

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: October 22, 2019 Consent Regular
 Workshop 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 the north 15-feet of a 1,284-foot long portion of the 30-foot wide right-of-way (ROW) lying south of Tracts 11 and 12, Block 28, Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, and the plat of Gulfstream Preserve, according to the plat thereof, as recorded in Plat Book 118, Pages 185 through 192 (Abandonment Site), Public Records of Palm Beach County (County).

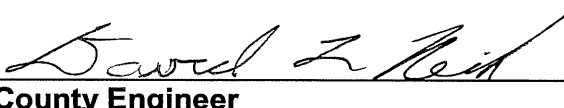
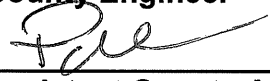
SUMMARY: Adoption of this Resolution will eliminate the public dedication that is in conflict with future development plans by Mattamy Palm Beach, LLC (Petitioner). The abandonment site is located ¼ mile south of Lake Worth Road and west of Polo Road. All reviewing agencies and utility service providers have approved this abandonment. The Engineering Department has determined that the abandonment site is surplus and serves no present or future public purpose. District 6 (YBH).

Background and Policy Issues: The petitioner has requested the County clear this encumbrance to allow for incorporation of the site into the proposed Polo Legacy mixed use planned development under Zoning Control 2007-096. The Engineering Department advertised this public hearing on Sunday, October 6, 2019.

Privilege Fee Statement: In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, the abandonment site is subject to a privilege fee of \$20,585.22. The calculations are as follows:

| | | |
|---|-------|--------------------|
| Total sq. ft. of ROW of Abandonment Site | | 19,258 square feet |
| Total sq. ft. subject to a Privilege Fee | | 19,258 square feet |
| Average sq. ft. value of abutting parcels | | \$.144 |
| Overall Abandonment Site value | | \$27,731.52 |
| 80% of value | | \$22,185.22 |
| Less Filing Fee: | | -1,600.00 |
| Total Privilege Fee Due | | \$20,585.22 |

- Attachments:**
1. Location Sketch
 2. Resolution with Exhibit 'A'

| | | |
|---|---|-----------------------------------|
| Recommended by: <i>YBH</i> _____ County Engineer |  _____ County Engineer | 10/8/2019 _____ Date |
| Approved By: _____ Assistant County Administrator |  _____ Assistant County Administrator | 10/21/19 _____ Date |

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------------------|-------------------|------------|------------|------------|------------|
| Capital Expenditures | \$ -0- | -0- | -0- | -0- | -0- |
| Operating Costs | -0- | -0- | -0- | -0- | -0- |
| External Revenues | (\$20,586) | -0- | -0- | -0- | -0- |
| Program Income (County) | -0- | -0- | -0- | -0- | -0- |
| In-Kind Match (County) | -0- | -0- | -0- | -0- | -0- |
| NET FISCAL IMPACT | (\$20,586) | -0- | -0- | -0- | -0- |
| # ADDITIONAL FTE | | | | | |
| POSITIONS (Cumulative) | | | | | |

Is Item Included in Current Budget? Yes No


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

Budget Acct No.: Fund 3500 Dept. 800 Unit 8005 Rev Src 6422

Recommended Sources of Funds/Summary of Fiscal Impact:

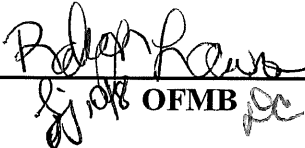
Transportation Improvement Fund
Abandonment Ordinance Fees

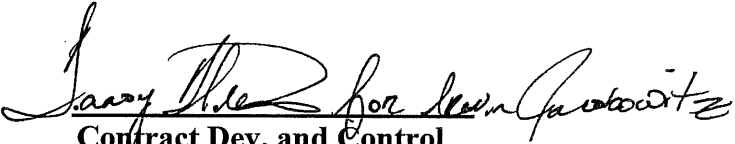
If approved the petition is subject to a privilege fee of \$20,585.22.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

