

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: August 14, 2018

Consent ☒ Regular ☐
Public Hearing ☐

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the partial release of a utility easement over property owned by Okee Property East, LLC (Property Owner).

Summary: The Property Owner is seeking the release of the County's interest in a portion of a utility easement recorded in the Official Records of Palm Beach County, ORB 22441, Page 0274. During the redevelopment of the site the Property Owner granted a new utility easement to Palm Beach County recorded in the Official Records of Palm Beach County, ORB 29239, Page 0382, as a result a portion of the existing utility easement is no longer required. The Water Utilities Department has determined that the partial release of easement will not affect existing or new water and wastewater facilities and therefore recommends the release. District 7 (MJ)

Background and Justification: On February 13, 2008, a utility easement was granted to the County for public water and wastewater facilities associated with the development of the properties identified by PCN 00-42-43-29-00-000-3380 and PCN 00-42-43-29-00-000-3690. Upon redevelopment, some existing public wastewater facilities were removed and new public wastewater facilities installed. A new utility easement was granted to the County for the new public wastewater facilities. The Property Owner is requesting release of the portion of easement that is no longer associated with any public water and wastewater facilities.

Attachments:

1. Location Map
2. Two (2) Original Partial Release of Utility Easement w/ Exhibit "A"
3. Original Utility Easement (ORB 22441/PG 0274)
4. Copy Utility Easement (ORB 29239/PG 0382)
5. Copy of Special Warranty Deed (ORB 22251/PG 0923)

Recommended By: _____



Department Director

7-16-18

Date

Approved By: _____



Assistant County Administrator

8/6/18

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:

Lisa Pan 7/19/18
OFMB 7/19/18

Dr. J. Jacobus 7/24/18
Contract Development and Control 7/24/18

B. Legal Sufficiency:

[Signature]
Assistant County Attorney 8/3/18

C. Other Department Review:

Department Director

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

ATTACHMENT 1



Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review, C/O Joe Lammert
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this__day of ____, 2018, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Okee Property East, LLC, whose address is 1027 North Florida Mango Road, Suite 2, West Palm Beach, FL 33409:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 22441 Page 0274, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A" to the second party.

IN WITNESS WHEREOF the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

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

By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Mayor *JCS*

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF A UTILITY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22441, PAGE 274, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID EASEMENT LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE SOUTH 88° 45' 35" EAST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2114.06 FEET; THENCE SOUTH 01°14'25" WEST, A DISTANCE OF 40.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74°57'38" EAST, A DISTANCE OF 23.98 FEET; THENCE SOUTH 00°52'25" WEST, A DISTANCE OF 64.36 FEET; THENCE SOUTH 21°28'47" EAST, A DISTANCE OF 34.57 FEET; THENCE SOUTH 85°16'08" WEST, A DISTANCE OF 15.66 FEET; THENCE NORTH 21°28' 47" WEST, A DISTANCE OF 33.02 FEET; THENCE NORTH 00°52'25" EAST, A DISTANCE OF 55.64 FEET; THENCE NORTH 74°57'38" WEST, A DISTANCE OF 8.75 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 15.41 TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 1652.42 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SURVEY NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) BEARINGS AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 88°45'35" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINUS
- P.B.C. = PALM BEACH COUNTY

THIS SKETCH MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7/25/2017
DATE OF SIGNATURE

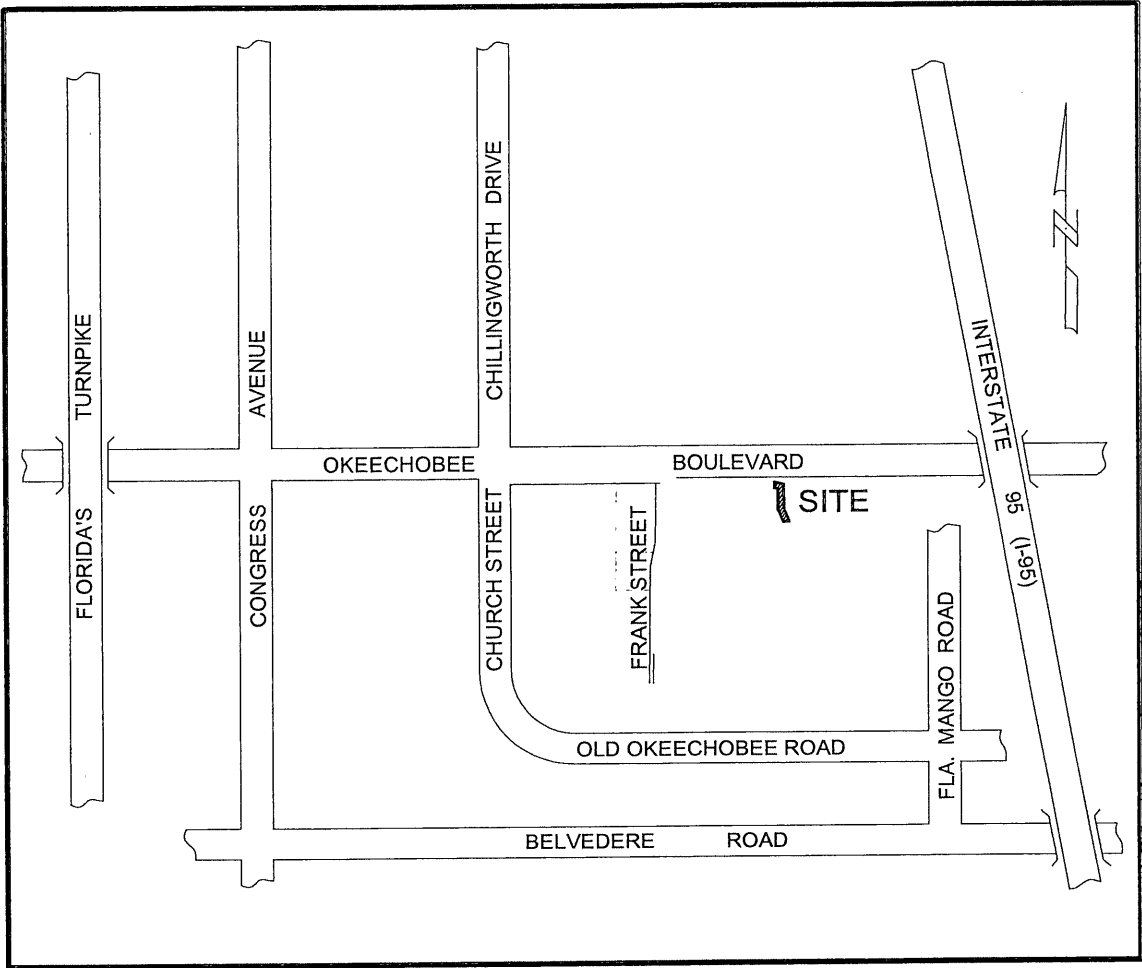
Leslie C. Bispo
LESLIE C. BISPO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
N/A	R.A.B.	N/A
N/A	APR., 2017	1688_15 UE ABANDONED
N/A	L.C.B.	

