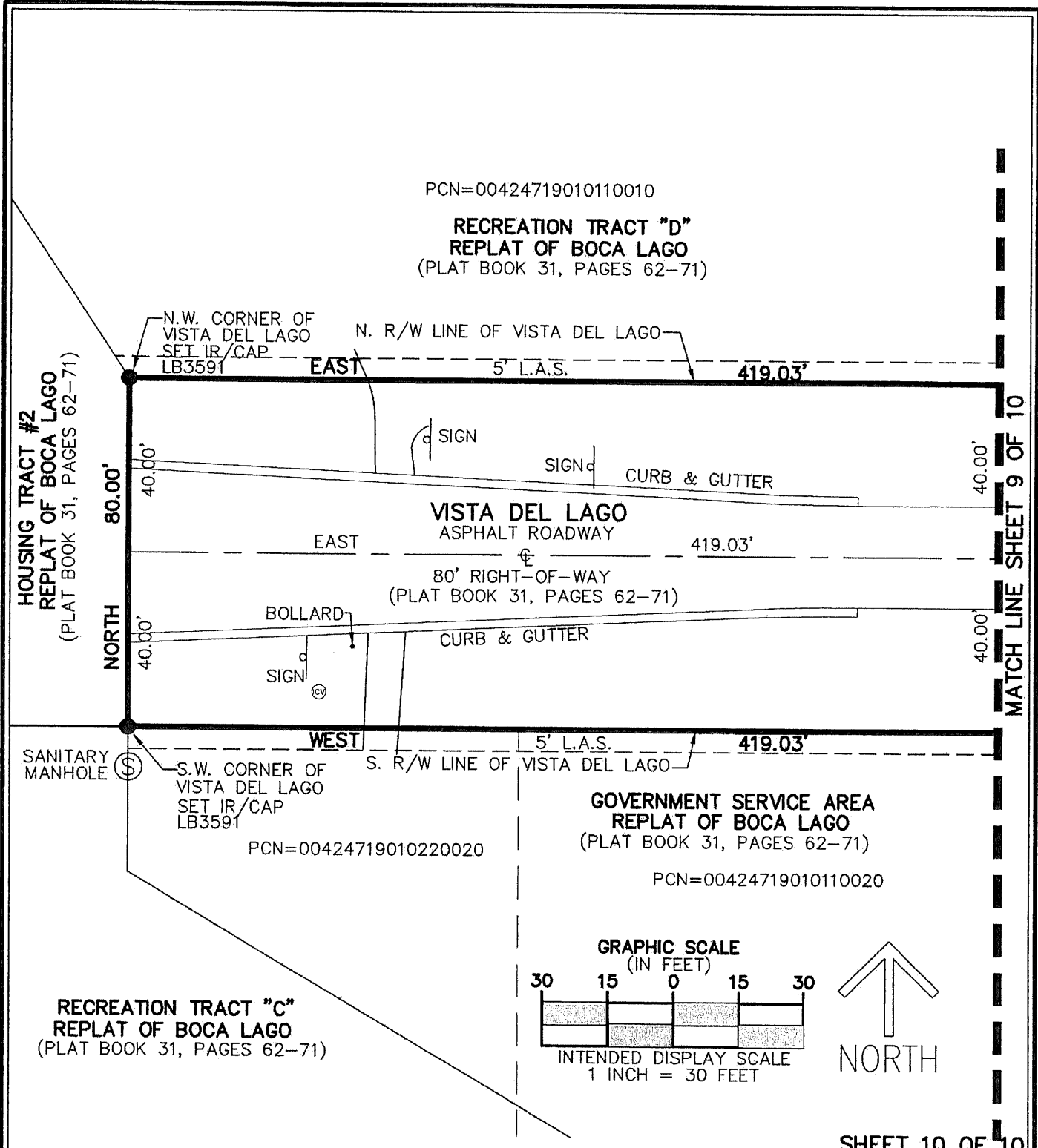
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT




DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N07211VISTAW





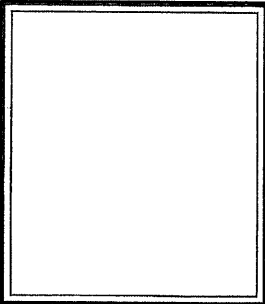
SHEET 10 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
PALM BEACH COUNTY UTILITY EASEMENT



DATE	12/21/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N07211VISTAW

DESCRIPTION:

ALL OF VISTA DEL LAGO (AN 80.00 FOOT WIDE ROAD RIGHT-OF-WAY), REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 125,461 SQUARE FEET/2.8802 ACRES MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2. LANDS SHOWN HEREON WERE ABSTRACTED FIRST AMERICAN TITLE INSURANCE COMPANY, FAST FILE NUMBER 2037-3697515, DATED JANUARY 13, 2017 AT 8:00 AM.
- 3. BEARINGS ARE RELATIVE TO AN ASSUMED RECORD BEARING OF S89°47'22"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS PBF 81 AND PBF 82.
- 4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 16, 2016. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 10



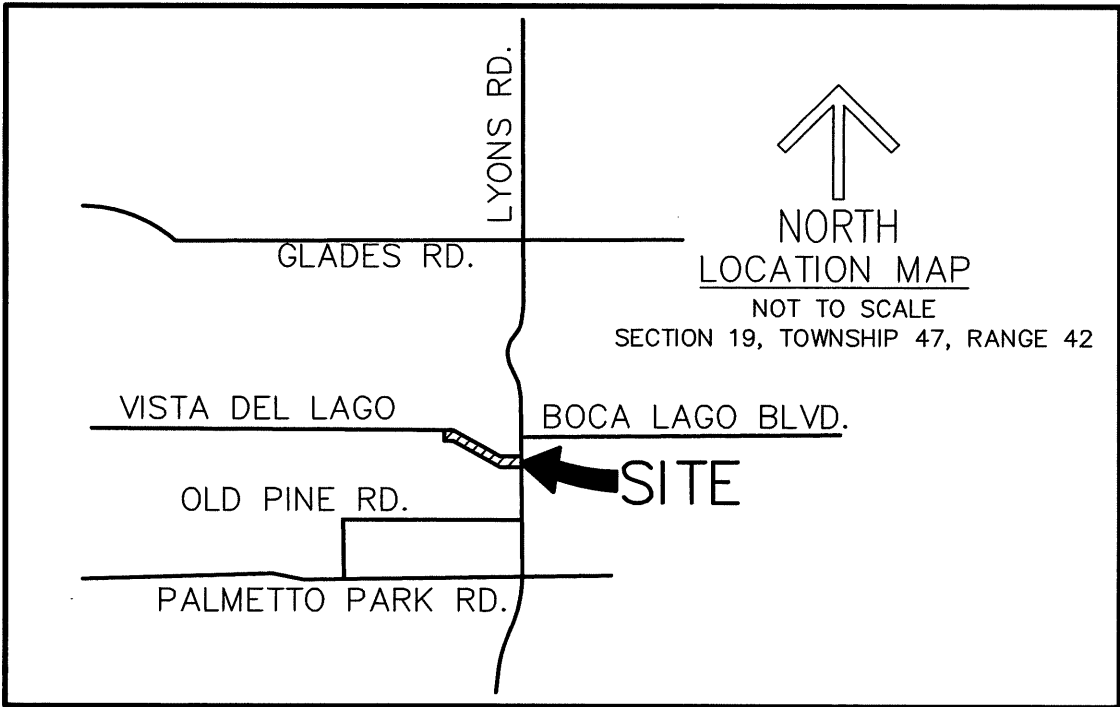
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR
NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY



NOTES
COORDINATES, BEARINGS AND DISTANCES


COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF VISTA DEL LAGO COUNTERCLOCKWISE

LEGEND/ABBREVIATIONS

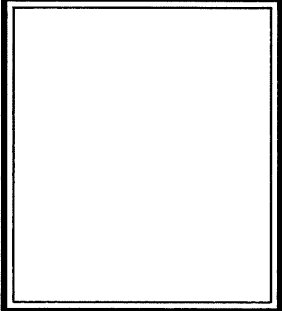
- CB - CHORD BEARING R/W - RIGHT-OF-WAY
CD - CHORD DISTANCE
CL - CENTERLINE
Δ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
R - RADIUS
L.A.S. - LIMITED ACCESS STRIP
LB - LICENSED BUSINESS
PCN - PARCEL CONTROL NUMBER
U.E. - UTILITY EASEMENT
△ - PALM BEACH COUNTY
HORIZONTAL CONTROL POINT
● - SET IRON ROD CAP LB 3591

SHEET 2 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

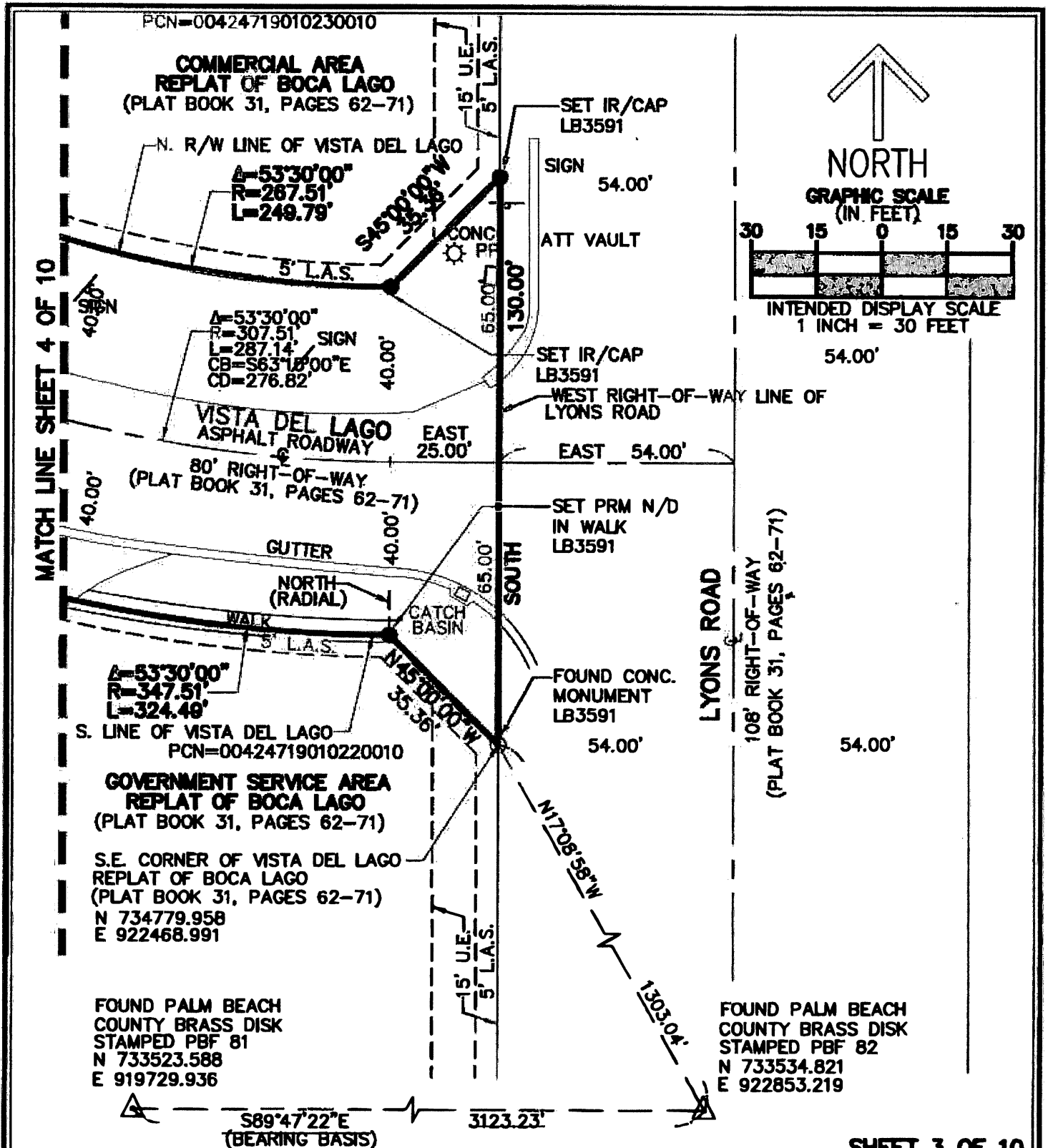
VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

