

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	March 13, 2018	Consent <input checked="" type="checkbox"/>	Regular <input type="checkbox"/>
		Public Hearing <input type="checkbox"/>	
Department:	Water Utilities Department		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Subordination of Utility Interests to the State of Florida Department of Transportation (FDOT).

Summary: On September 1, 2009, a utility easement was granted to the County for public utility facilities associated with the development of the property identified as Peggy Adams Animal Rescue League of the Palm Beaches. The utility easement was recorded in the Official Records of Palm Beach County, ORB 23459, Page 842. The FDOT has an interest in a portion of this utility easement that has been determined necessary for highway purposes. The proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by the County to FDOT. FDOT is willing to pay to have the County's facilities relocated in the future if necessary. The Water Utilities Department has determined that the subordination of utility interests will not affect any existing public utility facilities and therefore recommends the subordination. District 7 (MJ)

Background and Justification: The subordination of utility interests to FDOT will not hinder the County during the operation and maintenance of the facilities. Any future relocation costs that may be required will be paid by FDOT. FDOT is requesting the subordination of utility easements.

Attachments:

1. Location Map
2. Two (2) Original Subordination of Utility Interests
3. Original Utility Easement (ORB 23459/842)

Recommended By: Jim Stiles 2-12-18
 Department Director Date

Approved By: [Signature] 2/22/18
 Deputy 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>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept _____ Unit _____ Object _____

Is Item Included in Current Budget? Yes _____ No _____

Does this item include the use of federal funds? Yes _____ No X

Reporting Category N/A

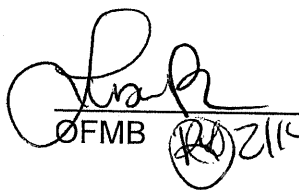
B. Recommended Sources of Funds/Summary of Fiscal Impact:

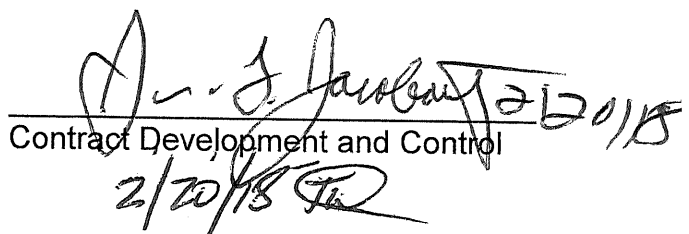
This item has no fiscal impact.