SKETCH AND DESCRIPTION
UTILITY EASEMENT
(O.R.B. 22441, PG. 274)

1 OF 3	1688
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LOCATION SKETCH
NOT TO SCALE

COORDINATES NOTE:

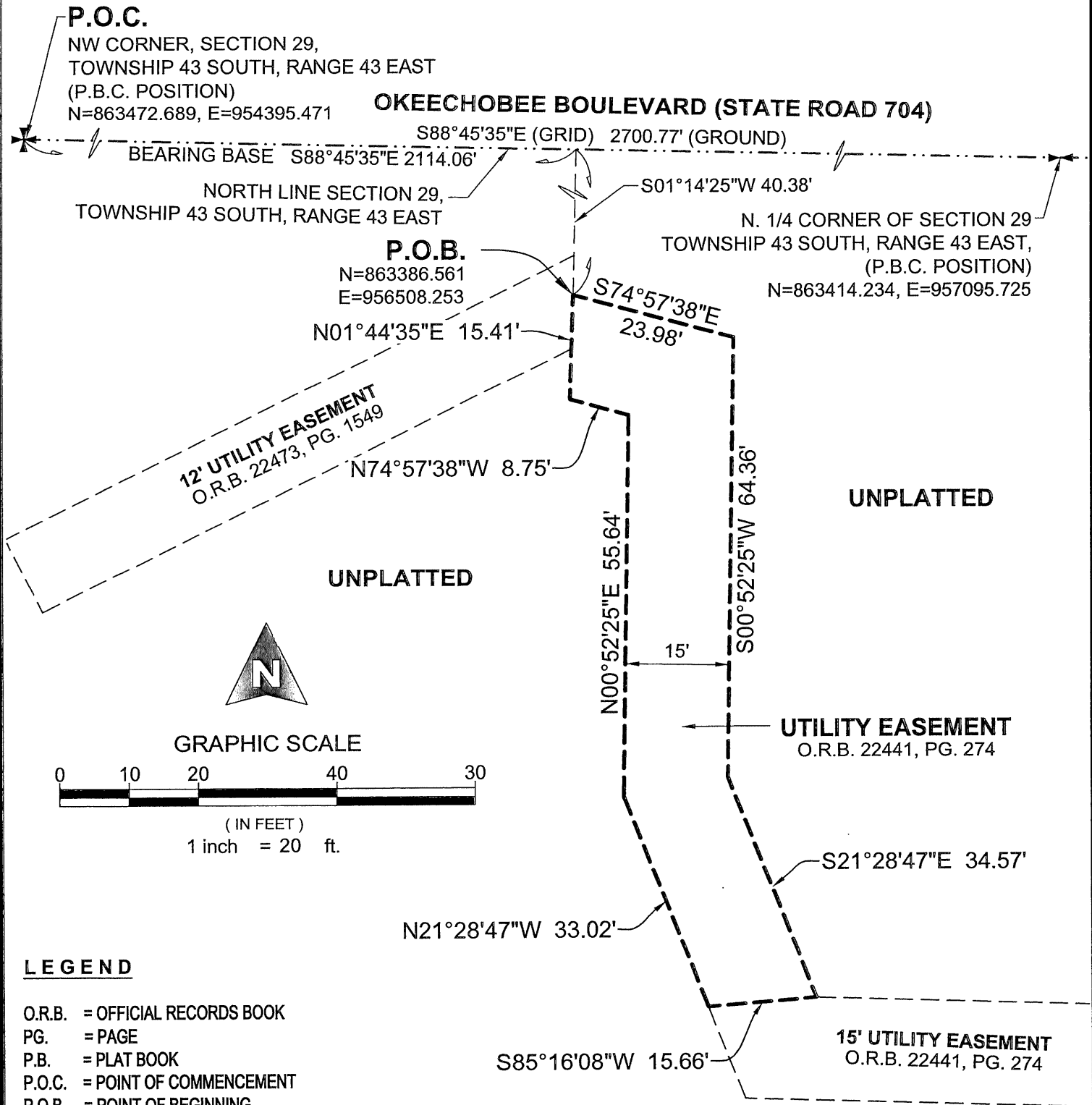
STATE PLANE COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.0000432
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
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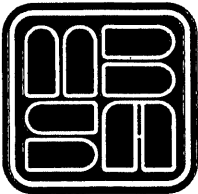
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UTILITY EASEMENT
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2 OF 3	1688
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**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