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

 10/9/19
S. J. OFMB PC 10/8 ASD
10/9/19

 for Sean Jacobowitz
Contract Dev. and Control
10/17/19 SW

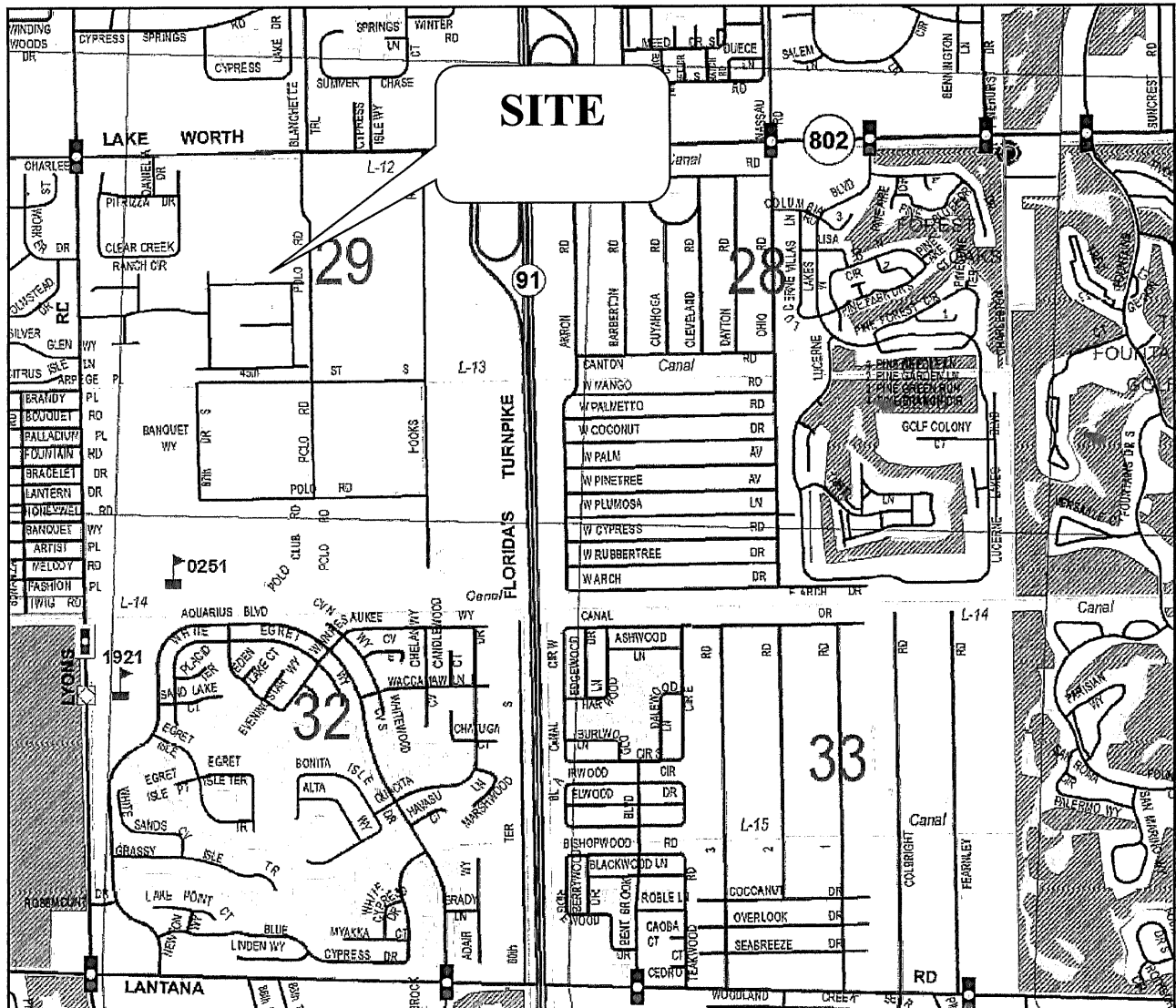
B. Approved as to Form and Legal Sufficiency:

 10/18/19
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)

THE NORTH 15-FEET OF A 1,284-FOOT LONG PORTION OF THE 30-FOOT WIDE RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND THE PLAT OF GULFSTREAM PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 185 THROUGH 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RESOLUTION NO. R-2019-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN THE NORTH 15-FEET OF A 1,284-FOOT LONG PORTION OF THE 30-FOOT WIDE RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, AND THE PLAT OF GULFSTREAM PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 185 THROUGH 192, 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 Mattamy Palm Beach, LLC called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on October 22, 2019, to consider and determine whether Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in and to the north 15-feet of a 1,284-foot long portion of the 30-foot wide right-of-way (ROW) lying south of Tracts 11 and 12, Block 28, Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, and the plat of Gulfstream Preserve, according to the plat thereof, as recorded in Plat Book 118, Pages 185 through 192, as shown in **Exhibit A**; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on October 6, 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 north 15-feet of a 1,284-foot long portion of the 30-foot wide ROW lying south of Tracts 11 and 12, Block 28, Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, and the plat of Gulfstream Preserve, according to the plat thereof, as recorded in Plat Book 118, Pages 185 through 192 is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the ROW, more fully described in the legal description and sketch as shown in **Exhibit A** 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**

BY: YBH 

Yelizabeth B. Herman,
Assistant County Attorney

EXHIBIT A

DESCRIPTION:

THE NORTH 15 FEET OF A 30 FOOT RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12 BLOCK 28, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 AND THE PLAT OF "GULFSTREAM PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 185 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 11; THENCE NORTH 89°03'30" EAST, A DISTANCE OF 1283.50 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 8551.00 FEET, WHERE A RADIAL LINE BEARS SOUTH 86°07'12" WEST; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'02", A DISTANCE OF 15.02 FEET TO THE CENTER OF A 30' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°03'30" WEST, ALONG SAID CENTER OF SAID RIGHT-OF-WAY A DISTANCE OF 1284.26 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE SOUTHERN PROJECTION OF SAID WEST LINE OF TRACT 11; THENCE NORTH 00°56'30" WEST ALONG SAID PROJECT OF SAID WEST LINE OF TRACT 11, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. CONTAINING 19,258 SF, 0.442 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1062-4085055, EFFECTIVE DATE AUGUST 7, 2018 AT 8:00 A.M. AS UPDATED MAY 10, 2019. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. ALL BEARINGS AND DISTANCES ARE RECORD, UNLESS SHOWN OTHERWISE.
4. BEARINGS ARE RELATIVE TO A GRID BEARING OF S.88°56'13"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY ENGINEERING DEPARTMENT HORIZONTAL CONTROL POINTS "SUMMER AND "CROSSING", BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. THE "LAND DESCRIPTION" HEREON PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. THERE ARE NO UNDERLYING EASEMENT CONTAINED WITHIN R/W TO BE ABANDONED.
8. SEE SUPPORTING BOUNDARY SURVEY ASSOCIATED WITH THIS SURVEY SHOWING IMPROVEMENTS AND TITLE EXCEPTION CHART, JOB NUMBER 8054 R/W BNDY 24X36. DRAWING DATED 7/11/19 PREPARED BY CAULFIELD & WHEELER INC..