C. Department Fiscal Review: _____

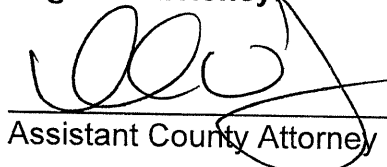
III. REVIEW COMMENTS

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


OFMB 2/14/18
2/14


Contract Development and Control
2/20/18

B. Legal Sufficiency:

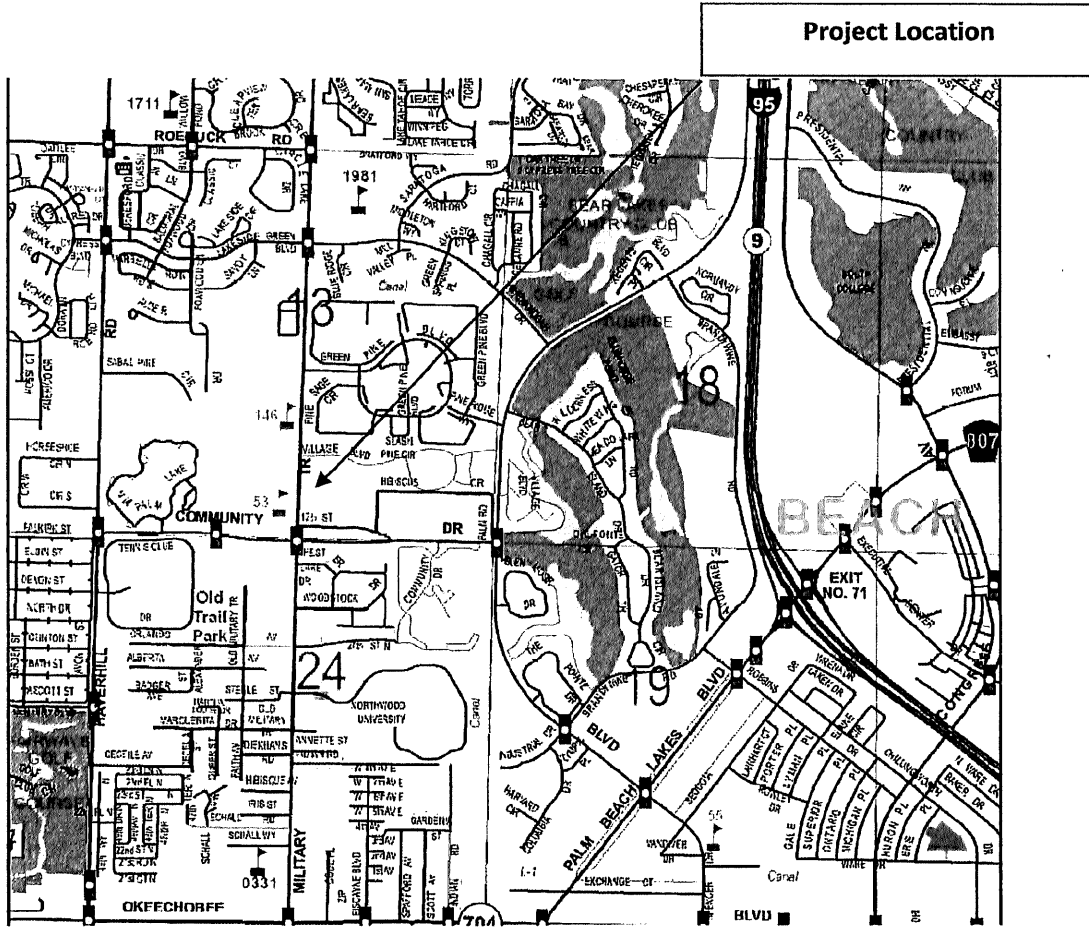

Assistant County Attorney 2/22/18

C. Other Department Review:

Department Director

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

ATTACHMENT 1
Location Map



This instrument prepared by,
or under the direction of,
Dawn Raduano, Esq. _____

Legal Description prepared by:
David P. Lindley, P.S.M. (7/26/17)
Caulfield & Wheeler, Inc.
Department of Transportation
Right of Way Production Services
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309
August 29, 2017 – EV

Parcel No.: 107.4
Item/Segment No.: 4413231
Section: 93150-2505
Managing District: 4
S.R. No.: 809 (Military Trail)
County: Palm Beach

SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, entered into this _____ day of _____, 2018, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called the County.

WITNESSETH:

WHEREAS, the COUNTY presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by the COUNTY to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the COUNTY'S facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, COUNTY and FDOT agree as follows:

COUNTY subordinates to the interest of FDOT its successors and assigns, any and all of its interest in the lands as follows, viz:

A PORTION OF PARCEL 1, PEGGY ADAMS ANIMAL RESCUE LEAGUE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 70 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(Continued on the next page)

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 3927 AT PAGE 755 AND OFFICIAL RECORD BOOK 6225, PAGE 1082 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID PARCEL 1 AND SAID EAST RIGHT OF WAY LINE OF MILITARY TRAIL, NORTH 01°59'20" EAST, A DISTANCE OF 229.46 FEET; THENCE DEPARTING SAID WEST LINE OF PARCEL 1 AND EAST RIGHT OF WAY LINE OF MILITARY TRAIL, SOUTH 43°17'27" EAST, A DISTANCE OF 21.11 FEET TO A POINT OF INTERSECTION WITH A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE AFORESAID EAST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE, ALONG SAID PARALLEL LINE, SOUTH 01°59'20" WEST, A DISTANCE OF 214.46 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 1; THENCE, ALONG SAID SOUTH LINE OF PARCEL 1, NORTH 88°33'34" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 3,329 SQUARE FEET OR 0.0764 ACRES, MORE OR LESS.

(More particularly described in the sketch and legal description attached hereto as Exhibit "A")

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R.B./PG.
Utility Easement	9-1-09	Peggy Adams Animal Rescue League of the Palm Beaches, Inc.	Palm Beach County	23459/0842

PROVIDED that the COUNTY has the following rights:

1. The COUNTY shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT'S current minimum standards for such facilities as required by the FDOT, Utility Accommodation Manual in the effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the COUNTY or require the COUNTY to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.