N/A	R.A.B.	1" = 20'
N/A	APR., 2017	1688_15 UE ABANDONED
N/A	L.C.B.	

**SKETCH AND DESCRIPTION
UTILITY EASEMENT
(O.R.B. 22441, PG. 274)**

3 OF 3

1688

Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review, C/O Joe Lammert
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this__day of ____, 2018, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Okee Property East, LLC, whose address is 1027 North Florida Mango Road, Suite 2, West Palm Beach, FL 33409:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 22441 Page 0274, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A" to the second party.

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ATTEST:

Sharon R. Bock, Clerk

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

By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Mayor *JCS*

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

DESCRIPTION:

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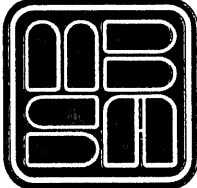
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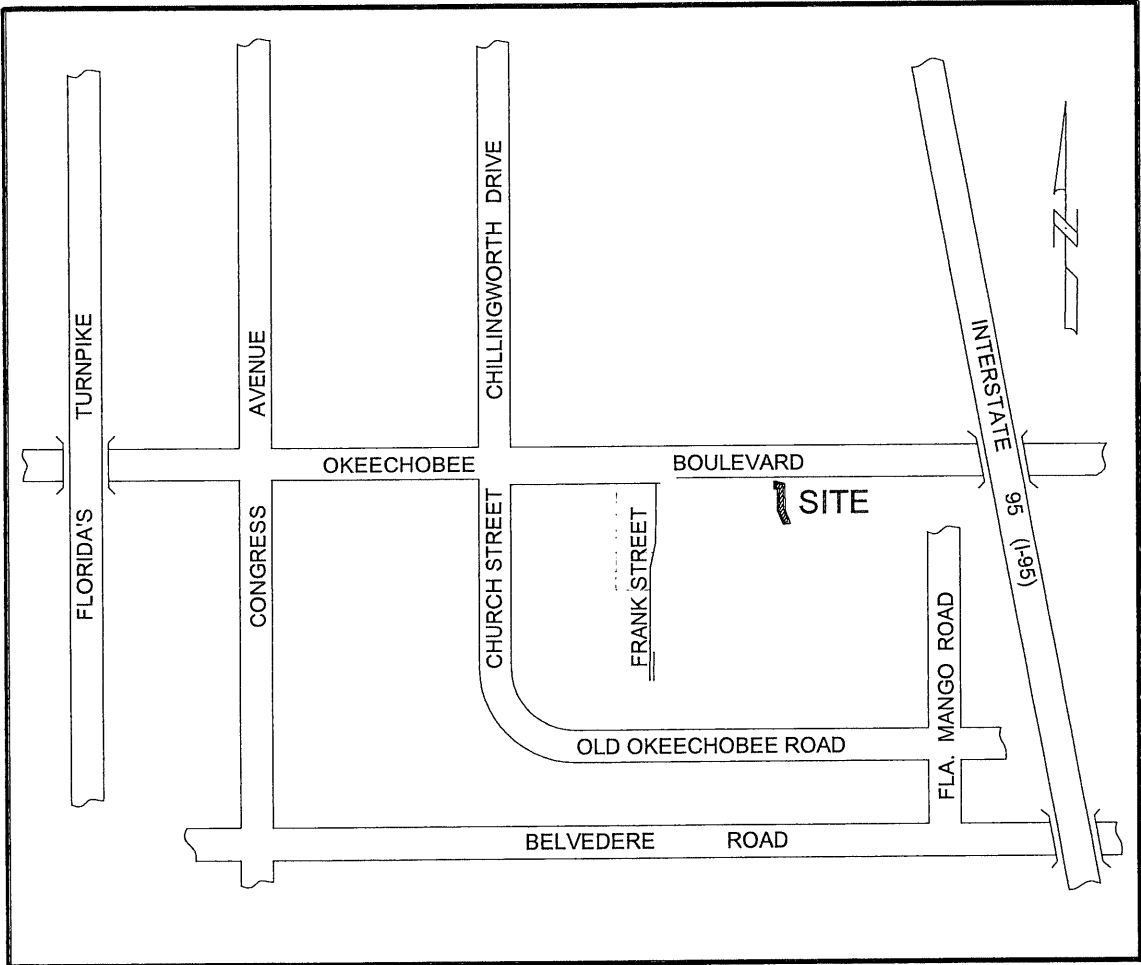
7/25/2017

DATE OF SIGNATURE



LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698


	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SKETCH AND DESCRIPTION UTILITY EASEMENT (O.R.B. 22441, PG. 274)	
	N/A	R.A.B.	N/A		
	N/A	APR., 2017	1688_15 UE ABANDONED	1 OF 31688	
	N/A	L.C.B.			