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 20, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA - LB #3591

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

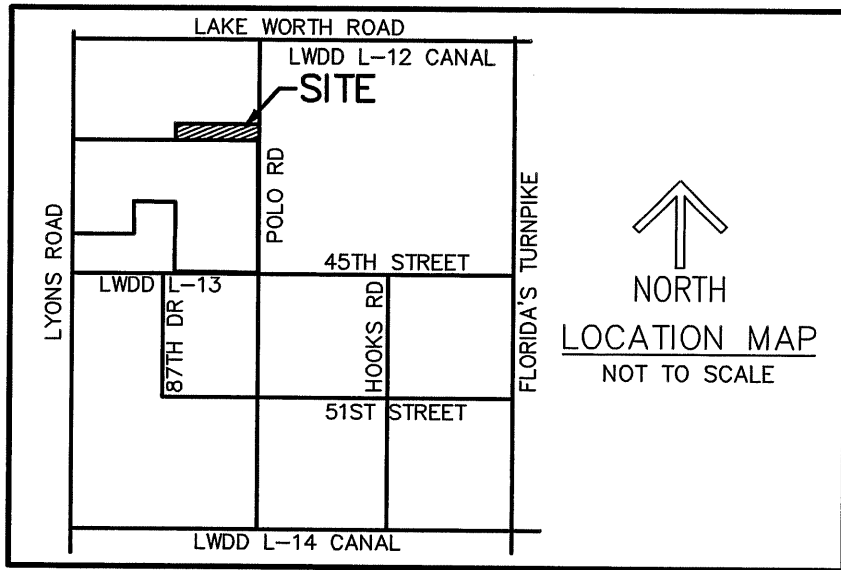
**LAKE WORTH ROAD & POLO ROAD MUPD
BOUNDARY SURVEY R/W ABANDONMENT**

**Ronnie
Furniss**

Digitally signed by Ronnie Furniss
DN: c=US, st=Florida, l=Boca Raton,
ou=Surveyor & Mapper, o=Caulfield
& Wheeler, Inc, cn=Ronnie Furniss,
email=ronnie@cwiasoc.com
Date: 2019.09.05 15:41:11 -04'00'

| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

EXHIBIT A

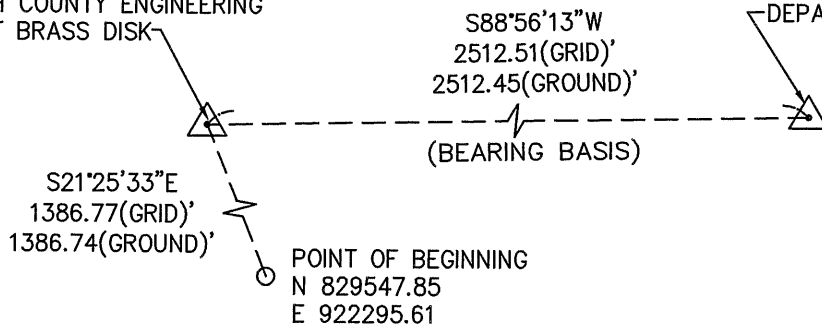


**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS STATED OTHERWISE
 SCALE FACTOR = 1.000023609
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

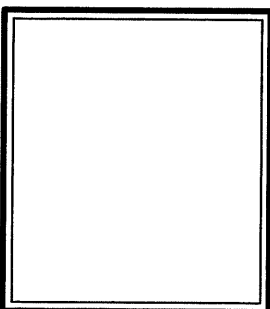
FOUND PALM BEACH COUNTY
 HORIZONTAL CONTROL POINT "CROSSING"
 N 830838.7910
 E 921789.0530
 PALM BEACH COUNTY ENGINEERING
 DEPARTMENT BRASS DISK

FOUND PALM BEACH COUNTY
 HORIZONTAL CONTROL POINT "SUMMER"
 N 830885.4090
 E 924301.1320
 PALM BEACH COUNTY ENGINEERING
 DEPARTMENT BRASS DISK



SHEET 2 OF 5

| | |
|--|--|
| | CAULFIELD & WHEELER, INC. CIVIL ENGINEERING |
| | LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452 |



| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

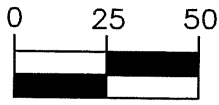
**LAKE WORTH ROAD & POLO ROAD MUPD
 BOUNDARY SURVEY R/W ABANDONMENT**

EXHIBIT A

LEGEND

- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FPL - FLORIDA POWER & LIGHT
- L - ARC LENGTH
- LB - LICENSES BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- PG - PAGE
- POB - POINT OF BEGINNING
- R - RADIUS
- R/W RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)

