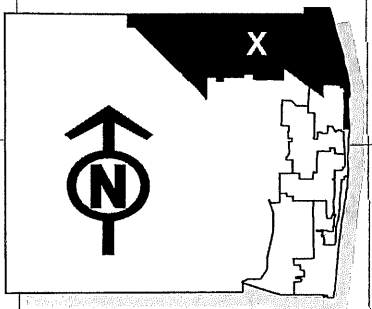


Site



0 0.5 1 2 3 Miles

Location Map

Return via Palm Beach County interoffice mail to:  
David Kuzmenko, Right-of-Way Specialist  
Palm Beach County, Engineering & Public Works Department  
Roadway Production Division  
2300 North Jog Road, 3<sup>rd</sup> Floor West  
West Palm Beach, Florida 33411-2750

Escrow Account Number: 1010

This Instrument Prepared by:  
Yelizaveta B. Herman, Assistant County Attorney  
Palm Beach County Attorney's Office  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229

Portion of Property Control Number: 00-40-41-13-00-000-3010

**NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE**

---

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**APPLICATION NO.: DRO/W-2018-00746**  
**CONTROL NO.: 1978-00095**  
**PROJECT NO.: 05683-000**  
**ROAD NAME: Innovation Drive**  
**PARCEL NO.:**

## **PARTIAL RELEASE OF DRAINAGE EASEMENT**

**WHEREAS**, a drainage easement was conveyed to **PALM BEACH COUNTY**, a political subdivision of the State of Florida (County), on January 15, 2003 and recorded in Official Record Book 14993, Page 1970, Public Records of Palm Beach County, Florida; and,

**WHEREAS**, the drainage easement is located on land owned by **UNITED TECHNOLOGIES CORPORATION**, a Delaware corporation, whose post office address is 10 Farm Springs Road, Farmington, Connecticut 06032-2577, ("Developer"); and,

**WHEREAS**, Developer has requested the release of a portion of the drainage easement in order to redevelop its industrial complex; and,

**WHEREAS**, Developer will provide a new drainage easement with an equivalent drainage benefit located northwest and adjacent to the portion of the drainage easement to be released; and

**WHEREAS**, County Engineering & Public Works Department staff has reviewed the request and finds it is appropriate to release a portion of the drainage easement, more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

**NOW, THEREFORE**, in consideration of the recitals set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County does hereby release a portion of the drainage easement more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

**IN WITNESS WHEREOF**, the County has caused this Partial Release of Drainage Easement to be executed on \_\_\_\_\_.

**ATTEST:**

SHARON R. BOCK  
CLERK & COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By: \_\_\_\_\_  
Assistant County Attorney

**County:**

**PALM BEACH COUNTY**,  
a political subdivision of the State of  
Florida

By: \_\_\_\_\_  
Mack Bernard, Mayor

**(Official Seal)**

**EXHIBIT 'A'**

**LEGAL DESCRIPTION OF AREA TO BE RELEASED FROM THE DRAINAGE EASEMENT**

BEING A PORTION OF A DRAINAGE EASEMENT REFERRED TO AS THE THIRD EASEMENT AREA AND SHOWN AS EXHIBIT A-3 AS RECORDED IN OFFICIAL RECORD BOOK 14993, PAGE 1970, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA. THAT PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°56'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 2988.34 FEET; THENCE NORTH 00°20'57" WEST, A DISTANCE OF 1084.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INNOVATION DRIVE AS RECORDED IN PLAT BOOK 98, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°39'03" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1780.89 FEET; THENCE NORTH 00°20'57" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID INNOVATION DRIVE AND ON THE EAST LINE OF SAID DRAINAGE EASEMENT; THENCE CONTINUE NORTH 00°20'57" WEST ALONG SAID EAST LINE, A DISTANCE OF 170.38 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID DRAINAGE EASEMENT THE FOLLOWING FIVE (5) COURSES; THENCE CONTINUE NORTH 00°20'57" WEST, A DISTANCE OF 15.42 FEET; THENCE NORTH 81°35'34" WEST, A DISTANCE OF 161.38 FEET; THENCE NORTH 63°26'06" WEST, A DISTANCE OF 35.27 FEET; THENCE SOUTH 89°39'03" WEST, A DISTANCE OF 138.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 73°10'29" AND A CHORD BEARING AND DISTANCE OF SOUTH 53°03'49" WEST, 59.60 FEET; THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.86 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 56°04'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 62°13'55" EAST, 42.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 44.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°44'05" EAST, A DISTANCE OF 339.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 15555.32 SQUARE FEET OR 0.357 ACRES MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY

SHEET: 1 OF 3	JOB NUMBER: A2K021.B1	DRAWN BY: D. RUSSELL
	FIELD BOOK/RANGES NA	CHECKED BY: G.F. WILLIAMS
	DATE: 07/18	SCALE: NA

GPW	05/02/19	ADD TIE TO ENDEAVOR
BY:	02/27/19	REVISIONS PER COUNTY REQUEST
		REVISIONS

**SKETCH & LEGAL DESCRIPTION  
FOR RELEASE OF DRAINAGE  
EASEMENT FOR  
UNITED TECHNOLOGIES CORP.**

	<b>F.R.S. &amp; ASSOCIATES, INC.</b>
	LAND SURVEYORS AND LAND PLANNERS
	CERTIFICATE OF AUTHORIZATION NO. LB 4241
	2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178 FAX (561) 478-7922 Web Site: www.frssurvey.com

**EXHIBIT 'A'**

**SURVEYOR'S NOTES**

1. THE BEARING SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 40 EAST, BEING NORTH 89°56'23" WEST, AS SHOWN ON THE PLAT OF INNOVATION SUBDIVISION AS RECORDED IN PLAT BOOK 98, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. STATE PLANE GRID NAD83/1990 ADJUSTMENT DATUM, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THERE HAS BEEN A REVIEW OF THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 411800196TS, DATED DECEMBER 20, 2018 @ 8:00 AM, REV 4 (1-15-19) AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE; IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY
4. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEET 3.
5. COORDINATES SHOWN HEREON ARE GRID.  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = U.S. SURVEY FOOT  
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION .  
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
 PROJECT SCALE = 1.000002992  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**LAND SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S SEAL.

F.R.S. AND ASSOCIATES, INC.

BY: Gary Williams  
Digitally signed by Gary Williams  
Date: 2019.05.08 09:32:11 -0400

GARY P. WILLIAMS, P.S.M.  
FLORIDA CERTIFICATION No. 4817  
FOR THE FIRM

THIS IS NOT A BOUNDARY SURVEY

SHEET:  
2 OF 3

JOB NUMBER:  
A2K0211B1  
DRAWN BY:  
G.P. WILLIAMS  
APPROVED BY:  
G.P. WILLIAMS  
SCALE:  
NA  
DATE:  
02/27/19  
FIELD BOOK/PAGES:  
NA

GPW	05/02/19	ADD TIE TO ENDEAVOR
GPW	02/27/19	REVISIONS PER COUNTY REQUEST
BY:	DATE:	REVISIONS

**SKETCH & LEGAL DESCRIPTION  
FOR RELEASE OF DRAINAGE  
EASEMENT FOR  
UNITED TECHNOLOGIES CORP.**



**F.R.S. & ASSOCIATES, INC.**  
 LAND SURVEYORS AND LAND PLANNERS  
 CERTIFICATE OF AUTHORIZATION NO. LB 4241  
 2257 VISTA PARKWAY, SUITE 4  
 WEST PALM BEACH, FLORIDA 33411  
 PHONE (561) 478-7178 FAX (561) 478-7922  
 Web Site: www.frssurvey.com

