

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: May 7, 2019	<input type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> 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 abandoning any public interest in a portion of the unimproved right-of-way (ROW) of Tract RW, also known as a portion of Flavor Pict Road; a portion of a utility easement lying within a portion of Tracts CV1, CV2 and P2; a roadway construction easement lying within a portion of Tracts R and R1; a mass transit easement lying within a portion of Tract CV2; and a mass transit easement lying within a portion of Tract P2 (Abandonment Sites), all as shown on the plat of Delray Holdings 282, recorded in Plat Book 111, Page 136, Public Records of Palm Beach County (County).

SUMMARY: Adoption of this Resolution will eliminate the public dedications that are in conflict with future redevelopment plans by Boynton Beach Associates XXVI, LLLP (Petitioner). The Abandonment Sites are located east of State Road 7 and a short distance north of 130th Street South. District 5 (YBH).


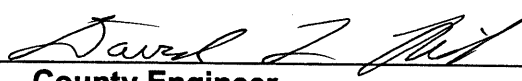
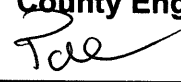
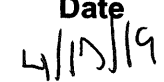
Background and Policy Issues: The Petitioner has requested the County clear this encumbrance to allow for development of the site. The Abandonment Sites will be incorporated into a new residential development. The abandonment of the portion of Flavor Pict Road is required under Engineering Condition of Approval 24 in Resolution R-2018-1703 and will be replaced by new public ROW with an alignment approved by the County prior to issuance of the first building permit per Engineering Condition of Approval 25 also in Resolution R-2018-1703. The Engineering Department advertised this public hearing on Sunday, April 21, 2019.

All reviewing agencies and utility service providers have approved this abandonment.

Privilege Fee Statement: In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, the Flavor Pict ROW portion of the Abandonment Site is subject to a privilege fee of \$834.43. The calculations are as follows:

Total sq. ft. of ROW of Abandonment Site	211,427 square feet
Less replacement ROW for Flavor Pict Road.	195,232 square feet
Total sq. ft. subject to a Privilege Fee.	16,195 square feet
Average sq. ft. value of abutting parcels.	\$0.1879
Overall Abandonment Site value.	\$3,043.04
80% of value	\$2,434.43
Less Filing Fee:	-1,600.00
Total Privilege Fee Due	\$834.43

- Attachments:**
- 1. Location Sketch
 - 2. Resolution with Exhibits 'A', 'B', 'C', 'D', and 'E'

Recommended by:  ybh		7/11/19
	County Engineer	Date
Approved By: 		4/15/19
	Assistant County Administrator	Date

II. 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	(\$ 835)	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	(\$ 835)	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

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

Budget Acct No.: Fund 3500 Dept. 800 Unit 8005 Rev Src 6425

Recommended Sources of Funds/Summary of Fiscal Impact:

Transportation Improvement Fund
Abandonment Ordinance Fees

If approved the petition is subject to a privilege fee of \$834.43

C. Departmental Fiscal Review: Alii Kovalainen

III. REVIEW COMMENTS

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

[Signature] 4/15/19
OFMB
4/15/19
Contract Dev. and Control
[Signature] 4/15/19

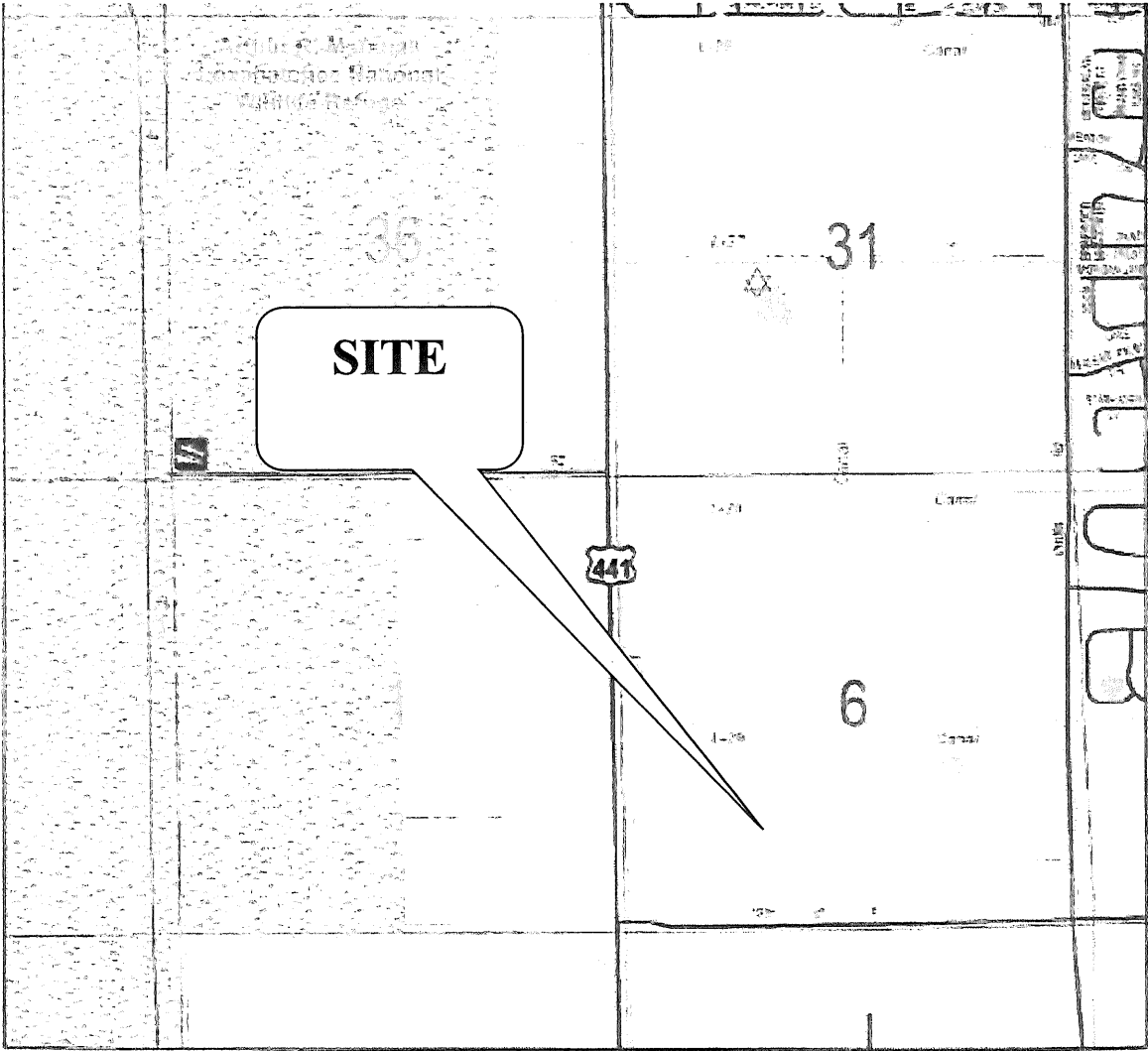
B. Approved as to Form and Legal Sufficiency:

[Signature] 4/16/2019
Assistant County Attorney

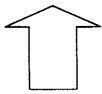
C. Other Department Review:

Department Director

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



LOCATION SKETCH



N (Not to scale)

A PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF TRACT RW, ALSO KNOWN AS A PORTION OF FLAVOR PICT ROAD; A PORTION OF A UTILITY EASEMENT LYING WITHIN A PORTION OF TRACTS CV1, CV2 AND P2; A ROADWAY CONSTRUCTION EASEMENT LYING WITHIN A PORTION OF TRACTS R AND R1; A MASS TRANSIT EASEMENT LYING WITHIN A PORTION OF TRACT CV2; AND A MASS TRANSIT EASEMENT LYING WITHIN A PORTION OF TRACT P2 (ABANDONMENT SITES), ALL AS SHOWN ON THE PLAT OF DELRAY HOLDINGS 282, RECORDED IN PLAT BOOK 111, PAGE 136, PUBLIC RECORDS OF PALM BEACH COUNTY.

RESOLUTION NO. R-2019-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY AND ALL PUBLIC INTEREST IN A PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF TRACT RW, ALSO KNOWN AS A PORTION OF FLAVOR PICT ROAD; A PORTION OF A UTILITY EASEMENT LYING WITHIN A PORTION OF TRACTS CV1, CV2 AND P2; A ROADWAY CONSTRUCTION EASEMENT LYING WITHIN A PORTION OF TRACTS R AND R1; A MASS TRANSIT EASEMENT LYING WITHIN A PORTION OF TRACT CV2; AND A MASS TRANSIT EASEMENT LYING WITHIN A PORTION OF TRACT P2, ALL AS SHOWN ON THE PLAT OF DELRAY HOLDINGS 282, RECORDED IN PLAT BOOK 111, PAGE 136, PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09 Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance No. 2002-034, known as the County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of Boynton Beach Associates XXVI, LLLP called a public hearing to be held in the BCC Chambers, at the Robert Weisman Palm Beach County Governmental Center, 301 North Olive Avenue, West Palm Beach, Florida, on May 7, 2019, 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 that portion of unimproved right-of-way of Tract RW, also known as a portion of Flavor Pict Road; a portion of a utility easement, a roadway construction easement and two mass transit easements, all as set forth on the sketches and legal descriptions in **Exhibits A, B, C, D and E**; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such hearing was duly published in the Palm Beach Post on April 21, 2019; and

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

WHEREAS, the BCC held said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive

RESOLUTION NO. R-2019-_____

any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

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

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The portion of right-of-way, portion of utility easement, roadway construction easement, and two mass transit easements are hereby abandoned and closed and the BCC does hereby renounce and disclaim any and all right or interest of the County and the Public in and to a portion of right-of-way, a portion of utility easement, a roadway construction easement, and two mass transit easements, all as more fully described in the legal descriptions and sketches in **Exhibits A, B, C, D, and E**, attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10 Florida Statutes and the Ordinance.

(Remainder of page left intentionally blank)

RESOLUTION NO. R-2019-_____

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 Mack Bernard, Mayor
- Commissioner Dave M. Kerner, Vice Mayor
- Commissioner Hal R. Valeche
- Commissioner Gregg K. Weiss
- Commissioner Robert S. Weinroth
- Commissioner Mary Lou Berger
- Commissioner Melissa McKinlay

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2019.

**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**

^{ybh}
BY: _____
Yelizaveta B. Herman,
Assistant County Attorney

EXHIBIT A

DESCRIPTION:

A PORTION OF TRACT RW, FLAVOR PICT ROAD, OF THE PLAT OF DELRAY HOLDINGS 282, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 111, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGIN AT THE NORTHWEST CORNER OF SAID TRACT RW; THENCE, ALONG THE NORTH LINE OF SAID TRACT RW THE FOLLOWING SIX (6) COURSES, NORTH 89°36'32" EAST, A DISTANCE OF 238.51 FEET; THENCE SOUTH 76°53'34" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 22.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 960.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°29'18", A DISTANCE OF 477.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°07'14" EAST, A DISTANCE OF 301.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2060.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°50'08", A DISTANCE OF 317.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE, DEPARTING SAID NORTH LINE OF TRACT RW, NORTH 89°36'32" EAST, A DISTANCE OF 692.82 FEET TO A POINT DESIGNATED AS POINT "A" AND A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT RW AND A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1940.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 00°23'28" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SAID SOUTH LINE OF SAID TRACT RW THE FOLLOWING FOUR (4) COURSES THROUGH A CENTRAL ANGLE OF 28°29'18" A DISTANCE OF 964.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 61°07'14" WEST, A DISTANCE OF 348.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°29'18", A DISTANCE OF 477.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 325.46 FEET TO THE SOUTHWEST CORNER OF SAID TRACT RW; THENCE, ALONG THE WEST LINE OF SAID TRACT RW, NORTH 01°01'21" WEST, A DISTANCE OF 140.01 FEET TO POINT OF BEGINNING.

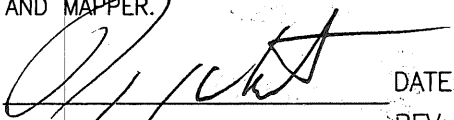
TOGETHER WITH;

COMMENCING AT THE AFORESAID POINT "A"; THENCE, ALONG THE SOUTH LINE OF SAID TRACT RW, NORTH 89°36'32" EAST, A DISTANCE OF 78.69 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID SOUTH LINE OF TRACT RW THE FOLLOWING THREE (3) COURSES, SOUTH 76°53'43" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 86°06'41" EAST, A DISTANCE OF 196.70 FEET; THENCE, DEPARTING SAID SOUTH LINE OF TRACT RW, SOUTH 89°36'32" WEST, A DISTANCE OF 496.33 FEET TO POINT OF BEGINNING;

CONTAINING 211,427 SQUARE FEET OR 4.854 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS BOUNDARY SURVEY OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

 DATE: 12/04/18
PERRY C. WHITE REV: 02/14/19
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF TRACT RW, FLAVOR PICT ROAD P.B. 111, PG. 136	SCALE: NONE	SHEET 1 OF 12
	REVIEWED: PW	DRAWN: DLS
	DATE: 06/24/18	DRAWING No: D0291 EX2

**SURVEYOR'S REPORT:**

1. THIS BOUNDARY PURPOSE SURVEY IS PREPARED FOR G.L. HOMES ACQUISITIONS CORPORATION 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. THERE WERE NO VISIBLE IMPROVEMENTS WITHIN THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "WHIT" AND "VITALITY" FORM A LINE BEARING SOUTH 01°02'54" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.

SURVEYOR'S NOTES CONTINUED ON SHEET 3

SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF TRACT RW, FLAVOR PICT ROAD P.B. 111, PG. 136	SCALE: NONE	SHEET 2 OF 12
	REVIEWED: PW	DRAWN: DLS
	DATE: 06/24/18	DRAWING No: D0291 EX2

SURVEYOR'S REPORT: (CONTINUED)

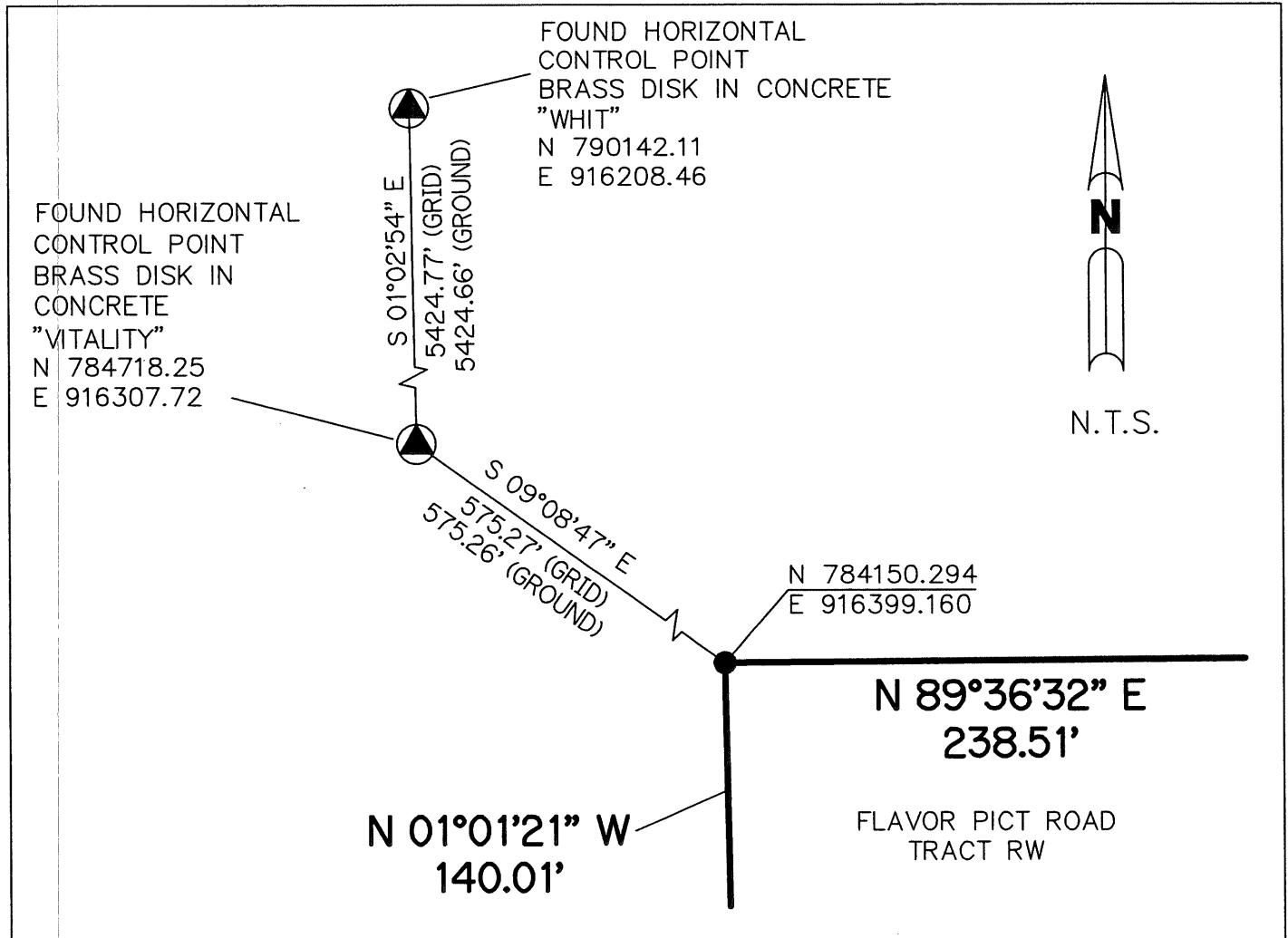
- 11.THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: NOVEMBER 20, 2018 AT 11:00 PM, ORDER NO. 6670138. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
5. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THE PLAT OF DELRAY HOLDINGS 282, AS RECORDED IN PLAT BOOK 111, PAGE 136. AS EFFECTED BY RESOLUTION NO. 2012-1588 RECORDED NOVEMBER 9, 2012 IN OFFICIAL RECORDS BOOK 25584, PAGE 947. **(PLOTTED)**
6. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 11620, PAGE 1290, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT ENCUMBER)**
7. SUBJECT TO THE RIGHT OF WAY OF LYONS ROAD AS SHOWN ON THE ROAD PLAT RECORDED IN ROAD PLAT BOOK 6, PAGE 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **(DOES NOT ENCUMBER)**
8. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THAT STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) WITH PALM BEACH COUNTY, RECORDED JUNE 4, 2004 IN OFFICIAL RECORDS BOOK 17076, PAGE 1805, AS RENEWED BY THAT STANDARD PORTABLE WATER AND WASTEWATER DEVELOPMENT RENEWAL AGREEMENT RECORDED AUGUST 27, 2015 IN OFFICIAL RECORDS BOOK 27766, PAGE 775. **(NOT PLOTTED)**
- 10.COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THOSE EASEMENT DEEDS TO LAKE WORTH DRAINAGE DISTRICT RECORDED 6/8/2008 IN OFFICIAL RECORDS BOOK 22684, PAGE 1678. **(PLOTTED)**
- 11.COVENANTS, CONDITIONS AND RESTRICTIONS IN THAT EASEMENT DEED RECORDED JULY 8, 2008 IN OFFICIAL RECORDS BOOK 22761, PAGE 1090. **(PLOTTED)**
- 12.COVENANTS, CONDITIONS AND EASEMENTS CREATED IN THAT LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1009. **(DOES NOT ENCUMBER)**

SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF TRACT RW, FLAVOR PICT ROAD P.B. 111, PG. 136	SCALE: NONE	SHEET 3 OF 12
	REVIEWED: PW	DRAWN: DLS
	DATE: 06/24/18	DRAWING No: D0291 EX2



HORIZONTAL CONTROL TIE

(SEE SHEET 6)



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

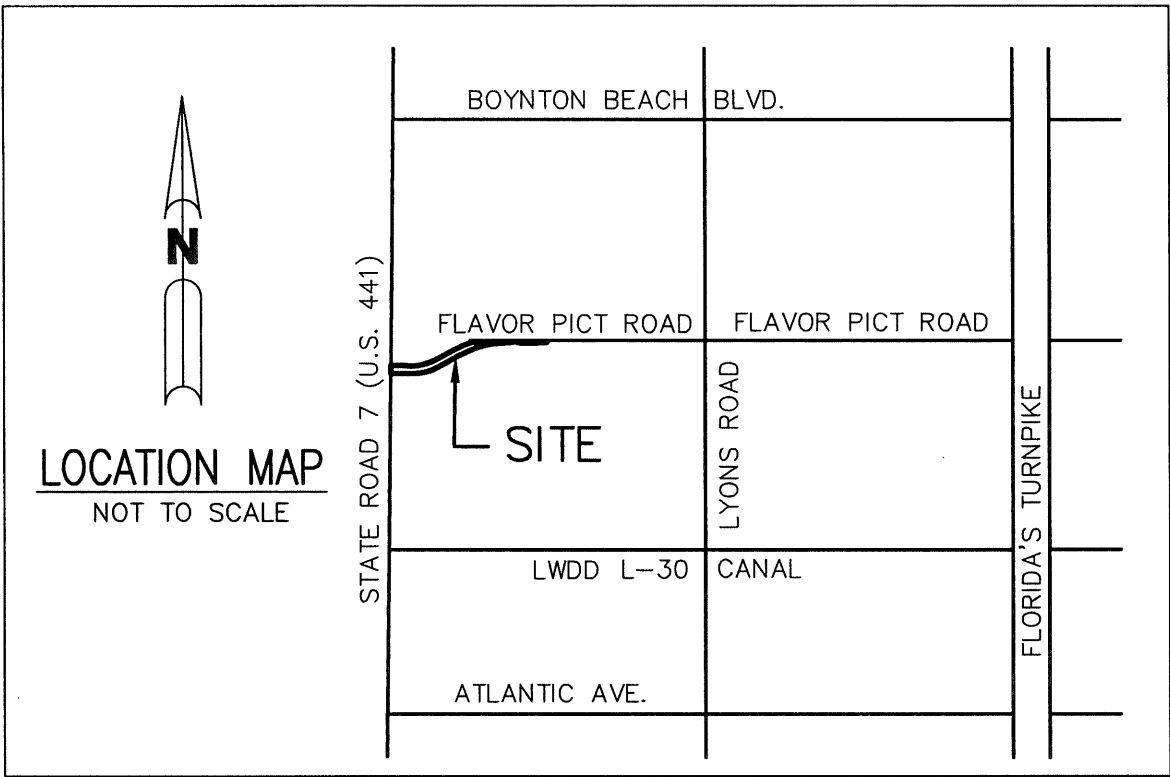
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

SCALE FACTOR = 1.0000188

PLAT BEARING = GRID BEARING

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF TRACT RW, FLAVOR PICT ROAD P.B. 111, PG. 136	SCALE: NONE	SHEET 4 OF 12
	REVIEWED: PW	DRAWN: DLS
	DATE: 06/24/18	DRAWING No: D0291 EX2



LEGEND

- PRM – INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- UE – INDICATES UTILITY EASEMENT.
- DE – INDICATES DRAINAGE EASEMENT.
- (R) – INDICATES RADIAL LINE.
- FND – DENOTES FOUND
- – SET 5/8" IRON ROD & CAP L.B. #7741
- LME – DENOTES LAKE MAINTENANCE EASEMENT
- N.T.S. – DENOTES NOT TO SCALE
- LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LBE – DENOTES LANDSCAPE BUFFER EASEMENT
- NO. – DENOTES NUMBER
- ⊙ – DENOTES CENTERLINE
- L.W.D.D. – DENOTES LAKE WORTH DRAINAGE DISTRICT
- LAE – DENOTES LIMITED ACCESS EASEMENT
- O.R.B. – DENOTES OFFICIAL RECORDS BOOK
- CB – DENOTES CHORD BEARING
- CD – DENOTES CHORD DISTANCE
- PBCUE – DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- Δ – DENOTES CENTRAL ANGLE
- R – DENOTES RADIUS
- L – DENOTES ARC LENGTH
- F.D.O.T.– DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B.– POINT OF BEGINNING
- P.O.C.– POINT OF COMMENCEMENT

- RPB – ROAD PLAT BOOK
- R/W – RIGHT-OF-WAY
- TOB – TOP OF BANK
- U.E.– UTILITY EASEMENT
- W.C. – WITNESS CORNER
- ⌵ – BACK FLOW PREVENTER
- ▤ – CATCH BASIN
- ⊙ – DRAINAGE MANHOLE
- ⊙ – SEWER MANHOLE
- ⊗ – WATER VALVE
- ⊗ – SEWER VALVE
- ⊠ – TRAFFIC PULL BOX
- ⊙ – WELL
- ☼ – LIGHT POLE
- ⊕ – HAND HOLE
- ⌚ – WOOD POWER POLE
- ← – ANCHORE
- ⋯ – GAURDRAIL
- RWA – RECLAIM WATER CROSSING
- FM – FORCEMAIN CROSSING
- OHW— – OVERHEAD WIRES



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF TRACT RW, FLAVOR PICT ROAD P.B. 111, PG. 136	SCALE: NONE	SHEET 5 OF 12
	REVIEWED: PW	DRAWN: DLS
	DATE: 06/24/18	DRAWING No: D0291 EX2
8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741		

DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT P

TRACT L4

P.O.B.

NW. CORNER TRACT RW

FND PRM

N 784150.294

E 916399.160

L.W.D.D. EASEMENT

(O.R.B. 22684, PAGE 1678)

(O.R.B. 22761, PAGE 1090)

FLAVOR PICT ROAD

N89°36'32"E

N. LINE TRACT RW

326.12'

TRACT RW

SW. CORNER TRACT RW

FND PRM

N 784010.303

E 916401.659

S. LINE TRACT RW

S89°36'32"W 325.46'

TRACT CV1

TRACT L8

TRACT P1

40' L.W.D.D. EASEMENT

(O.R.B. 22684, PAGE 1678)

(O.R.B. 22761, PAGE 1090)

OUTFALL

PUMP
SHELTER

NOTE: LANDS SHOWN HEREON LYING WITHIN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF TRACT RW, FLAVOR PICT ROAD
P.B. 111, PG. 136

SCALE:

1"=50'

SHEET 6 OF 12

REVIEWED: PW

DRAWN: DLS

DATE:

06/24/18

DRAWING No:

D0291 EX2

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741

Sand & Hills Surveying, Inc.

MATCHLINE SEE SHEET
7 OF 12

N89°36'32"E

22.77'

S76°53'34"E
51.42'

P.C.

R=960.00'

Δ=28°29'18"

L=477.33'

68.00'

60.00'

5' LAE

10' UE

P.T.

40' L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1678)
(O.R.B. 22761, PAGE 1090)

25' ROAD/DITCH RESERVATION
(PLAT BOOK 2, PAGES 45-54)
(O.R.B. 1585, PAGE 505)

TOB N01°01'21"W

W. LINE TRACT RW

WEST LINE OF BLOCK 62

L.W.D.D. CANAL E-1
(O.R.B. 1585, PAGE 505)



DELRAY HOLDINGS 282
PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT P

$\Delta=28^{\circ}29'18''$ $R=960.00'$ $L=477.33'$

N. LINE TRACT RW
FLAVOR PICT ROAD

$\Delta=28^{\circ}29'18''$ $R=900.00'$ $L=447.49'$
 $CB=N75^{\circ}21'53''E$ $CD=442.90'$

TRACT RW

S. LINE TRACT RW
 $\Delta=28^{\circ}29'18''$ $R=960.00'$ $L=477.33'$

TRACT CVI

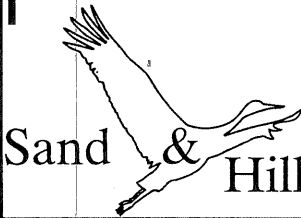
TRACT P1

DELRAY HOLDINGS 282
PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NOTE: LANDS SHOWN HEREON LYING WITHIN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST

MATCHLINE SEE SHEET
6 OF 12

MATCHLINE SEE SHEET
8 OF 12



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF TRACT RW, FLAVOR PICT ROAD
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 7 OF 12
REVIEWED: PW	DRAWN: DLS
DATE: 06/24/18	DRAWING No: D0291 EX2

MATCHLINE SEE SHEET 9 OF 12

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT P1

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF TRACT RW, FLAVOR PICT ROAD
P.B. 111, PG. 136

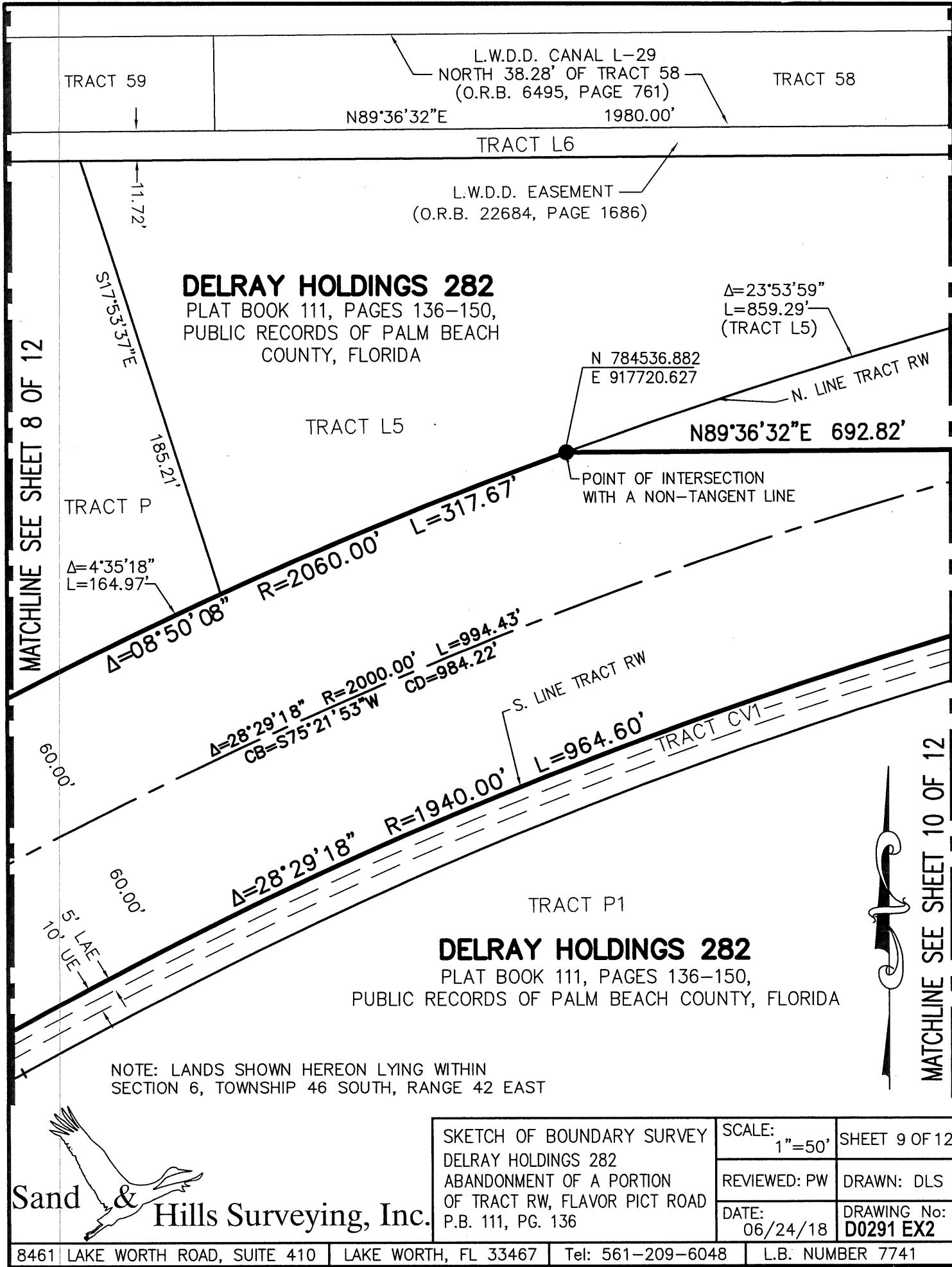
SHEET 8 OF 12

DRAWN: DLS

DRAWING No:
D0291 EX2

8461	LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF TRACT RW, FLAVOR PICT ROAD
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 9 OF 12
REVIEWED: PW	DRAWN: DLS
DATE: 06/24/18	DRAWING No: D0291 EX2

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741

BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 39

TRACT 40

NORTH LINE OF TRACTS 57-60, BLOCK 62

L.W.D.D. CANAL L-29
NORTH 38.28' OF TRACT 58
(O.R.B. 6495, PAGE 761)

TRACT 58

N89°36'32"E

1980.00'

TRACT 57
11.72'

TRACT L6

$\Delta=23^{\circ}53'59''$
L=859.29'
(TRACT L5)

TRACT L5

N. LINE TRACT RW

$\Delta=28^{\circ}29'18''$ R=2000.00' L=994.43'
CB=S75°21'53"W CD=984.22'

N89°36'32"E 692.82'

