

Agenda Item #: 4-A-2

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

**Meeting Date:** December 18, 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 adopt:** a resolution to abandon any public interest in a portion of a drainage easement lying within Tract S-1, as shown on Polo Trace II Plat No. 1, Plat Book 75, Page 193 (Plat 1); a portion of a Palm Beach County utility easement recorded in Official Record Book (ORB) 13297, Page 569, also lying within Tract S-1 in Plat 1; two utility easements lying within Tract O-2, as shown on Plat 1; portions of two sewer easements, and three utility easements all lying within Tract C, as shown on Polo Trace II Plat No. 2, Plat Book 77, Page 76 (Plat 2); a utility easement lying within Tracts B and C, as shown on Plat 2, Tract O-1, as shown on Polo Trace II Plat No. 3, Plat Book 83, Page 1 and Parcel A, as shown on Polo Trace II Golf Course, Plat Book 88, Page 160; and one utility easement and two well site easements recorded in ORB 6348, Page 53 and shown on Polo Trace II Golf Course, Plat Book 88, Page 160 (Abandonment Sites) all recorded in the public records of Palm Beach County (County), Florida.

**SUMMARY:** Adoption of this resolution will eliminate all public interest in the Abandonment Sites that are in conflict with the future redevelopment plans of Polo Trace Associates, LLLP (Petitioner). The Abandonment Sites are located on the west side of Hagen Ranch Road and approximately 0.80 miles south of Flavor Pict Road. District 5 (LBH)

**Background and Policy Issues:** The Petitioner is preparing to develop the golf course as a new residential project within the Polo Trace PUD and has petitioned the County to vacate a portion of a drainage easement, a portion of a Palm Beach County utility easement, utility easements, portions of sewer easements and well site easements that are in conflict with the proposed development. All existing utilities within the Abandonment Sites will be removed and relocated as needed. No new easements have been requested by the utility companies and there are no drainage facilities within the Abandonment Sites.

Reviewing agencies and utility and drainage service providers support the vacation.

Easements are exempt from the privilege fee requirement as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034). The Engineering Department advertised this petition for a public hearing on Sunday, December 2, 2018.

**Attachments:**

1. Location Sketch
2. Resolution with Exhibits 'A', 'B', 'C', and 'D'

**Recommended by:**

## County Engineer

Date \_\_\_\_\_

**Approved by:**

## Assistant County Administrator

Date \_\_\_\_\_

2II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
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: Alie Kovalainen

III. REVIEW COMMENTS

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

[Signature] 10/30/18 10/14/18  
OFMB 9/10/29 10/29  
[Signature] for Devin Froberg  
Contract Dev. and Control 11/2/18

B. Approved as to Form  
and Legal Sufficiency:

[Signature] 11/27/2018  
Assistant County Attorney

C. Other Department Review:

\_\_\_\_\_  
Department Director

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



RESOLUTION NO. R-2018-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING A PORTION OF A DRAINAGE EASEMENT LYING WITHIN TRACT S-1 AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 1, PLAT BOOK 75, PAGE 193; A PORTION OF A PALM BEACH COUNTY UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK (ORB) 13297, PAGE 569, ALSO LYING WITHIN TRACT S-1 AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 1, PLAT BOOK 75, PAGE 193; TWO UTILITY EASEMENTS LYING WITHIN TRACT O-2, AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 1, PLAT BOOK 75, PAGE 193; PORTIONS OF TWO SEWER EASEMENTS AND THREE UTILITY EASEMENTS LYING WITHIN TRACT C AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 2, PLAT BOOK 77, PAGE 76; A UTILITY EASEMENT LYING WITHIN TRACTS B AND C AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 2, PLAT BOOK 77, PAGE 76 AND TRACT O-1 AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 3, PLAT BOOK 83, PAGE 1 AND WITHIN PARCEL A AS SHOWN ON THE PLAT OF POLO TRACE II GOLF COURSE, PLAT BOOK 88, PAGE 160; AND ONE UTILITY EASEMENT AND TWO WELL SITE EASEMENTS RECORDED IN ORB 6348, PAGE 53, AND WITHIN PARCEL A, AS SHOWN ON THE PLAT OF POLO TRACE II GOLF COURSE, PLAT BOOK 88, PAGE 160 ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

**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 Polo Trace Associates, LLLP, 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 December 18, 2018, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for a portion of a drainage easement, a portion of a County utility easement, seven various utility easements, portions of two sewer easements, and two well site easements, as set forth in the sketches and legal descriptions in **Exhibits A, B, C and D**; and

**RESOLUTION NO. R-2018-\_\_\_\_\_**

**WHEREAS**, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on December 2, 2018; and

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

**WHEREAS**, the BCC held said hearing as advertised and determined that the abandonment of a portion of the drainage easement lying within Tract S-1, Polo Trace II Plat No. 1, Plat Book 75, Page 193, as shown in **Exhibit A** (Drainage Easement), will not materially interfere with the drainage of the County Road System, and that the abandonment of the portion of the Drainage Easement, the portion of the County utility easement recorded in ORB 13297, Page 569 lying within Tract S-1, Polo Trace II Plat No. 1, Plat Book 75, Page 193, as shown in **Exhibit B**; portions of sewer easements lying within Tract C, Polo Trace II Plat No. 2, Plat Book 77, Page 76, utility easements lying within Tract O-2, Polo Trace II Plat No. 1, Plat Book 75, Page 193, utility easement lying within Tracts B and C, Polo Trace II Plat No. 2, Plat Book 77, Page 76, Tract O-1, Polo Trace II Plat No. 3, Plat Book 83, Page 1, and Parcel A, Polo Trace II Golf Course, Plat Book 88, Page 160, as shown in **Exhibit C**; and the utility easement and well site easements recorded in ORB 6348, Page 53 lying within Parcel A, Polo Trace II Golf Course, Plat Book 88, Page 160, as shown in **Exhibit D**, conforms to the Ordinance; and

**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 portion of the Drainage Easement, portion of the Palm Beach County utility easement, seven utility easements, portions of two sewer easements and well site easements are hereby abandoned and closed as easements and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the easements, more fully described in the legal descriptions and sketches as shown in **Exhibits A, B, C, and D** attached hereto and made a part hereof.

**RESOLUTION NO. R-2018-\_\_\_\_\_**

3. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution as provided in County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

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**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 Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Dave M. Kerner

Commissioner Robert S. Weinroth

Commissioner Mary Lou Berger

Commissioner Melissa McKinlay

Commissioner Mack Bernard

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:** ybh  
Yelizaveta B. Herman,  
Assistant County Attorney

SKETCH OF BOUNDARY SURVEY

DESCRIPTION

BEING THAT PORTION OF THE DRAINAGE EASEMENT DEDICATED TO PALM BEACH COUNTY, ACCORDING TO THE PLAT OF POLO TRACE II PLAT NO. 1, AS RECORDED IN PLAT BOOK 75, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN ALL OF TRACT S-1, OF SAID POLO TRACE II PLAT NO. 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT S-1; THENCE ALONG THE BOUNDARY OF SAID TRACT S-1 FOR THE FOLLOWING TWENTY-SEVEN (27) DESCRIBED COURSES; THENCE SOUTH 01°38'29" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 43°22'49" WEST, A DISTANCE OF 35.37 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 253.00 FEET; THENCE SOUTH 46°35'53" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 433.91 FEET; THENCE SOUTH 89°46'22" WEST, A DISTANCE OF 80.04 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 225.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 12°05'01"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.09 TO A POINT OF TANGENCY; THENCE NORTH 10°29'08" WEST, A DISTANCE OF 44.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 12°05'03"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 24.25 TO A POINT OF TANGENCY; THENCE NORTH 01°35'55" EAST, A DISTANCE OF 4.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 15°13'43"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.57 TO A POINT OF TANGENCY; THENCE NORTH 16°49'38" EAST, A DISTANCE OF 37.92 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 156.57 FEET; THENCE NORTH 40°15'28" EAST, A DISTANCE OF 32.02 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 19.50 FEET; THENCE NORTH 43°24'07" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 88°24'07" EAST, A DISTANCE OF 118.00 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 46°35'53" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 19.50 FEET; THENCE SOUTH 43°24'07" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°24'07" EAST, A DISTANCE OF 273.09 FEET; THENCE NORTH 46°37'11" EAST, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

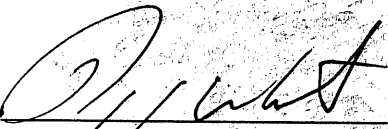
CONTAINING 77867 SQUARE FEET OR 1.79 ACRES MORE OR LESS.

NOTE:

- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
- ZONE = FLORIDA EAST ZONE
- LINEAR UNIT = U.S. SURVEY FEET
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND
- SCALE FACTOR = 1.0000258
- PLAT TO GRID BEARING ROTATION = 0°43'58" (COUNTER CLOCKWISE)
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES.



PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

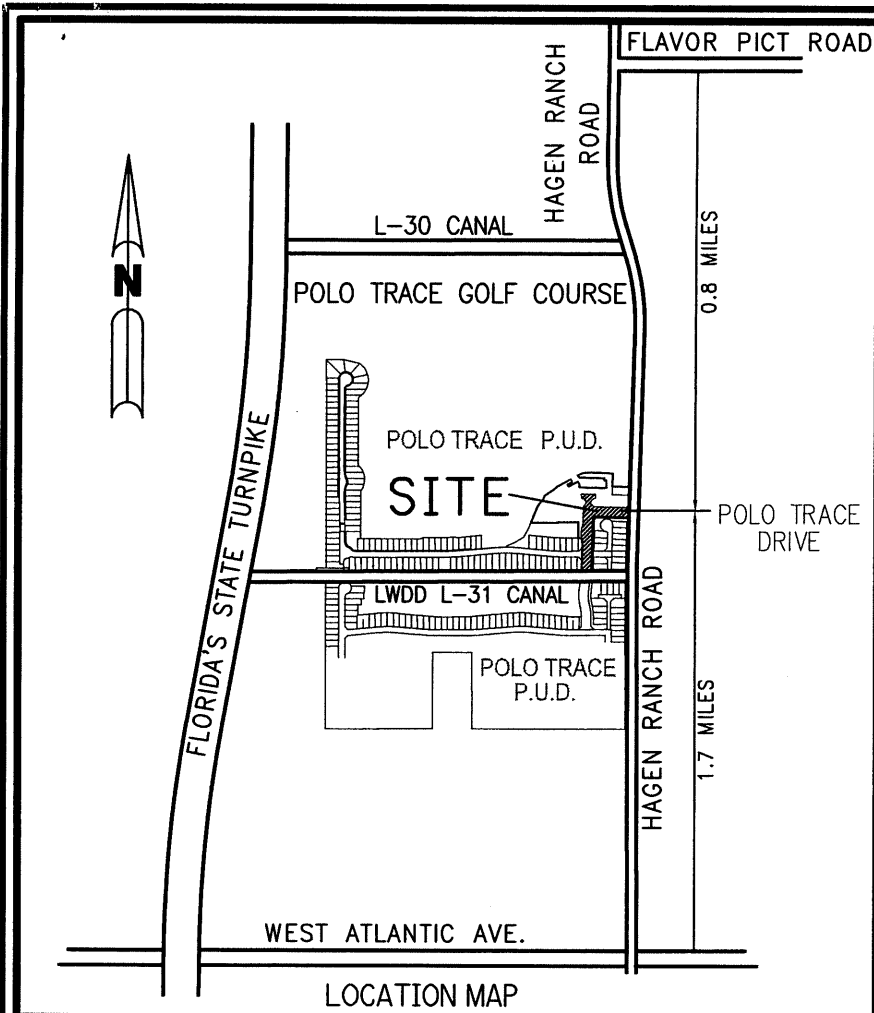
DATE: 5/26/18  
REVISED 10/05/18



SKETCH OF BOUNDARY SURVEY  
POLO TRACE P.U.D., TRACT S-1  
ABANDONMENT OF P.B.CO.  
DRAINAGE EASEMENT PER  
P.B. 75, PAGE 193

DATE: 3/26/18	SHEET 1 OF 5
REVIEWED: PW	DRAWN: BEJ
DRAWING No: D0263BD05	





## SKETCH OF BOUNDARY SURVEY

Sand & Hills Surveying, Inc.

**LEGEND:**

SEE SHEET 3 OF 5

**SURVEYOR'S REPORT:**

1. THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
5. NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
6. BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
7. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE PLAT OF SAID POLO TRACE II PLAT NO. 1, THE NORTH LINE OF TRACT S-1 (POLO TRACE DRIVE) HAVING A BEARING OF SOUTH 88°24'07" EAST, AND ALL OTHER BEARINGS BEING RELATIVE THERETO.
9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MARCH 21, 2018 AT 11:00 PM, REVISED APRIL 6, 2018 (REVISION H), ORDER NO. 5862167. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.