GRAPHIC SCALE



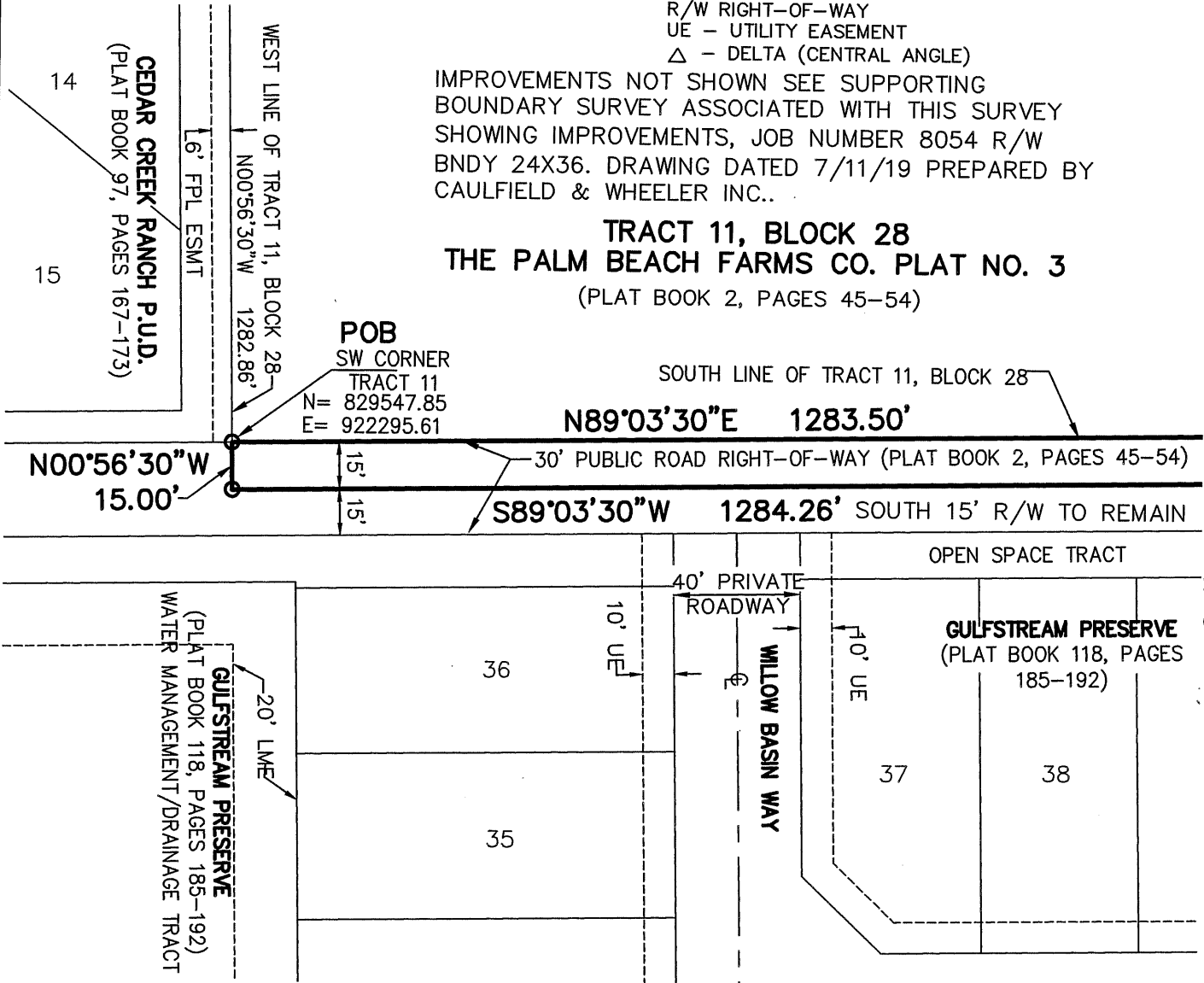
(IN FEET)

1 INCH = 50 FT.



IMPROVEMENTS NOT SHOWN SEE SUPPORTING BOUNDARY SURVEY ASSOCIATED WITH THIS SURVEY SHOWING IMPROVEMENTS, JOB NUMBER 8054 R/W BNDY 24X36. DRAWING DATED 7/11/19 PREPARED BY CAULFIELD & WHEELER INC..

TRACT 11, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3
 (PLAT BOOK 2, PAGES 45-54)

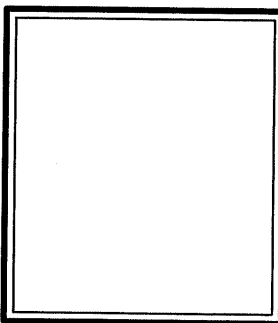


SEE SHEET 4 OF 5

SHEET 3 OF 5

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

LAKE WORTH ROAD & POLO ROAD MUPD
BOUNDARY SURVEY R/W ABANDONMENT



| | |
|-----------|----------|
| DATE | 07/20/18 |
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| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
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GRAPHIC SCALE



(IN FEET)
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TRACT 11, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3

(PLAT BOOK 2, PAGES 45-54)

SOUTH LINE OF TRACT 12, BLOCK 28

N89°03'30"E 1283.50'

30' PUBLIC ROAD RIGHT-OF-WAY (PLAT BOOK 2, PAGES 45-54)

S89°03'30"W 1284.26' SOUTH 15' R/W TO REMAIN

OPEN SPACE TRACT

GULFSTREAM PRESERVE
(PLAT BOOK 118, PAGES 185-192)
50

15' DE

47

48

49

51

52

53

TRACT 11, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3

(PLAT BOOK 2, PAGES 45-54)