S. LINE TRACT RW

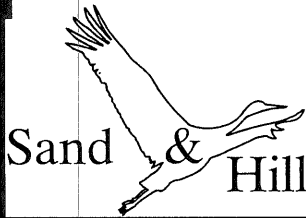
$\Delta=28^{\circ}29'18''$ R=1940.00' L=964.60'

TRACT P1

DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NOTE: LANDS SHOWN HEREON LYING WITHIN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF TRACT RW, FLAVOR PICT ROAD
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 10 OF 12
REVIEWED: PW	DRAWN: DLS
DATE: 06/24/18	DRAWING No: D0291 EX2

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

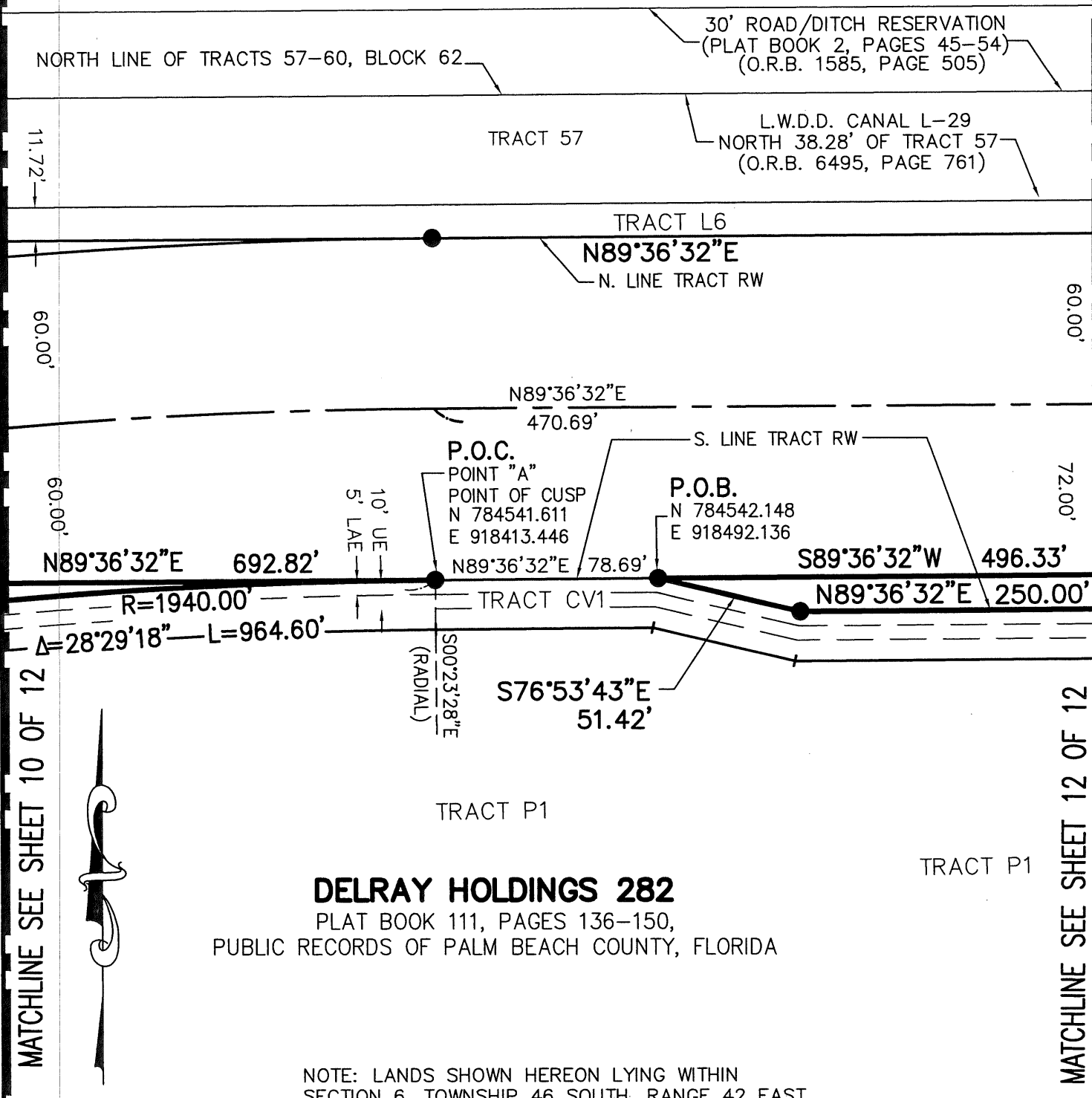
L.B. NUMBER 7741

MATCHLINE SEE SHEET 9 OF 12

MATCHLINE SEE SHEET 11 OF 12

BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 40



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF TRACT RW, FLAVOR PICT ROAD P.B. 111, PG. 136	SCALE: 1"=50'	SHEET 11 OF 12
	REVIEWED: PW	DRAWN: DLS
	DATE: 06/24/18	DRAWING No: D0291 EX2

8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 40

TRACT 41

50' REQUIRED R/W
L.W.D.D. CANAL L-29
(O.R.B. 1732, PAGE 612)

30' ROAD/DITCH RESERVATION
(PLAT BOOK 2, PAGES 45-54)
(O.R.B. 1585, PAGE 505)

TRACT 57
L.W.D.D. CANAL L-29
NORTH 36.96' OF TRACT 56
(O.R.B. 6495, PAGE 761)

30'

TRACT 56

TRACT L6

L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1686)

N. LINE TRACT RW

N89°36'32"E

13.04'

FLAVOR PICT ROAD

N89°36'32"E

470.69'

TRACT RW

S89°36'32"W
2174.60'

N 784545.536
E 918988.468

N43°23'38"E
25.50'

5' LAE
10' UE

72.00'

S. LINE TRACT RW

5' LAE
10' UE

S89°36'32"W 496.33'

N89°36'32"E

250.00'

N86°06'41"E

196.70'

TRACT R1

ROADWAY CONSTRUCTION
EASEMENT

MATCHLINE SEE SHEET
11 OF 12



TRACT P1

TRACT L1

20' LBE

S02°49'16"E

TRACT R

EQUESTRIAN LAKES DRIVE

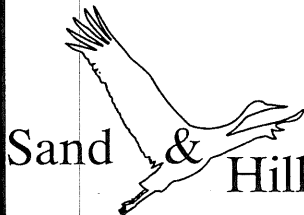
5' LAE

10' UE

TRACT L2

20' LBE

NOTE: LANDS SHOWN HEREON LYING WITHIN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF TRACT RW, FLAVOR PICT ROAD
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 12 OF 12
REVIEWED: PW	DRAWN: DLS
DATE: 06/24/18	DRAWING No: D0291 EX2

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741

DESCRIPTION:

BEING A PORTION OF A UTILITY EASEMENT 10 FEET IN WIDTH AND LYING WITHIN A PORTION TRACTS CV1, CV2 AND P2, OF THE PLAT OF DELRAY HOLDINGS 282, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 111, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 COMMENCE AT THE NORTHEAST CORNER OF SAID DELRAY HOLDINGS 282; THENCE, ALONG THE EAST LINE THEREOF, SOUTH 00°23'28" EAST, A DISTANCE OF 201.00 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°36'32" WEST, A DISTANCE OF 55.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT P2 AND THE POINT OF BEGINNING; THENCE, ALONG SAID EAST LINE OF TRACT P2, SOUTH 00°23'28" EAST, A DISTANCE OF 4.14 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 89°36'32" WEST, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THAT 10 FOOT UTILITY EASEMENT THAT ABUTS THE SOUTH LINE OF TRACT RW OF SAID PLAT OF DELRAY HOLDINGS 282; THENCE, ALONG THE SOUTH LINE OF SAID 10 FOOT UTILITY EASEMENT FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, NORTH 45°23'28" WEST, A DISTANCE OF 69.50 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 267.35 FEET; THENCE NORTH 76°53'43" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 2183.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT R1 OF SAID PLAT OF DELRAY HOLDINGS 282; THENCE, ALONG SAID EAST LINE, NORTH 43°23'38" EAST, A DISTANCE OF 13.85 FEET TO THE NORTHEAST CORNER OF SAID TRACT R1 AND A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT CV2 ALSO BEING THE SOUTH LINE OF TRACT RW OF SAID PLAT OF DELRAY HOLDINGS 282; THENCE, ALONG SAID NORTH LINE OF TRACT CV2 THE FOLLOWING FOUR (4) DESCRIBED COURSES. NORTH 89°36'32" EAST, A DISTANCE OF 2174.60 FEET; THENCE SOUTH 76°53'43" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 270.31 FEET; THENCE SOUTH 45°23'28" EAST, A DISTANCE OF 77.78 FEET TO POINT OF BEGINNING.

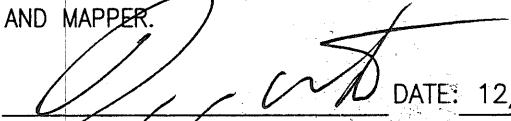
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGIN AT THE NORTHWEST CORNER TRACT CV1 OF SAID DELRAY HOLDINGS 282; THENCE, ALONG THE NORTH LINE THEREOF THE FOLLOWING SEVEN (7) DESCRIBED COURSES, NORTH 89°36'32" EAST, A DISTANCE OF 285.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 960.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°29'18", A DISTANCE OF 477.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°07'14" EAST, A DISTANCE OF 348.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1940.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°29'18", A DISTANCE OF 964.60 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 78.69 FEET; THENCE SOUTH 76°53'43" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT CV1; THENCE, ALONG THE EAST LINE OF SAID TRACT CV1, SOUTH 45°17'24" EAST, A DISTANCE OF 14.12 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE 10 FOOT UTILITY EASEMENT THAT IS COINCIDENT WITH THE NORTH LINE OF SAID TRACT CV1; THENCE, ALONG SAID SOUTH LINE THE FOLLOWING SEVEN (7) DESCRIBED COURSES, SOUTH 89°36'32" WEST, A DISTANCE OF 261.15 FEET; THENCE NORTH 76°53'43" WEST, A DISTANCE OF 51.42 FEET;

DESCRIPTION CONTINUED ON SHEET 2 OF 19

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS BOUNDARY SURVEY OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.



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

DATE: 12/02/18

REV: 02/14/19



SKETCH OF BOUNDARY SURVEY
 DELRAY HOLDINGS 282
 ABANDONMENT OF A PORTION
 OF 10' UTILITY EASEMENT
 P.B. 111, PG. 136

SCALE: NONE	SHEET 1 OF 19
REVIEWED: PW	DRAWN: DLS
DATE: 03/28/18	DRAWING No: D0291BD04

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741

DESCRIPTION: (CONTINUED)

EXHIBIT B

THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 77.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1930.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°29'18", A DISTANCE OF 959.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 61°07'14" WEST, A DISTANCE OF 348.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°29'18", A DISTANCE OF 482.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 285.34 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID UTILITY EASEMENT 10 FEET IN WIDTH; THENCE, ALONG SAID WEST LINE, NORTH 01°01'21" WEST, A DISTANCE OF 10.00 FEET TO POINT OF BEGINNING.

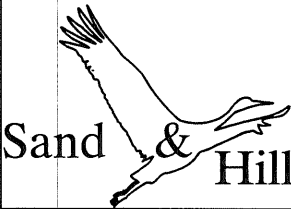
CONTAINING 50,361 SQUARE FEET OR 1.156 ACRES MORE OR LESS.

NOTE: LANDS SHOWN HEREON LYING WITHIN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SURVEYOR'S REPORT:

- 1. THIS SPECIFIC PURPOSE SURVEY IS PREPARED FOR G.L. HOMES ACQUISITIONS CORPORATION 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. THERE WERE NO VISIBLE IMPROVEMENTS ENCUMBERING THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "WHIT" AND "VITALITY" FORM A LINE BEARING SOUTH 01°02'54" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.

SURVEYOR'S NOTES CONTINUED ON SHEET 3



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF 10' UTILITY EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 2 OF 19
	REVIEWED: PW	DRAWN: DLS
	DATE: 03/28/18	DRAWING No: D0291BD04
8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048
L.B. NUMBER 7741		

SURVEYOR’S REPORT: (CONTINUED)

9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM PALM BEACH COUNTY, FLORIDA.
10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.
- 11.THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: NOVEMBER 20, 2018 AT 11:00 PM, ORDER NO. 6670138. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
5. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THE PLAT OF DELRAY HOLDINGS 282, AS RECORDED IN PLAT BOOK 111, PAGE 136. AS EFFECTED BY RESOLUTION NO. 2012-1588 RECORDED NOVEMBER 9, 2012 IN OFFICIAL RECORDS BOOK 25584, PAGE 947. **(PLOTTED)**
6. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THAT STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) WITH PALM BEACH COUNTY, RECORDED JUNE 4, 2004 IN OFFICIAL RECORDS BOOK 17076, PAGE 1805, AS RENEWED BY THAT STANDARD PORTABLE WATER AND WASTEWATER DEVELOPMENT RENEWAL AGREEMENT RECORDED AUGUST 27, 2015 IN OFFICIAL RECORDS BOOK 27766, PAGE 775. **(NOT PLOTTED)**
7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THOSE EASEMENT DEEDS TO LAKE WORTH DRAINAGE DISTRICT RECORDED 6/8/2008 IN OFFICIAL RECORDS BOOK 22684, PAGES 1678, 1686 AND 1699. **(DOES NOT ENCUMBER)**
8. COVENANTS, CONDITIONS AND RESTRICTIONS IN THAT EASEMENT DEED RECORDED JULY 8, 2008 IN OFFICIAL RECORDS BOOK 22761, PAGE 1090. **(DOES NOT ENCUMBER)**
9. COVENANTS, CONDITIONS AND EASEMENTS CREATED IN THAT LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1009. **(DOES NOT ENCUMBER)**
10. CONSERVATION EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1021. **(DOES NOT ENCUMBER)**



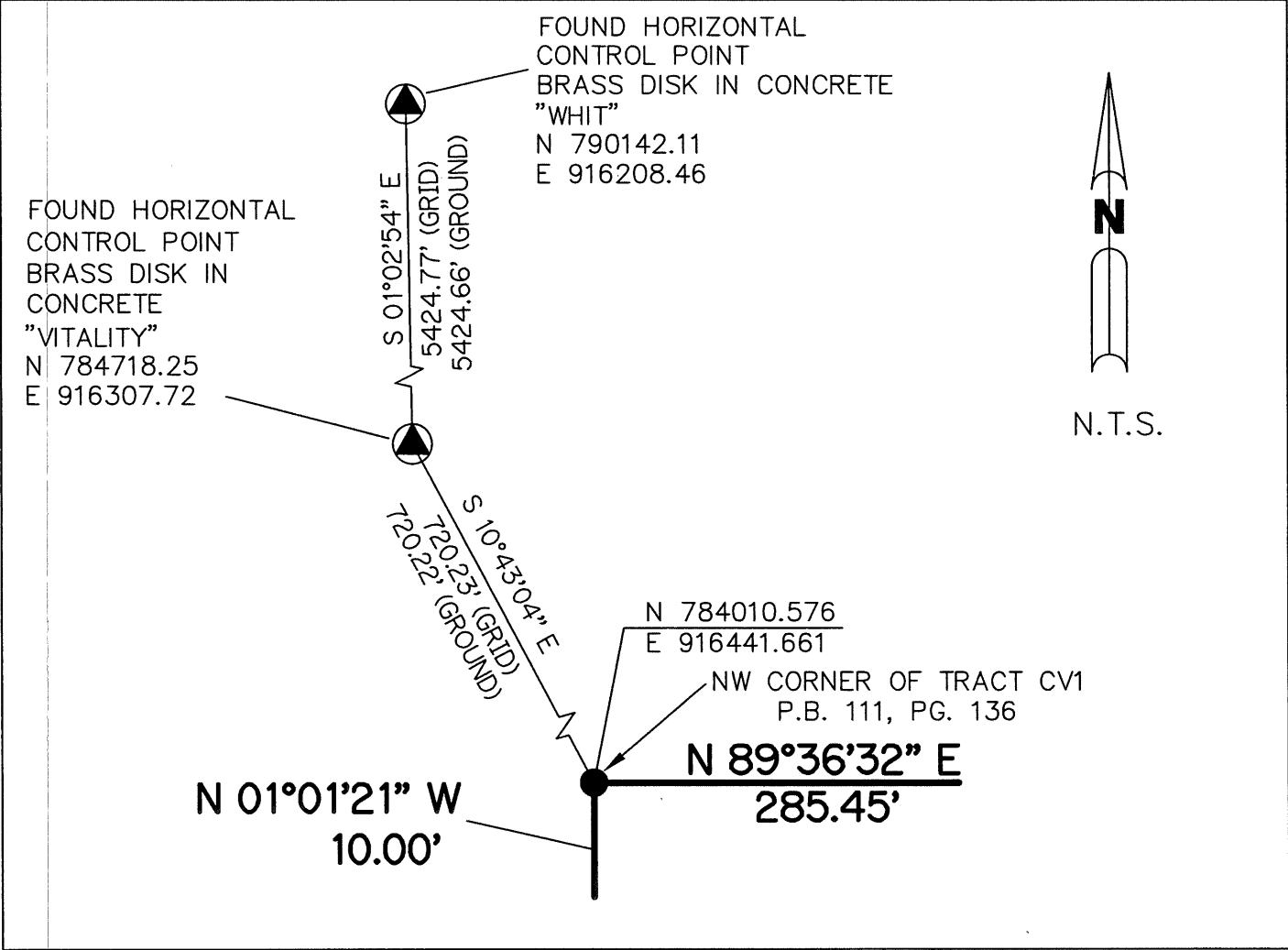
SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF 10' UTILITY EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 3 OF 19
	REVIEWED: PW	DRAWN: DLS
	DATE: 03/28/18	DRAWING No: D0291BD04