3. The COUNTY shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.

4. The COUNTY agrees to repair any damage to FDOT facilities, and, to the extent permitted by law, to indemnify the FDOT against any loss or damage resulting from the COUNTY exercising its rights outlined in Paragraphs 1 and 3 above. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes, nor as a waiver of any defense the COUNTY may have under said statute, nor shall the same be construed to constitute agreement by the COUNTY to indemnify the FDOT for FDOT's negligent, willful or intentional acts or omissions, nor as consent to be sued by third parties.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

(Signature of Witness)

By: _____
(Signature)
GERRY O'REILLY, P.E.
District Secretary for District Four

(Print/Type name of Witness)

Attorney approved as to form:

(Signature of Witness)

Name: DAWN RADUANO

(Print/Type name of Witness)

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by
GERRY O'REILLY, P.E., District Secretary for District Four, who is personally known to me or who has produced
_____ as identification.

(Signature of person taking acknowledgement)

(Type, print or stamp name under signature)
Title or Rank and Serial No., if any: _____

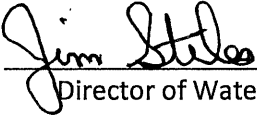
PALM BEACH COUNTY
A POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY

Signed: _____
Melissa McKinlay, Mayor

ATTEST:
Sharon R. Bock, Clerk & Comptroller

(Deputy Clerk)

APPROVED AS TO TERMS AND
CONDITIONS

By:  _____
Director of Water Utilities

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

(County Attorney)

DESCRIPTION:

A PORTION OF PARCEL 1, PEGGY ADAMS ANIMAL RESCUE LEAGUE, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 70 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP, 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 3927 AT PAGE 755 AND OFFICIAL RECORD BOOK 6225, PAGE 1082 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID PARCEL 1 AND SAID EAST RIGHT OF WAY LINE OF MILITARY TRAIL, NORTH 01°59'20" EAST, A DISTANCE OF 229.46 FEET; THENCE, DEPARTING SAID WEST LINE OF PARCEL 1 AND EAST RIGHT OF WAY LINE OF MILITARY TRAIL, SOUTH 43°17'27" EAST, A DISTANCE OF 21.11 FEET TO A POINT OF INTERSECTION WITH A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE AFORESAID EAST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE, ALONG SAID PARALLEL LINE, SOUTH 01°59'20" WEST, A DISTANCE OF 214.46 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 1; THENCE, ALONG SAID SOUTH LINE OF PARCEL 1, NORTH 88°33'34" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 3,329 SQUARE FEET OR 0.0764 ACRES, MORE OR LESS.


NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6286011, DATED MARCH 21, 2017 AT 8:00 AM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. EASEMENTS NOTED IN SCHEDULE B SECTION II, EXCEPTIONS 15 AND 16 ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF PARCEL 1, PEGGY ADAMS ANIMAL RESCUE LEAGUE AS RECORDED IN PLAT BOOK 111, PAGE 70 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING NORTH 01°59'20" EAST.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

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 JULY 26, 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 3



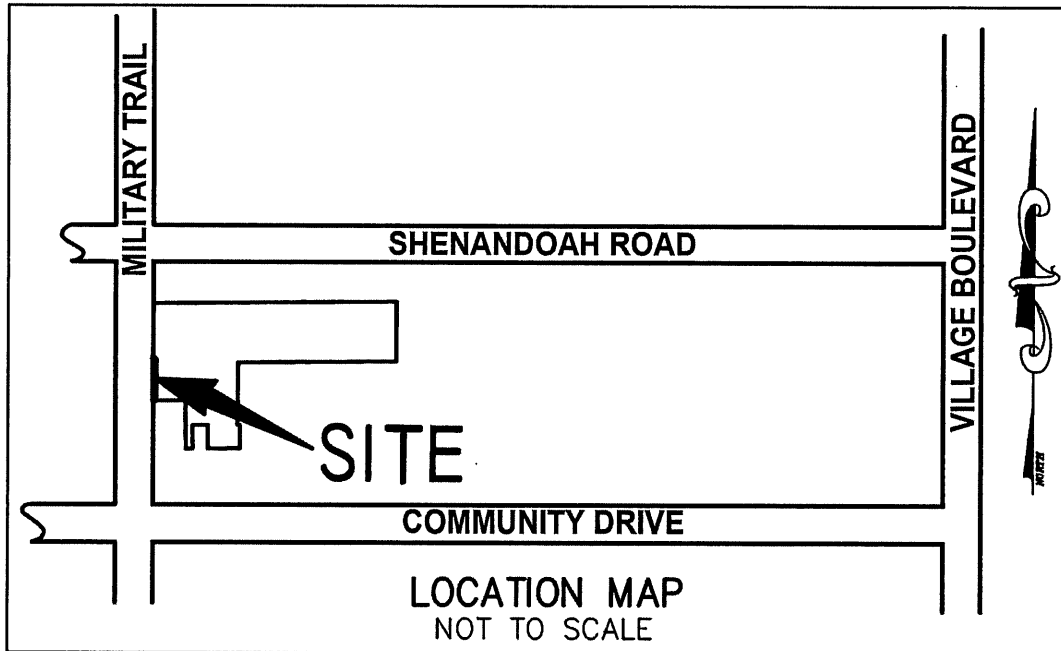
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**PEGGY ADAMS ANIMAL RESCUE LEAGUE
 RIGHT OF WAY PARCEL
 SKETCH OF DESCRIPTION**