**EXHIBIT 'A'**

**LEGEND**

- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD BEARING AND DISTANCE
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- PNC = PARCEL CONTROL NUMBER
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY

PALM BEACH COUNTY POSITION  
 GEODETIC CONTROL "APIX"  
 PREVIOUSLY FOUND  
 949133.8202  
 867537.3004

NOT PLATTED  
 PCN 00-40-41-13-00-000-3010

Δ = 73°10'29"  
 R = 50.00'  
 L = 63.86'  
 CH = S53°03'49"W, 59.60'

S46°58'28"E  
 21442.06' GRID  
 21442.12'  
 GROUND

S 89°39'03" W 138.02'  
 N 63°26'06" W 35.27'

N 81°35'34" W 161.38'  
 N 00°20'57" W 15.42'

N 89°44'05" E 339.52'  
 Δ = 56°04'00"  
 R = 45.00'  
 L = 44.03'  
 CH = S62°13'55"E, 42.30'

POINT OF BEGINNING  
 N934485.255  
 E883589.465

PALM BEACH COUNTY POSITION  
 GEODETIC CONTROL  
 "FLGPS 67"  
 PREVIOUSLY FOUND  
 923419.3769  
 902150.1019

N59°11'48"W  
 21609.05' GRID  
 21609.11' GROUND

DRAINAGE EASEMENT  
 (ORB 14993, PG 1970)

EAST LINE OF DRAINAGE EASEMENT  
 (ORB 14993, PG. 1970)

S 89°39'03" W 661.31'  
 NORTH RIGHT OF WAY LINE  
**INNOVATION DRIVE**  
 (PB 98, PG 50)  
 SOUTH RIGHT OF WAY LINE  
 S 89°39'03" W 1780.89'

**ENDEAVOR DRIVE**  
 (PB 98, PG 54)

EAST LINE SECTION 14  
 WEST LINE SECTION 13

N934503.389  
 E883212.518

N00°20'57" W 80.00'

1084.11'  
 N 00°20'57" W


2988.34'  
 N933158.526  
 E888366.806

SOUTH LINE SECTION 13, TOWNSHIP 41 S., RANGE 40 E.  
 (BASIS OF BEARINGS) N 89°56'23" W 5331.56'

POINT OF COMMENCEMENT  
 SOUTHEAST CORNER OF SECTION 13,  
 TOWNSHIP 41 SOUTH, RANGE 40 EAST  
 FOUND PALM BEACH COUNTY  
 CONCRETE MONUMENT & BRASS DISK

N933164.130  
 E883035.233

**F.R.S. & ASSOCIATES, INC.**  
 LAND SURVEYORS AND LAND PLANNERS  
 CERTIFICATE OF AUTHORIZATION NO. LB 4241  
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 PHONE (561) 478-7178 FAX (561) 478-7922  
 Web Site: www.frssurvey.com



**SKETCH & LEGAL DESCRIPTION  
 FOR RELEASE OF DRAINAGE  
 EASEMENT FOR  
 UNITED TECHNOLOGIES CORP.**

DATE	BY	REVISIONS PER COUNTY REQUEST	ADD TIE TO ENDEAVOR
05/05/19			
02/27/19			

DRAWN BY:  
 D. KUPSICK  
 APPROVED BY:  
 G.P. WILLIAMS  
 SCALE:  
 1" = 100'  
 DATE:  
 07/11/18  
 FIELD BOOK/PAGES:  
 NA

JOB NUMBER:  
 A 2K-021.B1  
 SHEET:  
 3 OF 3

T:\Draw\Pratt\Drainage ease mod.dwg 5/2/2019 2:12:39 PM EDT



Return via Palm Beach County interoffice mail to:  
David Kuzmenko, Right-of-Way Specialist  
Palm Beach County, Engineering & Public Works Department  
Roadway Production Division  
2300 North Jog Road, 3<sup>rd</sup> Floor West  
West Palm Beach, Florida 33411-2750