SOUTH LINE OF TRACT 11, BLOCK 28

N89°03'30"E 1283.50'

30' PUBLIC ROAD RIGHT-OF-WAY (PLAT BOOK 2, PAGES 45-54)

S89°03'30"W 1284.26'

OPEN SPACE TRACT

GULFSTREAM PRESERVE
(PLAT BOOK 118, PAGES 185-192)

6' BUFFER DRAINAGE EASEMENT

39

40

41

42

43

44

45

46

EAST LINE TRACT 11

SEE MATCH LINE "A" THIS SHEET

SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

SEE MATCH LINE "A" THIS SHEET

SHEET 4 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
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LAKE WORTH ROAD & POLO ROAD MUPD
BOUNDARY SURVEY R/W ABANDONMENT

DATE 07/20/18

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

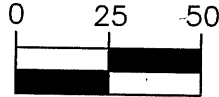
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(IN FEET)

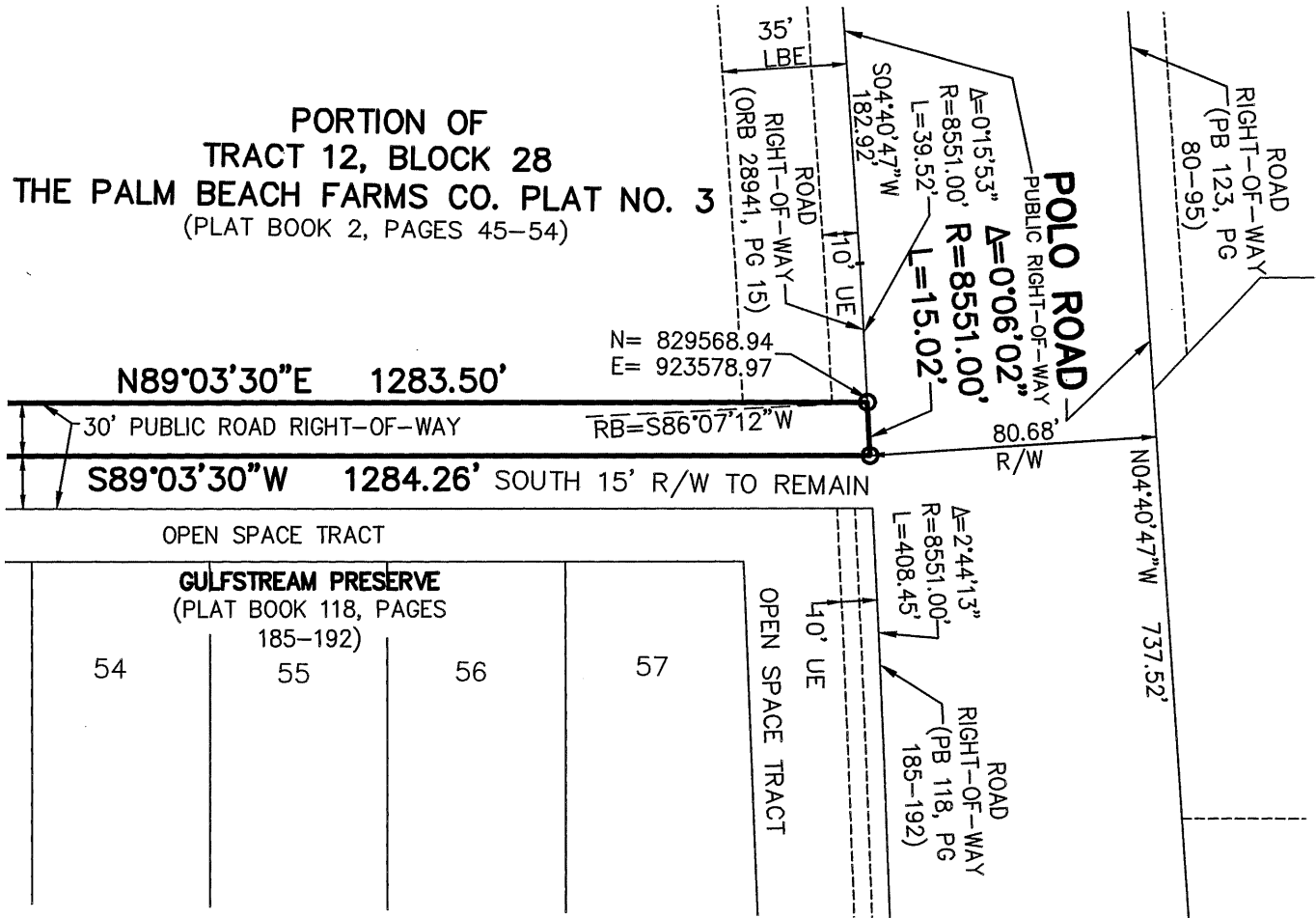
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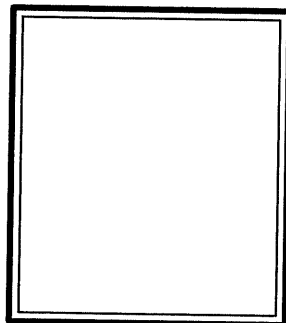
PORTION OF
TRACT 12, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

