

Agenda Item #: 4B-1

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: June 19, 2018

[] Consent
[] Workshop

☐ Regular
☒ Public Hearing

Department: Engineering and Public Works
Submitted By: Engineering and Public Works
Submitted For: Land Development Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) **approve** a utility easement for Florida Power & Light Company (FPL) over a portion of the northern half of the right-of-way for Canary Palm Drive (Abandonment Site), as shown on the plat of Golf Vista PUD, Plat Book 31, Page 6, Public Records, Palm Beach County (County);
- B) **approve** a utility easement for AT&T Florida (AT&T) over the abandonment site;
- C) **approve** a utility easement for Comcast of Florida/Georgia/Pennsylvania, L.P. (Comcast) over the abandonment site;
- D) **approve** a utility easement for the City of Boca Raton (City) over the abandonment site; and
- E) **adopt** a resolution abandoning any public interest in the abandonment site.

SUMMARY: Approval of the utility easements and adoption of the resolution will allow the County to vacate its interest in the abandonment site, a 24-foot wide portion of the Canary Palm Drive right-of-way, from Golf Vista Way southeasterly approximately 605 feet to Palm D'Oro Road. It is located west of Military Trail, southwest of Camino Del Mar and approximately 800 feet north of SW 18th Street. District 4 (LBH).

Background and Policy Issues: This application is sponsored by the County Engineer to release the County's interest in this right-of-way, which is a portion of the 80-foot wide Canary Palm Drive and is no longer needed for the roadway. All reviewing agencies and utility companies are in support of this abandonment. The easements will allow FPL, AT&T, Comcast and City facilities to remain.

Privilege Fee Statement: In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, applications sponsored by the County Engineer are exempt from the privilege fee. The Engineering Department advertised this public hearing on Sunday, June 3, 2018.

Attachments:

1. Location Sketch
2. Resolution with Exhibits 'A' - 'E' (2)
3. FPL Utility Easement with Exhibit 'A'
4. AT&T Utility Easement with Exhibit 'A'
5. Comcast Utility Easement with Exhibit 'A'
6. City of Boca Raton Utility Easement with Exhibit 'A'

Recommended by:

Department Director

5/23/2018

Date _____

Approved By:

Assistant County Administrator

6/12/18

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

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

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

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact.

C. Departmental Fiscal Review: Alii Kovalainen

III. REVIEW COMMENTS

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

[Signature] 5/17/18 *um 05/17/18*
OFMB *5/17*
[Signature] 5/24/18 *5/24/18*
Contract Dev. and Control

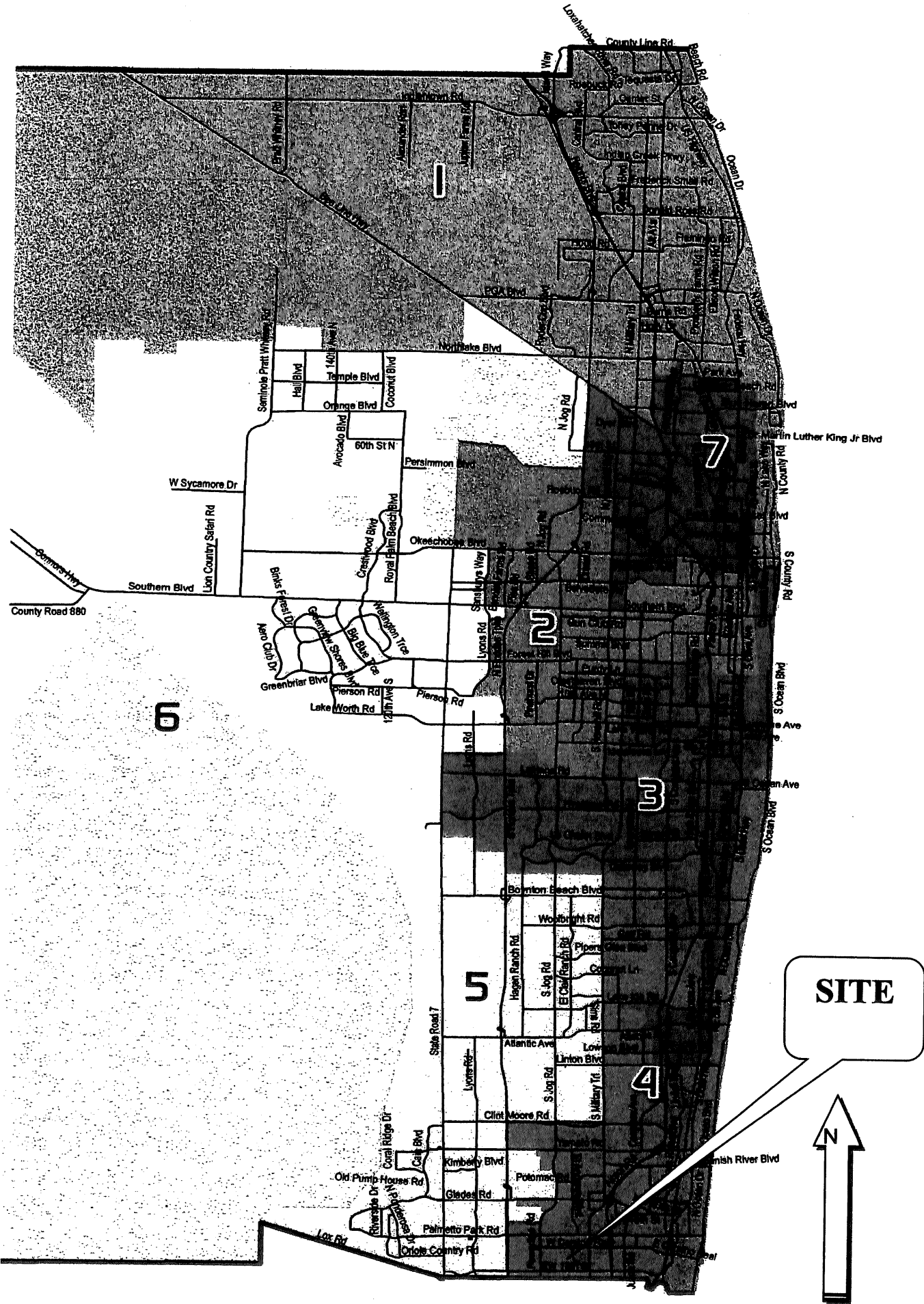
B. Approved as to Form and Legal Sufficiency:

[Signature] 5/17/18 ** PH to be continued; FPL easement to be revised **
Assistant County Attorney

C. Other Department Review:

Department Director

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



LOCATION SKETCH

1 INCH = 4 MILES

ABANDONMENT OF A PORTION OF THE NORTHERN HALF OF CANARY PALM DRIVE FROM GOLF VISTA WAY TO PALM D'ORO ROAD, AS SHOWN ON THE PLAT OF GOLF VISTA PUD, PLAT BOOK 31, PAGES 6 AND 7, PUBLIC RECORDS OF PALM BEACH COUNTY

RESOLUTION NO. R-2018-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THE NORTHERN HALF OF THE RIGHT-OF-WAY FOR CANARY PALM DRIVE, FROM GOLF VISTA WAY SOUTHEASTERLY TO PALM D'ORO ROAD, AS SHOWN ON THE PLAT OF GOLF VISTA PUD, PLAT BOOK 31, PAGE 6, PUBLIC RECORDS, PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09 Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance No. 2002-034, known as the County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of the County Engineer, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on June 19, 2018, to consider and determine whether Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for that portion of Canary Palm Drive as set forth on the sketch and legal description in **Exhibit A**; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on June 3, 2018; and

WHEREAS, this petition complies with the terms and conditions of the abandonment process as set forth in the Ordinance; and

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

WHEREAS, the BCC has approved a utility easement for AT&T Florida (AT&T) over the area being abandoned as shown in **Exhibit C**; and

WHEREAS, the BCC has approved a utility easement for Comcast of Florida/Georgia/Pennsylvania, L.P. (Comcast) over the area being abandoned as shown in **Exhibit D**; and

RESOLUTION NO. R-2018-_____

WHEREAS, the BCC has approved a utility easement for the City of Boca Raton (City) over the area being abandoned as shown in **Exhibit E**; and

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

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

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The BCC has approved a utility easement for FPL over the area being abandoned as shown in **Exhibit B**.
3. The BCC has approved a utility easement for AT&T over the area being abandoned as shown in **Exhibit C**.
4. The BCC has approved a utility easement for Comcast over the area being abandoned as shown in **Exhibit D**.
5. The BCC has approved a utility easement for the City over the area being abandoned as shown in **Exhibit E**.
6. The right-of-way is hereby abandoned and closed 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 attached hereto as **Exhibit A** and made a part hereof.

RESOLUTION NO. R-2018-_____

7. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10 Florida Statutes and the Ordinance.

(Remainder of page left intentionally blank)

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: _____
Yelizaveta B. Herman,
Assistant County Attorney

LEGAL DESCRIPTION

A PARCEL OF LAND FOR ABANDONMENT PURPOSES, BEING A PORTION OF THE RIGHT-OF-WAY OF CANARY PALM DRIVE, ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217, LYING ADJACENT TO LOTS 19 THROUGH 25, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 & 7, AND LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF SAID LOT 25, OF GOLF VISTA, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF VISTA WAY ACCORDING TO THE SAID PLAT OF GOLF VISTA AND THE NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE, ACCORDING TO THE SAID PLAT OF BOCA DEL MAR NO. 7, AND LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 619.85 FEET, THE CHORD OF WHICH BEARS SOUTH $63^{\circ}16'31''$ EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY BOUNDARY OF A PORTION OF LOT 19 AND LOTS 20 THROUGH 25 INCLUSIVE, A DISTANCE OF 594.79 FEET THROUGH A CENTRAL ANGLE OF $54^{\circ}58'47''$; THENCE CONTINUING ALONG THE SAID SOUTHERLY BOUNDARY OF LOT 19, BY THE FOLLOWING TWO COURSES AND DISTANCES; THENCE NORTH $89^{\circ}14'05''$ EAST A DISTANCE OF 77.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.64 FEET, THROUGH A CENTRAL ANGLE OF $70^{\circ}12'33''$ TO THE POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 585.67 FEET, THE CHORD OF WHICH BEARS SOUTH $17^{\circ}50'15''$ WEST, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, ACCORDING TO THE AFORESAID PLAT OF BOCA DEL MAR NO. 7; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.29 FEET, THROUGH A CENTRAL ANGLE OF $02^{\circ}22'34''$; THENCE SOUTH $52^{\circ}56'31''$ WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 29.60 FEET TO THE INTERSECTION WITH A LINE 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE; THENCE SOUTH $89^{\circ}14'05''$ WEST, ALONG SAID LINE, A DISTANCE OF 69.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 643.85 FEET, AND BEING CONCENTRIC WITH THE HEREIN FIRST DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 591.70, THROUGH A CENTRAL ANGLE OF $52^{\circ}39'19''$; THENCE NORTH $06^{\circ}09'48''$ EAST A DISTANCE OF 35.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.329 SQUARE FEET OR 0.3749 ACRES, MORE OR LESS.

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


SURVEYOR'S CERTIFICATION

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

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

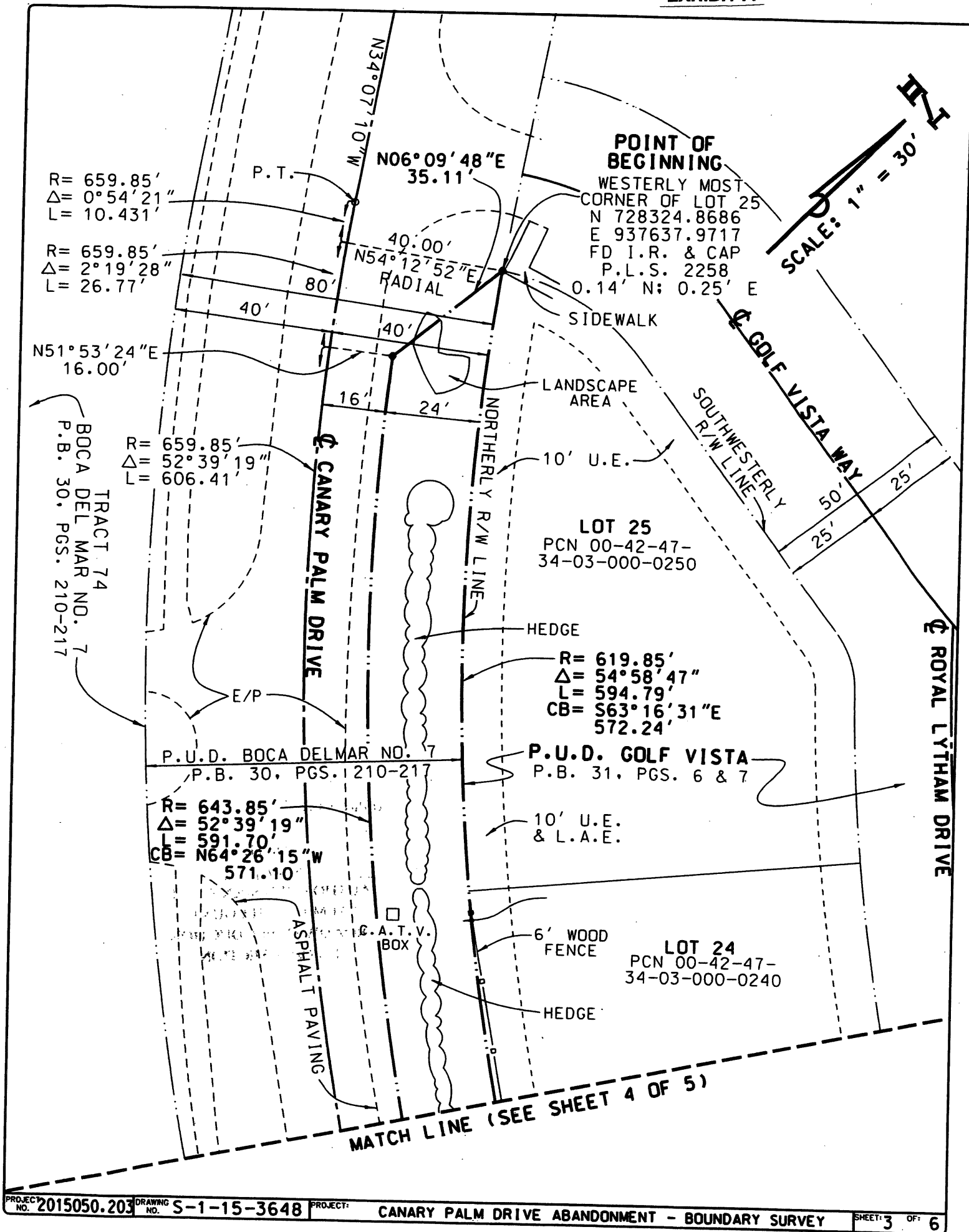
Richard W. Bussell
RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858