LOCATION SKETCH
NOT TO SCALE

COORDINATES NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.0000432
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SKETCH AND DESCRIPTION UTILITY EASEMENT (O.R.B. 22441, PG. 274)	
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	N/A	L.C.B.		2 OF 3	1688

P.O.C.

NW CORNER, SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 43 EAST
(P.B.C. POSITION)
N=863472.689, E=954395.471

OKEECHOBEE BOULEVARD (STATE ROAD 704)

S88°45'35"E (GRID) 2700.77' (GROUND)

BEARING BASE S88°45'35"E 2114.06'

NORTH LINE SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 43 EAST

S01°14'25"W 40.38'

N. 1/4 CORNER OF SECTION 29
TOWNSHIP 43 SOUTH, RANGE 43 EAST,
(P.B.C. POSITION)
N=863414.234, E=957095.725

P.O.B.

N=863386.561
E=956508.253

N01°44'35"E 15.41'

S74°57'38"E
23.98'

12' UTILITY EASEMENT
O.R.B. 22473, PG. 1549

N74°57'38"W 8.75'

UNPLATTED

UNPLATTED



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

N00°52'25"E 55.64'

15'

S00°52'25"W 64.36'

UTILITY EASEMENT
O.R.B. 22441, PG. 274

S21°28'47"E 34.57'

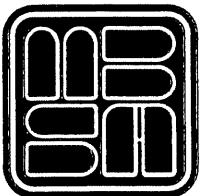
N21°28'47"W 33.02'

S85°16'08"W 15.66'

15' UTILITY EASEMENT
O.R.B. 22441, PG. 274

LEGEND

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**SKETCH AND DESCRIPTION
UTILITY EASEMENT
(O.R.B. 22441, PG. 274)**

3 OF 3

1688



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

CFN 20080054914
OR BK 22441 PG 0274
RECORDED 02/13/2008 12:36:04
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs. 0274 - 277; (4pgs)

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 8th day of February, 2008, by Okee Property East, LLC, and Okee Property West, LLC (hereinafter referred to as "Grantors"), whose address is 226 Brazilian Avenue, Suite 3D, Palm Beach, Florida 33480, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Blvd., West Palm Beach, Florida 33413.

WITNESSETH:

The Grantors, 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 Grantors 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. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. 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

The Grantors hereby covenant 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 Grantors have hereunto set their hand and affixed their seals as of the date first above written.

WITNESSES:

Signed, sealed and delivered
In the presence of

Witness Signature

EDWARD G. PICARO JR
Printed Name

Witness Signature

LESLIE C. BISPOTT
Printed Name

GRANTORS:

Okee Property East, LLC

By:

Robert E. Deziel, Managing Member

Okee Property West, LLC

By:

Robert E. Deziel, Managing Member

CORPORATE SEALS

NOTARY CERTIFICATE

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 8th day of Feb., 2008, by Robert E. Deziel, as Managing Member of both of the aforesaid Limited Liability Companies, who is personally known to me or who has produced n/a as identification.

My Commission Expires: 9.15.11



Notary Public Signature

Jennifer N. Fry
Typed, Printed or Stamped Name of Notary

THIS IS NOT A BOUNDARY SURVEY

LEGEND


P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.C.U.E.	=	PALM BEACH COUNTY UTILITY EASEMENT
W.U.D.	=	WATER UTILITY DEPARTMENT

SURVEYOR AND MAPPER'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°45'35" WEST (NAD 83, 1990 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

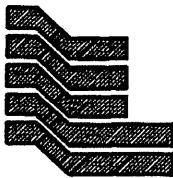
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DATE : 2/11/08


CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

W.U.D. # 08-525

EXHIBIT "A"



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD, SUITE 100
WEST PALM BEACH, FL 33406
PHONE : (561) 433-5405
LB #4396

FIELD:	NONE	DRAWN:	L.C.B.	SCALE:	1" = 60'
BOOK:	NONE	DATE:	JAN, 2008	PROJ. FILE	2707
GPS:	NONE	CHECKED:	C.S.P.	CADDFILE	2707_UJ

SKETCH AND DESCRIPTION OF A
PALM BEACH COUNTY UTILITY EASEMENT
LYING IN A PORTION OF SECTION 29,
TOWNSHIP 43 S, RANGE 43 E