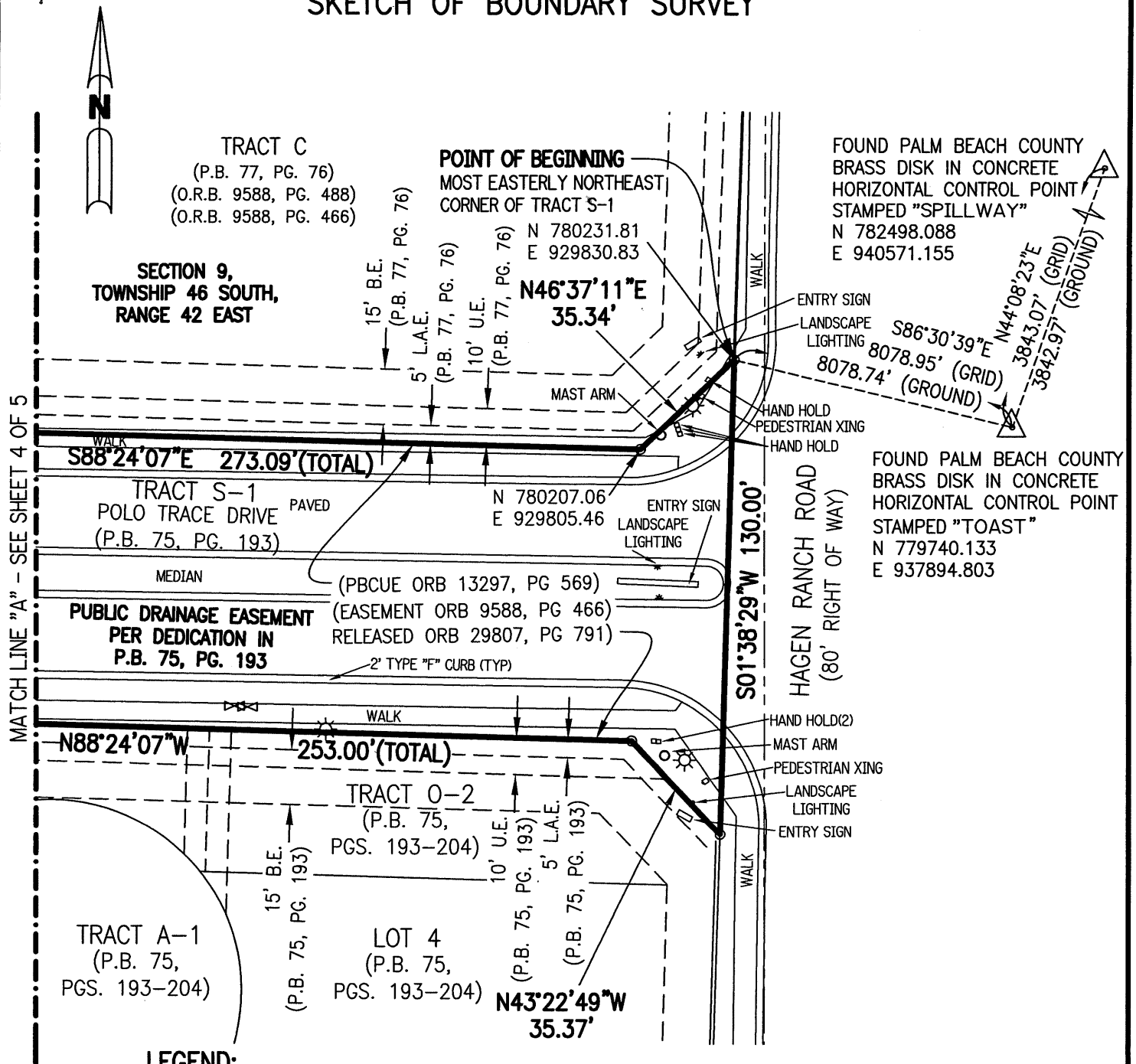
6. SUBJECT TO MATTERS AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 1 AS RECORDED IN PLAT BOOK 75, PAGE 193. **(PLOTTED)**

7. TERMS AND PROVISIONS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 27, 1996 IN OFFICIAL RECORDS BOOK 9588, PAGE 466. **(RELEASED PER OFFICIAL RECORDS BOOK 29807, PAGE 791)(PLOTTED)**

8. TERMS AND PROVISIONS SET FORTH IN EASEMENT RECORDED JANUARY 10, 2002 IN OFFICIAL RECORDS BOOK 13297, PAGE 569. **(PLOTTED)**

SKETCH OF BOUNDARY SURVEY POLO TRACE P.U.D., TRACT S-1 ABANDONMENT OF P.B.CO. DRAINAGE EASEMENT PER P.B. 75, PAGE 193	SCALE: N.T.S.	DATE: 3/26/18
	REVIEWED: PW	SHEET 2 OF 5
	DRAWING No: D0263BD05	DRAWN: BEJ

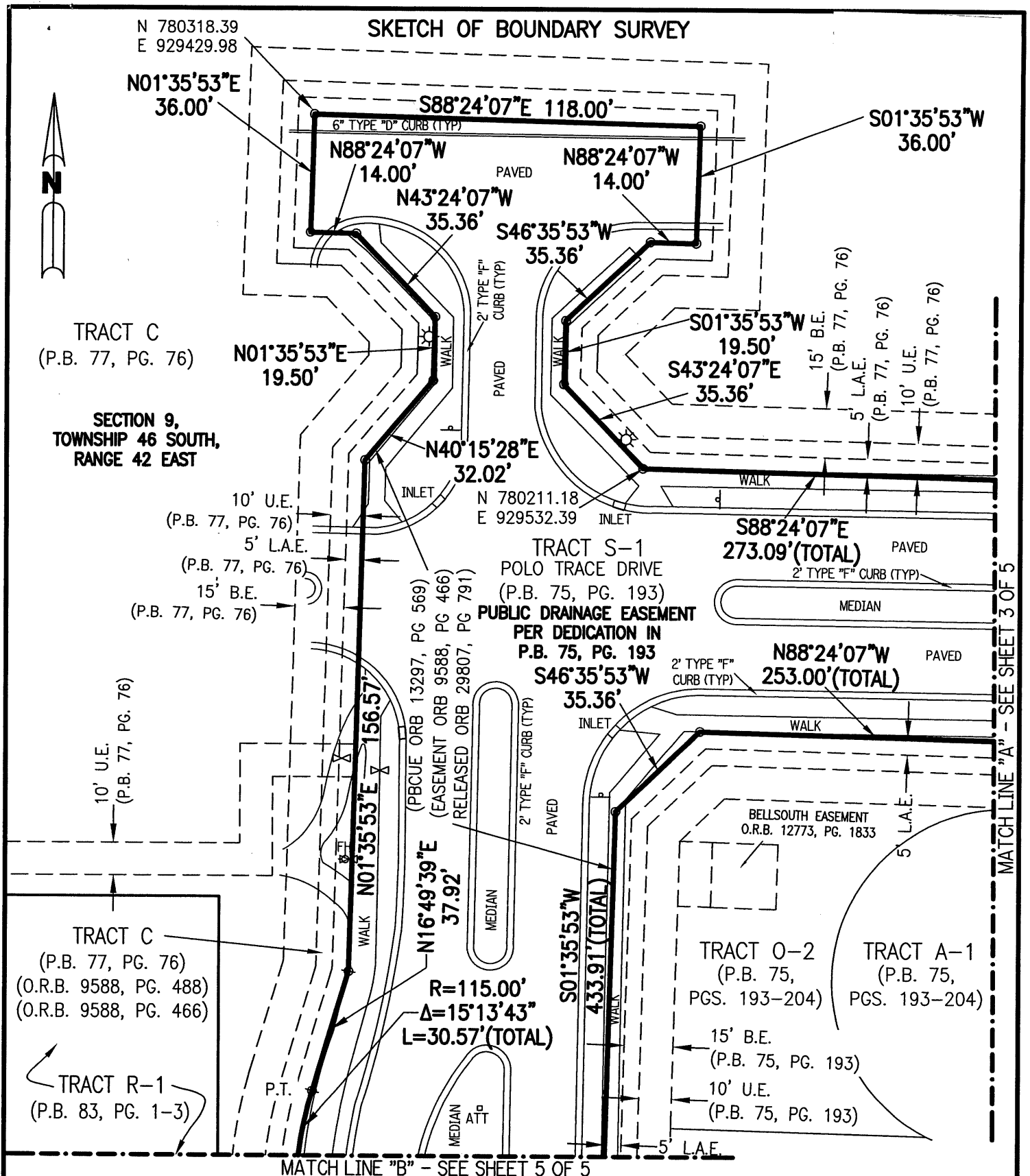
## SKETCH OF BOUNDARY SURVEY



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY  
POLO TRACE P.U.D., TRACT S-1  
ABANDONMENT OF P.B.CO.  
DRAINAGE EASEMENT PER  
P.B. 75, PAGE 193

SCALE: 1"=40'	DATE: 3/26/18
REVIEWED: PW	SHEET 3 OF 5
DRAWING No: D0263BD05	DRAWN: BEJ



**LEGEND:**  
SEE SHEET 3 OF 5

**Sand & Hills Surveying, Inc.**

SKETCH OF BOUNDARY SURVEY  
POLO TRACE P.U.D., TRACT S-1  
ABANDONMENT OF P.B.CO.  
DRAINAGE EASEMENT PER  
P.B. 75, PAGE 193

SCALE: 1"=40'	DATE: 3/26/18
REVIEWED: PW	SHEET 4 OF 5
DRAWING No: D0263BD05	DRAWN: BEJ

MATCH LINE "B" - SEE SHEET 4 OF 5



DRAWN: BEJ

L.B. NUMBER 7741



SKETCH OF BOUNDARY SURVEY

DESCRIPTION

BEING THAT PORTION OF THE PALM BEACH COUNTY UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 13297, PAGE 569, LYING WITHIN ALL OF TRACT S-1, POLO TRACE II PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 193, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT S-1; THENCE ALONG THE BOUNDARY OF SAID TRACT S-1 FOR THE FOLLOWING TWENTY-SEVEN (27) DESCRIBED COURSES; THENCE SOUTH 01°38'29" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 43°22'49" WEST, A DISTANCE OF 35.37 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 253.00 FEET; THENCE SOUTH 46°35'53" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 433.91 FEET; THENCE SOUTH 89°46'22" WEST, A DISTANCE OF 80.04 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 225.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 12°05'01"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.09 TO A POINT OF TANGENCY; THENCE NORTH 10°29'08" WEST, A DISTANCE OF 44.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 12°05'03"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 24.25 TO A POINT OF TANGENCY; THENCE NORTH 01°35'55" EAST, A DISTANCE OF 4.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 15°13'43"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.57 TO A POINT OF TANGENCY; THENCE NORTH 16°49'38" EAST, A DISTANCE OF 37.92 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 156.57 FEET; THENCE NORTH 40°15'28" EAST, A DISTANCE OF 32.02 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 19.50 FEET; THENCE NORTH 43°24'07" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 88°24'07" EAST, A DISTANCE OF 118.00 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 46°35'53" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 19.50 FEET; THENCE SOUTH 43°24'07" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 88°24'07" EAST, A DISTANCE OF 273.09 FEET; THENCE NORTH 46°37'11" EAST, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING.

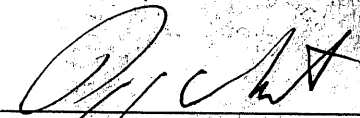
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I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES.