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	07/26/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7514-RW3



SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST


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 = 1.000039371 (PEAK)
 1.000037863 (GRANT)
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

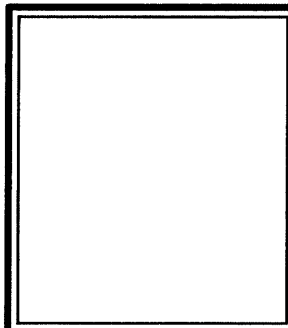
LEGEND

- | | |
|-----------------------------|--------------------------------------|
| DB. - DEED BOOK | P.B.C.R. - PALM BEACH COUNTY RECORDS |
| E - EASTING | PG. - PAGE |
| MAG - MAGNETIC | P.O.B. - POINT OF BEGINNING |
| N - NORTHING | PRM - PERMANENT REFERENCE MONUMENT |
| ORB. - OFFICIAL RECORD BOOK | RPB. - ROAD PLAT BOOK |
| P.B. - PLAT BOOK | |

SHEET 2 OF 3

CAULFIELD & WHEELER, INC.

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

PEGGY ADAMS ANIMAL RESCUE LEAGUE
RIGHT OF WAY PARCEL
SKETCH OF DESCRIPTION

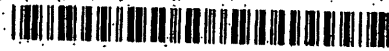


DATE	07/26/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7514-RW3

Name:

Address:

Attachment 3



CFN 20090330288
OR BK 23459 PG 0842
RECORDED 09/23/2009 15:19:16
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0842 - 846; - (5pgs)

SDA #
Prepared by and Return to:
Palm Beach County Water Utilities Department
P.O. Box 16097 Attn: Engineering Div.
West Palm Beach, Florida 33416-6097

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 1st day of September, 2009, by Peggy Adams Animal Rescue League of the Palm Beaches, Inc., (hereinafter referred to as "Grantor"), whose address is 3200 N Military Trail, West Palm Beach, FL 33409, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature
EUGENIA FOXD ON
Print Name
William Chesk
Witness Signature
William Chesk
Print Name

GRANTOR:

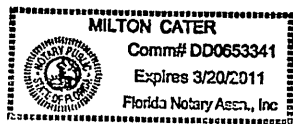
[Signature]
Signature
Louis Auslander, Chairman of the Board
Print Name (and Title if applicable)
N/A
Signature
N/A
Print Name (and Title if applicable)
(SEAL)