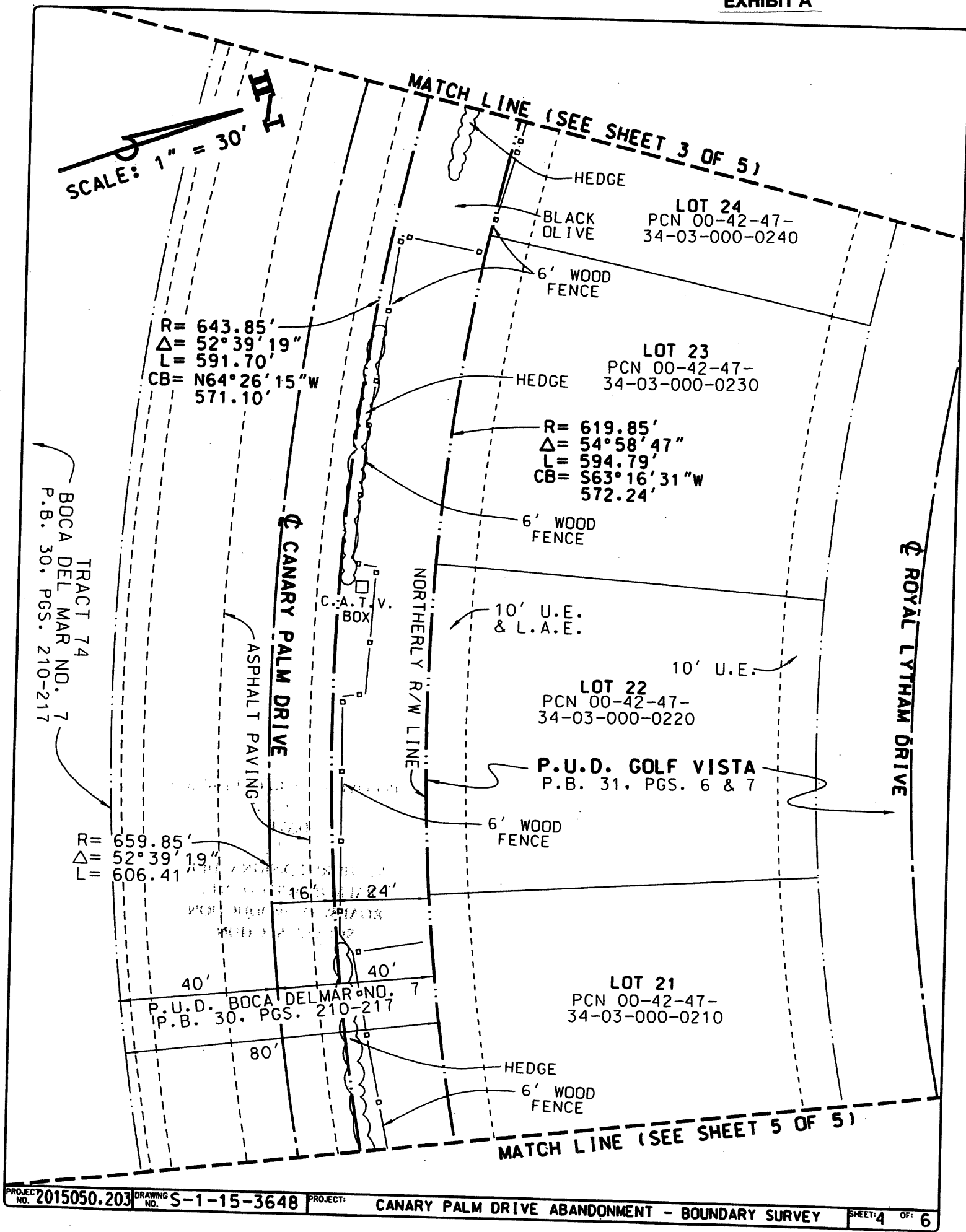
3/2/18
DATE

PROJECT NO. 2015050.203	SHEET 1 OF 6	PROJECT CANARY PALM DRIVE ABANDONMENT BOUNDARY SURVEY		SCALE: 1" = 30' APPROVED: R. W. B. DRAWN: E. A. D. CHECKED: G. W. M. DATE: 7/08/15 FIELD BOOK NO. 928 G	NO. 1 REVISION 1 UPDATED		BY DATE RB 3/9/18	
		DESIGN FILE NAME S-1-15-3648.DGN	DRAWING NO. S-1-15-3648		 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411			

SURVEYOR'S REPORT

1. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO MAP EXISTING FEATURES WITHIN THE NORTH ONE-HALF (40') OF THE RIGHT-OF-WAY FOR "CANARY PALM DRIVE" ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217 AND BEING ADJACENT TO LOTS 19 THROUGH 25, INCLUSIVE, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 - 7, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA; TO AID IN THE ABANDONMENT PROCESS. THIS SITE IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. HORIZONTAL CONTROL POINTS WERE ESTABLISHED WITHIN THE SITE AS SHOWN ON THIS SURVEY.
3. THIS IS NOT A "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE, RULE 5J-17.052(4) (A).
4. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) AS SHOWN ON THIS PLAN, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH $02^{\circ}47'49''$ EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK: 928 G, PAGES 67-71 AND 78, DATED 06/11/15 - 06/16/15 AND 3/7/18 (UPDATE). INSTRUMENTS USED WERE THE TRIMBLE TSC 3, TDS RANGER.
6. FIELD WORK COMPLETED ON 06/16/2015.
7. THE FILE NAMES ARE 2015050.203, 2015050.203.REF AND S-1-15-3648.DGN.
8. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
9. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
10. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
11. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
12. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 - 217; AND THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
13. THE PROJECT'S FIELD CONTROL WAS ESTABLISHED USING ACCEPTABLE RTK GPS SURVEYING PROCEDURES AND THE TRIMBLE VRSNOW NETWORK. THE RTK SURVEY WAS CALIBRATED TO THE "COUNTY WIDE CALIBRATION" FILE IN USE BY PALM BEACH COUNTY SURVEY SECTION IN ORDER TO ESTABLISH COORDINATES ON THE SITE. PALM BEACH COUNTY GEODETIC CONTROL POINT "IRON" WAS USED AS A CHECK POINT FOR POSITIONAL VERIFICATION.
14. COORDINATES SHOWN ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000033059
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 ROTATION EQUATION: GRID BEARING TO PLAT BEARING = $00^{\circ}22'50''$ COLCKWISE.
15. ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEETS OR EXCEEDS THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (HIGH RISK/ COMMERCIAL) REQUIRED BY THIS SURVEY.
16. THE INTENDED PLOT SCALE OF THIS DRAWING IS $1'' = 30'$, ON A SERIES OF 8" X 11" SHEETS.





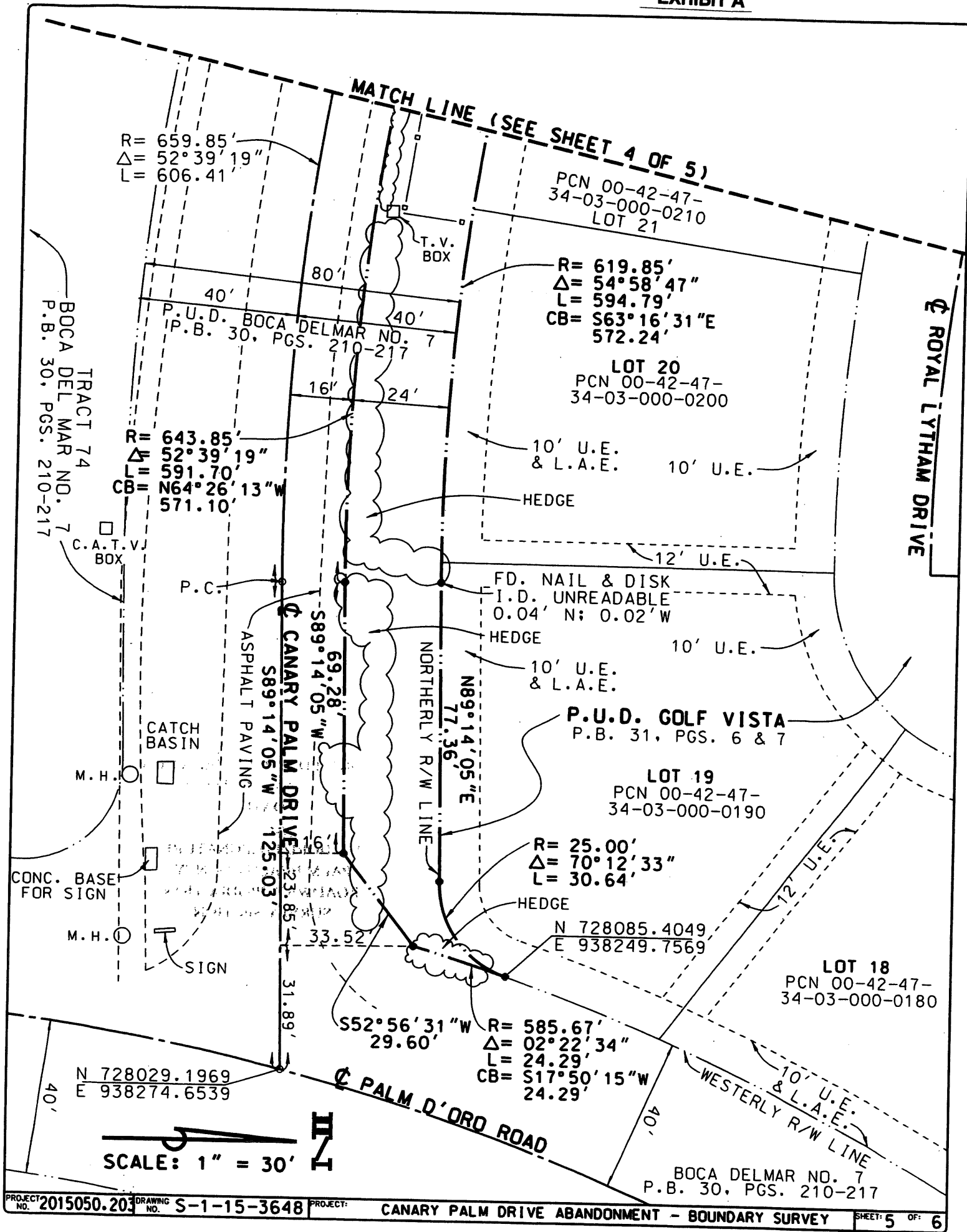
PROJECT NO. 2015050.203

DRAWING NO. S-1-15-3648

PROJECT:

CANARY PALM DRIVE ABANDONMENT - BOUNDARY SURVEY

SHEET 4 OF 6



LEGEND

L.A.E. = LIMITED ACCESS EASEMENT
 PCN = PROPERTY CONTROL NUMBER
 P.C. = POINT OF CURVATURE
 U.E. = UTILITY EASEMENT
 E/P = EDGE OF PAVEMENT
 Δ = CENTRAL ANGLE
 CB = CHORD BEARING
 R/W = RIGHT OF WAY
 L = ARC LENGTH
 I.R. = IRON ROD
 P.B. = PLAT BOOK
 CONC. = CONCRETE
 R = RADIUS
 FD = FOUND
 PG. = PAGE

□ C.A.T.V. = CABLE TV BOX
 BOX

○ = STORM SEWER MANHOLE

M.H.

• = SET 5/8" IRON ROD & CAP, P.S.M. 3858

NORTHEAST CORNER
 SECTION 34,
 TOWNSHIP 47 SOUTH,
 RANGE 42 EAST

N 728584.924
 E 938763.313

137.92'

S76°47'10"W
 93.81'
 P.C.

2747.38'

S02°47'49"E

R = 545.67'
 Δ = 62°29'36"
 L = 595.17'
 CB = S45°32'22"E
 566.10'

BEARING REFERENCE
 EAST LINE OF THE
 NORTHEAST ONE-QUARTER
 OF SECTION 34,
 TOWNSHIP 47 SOUTH,
 RANGE 42 EAST

NOT TO SCALE

N 725840.822
 E 938897.378

PARCEL TO BE ABANDONED

CANARY PALM DR.

125.03'
 S89°14'05"W

N 728029.1969
 E 938274.6539

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, OVER THAT PORTION OF THE ABANDONED RIGHT-OF-WAY OF CANARY PALM DRIVE, ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217, LYING ADJACENT TO LOTS 19 THROUGH 25, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 & 7, AND LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 16,329 SQUARE FEET OR 0.3749 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

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

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

Richard W. Buswell

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

3/13/18
DATE


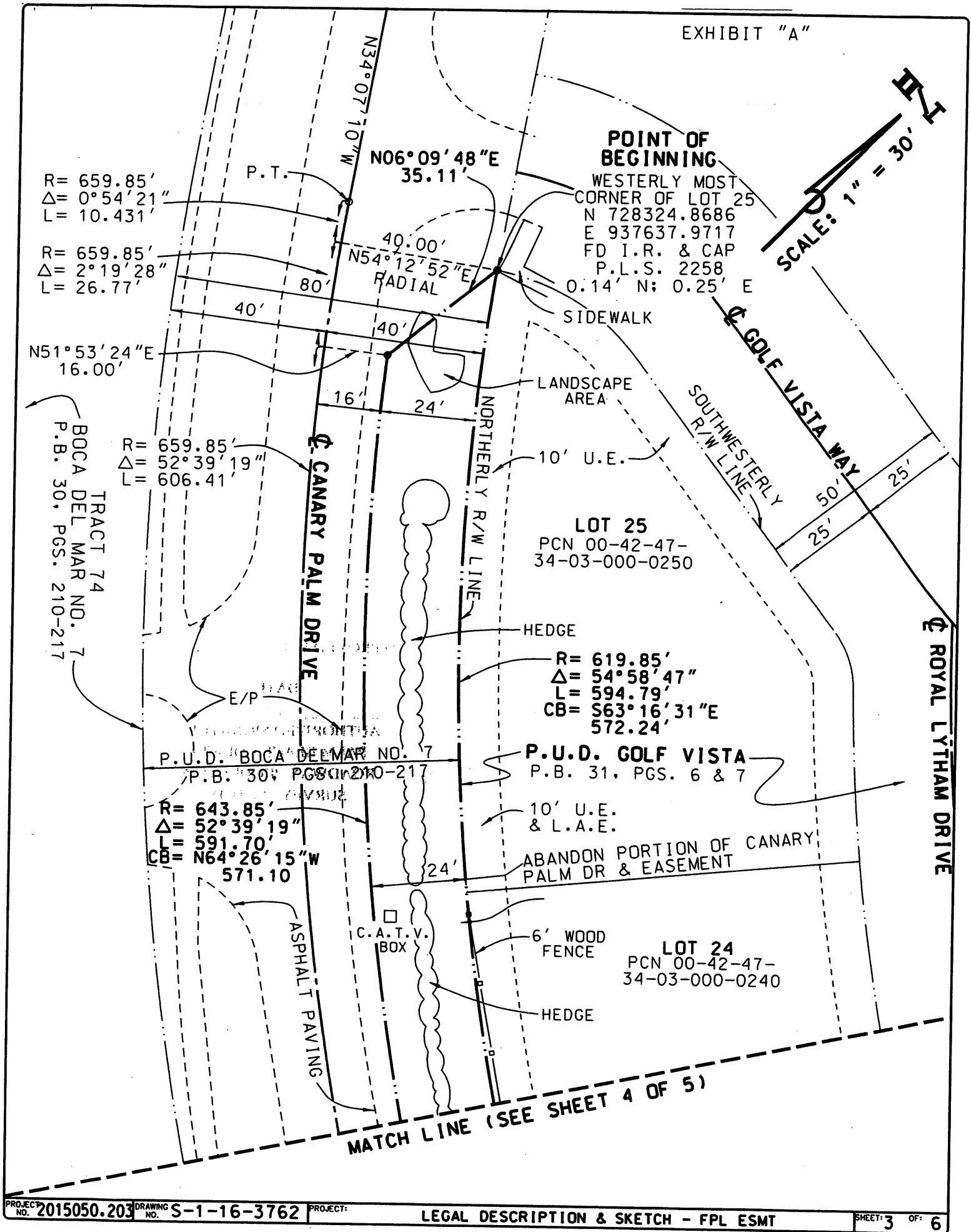
PROJECT NO. 2015050.203	SHEET 1 OF 6	PROJECT: LEGAL DESCRIPTION & SKETCH FOR FPL EASEMENT		SCALE: 1" = 30' APPROVED: R. W. B. DRAWN: W. D. S. CHECKED: G. W. M. DATE: 8/16/16 FIELD BOOK NO. 928 G	NO. 1 REVISION 1 UPDATED	BY DATE RB 5/9/16		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-16-3762.DGN	DRAWING NO. S-1-16-3762					

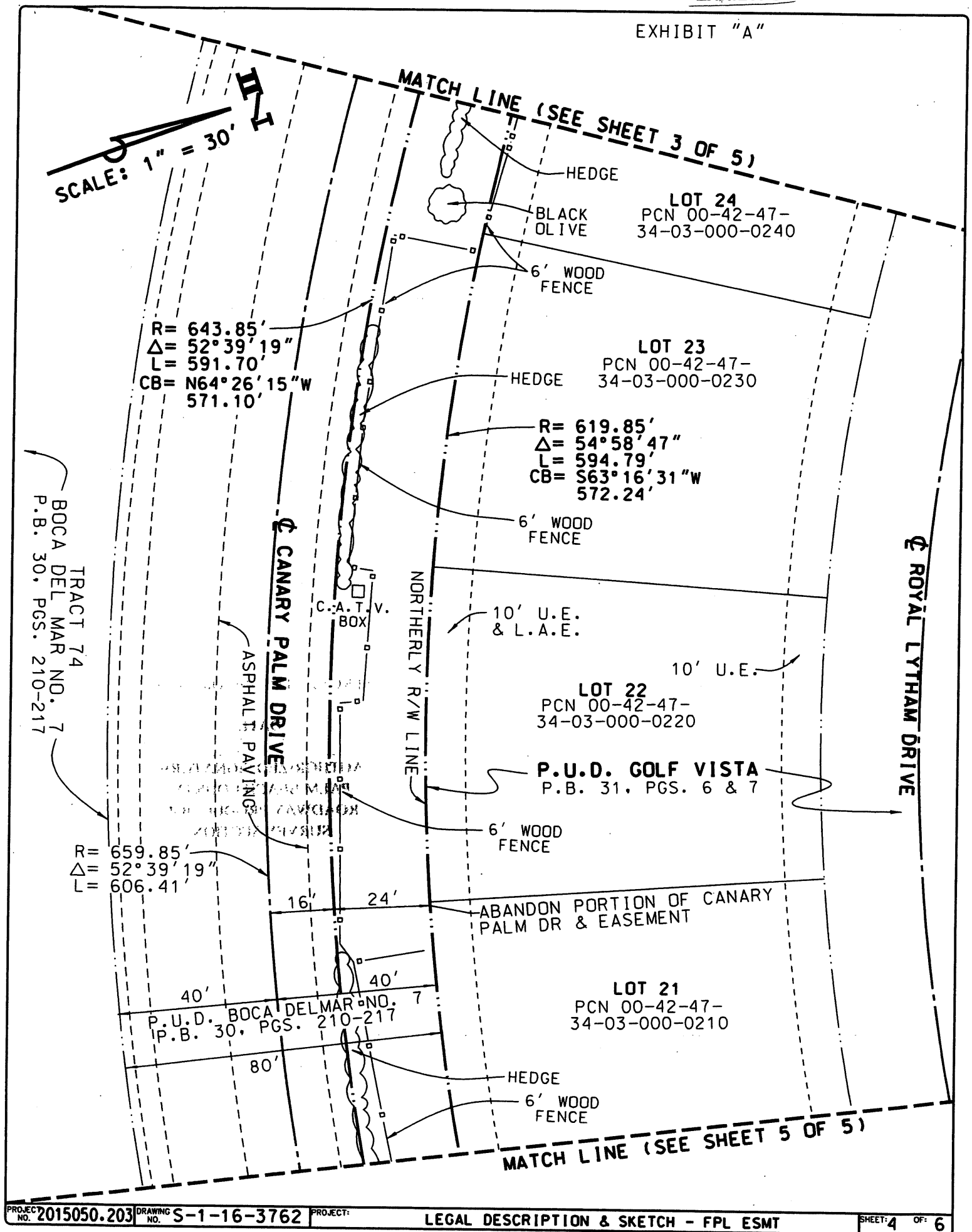
EXHIBIT "A"