EXHIBIT C

Page 3 of 10



SHEET 3 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY**

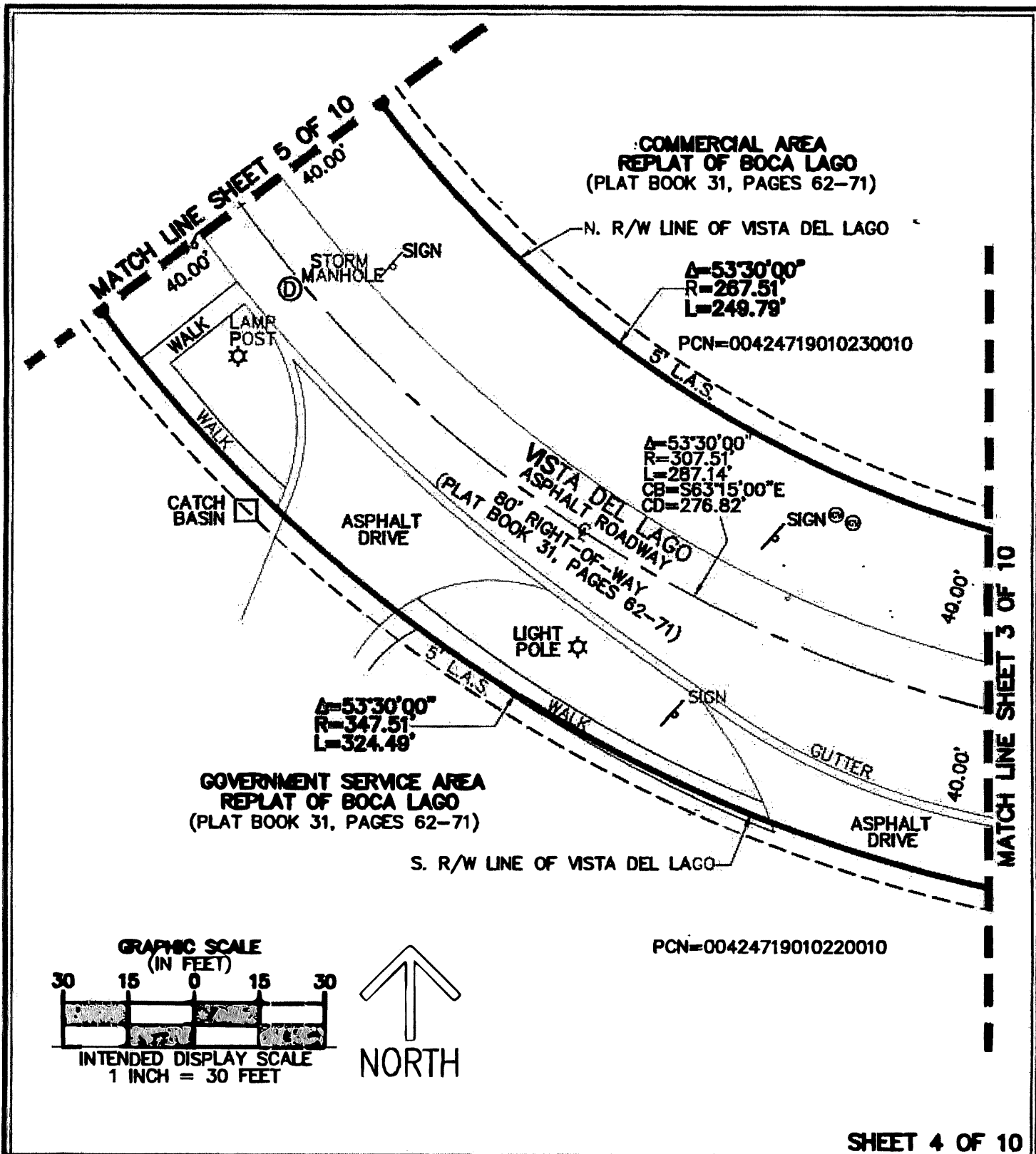
DATE 1/23/17

DRAWN BY **JC**

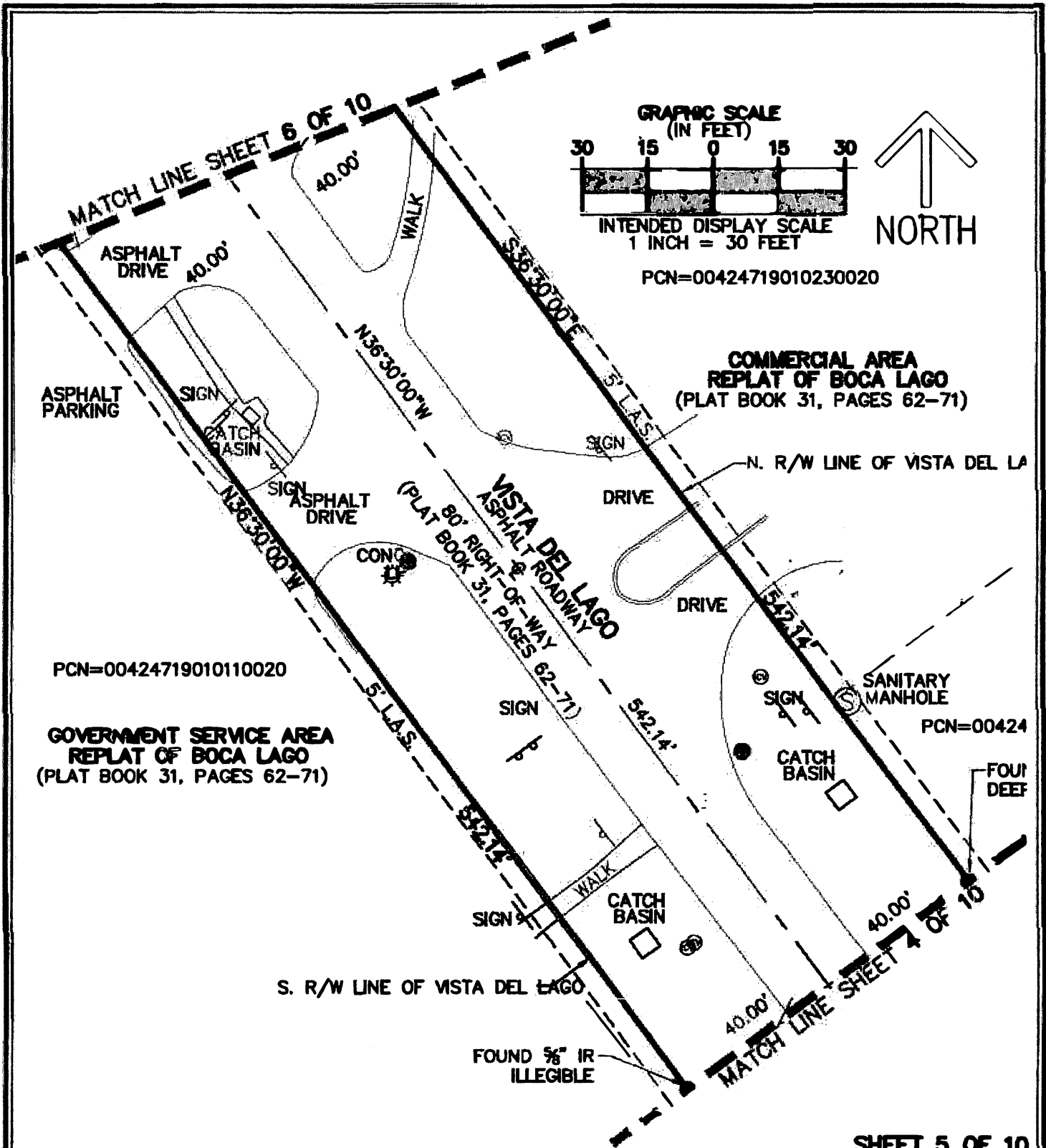
F.B. / PG. N/A

SCALE AS SHOWN

JOB NO. 7211SPS-B



 CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452		SHEET 4 OF 10	
		DATE 1/23/17	DRAWN BY JC
VISTA DEL LAGO REPLAT OF BOCA LAGO BOUNDARY SURVEY		F.B./ PG. N/A	SCALE AS SHOWN
		JOB NO. 7211SPS-B	