8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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HORIZONTAL CONTROL TIE

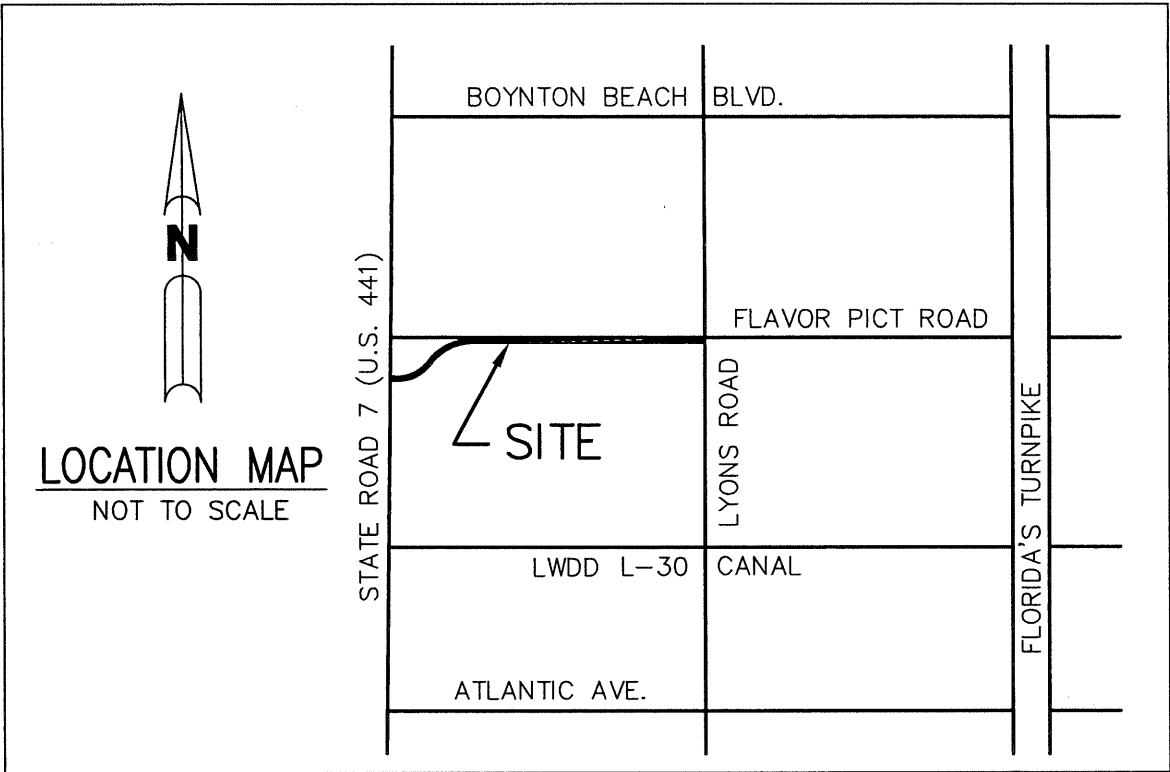
(SEE SHEET 19)



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 UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000188
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741	SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF 10' UTILITY EASEMENT P.B. 111, PG. 136		SCALE: NONE	SHEET 4 OF 19
			REVIEWED: PW	DRAWN: DLS
			DATE: 03/28/18	DRAWING No: D0291BD04



LEGEND

- PRM – INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.

UE – INDICATES UTILITY EASEMENT.

DE – INDICATES DRAINAGE EASEMENT.

(R) – INDICATES RADIAL LINE.

FND – DENOTES FOUND

● – SET 5/8" IRON ROD & CAP L.B. #7741

LME – DENOTES LAKE MAINTENANCE EASEMENT

N.T.S. – DENOTES NOT TO SCALE

LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT

LBE – DENOTES LANDSCAPE BUFFER EASEMENT

NO. – DENOTES NUMBER

Ⓢ – DENOTES CENTERLINE

L.W.D.D. – DENOTES LAKE WORTH DRAINAGE DISTRICT

LAE – DENOTES LIMITED ACCESS EASEMENT

O.R.B. – DENOTES OFFICIAL RECORDS BOOK

CB – DENOTES CHORD BEARING

CD – DENOTES CHORD DISTANCE

PBCUE – DENOTES PALM BEACH COUNTY UTILITY EASEMENT

Δ – DENOTES CENTRAL ANGLE

R – DENOTES RADIUS

L – DENOTES ARC LENGTH

F.D.O.T.– DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION

P.O.B.– POINT OF BEGINNING

P.O.C.– POINT OF COMMENCEMENT
- RPB – ROAD PLAT BOOK

R/W – RIGHT-OF-WAY

TOB – TOP OF BANK

U.E.– UTILITY EASEMENT

W.C. – WITNESS CORNER

▤ – BACK FLOW PREVENTER

▤ – CATCH BASIN

Ⓢ – DRAINAGE MANHOLE

– SEWER MANHOLE

– WATER VALVE

– SEWER VALVE

– TRAFFIC PULL BOX

– WELL

☼ – LIGHT POLE

– HAND HOLE

– WOOD POWER POLE

– ANCHORE

– GAURDRAIL

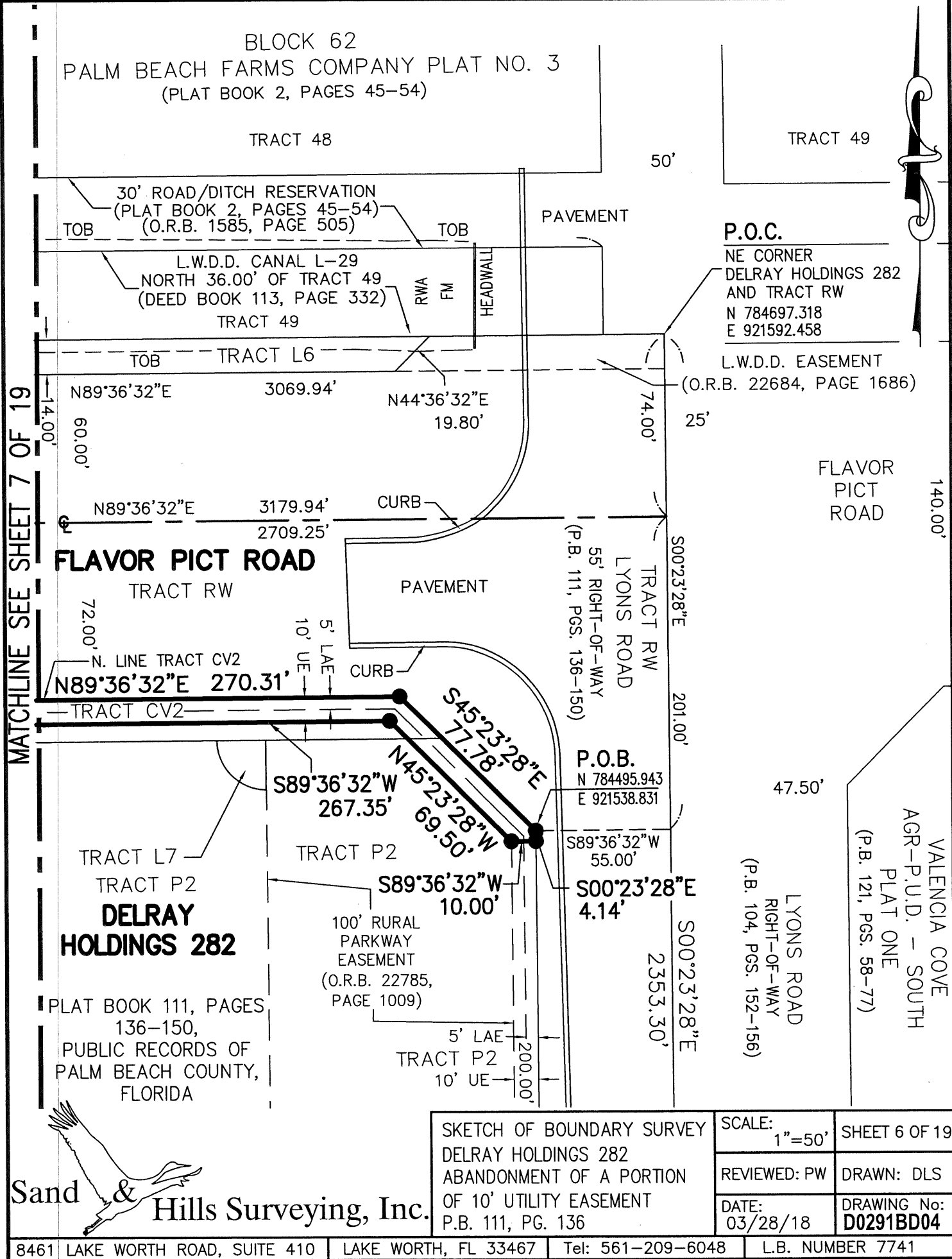
RWA – RECLAIM WATER CROSSING

FM – FORCEMAIN CROSSING

– OVERHEAD WIRES



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF 10' UTILITY EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 5 OF 19
	REVIEWED: PW	DRAWN: DLS
	DATE: 03/28/18	DRAWING No: D0291BD04
8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048
L.B. NUMBER 7741		



BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 47

TRACT 48

NORTH LINE OF
TRACTS 49-56, BLOCK 62

50' REQUIRED R/W
L.W.D.D. CANAL L-29
(O.R.B. 1732, PAGE 612)

TOB

TRACT 50

TRACT 49

TOB

TOB

20.00'

TOB

N89°36'32"E

L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1686)

N. LINE TRACT RW

3069.94'

14.36'

14.00'

FLAVOR PICT ROAD

N89°36'32"E 3179.94'

2709.25'

TRACT RW

N. LINE TRACT CV2

N89°36'32"E

2174.60'

327.07'

TRACT CV2

S89°36'32"W

2183.00'

S76°53'43"E
51.42'

N89°36'32"E 270.31'

N76°53'43"W
51.42'

S89°36'32"W
267.35'

TRACT P2

DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

MATCHLINE SEE SHEET 8 OF 19

MATCHLINE SEE SHEET 6 OF 19



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 7 OF 19
REVIEWED: PW	DRAWN: DLS
DATE: 03/28/18	DRAWING No: D0291BD04

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741

TRACT 47

TRACT 50

8461	LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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TRACT 44

TOB NORTH LINE OF TRACTS 49-56, BLOCK 62 30' ROAD/DITCH RESERVATION (PLAT BOOK 2, PAGES 45-54) (O.R.B. 1585, PAGE 505) TOB

TRACT 53

L.W.D.D. CANAL L-29
-NORTH 36.00' OF TRACT 52-
(DEED BOOK 113, PAGE 258)

TRACT 52

TOB

TRACT L6

TOB

N89°36'32"E

L.W.D.D. EASEMENT —/
(O.R.B. 22684, PAGE 1686)

- N. LINE TRACT RW 3069.94'

FLAVOR PICT ROAD

N89°36'32"E

$$\frac{3179.94'}{2709.25'}$$

TRACT RW

5' LAE →
10' UE →

S89°36'32"W

-N. LINE TRACT CV2

2174.60'

5' LAE →
10' UE →

S89°36'32"W

2183.00'

MATCHLINE SEE SHEET 9 OF 19

MATCHLINE SEE SHEET 7 OF 19

TRACT P2

DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'

SHEET 9 OF 19

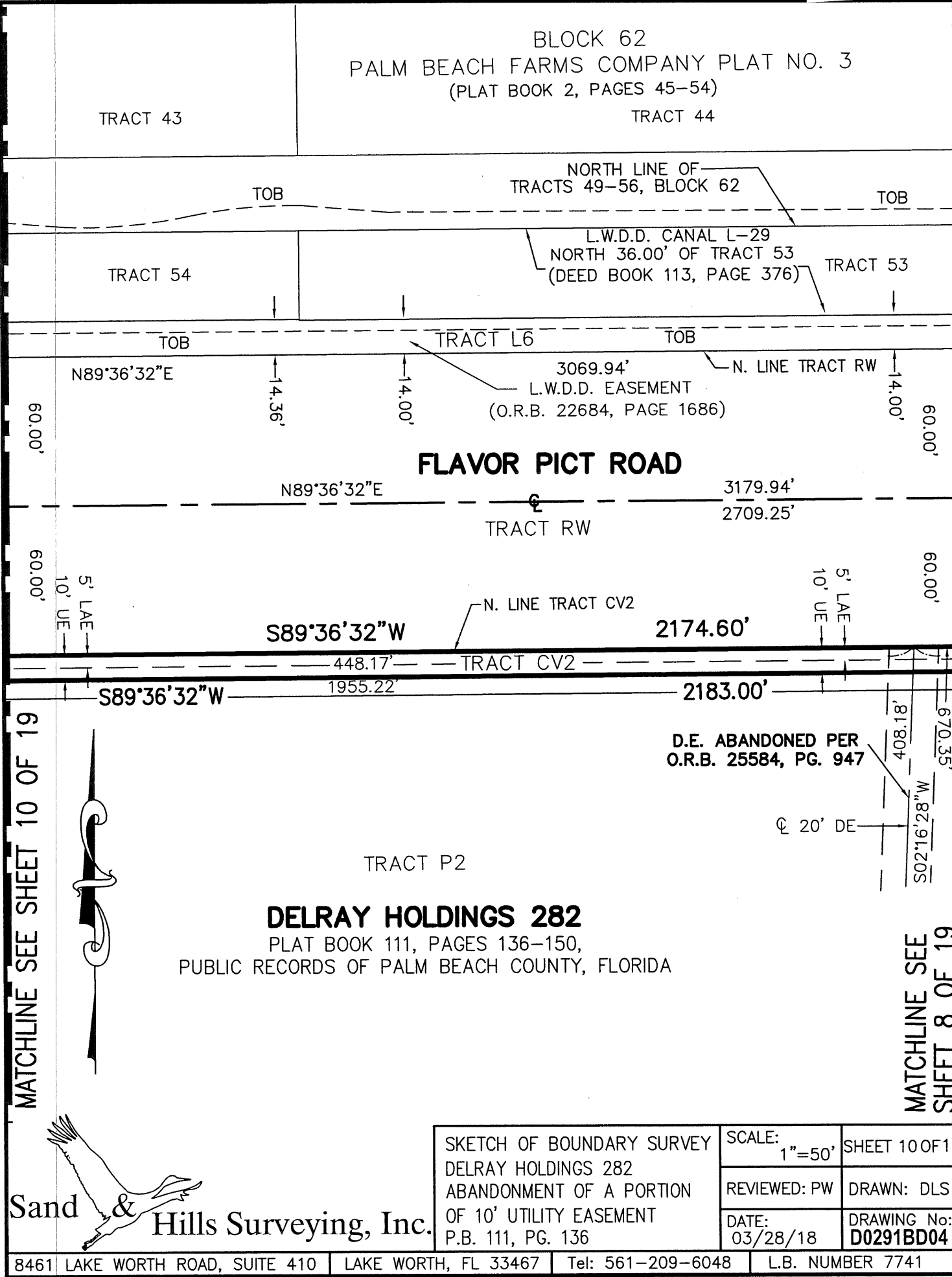
REVIEWED: PW

DRAWN: DLS

DATE:
03/28/18

DRAWING No:
D0291BD04

8461	LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 42

TRACT 43

50' REQUIRED R/W
L.W.D.D. CANAL L-29
(O.R.B. 1732, PAGE 612)

NORTH LINE OF
TRACTS 49-56, BLOCK 62

TOB

TOB

TRACT 55

L.W.D.D. CANAL L-29
NORTH 35.64' OF TRACT 54
(O.R.B. 6495, PAGE 761)