SURVEYOR'S REPORT

1. THIS LEGAL DESCRIPTION AND SKETCH IS MADE TO PROVIDE EASEMENT RIGHTS OVER THAT PORTION OF THE NORTH ONE-HALF (40') OF THE RIGHT-OF-WAY FOR "CANARY PALM DRIVE" ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217 AND BEING ADJACENT TO LOTS 19 THROUGH 25, INCLUSIVE, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 - 7, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. THIS SITE IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) AS SHOWN ON THIS PLAN, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH $02^{\circ}47'49''$ EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. FOR ADDITIONAL INFORMATION SEE CANARY PALM DRIVE ABANDONMENT-BOUNDARY SURVEY, PALM BEACH COUNTY DRAWING NO. S-1-15-3648 (REVISION NO.1, 03/09/2018).
4. THE FILE NAMES ARE 2015050.203, 2015050.203.REF AND S-1-15-3648.DGN.
5. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
6. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
7. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
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EXHIBIT "A"





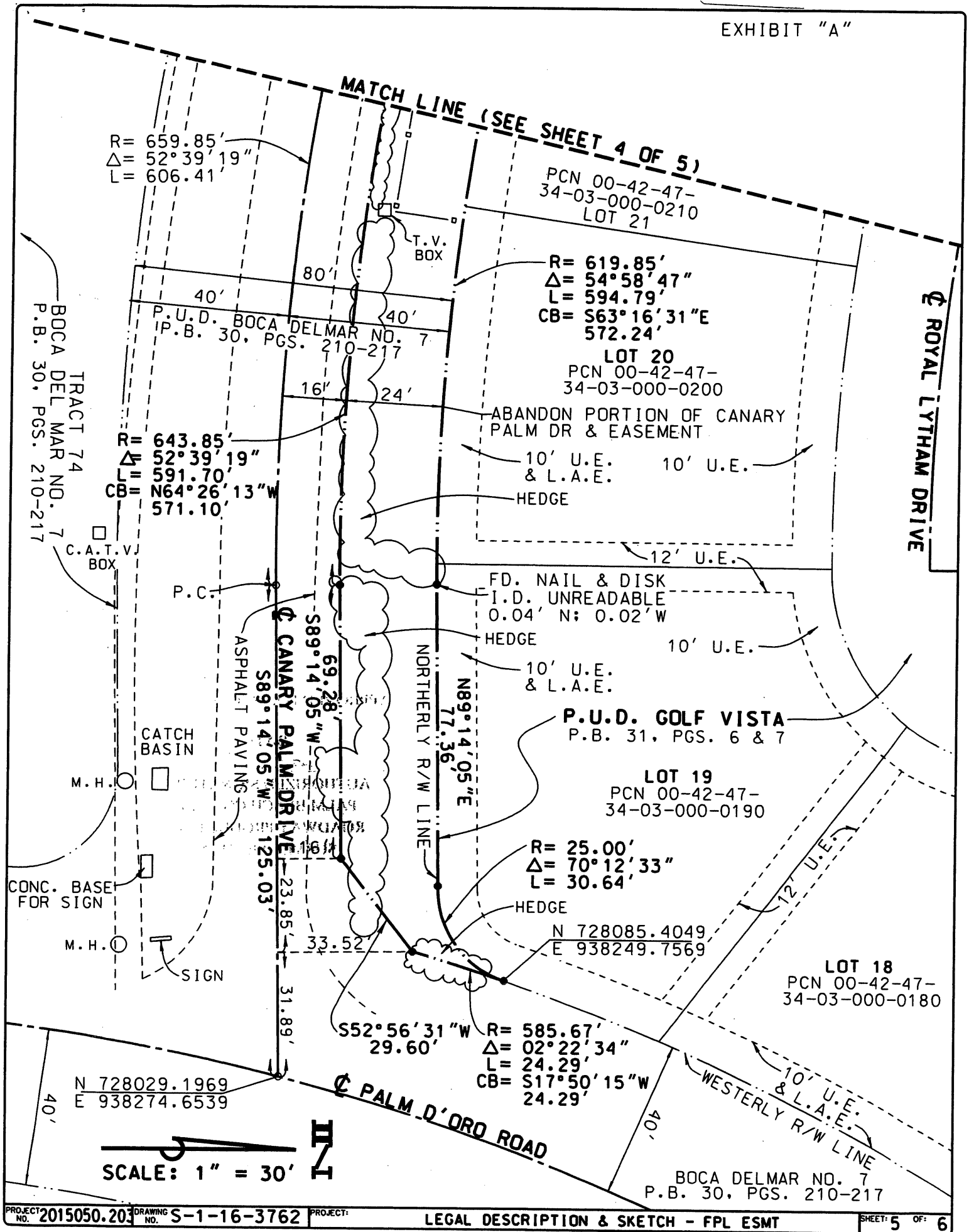


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NORTHEAST CORNER
 SECTION 34,
 TOWNSHIP 47 SOUTH,
 RANGE 42 EAST

N 728584.924
 E 938763.313

137.92'

S76°47'10"W
 93.81'
 P.C.

2747.38'

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R = 545.67'
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BEARING REFERENCE
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NOT TO SCALE

PARCEL TO BE
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125.03'
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CONTAINING 16.329 SQUARE FEET OR 0.3749 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

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Richard W. Bussell

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

3/13/18
DATE

PROJECT NO.	2015050.203
SHEET	1
OF	6

PROJECT: LEGAL DESCRIPTION & SKETCH FOR AT&T EASEMENT	
DESIGN FILE NAME	DRAWING NO.
S-1-16-3763.DGN	S-1-16-3763

DATE	8/16/16
APPROVED	R. W. B.
CHECKED	G. W. M.
FIELD BOOK NO.	928 G
NO.	1
REVISION	UPDATED
BY	RB
DATE	3/9/18


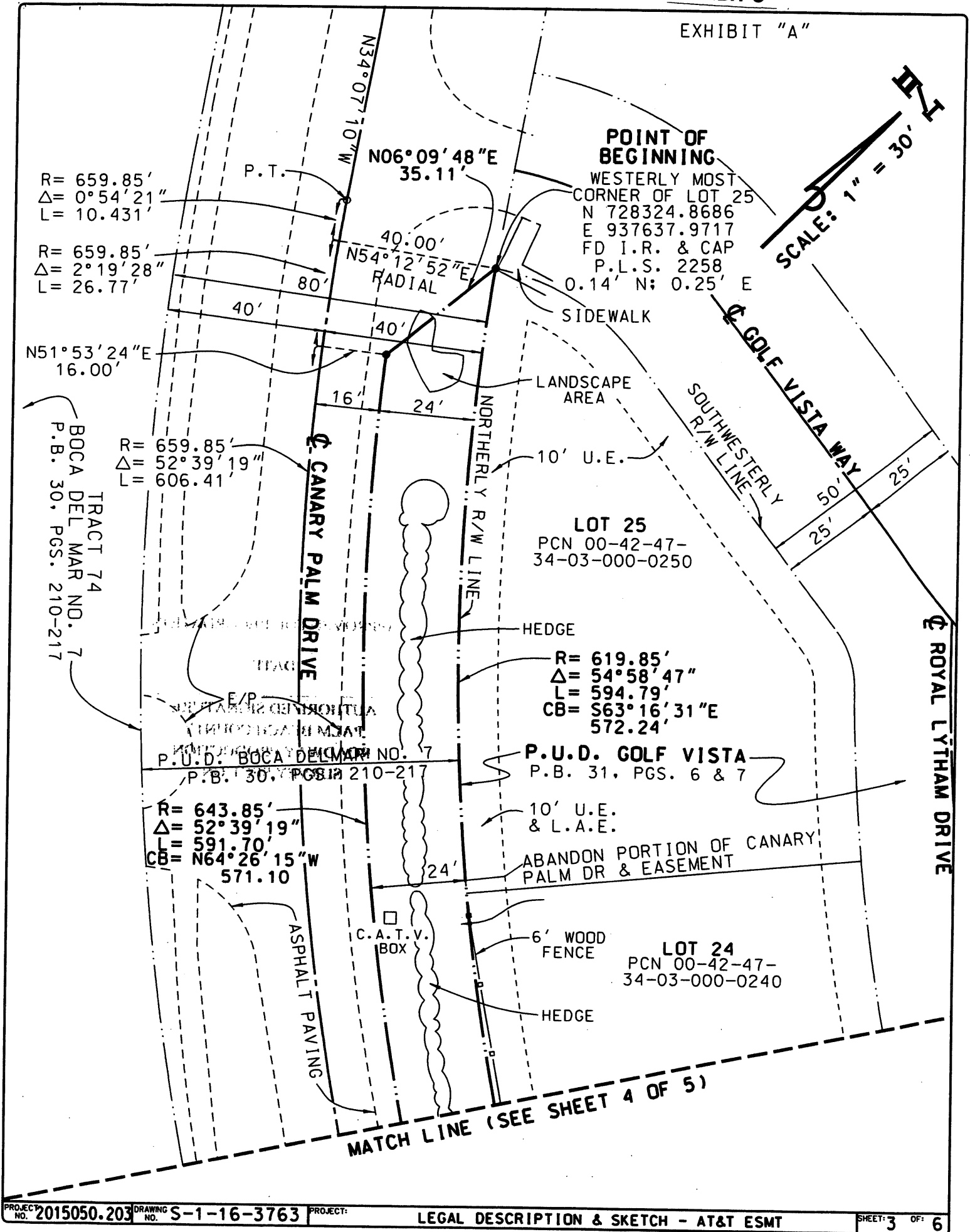
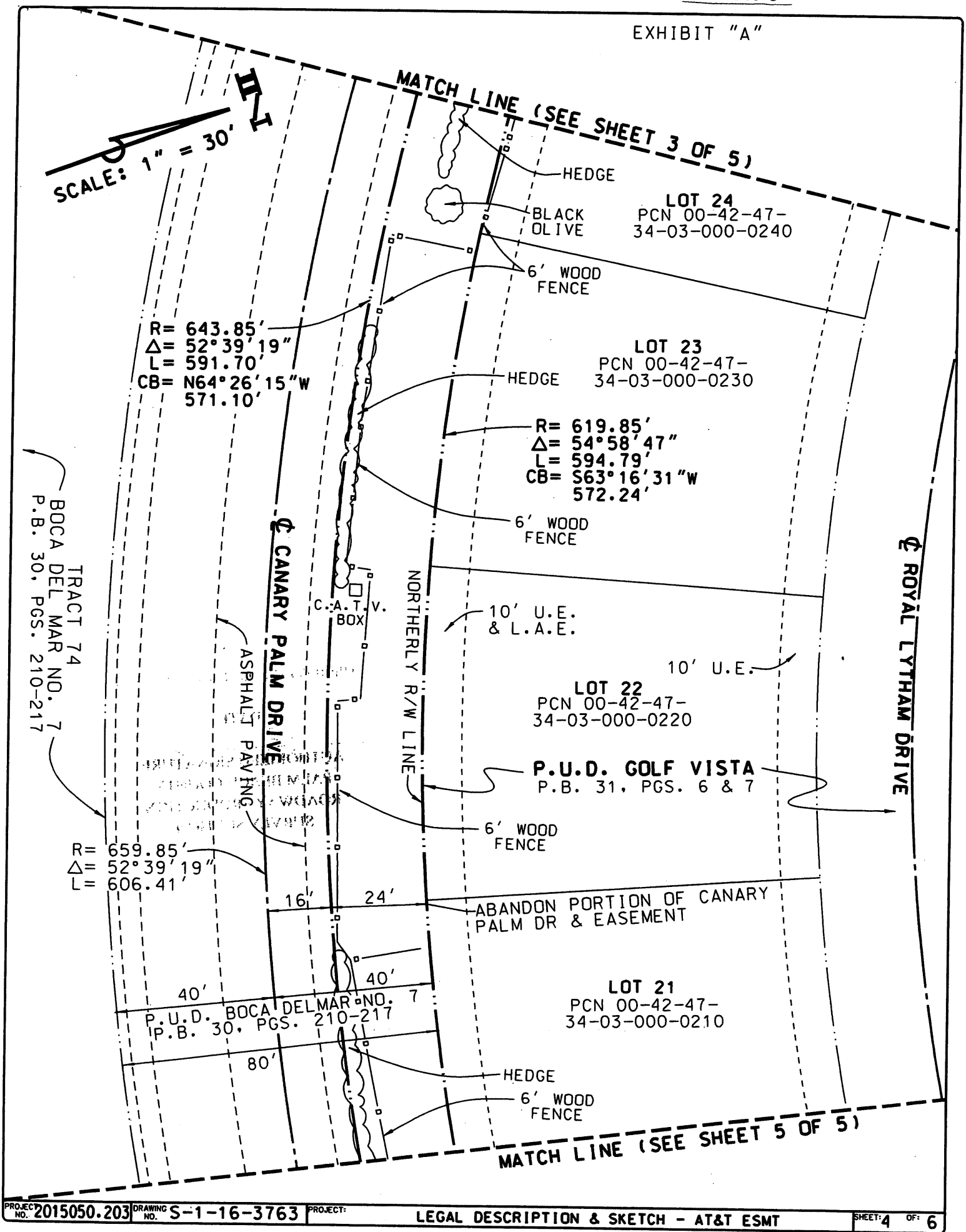
	PALM BEACH COUNTY
	ENGINEERING AND PUBLIC WORKS
	ROADWAY PRODUCTION
	2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411