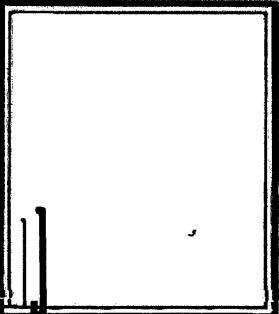


SHEET 5 OF 10

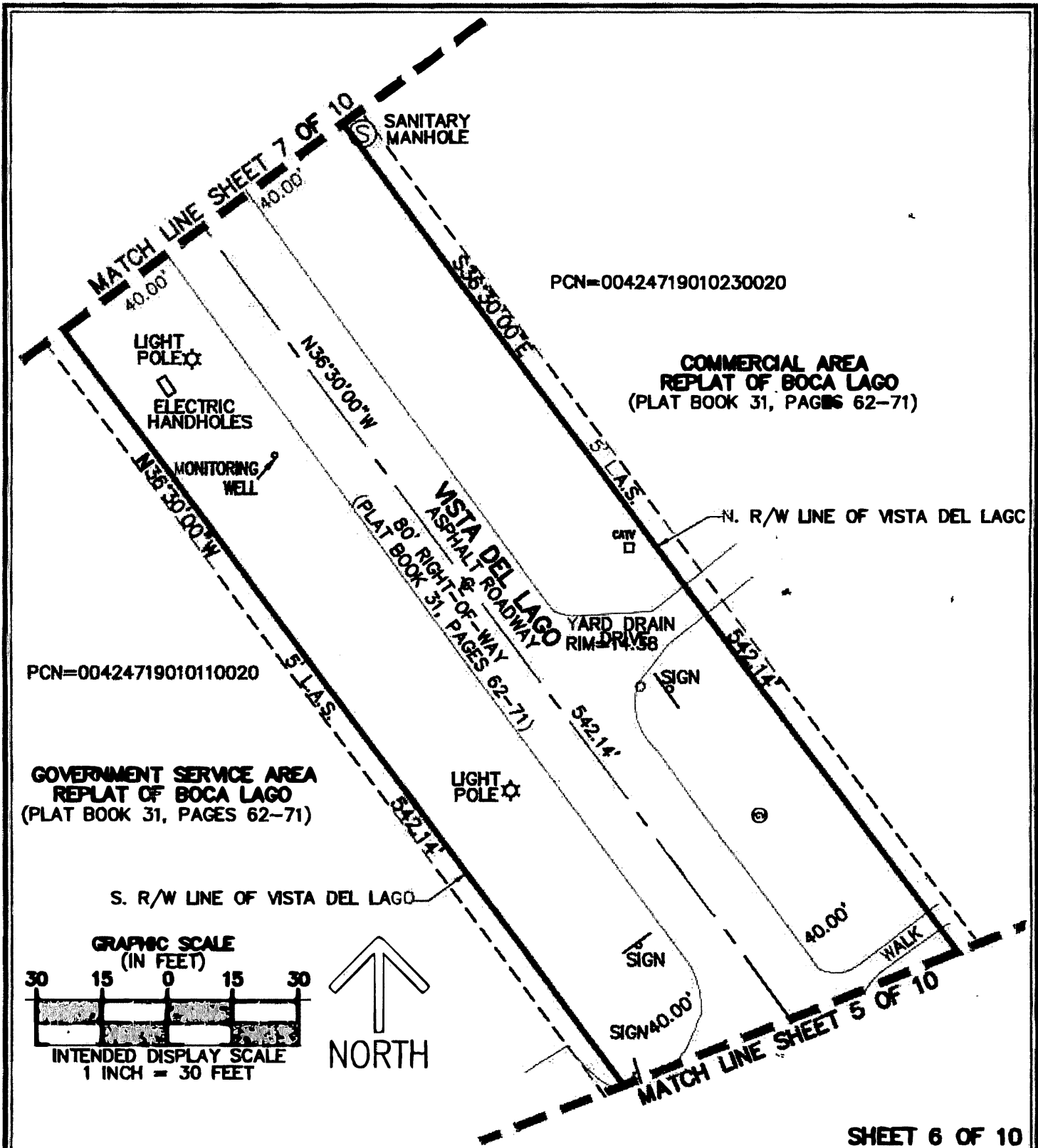


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY**

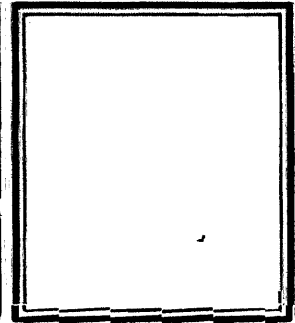


DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B



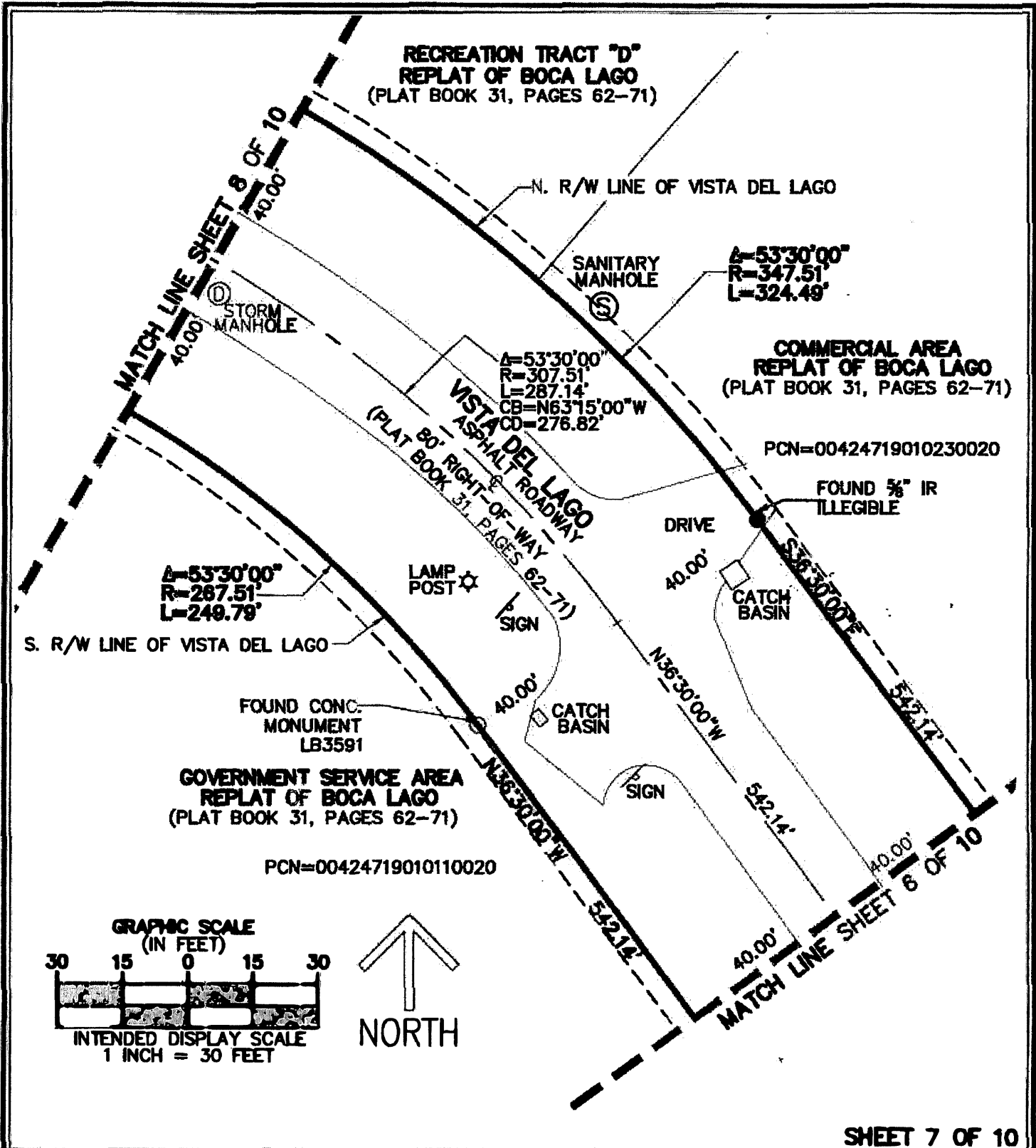
SHEET 6 OF 10

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY**

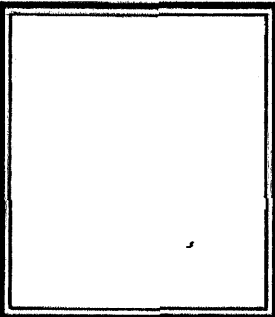


SHEET 7 OF 10

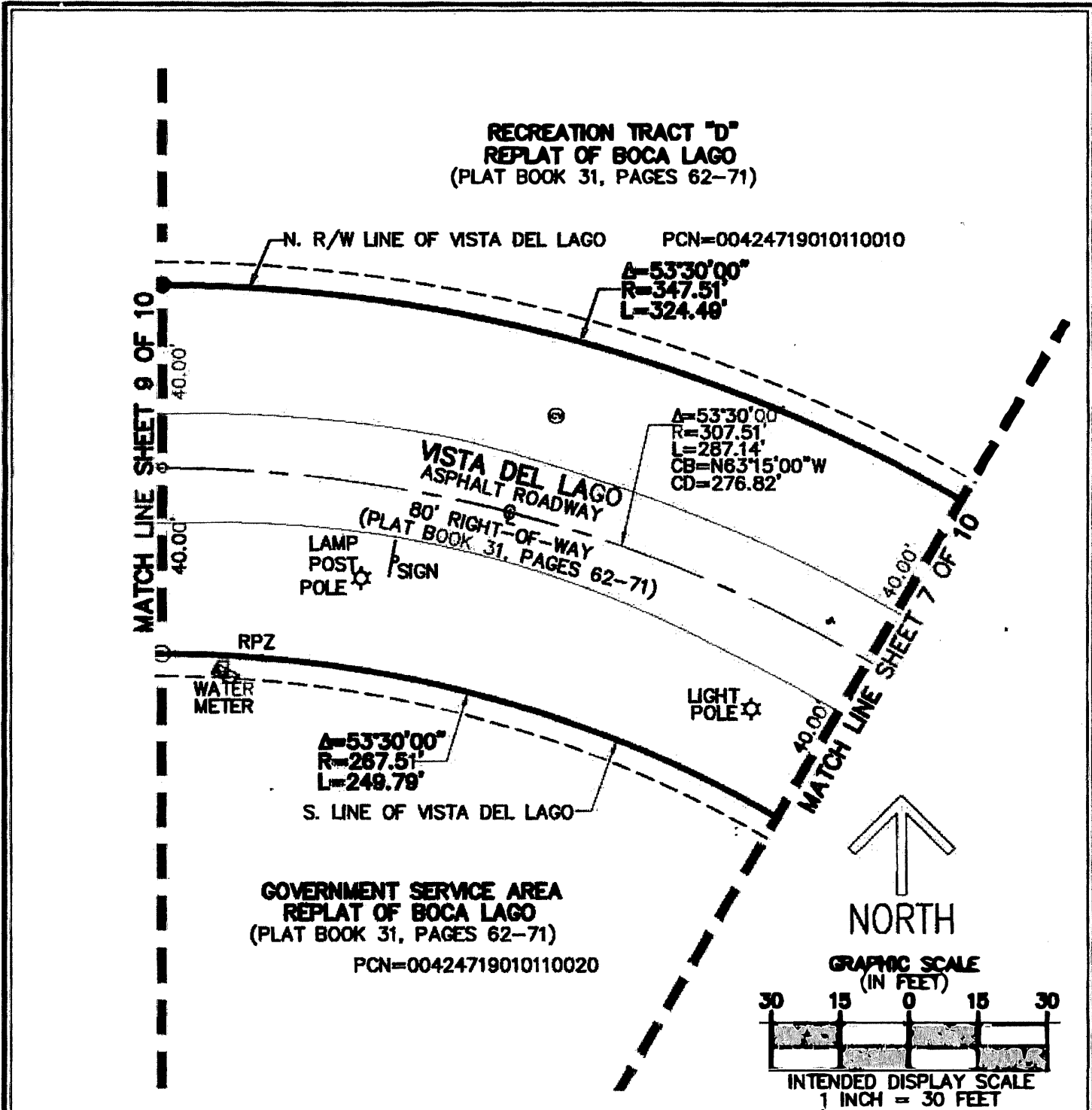


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

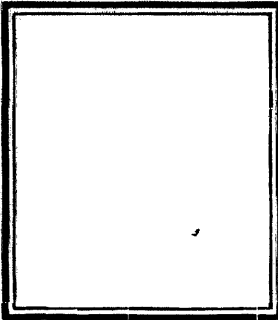


SHEET 8 OF 10

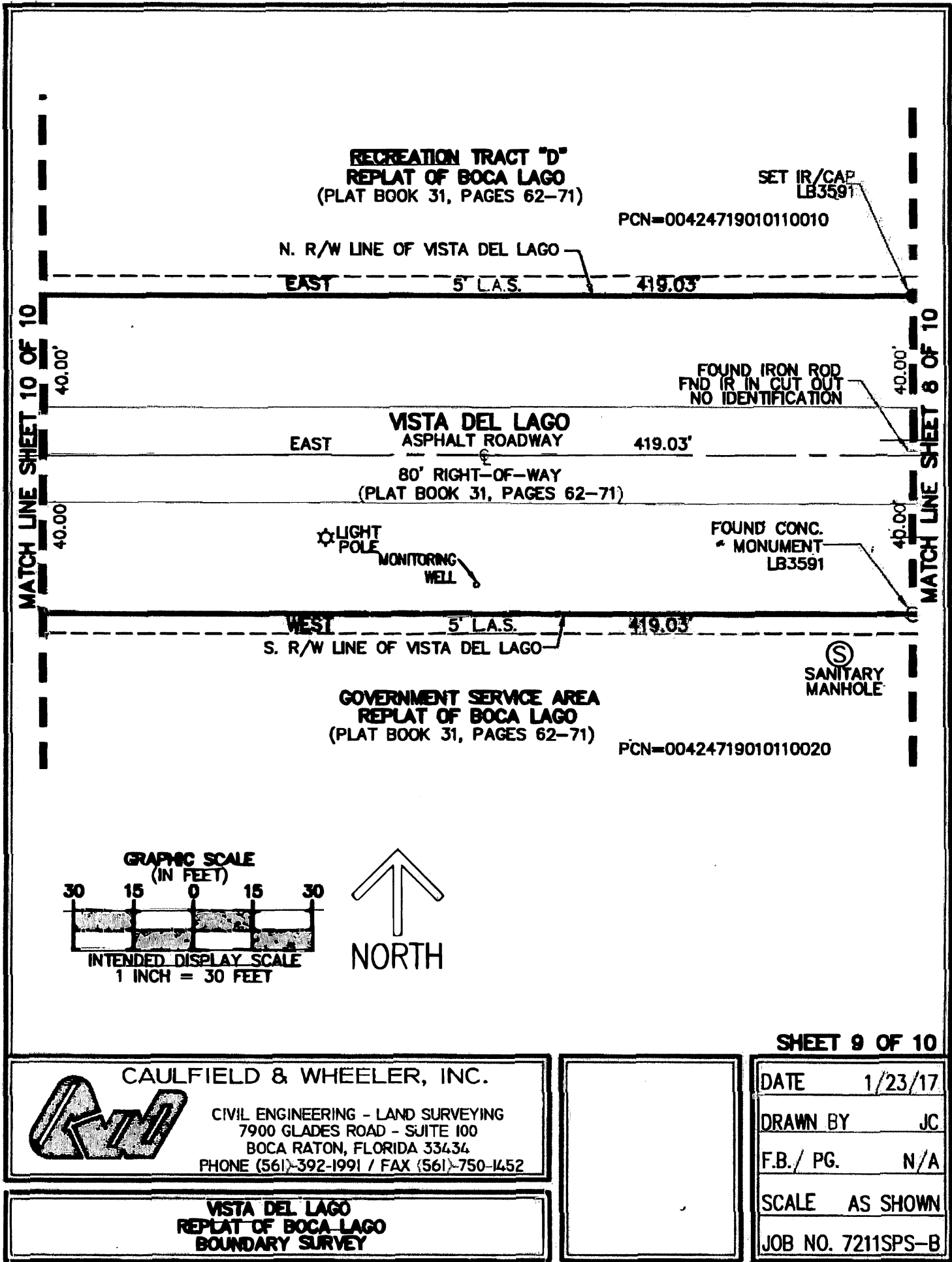


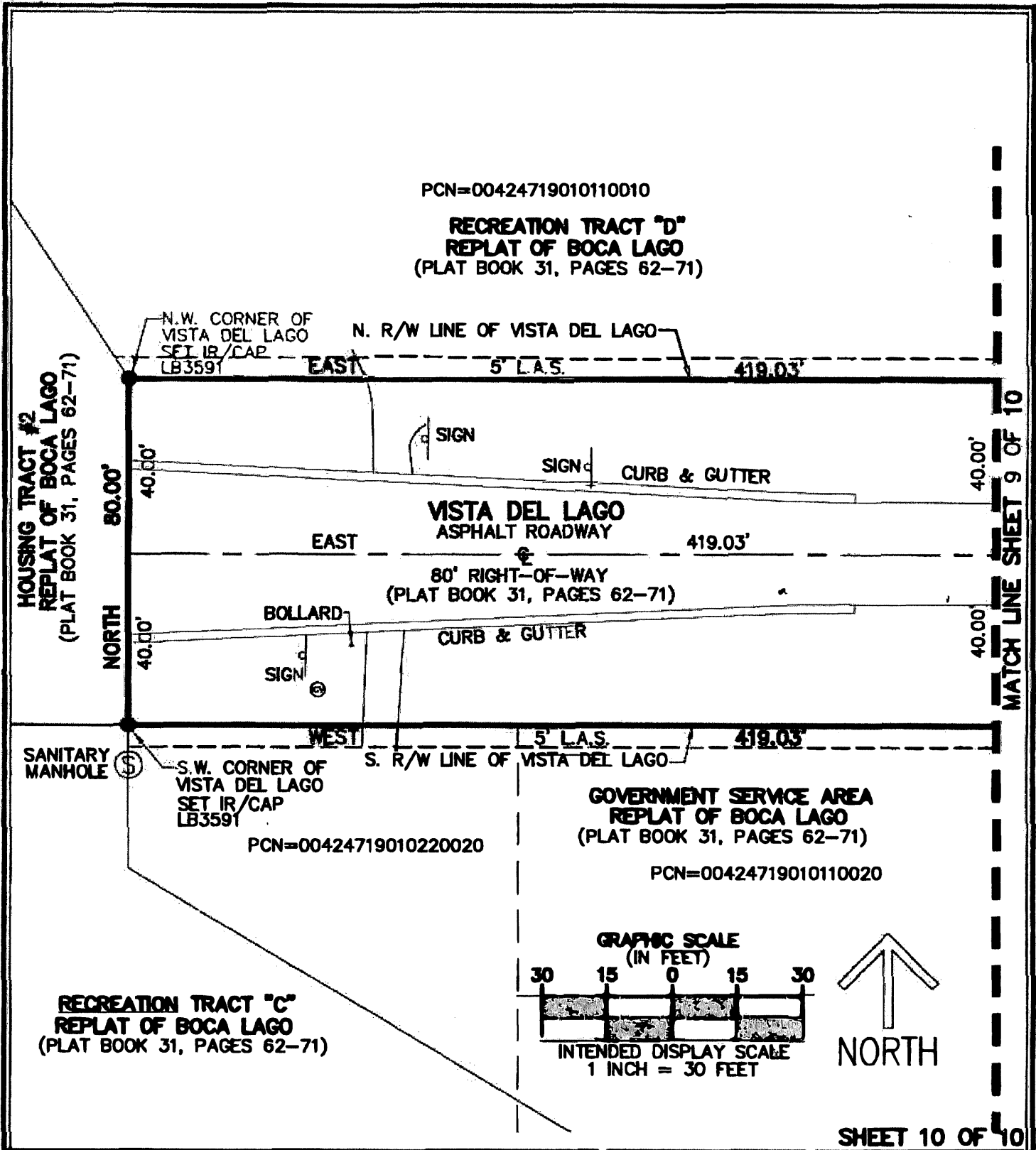
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY




DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B



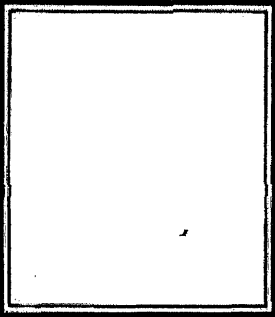


SHEET 10 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF VISTA DEL LAGO, REPLAT OF BOCA LAGO (P.B.30,PP. 244-253) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID VISTA DEL LAGO; THENCE N.45°00'00"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 35.36 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH, A RADIAL DISTANCE OF 347.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VISTA DEL LAGO, THROUGH A CENTRAL ANGLE OF 53°30'00", A DISTANCE OF 324.49 FEET; THENCE N.36°30'00"W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 542.14 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.51 FEET, A CENTRAL ANGLE OF 9°26'57"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 44.12 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, N.31°33'00"E., A DISTANCE OF 81.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID VISTA DEL LAGO; AND A POINT ON A NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 347.51 FEET FROM WHICH A RADIAL LINE BEARS S.41°08'30"W. AND A CENTRAL ANGLE OF 12°21'30"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 74.96 FEET; THENCE S.36°30'00"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 542.14 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.51 FEET, A CENTRAL ANGLE OF 53°30'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 249.79 FEET; THENCE N.45°00'00"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS SHOWN ON SAID REPLAT OF BOCA LAGO; THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 73,731 SQUARE FEET/1.6926 ACRES MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS ARE RELATIVE TO AN ASSUMED RECORD BEARING OF S89°47'22"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS PBF 81 AND PBF 82.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 14, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 7

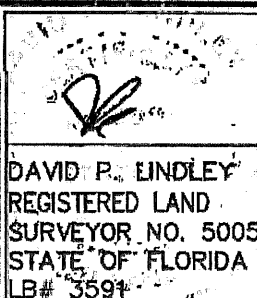


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

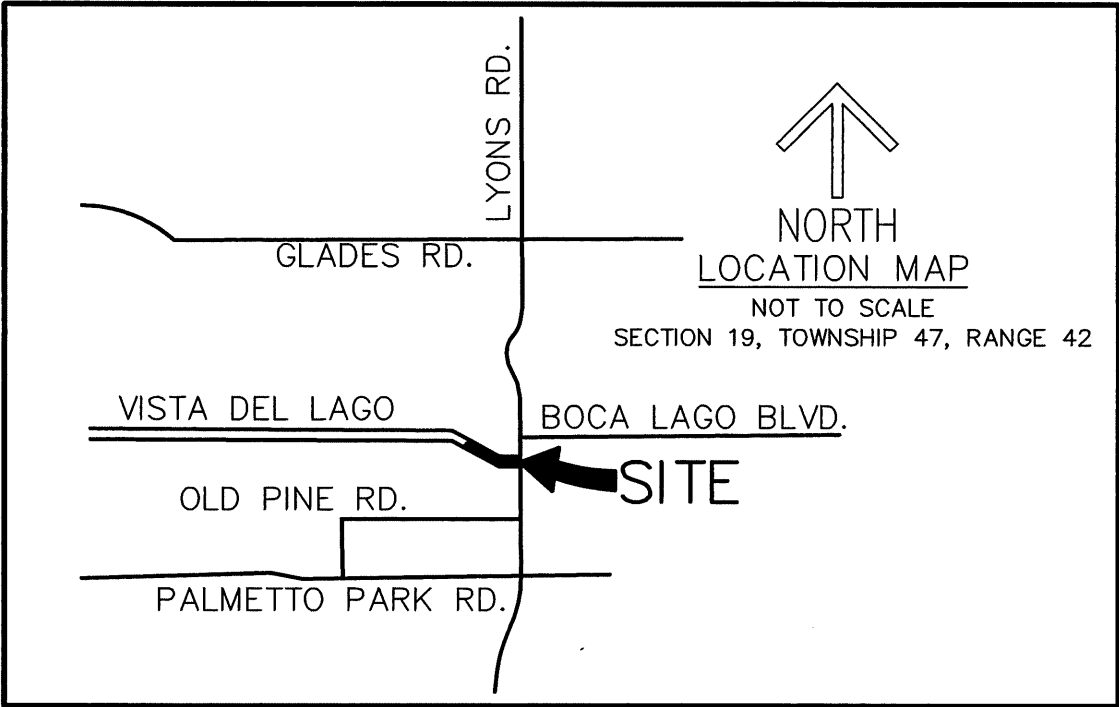
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION



DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

EXHIBIT "A"



NOTES
COORDINATES, BEARINGS AND DISTANCES


COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF VISTA DEL LAGO COUNTERCLOCKWISE

LEGEND/ABBREVIATIONS

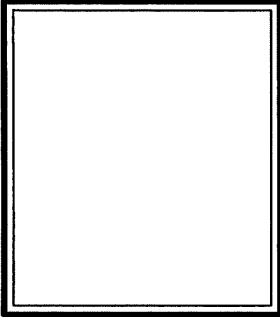
- CB – CHORD BEARING R/W – RIGHT-OF-WAY
- CD – CHORD DISTANCE
- CL – CENTERLINE
- Δ – DELTA (CENTRAL ANGLE)
- L – ARC LENGTH
- R – RADIUS
- L.A.S. – LIMITED ACCESS STRIP
- LB – LICENSED BUSINESS
- U.E. – UTILITY EASEMENT
- △ – PALM BEACH COUNTY HORIZONTAL CONTROL POINT