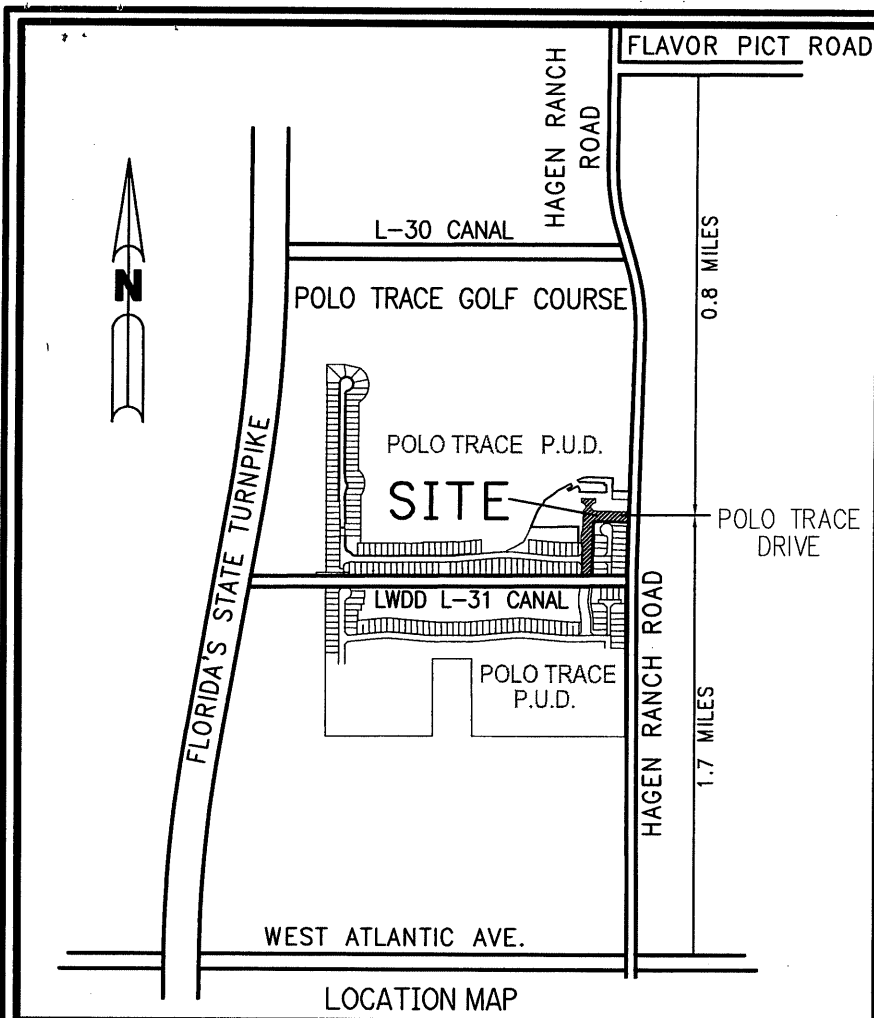
PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

DATE: 5/26/18  
REVISED 10/05/18



SKETCH OF BOUNDARY SURVEY  
POLO TRACE P.U.D., TRACT S-1  
ABANDONMENT OF P.B.C.U.E.  
O.R.B. 13297, PG, 569

DATE: 3/26/18	SHEET 1 OF 5
REVIEWED: PW	DRAWN: BEJ
DRAWING No: D0263BD02	



## SKETCH OF BOUNDARY SURVEY

Sand & Hills Surveying, Inc.

**LEGEND:**

SEE SHEET 3 OF 5

**SURVEYOR'S REPORT:**

1. THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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5. NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
6. BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
7. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE PLAT OF SAID POLO TRACE II PLAT NO. 1, THE NORTH LINE OF TRACT S-1 (POLO TRACE DRIVE) HAVING A BEARING OF SOUTH 88°24'07" EAST, AND ALL OTHER BEARINGS BEING RELATIVE THERETO.
9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MARCH 21, 2018 AT 11:00 PM, REVISED APRIL 6, 2018 (REVISION H), ORDER NO. 5862167. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.

6. SUBJECT TO MATTERS AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 1 AS RECORDED IN PLAT BOOK 75, PAGE 193. **(PLOTTED)**

7. TERMS AND PROVISIONS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 27, 1996 IN OFFICIAL RECORDS BOOK 9588, PAGE 466. **(RELEASED PER OFFICIAL RECORDS BOOK 29807, PAGE 791)(PLOTTED)**

8. TERMS AND PROVISIONS SET FORTH IN EASEMENT RECORDED JANUARY 10, 2002 IN OFFICIAL RECORDS BOOK 13297, PAGE 569. **(PLOTTED)**

SKETCH OF BOUNDARY SURVEY  
POLO TRACE P.U.D., TRACT S-1  
ABANDONMENT OF P.B.C.U.E.  
O.R.B. 13297, PG, 569

SCALE:  
N.T.S.

DATE:  
3/26/18

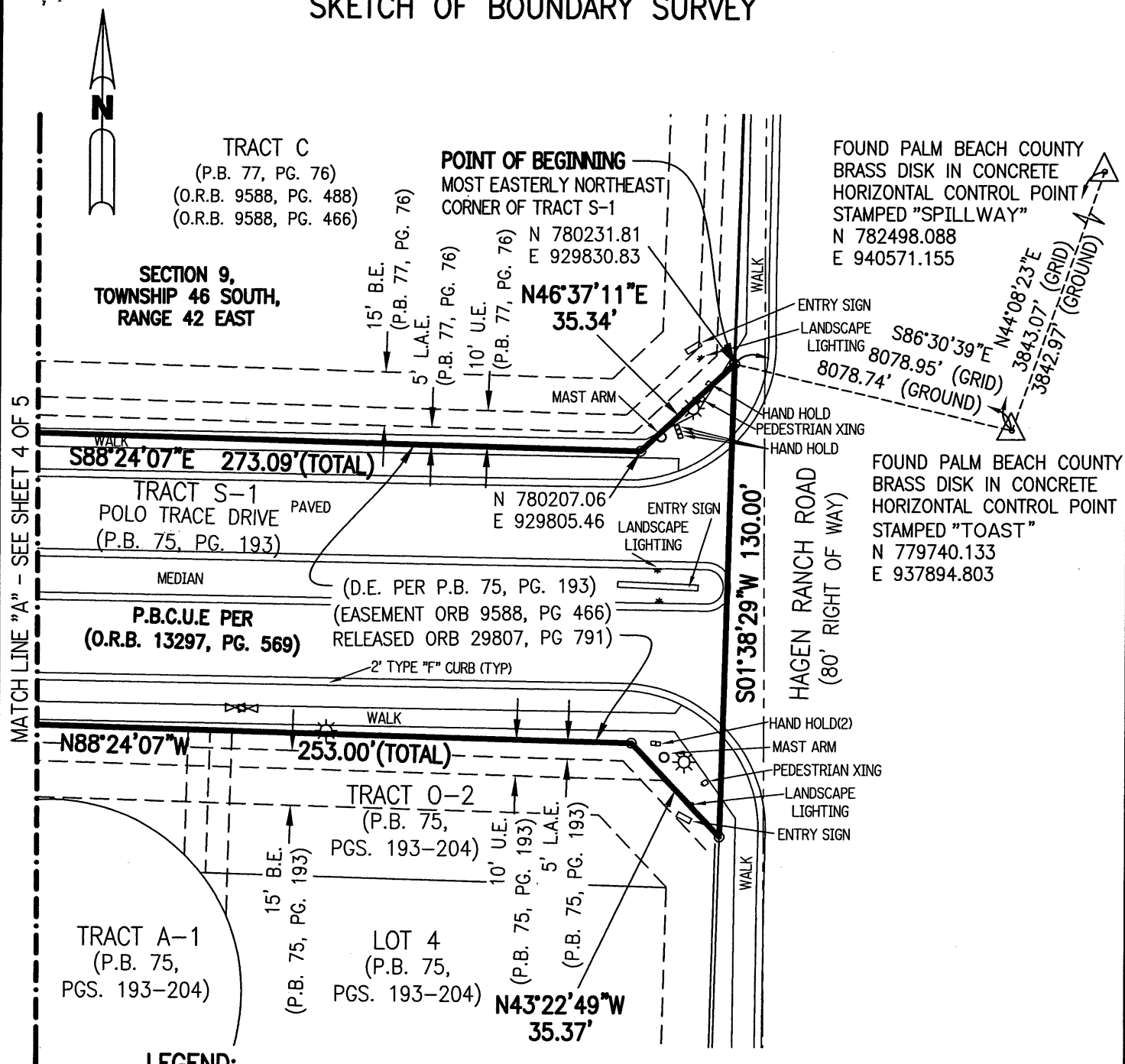
REVIEWED: PW

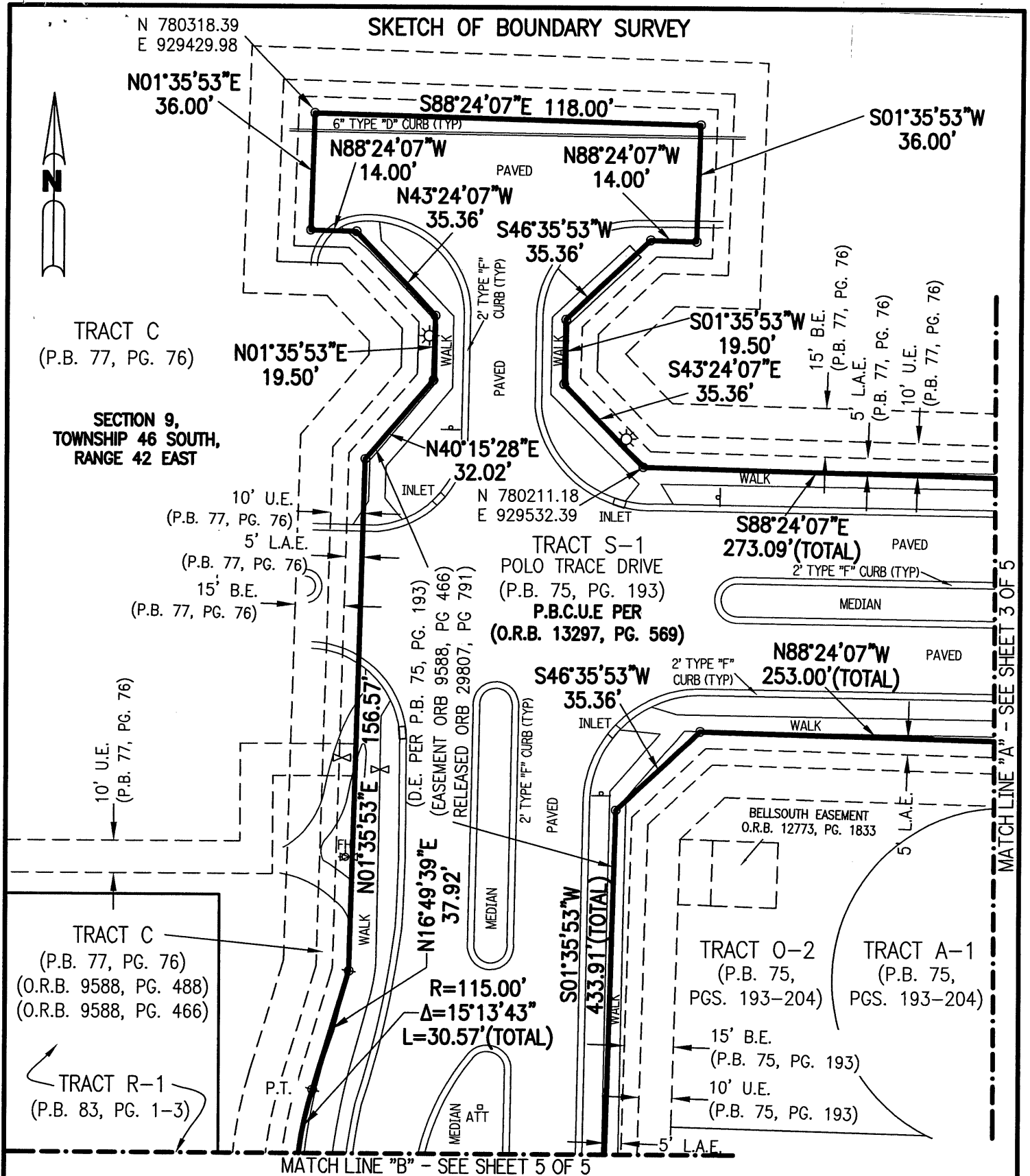
SHEET 2 OF 5

DRAWING No:  
D0263BD02

DRAWN: BEJ

## SKETCH OF BOUNDARY SURVEY







MATCH LINE "B" - SEE SHEET 4 OF 5



**LEGEND:**  
SEE SHEET 3 OF 5

SCALE: 1"=40'	DATE: 3/26/18
REVIEWED: PW	SHEET 5 OF 5
DRAWING No: D0263BD02	DRAWN: BEJ

SKETCH OF BOUNDARY SURVEY

DESCRIPTION:

BEING THAT UTILITY EASEMENT 20 FEET IN WIDTH AND WELL SITE EASEMENTS AS SHOWN ON THE PLAT OF POLO TRACE II GOLF COURSE, AS RECORDED IN PLAT BOOK 88, PAGES 160 THROUGH 170, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

ALSO AS DESCRIBED BY DEED TO WIT:  
BEING THAT EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 6348, PAGE 53 AND BEING A PORTION OF TRACTS 19 THROUGH 24, 44 AND 45, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST, OF PALM BEACH FARMS COMPANY PLAT NO. 1, RECORDED IN PLAT BOOK 2 AT PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING 20.00 FEET IN WIDTH AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

CENTERLINE NO. 1  
COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, AS NOW LOCATED AND CONSTRUCTED, 80.00 FEET IN WIDTH, AS SHOWN ON THE PALM BEACH COUNTY DRAWING NO. 3-56-027 AND FURTHER EVIDENCED IN OFFICIAL RECORDS BOOK 696, PAGE 120 AND OFFICIAL RECORDS BOOK 706, PAGE 142, WITH A LINE 115.96 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFOREMENTIONED SECTION 9 AS SHOWN ON SAID PLAT, SAID LINE BEING THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-30 CANAL PER CHANCERY CASE NO. 407; THENCE ALONG A PORTION OF SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, S16°56'37"E, A DISTANCE OF 5.94 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1870.08 FEET FROM WHICH A RADIAL LINE BEARS S73°03'23"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 18°32'30", A DISTANCE OF 605.18 FEET TO THE END OF SAID CURVE; THENCE S01°35'53"W, A DISTANCE OF 360.95 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, S90°00'00"W, A DISTANCE OF 584.08 FEET; THENCE S57°03'41"W, A DISTANCE OF 488.47 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING S57°03'41"W, A DISTANCE OF 19.12 FEET FOR A TOTAL DISTANCE OF 507.59 FEET; THENCE S69°37'56"W, A DISTANCE OF 356.27 FEET; THENCE N68°36'41"W, A DISTANCE OF 128.87 FEET; THENCE N43°34'19"W, A DISTANCE OF 510.69 FEET; THENCE S90°00'00"W, A DISTANCE OF 86.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING S90°00'00"W, A DISTANCE OF 12.50 FEET FOR A TOTAL DISTANCE OF 98.50 FEET TO THE TERMINUS OF THE ABOVE DESCRIBED EASEMENT.