SEE SHEET 4 OF 5



SHEET 5 OF 5

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

**LAKE WORTH ROAD & POLO ROAD MUPD
 BOUNDARY SURVEY R/W ABANDONMENT**

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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 north 15-feet of a 1,284-foot long portion of the 30-foot wide ROW lying south of Tracts 11 and 12, Block 28, Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, and the plat of Gulfstream Preserve, according to the plat thereof, as recorded in Plat Book 118, Pages 185 through 192 is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the ROW, more fully described in the legal description and sketch as shown in **Exhibit A** 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**

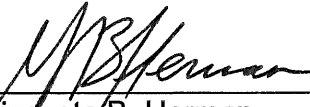
BY: *YBH*  _____
Yelizaveta B. Herman,
Assistant County Attorney

EXHIBIT A

DESCRIPTION:

THE NORTH 15 FEET OF A 30 FOOT RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12 BLOCK 2B, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 AND THE PLAT OF "GULFSTREAM PRESERVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 185 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 11; THENCE NORTH 89°03'30" EAST, A DISTANCE OF 1283.50 FEET TO A POINT ON A CURVE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 8551.00 FEET, WHERE A RADIAL LINE BEARS SOUTH 86°07'12" WEST; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'02", A DISTANCE OF 15.02 FEET TO THE CENTER OF A 30' RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°03'30" WEST, ALONG SAID CENTER OF SAID RIGHT-OF-WAY A DISTANCE OF 1284.26 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE SOUTHERN PROJECTION OF SAID WEST LINE OF TRACT 11; THENCE NORTH 00°56'30" WEST ALONG SAID PROJECT OF SAID WEST LINE OF TRACT 11, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. CONTAINING 19,258 SF, 0.442 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1062-4085055, EFFECTIVE DATE AUGUST 7, 2018 AT 8:00 A.M. AS UPDATED MAY 10, 2019. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. ALL BEARINGS AND DISTANCES ARE RECORD, UNLESS SHOWN OTHERWISE.
4. BEARINGS ARE RELATIVE TO A GRID BEARING OF S.88°56'13"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY ENGINEERING DEPARTMENT HORIZONTAL CONTROL POINTS "SUMMER AND "CROSSING", BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. THE "LAND DESCRIPTION" HEREON PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. THERE ARE NO UNDERLYING EASEMENT CONTAINED WITHIN R/W TO BE ABANDONED.
8. SEE SUPPORTING BOUNDARY SURVEY ASSOCIATED WITH THIS SURVEY SHOWING IMPROVEMENTS AND TITLE EXCEPTION CHART, JOB NUMBER 8054 R/W BNDY 24X36. DRAWING DATED 7/11/19 PREPARED BY CAULFIELD & WHEELER INC..

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 20, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA - LB #3591

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

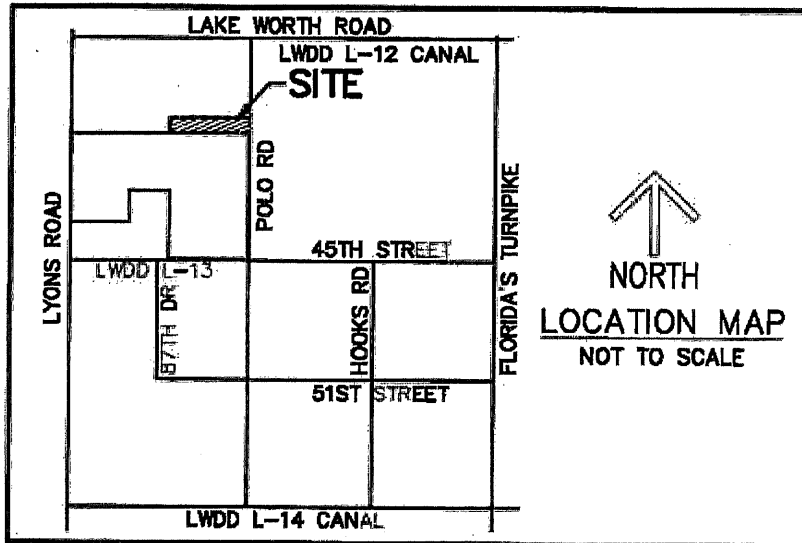
Ronnie
Furniss

Digitally signed by Ronnie Furniss
DN: c=US, st=Florida, l=Boca Raton,
ou=Surveyor & Mapper, o=Caulfield
& Wheeler, Inc, cn=Ronnie Furniss,
email=ronnie@cwassoc.com
Date: 2019.09.05 15:41:11 -0400'

| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

LAKE WORTH ROAD & POLO ROAD MUPD
BOUNDARY SURVEY R/W ABANDONMENT

EXHIBIT A

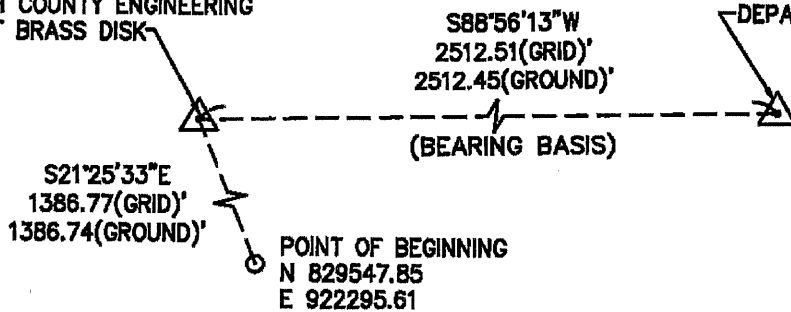


**NOTES
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS STATED OTHERWISE
 SCALE FACTOR = 1.000023609
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