SHEET NO. 1 OF 3 JOB NO. 2707

THIS IS NOT A BOUNDARY SURVEY

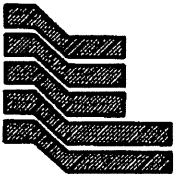
LEGAL DESCRIPTION

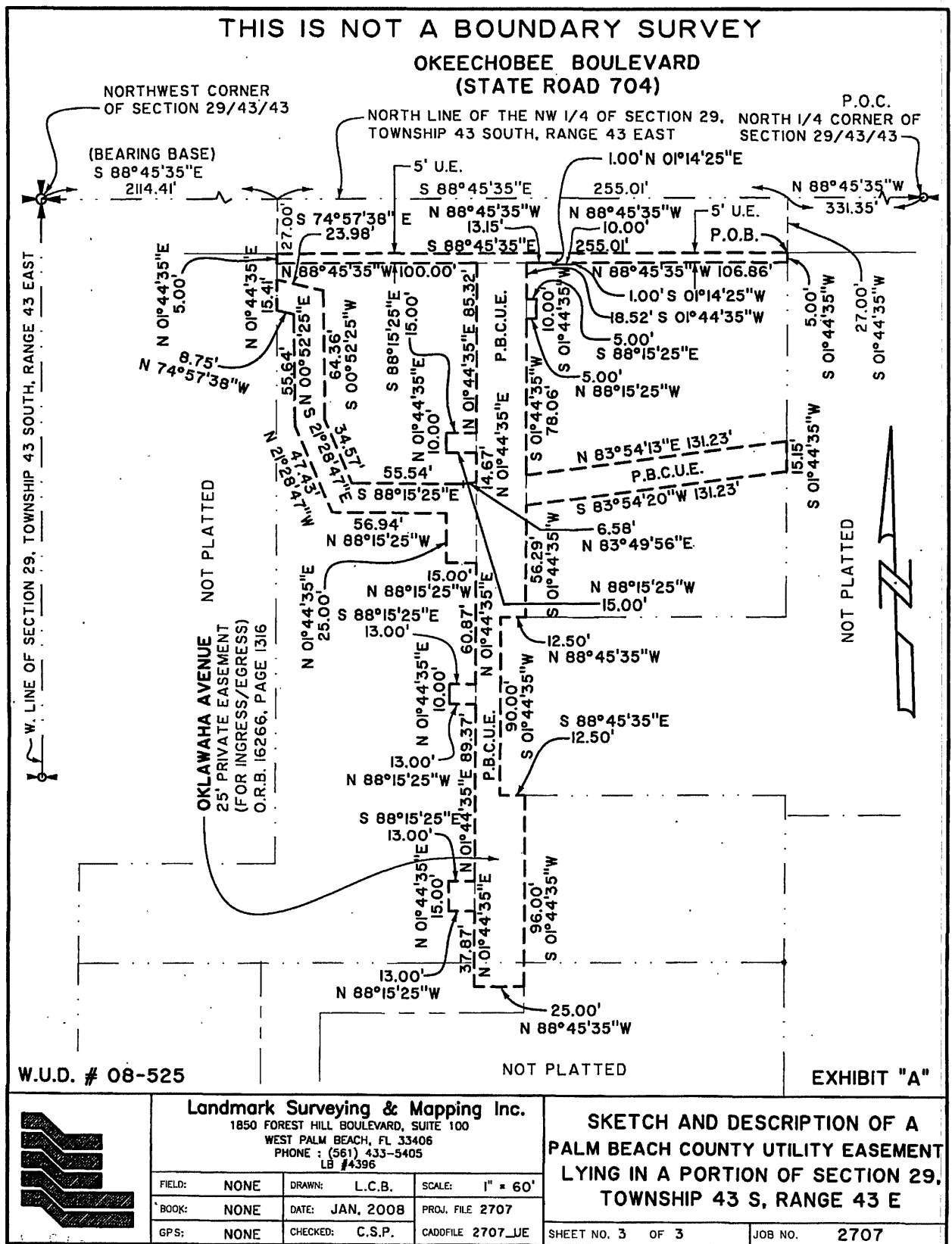
A UTILITY EASEMENT LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 88°45'35" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 331.35 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 106.86 FEET; THENCE SOUTH 01°44'25" WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°14'25" EAST, A DISTANCE OF 1.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 13.15 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 18.52 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 78.06 FEET; THENCE NORTH 83°54'13" EAST, A DISTANCE OF 131.23 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 15.15 FEET; THENCE SOUTH 83°54'20" WEST, A DISTANCE OF 131.23 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 56.29 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 88°45'35" EAST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 01°44'35" WEST, A DISTANCE OF 96.00 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 37.87 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 89.37 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 60.87 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 21°28'47" WEST, A DISTANCE OF 47.43 FEET; THENCE NORTH 00°52'25" EAST, A DISTANCE OF 55.64 FEET; THENCE NORTH 74°57'38" WEST, A DISTANCE OF 8.75 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 15.41 FEET; THENCE SOUTH 74°57'38" EAST, A DISTANCE OF 23.98 FEET; THENCE SOUTH 00°52'25" WEST, A DISTANCE OF 64.36 FEET; THENCE SOUTH 21°28'47" EAST, A DISTANCE OF 34.57 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 55.54 FEET; THENCE NORTH 83°49'56" EAST, A DISTANCE OF 6.58 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 14.67 FEET; THENCE NORTH 88°15'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°15'25" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 85.32 FEET; THENCE NORTH 88°45'35" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 88°45'35" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD (STATE ROAD 704), A DISTANCE OF 255.01 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

W.U.D. # 08-525

EXHIBIT "A"

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 LB #4396			SKETCH AND DESCRIPTION OF A PALM BEACH COUNTY UTILITY EASEMENT LYING IN A PORTION OF SECTION 29, TOWNSHIP 43 S, RANGE 43 E		
	FIELD: NONE	DRAWN: L.C.B.	SCALE: 1" = 60'			
	BOOK: NONE	DATE: JAN, 2008	PROJ. FILE 2707	SHEET NO. 2 OF 3		JOB NO. 2707
	GPS: NONE	CHECKED: C.S.P.	CADDFILE 2707_UJ			



Book22441/Page277

Page 4 of 4

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, May 30, 2018.
Sharon R. Bock, Clerk and Comptroller, Palm Beach County, Florida
BY Sharon R. Bock Deputy Clerk

ATTACHMENT 4

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

CFN 20170265271
OR BK 29239 PG 0382
RECORDED 07/25/2017 14:36:03
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0382 - 3861 (5pgs)

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 25th day of July, 2017, by Okee Property East, LLC, (hereinafter referred to as "Grantor"), whose address is P.O. Box 936, Palm Beach, Florida 33480, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413.