TOGETHER WITH THE FOLLOWING TWO (2) EASEMENTS BEING 25.00 FEET IN WIDTH AND LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

CENTERLINE NO. 2  
COMMENCING AT THE ABOVE DESCRIBED POINT "A"; THENCE N32°56'19"W, A DISTANCE OF 9.66 FEET TO THE POINT OF BEGINNING.  
FROM THE POINT OF BEGINNING; THENCE CONTINUE N32°56'16"W, A DISTANCE OF 25.00 FEET TO THE TERMINUS OF CENTERLINE NO. 2.

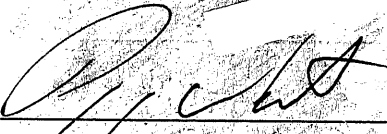
CENTERLINE NO. 3  
COMMENCING AT THE ABOVE DESCRIBED POINT "B"; THENCE N00°00'00"E, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.  
FROM THE POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E, A DISTANCE OF 25.00 FEET TO THE TERMINUS OF CENTERLINE NO. 3.

THE SIDES OF THE ABOVE DESCRIBED EASEMENTS SHALL BE LENGTHENED OR SHORTENED, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 20.00 FEET, 25.00 FEET, AND 25.00 FEET IN WIDTH, RESPECTIVELY, AND TO INTERSECT EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 44,817 SQUARE FEET OR 1.03 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES.



PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

DATE: 5/26/18  
REVISED 10/05/18



SKETCH OF BOUNDARY SURVEY  
PALM BEACH COUNTY UTILITY &  
WELL SITE EASEMENTS  
POLO TRACE P.U.D.  
ABANDONMENT

DATE: 3/26/18	SHEET 1 OF 5
REVIEWED: PW	DRAWN: BEJ
DRAWING No: D0263BD03	

## SKETCH OF SPECIFIC PURPOSE SURVEY

**DESCRIPTION: SEWER & UTILITY EASEMENTS**

A PORTION OF THAT SEWER EASEMENT LYING WITHIN TRACT "C", POLO TRACE II PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 76, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHERLY PORTION OF SAID TRACT "C"; THENCE NORTH 21°09'46" EAST, ALONG THE WESTERLY BOUNDARY OF SAID NORTHERLY PORTION, A DISTANCE OF 117.31 FEET; THENCE NORTH 43°55'55" EAST, A DISTANCE OF 257.85 FEET; THENCE NORTH 62°25'52" EAST, A DISTANCE OF 133.42 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A"; THENCE SOUTH 29°41'27" EAST, ALONG THE BOUNDARY OF SAID TRACT "C", A DISTANCE OF 10.01 FEET; THENCE SOUTH 62°25'52" WEST, A DISTANCE OF 132.16 FEET; THENCE SOUTH 43°55'55" WEST, A DISTANCE OF 256.35 FEET; THENCE SOUTH 23°52'22" WEST, A DISTANCE OF 111.91 FEET; THENCE NORTH 89°54'47" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID NORTHERLY PORTION OF TRACT "C", A DISTANCE OF 4.27 FEET; TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF THAT SEWER EASEMENT LYING WITHIN TRACT "C", POLO TRACE II PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 76, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

COMMENCE AT THE AFOREMENTIONED POINT A; THENCE NORTH 62°25'13" EAST, A DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING. THENCE NORTH 62°25'52" EAST, A DISTANCE OF 36.21 FEET; THENCE NORTH 88°16'13" EAST, A DISTANCE OF 254.05 FEET; THENCE SOUTH 01°03'12" WEST, ALONG THE BOUNDARY OF SAID TRACT "C", A DISTANCE OF 10.01 FEET; THENCE SOUTH 88°16'13" WEST, A DISTANCE OF 251.27 FEET; THENCE SOUTH 62°25'52" WEST, A DISTANCE OF 20.61 FEET; THENCE NORTH 88°10'20" WEST, ALONG THE BOUNDARY OF SAID TRACT "C" FOR THE FOLLOWING THREE COURSES (3), A DISTANCE OF 4.08 FEET; THENCE SOUTH 60°18'33" WEST, A DISTANCE OF 9.45 FEET; THENCE NORTH 29°41'27" WEST, A DISTANCE OF 8.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A UTILITY EASEMENT LYING WITHIN TRACT "C", POLO TRACE II PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 76, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A", SAID POLO TRACE II PLAT NO. 2, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 8.46 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 60.96 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 00°02'05" WEST, A DISTANCE OF 32.32 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 39.05 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "B"; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 104.44 FEET; THENCE NORTH 00°00'24" WEST, A DISTANCE OF 30.31 FEET; THENCE NORTH 89°59'36" EAST, A DISTANCE OF 30.32 FEET TO A POINT ON THE WEST LINE OF TRACT S-1, SAID POLO TRACE II PLAT NO. 2, AND THE POINT OF TERMINUS.

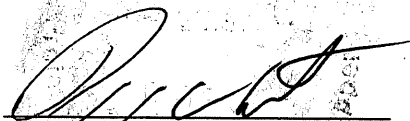
TOGETHER WITH:

A UTILITY EASEMENT LYING WITHIN TRACT "C", POLO TRACE II PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 76, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT THE AFOREMENTIONED POINT "B"; THENCE NORTH 00°13'38" WEST, A DISTANCE OF 103.61 FEET; THENCE NORTH 50°22'24" WEST, A DISTANCE OF 15.09 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "C"; THENCE NORTH 50°22'24" WEST, A DISTANCE OF 74.32 FEET TO THE POINT OF TERMINUS.

CONTINUED ON SHEET 2 OF 11

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES.



PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

DATE: 5/29/18

REVISED 11/08/18

**SKETCH OF SPECIFIC PURPOSE SURVEY  
ABANDONMENT-SEWER & UTILITY EASEMENTS**

POLO TRACE II, PLAT NO. 1  
P.B. 75, PG. 193

POLO TRACE II, PLAT NO. 2  
P.B. 77, PG. 76

POLO TRACE II, PLAT NO. 3  
P.B. 83, PG. 1

POLO TRACE II, GOLF COURSE  
P.B. 88, PG. 160



Sand & Hills Surveying, Inc.

DATE:  
3/26/18

SHEET 1 OF 11

REVIEWED: PW

DRAWN: BEJ

DRAWING No:  
D0263BD01

SKETCH OF SPECIFIC PURPOSE SURVEY

CONTINUED FROM SHEET 1 OF 11

TOGETHER WITH:

A UTILITY EASEMENT LYING WITHIN A PORTION OF TRACT "C", POLO TRACE II PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 76, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "C"; THENCE NORTH 39°37'36" WEST, A DISTANCE OF 28.30 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

A UTILITY EASEMENT LYING WITHIN TRACT "O-1", POLO TRACE II PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 1, TRACTS "B" AND "C", POLO TRACE II PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 76, AND PARCEL "A", POLO TRACE II GOLF COURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 160, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF TRACT S-5, POLO TRACE II PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 193, SAID PUBLIC RECORDS; THENCE SOUTH 85°21'05" WEST, A DISTANCE OF 85.49 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 01°35'53" EAST, A DISTANCE OF 45.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 12°05'01"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 20.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°29'08" WEST, A DISTANCE OF 44.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 12°05'03"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 25.31 FEET TO THE POINT TANGENCY; THENCE NORTH 01°35'55" EAST, A DISTANCE OF 4.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 15°13'43"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 31.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 16°49'39" EAST, A DISTANCE OF 37.25 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 157.66 FEET; THENCE NORTH 40°15'28" EAST, A DISTANCE OF 32.02 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 15.68 FEET; THENCE NORTH 43°24'07" WEST, A DISTANCE OF 31.22 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 16.93 FEET; THENCE NORTH 01°35'53" EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 88°24'07" EAST, A DISTANCE OF 128.00 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 46.00 FEET; THENCE NORTH 88°24'07" WEST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 46°35'53" WEST, A DISTANCE OF 31.22 FEET; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 15.36 FEET; THENCE SOUTH 43°24'07" EAST, A DISTANCE OF 31.22 FEET; THENCE SOUTH 88°24'07" EAST, A DISTANCE OF 268.95 FEET; THENCE NORTH 46°37'11" EAST, A DISTANCE OF 31.22 FEET; THENCE NORTH 01°38'29" EAST, A DISTANCE OF 151.36 FEET; THENCE NORTH 01°39'07" EAST, A DISTANCE OF 271.09 FEET TO THE POINT OF INTERSECTION WITH A BOUNDARY LINE BEARING NORTH 15°08'51" EAST AND THE POINT OF TERMINUS.

TOGETHER WITH:

A UTILITY EASEMENT LYING WITHIN TRACT "O-2", POLO TRACE II PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 193, PUBLIC RECORDS, FLORIDA, BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF TRACT S-5, SAID POLO TRACE II PLAT NO. 1, THENCE SOUTH 44°18'46" EAST, A DISTANCE OF 6.96 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 01°35'53" EAST, A DISTANCE OF 250.22 FEET; THENCE NORTH 46°35'53" EAST, A DISTANCE OF 31.21 FEET; THENCE SOUTH 88°24'07" EAST, A DISTANCE OF 135.34 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "D"; THENCE CONTINUE SOUTH 88°24'07" EAST, A DISTANCE OF 120.58 FEET TO THE POINT OF INTERSECTION WITH A BOUNDARY LINE BEARING SOUTH 43°22'49" EAST AND THE POINT OF TERMINUS.

TOGETHER WITH:

A UTILITY EASEMENT LYING WITHIN TRACT "O-2", POLO TRACE II PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 193, PUBLIC RECORDS, FLORIDA, BEING 12.00 FEET IN WIDTH AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "D"; THENCE SOUTH 01°35'53" WEST, A DISTANCE OF 34.54 FEET TO THE POINT OF TERMINUS.

THE SIDES OF THE ABOVE DESCRIBED STRIPS OF LAND SHALL BE LENGTHENED OR SHORTENED TO INTERSECT WITH EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND.  
CONTAINING A TOTAL OF 32,236 SQUARE FEET OR 0.74 ACRES MORE OR LESS.



SKETCH OF SPECIFIC PURPOSE SURVEY ABANDONMENT-SEWER & UTILITY EASEMENTS		DATE: 3/26/18	SHEET 2 OF 11
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1	REVIEWED: PW	DRAWN: BEJ
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160		
		DRAWING No: D0263BD01	
LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741	

SKETCH OF SPECIFIC PURPOSE SURVEY

SURVEYOR'S NOTES:

- 1. THIS SKETCH OF SPECIFIC PURPOSE SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
  - 2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
  - 5. NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
  - 6. BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
  - 7. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM ACCORDING TO THE PLAT OF POLO TRACE II PLAT NO. 2, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "SPILLWAY" AND "TOAST" FORM A LINE HAVING A BEARING OF NORTH 44°52'11" EAST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.
  - 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - 10. THE PURPOSE OF THIS SURVEY IS TO REFLECT THE EASEMENTS AS DESCRIBED HEREON AND TO SHOW THE VISIBLE IMPROVEMENTS ENCUMBERING THE SUBJECT PARCEL.
  - 11. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MARCH 21, 2018 AT 11:00 PM, REVISED APRIL 6, 2018 (REVISION H), ORDER NO. 5862167. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
4. SUBJECT TO MATTERS AS SHOWN ON THE PLAT OF POLO TRACE II PLAT NO. 2 AS RECORDED IN PLAT BOOK 77, PAGE 76. (PLOTTED)
7. TERMS AND PROVISIONS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 27, 1996 IN OFFICIAL RECORDS BOOK 9588, PAGE 488. (RELEASED PER OFFICIAL RECORDS BOOK 29807, PAGE 793)(PLOTTED)
8. TERMS AND PROVISIONS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 27, 1996 IN OFFICIAL RECORDS BOOK 9588, PAGE 466 (RELEASED PER OFFICIAL RECORDS BOOK 29807, PAGE 791)(PLOTTED)

NOTE:

- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
- ZONE = FLORIDA EAST ZONE
- LINEAR UNIT = U.S. SURVEY FEET
- COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND
- SCALE FACTOR = 1.0000258
- PLAT TO GRID BEARING ROTATION -0°43'58" (COUNTER CLOCKWISE)
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

NOTE: SEE SHEET 11 FOR LOCTION MAP



SKETCH OF SPECIFIC PURPOSE SURVEY ABANDONMENT-SEWER & UTILITY EASEMENTS		DATE: 3/26/18	SHEET 3 OF 11
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1	REVIEWED: PW	DRAWN: BEJ
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160	DRAWING No: D0263BD01	
8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741

SKETCH OF SPECIFIC PURPOSE SURVEY



Sand & Hills Surveying, Inc.

