

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	October 8, 2019	Consent <input checked="" type="checkbox"/> [X] Public Hearing <input type="checkbox"/> []	Regular <input type="checkbox"/> []
Department:	Water Utilities Department		

I. EXECUTIVE BRIEF



Motion and Title: **Staff recommends motion to accept:** A non-standard Utility Easement (Easement) granted by Azola West Palm Beach Owner, LP (Azola) to Palm Beach County (County) over a portion of property located within Tract A-1 of Bella Vita Estates Replat.

Summary: The proposed Easement is required over lands where Water Utilities Department (WUD) owned facilities have been installed and will allow WUD staff access to the property for operation and maintenance purposes. Azola executed a Declaration of General Purpose Utility Easement Agreement (Declaration) on April 23, 2019, which was recorded in Official Record Book 30577, Page 325 of the Official Records of Palm Beach County, Florida. However, the Declaration placed certain unacceptable conditions upon the County, including requiring indemnification from the County and a prevailing party attorneys' fees provision. WUD requested that Azola provide this separate Easement to the County in the County's standard utility easement form, with modifications to clarify that; (1) the Easement is granted to Palm Beach County in lieu of the Declaration; and (2) Palm Beach County rejects the rights and obligations imposed on it by the Declaration. (WUD Project No. 18-500) District 2 (MJ)

Background and Justification: The proposed Easement will allow WUD staff access to the subject property to perform normal operations and maintenance to the water infrastructure. The Easement requires BCC approval as it contains certain non-standard provisions not contained within WUD's standard utility easement.

Attachments:

1. Location Map
2. Two (2) Original Utility Easements with attachments

Recommended By:	 Department Director	9-17-19 Date	
Approved By:	 Assistant County Administrator	9/27/19 Date	

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund Dept Unit Object


Is Item Included in Current Budget? Yes ____ No ____

Does this item include the use of federal funds? Yes ____ No ____

Reporting Category N/A



B. Recommended Sources of Funds/Summary of Fiscal Impact:


No Fiscal Impact

C. Department Fiscal Review: 

III. REVIEW COMMENTS

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

 alw/19
OFMB 9/1/19 

 (9/23/19)
Contract Development and Control
9/20/19 TW

B. Legal Sufficiency:

 9/24/19
Assistant County Attorney

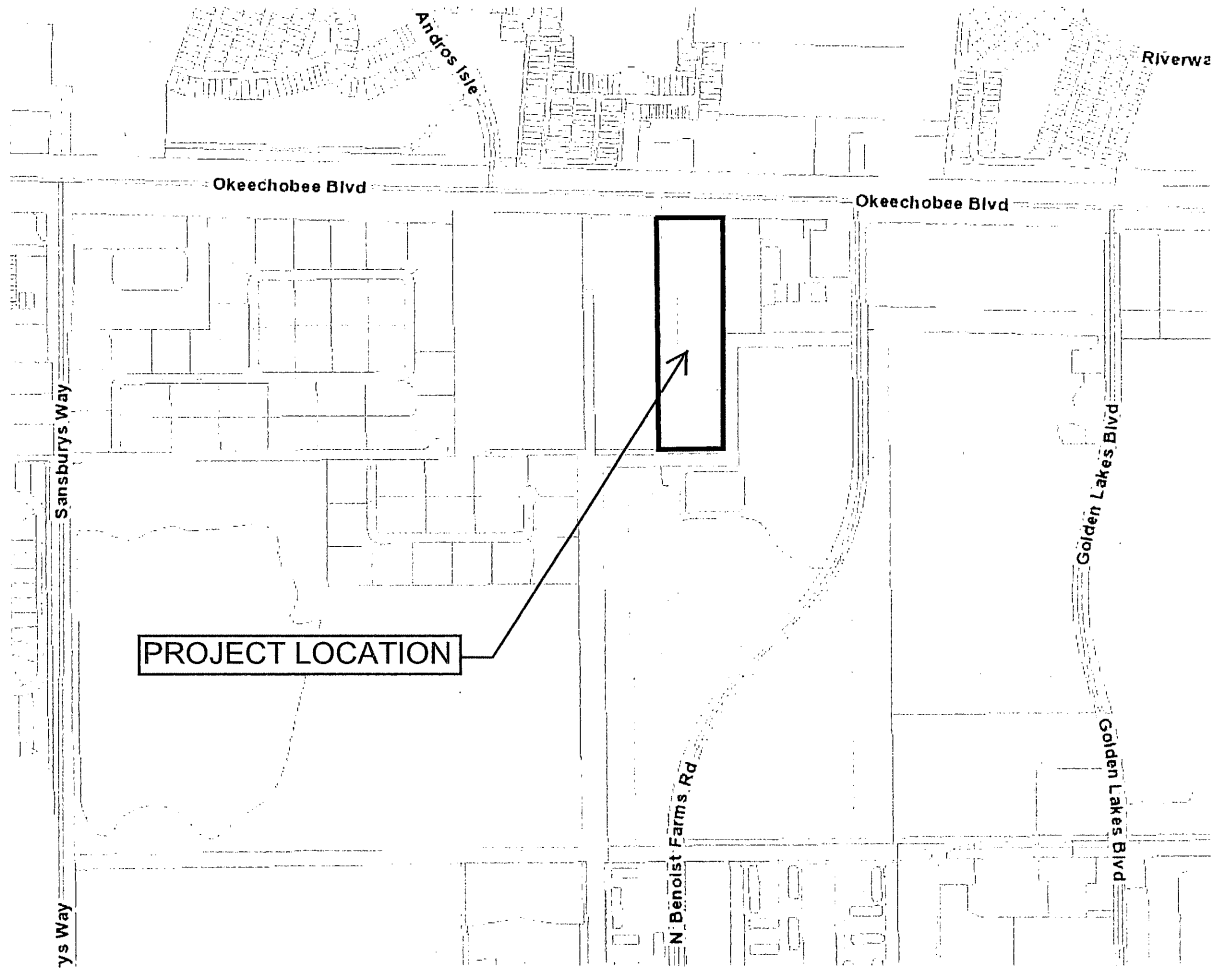
C. Other Department Review:

Department Director

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

ATTACHMENT 1

LOCATION MAP



SDA#

Prepared by and Return to:

Palm Beach County Water Utilities Department

P.O. Box 16097 Attn: Engineering Div.

West Palm Beach, Florida 33416-6097

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this _____ day of _____, 2019, by **Azola West Palm Beach Owner, LP, a Delaware limited partnership**, (hereinafter referred to as "Grantor"), whose address is c/o ZOM Holding, Inc. 2001 Summit Park Drive, Ste. 300, Orlando, Florida 32810, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413.

W I T N E S S E T H

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in by the Grantee for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

**SEE EXHIBITS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" ATTACHED
HERETO
AND MADE A PART HEREOF**

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

This easement is granted to Palm Beach County in lieu of that Declaration of General Purpose Utility Easement Agreement dated April 23, 2019, and recorded April 30, 2019 at Official Record Book 30577/Page 325 of the Official Records of Palm Beach County, FL (the "Declaration"). The County has not accepted the Declaration and hereby expressly rejects the Declaration and any rights or obligations set forth therein. The use of this easement shall not be construed as the County's acceptance of the Declaration or any rights or obligations set forth therein.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature

Andres Lozano
Print Name

[Signature]
Witness Signature

Carlos Rivera
Print Name

GRANTOR:

**Azola West Palm Beach Owner, LP,
a Delaware limited partnership**

By: Azola WPB GP, LLC, a
Florida limited liability
company, its Operating
General Partner

By: [Signature]
Kyle Clayton
Senior Vice President

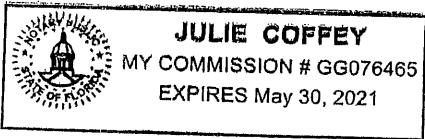
(Seal)

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23 day of April, 2019 by Kyle Clayton, as Senior Vice President of Azola WPB GP, LLC, a Florida limited liability company, as the Operating General Partner of Azola West Palm Beach Owner, LP, a Delaware limited partnership. He is personally known to me or has produced _____ as identification.

My Commission Expires:



[Signature]
Notary Signature
Julie Coffey
Typed, Printed or Stamped Name of Notary

ACCEPTED BY PALM BEACH COUNTY

(COUNTY SEAL)

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

ATTEST:

SHARON R. BOCK, CLERK
AND COMPTROLLER

By: _____
DEPUTY CLERK

By: _____
Mack Bernard, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
ASSISTANT COUNTY ATTORNEY

APPROVED AS TO TERMS AND CONDITIONS

By:  _____
DIRECTOR OF WATER UTILITIES

CONSENT AND JOINDER OF MORTGAGEE/LIENHOLDER

The undersigned Mortgagee does hereby join and consent to the granting of this Utility Easement across the lands herein described on ~~Exhibits A-~~ Attached hereto, and agrees that its Mortgage which is dated October 30, 2017, and filed and recorded in Official Record Book 29439, Page 1102, as modified by Amendment to Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated December 5, 2017 and filed on December 18, 2017 in Official Record Book 29534, Page 1159, all in the Public Records of Palm Beach County, Florida (collectively, the "Mortgage"), shall be subordinated to this Utility Easement.

IN WITNESS WHEREOF, the Mortgagee has hereunto set its hand and affixed its seal this 23 day of April, 2019.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Malika Savang
Witness Signature

MAUKASAVANG
Print Name

Richard M. Carey
Witness Signature

Richard M. Carey
Print Name

MORTGAGEE:

SYNOVUS BANK, a Georgia
State banking corporation

By: [Signature]
Print Name: Gregory R. Siemsen
Title: Corporate CRE Banker III

(Seal)