Escrow Account Number: 1010

This Instrument Prepared by:  
Yelizaveta B. Herman, Assistant County Attorney  
Palm Beach County Attorney's Office  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229

Portion of Property Control Number: 00-40-41-13-00-000-3010

**NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

APPLICATION NO.: DRO/W-2018-00746

CONTROL NO.: 1978-00095

PROJECT NO.: 05683-000

ROAD NAME: Innovation Drive

PARCEL NO.:

**DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT ("Easement") is made this 22<sup>nd</sup> day of July, 2019, by **UNITED TECHNOLOGIES CORPORATION**, a Delaware corporation, authorized to do business in Florida, whose mailing address is 10 Farm Springs Road, Farmington, Connecticut 06032-2577, ("Grantor"), to **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("Grantee").

**WHEREAS**, Grantor is the owner of the hereinafter described real property; and

**WHEREAS**, Grantee has requested that Grantor grant the Easement over and across the hereinafter described real property.

**NOW, THEREFORE**, That Grantor, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, for the purpose of a perpetual drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida: Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof ("Easement Premises").

This Easement shall be used to permanently construct, install, operate, and maintain (collectively "Perform Work") with regard to roadway facilities and related facilities in the Easement Premises (collectively "Facilities"). Facilities shall include earth embankment fill; drainage facilities for transporting water, both above ground (swales) and buried (pipes and structures) to or from water retention areas. The Easement includes the right at any time to install, bore, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove, or relocate the Facilities, or perform any other activities related to the Facilities.

This Easement shall be non-exclusive, provided, however, that Grantor, its successors and assigns, shall be permanently prohibited from hindering, obstructing, removing or interfering with the operation, functioning, maintenance, or repair of any of the Facilities.

To the extent that Grantor, its successors and assigns, hinder, obstruct, remove or interfere with the operation, functioning, maintenance, or repair of any of the Facilities (collectively "Interference"), Grantor, its successors and assigns shall be liable for any and all expenses and damages related to the Interference.

The installation of Facilities shall not extend beyond the limits of the Easement Premises.

Grantee, its agents, successors and assigns, shall have the right, but not the obligation, to Perform Work on the Facilities and/or to remove and use any or all of the soil and/or subsoil within the Easement Premises.

Any amendment or modification to this Easement shall be effective if the same is in writing, signed, and recorded in the public records of Palm Beach County, Florida.

Remainder of page intentionally left blank.

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns forever.

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

Signed, sealed and delivered in the presence of:

(Signature of two witnesses required by Florida law)

David B. Gorman  
Witness Signature (Required)

David B. Gorman  
Witness Name Printed or Typed

Cheryl Burke  
Witness Signature (Required)

Cheryl Burke  
Witness Name Printed or Typed

Grantor:

UNITED TECHNOLOGIES CORPORATION,  
a Delaware corporation,  
authorized to do business in Florida

By: UNITED TECHNOLOGIES REALTY, INC.,  
a Delaware corporation,  
authorized agent

By: Kenneth J. Fersch  
Kenneth J. Fersch, President

STATE OF CONNECTICUT  
COUNTY OF HARTFORD

Before me personally appeared Kenneth J. Fersch, who is (*choose one*) personally known to me, ~~or~~ has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as President of UNITED TECHNOLOGIES REALTY, INC., a Delaware corporation, authorized agent for UNITED TECHNOLOGIES CORPORATION, a Delaware corporation, authorized to do business in Florida and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 22<sup>nd</sup> day of July, 2019.