TRACT 54

TOB

TRACT L6

TOB

N89°36'32"E

N. LINE TRACT RW

3069.94'

L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1686)

14.36'

60.00'

60.00'

FLAVOR PICT ROAD

N89°36'32"E

3179.94'

2709.25'

TRACT RW

60.00'

60.00'

5' LAE
10' UE

5' LAE
10' UE

S89°36'32"W

N. LINE TRACT CV2

2174.60'

TRACT CV2

729.00'

448.17'

S89°36'32"W

2183.00'

1955.22'

D.E. ABANDONED PER
O.R.B. 25584, PG. 947

TRACT P2

DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

20' DE

289.97'
S02°16'38"W



MATCHLINE SEE SHEET 11 OF 19

MATCHLINE SEE SHEET 9 OF 19



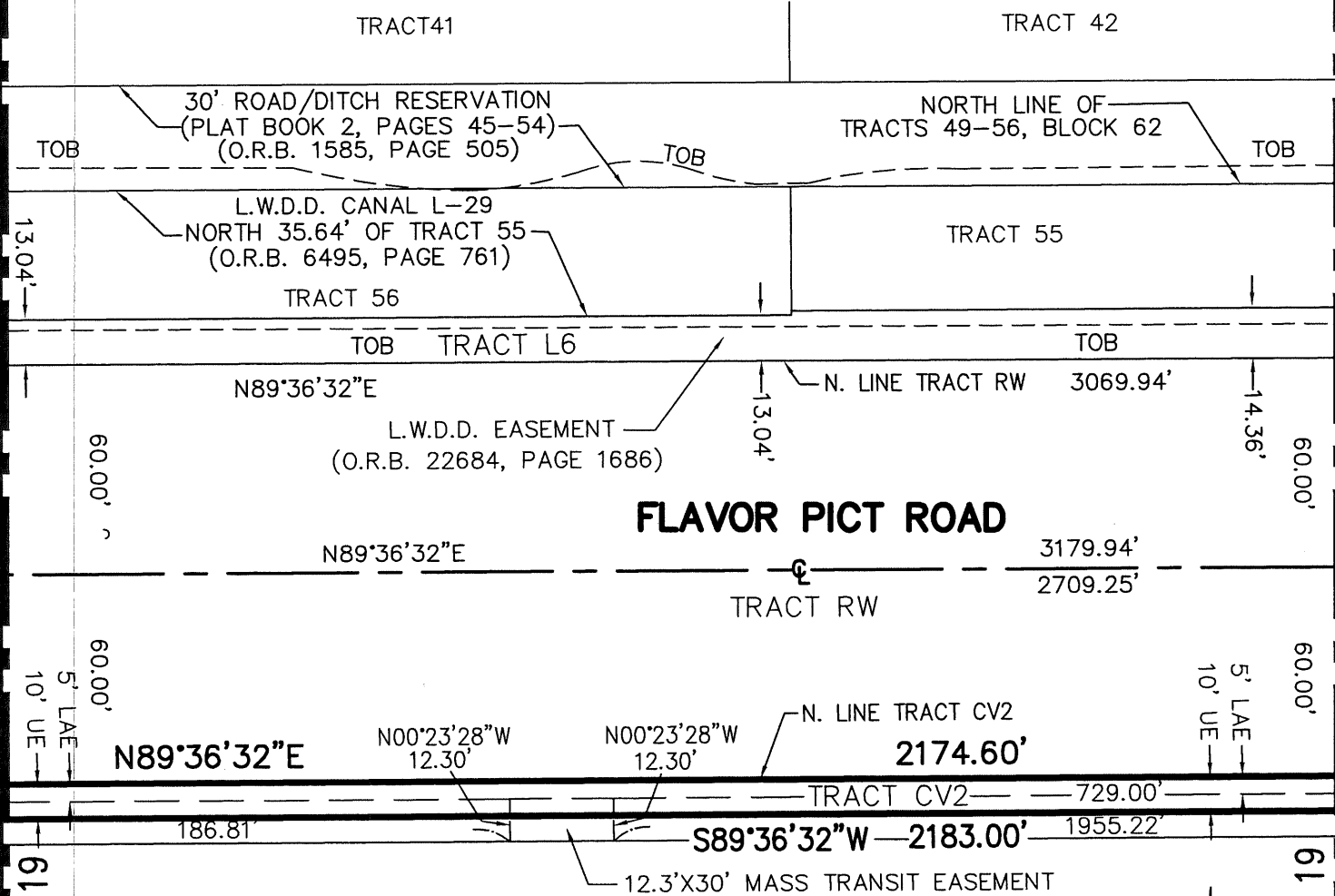
Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 11 OF 19
REVIEWED: PW	DRAWN: DLS
DATE: 03/28/18	DRAWING No: D0291BD04

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BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)



MATCHLINE SEE SHEET 13 OF 19

MATCHLINE SEE SHEET 11 OF 19

TRACT P2
DELRAY HOLDINGS 282
PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A PORTION OF 10' UTILITY EASEMENT P.B. 111, PG. 136	SCALE: 1"=50'	SHEET 12 OF 19
	REVIEWED: PW	DRAWN: DLS
	DATE: 03/28/18	DRAWING No: D0291BD04

8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 40

TRACT 41

50' REQUIRED R/W
L.W.D.D. CANAL L-29
(O.R.B. 1732, PAGE 612)

30' ROAD/DITCH RESERVATION
(PLAT BOOK 2, PAGES 45-54)
(O.R.B. 1585, PAGE 505)

TRACT 57

L.W.D.D. CANAL L-29
NORTH 36.96' OF TRACT 56
(O.R.B. 6495, PAGE 761)

30'

TRACT 56

TRACT L6

N89°36'32"E

L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1686)

60.00'

N. LINE TRACT RW

11.72'

11.72'

13.04'

3069.94'

60.00'

13.04'

FLAVOR PICT ROAD

N89°36'32"E

470.69'

TRACT RW

3179.94'

2709.25'

N89°36'32"E 2174.60'

N. LINE TRACT CV2

N 784545.536
E 918988.468

N43°23'38"E
13.85'

196.70'

101.71'

83.30'

S45°17'24"E
14.12'

S86°06'41"W

94.99'

79.41'

17.30'

N86°06'41"E

ROADWAY CONSTRUCTION

EASEMENT

540.60'

TRACT L1

20' LBE

NO. 3

TRACT P1

U.E. ABANDONED PER

O.R.B. 25584, PG. 947

TRACT R1

U.E. ABANDONED PER

O.R.B. 25584, PG. 947

TRACT R

EQUESTRIAN LAKES DRIVE

5' LAE

10' UE

TRACT L2

20' LBE

TRACT CV1

220.65'

250.00'

N89°36'32"E

5' LAE

10' UE

TRACT CV2

60.00'

5' LAE

10' UE

TRACT L2

20' LBE

TRACT R1

U.E. ABANDONED PER

O.R.B. 25584, PG. 947

TRACT R

EQUESTRIAN LAKES DRIVE

5' LAE

10' UE

TRACT L2

20' LBE

TRACT CV1

220.65'

250.00'

N89°36'32"E

5' LAE

10' UE

TRACT CV2

60.00'

5' LAE

10' UE

TRACT L2

20' LBE

MATCHLINE SEE SHEET
14 OF 19

61 OF 21 SHEETS SEE ENTHALM
MATCHLINE
S89°36'32"W 2183.00'



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 13 OF 19
REVIEWED: PW	DRAWN: DLS
DATE: 03/28/18	DRAWING No: D0291BD04

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741

BLOCK 62
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 39

TRACT 40

TOB

NORTH LINE OF TRACTS 57-60, BLOCK 62

TOB

L.W.D.D. CANAL L-29
NORTH 38.28' OF TRACT 58
(O.R.B. 6495, PAGE 761)

TRACT 58

TRACT 57

TOB

TRACT L6

TOB

N89°36'32"E

890.29'

$\Delta=23^{\circ}53'59''$
L=859.29'
(TRACT L5)

TRACT L5

$\Delta=28^{\circ}29'18''$
N. LINE TRACT RW

R=2060.00'

L=1024.26'

$\Delta=28^{\circ}29'18''$ R=2000.00' L=994.43'
CB=S75°21'53"W CD=984.22'

N. LINE TRACT CVI

 $\Delta=28^{\circ}29'18''$

R=1940.00'

L=964.60'

$\Delta=22^{\circ}25'03''$
R=1940.00'
L=759.04'
(TIE TO C DE)

TRACT P1

R=1930.00'
 $\Delta=28^{\circ}29'18''$
L=959.62'

DELRAY HOLDINGS 282
PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE:
1"=50'

SHEET 15 OF 19

REVIEWED: PW

DRAWN: DLS

DATE:
03/28/18DRAWING No:
D0291BD04

8461 LAKE WORTH ROAD, SUITE 410

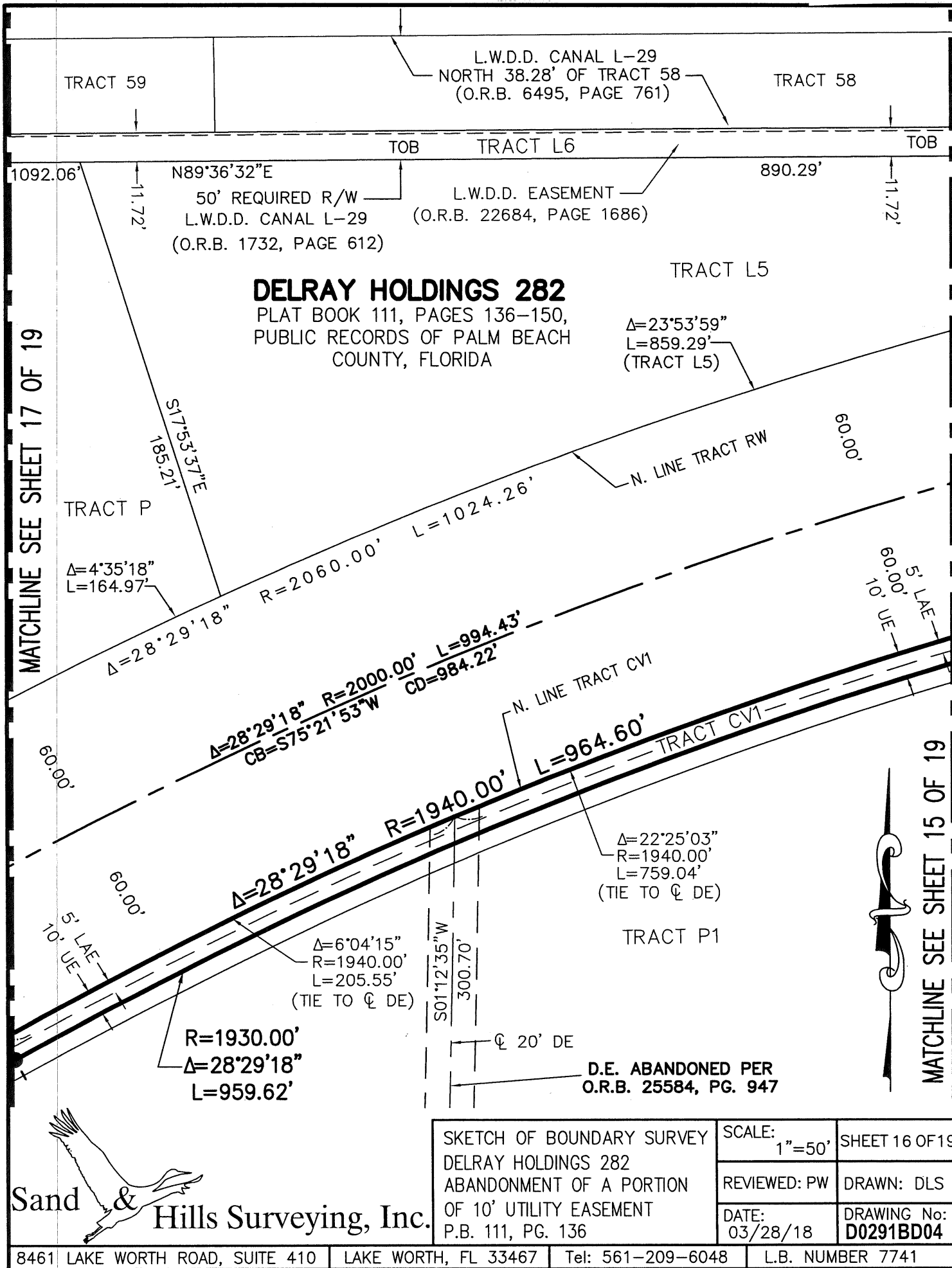
LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741

MATCHLINE SEE SHEET 16 OF 19

MATCHLINE SEE SHEET 14 OF 19



DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT P

$\Delta=4^{\circ}35'18''$
 $L=164.97'$

$R=2060.00'$
 $\Delta=28^{\circ}29'18''$
 $L=1024.26'$

301.64'

N. LINE TRACT RW

FLAVOR PICT ROAD

TRACT RW

348.87'

60.00'

5' L&E
10' U&E

MATCHLINE SEE SHEET 18 OF 19

$R=960.00'$
 $\Delta=28^{\circ}29'18''$
 $L=477.33'$

60.00'

S61°07'14"W

N. LINE TRACT CVI

348.87'

N61°07'14"E

TRACT CVI

S61°07'14"W 348.87'

TRACT P1

$R=960.00'$
 $\Delta=28^{\circ}29'18''$
 $L=477.33'$

60.00'

$R=970.00'$
 $\Delta=28^{\circ}29'18''$
 $L=482.30'$

5' L&E
10' U&E

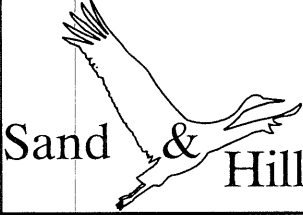
S01°12'35"W

250.45'

D.E. ABANDONED PER
O.R.B. 25584, PG. 947



MATCHLINE SEE SHEET 16 OF 19



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 17 OF 19
REVIEWED: PW	DRAWN: DLS
DATE: 03/28/18	DRAWING No: D0291BD04



DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT P

$\Delta=28^{\circ}29'18''$ $R=960.00'$ $L=477.33'$

N. LINE TRACT RW

FLAVOR PICT ROAD

$\Delta=28^{\circ}29'18''$ $R=900.00'$ $L=447.49'$
 $CB=N75^{\circ}21'53''E$ $CD=442.90'$

TRACT RW

N. LINE TRACT CVI

$\Delta=28^{\circ}29'18''$ $R=960.00'$ $L=477.33'$

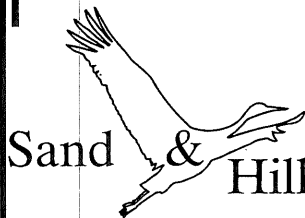
TRACT CVI

$R=970.00'$
 $\Delta=28^{\circ}29'18''$
 $L=482.30'$

TRACT P1

MATCHLINE SEE SHEET
19 OF 19

MATCHLINE SEE SHEET
17 OF 19



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 18 OF 19
REVIEWED: PW	DRAWN: DLS
DATE: 03/28/18	DRAWING No: D0291BD04

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LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741

DELRAY HOLDINGS 282

PLAT BOOK 111, PAGES 136-150,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TRACT P

L.W.D.D. CANAL E-1
(O.R.B. 1585, PAGE 505)

25' ROAD/DITCH RESERVATION
(PLAT BOOK 2, PAGES 45-54)
(O.R.B. 1585, PAGE 505)

W. LINE TRACT RW

417.35'
497.58'

40' L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1678)
(O.R.B. 22761, PAGE 1090)

S45°42'24"E
114.08'
N01°01'21"W
80.23'

TRACT L4

40.00'

80.23'

118.28'

N89°36'32"E

NW. CORNER TRACT RW

FND PRM

N 784150.294

E 916399.160

L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1678)
(O.R.B. 22761, PAGE 1090)

FLAVOR PICT ROAD

N89°36'32"E

326.12'

TRACT RW

P.O.B.

NW. CORNER TRACT CV1

N 784010.576

E 916441.661

N89°36'32"E

285.45'

TRACT CV1

S89°36'32"W

285.34'

TRACT L8

TRACT P1

40' L.W.D.D. EASEMENT
(O.R.B. 22684, PAGE 1678)
(O.R.B. 22761, PAGE 1090)

OUTFALL

PUMP
SHELTER

S76°53'34"E
22.77'
N89°36'32"E
51.42'
R=960.00'
Δ=28°29'18"
L=477.33'

60.00'

5' LAE

10' UE

MATCHLINE SEE SHEET
18 OF 19

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A PORTION
OF 10' UTILITY EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 19 OF 19
REVIEWED: PW	DRAWN: DLS
DATE: 03/28/18	DRAWING No: D0291BD04

Sand & Hills Surveying, Inc.