SHEET 2 OF 7



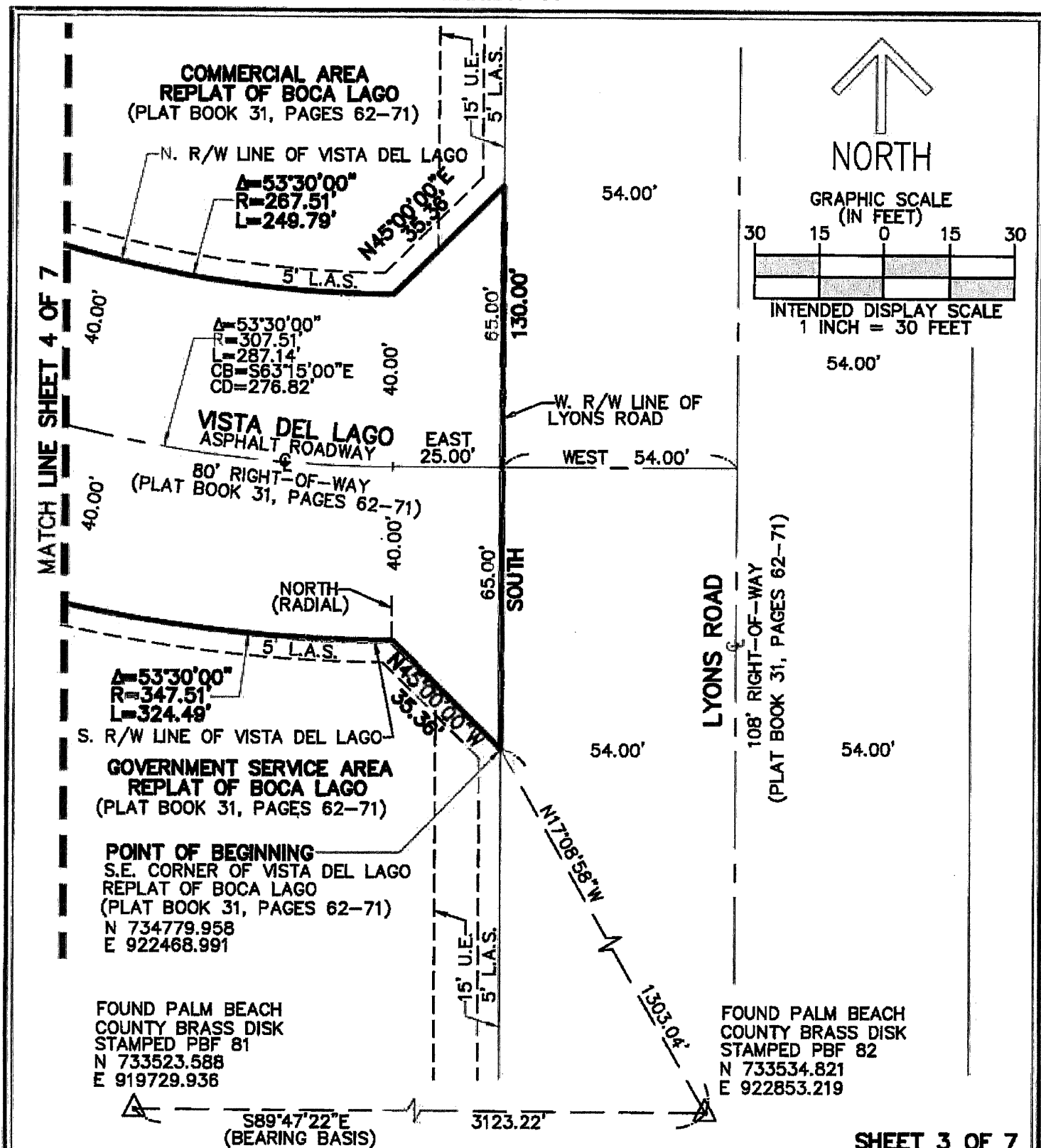
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991 / FAX (561)–750–1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION



DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

EXHIBIT "A"



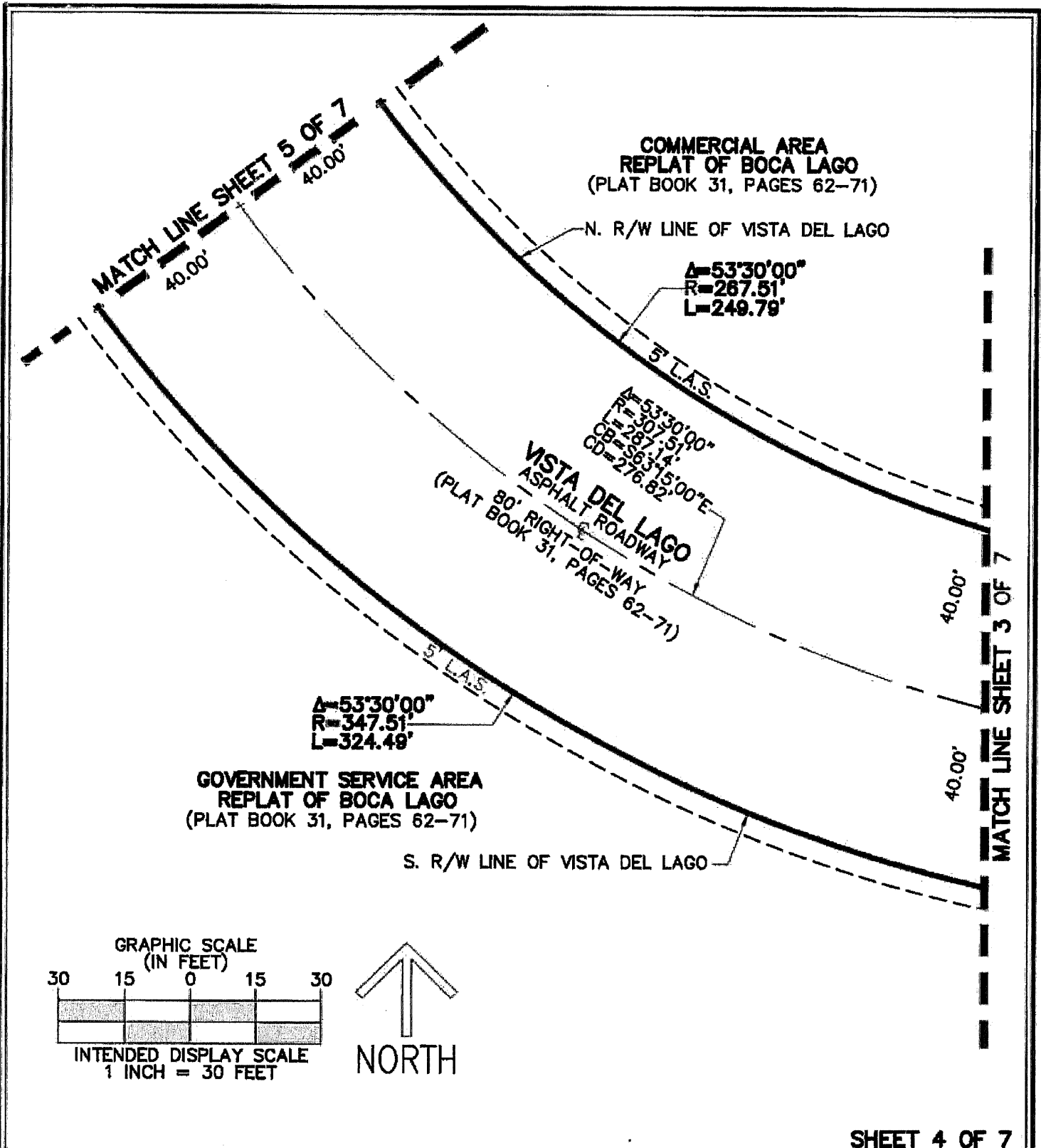
SHEET 3 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IFE

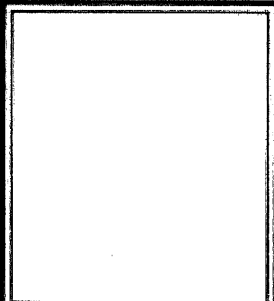
EXHIBIT "A"



SHEET 4 OF 7

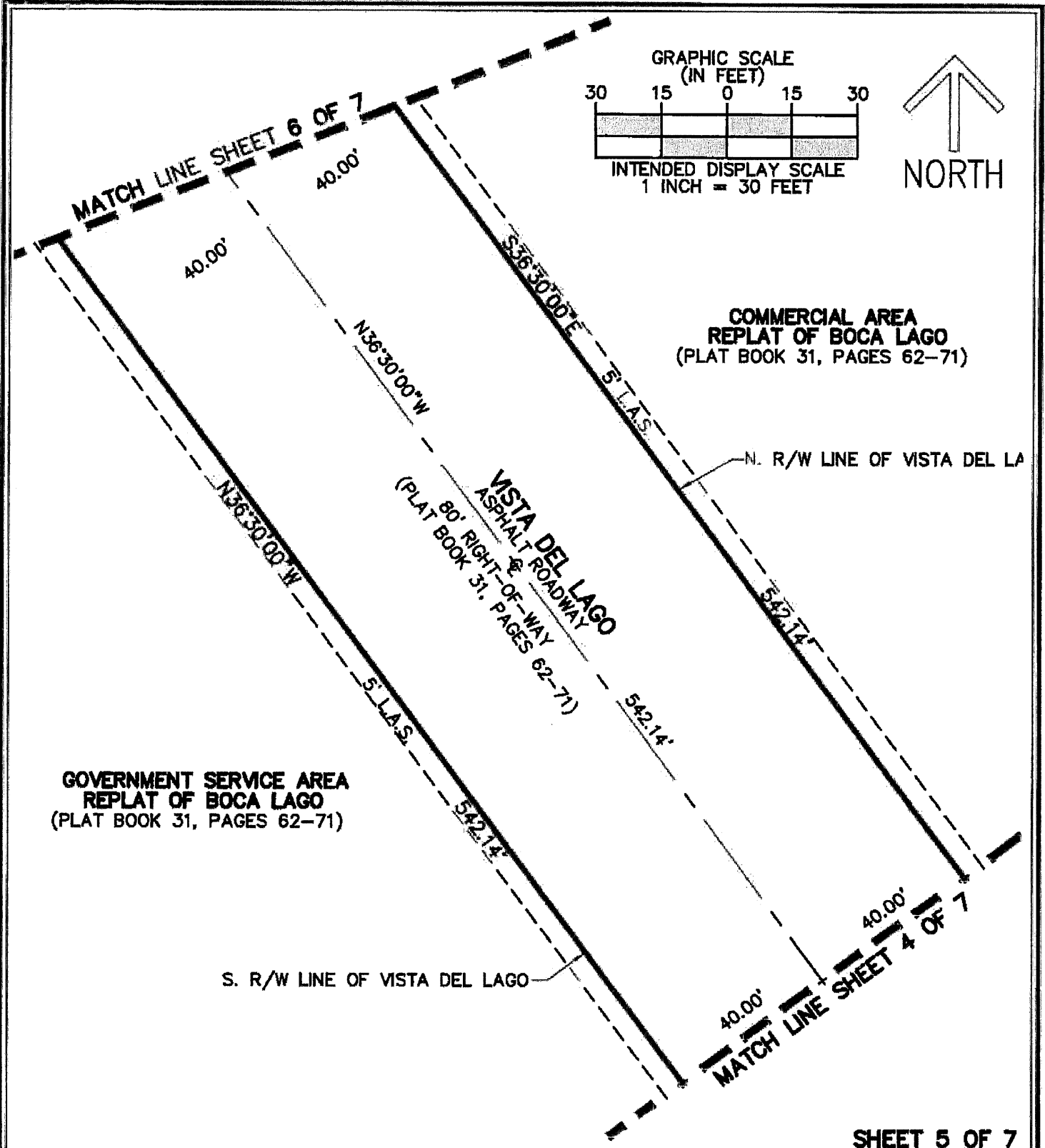
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION**



DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

EXHIBIT "A"



SHEET 5 OF 7



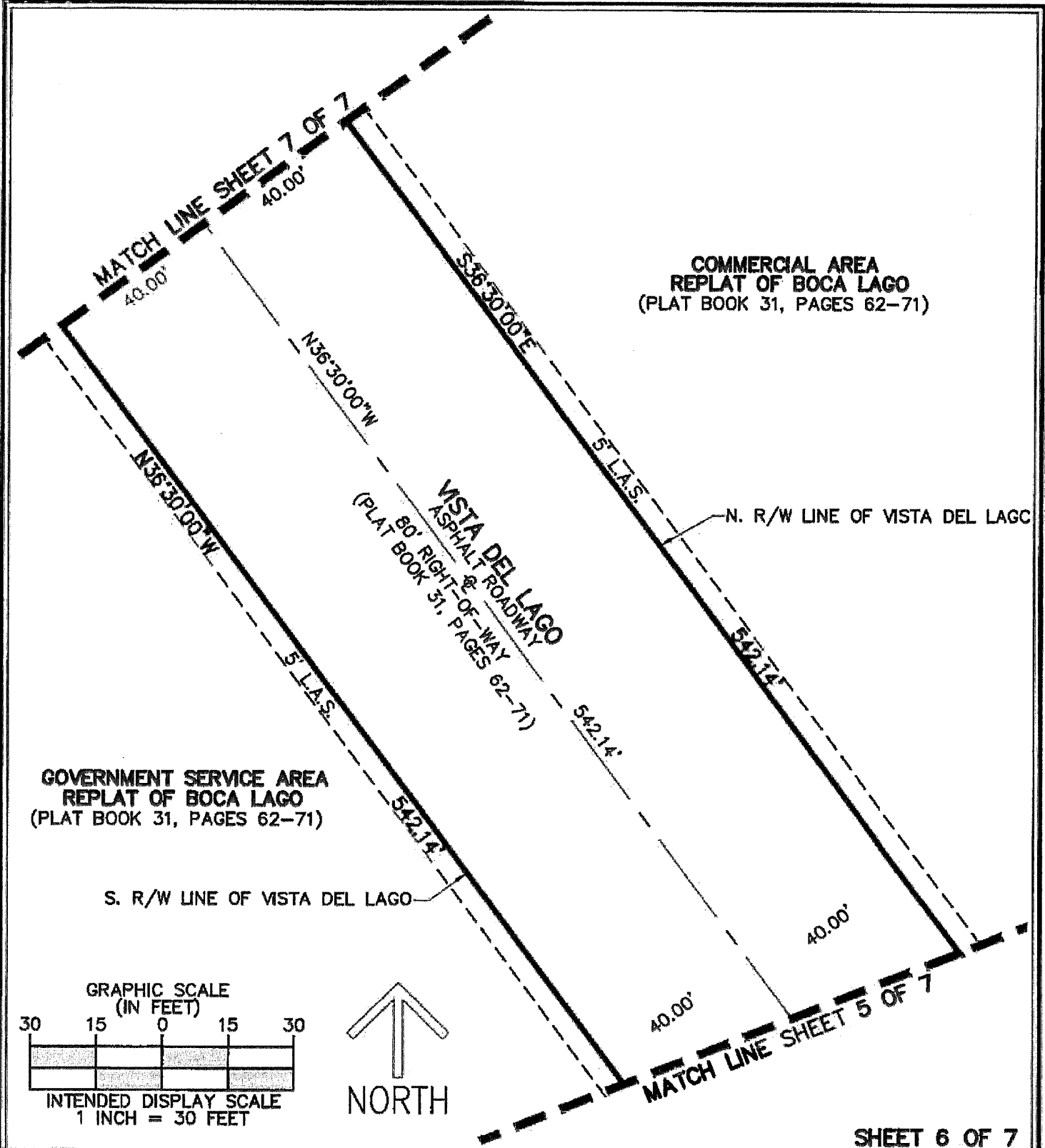
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211EE

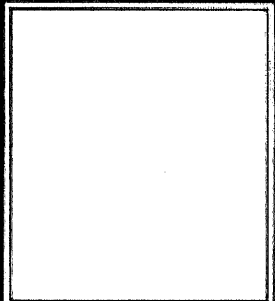
EXHIBIT "A"