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. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in by the Grantee for access control purposes. 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:

Humberto Tancillo

Witness Signature

Humberto Tancillo

Print Name

Lewis Thompson

Witness Signature

LEWIS THOMPSON

Print Name

GRANTOR:

OKEE PROPERTY EAST, LLC

Robert Deziel

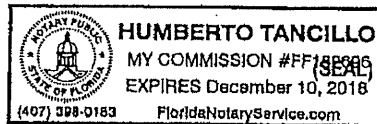
Signature

Robert Deziel, Manager

Print Name (and Title if applicable)

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH



The foregoing instrument was acknowledged before me this 01 day of MAY, 2017 by Robert Deziel, Manager, who is/are personally known to me or has produced as identification.

My Commission Expires: Dec 2018

Humberto Tancillo

Notary Signature

Humberto Tancillo

Typed, Printed or Stamped Name of Notary

CONSENT AND JOINDER OF MORTGAGEE FOR UTILITY EASEMENT

The undersigned mortgagee does hereby join in and consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Record Book _____, Page _____, of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

IN WITNESS WHEREOF, the Grantor/Mortgagee 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:

Witness Signature

Tom Merkle
Print Name

Witness Signature

Tom Merkle
Print Name

GRANTOR/MORTGAGEE:

RiverSource Life Insurance Company

By:

Nancy Hughes
Assistant Vice President

Nancy Hughes

Print Name

By:

Cynthia S. Welter
Assistant Secretary

Cynthia S Welter

Print Name

NOTARY CERTIFICATE

STATE OF Minnesota
COUNTY OF Hennepin

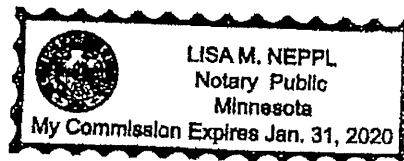
The foregoing instrument was acknowledged before me this 4th day of MAY, 2017, by Nancy Hughes Cynthia S Welter, who is personally known to me or who has produced Self as identification.

My Commission

Expires: 1-31-20

Signature of Notary

Lisa M Neppel
Typed, Printed or Stamped Name of Notary



THIS IS NOT A BOUNDARY SURVEY

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE SOUTH 88° 45' 35" EAST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2113.12 FEET; THENCE SOUTH 01°14'25" WEST, A DISTANCE OF 140.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°40'50" EAST, A DISTANCE OF 22.60 FEET; THENCE SOUTH 21°28'47" EAST, A DISTANCE OF 15.54 FEET; THENCE SOUTH 83°40'50" WEST, A DISTANCE OF 28.79 FEET; THENCE NORTH 01°44'35" EAST, A DISTANCE OF 15.15 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 385.45 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

SURVEY NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) BEARINGS AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 88°45'35" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.

REVIEWED & ACCEPTED

PALM BEACH COUNTY WATER UTILITIES DEPT.

JUL 25 2017

Date

THIS SKETCH MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

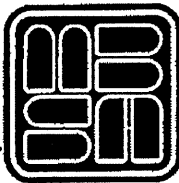
LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.B. = PLAT BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TERMINUS
P.B.C. = PALM BEACH COUNTY

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

4/26/2017
DATE OF SIGNATURE

LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698



MICHAEL B. SCHORAH
& ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

EB# 2438 TEL. (561) 868-0060 FAX. (561) 842-9726 LB# 2438

N/A	R.A.B.	N/A
N/A	APR., 2017	1688_UE 3
N/A	L.C.B.	

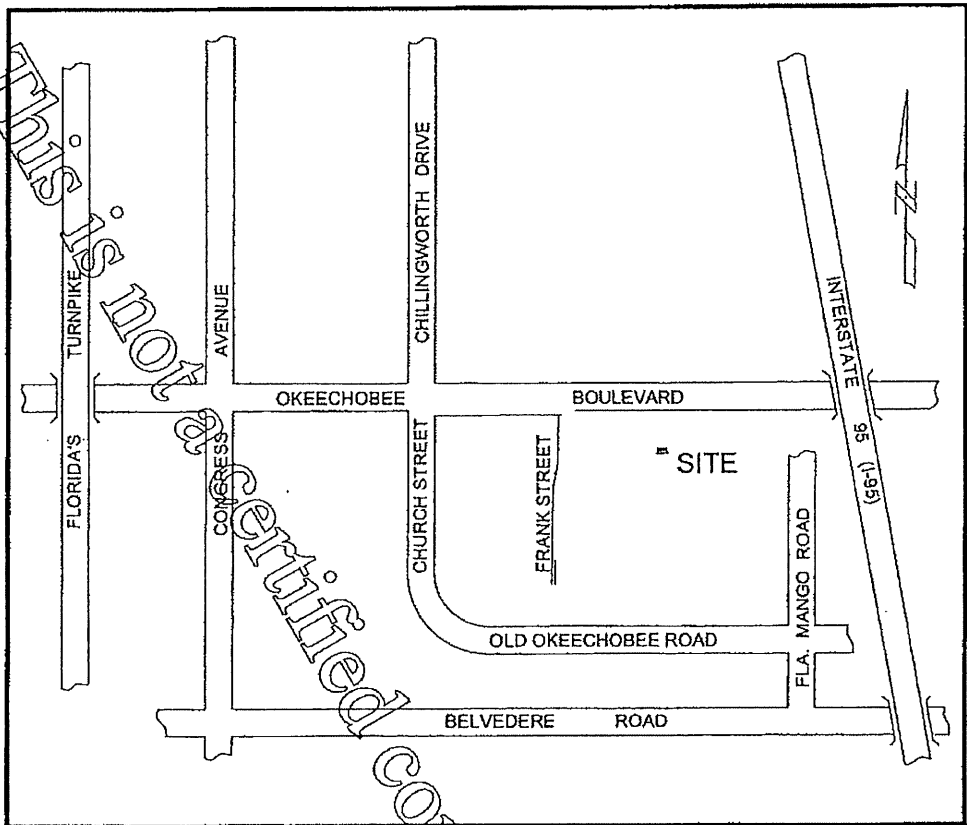
SKETCH AND DESCRIPTION
15' UTILITY EASEMENT