NOTARY CERTIFICATE

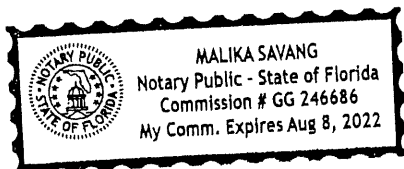
STATE OF FLORIDA
COUNTY OF ORANGE

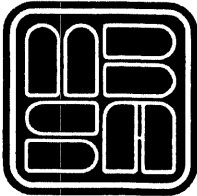
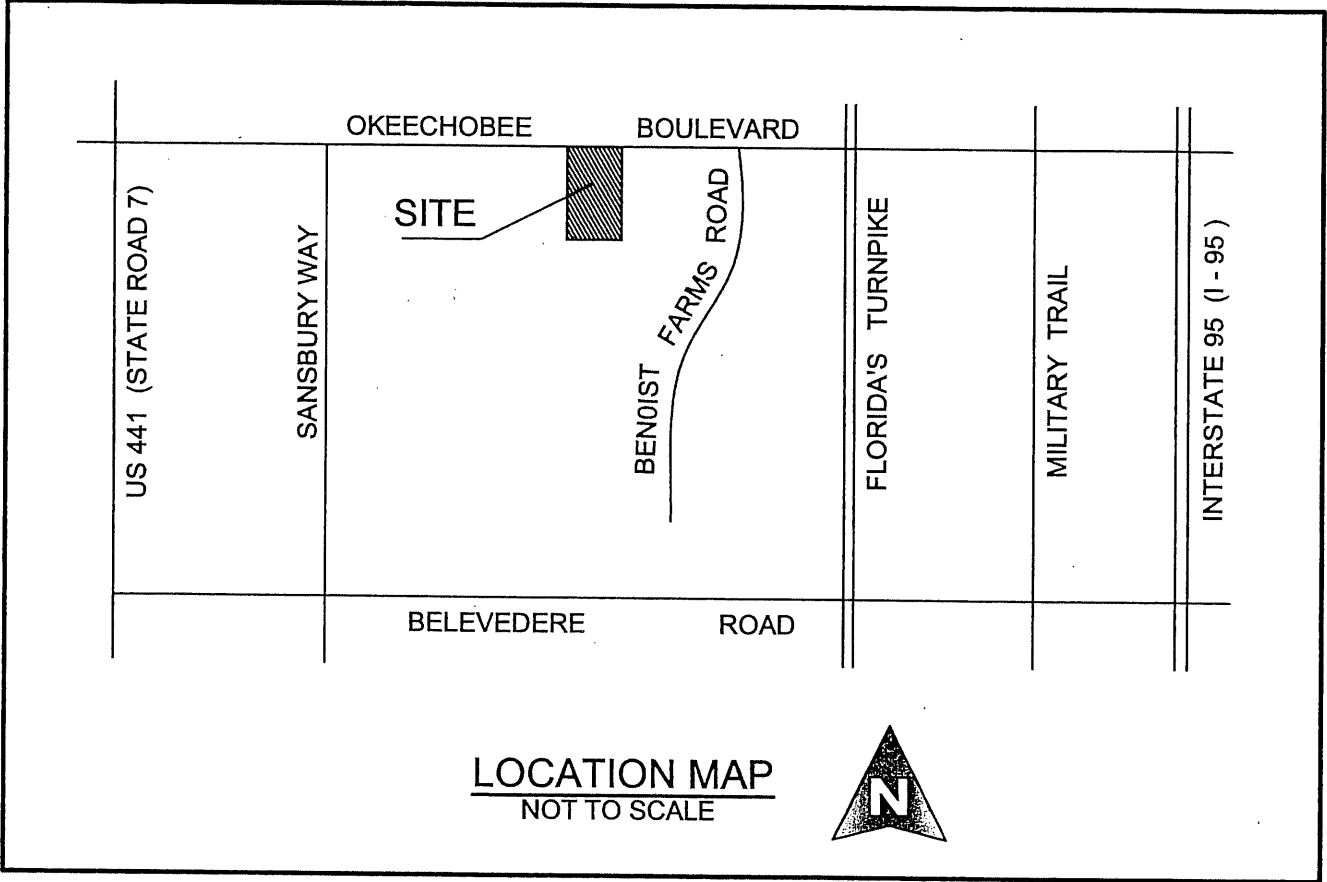
The foregoing instrument was acknowledged before me this 23rd day of April, 2019 by Gregory R. Siemsen, as Corporate CRE Banker III of SYNOVUS BANK, a Georgia State Banking corporation. He/She is personally known to me or has produced _____ as identification.

My Commission Expires:

Malika Savang
Notary Signature

Typed, Printed or Stamped Name of Notary





**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: JUNE, 2019	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 LOCATION MAP

**LOCATION MAP
PALM BEACH COUNTY
UTILITY EASEMENTS
BELLA VITA ESTATES REPLAT**

SHEET NO. 1 OF 1 JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 131.21 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 69.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 90°00'00" WEST, DISTANCE OF 11.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 10.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 110 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4.) THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 5.) THE SKETCH AND DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- ORB = OFFICIAL RECORDS BOOK
- RW = RIGHT-OF-WAY
- SEC = SECTION
- TWP = TOWNSHIP
- U.E. = UTILITY EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- PBCUE = PALM BEACH COUNTY UTILITY EASEMENT
- FPL = FLORIDA POWER & LIGHT
- M.T.E. = MASS TRANSIT EASEMENT

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

6/18/2019
DATE OF SIGNATURE

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



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

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PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_1_REV	

SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_1
BELLA VITA ESTATES REPLAT

SHEET NO. 1 OF 2 JOB NO. 1705

PALM BEACH FARMS COMPANY PLAT NO. 9
(PLAT BOOK 5, PAGE 58)



P.O.C.
NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)
S 00°00'00" E 131.21'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597

P.O.B.