SHEET 6 OF 7

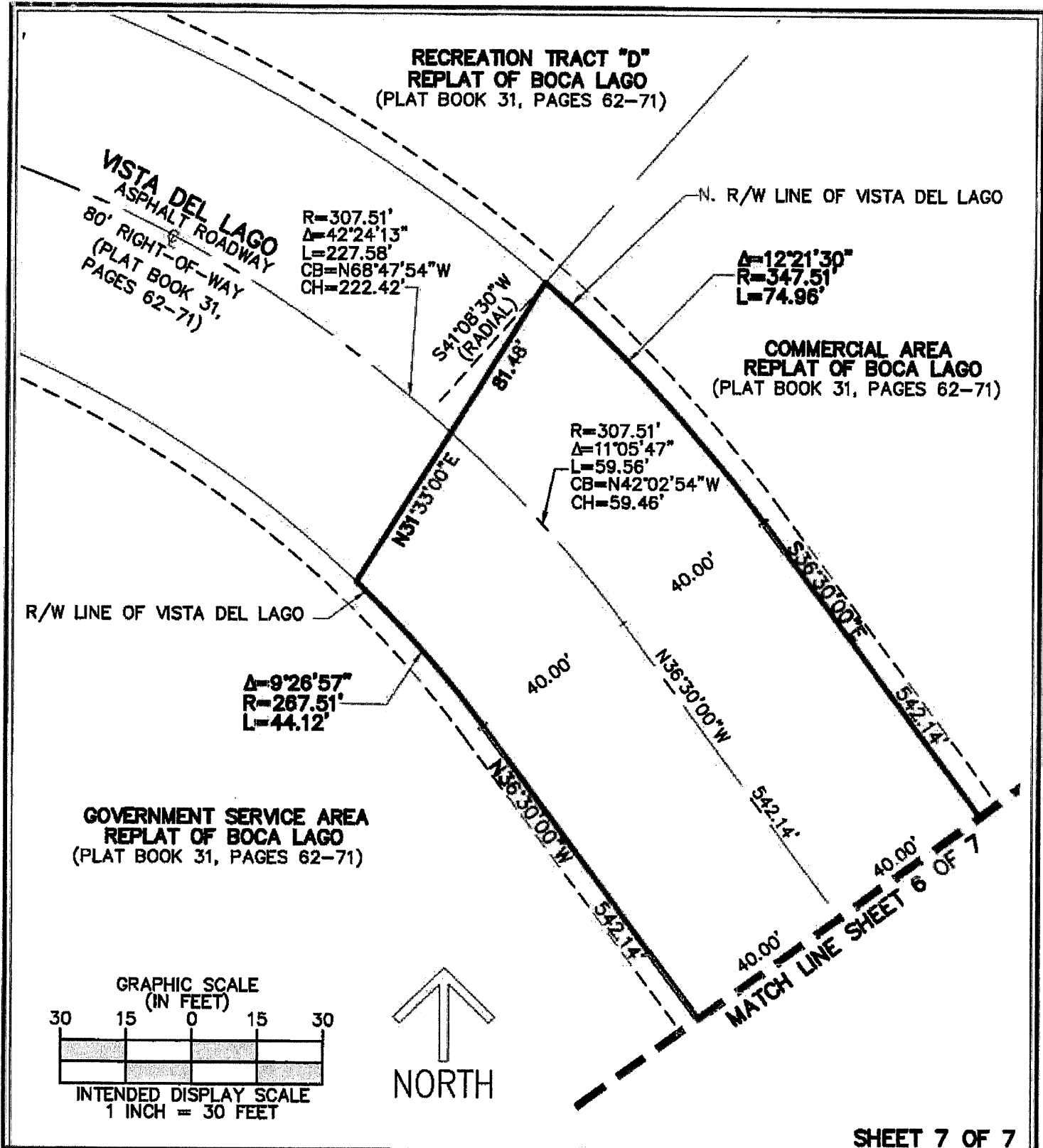
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION**




DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

EXHIBIT "A"

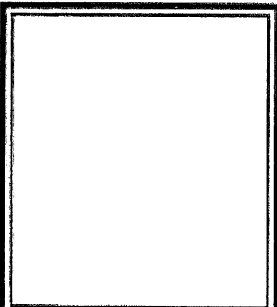


SHEET 7 OF 7



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION



DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

Return to:
Right-of-Way Acquisition Section
Palm Beach County, Engineering & Public Works Department
Post Office Box 21229
West Palm Beach, Florida 33416-1229
Attn.: AB35355 Vista Del Lago-Land Development
Acct. No.: 1010 **W/C BOX 1066**

This Instrument Prepared by:
Yelizaveta Herman, Assistant County Attorney
Palm Beach County, County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Property Control Number: N/A

COUNTY QUIT CLAIM DEED

THIS DEED is made this ____ day of _____, 20 ____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, (hereinafter called "County") to **VISTA DEL LAGO AT BOCA FLORES HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation, whose post office address is c/o Pulte Home Corp., 4400 PGA Blvd., #700, Palm Beach Gardens, FL 33410, (hereinafter called "Grantee").

WITNESSETH: That County, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida, as follows:

Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

IN WITNESS WHEREOF County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

ATTEST:
SHARON R. BOCK
CLERK AND COMPTROLLER


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

By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

(Official Seal)

By: 
Assistant County Attorney

DESCRIPTION:

ALL OF VISTA DEL LAGO (AN 80.00 FOOT WIDE ROAD RIGHT-OF-WAY), REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 125,461 SQUARE FEET/2.8802 ACRES MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED FIRST AMERICAN TITLE INSURANCE COMPANY, FAST FILE NUMBER 2037-3697515, DATED JANUARY 13, 2017 AT 8:00 AM.
3. BEARINGS ARE RELATIVE TO AN ASSUMED RECORD BEARING OF S89°47'22"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS PBF 81 AND PBF 82.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

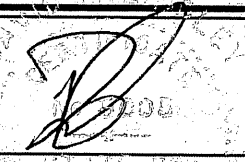
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 16, 2016. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

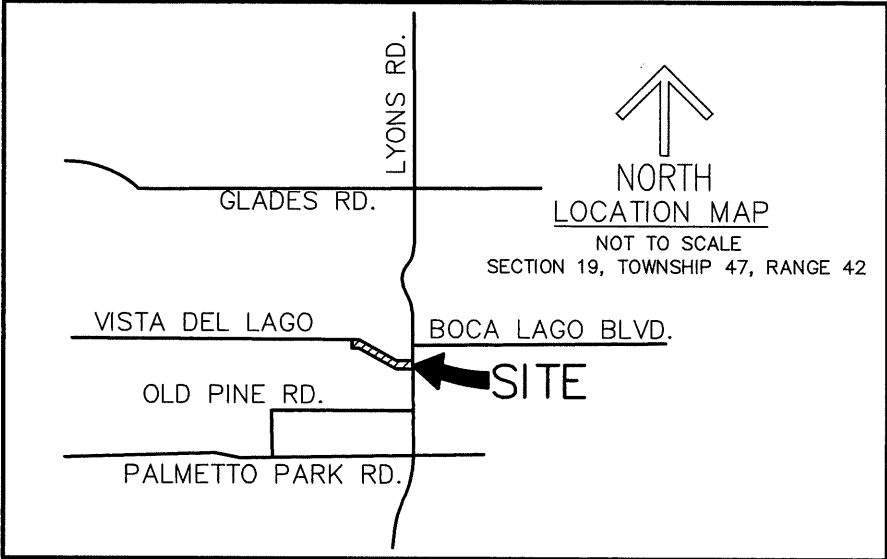
SHEET 1 OF 10**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY**


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B



NOTES
COORDINATES, BEARINGS AND DISTANCES


COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF VISTA DEL LAGO COUNTERCLOCKWISE

LEGEND/ABBREVIATIONS

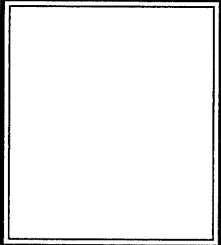
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- L.A.S. - LIMITED ACCESS STRIP
- LB - LICENSED BUSINESS
- PCN - PARCEL CONTROL NUMBER
- U.E. - UTILITY EASEMENT
- △ - PALM BEACH COUNTY HORIZONTAL CONTROL POINT
- - SET IRON ROD CAP LB 3591
- R/W - RIGHT-OF-WAY

SHEET 2 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

PCN=00424719010230010

**COMMERCIAL AREA
REPLAT OF BOCA LAGO**
(PLAT BOOK 31, PAGES 62-71)

N. R/W LINE OF VISTA DEL LAGO

$\Delta=53^{\circ}30'00''$
 $R=267.51'$
 $L=249.79'$

$S45^{\circ}00'00''W$
 $35.36'$

5' L.A.S.

15' U.E.

SET IR/CAP
LB3591

SIGN 54.00'

ATT VAULT

SET IR/CAP
LB3591

WEST RIGHT-OF-WAY LINE OF
LYONS ROAD

EAST 54.00'

SET PRM N/D
IN WALK
LB3591

FOUND CONC.
MONUMENT
LB3591

54.00'

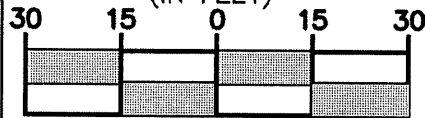
LYONS ROAD

108' RIGHT-OF-WAY
(PLAT BOOK 31, PAGES 62-71)

54.00'



GRAPHIC SCALE
(IN FEET)



INTENDED DISPLAY SCALE
1 INCH = 30 FEET

MATCH LINE SHEET 4 OF 10

40.00'

$\Delta=53^{\circ}30'00''$
 $R=307.51'$
 $L=287.14'$
SIGN
 $CB=S63^{\circ}18'00''E$
 $CD=276.82'$

**VISTA DEL LAGO
ASPHALT ROADWAY**

80' RIGHT-OF-WAY
(PLAT BOOK 31, PAGES 62-71)

EAST 25.00'

GUTTER

NORTH
(RADIAL)

WALK

5' L.A.S.

$\Delta=53^{\circ}30'00''$
 $R=347.51'$
 $L=324.49'$

S. LINE OF VISTA DEL LAGO
PCN=00424719010220010

**GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO**
(PLAT BOOK 31, PAGES 62-71)

S.E. CORNER OF VISTA DEL LAGO
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

N 734779.958
E 922468.991

FOUND PALM BEACH
COUNTY BRASS DISK
STAMPED PBF 81
N 733523.588
E 919729.936

SOUTH

15' U.E.

5' L.A.S.

$N17^{\circ}08'58''W$
 $1303.04'$

$S89^{\circ}47'22''E$
(BEARING BASIS)

3123.23'

FOUND PALM BEACH
COUNTY BRASS DISK
STAMPED PBF 82
N 733534.821
E 922853.219

SHEET 3 OF 10

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY**

DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

SIGN (CV) (CV)

CATCH BASIN ☒

ASPHALT
DRIVE

VISTA DEL LAGO
ASPHALT ROADWAY
80' RIGHT-OF-WAY
(PLAT BOOK 31, PAGES 62-71)

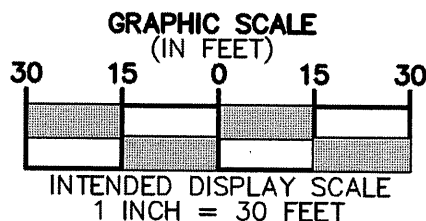
LIGHT
POLE 

$$\begin{aligned}\Delta &= 53^{\circ}30'00'' \\ R &= 347.51' \\ L &= 324.49'\end{aligned}$$

**GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)**

S. R/W LINE OF VISTA DEL LAGO

PCN=00424719010220010



MATCH LINE SHEET 3 OF 10

SHEET 4 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY

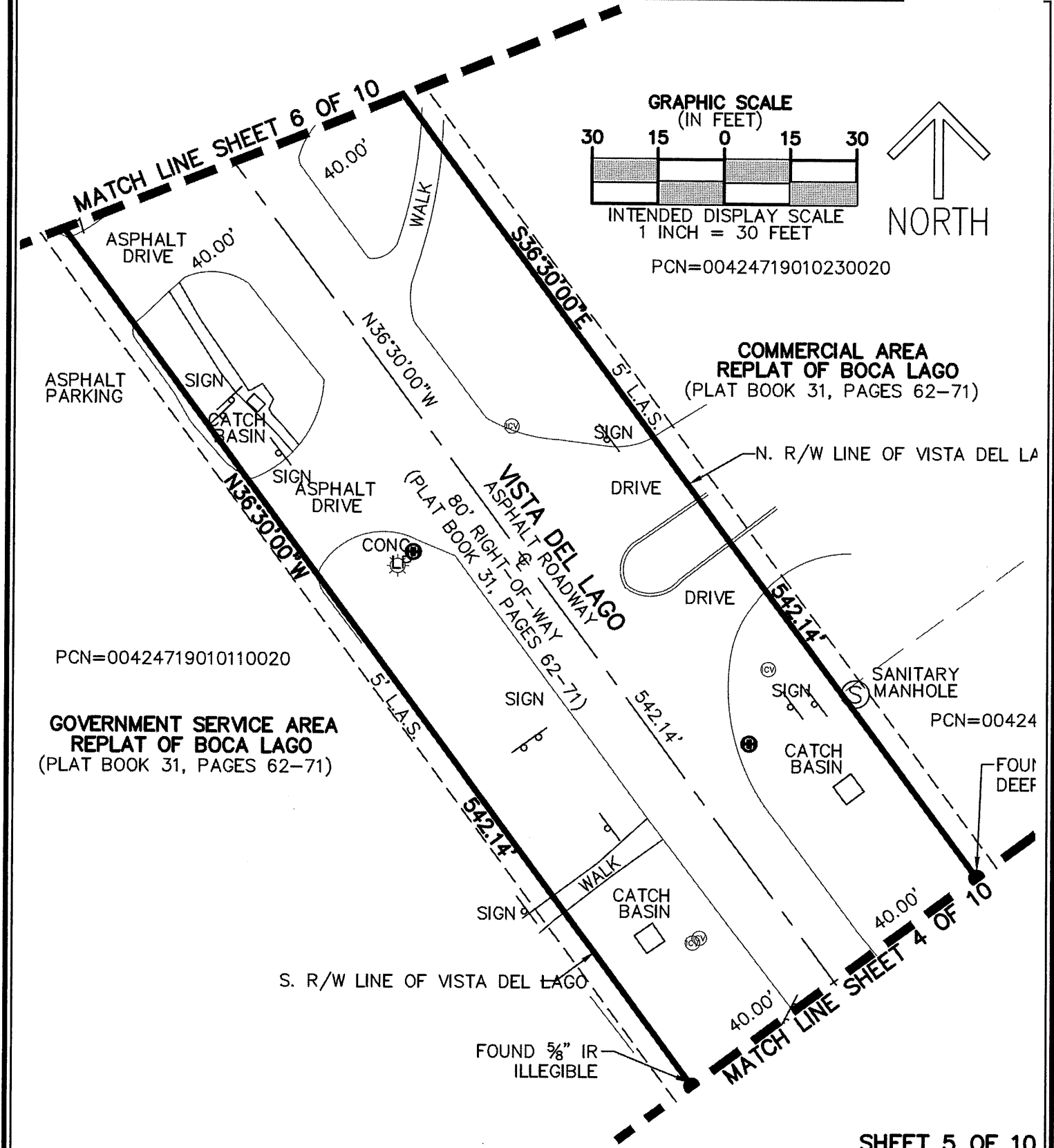
DATE 1/23/17

DRAWN BY JC

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7211SPS-B



PCN=00424719010110020

GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

COMMERCIAL AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

PCN=00424

FOUR DEEF

SHEET 5 OF 10

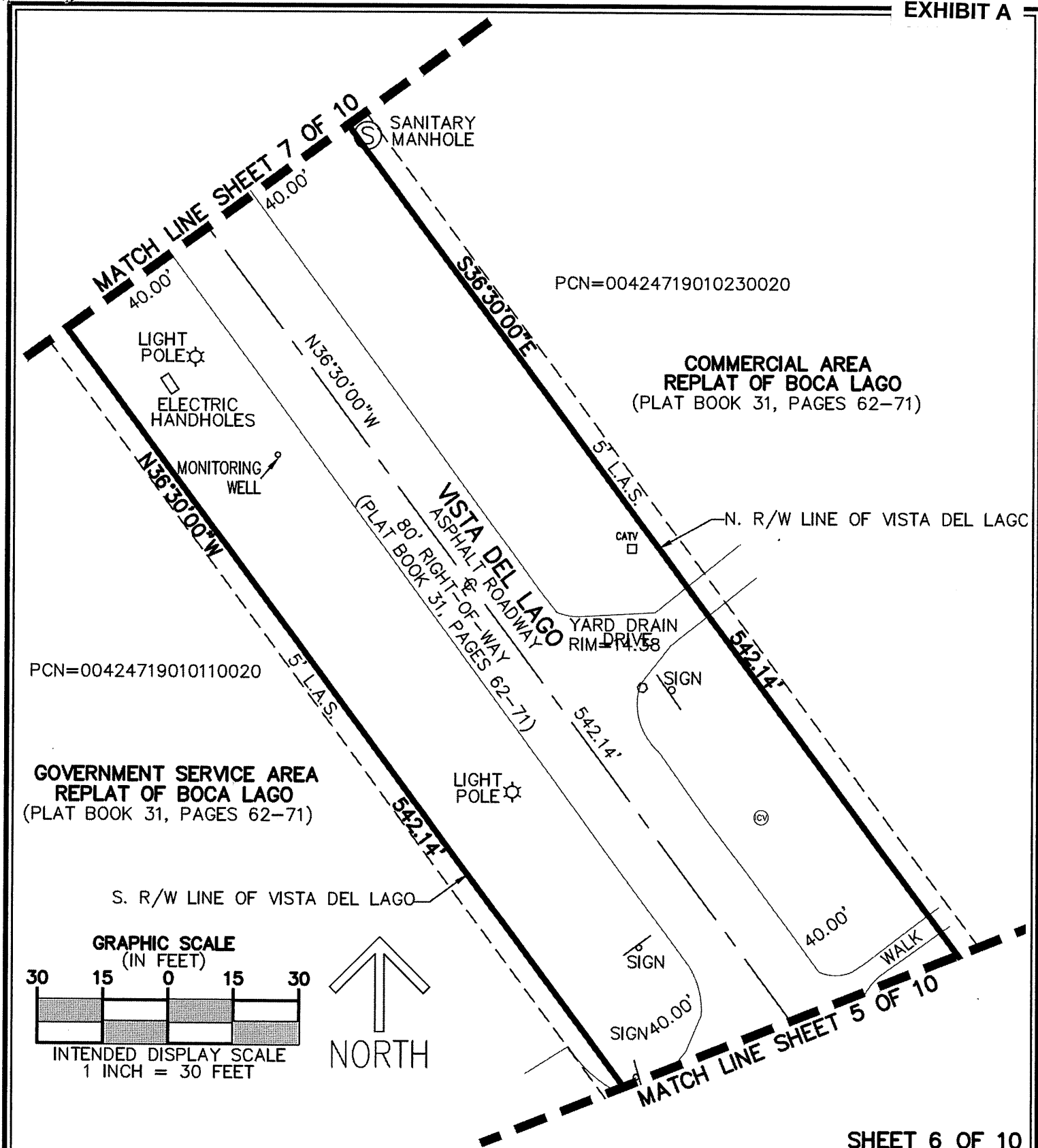


CAULFIELD & WHEELER, INC.


CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY

DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

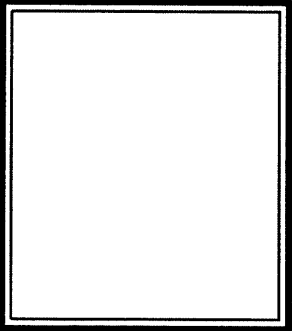


SHEET 6 OF 10

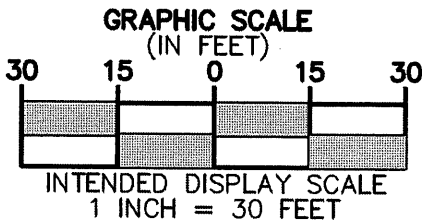
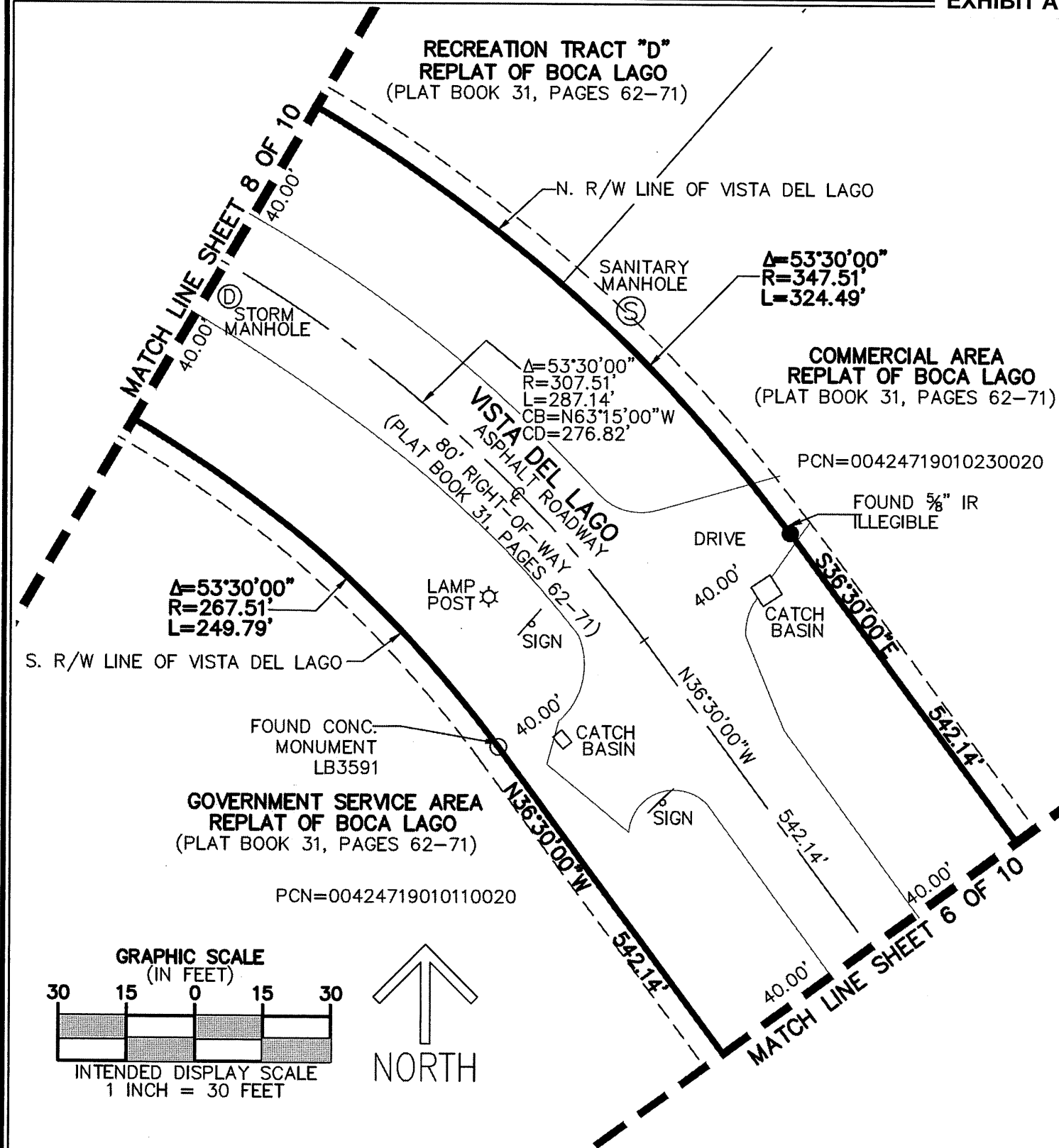


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452


**VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY**



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

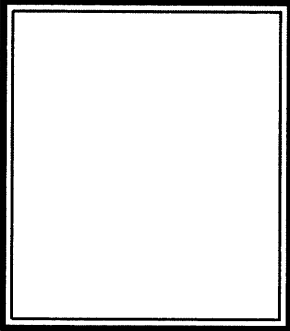


SHEET 7 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY

DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

RECREATION TRACT "D"
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

SET IR/CAP
LB359T
PCN=00424719010110010

N. R/W LINE OF VISTA DEL LAGO
EAST 5' L.A.S. 419.03'

MATCH LINE SHEET 10 OF 10

MATCH LINE SHEET 8 OF 10

VISTA DEL LAGO

EAST ASPHALT ROADWAY 419.03'
80' RIGHT-OF-WAY
(PLAT BOOK 31, PAGES 62-71)

FOUND IRON ROD
FND IR IN CUT OUT
NO IDENTIFICATION

LIGHT
POLE
MONITORING
WELL

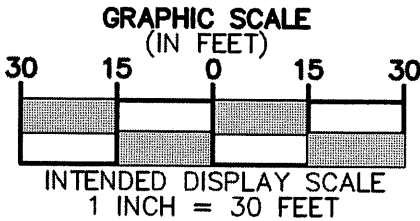
FOUND CONC.
MONUMENT
LB3591

WEST 5' L.A.S. 419.03'
S. R/W LINE OF VISTA DEL LAGO


GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

PCN=00424719010110020

SANITARY
MANHOLE

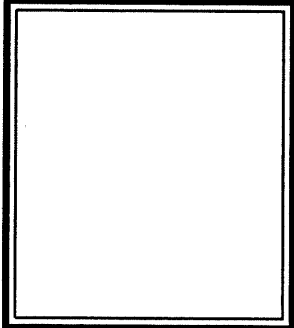


SHEET 9 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

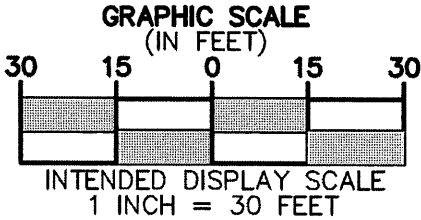
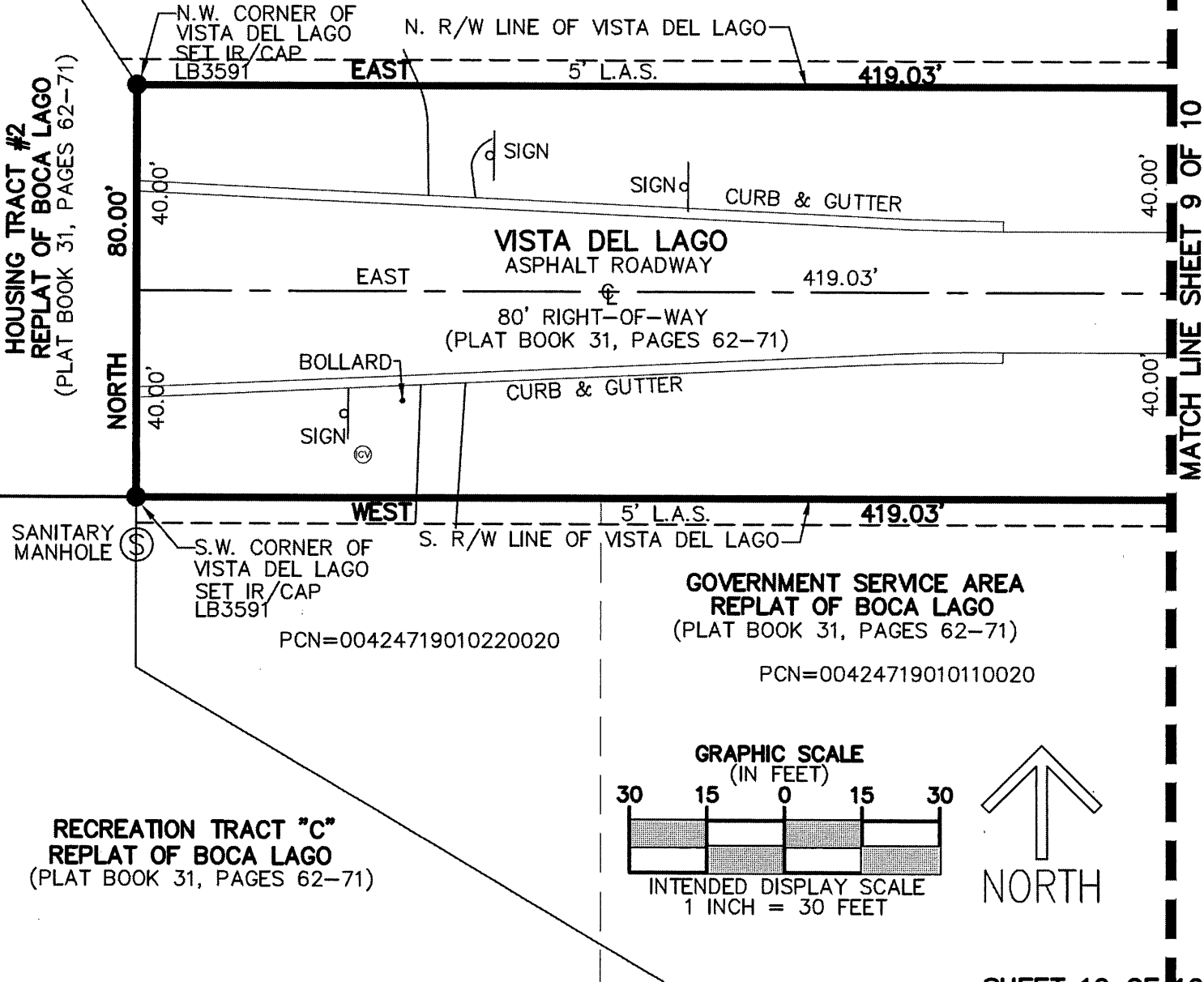
VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY




DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

PCN=00424719010110010

RECREATION TRACT "D"
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

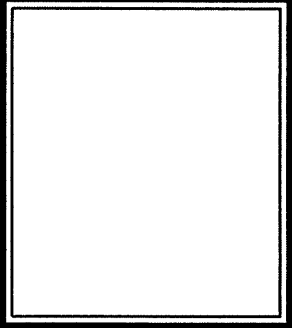


SHEET 10 OF 10



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
REPLAT OF BOCA LAGO
BOUNDARY SURVEY



DATE	1/23/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-B

Prepared by & Return to:
Peter Banting, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605
Property Control Number: (Abandoned Right-of-Way)

ACCESS, DRAINAGE and UTILITIES EASEMENT

THIS ACCESS, DRAINAGE and UTILITIES EASEMENT ("Easement") is granted this ___ day of _____, 2018, by **VISTA DEL LAGO AT BOCA FLORES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Grantor"), whose legal mailing address is c/o Pulte Home Corp., 4400 PGA Boulevard, Suite 700, Palm Beach Gardens, FL 33410, to **PALM BEACH COUNTY**, a political subdivision of the State of Florida (the "County"), whose legal mailing address is 2633 Vista Parkway, West Palm Beach, FL 33411-5605.