FOUND PALM BEACH COUNTY
 HORIZONTAL CONTROL POINT "CROSSING"
 N 830838.7910
 E 921789.0530
 PALM BEACH COUNTY ENGINEERING
 DEPARTMENT BRASS DISK

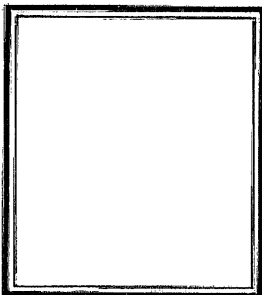
FOUND PALM BEACH COUNTY
 HORIZONTAL CONTROL POINT "SUMMER"
 N 830885.4090
 E 924301.1320
 PALM BEACH COUNTY ENGINEERING
 DEPARTMENT BRASS DISK



SHEET 2 OF 5

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**LAKE WORTH ROAD & POLO ROAD MUPD
 BOUNDARY SURVEY R/W ABANDONMENT**



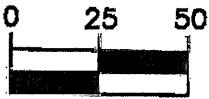
| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

EXHIBIT A

LEGEND

- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FPL - FLORIDA POWER & LIGHT
- L - ARC LENGTH
- LB - LICENSES BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- PG - PAGE
- POB - POINT OF BEGINNING
- R - RADIUS
- R/W RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)

GRAPHIC SCALE

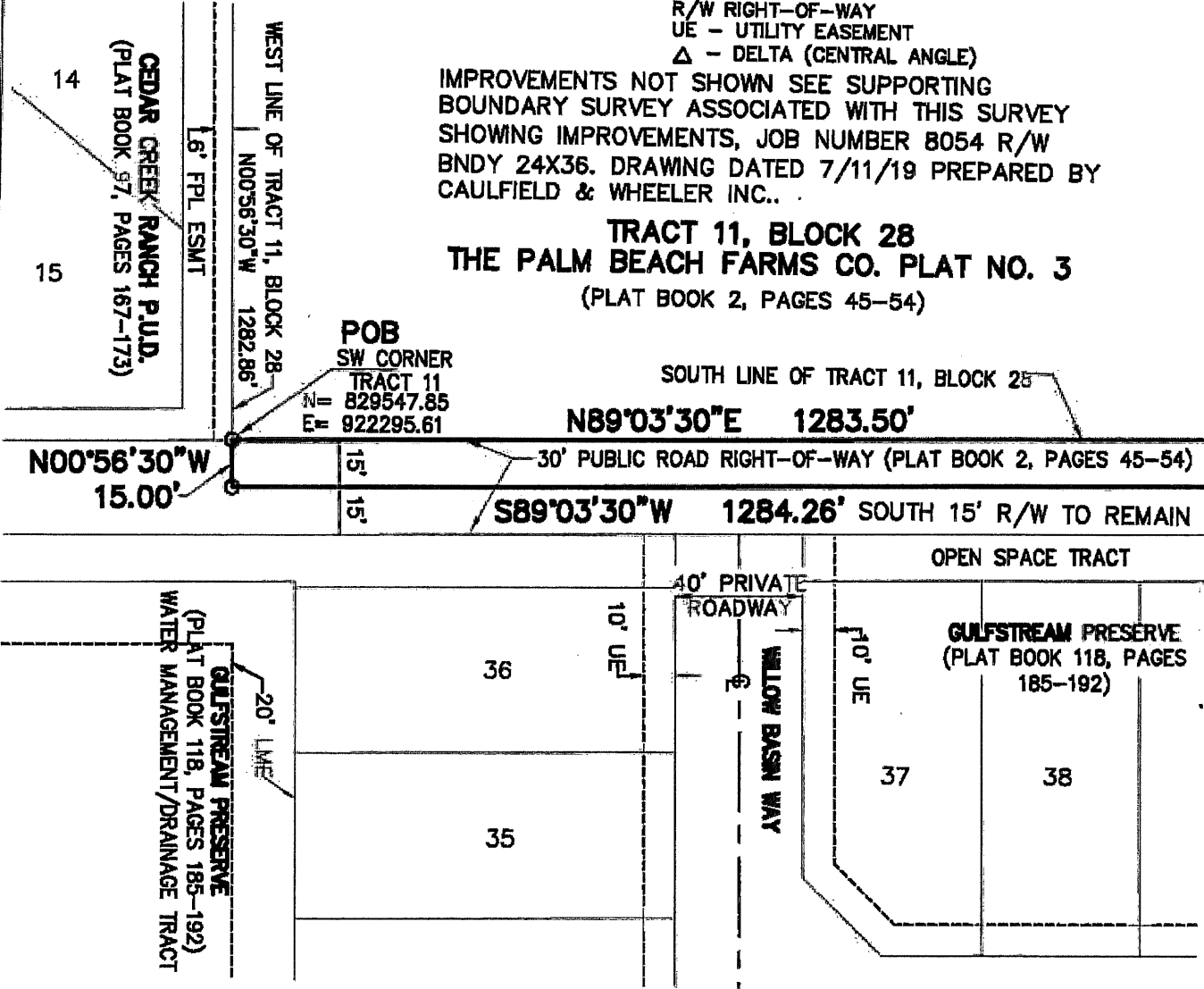


(IN FEET)

1 INCH = 50 FT.

IMPROVEMENTS NOT SHOWN SEE SUPPORTING BOUNDARY SURVEY ASSOCIATED WITH THIS SURVEY SHOWING IMPROVEMENTS, JOB NUMBER 8054 R/W BNDY 24X36. DRAWING DATED 7/11/19 PREPARED BY CAULFIELD & WHEELER INC..