EXHIBIT C

DESCRIPTION:

BEING A ROADWAY CONSTRUCTION EASEMENT LYING WITHIN ALL OF TRACT R1 AND A PORTION TRACT R, ACCORDING TO THE PLAT OF DELRAY HOLDINGS 282 AS RECORDED IN PLAT BOOK 111, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT R1; THENCE ALONG THE BOUNDARY OF SAID ROADWAY CONSTRUCTION EASEMENT FOR THE FOLLOWING FOUR DESCRIBED COURSES, SOUTH 43°23'38" WEST, A DISTANCE OF 57.76 FEET; THENCE SOUTH 84°28'47" WEST, A DISTANCE OF 116.84 FEET; THENCE NORTH 45°17'24" WEST, 56.67 FEET; THENCE NORTH 86°06'41" EAST, ALONG THE NORTH LINE OF SAID TRACT R1, A DISTANCE OF 196.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,398 SQUARE FEET OR 0.1469 ACRES, MORE OR LESS.

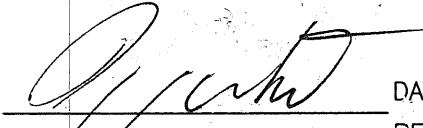
SURVEYOR'S REPORT:

- 1. THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR G.L. HOMES ACQUISITIONS CORPORATION 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. THERE WERE NO VISIBLE IMPROVEMENTS ENCUMBERING THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "WHIT" AND "VITALITY" FORM A LINE BEARING SOUTH 01°02'54" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES CONTINUED ON SHEET 2

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS BOUNDARY SURVEY OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

 DATE: 12/24/18
PERRY C. WHITE REV: 02/14/19
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF THE ROADWAY CONSTRUCTION EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 1 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 12/24/18	DRAWING No: D0291BD04

8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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SURVEYOR'S REPORT: (CONTINUED)

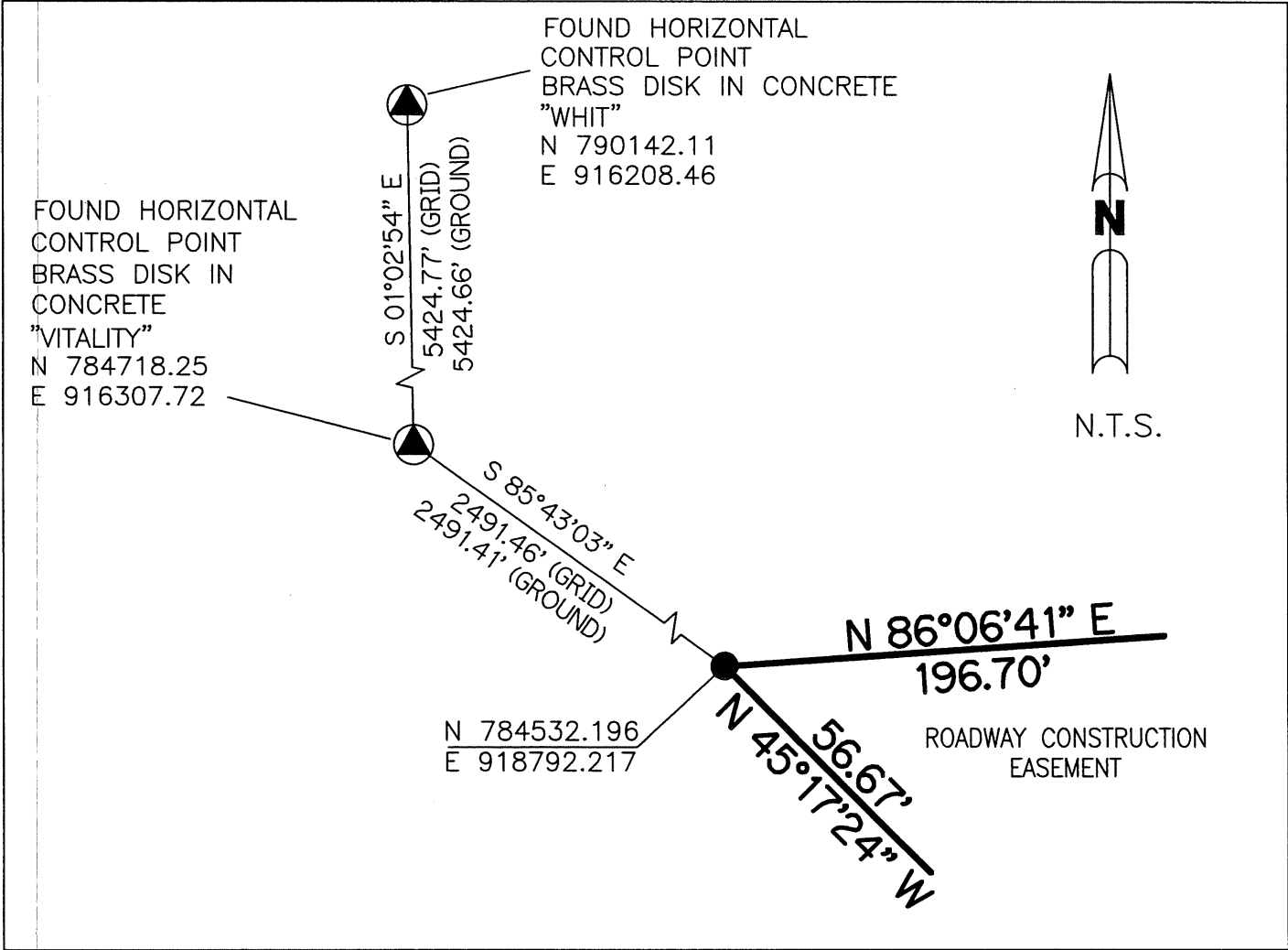
10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.
11. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: NOVEMBER 20, 2018 AT 11:00 PM, ORDER NO. 6670138. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
5. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THE PLAT OF DELRAY HOLDINGS 282, AS RECORDED IN PLAT BOOK 111, PAGE 136. AS EFFECTED BY RESOLUTION NO. 2012-1588 RECORDED NOVEMBER 9, 2012 IN OFFICIAL RECORDS BOOK 25584, PAGE 947. **(PLOTTED)**
6. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THAT STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) WITH PALM BEACH COUNTY, RECORDED JUNE 4, 2004 IN OFFICIAL RECORDS BOOK 17076, PAGE 1805, AS RENEWED BY THAT STANDARD PORTABLE WATER AND WASTEWATER DEVELOPMENT RENEWAL AGREEMENT RECORDED AUGUST 27, 2015 IN OFFICIAL RECORDS BOOK 27766, PAGE 775. **(NOT PLOTTED)**
7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THOSE EASEMENT DEEDS TO LAKE WORTH DRAINAGE DISTRICT RECORDED 6/8/2008 IN OFFICIAL RECORDS BOOK 22684, PAGES 1678, 1686 AND 1699. **(DOES NOT ENCUMBER)**
8. COVENANTS, CONDITIONS AND RESTRICTIONS IN THAT EASEMENT DEED RECORDED JULY 8, 2008 IN OFFICIAL RECORDS BOOK 22761, PAGE 1090. **(DOES NOT ENCUMBER)**
9. COVENANTS, CONDITIONS AND EASEMENTS CREATED IN THAT LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1009. **(DOES NOT ENCUMBER)**
10. CONSERVATION EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1021. **(DOES NOT ENCUMBER)**

	SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF THE ROADWAY CONSTRUCTION EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 2 OF 5	
		REVIEWED: PW	DRAWN: BEJ	
		DATE: 12/24/18	DRAWING No: D0291BD04	
8461	LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741



HORIZONTAL CONTROL TIE

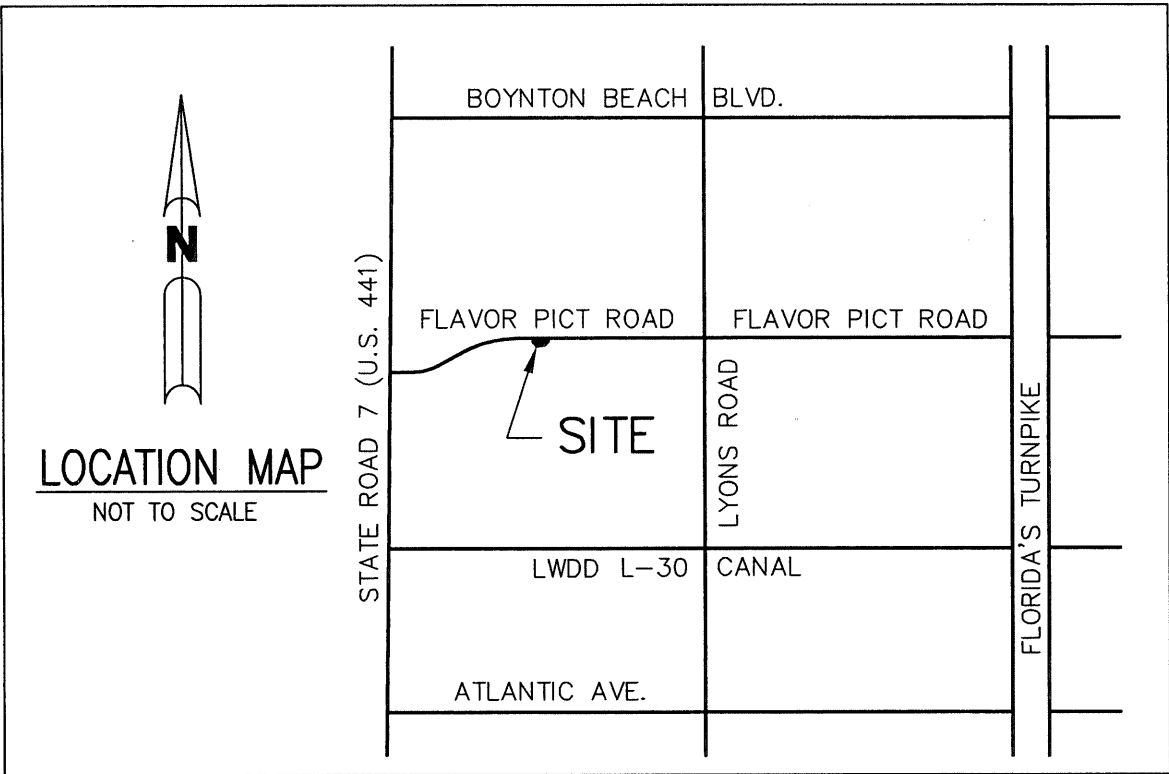
(SEE SHEET 5)



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 UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000188
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741	SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF THE ROADWAY CONSTRUCTION EASEMENT P.B. 111, PG. 136		SCALE: NONE	SHEET 3 OF 5
			REVIEWED: PW	DRAWN: BEJ
			DATE: 12/24/18	DRAWING No: D0291BD04



LEGEND

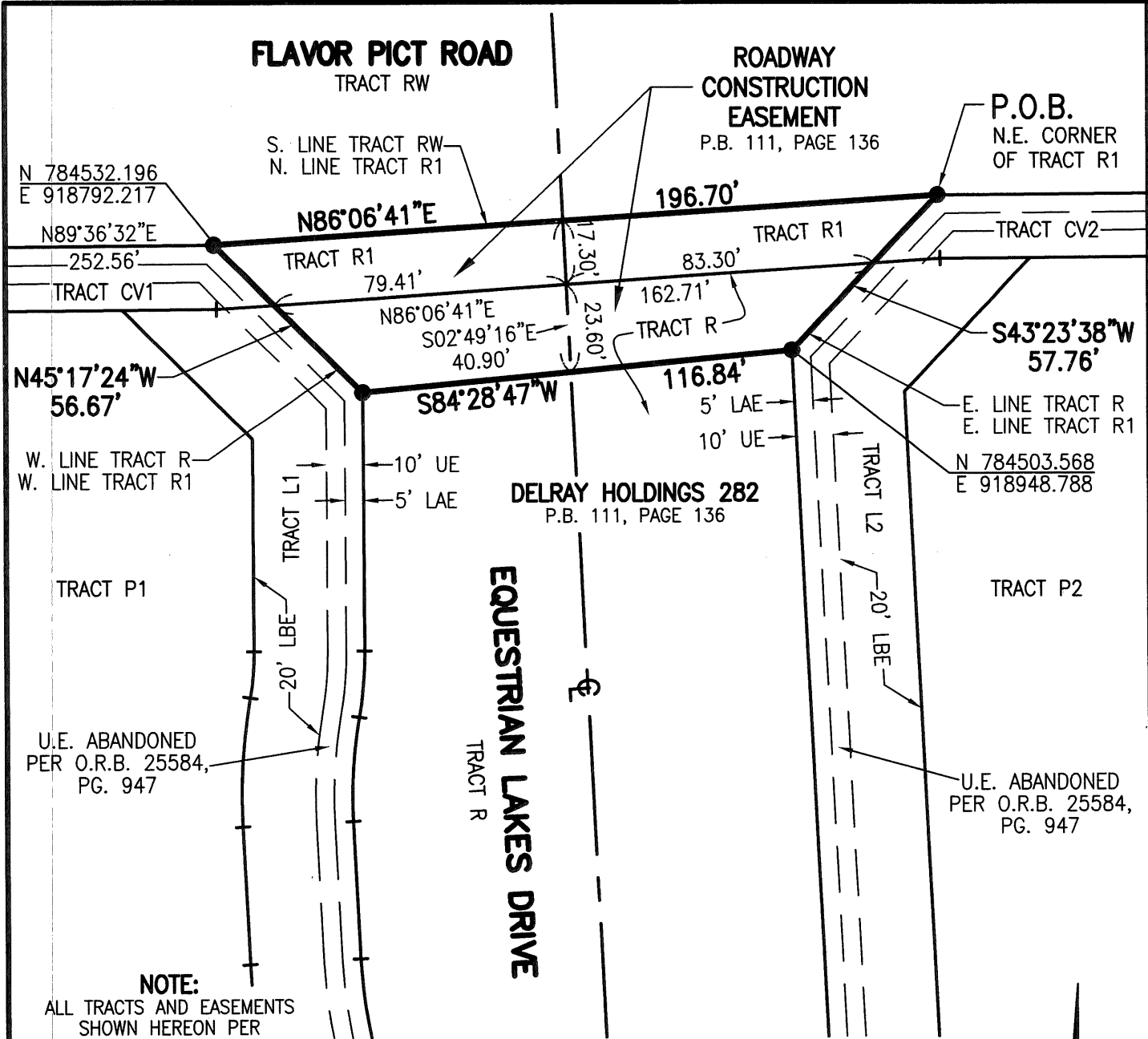
- PRM – INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- UE – INDICATES UTILITY EASEMENT.
- DE – INDICATES DRAINAGE EASEMENT.
- (R) – INDICATES RADIAL LINE.
- FND – DENOTES FOUND
- – SET 5/8" IRON ROD & CAP L.B. #7741
- LME – DENOTES LAKE MAINTENANCE EASEMENT
- N.T.S. – DENOTES NOT TO SCALE
- LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LBE – DENOTES LANDSCAPE BUFFER EASEMENT
- NO. – DENOTES NUMBER
- ⊙ – DENOTES CENTERLINE
- L.W.D.D. – DENOTES LAKE WORTH DRAINAGE DISTRICT
- LAE – DENOTES LIMITED ACCESS EASEMENT
- O.R.B. – DENOTES OFFICIAL RECORDS BOOK
- CB – DENOTES CHORD BEARING
- CD – DENOTES CHORD DISTANCE
- PBCUE – DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- Δ – DENOTES CENTRAL ANGLE
- R – DENOTES RADIUS
- L – DENOTES ARC LENGTH
- F.D.O.T.– DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B.– POINT OF BEGINNING
- P.O.C.– POINT OF COMMENCEMENT

- RPB – ROAD PLAT BOOK
- R/W – RIGHT-OF-WAY
- TOB – TOP OF BANK
- U.E.– UTILITY EASEMENT
- W.C. – WITNESS CORNER
- ⌞ – BACK FLOW PREVENTER
- ⌘ – CATCH BASIN
- ⊙ – DRAINAGE MANHOLE
- ⊙ – SEWER MANHOLE
- ⊗ – WATER VALVE
- ⊗ – SEWER VALVE
- ⊠ – TRAFFIC PULL BOX
- ⊙ – WELL
- ☼ – LIGHT POLE
- ⊕ – HAND HOLE
- ⌚ – WOOD POWER POLE
- ← – ANCHORE
- o o o o – GAURDRAIL
- RWA – RECLAIM WATER CROSSING
- FM – FORCEMAIN CROSSING
- OHW— – OVERHEAD WIRES



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF THE ROADWAY CONSTRUCTION EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 4 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 12/24/18	DRAWING No: D0291BD04

8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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**NOTE: LANDS SHOWN HEREON LYING WITHIN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST**



SKETCH OF BOUNDARY SURVEY DELAY HOLDINGS 282 ABANDONMENT OF THE ROADWAY CONSTRUCTION EASEMENT P.B. 111, PG. 136	SCALE: 1"=40'	SHEET 5 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 12/24/18	DRAWING No: D0291BD04

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EXHIBIT D

DESCRIPTION:

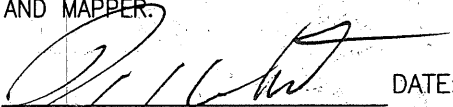
BEING A MASS TRANSIT EASEMENT LYING WITHIN A PORTION OF TRACT CV2, OF THE PLAT OF DELRAY HOLDINGS 282, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 111, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT P2 OF SAID DELRAY HOLDINGS 282; THENCE, ALONG THE NORTH LINE THEREOF, NORTH 89°36'32" EAST, A DISTANCE OF 162.36 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID MASS TRANSIT EASEMENT FOR THE FOLLOWING FOUR DESCRIBED COURSES, NORTH 00°23'28" WEST, A DISTANCE OF 12.30 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 12.30 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 369 SQUARE FEET OR 0.0085 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS BOUNDARY SURVEY OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.