WITNESSETH:

WHEREAS, Grantor is the owner of property located in Palm Beach County, FL described on **Exhibit "A"** attached hereto and made a part hereof ("Grantor Property" or "Easement Premises") as the result of the abandonment of the Grantor Property by the Board of County Commissioners of Palm Beach County, FL on _____, 2018, Ordinance 2018-_____; and

WHEREAS, County is the owner of property located in Palm Beach County, FL described on **Exhibit "B"** attached hereto and made a part hereof ("County Property" or "Benefitted Property"); and

WHEREAS, as part of the abandonment of Grantor Property, County consented to the abandonment provided Grantor agreed to grant this Easement to County to provide County with access, drainage and utilities to the County Property.

Now, therefore, Grantor and County, for and in consideration of the sum of TEN DOLLARS (\$10.00) to the Grantor in hand paid by County, and various other good and valuable consideration as set forth below, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. Grantor does hereby grant, bargain, sell and convey to County, its successors and assigns, a perpetual non-exclusive easement for the purposes of access, ingress and egress to the County Property and the existing facilities and any facilities constructed hereafter by County upon the County Property, including but not limited to vehicular and pedestrian traffic together with the right, but not the obligation, to construct, operate, maintain, or repair any drainage or utility

the County Property, including but not limited to vehicular and pedestrian traffic together with the right, but not the obligation, to construct, operate, maintain, or repair any drainage or utility improvements in, on, under, over, across and upon the Easement Premises required to serve or benefit the County Property.

3. This Easement shall be an easement appurtenant to the Benefitted Property and shall inure to the benefit of County and shall burden Grantor, its successors and assigns, and shall run with title to the Benefitted Property; this easement may not be transferred or assigned separate and apart from the Benefitted Property.

4. The grant of this Easement shall in no way restrict the right and interest of the Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

5. Grantor acknowledges that Grantor shall be responsible for and shall, at all times, maintain and repair at its sole cost and expense the Easement Premises, including, but not limited to, the existing roadway, storm water drainage lines and all improvements currently existing or constructed hereafter therein during the term of this Easement. Grantor further acknowledges the urgency of maintaining access over the roadway and drainage improvements and will provide prompt response to any necessary repairs to maintain roadway access and storm water drainage within the Easement Premises. In the event that Grantor fails to fulfill these obligations, County may complete the work and Grantor shall reimburse County for all costs and expenses incurred as a result of such failure.

6. Grantor acknowledges that County has unrestricted access for ingress and egress over and upon the Easement Premises.

7. Grantor acknowledges that upon assignment, Grantor shall remain responsible for the operation and maintenance of the Easement Premises at its sole cost and expense.

8. County acknowledges the waiver of sovereign immunity for liability in tort contained in Florida Statutes Section 768.28 and acknowledges that such statute permits actions at law against the County to recover damages in tort for money damages up to the amounts set forth in such statute for injury or loss of property, personal injury, or death caused by the negligence or wrongful act or omission of an employee of County while acting within the scope of the employee's office or employment under circumstances in which County, if a private person, would be liable under the general laws of this State.

9. The grant of Easement contained herein is for the use and benefit of County, County's authorized agents, employees, and contractors, as well as access for those members of the public who desire to use the facilities located on the County Property, and is not intended, and shall not be construed as a dedication to the public of any portion of the Easement Premises.

10. All notices and elections (collectively, "notices") to be given or delivered by or to any party hereunder, shall be in writing and shall be (as elected by the party giving such notice) hand

delivered by messenger, courier service or national overnight delivery service, telecopied or faxed, or alternatively shall be sent by United States Certified Mail, with Return Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services, or national overnight delivery service, or on the date of transmission with confirmed answer back if by telecopier or fax if transmitted before 5 P.M. on a business day and on the next business day if transmitted after 5 P.M. or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designated the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

County:

Palm Beach County
Property & Real Estate Management Division
Attention: Director
2633 Vista Parkway
West Palm Beach, Florida 33411-5605
Fax 561-233-0210

With a copy to:

Palm Beach County Attorneys' Office
Attention: Real Estate
301 North Olive Avenue, Suite 601
West Palm Beach, Florida 33401-4791
Fax: 561-355-4398

Grantor:

Vista Del Lago at Boca Flores Homeowners Association, Inc.
c/o Pulte Home Corp.
4400 PGA Boulevard
Suite 700
Palm Beach Gardens, FL 33410

Any party may from time to time change the address to which notice under this Easement shall be given such party, upon three (3) days prior written notice to the other parties.

11. This Easement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Easement shall be in a state court of competent jurisdiction in Palm Beach County, Florida.

12. The terms, conditions, covenants and provisions of this Easement shall run with the land and burden the Grantor's Property and inure to the benefit of and be binding upon the Grantor and County, and their respective successors and assigns.

13. In the event that Grantor fails, neglects or refuses to perform any term, covenant or condition of this Easement for which a specific remedy is not set forth in this Easement, County shall have the right to (1) grant Grantor a reasonable period of time within which to cure such default during which time Grantor shall utilize Grantor's best efforts, including bringing suit to remedy such default or (2) seek specific performance of the terms of this Easement. In the event County elects option number one (1) set forth hereinabove and Grantor fails or is unable to cure such default within the applicable time period, County shall have the rights identified in number two (2) set forth hereinabove. In the event County elects option number two (2) and County is unable to obtain specific performance of this Easement for any reason, County shall have the right to pursue damages.

14. No provision of this Easement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this Easement, including but not limited to any citizen or employee of County and/or Grantor except as expressly set forth herein.

15. No party shall be considered the author of this Easement since the parties hereto have participated in extensive negotiations and drafting and redrafting of this document to arrive at a final agreement. Thus, the terms of this Easement shall not be strictly construed against one party as opposed to the other party based upon who drafted it. In the event that any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Easement and the same shall remain in full force and effect.

16. This Easement contains the entire understanding and agreement of the parties with respect to the subject matter hereof and supersedes all other negotiations, representations, or agreements, either written or oral, relating to this Easement. No amendment shall be effective unless the same is in writing and signed by all parties.

17. Grantor acknowledges that County shall never have responsibility or obligation to contribute any money or services of any kind or manner whatsoever toward the maintenance and/or repair of the Easement Premises.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have executed this Access, Drainage and Utilities Easement as of the day and year first above written.

GRANTOR:

Signed, sealed, and delivered
in the presence of:

VISTA DEL LAGO AT BOCA FLORES
HOMEOWNERS ASSOCIATION, INC., a
Florida not for profit corporation

By: [Signature]
David Kanarek, President

[Signature]
Witness Signature

Debra Flynn
Witness Name Printed

[Signature]
Witness Signature

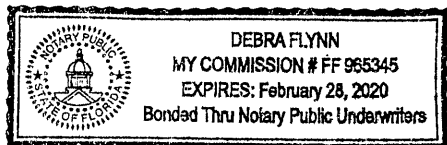
Patricia Proenza
Witness Name Printed

(SEAL)
not for profit corporation

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 30th day of May, 2017,
by David Kanarek, as President of Vista Del Lago at Boca Florida Homeowners Association, Inc., a
Florida not for profit corporation, who [] is personally known or [] has produced a driver's
license as identification.

[Notary Seal]



Notary Public: [Signature]
Printed Name: Debra Flynn
My Commission Expires: 2/28/20

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

COUNTY:

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

By: _____
Mayor

APPROVED AS TO TERMS AND
CONDITIONS

By: _____
Department Director

G:\PREM\DEV\OPEN PROJECTS\BOCA LAGO\ACCESS EASEMENT\ACCESS DRAINAING AND UTILITY EASEMENT. HF APP 3-17-2017.DOC

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF VISTA DEL LAGO, REPLAT OF BOCA LAGO (P.B.30,PP. 244-253) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID VISTA DEL LAGO; THENCE N.45°00'00"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 35.36 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH, A RADIAL DISTANCE OF 347.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VISTA DEL LAGO, THROUGH A CENTRAL ANGLE OF 53°30'00", A DISTANCE OF 324.49 FEET; THENCE N.36°30'00"W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 542.14 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.51 FEET, A CENTRAL ANGLE OF 9°26'57"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE ALOND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 44.12 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, N.31°33'00"E., A DISTANCE OF 81.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID VISTA DEL LAGO; AND A POINT ON A NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 347.51 FEET FROM WHICH A RADIAL LINE BEARS S.41°08'30"W. AND A CENTRAL ANGLE OF 12°21'30"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 74.96 FEET; THENCE S.36°30'00"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 542.14 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.51 FEET, A CENTRAL ANGLE OF 53°30'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 249.79 FEET; THENCE N.45°00'00"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS SHOWN ON SAID REPLAT OF BOCA LAGO; THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 73,731 SQUARE FEET/1.6926 ACRES MORE OR LESS.
SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.


NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 3. BEARINGS ARE RELATIVE TO AN ASSUMED RECORD BEARING OF S89°47'22"E BETWEEN PALM BEACH COUNTY SURVEY DEPARTMENT CONTROL MONUMENTS PBF 81 AND PBF 82.
- 4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

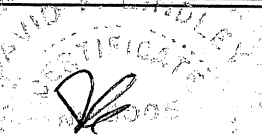
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 14, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 7



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

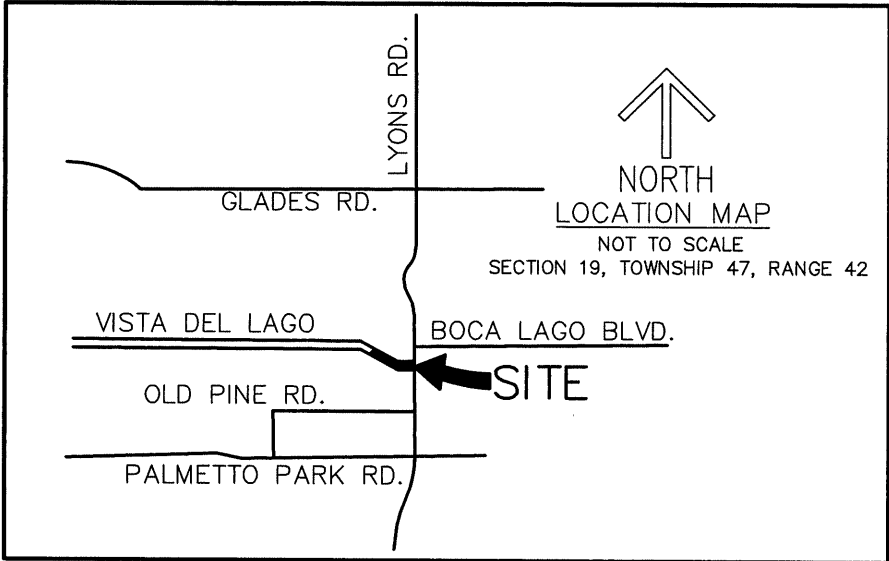
VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION



DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

EXHIBIT "A"



NOTES
COORDINATES, BEARINGS AND DISTANCES


COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF VISTA DEL LAGO COUNTERCLOCKWISE

LEGEND/ABBREVIATIONS

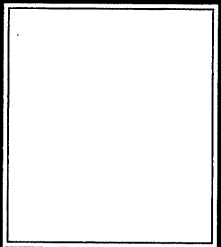
CB - CHORD BEARING R/W - RIGHT-OF-WAY
CD - CHORD DISTANCE
CL - CENTERLINE
Δ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
R - RADIUS
L.A.S. - LIMITED ACCESS STRIP
LB - LICENSED BUSINESS
U.E. - UTILITY EASEMENT
△ - PALM BEACH COUNTY
HORIZONTAL CONTROL POINT

SHEET 2 OF 7



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION



DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

COMMERCIAL AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

N. R/W LINE OF VISTA DEL LAGO

$\Delta=53^{\circ}30'00''$
 $R=267.51'$
 $L=249.79'$

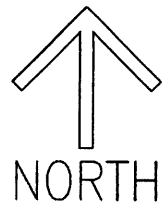
$N45^{\circ}00'00''E$
 $35.36'$

5' L.A.S.

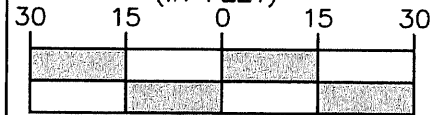
15' U.E.

5' L.A.S.

54.00'



GRAPHIC SCALE
(IN FEET)



INTENDED DISPLAY SCALE
1 INCH = 30 FEET

54.00'

MATCH LINE SHEET 4 OF 7

40.00'

$\Delta=53^{\circ}30'00''$
 $R=307.51'$
 $L=287.14'$
 $CB=S63^{\circ}15'00''E$
 $CD=276.82'$

40.00'

VISTA DEL LAGO
ASPHALT ROADWAY

80' RIGHT-OF-WAY
(PLAT BOOK 31, PAGES 62-71)

EAST 25.00'

W. R/W LINE OF
LYONS ROAD

WEST 54.00'

40.00'

NORTH
(RADIAL)

5' L.A.S.

$\Delta=53^{\circ}30'00''$
 $R=347.51'$
 $L=324.49'$

S. R/W LINE OF VISTA DEL LAGO

GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

POINT OF BEGINNING

S.E. CORNER OF VISTA DEL LAGO
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)
N 734779.958
E 922468.991

FOUND PALM BEACH
COUNTY BRASS DISK
STAMPED PBF 81
N 733523.588
E 919729.936

$S89^{\circ}47'22''E$
(BEARING BASIS)

3123.22'

SOUTH

65.00'

65.00'

130.00'

$N45^{\circ}00'00''W$
 $35.36'$

$N17^{\circ}08'58''W$

1303.04'

LYONS ROAD

108' RIGHT-OF-WAY
(PLAT BOOK 31, PAGES 62-71)

54.00'

54.00'