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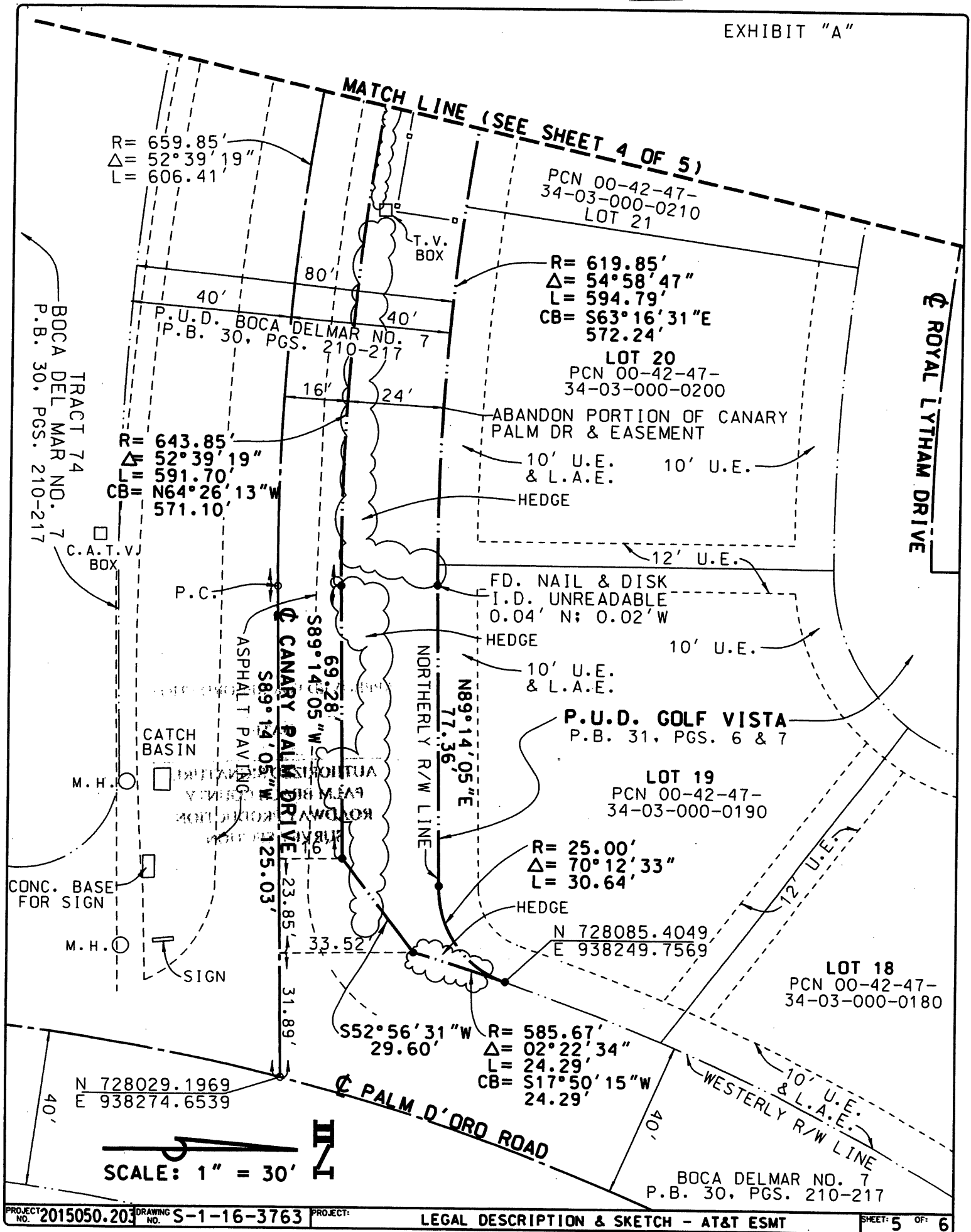


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RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858

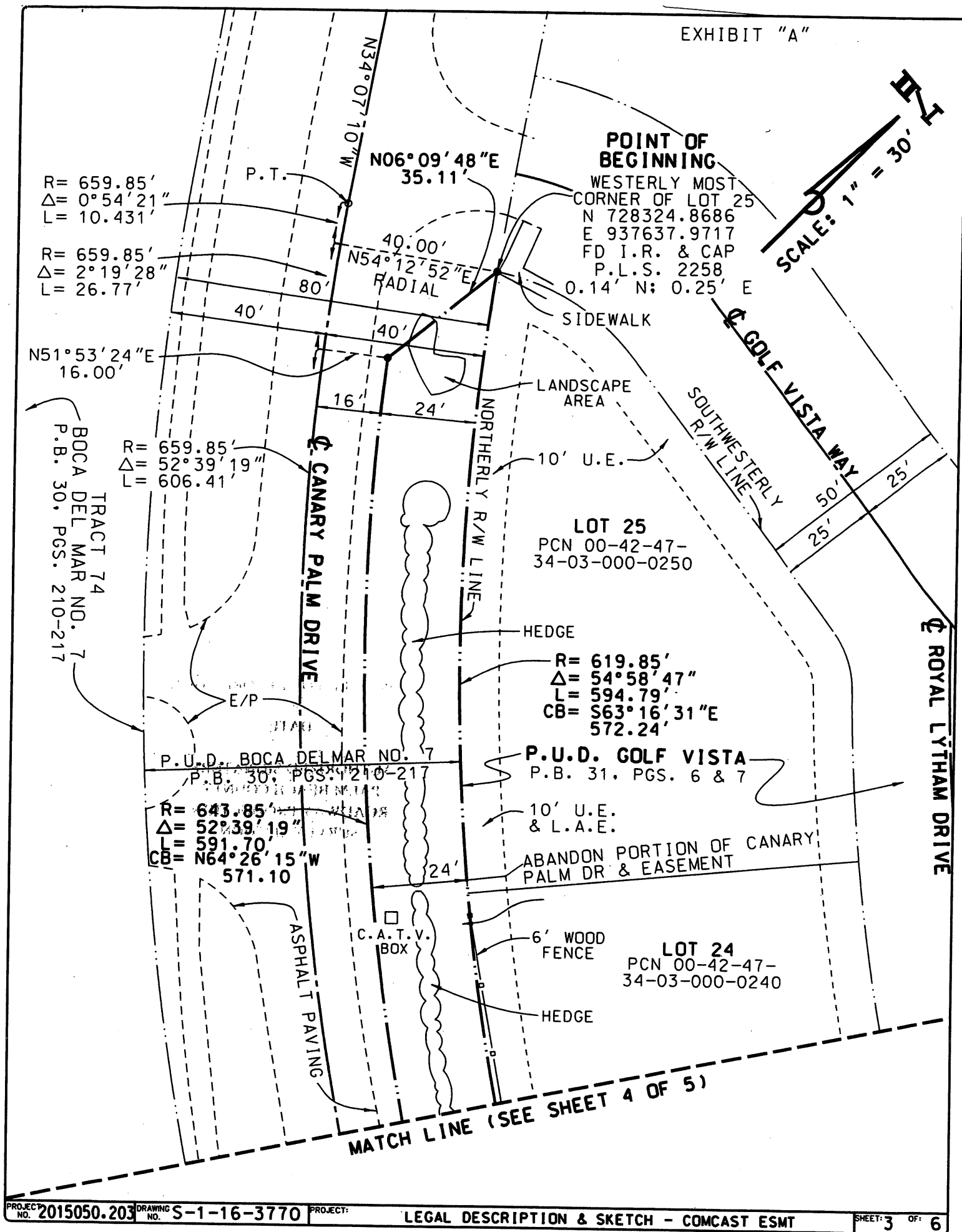
3/13/18
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PROJECT NO. 2015050.203	SHEET 1 OF 6	PROJECT: LEGAL DESCRIPTION & SKETCH FOR COMCAST EASEMENT		DATE 8/29/16	SCALE: 1" = 30'	APPROVED: R. W. B. DRAWN: W. D. S. CHECKED: G. W. M.	FIELD BOOK NO. 928 G	NO. 1	REVISION	BY	DATE
		UPDATED							05/09/10		
<div>DESIGN FILE NAME: S-1-16-3770.DGN DRAWING NO.: S-1-16-3770</div>								<div>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411</div>			

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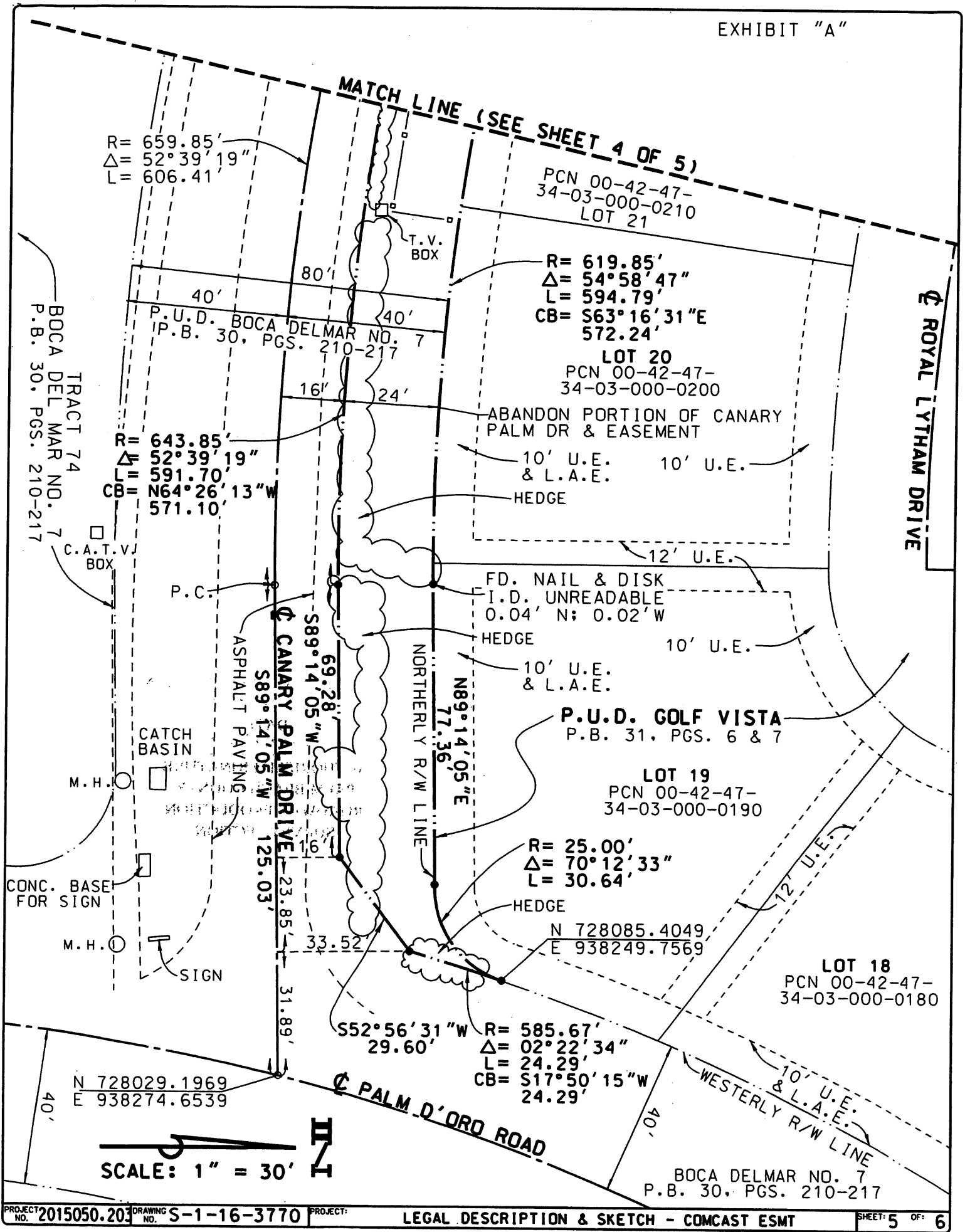


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CONTAINING 16.329 SQUARE FEET OR 0.3749 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

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

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

Richard W. Bussell

3/13/18
DATE

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

PROJECT NO.
2015050.203
SHEET: 1
OF 1
6

PROJECT: LEGAL DESCRIPTION & SKETCH FOR THE CITY OF BOCA RATON EASEMENT	
DESIGN FILE NAME S-1-16-3761.DGN	DRAWING NO. S-1-16-3761

DATE 8/16/16	SCALE: 1" = 30'	NO. 1	REVISION UPDATED	BY RB	DATE 8/9/16
CHECKED: G.W.M.	APPROVED: R.W.B.	FIELD BOOK NO. 928 G			


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

EXHIBIT "A"

SURVEYOR'S REPORT

1. THIS LEGAL DESCRIPTION AND SKETCH IS MADE TO PROVIDE EASEMENT RIGHTS OVER THAT PORTION OF THE NORTH ONE-HALF (40') OF THE RIGHT-OF-WAY FOR "CANARY PALM DRIVE" ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217 AND BEING ADJACENT TO LOTS 19 THROUGH 25, INCLUSIVE, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 - 7, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. THIS SITE IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) AS SHOWN ON THIS PLAN, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 02°47'49" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. FOR ADDITIONAL INFORMATION SEE CANARY PALM DRIVE ABANDONMENT-BOUNDARY SURVEY, PALM BEACH COUNTY DRAWING NO. S-1-15-3648 (REVISION NO. 1, DATED 03/09/2018).
4. THE FILE NAMES ARE 2015050.203, 2015050.203.REF AND S-1-15-3648.DGN.
5. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
6. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
7. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
8. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
9. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 - 217; AND THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. COORDINATES SHOWN ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST ZONE
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000033059
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 ROTATION EQUATION: GRID BEARING TO PLAT BEARING = 00°22'50" CLOCKWISE.
11. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

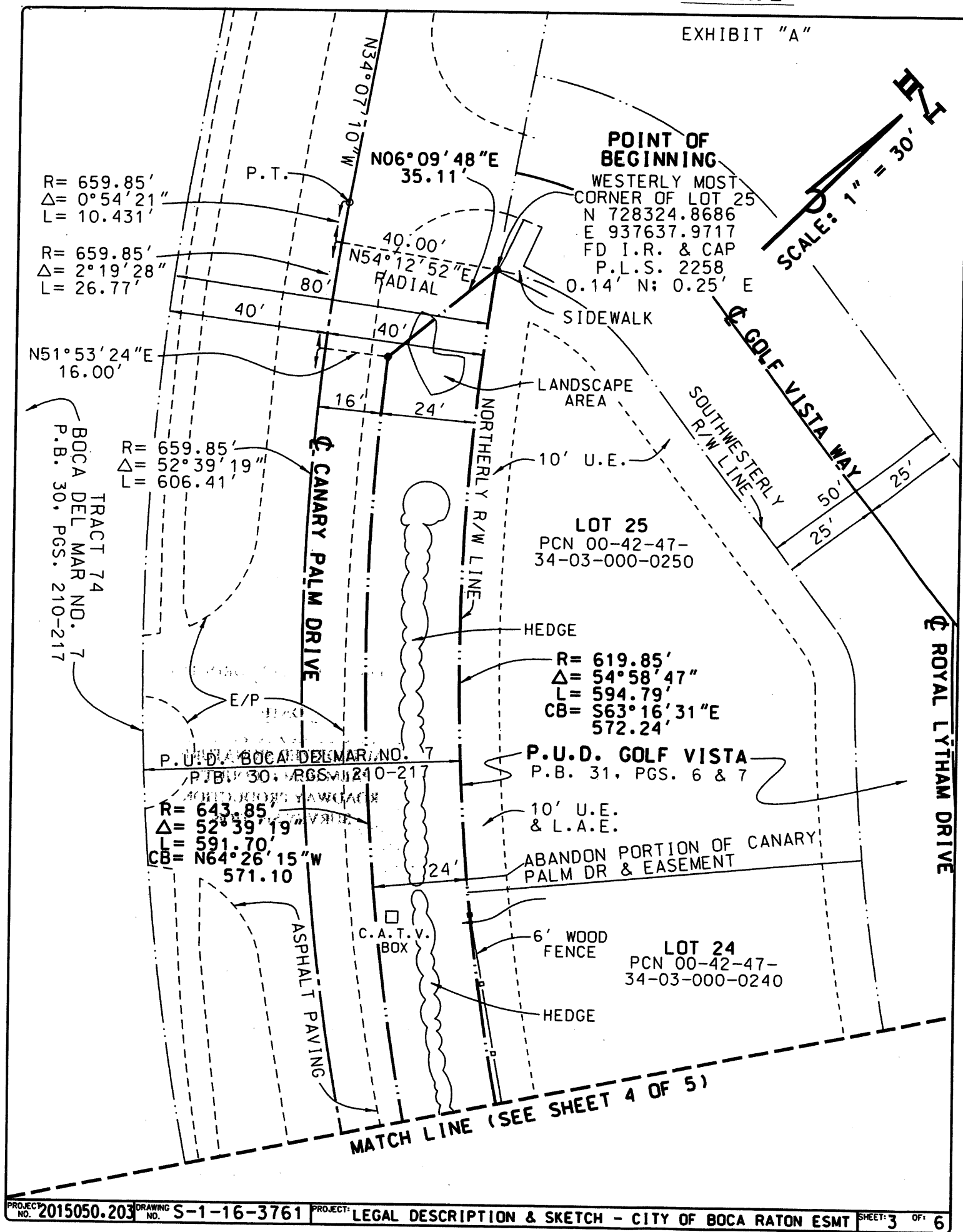
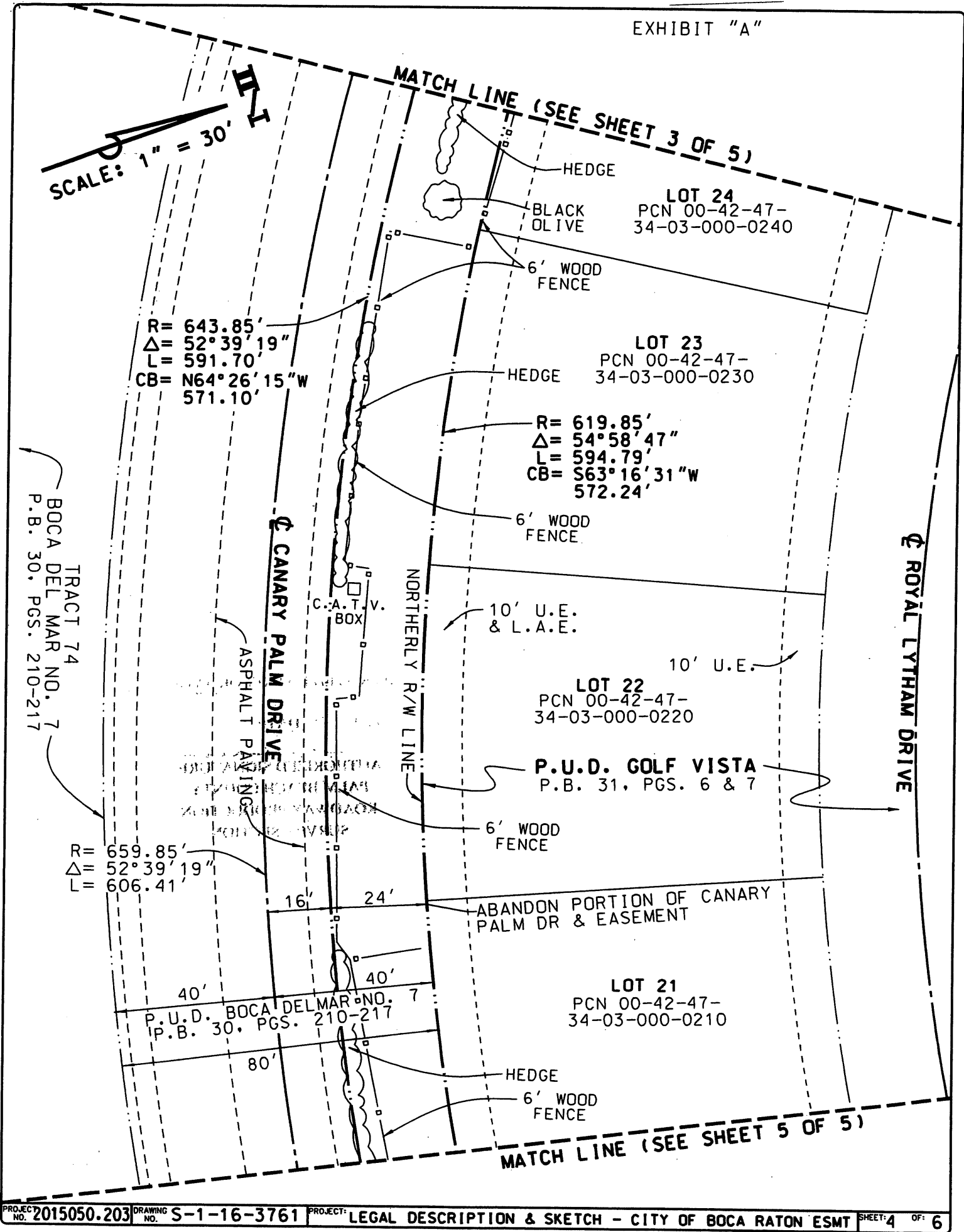