NOTARY CERTIFICATE

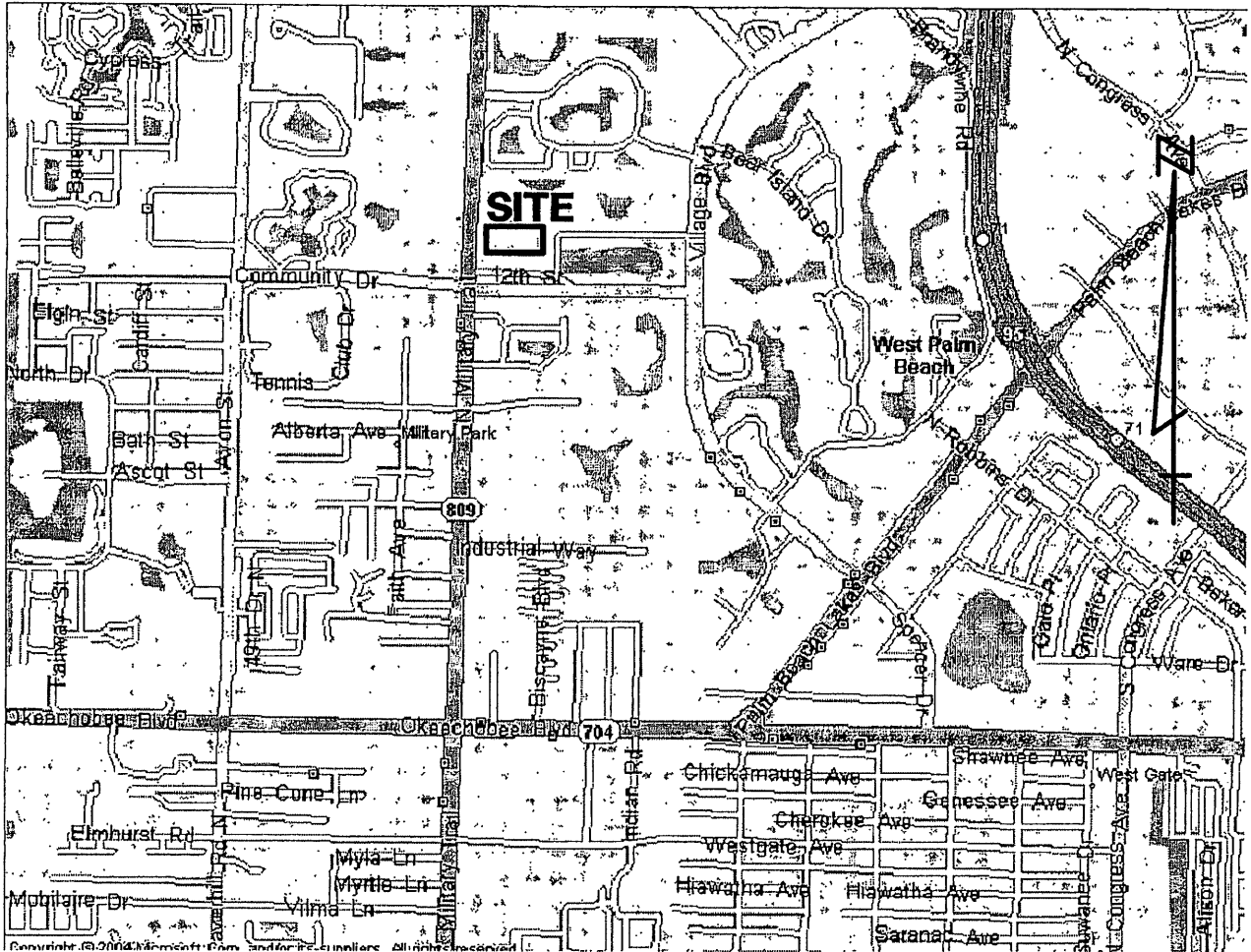
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 1st day of September, 2009 by Louis Auslander who is personally known to me or who has produced N/A as identification.

My Commission Expires:



[Signature]
Notary Signature
MILTON CATER
Typed, Printed or Stamped Name of Notary



LOCATION MAP

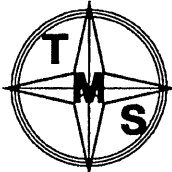
NOT TO SCALE

NOT A SURVEY

SHEET 1 OF 4

**TIMOTHY M. SMITH
LAND SURVEYING, INC.**

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160
LB #6865



SKETCH OF LEGAL
DESCRIPTION OF
PROPOSED PALM BEACH
COUNTY WATER
UTILITIES
DEPARTMENT EASEMENT

SCALE:	N/A
DATE:	FEB 2009
DIRECTORY:	MANHCRAN
FIELD BOOK:	N/A
DWG NO.:	CRANSK15

REVIEWED & ACCEPTED

PALM BEACH COUNTY WATER UTILITIES DEPT.