FOUND PALM BEACH
COUNTY BRASS DISK
STAMPED PBF 82
N 733534.821
E 922853.219

SHEET 3 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING

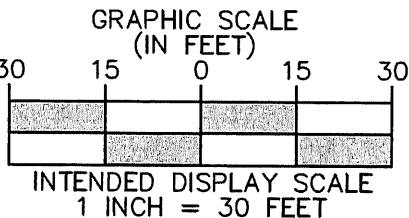
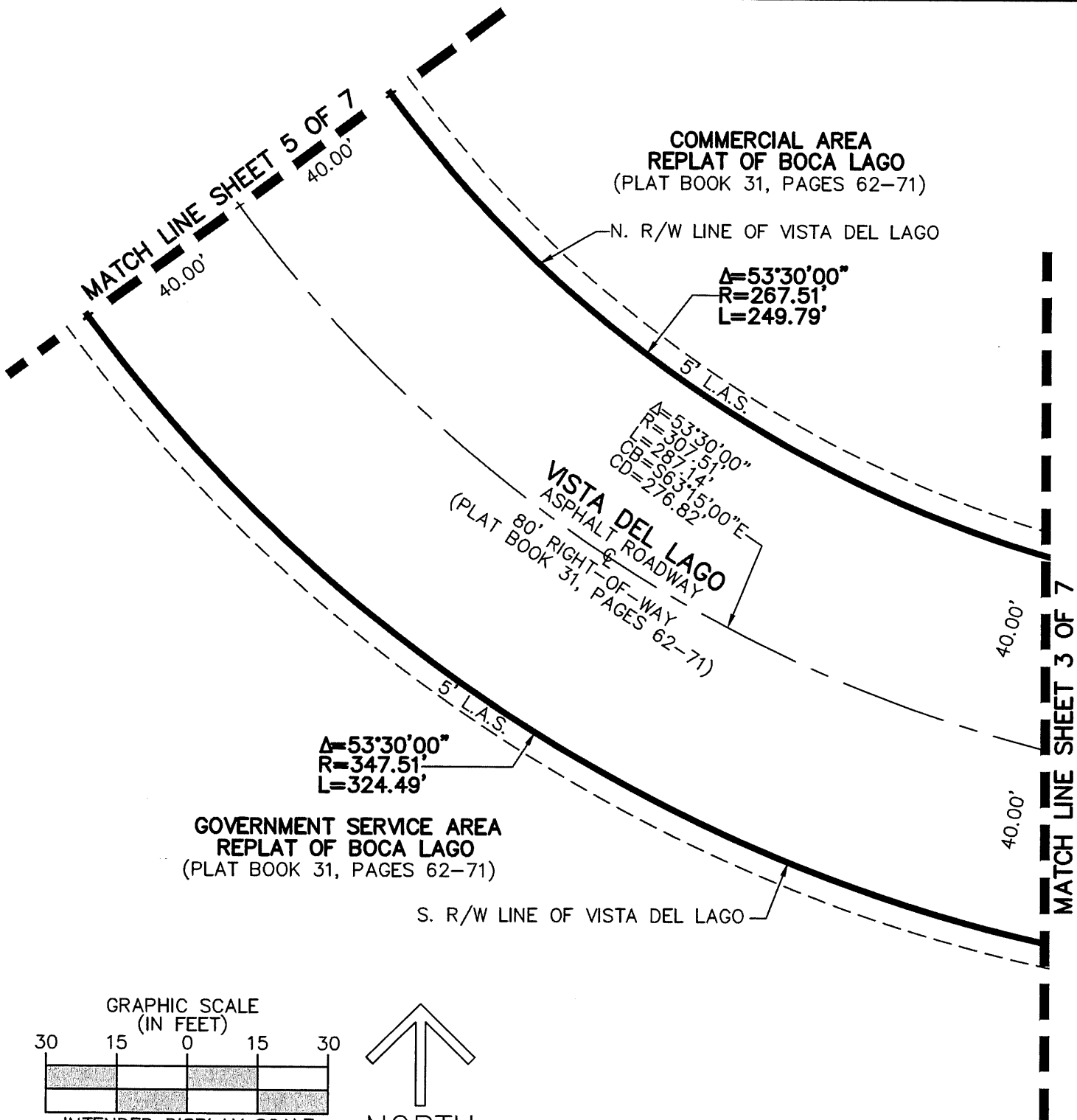
7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE



SHEET 4 OF 7

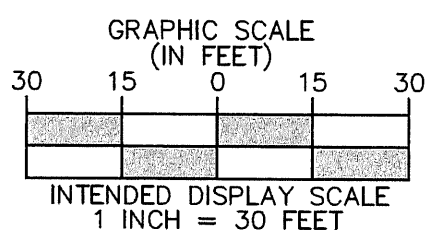
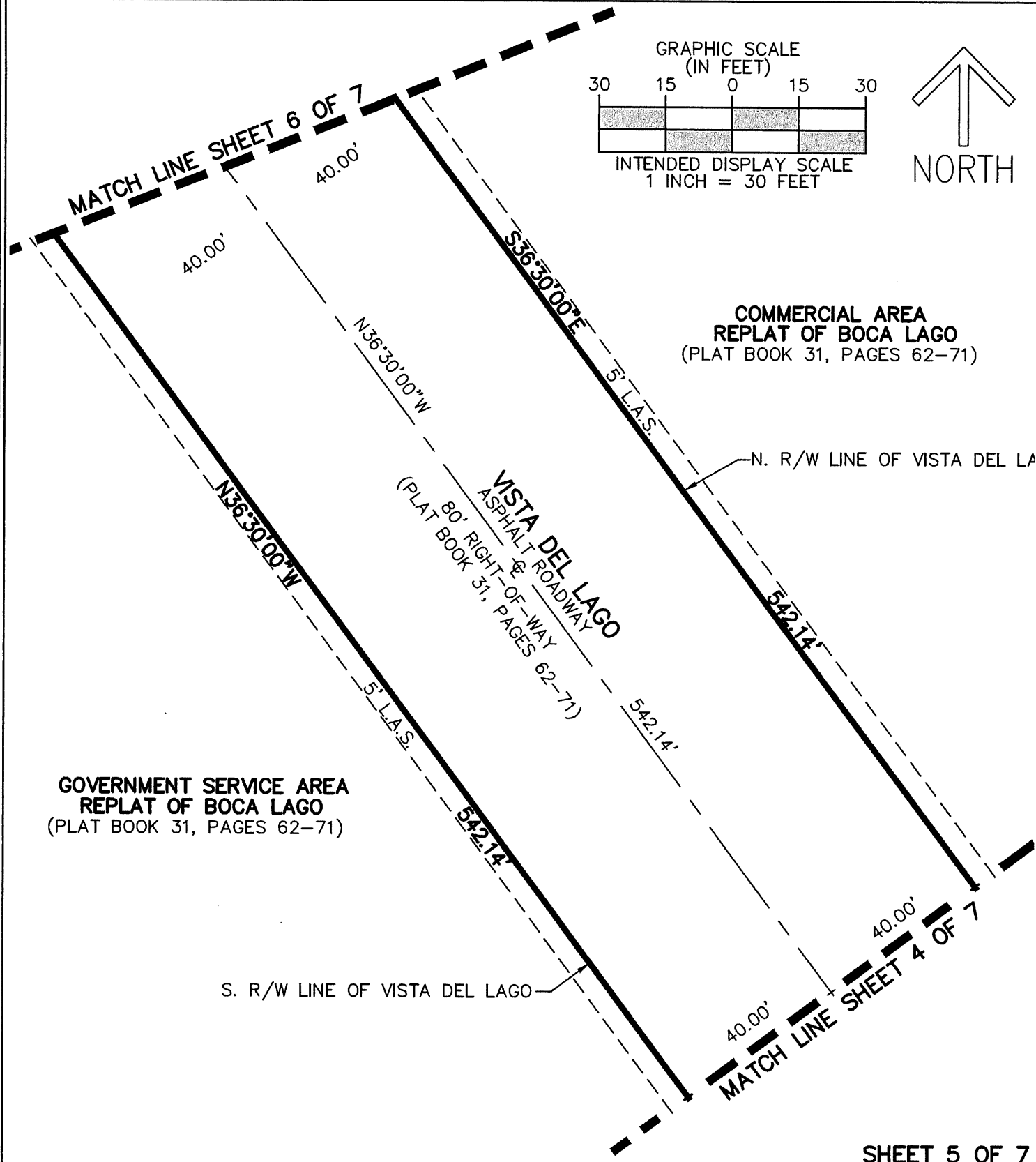


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE



GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

COMMERCIAL AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

VISTA DEL LAGO
80' RIGHT-OF-WAY
ASPHALT ROADWAY
(PLAT BOOK 31, PAGES 62-71)

S. R/W LINE OF VISTA DEL LAGO

MATCH LINE SHEET 4 OF 7

SHEET 5 OF 7



CAULFIELD & WHEELER, INC.

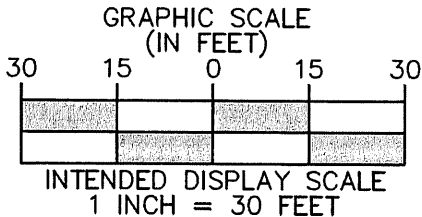
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

COMMERCIAL AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)



S. R/W LINE OF VISTA DEL LAGO

N. R/W LINE OF VISTA DEL LAGO

VISTA DEL LAGO
ASPHALT ROADWAY
(PLAT BOOK 31, PAGES 62-71)
80' RIGHT-OF-WAY

MATCH LINE SHEET 7 OF 7
40.00'

MATCH LINE SHEET 5 OF 7
40.00'

SHEET 6 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

RECREATION TRACT "D"
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

VISTA DEL LAGO
ASPHALT ROADWAY
80' RIGHT-OF-WAY
(PLAT BOOK 31,
PAGES 62-71)

R=307.51'
 $\Delta=42^{\circ}24'13''$
L=227.58'
CB=N68°47'54"W
CH=222.42'

S41°08'30"W
(RADIAL)
81.48'

N. R/W LINE OF VISTA DEL LAGO

$\Delta=12^{\circ}21'30''$
R=347.51'
L=74.96'

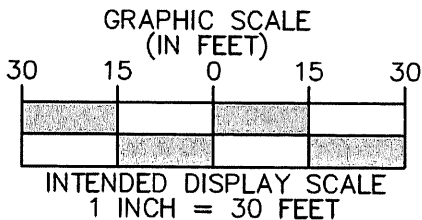
COMMERCIAL AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)

R=307.51'
 $\Delta=11^{\circ}05'47''$
L=59.56'
CB=N42°02'54"W
CH=59.46'

R/W LINE OF VISTA DEL LAGO

$\Delta=9^{\circ}26'57''$
R=267.51'
L=44.12'

GOVERNMENT SERVICE AREA
REPLAT OF BOCA LAGO
(PLAT BOOK 31, PAGES 62-71)



40.00'
N36°30'00"W
542.14'
40.00'
S36°30'00"E
542.14'
40.00'
MATCH LINE SHEET 6 OF 7

SHEET 7 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

VISTA DEL LAGO
ACCESS, DRAINAGE & UTILITY EASEMENT
SKETCH OF DESCRIPTION

DATE	3/14/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211IEE

EXHIBIT "B"

LEGAL DESCRIPTION

The Easterly 2.500 acres of Government Service Area as shown on the Replat of Boca Lago, P.U.D., according to the Plat thereof, as recorded in Plat Book 31, pages 62 through 71, inclusive, Public Records, Palm Beach County, Florida; being more particularly described as follows:

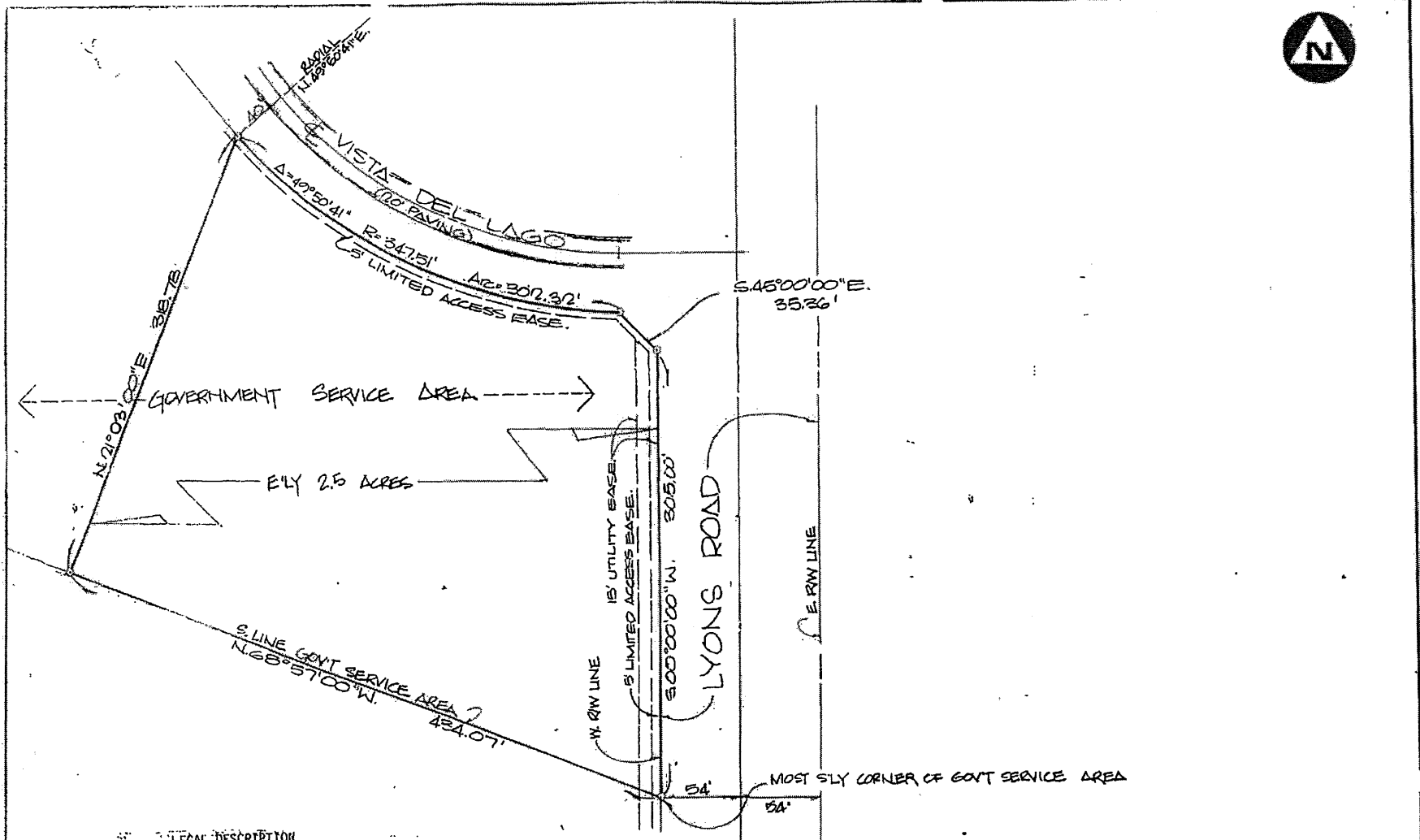
Beginning at the most Southerly corner of said service area, thence North $68^{\circ} 57' 00''$ West, along the Southerly boundary line of said area, a distance of 434.07 feet;

Thence, North $21^{\circ} 03' 00''$ East a distance of 318.78 feet to a point in the Northerly boundary line of said area and a point in a curve concave Northeasterly having a radius of 347.51 feet, and whose radius point bears North $49^{\circ} 50' 41''$ East; thence, the following courses along the boundary line of said area; Southeasterly and Easterly along said curve, through a central angle of $49^{\circ} 50' 41''$, a distance of 302.32 feet to the end of said curve;

thence, South $45^{\circ} 00' 00''$ East, a distance of 35.36 feet; thence, South $00^{\circ} 00' 00''$ East, a distance of 305.00 feet; to the Point of Beginning.

Containing: 2.500 acres, more or less.

Subject to easements, reservations, restrictions, and rights of way of record.



LEGAL DESCRIPTION

THE EASTERLY 2.500 ACRES OF GOVERNMENT SERVICE AREA AS SHOWN ON THE REPLAT OF BOCA LAGO, P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID SERVICE AREA, THENCE NORTH 68°57'00" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID AREA, A DISTANCE OF 434.07 FEET;

THENCE, NORTH 21°03'00" EAST A DISTANCE OF 218.78 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID AREA AND A POINT IN A-CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 347.51 FEET, AND WHOSE RADIUS POINT BEARS NORTH 49°50'41" EAST; THENCE, THE FOLLOWING COURSES ALONG THE BOUNDARY LINE OF SAID AREA: SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°50'41", A DISTANCE OF 302.32 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 45°00'00" EAST, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 305.00 FEET; TO THE POINT OF BEGINNING.



CONTAINING: 2.500 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

00-42-47-19-01-022-001066

BY: Robert L. Nix DATE: 02/08/20
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 5161

THE PROPERTY DESCRIPTION SHOWN HEREON IS AS FURNISHED, AND SAID LANDS HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD. REPRODUCTIONS OF THIS SKETCH OF SURVEY ARE NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

		BENCH MARK land surveying and mapping, inc.	EMBOSSSED SEAL
DWN. BY:	TAL	SKETCH OF EAST 2.5 ACRE PARCEL OF GOV'T. SERVICE AREA @ BOCA LAGO SEC. PAUL LIKEL	
CKD. BY:	ML		
SCALE:	1"=60'		
DATE:	02-08-20		
WO. NO.:	80-011		
E.B.:	PAGE:		