David B. Gorman

Notary Signature

Notary Public, State of Connecticut

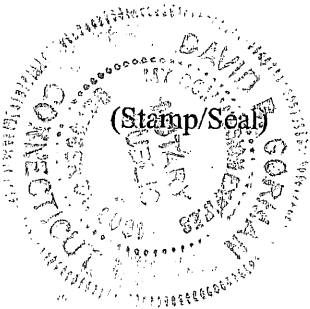
**DAVID B GORMAN**  
**NOTARY PUBLIC**

Print Notary Name

**STATE OF CONNECTICUT**  
**MY COMMISSION EXPIRES OCT 31, 2021**

Commission Number

My Commission Expires: \_\_\_\_\_



**EXHIBIT 'A'**

**LEGAL DESCRIPTION FOR DRAINAGE EASEMENT**

BEING A PARCEL OF LAND LYING IN SECTIONS 13 AND 14, TOWNSHIP 41 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°56'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 2988.34 FEET; THENCE NORTH 00°20'57" WEST, A DISTANCE OF 1084.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INNOVATION DRIVE AS RECORDED IN PLAT BOOK 98, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°39'03" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2159.86 FEET; THENCE NORTH 00°20'57" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID INNOVATION DRIVE AND THE SOUTHWEST CORNER OF A DRAINAGE EASEMENT REFERRED TO AS THE THIRD EASEMENT AREA AND SHOWN AS EXHIBIT A-3 AS RECORDED IN OFFICIAL RECORD BOOK 14993, PAGE 1970 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°20'57" WEST ALONG THE WEST LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 125.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 76.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 16.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 25.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 30.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 21.99 FEET TO THE POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 91.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 16.00 FEET A CENTRAL ANGLE OF 89°39'03"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 25.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°20'57" WEST, A DISTANCE OF 61.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 17.63 FEET AND A CENTRAL ANGLE OF 90°20'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 27.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 140.63 FEET; THENCE SOUTH 32°48'32" EAST, A DISTANCE OF 105.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 01°23'23"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 1.09 FEET TO A POINT ON THE WEST LINE OF SAID DRAINAGE EASEMENT, SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 16°49'31" AND A CHORD BEARING AND DISTANCE OF SOUTH 08°03'49" WEST, 14.63 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID NON TANGENT CURVE AND THE WEST LINE OF SAID DRAINAGE EASEMENT 14.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°20'57" EAST ALONG SAID WEST LINE, A DISTANCE OF 50.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,347.64 SQUARE FEET OR 0.536 ACRES MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY

SHEET: 1 OF 4	JOB NUMBER: A2K021.01	DATE: / / 07 / 01 / 18	DRAWN BY: D.KURBICK
		FIELD / PAGES NA /	APPROVED BY: G.F. SCALE: N/A

GPW	05/02/19	ADD TIE TO ENDEAVOR
GPW	02/27/19	REVISIONS PER COUNTY REQUEST
BY:	DATE:	REVISIONS

**SKETCH & LEGAL DESCRIPTION  
FOR A DRAINAGE EASEMENT  
FOR  
UNITED TECHNOLOGIES CORP.**



**F.R.S. & ASSOCIATES, INC.**  
 LAND SURVEYORS AND LAND PLANNERS  
 CERTIFICATE OF AUTHORIZATION NO. LB 4241  
 2257 VISTA PARKWAY, SUITE 4  
 WEST PALM BEACH, FLORIDA 33411  
 PHONE (561) 478-7178 FAX (561) 478-7922  
 Web Site: www.frssurvey.com

**EXHIBIT 'A'**

**SURVEYOR'S NOTES**

1. THE BEARING SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 40 EAST, BEING NORTH 89°56'23" WEST, AS SHOWN ON THE PLAT OF INNOVATION SUBDIVISION AS RECORDED IN PLAT BOOK 98, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. STATE PLANE GRID NAD83/1990 ADJUSTMENT DATUM, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THERE HAS BEEN A REVIEW OF THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 411800196TS, DATED DECEMBER 20, 2018 @ 8:00 AM, REV 4 (1-15-19) AND THAT ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE; IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY
4. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEET 3.
5. COORDINATES SHOWN HEREON ARE GRID.  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = U.S. SURVEY FOOT  
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
 PROJECT SCALE = 1.000002992  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**LAND SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S SEAL.