N00°00'00"W
10.00'

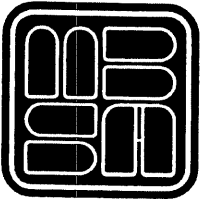
S90°00'00"W
11.00'

S00°00'00"E
10.00'

P.B.C.U.E._1

NORTH LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

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

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BOOK:	N/A	DATE:	JULY, 2018	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_1_REV	

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_1
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 2 JOB NO. 1705

LEGAL DESCRIPTION

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CONTAINING 2788.78 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
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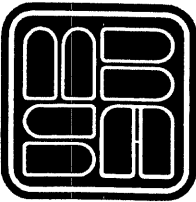
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7/8/2019
DATE OF SIGNATURE

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



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: JULY, 2018	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_2

SKETCH AND DESCRIPTION PALM BEACH COUNTY UTILITY EASEMENT_2 BELLA VITA ESTATES REPLAT	
SHEET NO. 1 OF 2	JOB NO. 1705

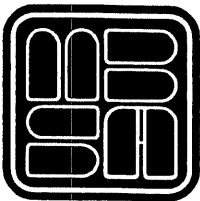
PALM BEACH FARMS COMPANY PLAT NO. 9

(PLAT BOOK 5, PAGE 58)

**P.O.C.**NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)(PLAT BEARING/ BASIS OF BEARINGS)
N00°00'00" E

S 00°00'00" E 446.57'

BELLA VITA ESTATES REPLAT

TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)**P.O.B.****P.B.C.U.E._2****OKEECHOBEE BOULEVARD**
ROAD PLAT BOOK 8, PAGES 32 - 53INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"= 20'
BOOK:	N/A	DATE:	JULY, 2018	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_2	

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_2
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 2

JOB NO. 1705

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CONTAINING 462 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
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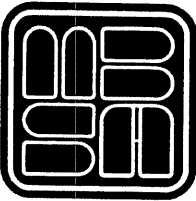
LEGEND

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M.T.E. = MASS TRANSIT EASEMENT

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6/18/2019
DATE OF SIGNATURE

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



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: JULY, 2018	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_3_REV

SKETCH AND DESCRIPTION PALM BEACH COUNTY UTILITY EASEMENT_3 BELLA VITA ESTATES REPLAT	
SHEET NO. 1 OF 2	JOB NO. 1705

PALM BEACH FARMS COMPANY PLAT NO. 9
(PLAT BOOK 5, PAGE 58)



P.O.C.
NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)

S 00°00'00" E 496.56'

N90°00'00"E
122.67'

INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597

P.O.B.

N00°00'00"W
22.00'

P.B.C.U.E._3

S90°00'00"W
21.00'

22.00'
S00°00'00"E

N90°00'00"E
21.00'

NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: R.A.B.	SCALE: 1"= 20'
BOOK: N/A	DATE: JULY, 2018	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_3_REV

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_3
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 2 JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 556.29 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 90°00'00" WEST, DISTANCE OF 12.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4.) THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 5.) THE SKETCH AND DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.

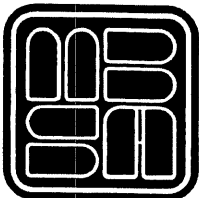
LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT-OF-WAY
SEC = SECTION
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT
LB = LICENSED BUSINESS
PBCUE = PALM BEACH COUNTY UTILITY EASEMENT
FPL = FLORIDA POWER & LIGHT
M.T.E. = MASS TRANSIT EASEMENT

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

7/8/2019
DATE OF SIGNATURE

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

**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

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

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PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_4_REV

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_4
BELLA VITA ESTATES REPLAT**

SHEET NO. 1 OF 2

JOB NO. 1705



PALM BEACH FARMS COMPANY PLAT NO. 9
(PLAT BOOK 5, PAGE 58)

P.O.C.

NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)

S 00°00'00" E 556.29'

N90°00'00"E
122.67'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53

INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597

NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.B.

N00°00'00"W
25.00'

S90°00'00"W
12.00'

P.B.C.U.E._4

S00°00'00"E
25.00'

N90°00'00"E
12.00'



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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"= 20'
BOOK:	N/A	DATE:	JULY, 2018	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_4_REV	

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_4
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 2 JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 824.08 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 70.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 90°00'00" WEST, DISTANCE OF 7.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4.) THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 5.) THE SKETCH AND DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.


LEGEND

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- LB = LICENSED BUSINESS
- PBCUE = PALM BEACH COUNTY UTILITY EASEMENT
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6/18/2019

DATE OF SIGNATURE



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



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

FIELD: N/A	DRAWN: J.E.T.	SCALE: N/A
BOOK: N/A	DATE: APR., 2019	CADDFILE: 1705 PBCUE_5_
PAGE: N/A	CHECKED: L.C.B.	REVISED

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_5
BELLA VITA ESTATES REPLAT**

SHEET NO. 1 OF 2	JOB NO. 1705
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PALM BEACH FARMS COMPANY PLAT NO. 9
(PLAT BOOK 5, PAGE 58)



P.O.C.
NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)
S 00°00'00" E 824.08'

N90°00'00"E
70.16'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.B.