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

DATE: 12/02/18
REV: 02/14/19



SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A
MASS TRANSIT EASEMENT
P.B. 111, PG. 136

SCALE: NONE	SHEET 1 OF 6
REVIEWED: PW	DRAWN: DLS
DATE: 04/02/18	DRAWING No: D0291BD05

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741



SURVEYOR’S REPORT:

- 1. THIS SPECIFIC PURPOSE SURVEY IS PREPARED FOR G.L. HOMES ACQUISITIONS CORPORATION 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. THERE WERE NO VISIBLE IMPROVEMENTS ENCUMBERING THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "WHIT" AND "VITALITY" FORM A LINE BEARING SOUTH 01°02'54" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.
- 11. **THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: NOVEMBER 20, 2018 AT 11:00 PM, ORDER NO. 6670138. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.**
- 5. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THE PLAT OF DELRAY HOLDINGS 282, AS RECORDED IN PLAT BOOK 111, PAGE 136. AS EFFECTED BY RESOLUTION NO. 2012-1588 RECORDED NOVEMBER 9, 2012 IN OFFICIAL RECORDS BOOK 25584, PAGE 947. **(PLOTTED)**

SURVEYOR’S NOTES CONTINUED ON SHEET 3

<u>SURVEYOR'S NOTES CONTINUED ON SHEET 3</u>			SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A MASS TRANSIT EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 2 OF 6
				REVIEWED: PW	DRAWN: DLS
				DATE: 04/02/18	DRAWING No: D0291BD05
8461	LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741	

**SURVEYOR'S REPORT: (CONTINUED)**

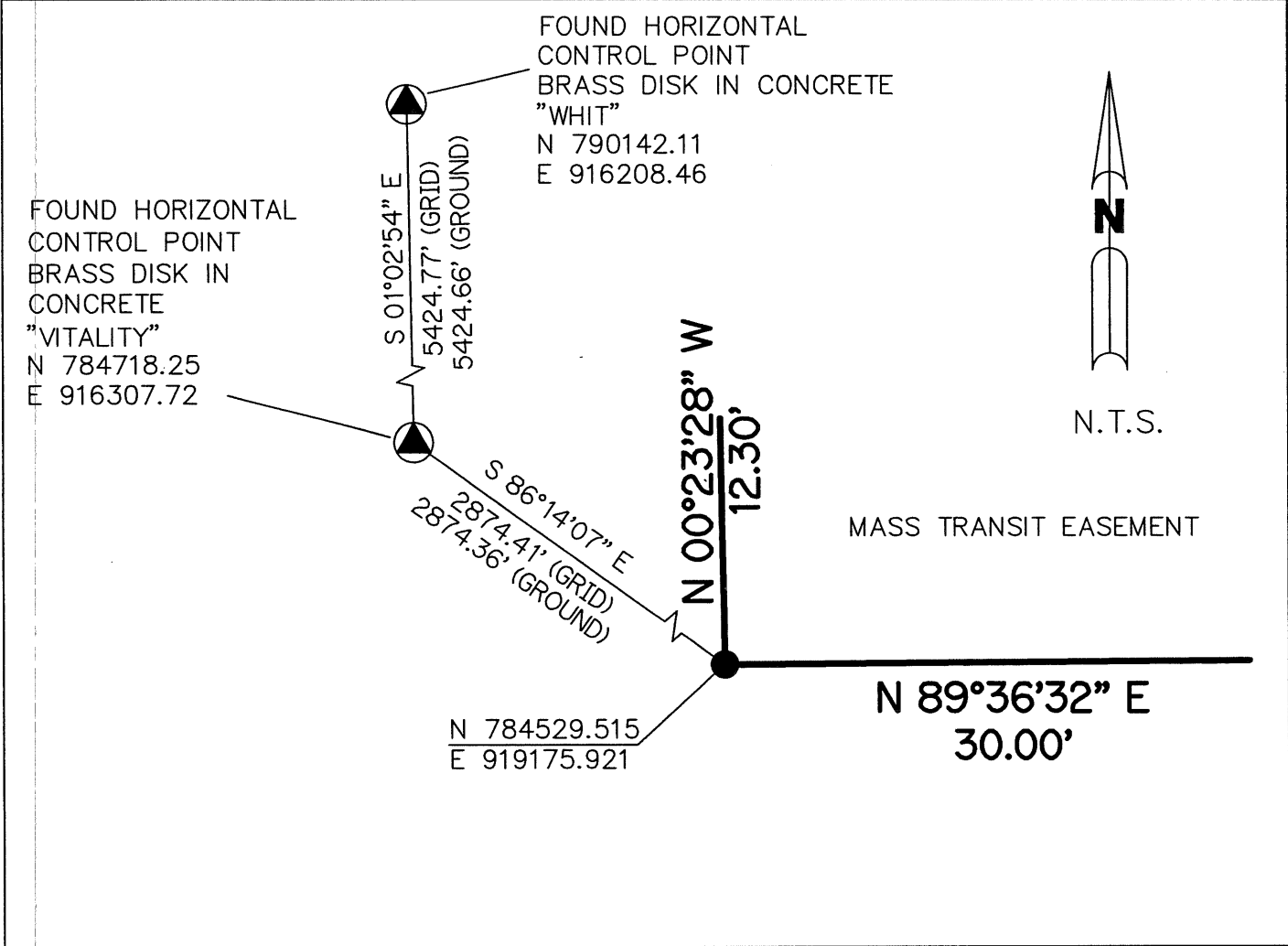
6. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THAT STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) WITH PALM BEACH COUNTY, RECORDED JUNE 4, 2004 IN OFFICIAL RECORDS BOOK 17076, PAGE 1805, AS RENEWED BY THAT STANDARD PORTABLE WATER AND WASTEWATER DEVELOPMENT RENEWAL AGREEMENT RECORDED AUGUST 27, 2015 IN OFFICIAL RECORDS BOOK 27766, PAGE 775. **(NOT PLOTTED)**
7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THOSE EASEMENT DEEDS TO LAKE WORTH DRAINAGE DISTRICT RECORDED 6/8/2008 IN OFFICIAL RECORDS BOOK 22684, PAGES 1678, 1686 AND 1699. **(DOES NOT ENCUMBER)**
8. COVENANTS, CONDITIONS AND RESTRICTIONS IN THAT EASEMENT DEED RECORDED JULY 8, 2008 IN OFFICIAL RECORDS BOOK 22761, PAGE 1090. **(DOES NOT ENCUMBER)**
9. COVENANTS, CONDITIONS AND EASEMENTS CREATED IN THAT LYONS ROAD RURAL PARKWAY PRESERVE AREA EASEMENT, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1009. **(DOES NOT ENCUMBER)**
10. CONSERVATION EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1021. **(DOES NOT ENCUMBER)**

SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A MASS TRANSIT EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 3 OF 6
	REVIEWED: PW	DRAWN: DLS
	DATE: 04/02/18	DRAWING No: D0291BD05



HORIZONTAL CONTROL TIE

(SEE SHEET 6)

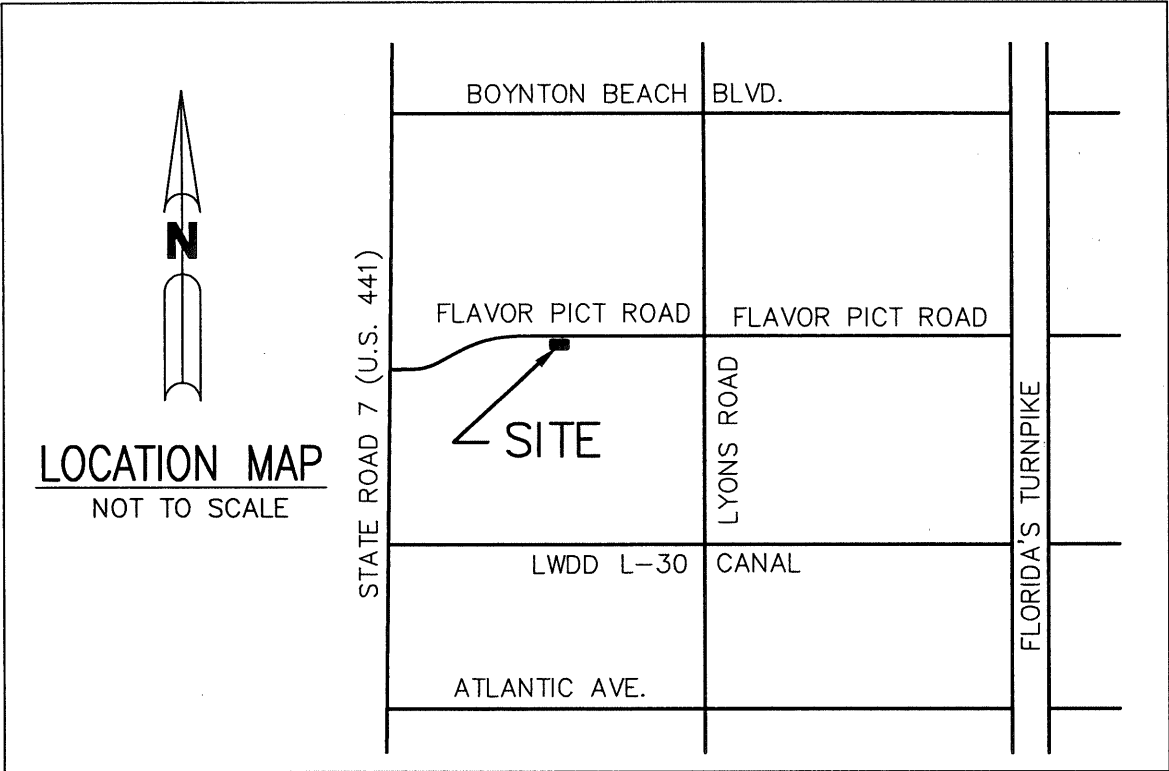


NOTE:

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 UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000188
PLAT BEARING = GRID BEARING
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A MASS TRANSIT EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 4 OF 6
	REVIEWED: PW	DRAWN: DLS
	DATE: 04/02/18	DRAWING No: D0291BD05

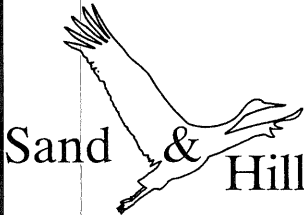
8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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LEGEND

- PRM – INDICATES FOUND 4” X 4” X 24” PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- UE – INDICATES UTILITY EASEMENT.
- DE – INDICATES DRAINAGE EASEMENT.
- (R) – INDICATES RADIAL LINE.
- FND – DENOTES FOUND
- – SET 5/8” IRON ROD & CAP L.B. #7741
- LME – DENOTES LAKE MAINTENANCE EASEMENT
- N.T.S. – DENOTES NOT TO SCALE
- LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT
- LBE – DENOTES LANDSCAPE BUFFER EASEMENT
- NO. – DENOTES NUMBER
- ⊙ – DENOTES CENTERLINE
- L.W.D.D. – DENOTES LAKE WORTH DRAINAGE DISTRICT
- LAE – DENOTES LIMITED ACCESS EASEMENT
- O.R.B. – DENOTES OFFICIAL RECORDS BOOK
- CB – DENOTES CHORD BEARING
- CD – DENOTES CHORD DISTANCE
- PBCUE – DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- Δ – DENOTES CENTRAL ANGLE
- R – DENOTES RADIUS
- L – DENOTES ARC LENGTH
- F.D.O.T.– DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B.– POINT OF BEGINNING
- P.O.C.– POINT OF COMMENCEMENT

- RPB – ROAD PLAT BOOK
- R/W – RIGHT-OF-WAY
- TOB – TOP OF BANK
- U.E.– UTILITY EASEMENT
- W.C. – WITNESS CORNER
- ▤ – BACK FLOW PREVENTER
- ▤ – CATCH BASIN
- ⓪ – DRAINAGE MANHOLE
- SEWER MANHOLE
- WATER VALVE
- SEWER VALVE
- TRAFFIC PULL BOX
- WELL
- ☼ – LIGHT POLE
- HAND HOLE
- WOOD POWER POLE
- ANCHORE
- GAURDRAIL
- RWA – RECLAIM WATER CROSSING
- FM – FORCEMAIN CROSSING
- OVERHEAD WIRES



Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A
MASS TRANSIT EASEMENT
P.B. 111, PG. 136

SCALE: NONE	SHEET 5 OF 6
REVIEWED: PW	DRAWN: DLS
DATE: 04/02/18	DRAWING No: D0291BD05

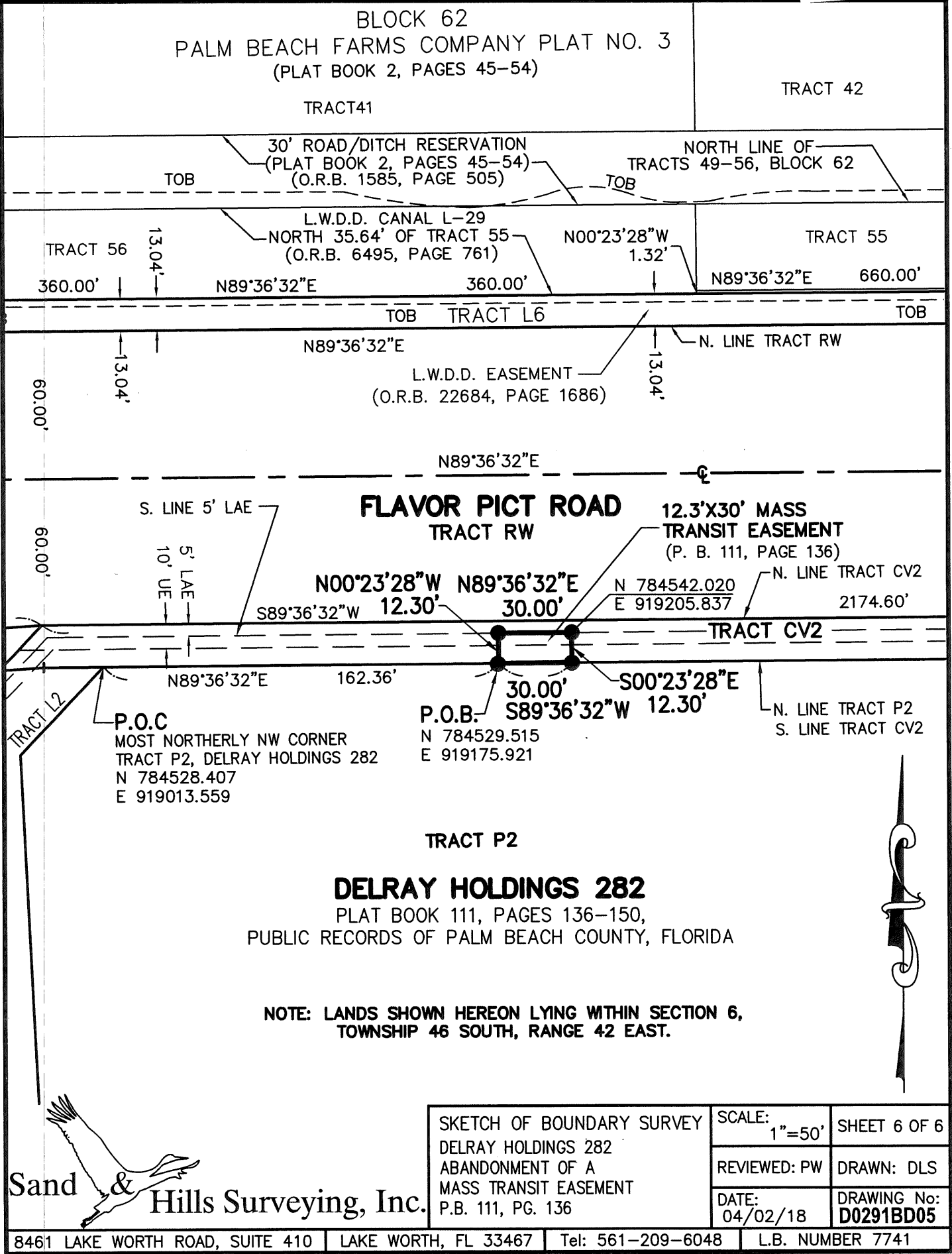


EXHIBIT E

DESCRIPTION:

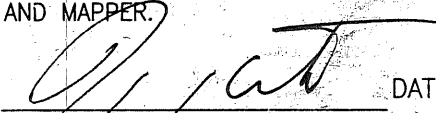
BEING A MASS TRANSIT EASEMENT LYING WITHIN A PORTION OF TRACT P2, OF THE PLAT OF DELRAY HOLDINGS 282, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 111, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF TRACT P2 OF SAID DELRAY HOLDINGS 282; THENCE, ALONG THE EAST LINE THEREOF, SOUTH 00°23'28" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID MASS TRANSIT EASEMENT FOR THE FOLLOWING FOUR DESCRIBED COURSES, SOUTH 00°23'28" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET OR 0.0069 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS BOUNDARY SURVEY OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

 DATE: 12/02/18
PERRY C. WHITE REV: 02/14/19
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213



SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A MASS TRANSIT EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 1 OF 6
	REVIEWED: PW	DRAWN: DLS
	DATE: 04/02/18	DRAWING No: D0291BD06

8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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SURVEYOR’S REPORT:

- 1. THIS SPECIFIC PURPOSE SURVEY IS PREPARED FOR G.L. HOMES ACQUISITIONS CORPORATION 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. THERE WERE NO VISIBLE IMPROVEMENTS ENCUMBERING THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "WHIT" AND "VITALITY" FORM A LINE BEARING SOUTH 01°02'54" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
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- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM PALM BEACH COUNTY, FLORIDA.
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- 11. **THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: NOVEMBER 20, 2018 AT 11:00 PM, ORDER NO. 6670138. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.**
- 5. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THE PLAT OF DELRAY HOLDINGS 282, AS RECORDED IN PLAT BOOK 111, PAGE 136. AS EFFECTED BY RESOLUTION NO. 2012-1588 RECORDED NOVEMBER 9, 2012 IN OFFICIAL RECORDS BOOK 25584, PAGE 947. (PLOTTED)

SURVEYOR’S NOTES CONTINUED ON SHEET 3

<u>SURVEYOR'S NOTES CONTINUED ON SHEET 3</u>			SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A MASS TRANSIT EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 2 OF 6
				REVIEWED: PW	DRAWN: DLS
				DATE: 04/02/18	DRAWING No: D0291BD06
8461	LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741	

**SURVEYOR'S REPORT: (CONTINUED)**

6. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THAT STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) WITH PALM BEACH COUNTY, RECORDED JUNE 4, 2004 IN OFFICIAL RECORDS BOOK 17076, PAGE 1805, AS RENEWED BY THAT STANDARD PORTABLE WATER AND WASTEWATER DEVELOPMENT RENEWAL AGREEMENT RECORDED AUGUST 27, 2015 IN OFFICIAL RECORDS BOOK 27766, PAGE 775. **(NOT PLOTTED)**
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10. CONSERVATION EASEMENT IN FAVOR OF PALM BEACH COUNTY, RECORDED JULY 31, 2008, IN OFFICIAL RECORDS BOOK 22785, PAGE 1021. **(DOES NOT ENCUMBER)**

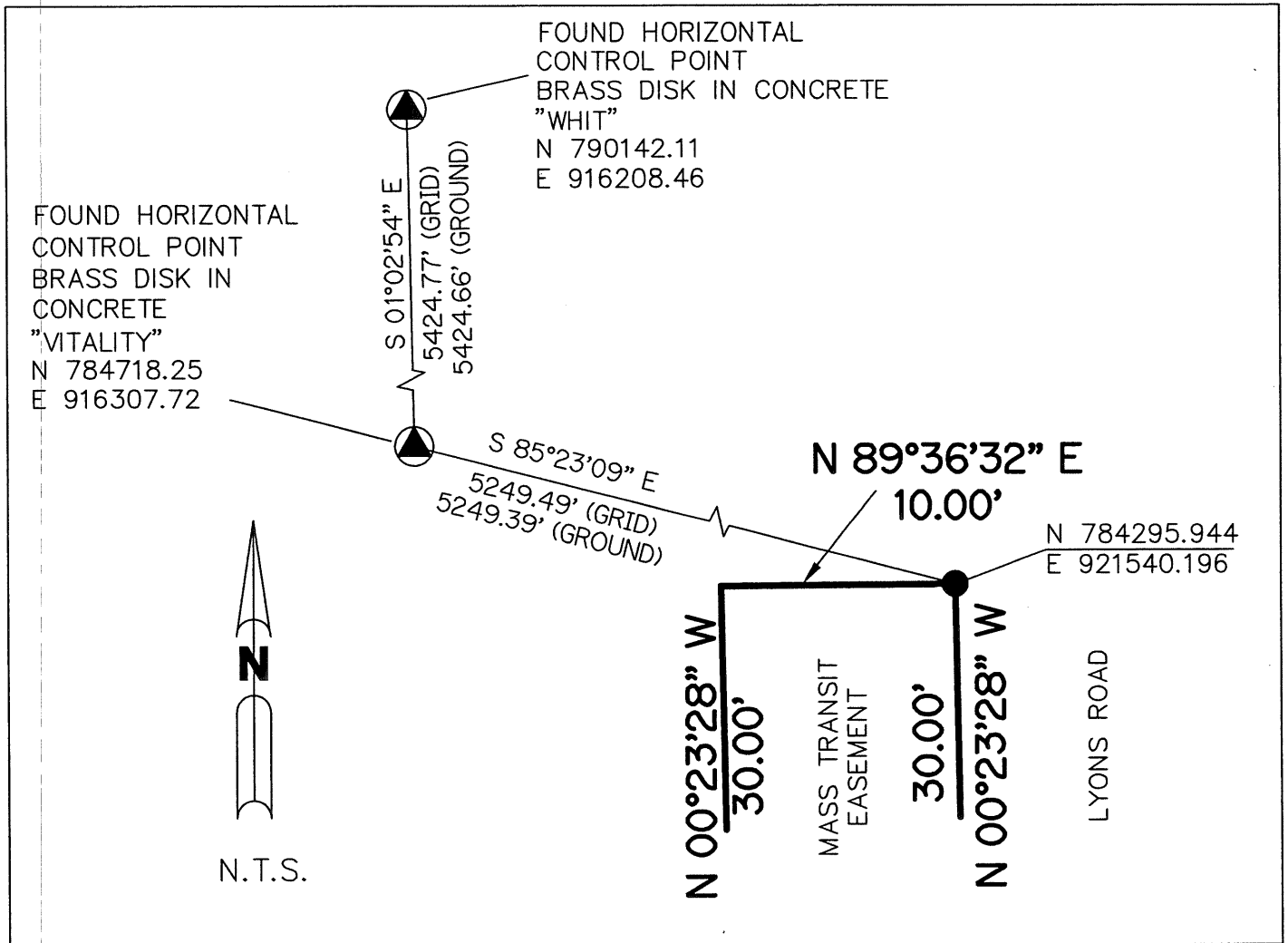
SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A MASS TRANSIT EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 3 OF 6
	REVIEWED: PW	DRAWN: DLS
	DATE: 04/02/18	DRAWING No: D0291BD06

8461	LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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HORIZONTAL CONTROL TIE

(SEE SHEET 6)



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

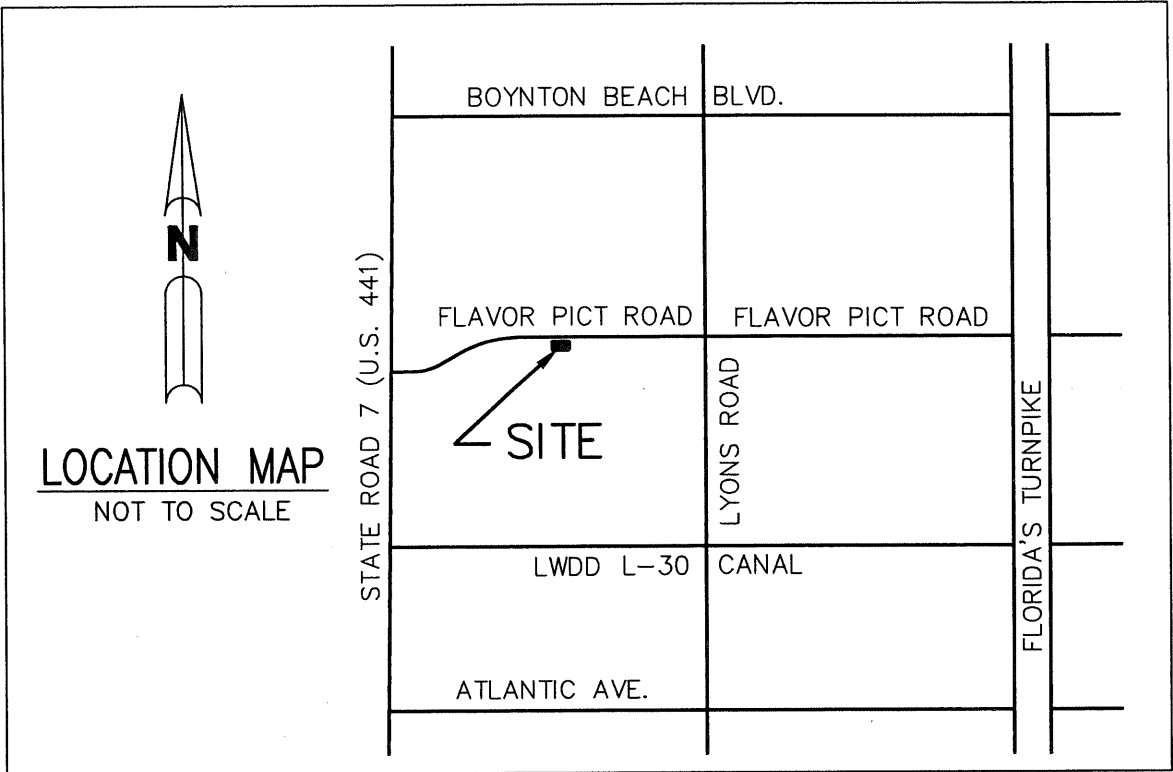
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

SCALE FACTOR = 1.0000188

PLAT BEARING = GRID BEARING

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SKETCH OF BOUNDARY SURVEY DELRAY HOLDINGS 282 ABANDONMENT OF A MASS TRANSIT EASEMENT P.B. 111, PG. 136	SCALE: NONE	SHEET 4 OF 6
	REVIEWED: PW	DRAWN: DLS
	DATE: 04/02/18	DRAWING No: D0291BD06



LEGEND

- PRM – INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- UE – INDICATES UTILITY EASEMENT.
- DE – INDICATES DRAINAGE EASEMENT.
- (R) – INDICATES RADIAL LINE.
- FND – DENOTES FOUND
- – SET 5/8" IRON ROD & CAP L.B. #7741
- LME – DENOTES LAKE MAINTENANCE EASEMENT
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- LMAE – DENOTES LAKE MAINTENANCE ACCESS EASEMENT
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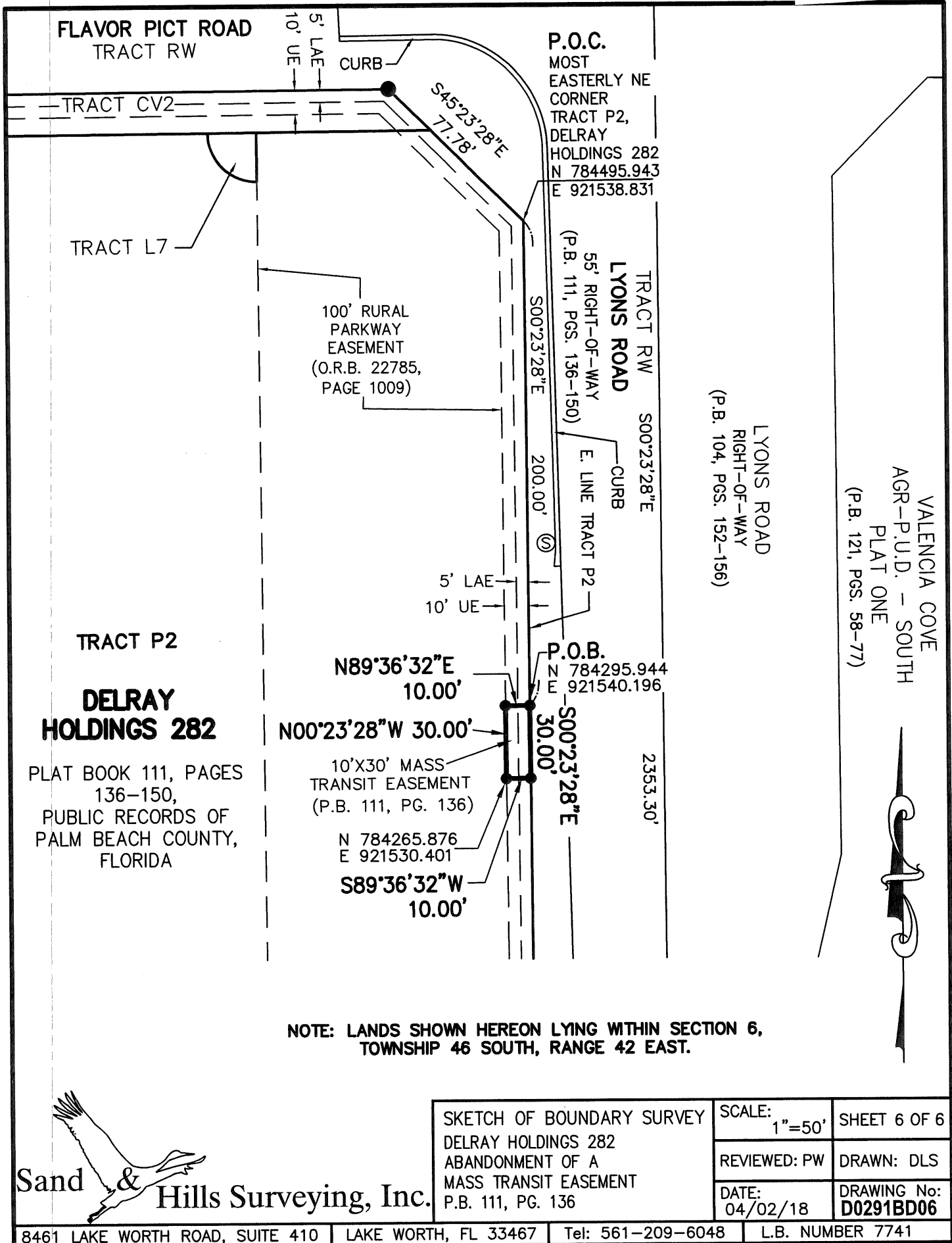
- RPB – ROAD PLAT BOOK
- R/W – RIGHT-OF-WAY
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- U.E.– UTILITY EASEMENT
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- ⊙ – LIGHT POLE
- ⊙ – HAND HOLE
- ⌵ – WOOD POWER POLE
- ← – ANCHORE
- o o o o – GAURDRAIL
- RWA – RECLAIM WATER CROSSING
- FM – FORCEMAIN CROSSING
- OHW— – OVERHEAD WIRES



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A
MASS TRANSIT EASEMENT
P.B. 111, PG. 136

SCALE: NONE	SHEET 5 OF 6
REVIEWED: PW	DRAWN: DLS
DATE: 04/02/18	DRAWING No: D0291BD06



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY
DELRAY HOLDINGS 282
ABANDONMENT OF A
MASS TRANSIT EASEMENT
P.B. 111, PG. 136

SCALE: 1"=50'	SHEET 6 OF 6
REVIEWED: PW	DRAWN: DLS
DATE: 04/02/18	DRAWING No: D0291BD06

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741