LEGEND:  
SEE SHEET 8

MATCH LINE "H" - SEE SHEET 10 OF 11

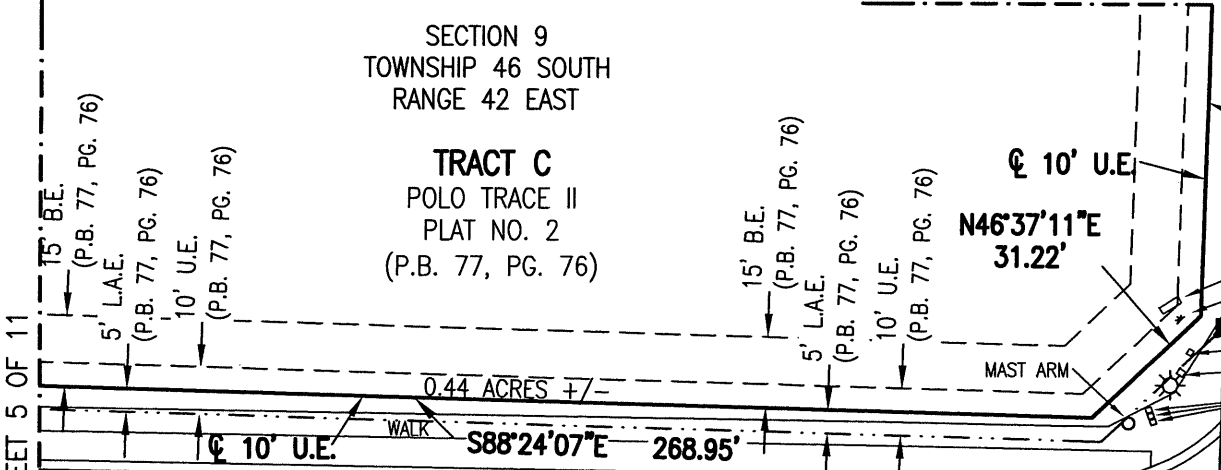
SECTION 9  
TOWNSHIP 46 SOUTH  
RANGE 42 EAST

TRACT C  
POLO TRACE II  
PLAT NO. 2  
(P.B. 77, PG. 76)

10' U.E.  
N46°37'11"E  
31.22'

N01°38'29"E  
151.36'(TOTAL)

ENTRY SIGN  
LANDSCAPE LIGHT  
HAND HOLD  
PEDESTRIAN XING  
HAND HOLD



TRACT S-1  
POLO TRACE DRIVE  
(P.B. 75, PG. 193)

MEDIAN 2' TYPE "F" CURB (TYP)

POINT "D" N 780123.825  
P.O.B. E 929688.502

N 780122.008  
E 929809.068  
P.O.T.

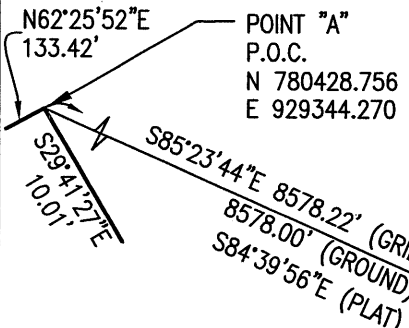
TRACT A-1  
POLO TRACE II  
PLAT NO. 1  
(P.B. 75, PG. 193)

P.O.T. N 780089.290  
E 929687.982

TRACT O-2  
(P.B. 75, PGS. 193-204)

LOT 4  
POLO TRACE II  
PLAT NO. 1  
(P.B. 75, PG. 193)

HAND HOLD(2)  
MAST ARM  
PEDESTRIAN XING  
LANDSCAPE LIGHTING  
ENTRY SIGN



DETAIL "A" HORIZONTAL  
CONTROL TIE  
(NOT TO SCALE)

FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE  
HORIZONTAL CONTROL POINT  
STAMPED "SPILLWAY"  
N 782498.088  
E 940571.155

FOUND PALM BEACH COUNTY  
BRASS DISK IN CONCRETE  
HORIZONTAL CONTROL POINT  
STAMPED "TOAST"  
N 779740.133  
E 937894.803

SKETCH OF SPECIFIC PURPOSE SURVEY  
ABANDONMENT-SEWER & UTILITY EASEMENTS

- POLO TRACE II, PLAT NO. 1  
P.B. 75, PG. 193
- POLO TRACE II, PLAT NO. 2  
P.B. 77, PG. 76
- POLO TRACE II, PLAT NO. 3  
P.B. 83, PG. 1
- POLO TRACE II, GOLF COURSE  
P.B. 88, PG. 160

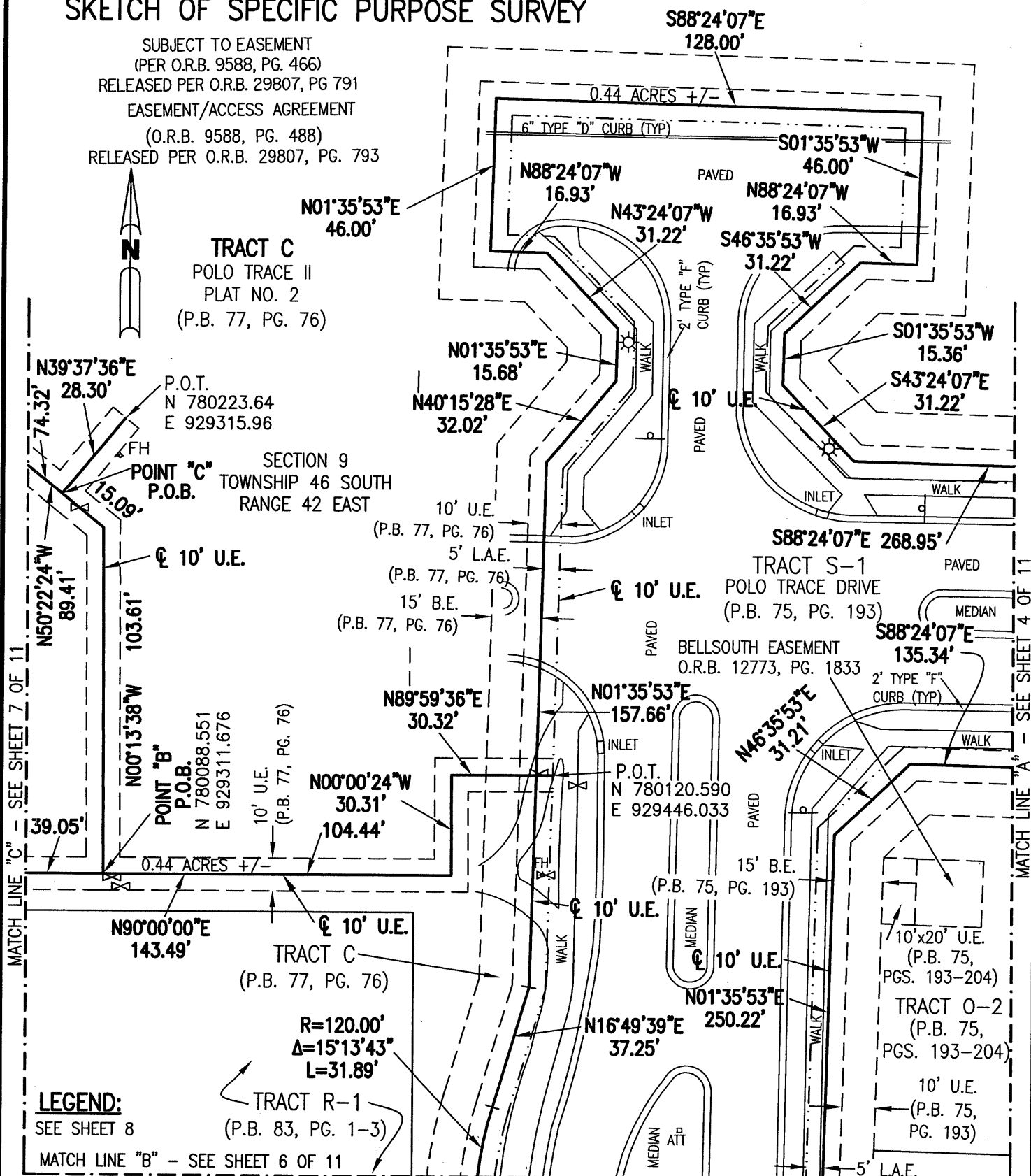
SCALE: 1"=40'	DATE: 3/26/18
REVIEWED: PW	SHEET 4 OF 11
DRAWING No: D0263BD01	DRAWN: BEJ

## SKETCH OF SPECIFIC PURPOSE SURVEY

SUBJECT TO EASEMENT  
(PER O.R.B. 9588, PG. 466)  
RELEASED PER O.R.B. 29807, PG. 791  
EASEMENT/ACCESS AGREEMENT  
(O.R.B. 9588, PG. 488)  
RELEASED PER O.R.B. 29807, PG. 793



**TRACT C**  
POLO TRACE II  
PLAT NO. 2  
(P.B. 77, PG. 76)

**LEGEND:**

SEE SHEET 8

MATCH LINE "B" - SEE SHEET 6 OF 11



Hills Surveying, Inc.