N00°00'00"E
30.00'

N90°00'00"E
7.50'

30.00'
S00°00'00"E
N90°00'00"W
7.50'

P.B.C.U.E._5

INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597

NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

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WEST PALM BEACH, FLORIDA 33406
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FIELD: N/A	DRAWN: J.E.T.	SCALE: 1"= 20'
BOOK: N/A	DATE: APR., 2019	CADDFILE: 1705 PBCUE_5_
PAGE: N/A	CHECKED: L.C.B.	REVISED

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_5
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 2 JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 1111.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 46.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'10" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°55'10" WEST, DISTANCE OF 20.00 FEET; THENCE NORTH 00°04'50" WEST, A DISTANCE OF 5.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
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- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
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6/18/2019
DATE OF SIGNATURE

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



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: JULY, 2018	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_6

SKETCH AND DESCRIPTION PALM BEACH COUNTY UTILITY EASEMENT_6 BELLA VITA ESTATES REPLAT	
SHEET NO. 1 OF 2	JOB NO. 1705

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "F"

PALM BEACH FARMS COMPANY PLAT NO. 9

(PLAT BOOK 5, PAGE 58)



NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.C.

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)

S 00°00'00" E 1111.63'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.B.

N00°04'50"W
5.00'
P.B.C.U.E._6

S89°55'10"W
20.00'

N90°00'00"E
46.95'

N89°55'10"E
20.00'

S00°04'50"E
5.00'

INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597

NORTH LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

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

FIELD: N/A	DRAWN: R.A.B.	SCALE: 1"= 20'
BOOK: N/A	DATE: JULY, 2018	CADDFILE:
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**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_6
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 2

JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 1017.38 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 74.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 29.50 FEET; THENCE NORTH 90°00'00" WEST, DISTANCE OF 3.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 29.50 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 103.3 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
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6/18/2019
DATE OF SIGNATURE
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698



MICHAEL B. SCHORAH & ASSOCIATES, INC.
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WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: J.E.T.	SCALE: N/A
BOOK: N/A	DATE: APR., 2019	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_7

SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_7
BELLA VITA ESTATES REPLAT

SHEET NO. 1 OF 2	JOB NO. 1705
------------------	--------------

PALM BEACH FARMS COMPANY PLAT NO. 9

(PLAT BOOK 5, PAGE 58)

**P.O.C.**NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)

S 00°00'00" E 1017.38'

N90°00'00"E
74.17'**BELLA VITA ESTATES REPLAT**

TRACT "A-1"

(PLAT BOOK 122, PAGES 1 AND 2)

P.O.B.N00°00'00"E
29.50'N90°00'00"E
3.50'29.50'
S00°00'00"E**P.B.C.U.E._7**N90°00'00"W
3.50'INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)**OKEECHOBEE BOULEVARD**
ROAD PLAT BOOK 8, PAGES 32 - 53**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: J.E.T.	SCALE: 1"= 20'
BOOK: N/A	DATE: APR., 2019	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_7

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_7
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 2

JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 1111.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 192.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'10" EAST, A DISTANCE OF 29.01 FEET; THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 89°55'10" WEST, DISTANCE OF 29.01 FEET; THENCE NORTH 00°04'50" WEST, A DISTANCE OF 3.50 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 101.5 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4.) THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 5.) THE SKETCH AND DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- ORB = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- TWP = TOWNSHIP
- U.E. = UTILITY EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- PBCUE = PALM BEACH COUNTY UTILITY EASEMENT
- FPL = FLORIDA POWER & LIGHT
- M.T.E. = MASS TRANSIT EASEMENT

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

6/18/2019
DATE OF SIGNATURE
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698



MICHAEL B. SCHORAH & ASSOCIATES, INC.

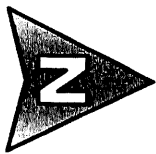
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N/A
BOOK:	N/A	DATE:	APR., 2019	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_8	

SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_8
BELLA VITA ESTATES REPLAT

SHEET NO. 1 OF 2
JOB NO. 1705

PALM BEACH FARMS COMPANY PLAT NO. 9
(PLAT BOOK 5, PAGE 58)



NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.C.

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)
S 00°00'00" E 1111.63'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.B.

N00°04'50"W
3.50'

P.B.C.U.E. _8

S89°55'10"W
29.01'

N89°55'10"E
29.01'

S00°04'50"E
3.50'

INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597

NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53



MICHAEL B. SCHORAH
& ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	1"= 20'
BOOK:	N/A	DATE:	APR., 2019	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_8	

SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT _8
BELLA VITA ESTATES REPLAT

SHEET NO. 2 OF 2 JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 813.49 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 273.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 210 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4.) THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 5.) THE SKETCH AND DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.

LEGEND

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- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- PBCUE = PALM BEACH COUNTY UTILITY EASEMENT
- FPL = FLORIDA POWER & LIGHT
- M.T.E. = MASS TRANSIT EASEMENT

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

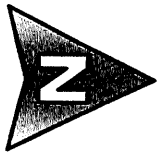
6/18/2019
DATE OF SIGNATURE
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
FIELD: N/A	DRAWN: J.E.T.	SCALE: N/A
BOOK: N/A	DATE: APR., 2019	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_9

SKETCH AND DESCRIPTION PALM BEACH COUNTY UTILITY EASEMENT_9 BELLA VITA ESTATES REPLAT	
SHEET NO. 1 OF 2	JOB NO. 1705

PALM BEACH FARMS COMPANY PLAT NO. 9
(PLAT BOOK 5, PAGE 58)



NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.C.

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)
S 00°00'00" E 813.49'

N90°00'00"E
273.00'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

P.O.B.