1 OF 3

1688

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "A"



LOCATION SKETCH
NOT TO SCALE

COORDINATES NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.0000432
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

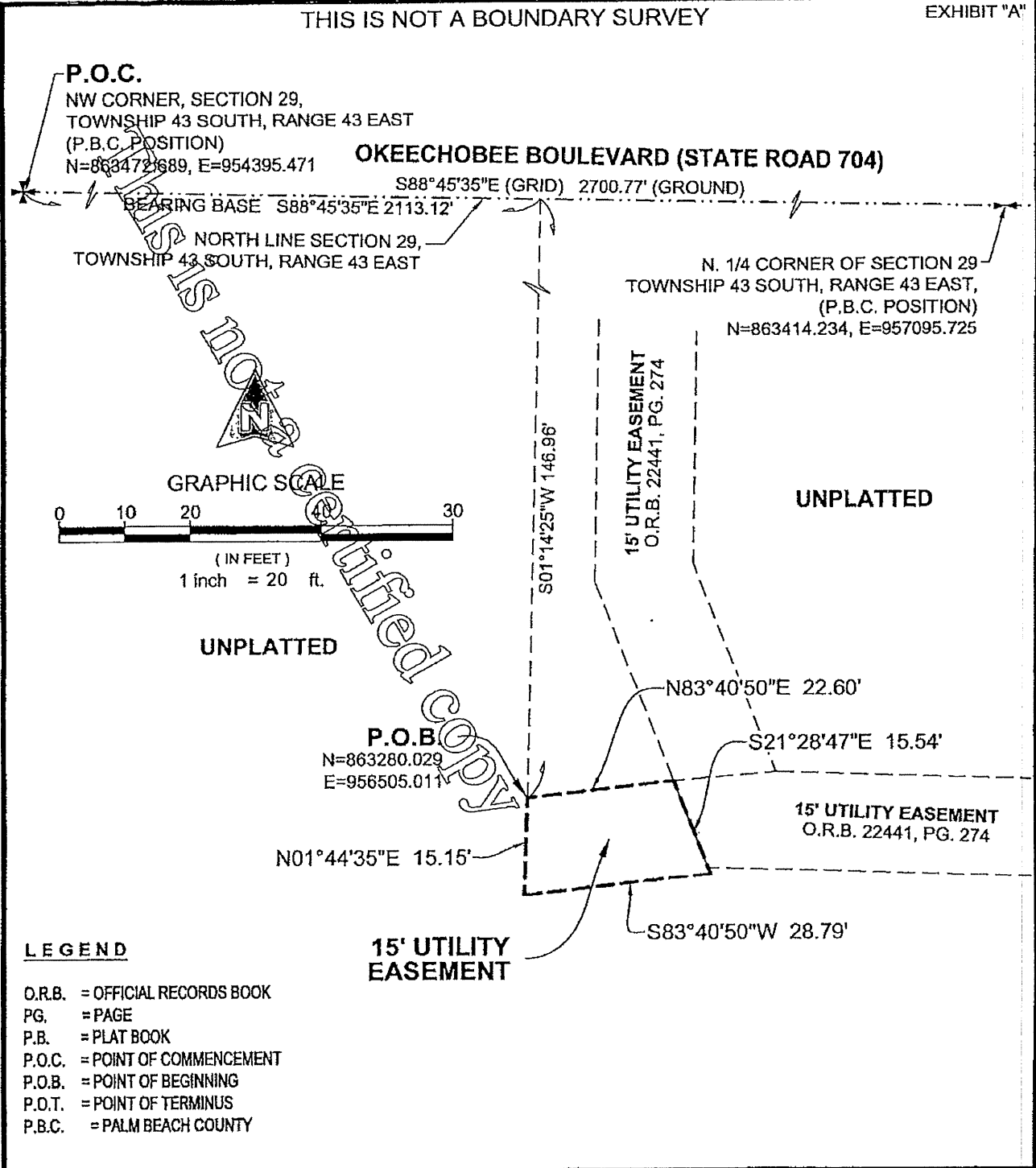



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 988-0080 FAX. (561) 642-9726 LB# 2438		
N/A	R.A.B.	N/A
N/A	APR., 2017	1688_UE 3
N/A	L.C.B.	