EXHIBIT "A"



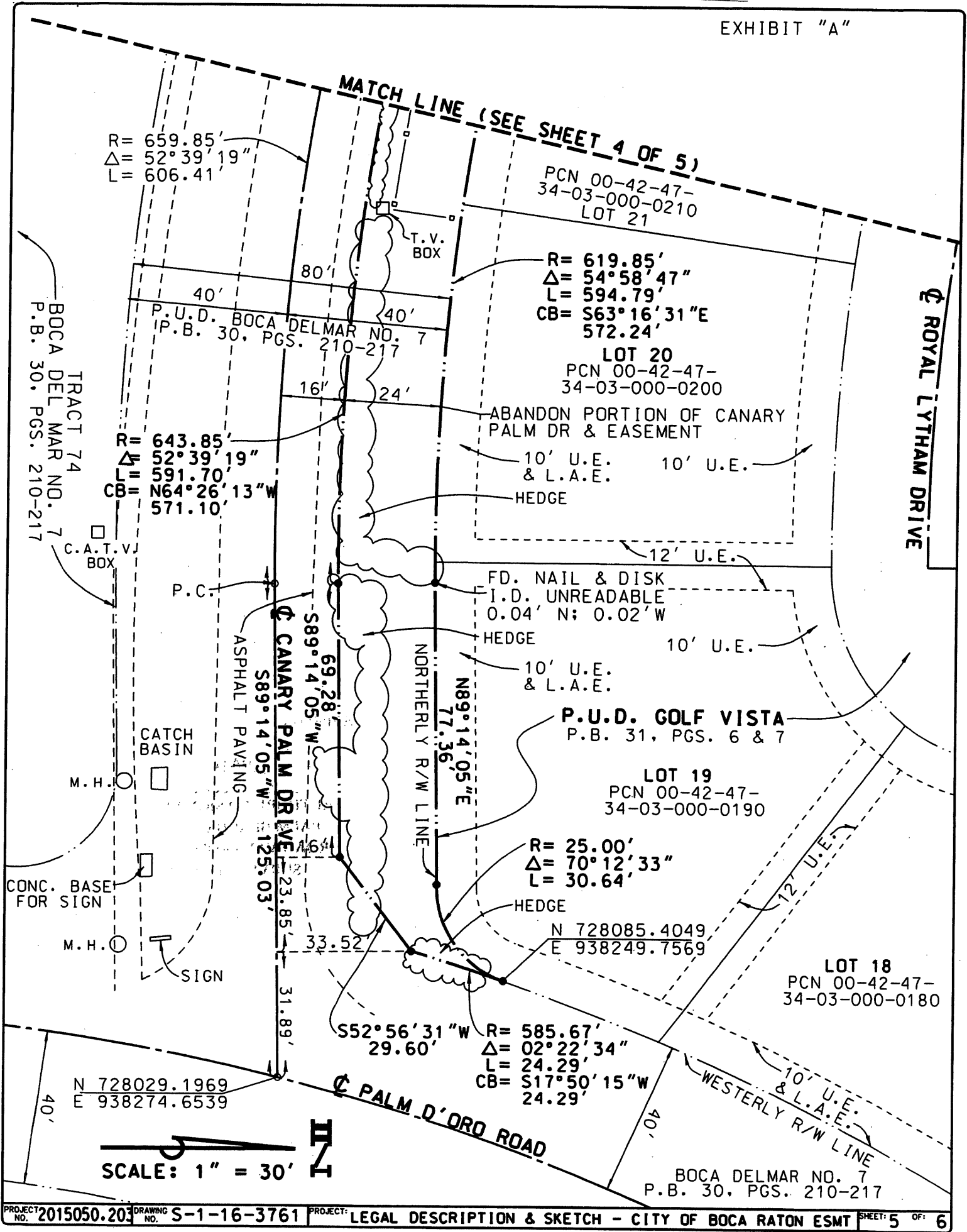


EXHIBIT "A"

LEGEND

- L.A.E. = LIMITED ACCESS EASEMENT
- PCN = PROPERTY CONTROL NUMBER
- P.C. = POINT OF CURVATURE
- U.E. = UTILITY EASEMENT
- E/P = EDGE OF PAVEMENT
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- R/W = RIGHT OF WAY
- L = ARC LENGTH
- I.R. = IRON ROD
- P.B. = PLAT BOOK
- CONC. = CONCRETE
- R = RADIUS
- FD = FOUND
- PG. = PAGE

- C.A.T.V. = CABLE TV BOX BOX
- = STORM SEWER MANHOLE M.H.
- = SET 5/8" IRON ROD & CAP, P.S.M. 3858

PARCEL TO BE ABANDONED

C CANARY PALM DR.

125.03'
S89°14'05"W

N 728029.1969
E 938274.6539

C PALM D'ORO ROAD

R = 545.67'
Δ = 62°29'36"
L = 595.17'
CB = S45°32'22"E
566.10'

NOT TO SCALE

BEARING REFERENCE
EAST LINE OF THE
NORTHEAST ONE-QUARTER
OF SECTION 34,
TOWNSHIP 47 SOUTH,
RANGE 42 EAST

N 725840.822
E 938897.378

NORTHEAST CORNER
SECTION 34,
TOWNSHIP 47 SOUTH,
RANGE 42 EAST

N 728584.924
E 938763.313

137.92'
2747.38'
S02°47'49"E

S76°47'10"W
93.81'
P.C.

Return to:
Land Development Division
2300 N Jog Rd, 3W-13
West Palm Beach FL 33411-2745

Grantee's Address:
Florida Power & Light Company
P.O. Box 14000
Juno Beach, FL 33408-0420

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 301 N Olive West Palm Beach, 33401-4700 ("Grantor") in considerations, receipt of which is hereby acknowledged, does hereby grant to the **Florida Power & Light Company, a Florida corporation, whose address is P.O. Box 14000, Juno Beach, Florida 33408-0420**, and to its affiliates, licensees, agents, successors and assigns ("Grantee") (the term "assigns" meaning any person, firm or corporation owning by way of assignment all rights under the Agreement or a portion of such rights with Grantee or its other assigns retaining and exercising the other rights), an easement forever for a **right-of-way, as shown on the attached Exhibit A ("Easement Area")**, to be used for the construction, operation and maintenance of one or more overhead and underground electric transmission and distribution lines, including but not limited to, wires, poles, "H" frame structures, towers, cables, conduits, anchors, guys, roads, trails and equipment associated therewith, attachments and appurtenant equipment for communication purposes and one or more pipelines, and appurtenant equipment for the transmission of substances of any kind (all of the foregoing hereinafter referred to as "**facilities**"), over, under, in, on, upon and across the lands of the Grantor situated in the County of Palm Beach and the State of Florida and being more particularly described on **Exhibit A** attached hereto and made a part hereof ("**Easement Area**"); together with the right and privilege from time to time to reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them upon, across, over or under the Easement Area with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the Easement Area and on lands of Grantor adjoining the Easement Area that may interfere with the proper construction, operation and maintenance of such facilities or any part of them, the right to mark the location of any underground facilities by above ground and other suitable markers and the right of ingress and egress for personnel and equipment of Grantee, its contractors, agents, successors

or assigns over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

Further, Grantor hereby grants to Grantee, its contractors, subcontractors and other authorized representatives, a perpetual access easement in, on, over and across the Easement Area for ingress and egress purposes, including the right to enter upon, cross and/or exit the Easement Area on foot or with motorized construction and other type vehicles and trucks carrying construction equipment, materials and personnel, in order to access Grantee's facilities situated on the property located adjacent to the Easement Area. This easement is granted with all rights necessary and convenient for the full use and enjoyment of the Easement Area for the purposes described herein including without limitation (i) the right to use any existing roads on the Easement Area, (ii) the right, but not the obligation, of Grantee to use, improve, maintain or construct a road on the Easement Area necessary for Grantee to access Grantee's facilities situated on the property located adjacent to the Easement Area, and (iii) Grantee's right to keep any road on the Easement Area clear of brush, trees, obstructions as may be necessary or desirable for Grantee's use.

Grantor, however, reserves the right and privilege to use the Easement Area for such other purposes except as herein granted or as might interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its successors or assigns, or as might cause a hazardous condition; provided, however, and by the execution and delivery hereof Grantor so expressly agrees that no portion of the Easement Area shall be excavated, altered, obstructed, improved, surfaced or paved without the prior written permission of Grantee, or its successors or assigns, and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

By the execution hereof, Grantor covenants that it has the right to convey this easement and that Grantee and its successors and assigns shall have quiet and peaceful possession, use and enjoyment of this easement and the rights granted hereby.

IN WITNESS WHEREOF, Grantor has executed this Easement this _____ day of _____, 2018.

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

**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**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
Yelizaveta B. Herman,
Assistant County Attorney

By: Joanne Q. Kellen FOR
Department Director

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, OVER THAT PORTION OF THE ABANDONED RIGHT-OF-WAY OF CANARY PALM DRIVE, ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217, LYING ADJACENT TO LOTS 19 THROUGH 25, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 & 7, AND LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF SAID LOT 25, OF GOLF VISTA, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF VISTA WAY ACCORDING TO THE SAID PLAT OF GOLF VISTA AND THE NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE, ACCORDING TO THE SAID PLAT OF BOCA DEL MAR NO. 7, AND LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 619.85 FEET, THE CHORD OF WHICH BEARS SOUTH 63°16'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY BOUNDARY OF A PORTION OF LOT 19 AND LOTS 20 THROUGH 25 INCLUSIVE, A DISTANCE OF 594.79 FEET THROUGH A CENTRAL ANGLE OF 54°58'47"; THENCE CONTINUING ALONG THE SAID SOUTHERLY BOUNDARY OF LOT 19, BY THE FOLLOWING TWO COURSES AND DISTANCES; THENCE NORTH 89°14'05" EAST A DISTANCE OF 77.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.64 FEET, THROUGH A CENTRAL ANGLE OF 70°12'33" TO THE POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 585.67 FEET, THE CHORD OF WHICH BEARS SOUTH 17°50'15" WEST, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, ACCORDING TO THE AFORESAID PLAT OF BOCA DEL MAR NO. 7; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.29 FEET, THROUGH A CENTRAL ANGLE OF 02°22'34"; THENCE SOUTH 52°56'31" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 29.60 FEET TO THE INTERSECTION WITH A LINE 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE; THENCE SOUTH 89°14'05" WEST, ALONG SAID LINE, A DISTANCE OF 69.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 643.85 FEET, AND BEING CONCENTRIC WITH THE HEREIN FIRST DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 591.70, THROUGH A CENTRAL ANGLE OF 52°39'19"; THENCE NORTH 06°09'48" EAST A DISTANCE OF 35.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,329 SQUARE FEET OR 0.3749 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

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

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

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

3/13/18
DATE


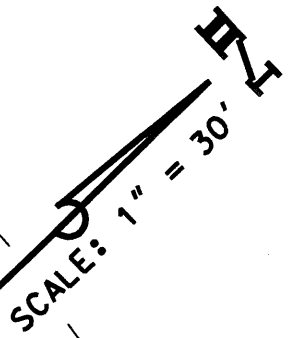
PROJECT NO. 2015050.203	SHEET 1 OF 6	PROJECT: LEGAL DESCRIPTION & SKETCH FOR FPL EASEMENT		SCALE: 1" = 30' APPROVED: R. W. B. DRAWN: W. D. S. CHECKED: C. W. M. DATE: 8/16/16 FIELD BOOK NO. 928 G	NO. 1	REVISION	BY	DATE
		UPDATED				RB	3/9/18	
DESIGN FILE NAME S-1-16-3762.DGN		DRAWING NO. S-1-16-3762		 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411				

EXHIBIT "A"

SURVEYOR'S REPORT

1. THIS LEGAL DESCRIPTION AND SKETCH IS MADE TO PROVIDE EASEMENT RIGHTS OVER THAT PORTION OF THE NORTH ONE-HALF (40') OF THE RIGHT-OF-WAY FOR "CANARY PALM DRIVE" ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217 AND BEING ADJACENT TO LOTS 19 THROUGH 25, INCLUSIVE, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 - 7, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. THIS SITE IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) AS SHOWN ON THIS PLAN, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 02°47'49" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. FOR ADDITIONAL INFORMATION SEE CANARY PALM DRIVE ABANDONMENT-BOUNDARY SURVEY, PALM BEACH COUNTY DRAWING NO. S-1-15-3648 (REVISION NO.1, 03/09/2018).
4. THE FILE NAMES ARE 2015050.203, 2015050.203.REF AND S-1-15-3648.DGN.
5. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
6. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
7. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
8. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
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10. COORDINATES SHOWN ARE GRID.
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ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000033059
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: GRID BEARING TO PLAT BEARING = 00°22'50" CLOCKWISE.
11. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.



POINT OF BEGINNING

WESTERLY MOST
CORNER OF LOT 25
N 728324.8686
E 937637.9717
FD I.R. & CAP
P.L.S. 2258
0.14' N; 0.25' E

R= 659.85'
Δ= 0°54'21"
L= 10.431'

R= 659.85'
Δ= 2°19'28"
L= 26.77'

N51°53'24"E
16.00'

TRACT 74
BOCA DEL MAR NO. 7
P.B. 30, PGS. 210-217

R= 659.85'
Δ= 52°39'19"
L= 606.41'

N06°09'48"E
35.11'

N54°12'52"E
40.00'
RADIAL

SIDEWALK

LANDSCAPE AREA

LOT 25
PCN 00-42-47-
34-03-000-0250

HEDGE

R= 619.85'
Δ= 54°58'47"
L= 594.79'
CB= S63°16'31"E
572.24'

P.U.D. GOLF VISTA
P.B. 31, PGS. 6 & 7

10' U.E.
& L.A.E.