N00°00'00"W
30.00'

N90°00'00"E
7.00'

30.00'
S00°00'00"E
S 90°00'00"W
7.00'

P.B.C.U.E._9

INGRESS / EGRESS AND
UTILITY EASEMENT
O.R.B. 30585, PAGE 597

NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53



MICHAEL B. SCHORAH
& ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	1"= 20'
BOOK:	N/A	DATE:	APR., 2019	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_9	

SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_9
BELLA VITA ESTATES REPLAT

SHEET NO. 2 OF 2 JOB NO. 1705

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG THE WEST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 481.68 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 273.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26°34'15" EAST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 63°25'45" EAST, A DISTANCE OF 10.50 FEET; THENCE SOUTH 26°34'15" WEST, DISTANCE OF 3.50 FEET; THENCE NORTH 63°25'45" WEST, A DISTANCE OF 10.50 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 36.75 SQUARE FEET, MORE OR LESS.

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC OF PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4.) THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 5.) THE SKETCH AND DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.

LEGEND

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- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- PBCUE = PALM BEACH COUNTY UTILITY EASEMENT
- FPL = FLORIDA POWER & LIGHT
- M.T.E. = MASS TRANSIT EASEMENT

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6/18/2019
DATE OF SIGNATURE
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: JULY, 2018	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_10_NEW

SKETCH AND DESCRIPTION PALM BEACH COUNTY UTILITY EASEMENT_10 BELLA VITA ESTATES REPLAT	
SHEET NO. 1 OF 2	JOB NO. 1705

PALM BEACH FARMS COMPANY PLAT NO. 9

(PLAT BOOK 5, PAGE 58)



P.O.C.
NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

N00°00'00" E (PLAT BEARING/ BASIS OF BEARINGS)

S 00°00'00" E 481.68'

N90°00'00"E
273.89'

BELLA VITA ESTATES REPLAT

TRACT "A-1"

(PLAT BOOK 122, PAGES 1 AND 2)

P.O.B.

N63°25'45"W
10.50'

S26°34'15"W
3.50'

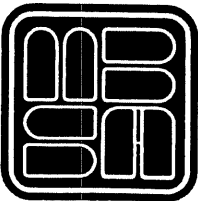
N26°34'15"E
3.50'

S63°25'45"E
10.50'

P.B.C.U.E._10

NORTH LINE OF
BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

OKEECHOBEE BOULEVARD
ROAD PLAT BOOK 8, PAGES 32 - 53

MICHAEL B. SCHORAH
& ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"= 20'
BOOK:	N/A	DATE:	APRIL, 2019	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_10_NEW	

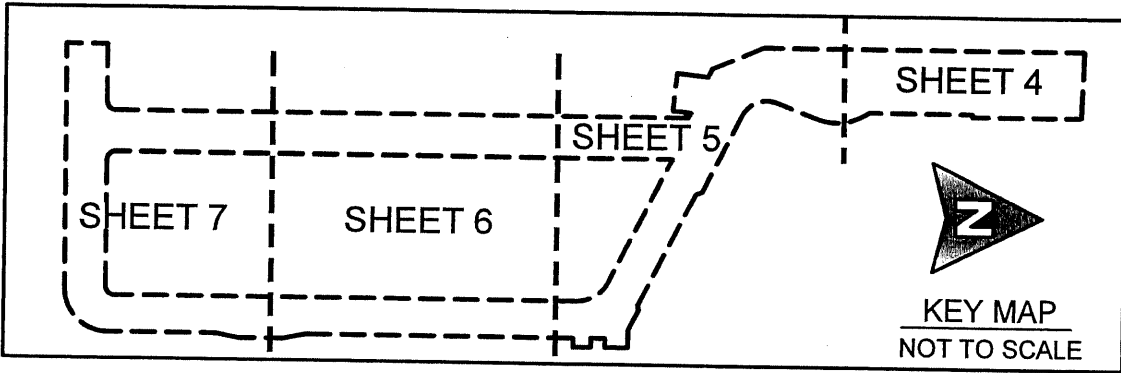
SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT_10
BELLA VITA ESTATES REPLAT

SHEET NO. 2 OF 2

JOB NO. 1705

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "K"



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING AN EXISTING INGRESS/EGRESS AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 30585, PAGE 597, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A-1", OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 87°50'38" EAST ALONG THE NORTH LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT, A DISTANCE OF 72.32 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 122.34 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 3.05 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 113.25 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 59.50 FEET AND WHOSE CENTER BEARS SOUTH 53°54'03" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 57°11'15", A DISTANCE OF 59.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 21°05'18" WEST, A DISTANCE OF 47.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°31'04", A DISTANCE OF 44.25 FEET TO A POINT OF TANGENCY, ALSO BEING REFERENCE POINT "A"; THENCE SOUTH 63°25'45" EAST, A DISTANCE OF 93.94 FEET; THENCE SOUTH 18°23'38" EAST, A DISTANCE OF 7.07 FEET; THENCE SOUTH 63°25'45" EAST, A DISTANCE OF 138.39 FEET; THENCE NORTH 71°36'22" EAST, A DISTANCE OF 4.54 FEET; THENCE SOUTH 63°25'45" EAST, A DISTANCE 25.17 FEET; THENCE NORTH 89°54'35" EAST, A DISTANCE OF 18.85 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG SAID EAST LINE A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°54'35" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.16 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF BELLA VITA ESTATES REPLAT; THENCE SOUTH 00°00'00" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 291.02 FEET; THENCE SOUTH 11°15'00" EAST, A DISTANCE OF 24.62 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 11°15'00" WEST, A DISTANCE OF 24.62 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 117.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 47.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'10", A DISTANCE OF 74.55 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°55'10" WEST, A DISTANCE OF 267.57 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 45.00 FEET; THENCE NORTH 89°55'10" EAST, A DISTANCE OF 62.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'10", A DISTANCE OF 15.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 622.68 FEET; THENCE NORTH 63°25'45" WEST, A DISTANCE OF 6.33 FEET; THENCE SOUTH 06°05'47" WEST, A DISTANCE OF 20.01 FEET;