SKETCH AND DESCRIPTION
15' UTILITY EASEMENT

2 OF 3

1688



	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 868-0080 FAX. (561) 642-9728 LB# 2438			SKETCH AND DESCRIPTION 15' UTILITY EASEMENT	
	N/A	R.A.B.	1" = 20'		
	N/A	APR., 2017	1688_UE 3		
	N/A	L.C.B.		3 OF 3	1688



CFN 20070518180
OR BK 22251 PG 0923
RECORDED 11/13/2007 11:15:41
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0923 - 929; (7pgs)

Prepared by/Return to:

Robert E. Deziel, P.A.
P.O. Box 936
Palm Beach, Florida 33480

Parcel ID Numbers: 00-43-43-29-00-000-3380; 00-43-43-29-00-000-3690
00-43-43-29-00-000-3700; 00-43-43-29-00-000-3370
00-43-43-29-00-000-3400; 00-43-43-29-00-000-3470
00-43-43-29-00-000-3450

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10 day of October, 2007, between **OKEE PROPERTY WEST, LLC**, a Florida limited liability company, the address of which is P.O. Box 936, Palm Beach, Florida 34480 ("Grantor") to **OKEE PROPERTY EAST, LLC**, a Florida limited liability company, the address of which is P.O. Box 936, Palm Beach, Florida, 33480 (the "Grantee").

WITNESSETH, that each Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt whereof by Grantor is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, Grantor's interest in and to the following described land, situate, lying and being located in Palm Beach County, Florida, to wit (the "Property"):

[See attached Exhibit "A"]

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to: restrictions, reservations, easements, covenants and limitations of record; zoning and/or other restrictions imposed by governmental authorities, and taxes for the current and all subsequent years.

Note to Recorder: This conveyance is a book transaction made in order to transfer title in and to real Property from Grantor to Grantee. The members of both Grantor and Grantee are identical, as is each member's percentage ownership interest in Grantor and Grantee. No consideration is being paid for the transfer and the underlying beneficial owners of the Property has not changed. As there has been no shift of economic benefit by and between the underlying owners of Grantor and Grantee, no Documentary Stamp Taxes are due under F.S. 201.02(1), et seq., in connection with the transfer made hereby.

11/10/07
AND GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

OKEE PROPERTY WEST, LLC, a Florida limited liability company

By: Robert E. Deziel
Robert E. Deziel, President

Scott Mosolf
Witness
Print Name: Scott Mosolf

Steve Sullivan
Witness
Print Name: Steve Sullivan

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of October, 2007 by Robert E. Deziel, President of Okee Property West, LLC, a Florida limited liability company on behalf of the company. He is ☒ personally known to me or ☐ has produced _____ as identification.

Sandra J. Parks
Notary Public in and for the State and County aforesaid.
Commission Number: DD 338382
My Commission expires: August 13, 2008
Print Notary Name: Sandra J. Parks


(seal)
 Sandra J. Parks
My Commission DD338382
Expires August 13, 2008

Exhibit "A"

PARCEL 1: (PCN # 00-43-3-26-00-000-3380)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 27 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 83 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 83 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (PCN # 00-43-43-29-00-000-3690)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (PCN # 00-43-43-29-00-000-3700)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (PCN # 00-43-43-29-00-000-3400)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 262 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 72 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 72 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (PCN # 00-43-43-29-00-000-3370)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 764 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 52 FEET; THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 52 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 112.5 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (PCN # 00-43-43-29-00-000-3470)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 876.5 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29, RUN SOUTH PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 334 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 210.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 210.5 FEET TO THE POINT OF BEGINNING.

PARCEL 13 (A/K/A ALTMAN PARCEL): (PCN # 00-43-43-29-00-000-3480)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 1019 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 78 AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 50 FEET; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET TO THE POINT OF BEGINNING.

PARCEL 14 (A/K/A MILLS PARCEL): (PCN # 00-43-43-29-00-000-3450)

ALL THAT CERTAIN PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 1019 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 78 AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 84 FEET; THENCE RUN WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 84 FEET; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 142.5 FEET TO THE POINT OF BEGINNING.

Together With and Subject to A Non-Exclusive Easement for Ingress/Egress:

ALL OF THE ABOVE PARCELS (1-6, inclusive, 13 and 14) HAVE AND HOLD AND ARE SUBJECT TO AN EASEMENT FOR A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE 25' PRIVATE EASEMENT AREA COMMONLY KNOWN AS OKLAWAHA AVENUE AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, WHICH POINT IS 864 FEET EAST OF THE EAST LINE OF MADRID PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 13, PAGE 78, AND REPLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 20, WHERE IT ADJOINS THE NORTH SECTION LINE OF SECTION 29; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 27 FEET TO A POINT ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF OKEECHOBEE BLVD. AND THE POINT OF BEGINNING OF THE PARCEL HEREBY DESCRIBED; THENCE RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 357 FEET TO A POINT ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED UNDER PARCEL 6 ABOVE; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 25 FEET; THENCE RUN NORTH ON A LINE PARALLEL TO THE EAST LINE OF MADRID PARK, A DISTANCE OF 357 FEET TO A POINT ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF OKEECHOBEE BLVD.; THENCE RUN WEST ALONG THE ULTIMATE RIGHT-OF-WAY LINE OF OKEECHOBEE BLVD., A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.