ABANDON PORTION OF CANARY
PALM DR & EASEMENT

LOT 24
PCN 00-42-47-
34-03-000-0240

HEDGE

6' WOOD FENCE

C.A.T.V. BOX

ASPHALT PAVING

R= 643.85'
Δ= 52°39'19"
L= 591.70'
CB= N64°26'15"W
571.10'

P.U.D. BOCA DELMAR NO. 7
P.B. 30, PGS. 210-217

CANARY PALM DRIVE

NORTHERLY R/W LINE

SOUTHWESTERLY R/W LINE

ROYAL LYTHAM DRIVE

MATCH LINE (SEE SHEET 4 OF 5)

SCALE: 1" = 30'

MATCH LINE (SEE SHEET 3 OF 5)

R= 643.85'
Δ= 52°39'19"
L= 591.70'
CB= N64°26'15"W
571.10'

HEDGE

BLACK OLIVE

LOT 24
PCN 00-42-47-
34-03-000-0240

6' WOOD FENCE

LOT 23
PCN 00-42-47-
34-03-000-0230

HEDGE

R= 619.85'
Δ= 54°58'47"
L= 594.79'
CB= S63°16'31"W
572.24'

6' WOOD FENCE

10' U.E.
& L.A.E.

10' U.E.

LOT 22
PCN 00-42-47-
34-03-000-0220

P.U.D. GOLF VISTA
P.B. 31, PGS. 6 & 7

6' WOOD FENCE

ABANDON PORTION OF CANARY
PALM DR & EASEMENT

LOT 21
PCN 00-42-47-
34-03-000-0210

HEDGE

6' WOOD FENCE

MATCH LINE (SEE SHEET 5 OF 5)

TRACT 74
BOCA DEL MAR NO. 7
P.B. 30, PGS. 210-217

CANARY PALM DRIVE

ASPHALT PAVING

C.A.T.V. BOX

NORTHERLY R/W LINE

ROYAL LYTHAM DRIVE

R= 659.85'
Δ= 52°39'19"
L= 606.41'

P.U.D. BOCA DEL MAR NO. 7
P.B. 30, PGS. 210-217

80'

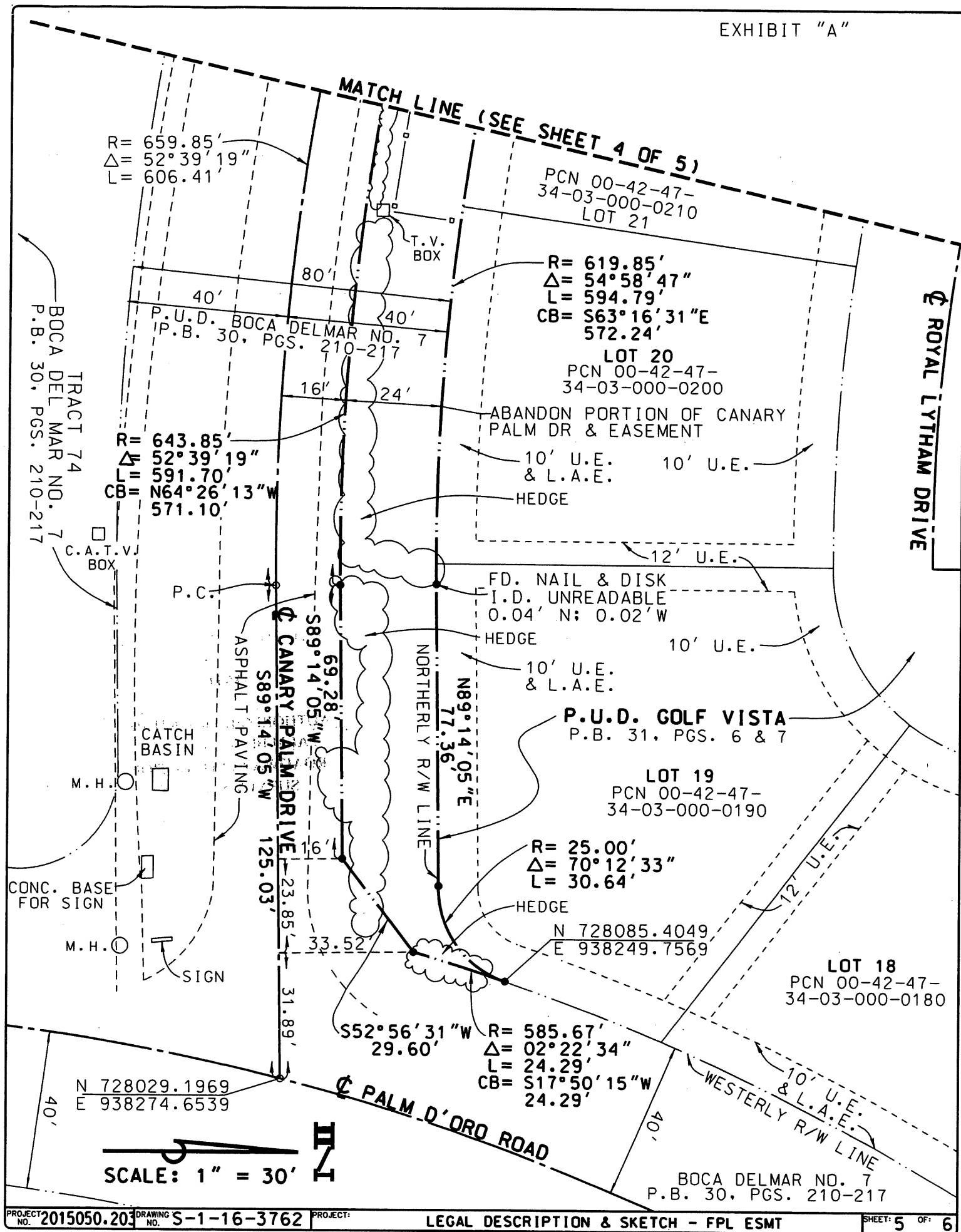


EXHIBIT "A"

LEGEND

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P.C. = POINT OF CURVATURE
U.E. = UTILITY EASEMENT
E/P = EDGE OF PAVEMENT
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I.R. = IRON ROD
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- ☐ C.A.T.V. = CABLE TV BOX
BOX
 = STORM SEWER MANHOLE
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NORTHEAST CORNER
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RANGE 42 EAST

N 728584.924
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137.92'
2747.38'
S02°47'49"E

S76°47'10"W
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BEARING REFERENCE
EAST LINE OF THE
NORTHEAST ONE-QUARTER
OF SECTION 34,
TOWNSHIP 47 SOUTH,
RANGE 42 EAST

N 725840.822
E 938897.378

NOT TO SCALE

Q PALM D'ORO ROAD

PARCEL TO BE
ABANDONED

Q CANARY PALM DR.

125.03'
S89°14'05"W

N 728029.1969
E 938274.6539

Return to:
Palm Beach County Land Development
2300 N Jog Rd
West Palm Beach FL 33411-2745

Grantee's Address:
BellSouth Telecommunications, LLC, d/b/a
AT&T Florida
Garth Bedward, Room 3D-05
120 North K Street
Lake Worth FL 33460

EASEMENT

For and in consideration of **ten dollars (\$10.00)** and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owners of the premises described below, (hereinafter referred to as "Grantor"), does hereby grant to **BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida**, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands more particularly described in the attached **Exhibit "A"** and, to the fullest extent the Grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in **Section 34, Township 47 South, Range 42 East, Palm Beach County, State of Florida**, consisting of a strip of land shown in **Exhibit "A"** attached hereto and made a part hereof.

The following rights are also granted: the non-exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which

might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site.

To have and to hold the above granted easement unto BellSouth Telecommunications, LLC, d/b/a AT&T Florida, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

In witness whereof, the undersigned has caused this instrument to be executed on the ____ day of _____, 2018.

ATTEST:
SHARON R. BOCK
CLERK & COMPTROLLER

**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**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
Yelizaveta B. Herman,
Assistant County Attorney

By: Joannell Kella FOR
Department Director

TO BE COMPLETED BY GRANTEE

District	FRC	Wire Center/NXX	Authority
Drawing	Area number	Plat Number	RWID
Parcel ID	Approval	Title	

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, OVER THAT PORTION OF THE ABANDONED RIGHT-OF-WAY OF CANARY PALM DRIVE, ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217, LYING ADJACENT TO LOTS 19 THROUGH 25, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 & 7, AND LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF SAID LOT 25, OF GOLF VISTA, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF VISTA WAY ACCORDING TO THE SAID PLAT OF GOLF VISTA AND THE NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE, ACCORDING TO THE SAID PLAT OF BOCA DEL MAR NO. 7, AND LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 619.85 FEET, THE CHORD OF WHICH BEARS SOUTH 63°16'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY BOUNDARY OF A PORTION OF LOT 19 AND LOTS 20 THROUGH 25 INCLUSIVE, A DISTANCE OF 594.79 FEET THROUGH A CENTRAL ANGLE OF 54°58'47"; THENCE CONTINUING ALONG THE SAID SOUTHERLY BOUNDARY OF LOT 19, BY THE FOLLOWING TWO COURSES AND DISTANCES; THENCE NORTH 89°14'05" EAST A DISTANCE OF 77.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.64 FEET, THROUGH A CENTRAL ANGLE OF 70°12'33" TO THE POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 585.67 FEET, THE CHORD OF WHICH BEARS SOUTH 17°50'15" WEST, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, ACCORDING TO THE AFORESAID PLAT OF BOCA DEL MAR NO. 7; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.29 FEET, THROUGH A CENTRAL ANGLE OF 02°22'34"; THENCE SOUTH 52°56'31" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 29.60 FEET TO THE INTERSECTION WITH A LINE 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE; THENCE SOUTH 89°14'05" WEST, ALONG SAID LINE, A DISTANCE OF 69.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 643.85 FEET, AND BEING CONCENTRIC WITH THE HEREIN FIRST DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 591.70, THROUGH A CENTRAL ANGLE OF 52°39'19"; THENCE NORTH 06°09'48" EAST A DISTANCE OF 35.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,329 SQUARE FEET OR 0.3749 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION


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

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

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

3/13/18
DATE

PROJECT NO. 2015050.203	SHEET 1 OF 6	PROJECT: <u>LAND</u>		NO.		REVISION		BY DATE	
		LEGAL DESCRIPTION & SKETCH FOR AT&T EASEMENT		1		UPDATED		RB 3/9/18	
DESIGN FILE NAME S-1-16-3763.DGN		DRAWING NO. S-1-16-3763		SCALE: 1" = 30'		APPROVED: R. W. B.		DATE: 8/16/16	
				DRAWN: W.D.S.		CHECKED: C.W.M.		FIELD BOOK NO. 928 G	



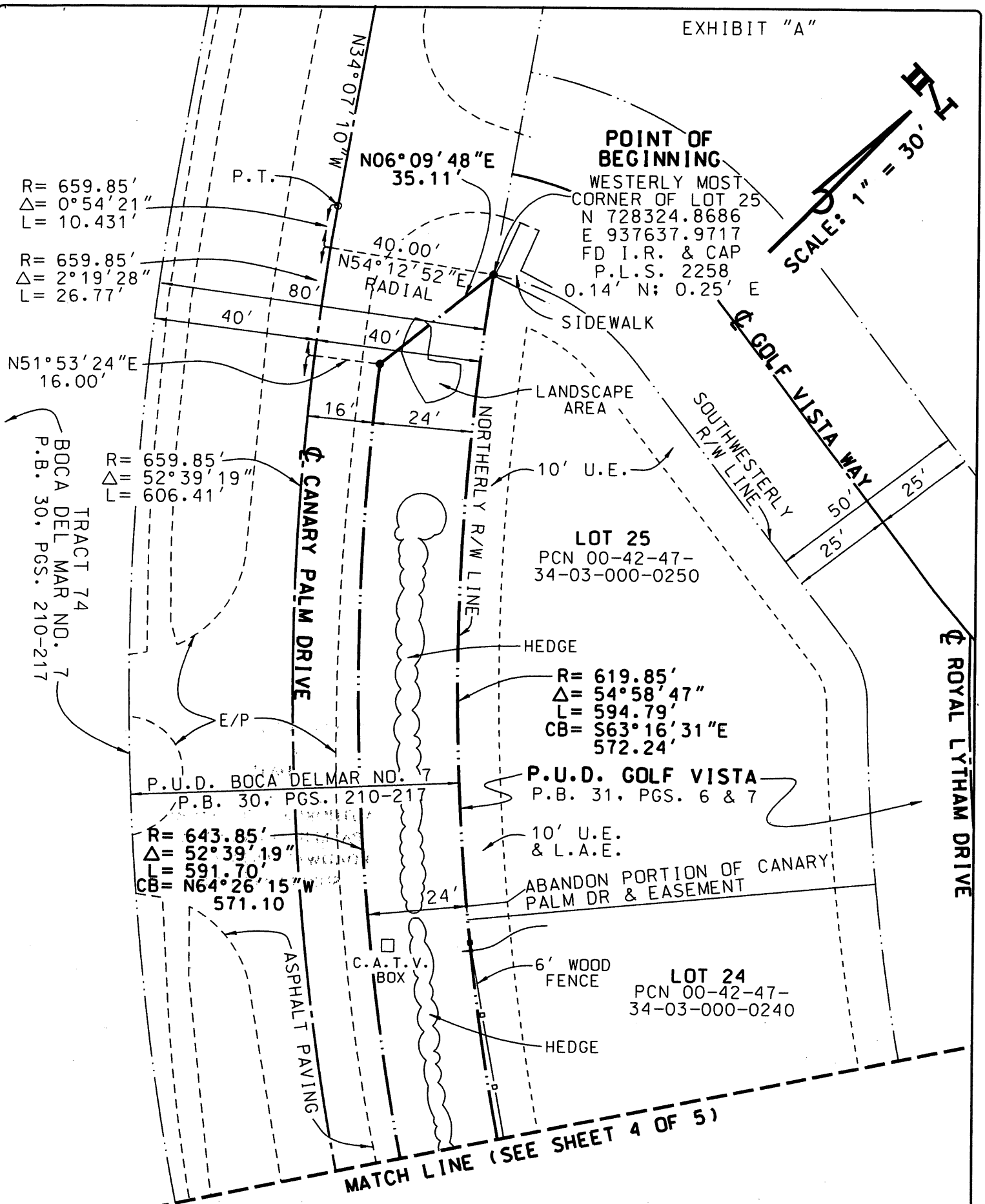
PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
2300 NORTH JOG ROAD
WEST PALM BEACH, FL 33411

EXHIBIT "A"

SURVEYOR'S REPORT

1. THIS LEGAL DESCRIPTION AND SKETCH IS MADE TO PROVIDE EASEMENT RIGHTS OVER THAT PORTION OF THE NORTH ONE-HALF (40') OF THE RIGHT-OF-WAY FOR "CANARY PALM DRIVE" ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217 AND BEING ADJACENT TO LOTS 19 THROUGH 25, INCLUSIVE, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 - 7, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. THIS SITE IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) AS SHOWN ON THIS PLAN, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 02°47'49" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. FOR ADDITIONAL INFORMATION SEE CANARY PALM DRIVE ABANDONMENT-BOUNDARY SURVEY, PALM BEACH COUNTY DRAWING NO. S-1-15-3648 (REVISION NO. 1, DATED 03/09/2018).
4. THE FILE NAMES ARE 2015050.203, 2015050.203.REF AND S-1-15-3648.DGN.
5. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
6. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
7. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
8. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
9. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 - 217; AND THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000033059
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: GRID BEARING TO PLAT BEARING = 00°22'50" CLOCKWISE.
11. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.