SKETCH OF SPECIFIC PURPOSE SURVEY  
ABANDONMENT-SEWER & UTILITY EASEMENTS

POLO TRACE II, PLAT NO. 1  
P.B. 75, PG. 193  
POLO TRACE II, PLAT NO. 2  
P.B. 77, PG. 76

POLO TRACE II, PLAT NO. 3  
P.B. 83, PG. 1  
POLO TRACE II, GOLF COURSE  
P.B. 88, PG. 160

SCALE:  
1"=40'DATE:  
3/26/18

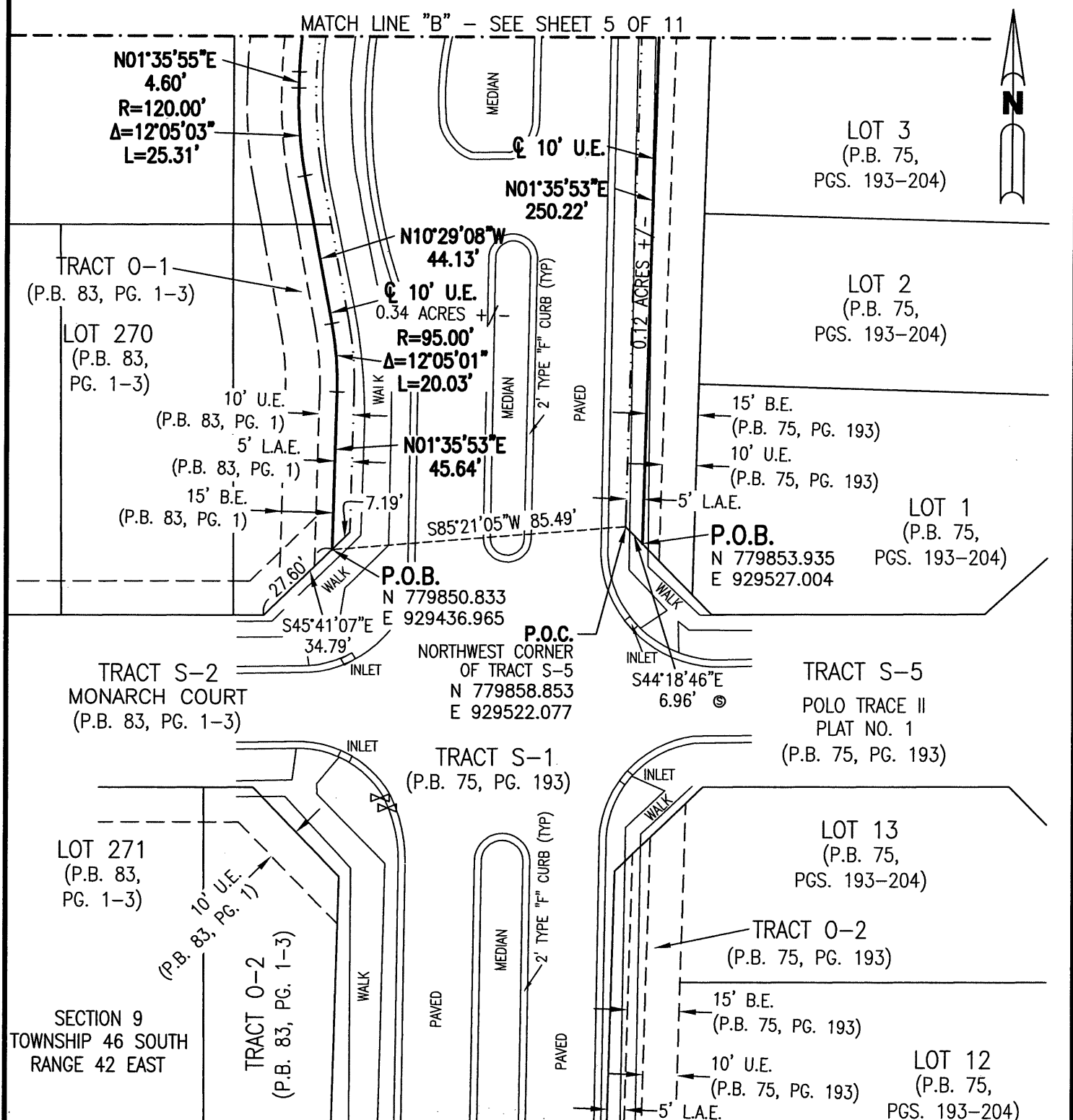
REVIEWED: PW

SHEET 5 OF 11

DRAWING No:  
D0263BD01

DRAWN: BEJ

MATCH LINE "B" - SEE SHEET 5 OF 11



SEE SHEET 8



Sand & Hills Surveying, Inc.

SKETCH OF SPECIFIC PURPOSE SURVEY <u>ABANDONMENT-SEWER &amp; UTILITY EASEMENTS</u>		SCALE: 1"=40'	DATE: 3/26/18
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1	REVIEWED: PW	SHEET 6 OF 11
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160	DRAWING No: D0263BD01	DRAWN: BEJ
LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741	



SKETCH OF SPECIFIC PURPOSE SURVEY

MATCH LINE "D" - SEE SHEET 8 OF 11



**PARCEL "A"**  
POLO TRACE II  
GOLF COURSE  
(P.B. 88, PGS.  
160-170)

**TRACT C**  
POLO TRACE II  
PLAT NO. 2  
(P.B. 77, PG. 76)

**TRACT A**  
(P.B. 77, PG. 76)

**P.O.C.**

SOUTHEAST CORNER OF TRACT A  
(P.B. PG. 76) N 780181.212  
E 929262.994

WESTERLY BOUNDARY OF  
THE NORTHERLY PORTION  
OF TRACT "C"

SEWER EASEMENT  
(P.B. 77, PG. 76)

S23°52'22"W  
111.91'

SECTION 9  
TOWNSHIP 46 SOUTH  
RANGE 42 EAST

**TRACT C**  
POLO TRACE II  
PLAT NO. 2  
(P.B. 77, PG. 76)

SUBJECT TO EASEMENT  
(PER O.R.B. 9588, PG. 466) RELEASED PER O.R.B. 29807, PG 791  
EASEMENT/ACCESS AGREEMENT  
(O.R.B. 9588, PG. 488) RELEASED PER O.R.B. 29807, PG. 793

SOUTHERLY BOUNDARY OF  
THE NORTHERLY PORTION  
OF TRACT "C"

**P.O.B.**  
SW CORNER TRACT "C"  
N 780067.671  
E 929009.339

**TRACT R-1**  
(P.B. 83, PG. 1-3)

P.O.T. N 780248.283  
E 929240.347

FIRE  
HOOK-UP  
BFP  
BFP

74.32'  
N50°22'24"W  
89.41'

N90°00'00"E  
8.46'

**P.O.B.**  
N 780120.368  
E 929272.235

S00°02'05"W  
32.32'  
10' U.E.

N90°00'00"E  
143.49'

MATCH LINE "C" - SEE SHEET 5 OF 11

**LEGEND:**  
SEE SHEET 8



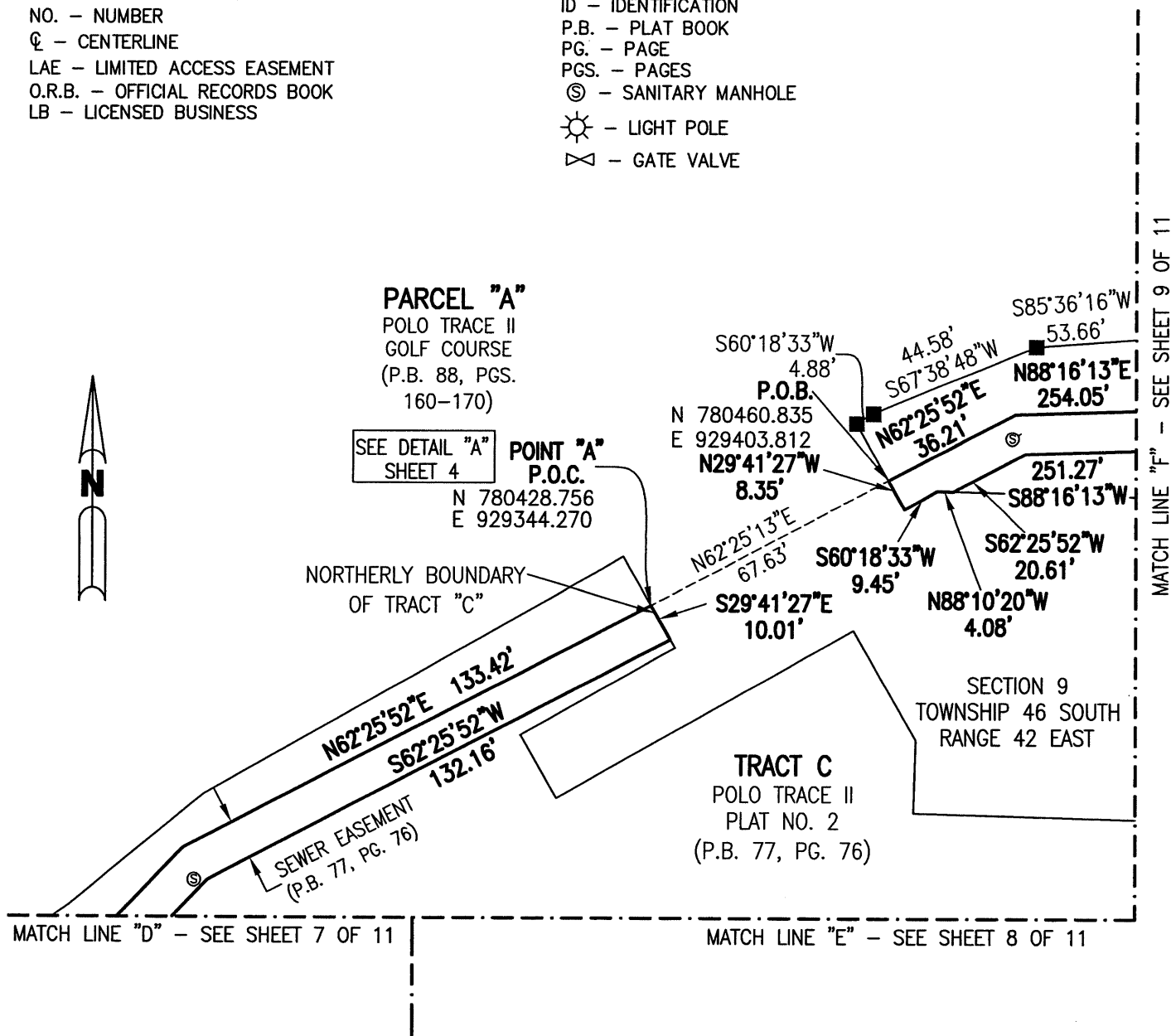
SKETCH OF SPECIFIC PURPOSE SURVEY ABANDONMENT-SEWER & UTILITY EASEMENTS	
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160

SCALE: 1"=40'	DATE: 3/26/18
REVIEWED: PW	SHEET 7 OF 11
DRAWING No: D0263BD01	DRAWN: BEJ

SKETCH OF SPECIFIC PURPOSE SURVEY

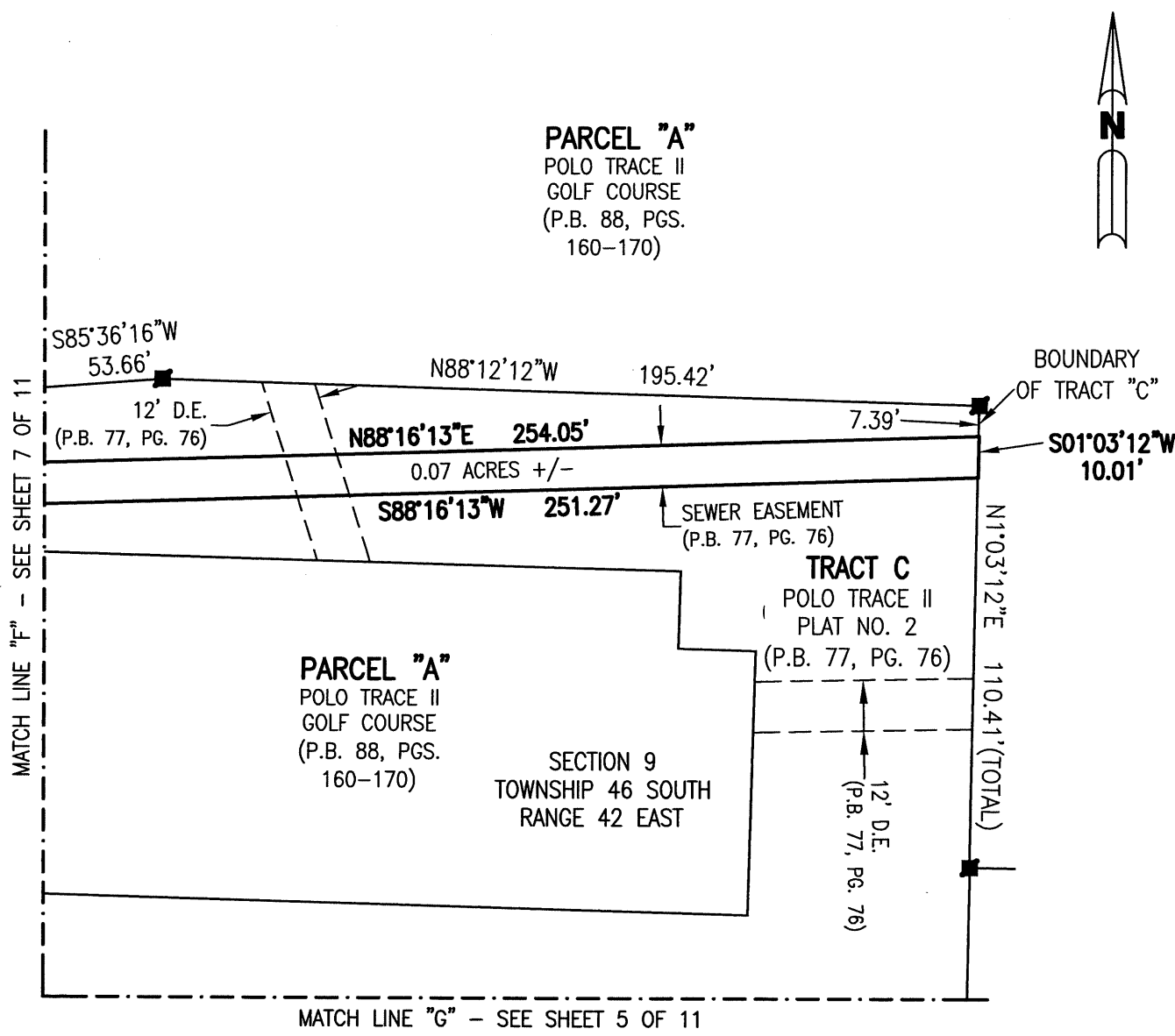
LEGEND

- |   |  |
|---|--|
| ■ - FOUND PERMANENT REFERENCE MONUMENT LB4431 | Δ - CENTRAL ANGLE                          |
| UE - UTILITY EASEMENT                         | R - RADIUS                                 |
| DE - DRAINAGE EASEMENT                        | L - ARC LENGTH                             |
| (R) - RADIAL LINE.                            | R/W - RIGHT-OF-WAY                         |
| N.T.S. - NOT TO SCALE                         | PBCUE - PALM BEACH COUNTY UTILITY EASEMENT |
| BE - BUFFER EASEMENT                          | OE - OVERHANG EASEMENT                     |
| NO. - NUMBER                                  | TYP - TYPICAL                              |
| ℄ - CENTERLINE                                | ID - IDENTIFICATION                        |
| LAE - LIMITED ACCESS EASEMENT                 | P.B. - PLAT BOOK                           |
| O.R.B. - OFFICIAL RECORDS BOOK                | PG. - PAGE                                 |
| LB - LICENSED BUSINESS                        | PGS. - PAGES                               |
|   | ⊙ - SANITARY MANHOLE                       |
|   | ☼ - LIGHT POLE                             |
|   | ⋈ - GATE VALVE                             |