SEP 21 2009

Date

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 1, PEGGY ADAMS ANIMAL RESCUE LEAGUE, PLAT BOOK 111, PAGES 70 AND 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, RUN THENCE NORTH 01°59'20" EAST ALONG THE WEST LINE OF SAID PARCEL 1 AND ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°59'20" EAST CONTINUING ALONG SAID WEST LINE OF PARCEL 1 AND ALONG SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°33'54" EAST DEPARTING FROM SAID WEST LINE OF PARCEL 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 106.56 FEET; THENCE NORTH 47°28'27" EAST, A DISTANCE OF 4.07 FEET; THENCE NORTH 02°28'27" EAST, A DISTANCE OF 136.34 FEET; THENCE NORTH 87°31'33" WEST, A DISTANCE OF 12.26 FEET; THENCE NORTH 02°28'27" EAST, A DISTANCE OF 6.65 FEET; THENCE NORTH 88°33'36" WEST, A DISTANCE OF 98.42 FEET TO A POINT ON SAID WEST LINE OF PARCEL 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 01°59'20" EAST ALONG SAID WEST LINE OF PARCEL 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°33'36" EAST DEPARTING FROM SAID WEST LINE OF PARCEL 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 112.55 FEET; THENCE NORTH 47°28'27" EAST, A DISTANCE OF 14.60 FEET; THENCE SOUTH 88°33'36" EAST, A DISTANCE OF 257.53 FEET; THENCE SOUTH 42°31'33" EAST, A DISTANCE OF 43.50 FEET; THENCE SOUTH 02°28'27" WEST, A DISTANCE OF 429.90 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 1, SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE NORTH 88°33'34" WEST ALONG THE SOUTH LINE OF SAID PARCEL 1 AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF 12TH STREET, A DISTANCE OF 20.00 FEET; THENCE NORTH 02°28'27" EAST DEPARTING FROM SAID SOUTH LINE OF PARCEL 1 AND SAID NORTH RIGHT-OF-WAY LINE OF 12TH STREET, A DISTANCE OF 109.86 FEET; THENCE NORTH 87°31'33" WEST, A DISTANCE OF 16.89 FEET; THENCE NORTH 02°28'27" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 87°31'33" EAST, A DISTANCE OF 16.89 FEET; THENCE NORTH 02°28'27" EAST, A DISTANCE OF 111.81 FEET; THENCE NORTH 87°31'33" WEST, A DISTANCE OF 12.26 FEET; THENCE NORTH 02°28'27" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°31'33" EAST, A DISTANCE OF 12.26 FEET; THENCE NORTH 02°28'27" EAST, A DISTANCE OF 156.30 FEET; THENCE NORTH 42°31'33" WEST, A DISTANCE OF 26.72 FEET; THENCE NORTH 88°33'36" WEST, A DISTANCE OF 240.96 FEET; THENCE SOUTH 47°28'27" WEST, A DISTANCE OF 0.66 FEET; THENCE SOUTH 02°28'27" WEST, A DISTANCE OF 161.53 FEET; THENCE SOUTH 47°28'27" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 88°33'54" WEST, A DISTANCE OF 114.82 FEET TO THE POINT OF BEGINNING.