F.R.S. AND ASSOCIATES, INC.

BY: Gary Williams Digitally signed by Gary Williams  
Date: 2019.05.08 09:31:08 -04'00'

GARY P. WILLIAMS, P.S.M.  
 FLORIDA CERTIFICATION No. 4817  
 FOR THE FIRM

THIS IS NOT A BOUNDARY SURVEY

SHEET: 2 OF 4	JOB NUMBER: A2K-021.1B1	DATE: 07/11/18	DRAWN BY: D. KURPSICK
FIELD BOOK/PAGES: NA	SCALE: NA	DATE: 07/11/18	APPROVED BY: G.P. WILLIAMS

GPW	05/02/19	ADD TIE TO ENDEAVOR
GPW	02/27/19	REVISIONS PER COUNTY REQUEST
BY:	DATE:	REVISIONS

**SKETCH & LEGAL DESCRIPTION  
 FOR A DRAINAGE EASEMENT  
 FOR  
 UNITED TECHNOLOGIES CORP.**



**F.R.S. & ASSOCIATES, INC.**  
 LAND SURVEYORS AND LAND PLANNERS  
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 WEST PALM BEACH, FLORIDA 33411  
 PHONE (561) 478-7178 FAX (561) 478-7922  
 Web Site: www.frssurvey.com



**EXHIBIT 'A'**

**LEGEND**

- $\Delta$  = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD BEARING AND DISTANCE
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PCN = PARCEL CONTROL NUMBER

NOT PLATTED  
PCN 00-40-41-13-00-000-3010

*N934593.139*  
*E883013.754*

$\Delta=90^{\circ}20'57''$   
R=17.63'  
L=27.80'

S 90°00'00" E  
140.63'

N 00°20'57" W  
61.43'

S 32°48'32" E  
105.67'

$\Delta=89^{\circ}39'03''$   
R=16.00'  
L=25.04'

N 90°00'00" W  
91.34'

$\Delta=01^{\circ}23'23''$   
R=45.00'  
L=1.09'

$\Delta=90^{\circ}00'00''$   
R=14.00'  
L=21.99'

N 00°00'00" W  
30.02'

$\Delta=16^{\circ}49'31''$   
R=50.00'  
L=14.68'  
CH=S08°03'49"W  
14.63'

$\Delta=90^{\circ}00'00''$   
R=16.00'  
L=25.13'

N 90°00'00" W  
76.66'

S 00°20'57" E  
50.88'

**POINT OF BEGINNING**  
*N934438.049*  
*E883210.770*

NOT PLATTED  
PCN 00-40-41-13-00-000-3010

WEST LINE OF DRAINAGE EASEMENT  
(ORB 14993, PG. 1970)

EAST LINE SECTION 14  
WEST LINE SECTION 13

**F.R.S. & ASSOCIATES, INC.**  
LAND SURVEYORS AND LAND PLANNERS  
CERTIFICATE OF AUTHORIZATION NO. LB 4241  
2257 VISTA PARKWAY, SUITE 4  
WEST PALM BEACH, FLORIDA 33411  
PHONE (561) 478-7178 FAX (561) 478-7922  
Web Site: www.frssurvey.com



**SKETCH & LEGAL DESCRIPTION  
FOR DRAINAGE EASEMENT  
FOR  
UNITED TECHNOLOGIES CORP.**

DATE	BY	REVISIONS
05/02/19	ADD TIE TO ENDEAVOR	
02/27/19	REVISIONS PER COUNTY REQUEST	

DRAWN BY:  
D. KUPISICK  
APPROVED BY:  
G.P. WILLIAMS  
SCALE:  
1" = 40'  
DATE:  
07/11/18  
FIELD BOOK/PAGES  
NA

JOB NUMBER:  
**A 2K-021.B1**

SHEET:  
**4 OF 4**

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