SKETCH OF SPECIFIC PURPOSE SURVEY ABANDONMENT-SEWER & UTILITY EASEMENTS		SCALE: 1"=40'	DATE: 3/26/18
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1	REVIEWED: PW	SHEET 8 OF 11
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160	DRAWING No: D0263BD01	DRAWN: BEJ

SKETCH OF SPECIFIC PURPOSE SURVEY

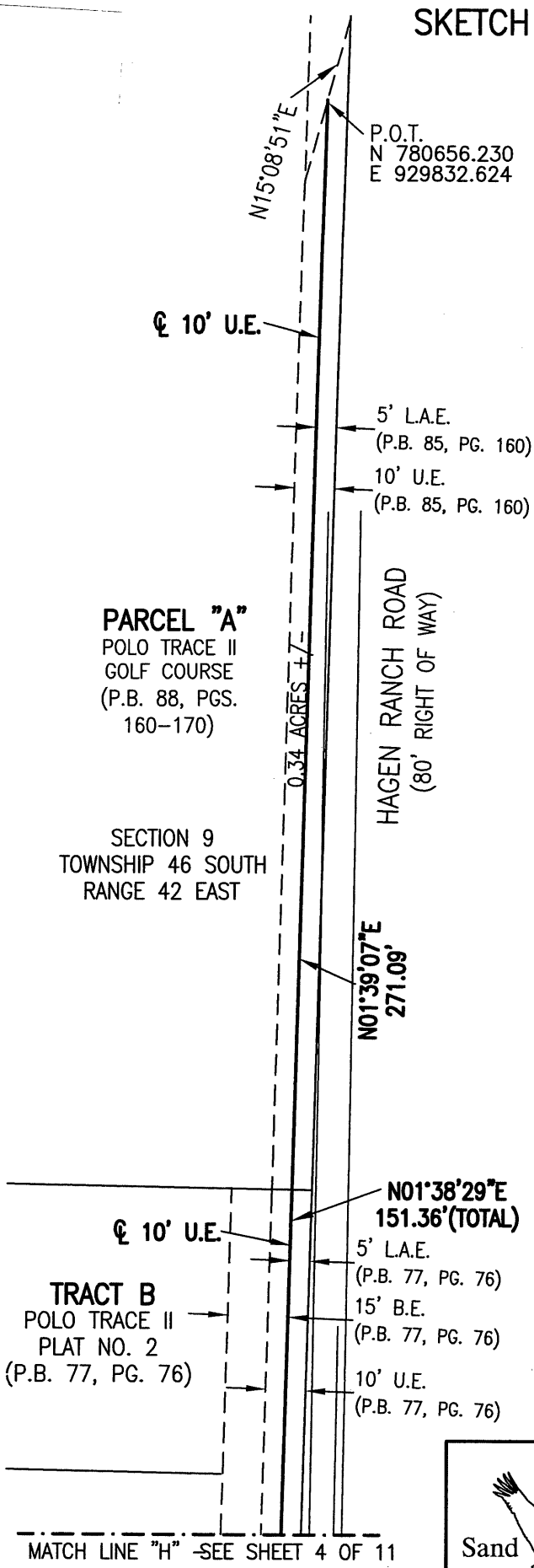


**LEGEND:**  
SEE SHEET 8




SKETCH OF SPECIFIC PURPOSE SURVEY ABANDONMENT-SEWER & UTILITY EASEMENTS		SCALE: 1"=40'	DATE: 3/26/18
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1	REVIEWED: PW	SHEET 9 OF 11
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160	DRAWING No: D0263BD01	DRAWN: BEJ

SKETCH OF SPECIFIC PURPOSE SURVEY

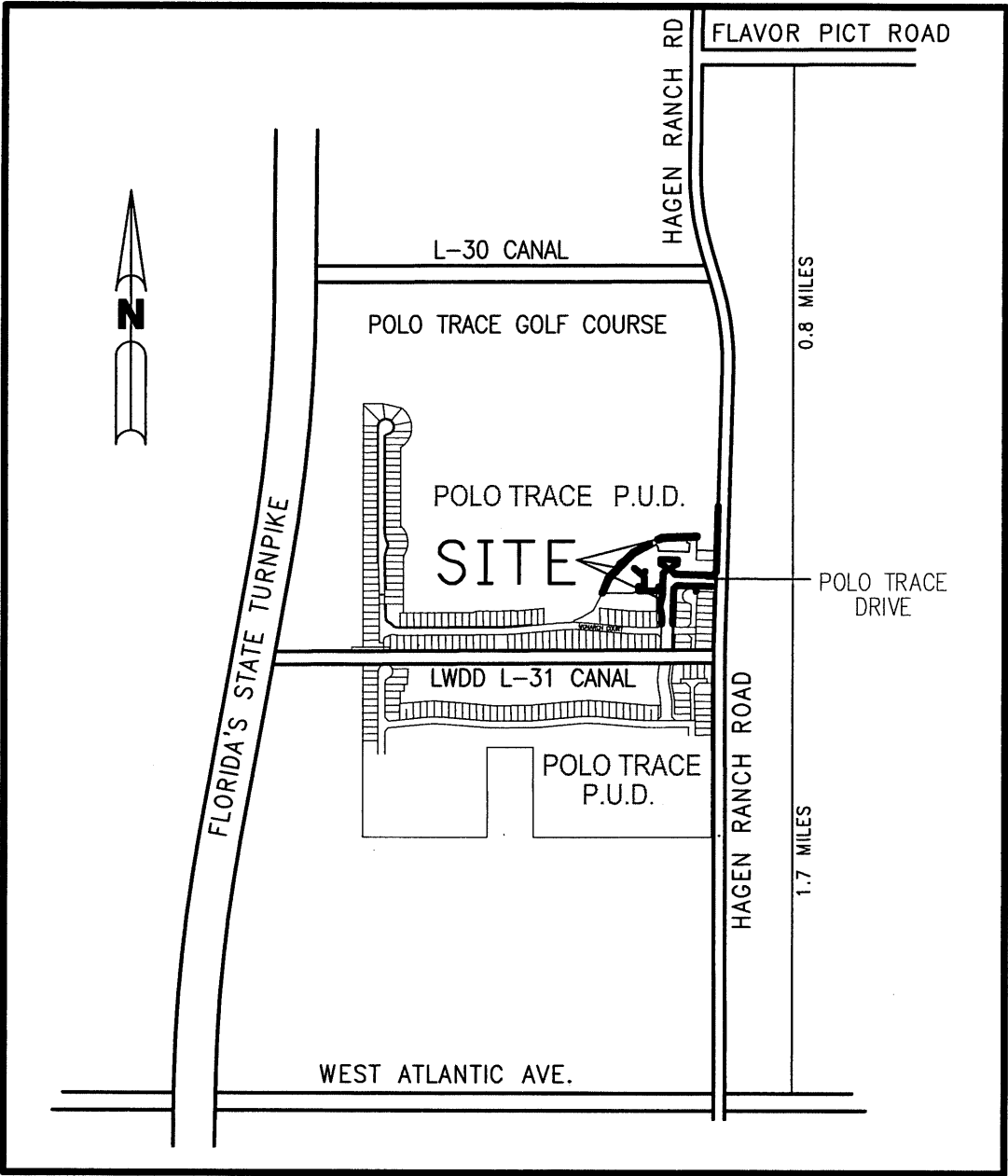


**LEGEND:**  
SEE SHEET 8

SKETCH OF SPECIFIC PURPOSE SURVEY ABANDONMENT-SEWER & UTILITY EASEMENTS	
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160

 Sand & Hills Surveying, Inc.	SCALE: 1"=40'	DATE: 3/26/18
	REVIEWED: PW	SHEET 10 OF 11
	DRAWING No: D0263BD01	DRAWN: BEJ

SKETCH OF SPECIFIC PURPOSE SURVEY



LOCATION MAP



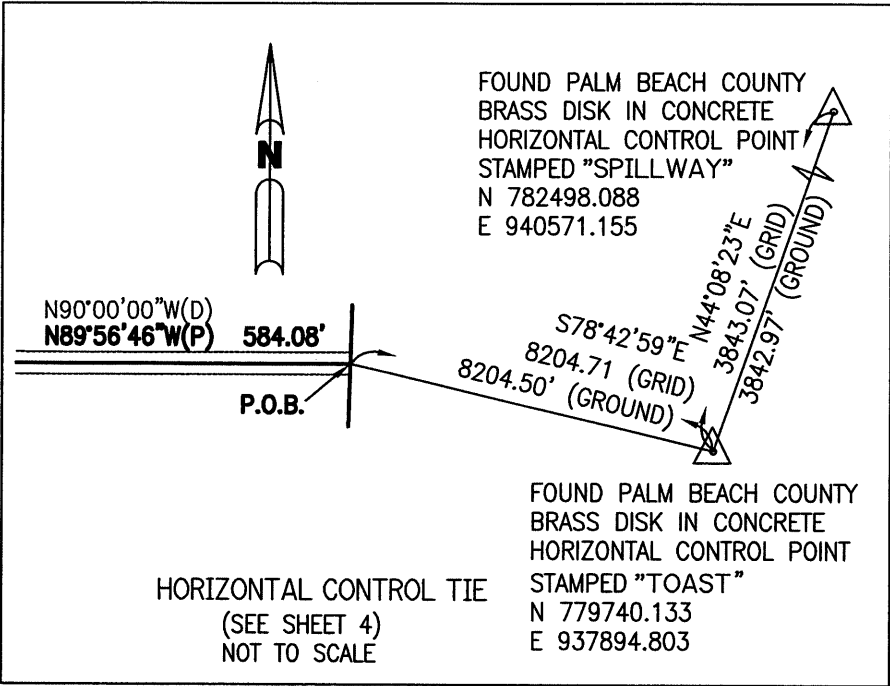
SKETCH OF SPECIFIC PURPOSE SURVEY ABANDONMENT-SEWER & UTILITY EASEMENTS		SCALE: 1"=40'	DATE: 3/26/18
		REVIEWED: PW	SHEET 11 OF 11
POLO TRACE II, PLAT NO. 1 P.B. 75, PG. 193	POLO TRACE II, PLAT NO. 3 P.B. 83, PG. 1	DRAWING No: D0263BD01	DRAWN: BEJ
POLO TRACE II, PLAT NO. 2 P.B. 77, PG. 76	POLO TRACE II, GOLF COURSE P.B. 88, PG. 160		

SKETCH OF BOUNDARY SURVEY

SURVEYOR'S REPORT:

- 1. THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
- 2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
- 5. NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE AS STATED IN THAT EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 6348, PAGE 53, BEING ASSUMED WITH THE WEST LINE OF HAGEN RANCH ROAD HAVING A BEARING OF SOUTH 01°35'53" WEST AND ALL OTHER BEARINGS BEING RELATIVE THERETO.
- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 10. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MARCH 21, 2018 AT 11:00 PM, REVISED APRIL 6, 2018 (REVISION H), ORDER NO. 5862167. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
- 10. SUBJECT TO MATTERS AS SHOWN ON THE PLAT OF POLO TRACE II GOLF COURSE, AS RECORDED IN PLAT BOOK 88, PAGE 160. (PLOTTED)
- 11. TERMS AND PROVISIONS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 27, 1996 IN OFFICIAL RECORDS BOOK 9588, PAGE 473. (PLOTTED)