REVISION 1 9-17-09: RE3VISE LEGAL DESCRIPTION

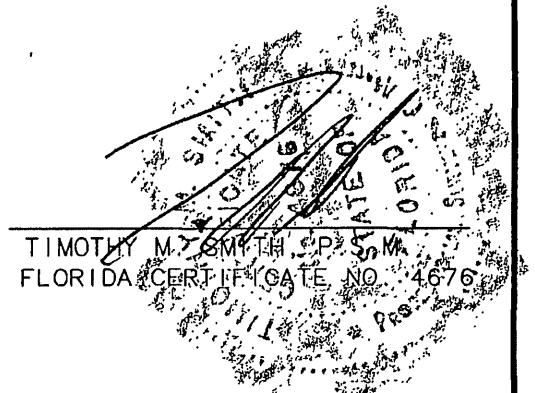
NOT A SURVEY

SHEET 2 OF 4

SURVEYOR'S NOTES

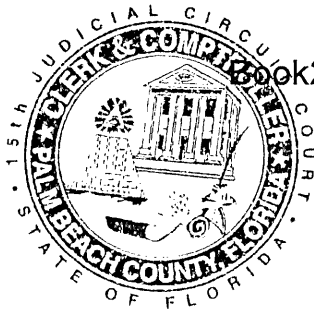
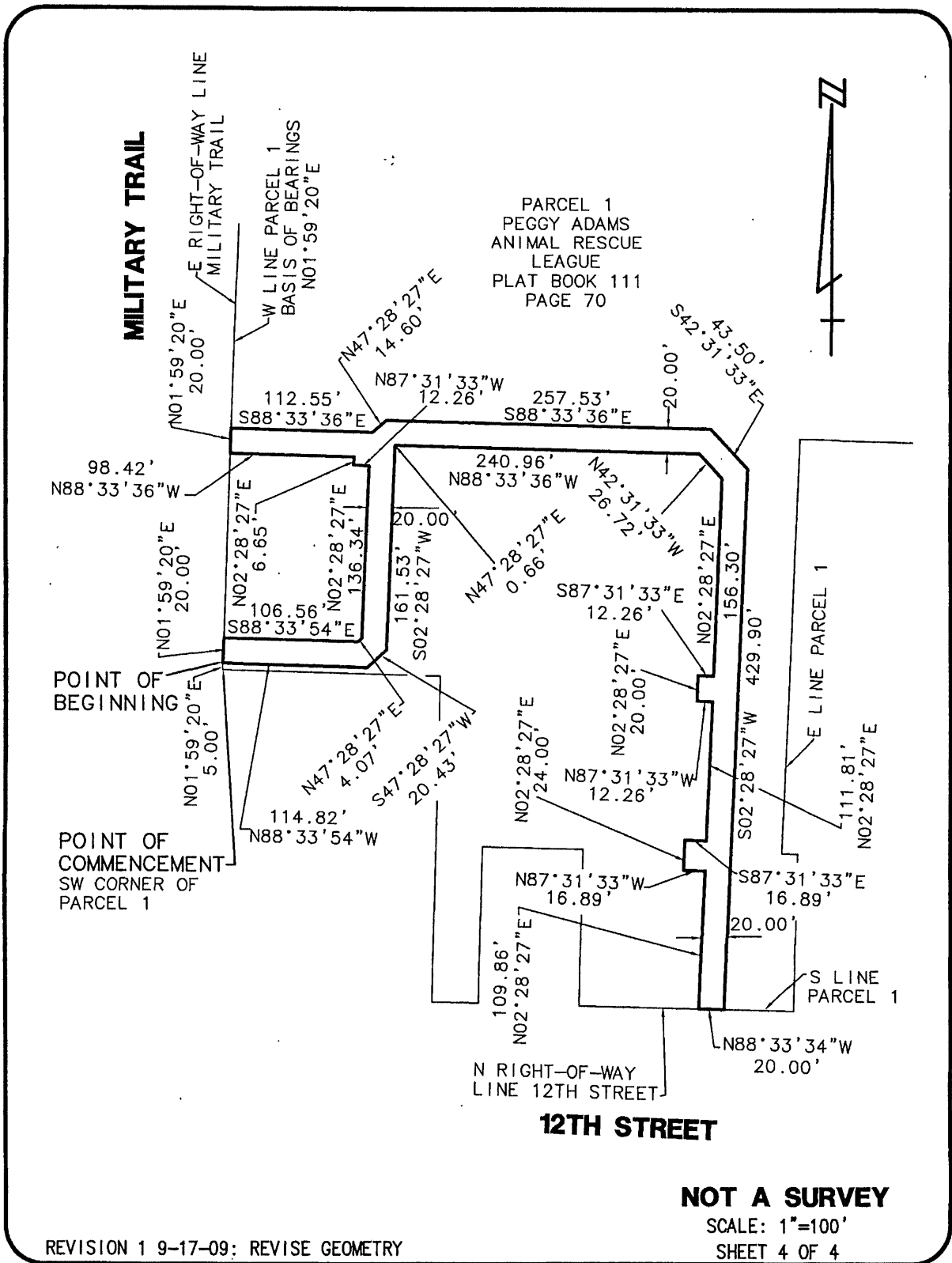
BEARINGS SHOWN HEREON ARE REFERENCED TO THE PLAT OF PEGGY ADAMS ANIMAL RESCUE LEAGUE, PLAT BOOK 111, PAGES 70 AND 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 01°59'20" EAST ALONG THE WEST LINE OF PARCEL 1 AS SAME IS SHOWN THEREON.

THIS SKETCH OF LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF PROFESSIONAL SURVEYOR AND MAPPER TIMOTHY M. SMITH, FLORIDA CERTIFICATE NUMBER 4676.




NOT A SURVEY

SHEET 3 OF 4



Book 23459/Page 846

Page 5 of 5

I hereby certify the foregoing is a true copy of the record in my office with redactions, if any as required by law as of this day, Jan 16, 2018.
Sharon R. Bock, Clerk and Comptroller, Palm Beach County, Florida
BY  Deputy Clerk