SCALE: 1" = 30'



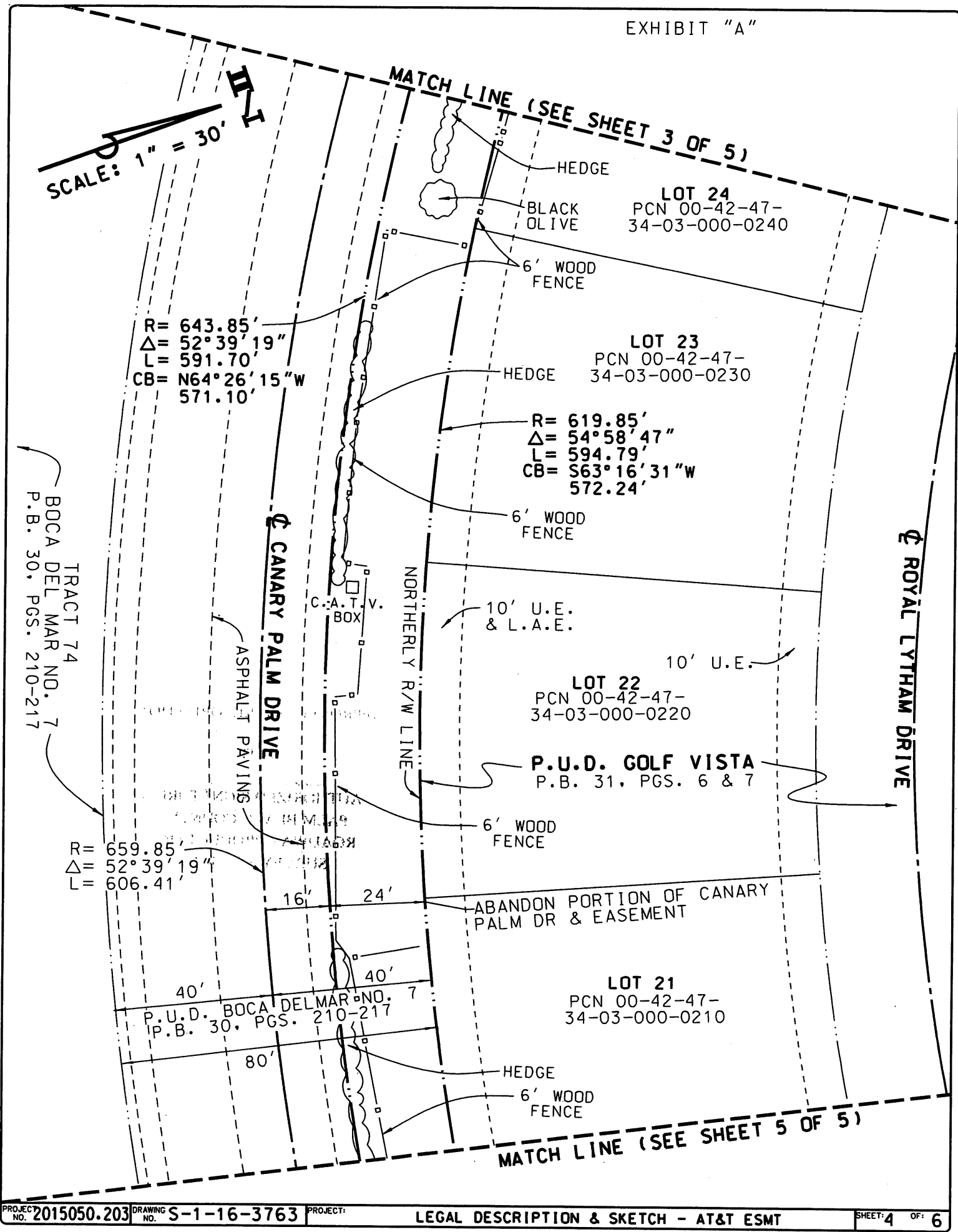


EXHIBIT "A"

LEGEND

L.A.E. = LIMITED ACCESS EASEMENT
 PCN = PROPERTY CONTROL NUMBER
 P.C. = POINT OF CURVATURE
 U.E. = UTILITY EASEMENT
 E/P = EDGE OF PAVEMENT
 Δ = CENTRAL ANGLE
 CB = CHORD BEARING
 R/W = RIGHT OF WAY
 L = ARC LENGTH
 I.R. = IRON ROD
 P.B. = PLAT BOOK
 CONC. = CONCRETE
 R = RADIUS
 FD = FOUND
 PG. = PAGE

□ C.A.T.V. = CABLE TV BOX
 BOX
 ○ = STORM SEWER MANHOLE
 M.H.
 • = SET 5/8" IRON ROD &
 CAP, P.S.M. 3858

NORTHEAST CORNER
 SECTION 34,
 TOWNSHIP 47 SOUTH,
 RANGE 42 EAST

N 728584.924
 E 938763.313

137.92'

S76°47'10"W
 93.81'
 P.C.

2747.38'
 S02°47'49"E

R = 545.67'
 Δ = 62°29'36"
 L = 595.17'
 CB = S45°32'22"E
 566.10'

BEARING REFERENCE
 EAST LINE OF THE
 NORTHEAST ONE-QUARTER
 OF SECTION 34,
 TOWNSHIP 47 SOUTH,
 RANGE 42 EAST

N 725840.822
 E 938897.378

NOT TO SCALE

PARCEL TO BE ABANDONED

CANARY PALM DR.

125.03'
 S89°14'05"W

N 728029.1969
 E 938274.6539

PALM D'ORO ROAD

Return to:

Land Development Division
2300 N Jog Rd, 3W-13
West Palm Beach FL 33411-2745

Grantee's Address:

Comcast of Florida/Georgia/
Pennsylvania, L.P.
Attn: Facilities Manager
1100 Northpoint Parkway
West Palm Beach FL 33407-1937

EASEMENT

For and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, (hereinafter referred to as "Grantor"), do(es) hereby grant to **Comcast of Florida/Georgia/Pennsylvania, L.P.**, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, replace and/or remove systems of communications (including broadcast), facilities, broadband, cable television system and other similar facilities, including, without limitation, lines, cables (including coaxial and fiber), amplifiers and other electronic equipment, towers and poles, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands described in the attached Legal Description and Sketch (**Exhibit "A"**), and, to the fullest extent the Grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section **34**, Township **47**, Range **42**, Palm Beach County, State of Florida, consisting of a parcel of land for utility easement purposes shown in **Exhibit "A"** attached hereto and made a part hereof.

The following rights are also granted: the right to allow any other person, firm or corporation to attach wires or lay cable or conduit or other appurtenances upon, over and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and

trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening or improvements, the right to test and maintain generators and associated equipment; and the right to allow any other person, firm or corporation to provide for fuel/energy distribution to equipment placed on the site. To have and to hold the above granted easement unto Grantee and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

SPECIAL STIPULATIONS OR COMMENTS:
The following special stipulations shall control in the event of conflict with any of the foregoing easement:

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

In witness whereof, the undersigned has/have caused this instrument to be executed on the ____ day of _____, 2018.

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

**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**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
Yelizaveta B. Herman,
Assistant County Attorney

By: Joannella Kella FOR
Department Director

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, OVER THAT PORTION OF THE ABANDONED RIGHT-OF-WAY OF CANARY PALM DRIVE, ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 THROUGH 217, LYING ADJACENT TO LOTS 19 THROUGH 25, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 & 7, AND LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, ALL IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF SAID LOT 25, OF GOLF VISTA, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF VISTA WAY ACCORDING TO THE SAID PLAT OF GOLF VISTA AND THE NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE, ACCORDING TO THE SAID PLAT OF BOCA DEL MAR NO. 7, AND LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 619.85 FEET, THE CHORD OF WHICH BEARS SOUTH 63°16'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY BOUNDARY OF A PORTION OF LOT 19 AND LOTS 20 THROUGH 25 INCLUSIVE, A DISTANCE OF 594.79 FEET THROUGH A CENTRAL ANGLE OF 54°58'47"; THENCE CONTINUING ALONG THE SAID SOUTHERLY BOUNDARY OF LOT 19, BY THE FOLLOWING TWO COURSES AND DISTANCES; THENCE NORTH 89°14'05" EAST A DISTANCE OF 77.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.64 FEET, THROUGH A CENTRAL ANGLE OF 70°12'33" TO THE POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 585.67 FEET, THE CHORD OF WHICH BEARS SOUTH 17°50'15" WEST, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, ACCORDING TO THE AFORESAID PLAT OF BOCA DEL MAR NO. 7; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.29 FEET, THROUGH A CENTRAL ANGLE OF 02°22'34"; THENCE SOUTH 52°56'31" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 29.60 FEET TO THE INTERSECTION WITH A LINE 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE; THENCE SOUTH 89°14'05" WEST, ALONG SAID LINE, A DISTANCE OF 69.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 643.85 FEET, AND BEING CONCENTRIC WITH THE HEREIN FIRST DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 591.70, THROUGH A CENTRAL ANGLE OF 52°39'19"; THENCE NORTH 06°09'48" EAST A DISTANCE OF 35.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,329 SQUARE FEET OR 0.3749 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

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

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

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

3/13/18
DATE


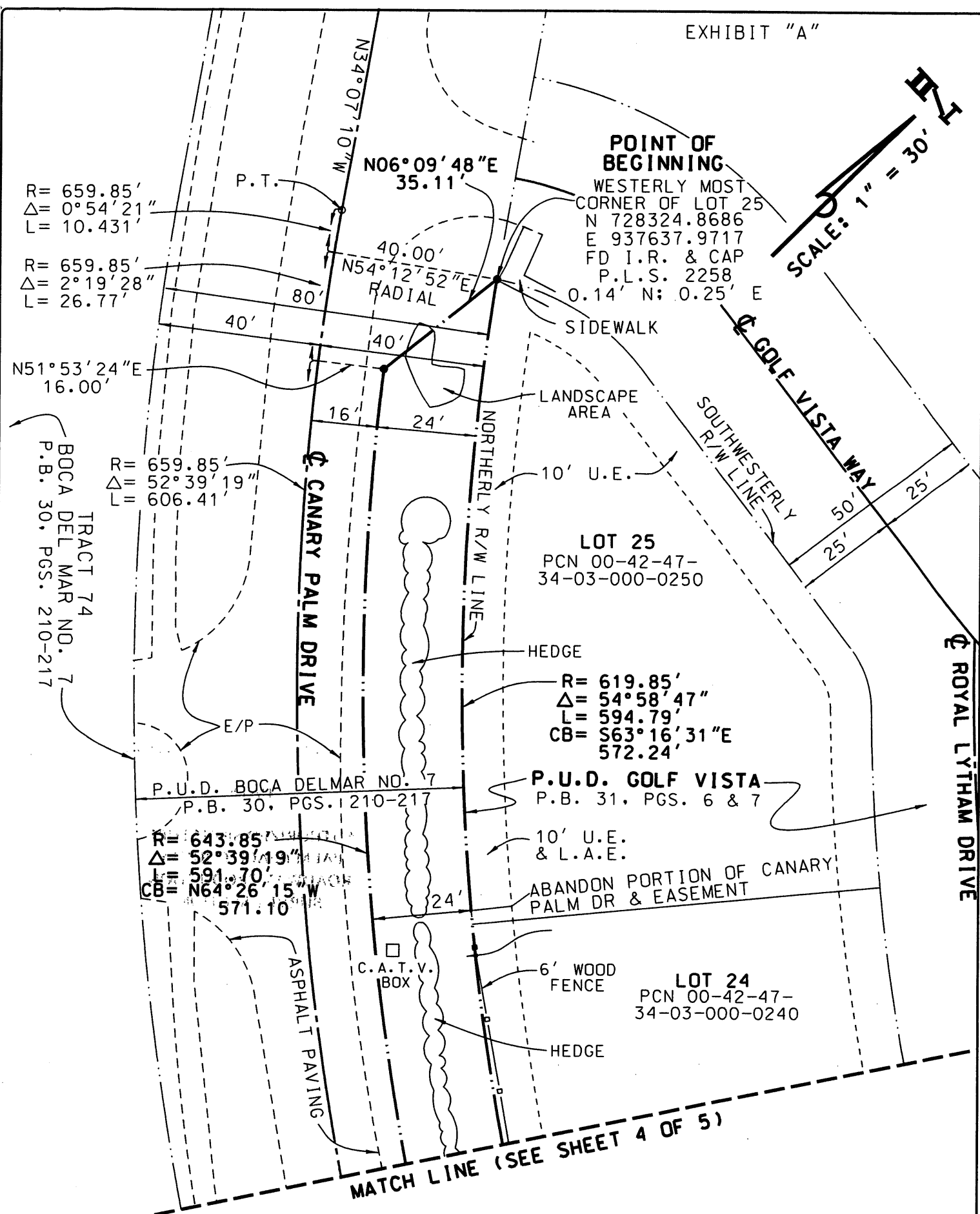
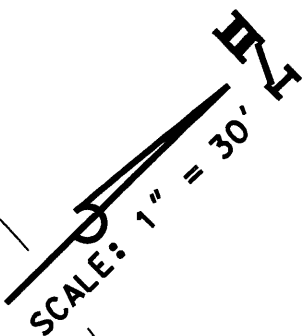
PROJECT NO. 2015050.203	SHEET 1 OF 6	LEGAL DESCRIPTION & SKETCH FOR COMCAST EASEMENT		SCALE: 1" = 30' APPROVED: R. W. B. DRAWN: W. D. S. CHECKED: G. W. M. DATE: 8/29/16 FIELD BOOK NO. 928 G	NO. 1	REVISION UPDATED	BY RB	DATE 3/9/18		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-16-3770.DGN	DRAWING NO. S-1-16-3770							

EXHIBIT "A"

SURVEYOR'S REPORT

1. THIS LEGAL DESCRIPTION AND SKETCH IS MADE TO PROVIDE EASEMENT RIGHTS OVER THAT PORTION OF THE NORTH ONE-HALF (40') OF THE RIGHT-OF-WAY FOR "CANARY PALM DRIVE" ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217 AND BEING ADJACENT TO LOTS 19 THROUGH 25, INCLUSIVE, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 - 7, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. THIS SITE IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) AS SHOWN ON THIS PLAN, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH 02°47'49" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. FOR ADDITIONAL INFORMATION SEE CANARY PALM DRIVE ABANDONMENT-BOUNDARY SURVEY, PALM BEACH COUNTY DRAWING NO. S-1-15-3648 (REVISION NO. 1, DATED 03/09/2018).
4. THE FILE NAMES ARE 2015050.203, 2015050.203.REF AND S-1-15-3648.DGN.
5. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
6. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
7. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
8. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
9. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 - 217; AND THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1:000033059
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: GRID BEARING TO PLAT BEARING = 00°22'50" CLOCKWISE.
11. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 30', ON A SERIES OF 8" X 11" SHEETS.



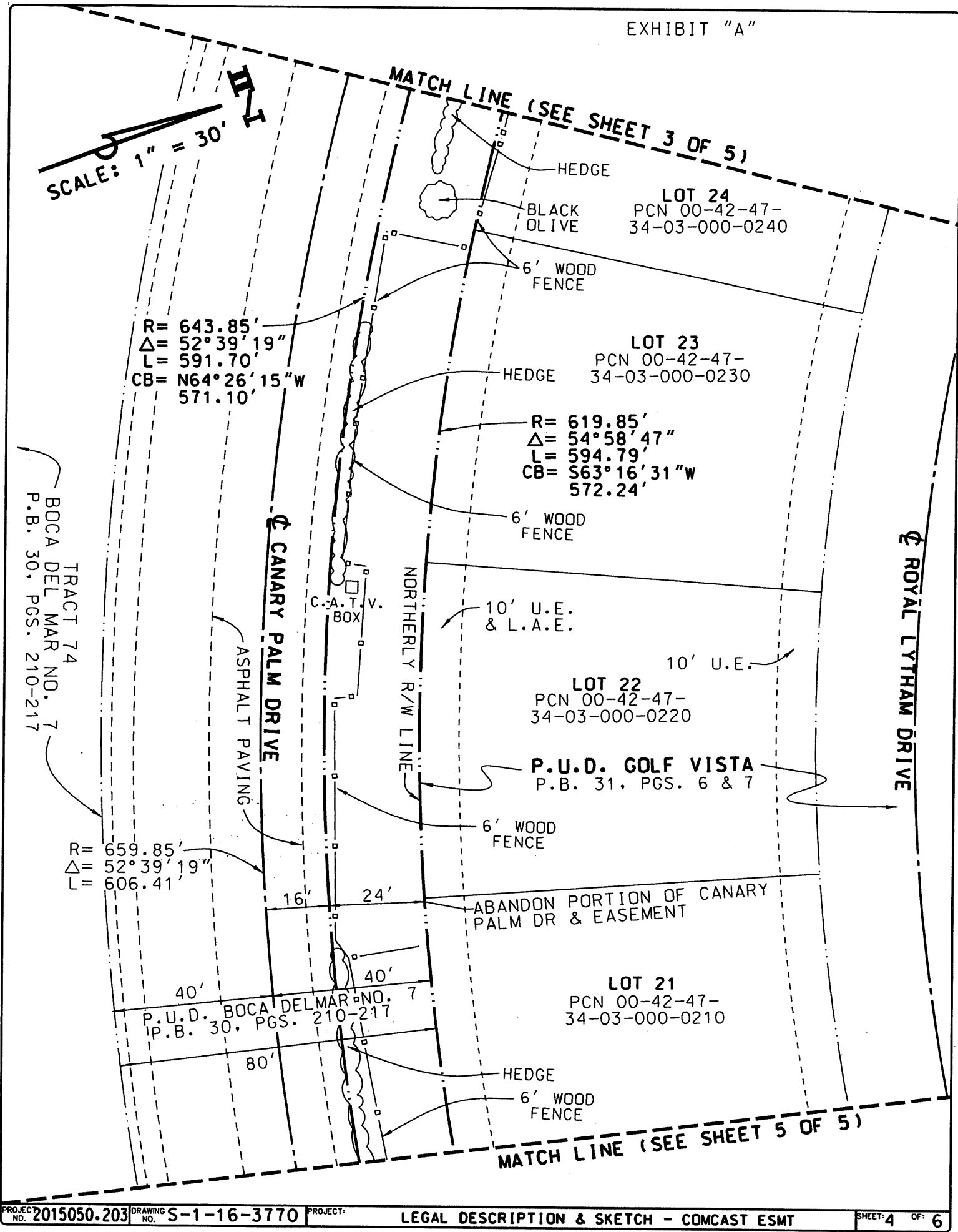




EXHIBIT "A"

LEGEND

L.A.E. = LIMITED ACCESS EASEMENT
 PCN = PROPERTY CONTROL NUMBER
 P.C. = POINT OF CURVATURE
 U.E. = UTILITY EASEMENT
 E/P = EDGE OF PAVEMENT
 Δ = CENTRAL ANGLE
 CB = CHORD BEARING
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 I.R. = IRON ROD
 P.B. = PLAT BOOK
 CONC. = CONCRETE
 R = RADIUS
 FD = FOUND
 PG. = PAGE

\square C.A.T.V. = CABLE TV BOX
 BOX
 \bigcirc = STORM SEWER MANHOLE
 M.H.
 \bullet = SET 5/8" IRON ROD &
 CAP, P.S.M. 3858

NORTHEAST CORNER
 SECTION 34,
 TOWNSHIP 47 SOUTH,
 RANGE 42 EAST

N 728584.924
 E 938763.313

137.92'

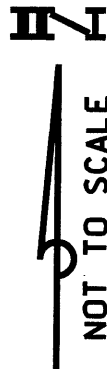
S76°47'10"W
 93.81'
 P.C.