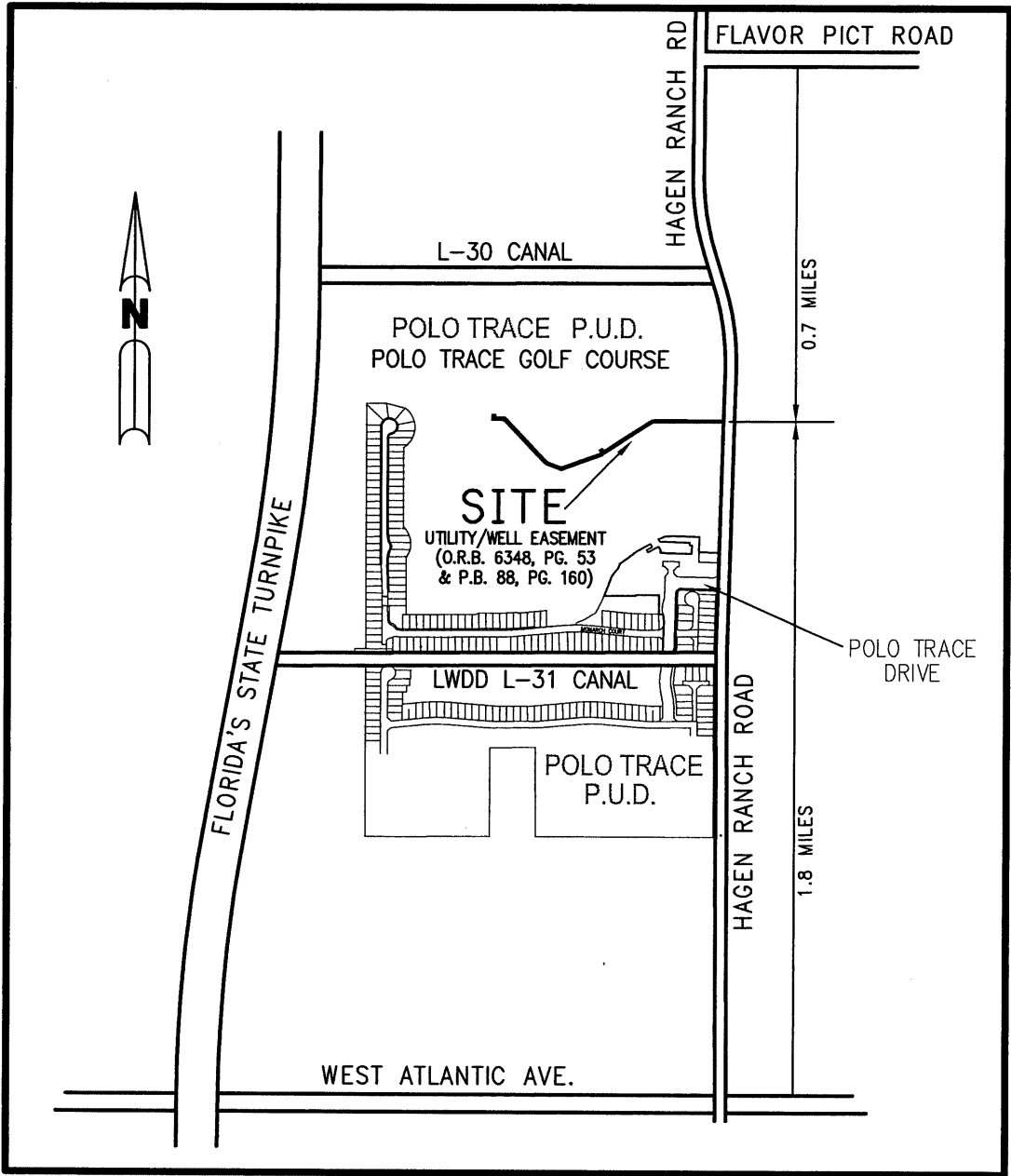
- NOTE:
- COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT)
  - ZONE = FLORIDA EAST ZONE
  - LINEAR UNIT = U.S. SURVEY FEET
  - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
  - ALL DISTANCES ARE GROUND
  - SCALE FACTOR = 1.0000258
  - DEED BEARINGS TO GRID BEARING ROTATION = -0°40'43" (COUNTER CLOCKWISE)
  - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - THE COORDINATES SHOWN HEREON WERE OBTAINED FROM THE PLAT OF POLO TRACE II GOLF COURSE.



SKETCH OF BOUNDARY SURVEY  
PALM BEACH COUNTY UTILITY &  
WELL SITE EASEMENTS  
POLO TRACE P.U.D.  
ABANDONMENT

SCALE: --	DATE: 3/26/18
REVIEWED: PW	SHEET 2 OF 5
DRAWING No: D0263BD03	DRAWN: BEJ

SKETCH OF BOUNDARY SURVEY



LOCATION MAP



SKETCH OF BOUNDARY SURVEY  
PALM BEACH COUNTY UTILITY &  
WELL SITE EASEMENTS  
POLO TRACE P.U.D.  
ABANDONMENT

SCALE:  
--

DATE:  
3/26/18

REVIEWED: PW

SHEET 3 OF 5

DRAWING No:  
D0263BD03

DRAWN: BEJ

# SKETCH OF BOUNDARY SURVEY

INTERSECTION OF A LINE 115.96' SOUTH OF AND PARALLEL WITH THE  
NORTH LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
AND THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD

NORTH LINE OF POLO TRACE II GOLF COURSE  
(P.B. 88, PGS. 160-170)

## BASIS OF BEARINGS

PRM 1 N 781706.42  
E 929854.48

PRM 2 N 780385.08  
E 929835.28

S01°35'53"W (D)  
S00°55'10"W (GRID)  
1321.47'

S16°56'37"E S17°37'16"E  
5.94'(D) 5.90'(P)  
R=1870.08' R=1869.86'  
Δ=18°32'30" Δ=18°32'26"  
L=605.18'(D) L=605.07'(P&M)

FOUND 4"x4"  
CONCRETE MONUMENT  
STAMPED "PRM LB4431"  
S01°35'53"W S01°39'07"W  
360.95'(D) 360.95'(P)

20' U.E.  
(O.R.B. 6348, PG. 53 &  
P.B. 88, PG. 170)  
CONTAINING 1.03 ACRES +/-

30' ROAD EASEMENT (P.B. 2, PG. 26)  
(ABANDONED PER O.R.B. 794, PG. 640)

BOW  
GV(2)

**PARCEL "A"**  
POLO TRACE II GOLF COURSE  
(P.B. 88, PGS. 160-170)  
(EASEMENT O.R.B. 9588, PG. 473)

TRACT 22  
**DETAIL "A"**  
THIS SHEET

488.47'  
S57°03'41"W(D)  
S57°06'55"W(P)  
507.59'

TRACT 23

PALM BEACH FARMS  
CO. PLAT NO. 1  
PLAT BOOK 2, PAGES 26-28  
SECTION 9

TRACT 24

**P.O.B.**  
N 781345.51  
E 929848.69  
SEE SHEET 2  
FOR TIE TO  
CONTROL  
MONUMENTS

FOUND 4"x4"  
CONCRETE MONUMENT  
STAMPED "PRM LB4431"

P.B. Co. DRAWING 3-56-027  
ORB 688, PG. 283, ORB 696, PG. 120  
ORB 704, PG. 249, ORB 706, PG. 142

**POINT "A"**  
SECTION 9,  
TOWNSHIP 46 SOUTH,  
RANGE 42 EAST

## LEGEND:

CONC - CONCRETE  
CP - CONTROL PANEL  
(D) - DEED  
GV - GATE VALVE  
L.B. - LICENSED BUSINESS  
O.R.B. - OFFICIAL RECORDS BOOK  
(P) - PLAT (P.B. 88, PG. 160)  
P.B. - PLAT BOOK  
PGS. - PAGES  
U.E. - UTILITY EASEMENT  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.O.T. - POINT OF TERMINUS  
○ - SET 5/8" IRON ROD & CAP LB7741

**DETAIL "A"**  
WELL SITE EASEMENT  
SCALE: 1"=40'

**25'x25' WELL SITE**  
(O.R.B. 6348, PG. 53)

CONC PAD/  
WELL/CP

**P.O.T.**  
N 781097.01  
E 928838.66

N32°56'19"W(D)  
N32°53'07"W

25.00'

N32°56'19"W(D)  
N32°53'07"W

9.66'

**P.O.B.**  
N 781076.19  
E 928852.50

20' U.E.  
(O.R.B. 6348, PG. 53)

**POINT "A"** N 781068.15  
**P.O.C.** E 928857.85

SKETCH OF BOUNDARY SURVEY  
PALM BEACH COUNTY UTILITY &  
WELL SITE EASEMENTS  
POLO TRACE P.U.D.  
ABANDONMENT

SCALE:  
1"=150'

DATE:  
3/26/18

REVIEWED: PW

SHEET 4 OF 5

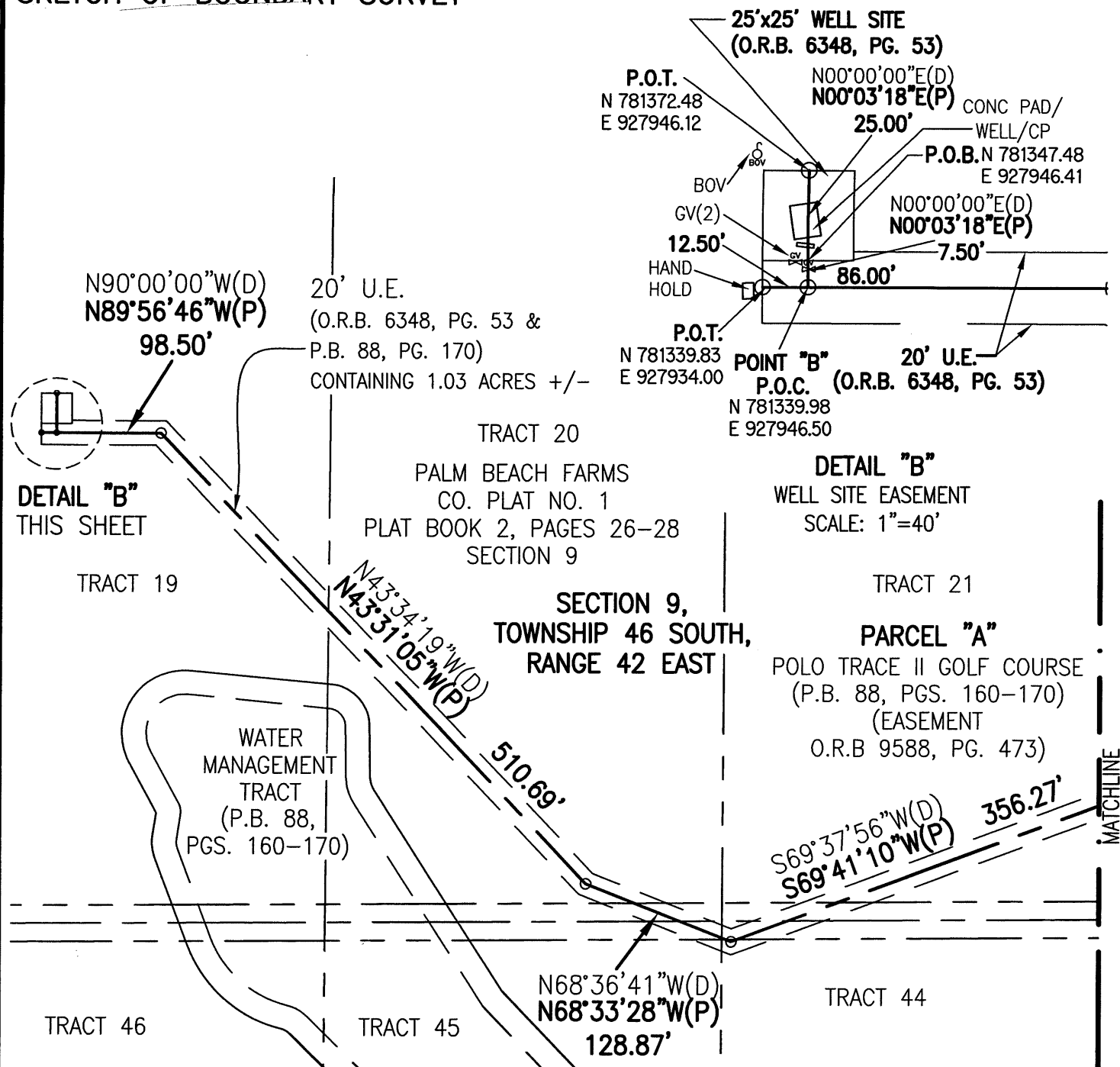
DRAWING No:  
D0263BD03

DRAWN: BEJ

Sand & Hills Surveying, Inc.



## SKETCH OF BOUNDARY SURVEY



SEE SHEET 4 FOR LEGEND



Sand &amp; Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY  
PALM BEACH COUNTY UTILITY &  
WELL SITE EASEMENTS  
POLO TRACE P.U.D.  
ABANDONMENT

SCALE:  
1"=150'

DATE:  
3/26/18

REVIEWED: PW

SHEET 5 OF 5

DRAWING No:  
D0263BD03

DRAWN: BEJ