CONTINUED ON SHEET 2

	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SKETCH AND DESCRIPTION PALM BEACH COUNTY UTILITY EASEMENT BELLA VITA ESTATES REPLAT	
	FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A		
	BOOK: N/A	DATE: JUNE, 2019	CADDFILE:		
	PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_EX-K		
			SHEET NO. 1 OF 7	JOB NO. 1705	

LEGAL DESCRIPTION (CONT'D.)

THENCE NORTH 83°54'13" WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 06°05'47" EAST, A DISTANCE OF 33.65 FEET; THENCE NORTH 63°25'45" WEST, A DISTANCE OF 10.37 FEET; THENCE NORTH 23°11'06" WEST, A DISTANCE OF 59.46 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 353.80 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SAID TRACT "A-1", ACCORDING TO THE PLAT OF BELLA VITA ESTATES REPLAT, AS RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

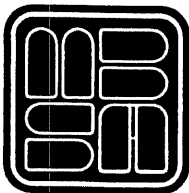
COMMENCING AT SAID REFERENCE POINT "A"; THENCE SOUTH 32°59'15" EAST, A DISTANCE OF 88.82 FEET TO THE POINT OF BEGINNING "2"; THENCE SOUTH 63°25'45" EAST, A DISTANCE OF 151.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°25'45", A DISTANCE OF 44.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 502.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'10", A DISTANCE OF 15.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°55'10" WEST, A DISTANCE OF 137.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'50", A DISTANCE OF 15.72 FEET TO A POINT OF TANGENCY, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 605.67 FEET TO THE AFOREMENTIONED POINT OF BEGINNING "2".

CONTAINING 105506 SQUARE FEET OR 2.42 ACRES MORE OR LESS.

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7/8/2019
DATE OF SIGNATURE

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



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

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FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: JUNE, 2019	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_EX-K

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT
BELLA VITA ESTATES REPLAT**

SHEET NO. 2 OF 7 JOB NO. 1705

SURVEYOR NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO SEARCH OF THE ADJOINERS WERE MADE BY THIS OFFICE.
- 3.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF BELLA VITA ESTATES REPLAT, RECORDED IN PLAT BOOK 122, PAGES 1 AND 2, PALM BEACH COUNTY, FLORIDA. HAVING A PLATTED BEARING OF NORTH 00°00'00" EAST, ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4.) THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
- 5.) THE SKETCH AND DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE
PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000247
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N 00°00'00"E (PLAT BEARING) -00°55'44" COUNTER CLOCKWISE ROTATION
S 00°55'44"E (GRID BEARING) PLAT TO GRID

THE WEST BOUNDARY LINE OF PLAT

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- ORB = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- TWP = TOWNSHIP
- U.E. = UTILITY EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- PBCUE = PALM BEACH COUNTY UTILITY EASEMENT
- FPL = FLORIDA POWER & LIGHT
- M.T.E. = MASS TRANSIT EASEMENT



MICHAEL B. SCHORAH
& ASSOCIATES, INC.

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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	N/A
BOOK:	N/A	DATE:	JUNE, 2019	CADDFILE:	
PAGE:	N/A	CHECKED:	L.C.B.	1705 PBCUE_EX-K	

SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT
BELLA VITA ESTATES REPLAT

SHEET NO. 3 OF 7 JOB NO. 1705

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "K"

PALM BEACH FARMS COMPANY PLAT NO. 9
(PLAT BOOK 5, PAGE 58)



P.O.B.

NW. CORNER OF TRACT "A-1", BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

$N = 864008.692$
 $E = 926082.707$

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

$N00^{\circ}00'00''$ E (PLAT BEARING/ BASIS OF BEARINGS)

$N00^{\circ}00'00''$ E 353.80'

PALM BEACH COUNTY UTILITY EASEMENT

EXISTING INGRESS / EGRESS AND
UTILITY EASEMENT (O.R.B. 30585, PAGE 597)

CROSS ACCESS EASEMENT
(O.R.B. 22099, PAGE 1248)

$S53^{\circ}54'03''$ W
RADIAL

$S00^{\circ}00'00''$ E 113.25'

$R=59.50'$
 $\Delta=57^{\circ}11'15''$
 $L=59.39'$

$N90^{\circ}00'00''$ W
3.05'

$S00^{\circ}00'00''$ E 122.34'

NORTH LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

M.T.E.
(P.B. 111, PAGE 30)

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

15' U.E.
(O.R.B. 5517, PAGE 26)

5' L.A.E.
(P.B. 111, PAGE 30)