2747.38'
 S02°47'49"E

R = 545.67'
 Δ = 62°29'36"
 L = 595.17'
 CB = S45°32'22"E
 566.10'

BEARING REFERENCE
 EAST LINE OF THE
 NORTHEAST ONE-QUARTER
 OF SECTION 34,
 TOWNSHIP 47 SOUTH,
 RANGE 42 EAST

N 725840.822
 E 938897.378



PARCEL TO BE
 ABANDONED

CANARY PALM DR.
 125.03'
 S89°14'05"W

N 728029.1969
 E 938274.6539

PALM D'ORO ROAD

Record and Return To:

Lynn Bodor / Land Records
City of Boca Raton
201 Palmetto Park Road
Boca Raton, Florida 33432

EASEMENT

THIS EASEMENT, made this _____ day of _____, 2018 between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose mailing address is P.O. Box 21229, West Palm Beach, FL 33416-1229 hereinafter called the Grantor, and the **CITY OF BOCA RATON, FLORIDA**, a municipal corporation existing under the laws of the State of Florida, County of Palm Beach, whose mailing address is 201 West Palmetto Park Road, Boca Raton, Florida 33432, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, a permanent easement and right of access for the construction and continued operation, maintenance, repair, alteration, inspection and replacement of any and all sanitary sewer and water lines and reclaimed water lines, pipes, conduits and mains, together with all valves, meters, incidental equipment, attachments and any other necessary appurtenances pertaining thereto, over, on, upon, across, under and through the following described property ("Property"):

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights, privileges and appurtenances incidental thereto.

Grantor represents and covenants that it is the owner of the Property and has the right, title and capacity to grant the easement granted herein.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Yelizaveta B. Herman,
Assistant County Attorney

By: Joannell Kellin FOR
Department Director

LEGAL DESCRIPTION

BEGIN AT THE WESTERLY MOST CORNER OF SAID LOT 25, OF GOLF VISTA, BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF VISTA WAY ACCORDING TO THE SAID PLAT OF GOLF VISTA AND THE NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE, ACCORDING TO THE SAID PLAT OF BOCA DEL MAR NO. 7, AND LYING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 619.85 FEET, THE CHORD OF WHICH BEARS SOUTH 63°16'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY BOUNDARY OF A PORTION OF LOT 19 AND LOTS 20 THROUGH 25 INCLUSIVE, A DISTANCE OF 594.79 FEET THROUGH A CENTRAL ANGLE OF 54°58'47"; THENCE CONTINUING ALONG THE SAID SOUTHERLY BOUNDARY OF LOT 19, BY THE FOLLOWING TWO COURSES AND DISTANCES; THENCE NORTH 89°14'05" EAST A DISTANCE OF 77.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.64 FEET, THROUGH A CENTRAL ANGLE OF 70°12'33" TO THE POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 585.67 FEET, THE CHORD OF WHICH BEARS SOUTH 17°50'15" WEST, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF PALM DRIVE, ACCORDING TO THE AFORESAID PLAT OF BOCA DEL MAR NO. 7; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.29 FEET, THROUGH A CENTRAL ANGLE OF 02°22'34"; THENCE SOUTH 52°56'31" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 29.60 FEET TO THE INTERSECTION WITH A LINE 24.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF CANARY PALM DRIVE; THENCE SOUTH 89°14'05" WEST, ALONG SAID LINE, A DISTANCE OF 69.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 643.85 FEET, AND BEING CONCENTRIC WITH THE HEREIN FIRST DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 591.70, THROUGH A CENTRAL ANGLE OF 52°39'19"; THENCE NORTH 06°09'48" EAST A DISTANCE OF 35.11 FEET TO THE POINT OF BEGINNING.

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

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

3/13/18
DATE


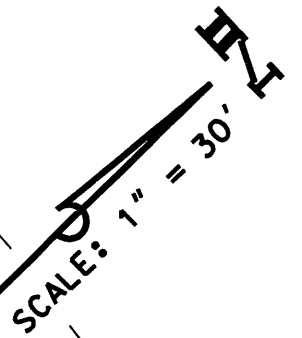
PROJECT NO. <div style="border: 1px solid black; padding: 2px; text-align: center;">2015050.203</div>	SHEET: 1 <div style="border: 1px solid black; padding: 2px; text-align: center;">6</div>	PROJECT: LEGAL DESCRIPTION & SKETCH FOR THE CITY OF BOCA RATON EASEMENT		SCALE: 1" = 30' APPROPRIATOR: W.B.B DRAWN: W.D.S. CHECKED: G.W.M. DATE: 8/16/16 FIELD BOOK NO. 928 G		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">REVISION</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td>1</td> <td>UPDATED</td> <td></td> <td>RB 5/9/16</td> </tr> </table>		NO.	REVISION	BY	DATE	1	UPDATED		RB 5/9/16	 <p>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS</p> <p>ROADWAY PRODUCTION</p> <p>2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411</p>
		NO.	REVISION	BY	DATE											
1	UPDATED		RB 5/9/16													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DESIGN FILE NAME S-1-16-3761.DGN</td> <td style="width: 50%;">DRAWING NO. S-1-16-3761</td> </tr> </table>		DESIGN FILE NAME S-1-16-3761.DGN	DRAWING NO. S-1-16-3761													
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EXHIBIT "A"

SURVEYOR'S REPORT

1. THIS LEGAL DESCRIPTION AND SKETCH IS MADE TO PROVIDE EASEMENT RIGHTS OVER THAT PORTION OF THE NORTH ONE-HALF (40') OF THE RIGHT-OF-WAY FOR "CANARY PALM DRIVE" ACCORDING TO THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210-217 AND BEING ADJACENT TO LOTS 19 THROUGH 25, INCLUSIVE, ACCORDING TO THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 - 7, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. THIS SITE IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83/90 ADJUSTMENT) AS SHOWN ON THIS PLAN, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, HAVING A BEARING OF SOUTH $02^{\circ}47'49''$ EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. FOR ADDITIONAL INFORMATION SEE CANARY PALM DRIVE ABANDONMENT-BOUNDARY SURVEY, PALM BEACH COUNTY DRAWING NO. S-1-15-3648 (REVISION NO. 1, DATED 03/09/2018).
4. THE FILE NAMES ARE 2015050.203, 2015050.203.REF AND S-1-15-3648.DGN.
5. NO LOCATION OF UNDERGROUND FOUNDATIONS WAS PERFORMED UNDER THIS SURVEY.
6. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
7. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
8. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
9. THE PROPERTY BOUNDARIES AS SHOWN HEREON ARE BASED THE PLAT OF BOCA DEL MAR NO. 7, AS RECORDED IN PLAT BOOK 30, PAGES 210 - 217; AND THE PLAT OF GOLF VISTA, AS RECORDED IN PLAT BOOK 31, PAGES 6 AND 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. COORDINATES SHOWN ARE GRID.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = U.S. SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND.
SCALE FACTOR = 1.000033059
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION: GRID BEARING TO PLAT BEARING = $00^{\circ}22'50''$ CLOCKWISE.
11. THE INTENDED PLOT SCALE OF THIS DRAWING IS $1'' = 30'$, ON A SERIES OF 8" X 11" SHEETS.



R= 659.85'
Δ= 0°54'21"
L= 10.431'

R= 659.85'
Δ= 2°19'28"
L= 26.77'

N51°53'24"E
16.00'

R= 659.85'
Δ= 52°39'19"
L= 606.41'

R= 643.85'
Δ= 52°39'19"
L= 591.70'
CB= N64°26'15"W
571.10'

N06°09'48"E
35.11'

40.00'
N54°12'52"E
RADIAL

POINT OF BEGINNING

WESTERLY MOST
CORNER OF LOT 25
N 728324.8686
E 937637.9717
FD I.R. & CAP
P.L.S. 2258
0.14' N; 0.25' E

SIDEWALK

LANDSCAPE AREA

LOT 25
PCN 00-42-47-
34-03-000-0250

HEDGE

R= 619.85'
Δ= 54°58'47"
L= 594.79'
CB= S63°16'31"E
572.24'

P.U.D. GOLF VISTA
P.B. 31, PGS. 6 & 7

10' U.E.
& L.A.E.

ABANDON PORTION OF CANARY
PALM DR & EASEMENT

LOT 24
PCN 00-42-47-
34-03-000-0240

6' WOOD FENCE

HEDGE

MATCH LINE (SEE SHEET 4 OF 5)

CANARY PALM DRIVE

ROYAL LYTHAM DRIVE

GOLF VISTA WAY

TRACT 74
BOCA DEL MAR NO. 7
P.B. 30, PGS. 210-217

P.U.D. BOCA DELMAR NO. 7
P.B. 30, PGS. 210-217

ASPHALT PAVING

C.A.T.V. BOX

SCALE: 1" = 30'

MATCH LINE (SEE SHEET 3 OF 5)

$R = 643.85'$
 $\Delta = 52^\circ 39' 19''$
 $L = 591.70'$
 $CB = N64^\circ 26' 15'' W$
 $571.10'$

LOT 24
 PCN 00-42-47-
 34-03-000-0240

HEDGE

BLACK OLIVE

6' WOOD FENCE

LOT 23
 PCN 00-42-47-
 34-03-000-0230

HEDGE

$R = 619.85'$
 $\Delta = 54^\circ 58' 47''$
 $L = 594.79'$
 $CB = S63^\circ 16' 31'' W$
 $572.24'$

6' WOOD FENCE

10' U.E. & L.A.E.

10' U.E.

LOT 22
 PCN 00-42-47-
 34-03-000-0220

P.U.D. GOLF VISTA
 P.B. 31, PGS. 6 & 7

6' WOOD FENCE

ABANDON PORTION OF CANARY
 PALM DR & EASEMENT

LOT 21
 PCN 00-42-47-
 34-03-000-0210

HEDGE

6' WOOD FENCE

MATCH LINE (SEE SHEET 5 OF 5)

TRACT 74
 BOCA DEL MAR NO. 7
 P.B. 30, PGS. 210-217

CANARY PALM DRIVE

ASPHALT PAVING

NORTHERLY R/W LINE

C.A.T.V. BOX

ROYAL LYTHAM DRIVE

$R = 659.85'$
 $\Delta = 52^\circ 39' 19''$
 $L = 606.41'$

P.U.D. BOCA DEL MAR NO. 7
 P.B. 30, PGS. 210-217

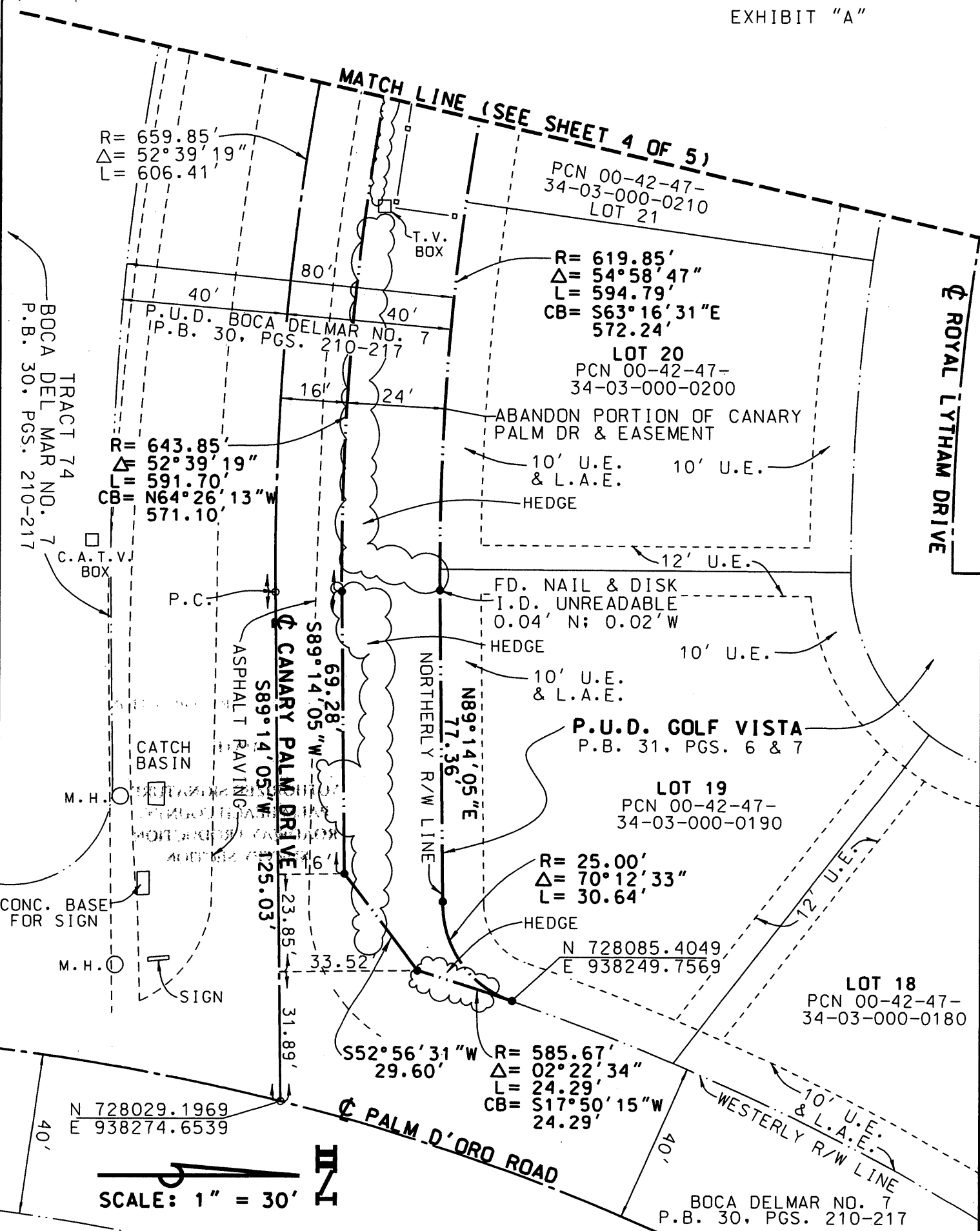


EXHIBIT "A"

LEGEND

- L.A.E. = LIMITED ACCESS EASEMENT
- PCN = PROPERTY CONTROL NUMBER
- P.C. = POINT OF CURVATURE
- U.E. = UTILITY EASEMENT
- E/P = EDGE OF PAVEMENT
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- R/W = RIGHT OF WAY
- L = ARC LENGTH
- I.R. = IRON ROD
- P.B. = PLAT BOOK
- CONC. = CONCRETE
- R = RADIUS
- FD = FOUND
- PG. = PAGE
- = C.A.T.V. = CABLE TV BOX
- = STORM SEWER MANHOLE
- M.H.
- = SET 5/8" IRON ROD & CAP, P.S.M. 3858

NORTHEAST CORNER
SECTION 34,
TOWNSHIP 47 SOUTH,
RANGE 42 EAST

N 728584.924
E 938763.313

137.92'

2747.38'
S02°47'49"E

S76°47'10"W
93.81'
P.C.

R = 545.67'
Δ = 62°29'36"
L = 595.17'
CB = S45°32'22"E
566.10'

BEARING REFERENCE
EAST LINE OF THE
NORTHEAST ONE-QUARTER
OF SECTION 34,
TOWNSHIP 47 SOUTH,
RANGE 42 EAST

N 725840.822
E 938897.378

NOT TO SCALE

PARCEL TO BE
ABANDONED

CANARY PALM DR.
125.03'
S89°14'05"W

N 728029.1969
E 938274.6539

PALM D'ORO ROAD