OKEECHOBEE BOULEVARD (STATE ROAD NO. 704)
ROAD PLAT BOOK 8, PAGES 32 - 53
(230' R/W)

N LINE OF THE NE 1/4 OF SEC 29
TWP 43 S, RANGE 42 E



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FIELD: N/A	DRAWN: R.A.B.	SCALE: 1"= 40'
BOOK: N/A	DATE: JUNE, 2019	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_EX-K

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT
BELLA VITA ESTATES REPLAT**

SHEET NO. 4 OF 7

JOB NO. 1705

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "K"

PALM BEACH FARMS COMPANY PLAT NO. 9 (PLAT BOOK 5, PAGE 58)

WEST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)N23°11'06"W
59.46'

N00°00'00"E 353.80'

PALM BEACH COUNTY
UTILITY EASEMENTN83°54'13"W
41.00'33.65'
N06°05'47"EN63°25'45"W
10.37'S06°05'47"W
20.01'N63°25'45"W
6.33'S21°05'18"W
47.02'R=30.00'
Δ=84°31'04"
L=44.25'R=59.50'
Δ=57°11'15"
L=59.39'REFERENCE
POINT "A"EXISTING INGRESS / EGRESS AND
UTILITY EASEMENT (O.R.B. 30585, PAGE 597)

P.O.B. "2"

N00°00'00"E 605.67'

S32°59'15"E 88.82'

S63°25'45"E 93.94'

S18°23'38"E 7.07'

PALM BEACH COUNTY
UTILITY EASEMENT
EXISTING INGRESS / EGRESS AND
UTILITY EASEMENT (O.R.B. 30585, PAGE 597)

S63°25'45"E 151.19'

S63°25'45"E 138.39'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)S00°00'00"E
502.08'R=40.00'
Δ=63°25'45"
L=44.28'S00°00'00"E
291.02'N90°00'00"W
10.00'

N71°36'22"E 4.54'

S00°00'00"E 15.16'

N90°00'00"E 10.00'

S63°25'45"E 25.17'

S89°54'35"W 10.00'

N89°54'35"E 18.85'

S00°00'00"E 25.00'

EAST LINE OF BELLA VITA ESTATES REPLAT
(PLAT BOOK 122, PAGES 1 AND 2)

S00°00'00"E 20.00'

GOLDEN LAKES OFFICE PARK & PLAZA (PLAT BOOK 34, PAGE 179)

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FIELD: N/A	DRAWN: R.A.B.	SCALE: 1"= 40'
BOOK: N/A	DATE: JUNE, 2019	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1705 PBCUE_EX-K

**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT
BELLA VITA ESTATES REPLAT**

SHEET NO. 5 OF 7 JOB NO. 1705

MATCH TO
SHEET 7



MATCH TO
SHEET 5

N00°00'00"E 622.68'

PALM BEACH COUNTY UTILITY EASEMENT
EXISTING INGRESS / EGRESS AND
UTILITY EASEMENT (O.R.B. 30585, PAGE 597)

N00°00'00"E 605.67'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

S00°00'00"E 502.08'

PALM BEACH COUNTY UTILITY EASEMENT
EXISTING INGRESS / EGRESS AND
UTILITY EASEMENT (O.R.B. 30585, PAGE 597)

S00°00'00"E 50.00'

S11°15'00"E 24.62'

S00°00'00"E 291.02'

L.W.D.D. L-1 CANAL (O.R.B. 2558, PAGE 989)



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SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT
BELLA VITA ESTATES REPLAT

SHEET NO. 6 OF 7 JOB NO. 1705

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "K"

PALM BEACH FARMS COMPANY PLAT NO. 9 (PLAT BOOK 5, PAGE 58)

N = 862819.522
E = 926101.990
SW. CORNER OF
TRACT "A-1", BELLA
VITA ESTATES REPLAT
(PLAT BOOK 122,
PAGES 1 AND 2)



30' PLATTED ROAD RW

S89°55'10"W 267.57'

PALM BEACH COUNTY UTILITY EASEMENT
EXISTING INGRESS / EGRESS AND
UTILITY EASEMENT (O.R.B. 30585, PAGE 597)

45.00'
N00°00'00"E

62.68'
N89°55'10"E

R=10.00'
Δ=89°55'10"
L=15.69'

N00°00'00"E 622.68'

MATCH TO
SHEET 6

PALM BEACH COUNTY UTILITY EASEMENT
EXISTING INGRESS / EGRESS AND
UTILITY EASEMENT (O.R.B. 30585, PAGE 597)

N00°00'00"E 605.67'

R=10.00'
Δ=90°04'50"
L=15.72'

S89°55'10"W 137.33'

BELLA VITA ESTATES REPLAT
TRACT "A-1"
(PLAT BOOK 122, PAGES 1 AND 2)

R=10.00'
Δ=89°55'10"
L=15.69'

S00°00'00"E 502.08'

R=47.50'
Δ=89°55'10"
L=74.55'

S00°00'00"E 50.00'

S11°15'00"W 24.62'

S00°00'00"E 117.55'

L.W.D.D. L-1 CANAL (O.R.B. 2558, PAGE 989)



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**SKETCH AND DESCRIPTION
PALM BEACH COUNTY
UTILITY EASEMENT
BELLA VITA ESTATES REPLAT**

SHEET NO. 7 OF 7 JOB NO. 1705