**TRACT 11, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)**

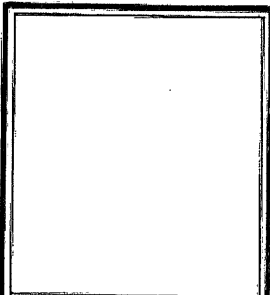


SEE SHEET 4 OF 5

SHEET 3 OF 5

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**LAKE WORTH ROAD & POLO ROAD MUPD
BOUNDARY SURVEY R/W ABANDONMENT**



| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

EXHIBIT A

LEGEND

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- R/W RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)



GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.

IMPROVEMENTS NOT SHOWN SEE SUPPORTING BOUNDARY SURVEY ASSOCIATED WITH THIS SURVEY SHOWING IMPROVEMENTS, JOB NUMBER 8054 R/W BNDY 24X36. DRAWING DATED 7/11/19 PREPARED BY CAULFIELD & WHEELER INC..

**TRACT 11, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3**
(PLAT BOOK 2, PAGES 45-54)

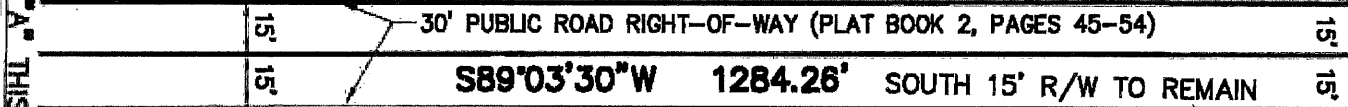
SOUTH LINE OF TRACT 12, BLOCK 28
N89°03'30"E 1283.50'

SEE MATCH LINE "A" THIS SHEET

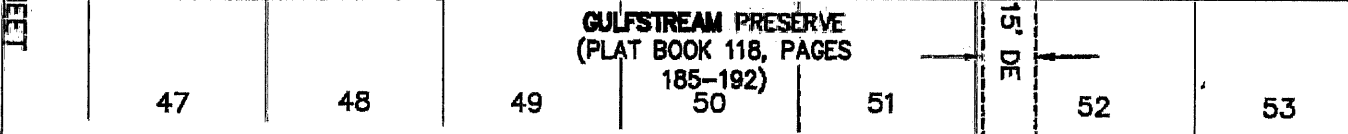
SEE SHEET 5 OF 5

SEE SHEET 3 OF 5

SEE MATCH LINE "A" THIS SHEET



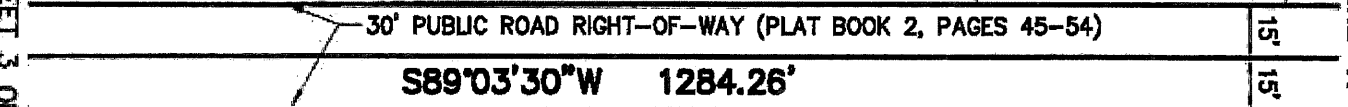
OPEN SPACE TRACT



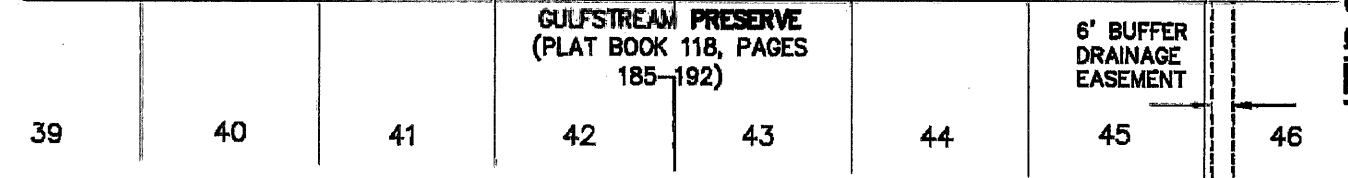
**TRACT 11, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3**
(PLAT BOOK 2, PAGES 45-54)

SOUTH LINE OF TRACT 11, BLOCK 28

N89°03'30"E 1283.50'

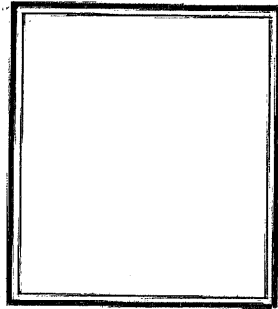


OPEN SPACE TRACT



SHEET 4 OF 5

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

**LAKE WORTH ROAD & POLO ROAD MUPD
BOUNDARY SURVEY R/W ABANDONMENT**

EXHIBIT A

LEGEND

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- ESMT - EASEMENT
- FPL - FLORIDA POWER & LIGHT
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- R - RADIUS
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)

GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FT.

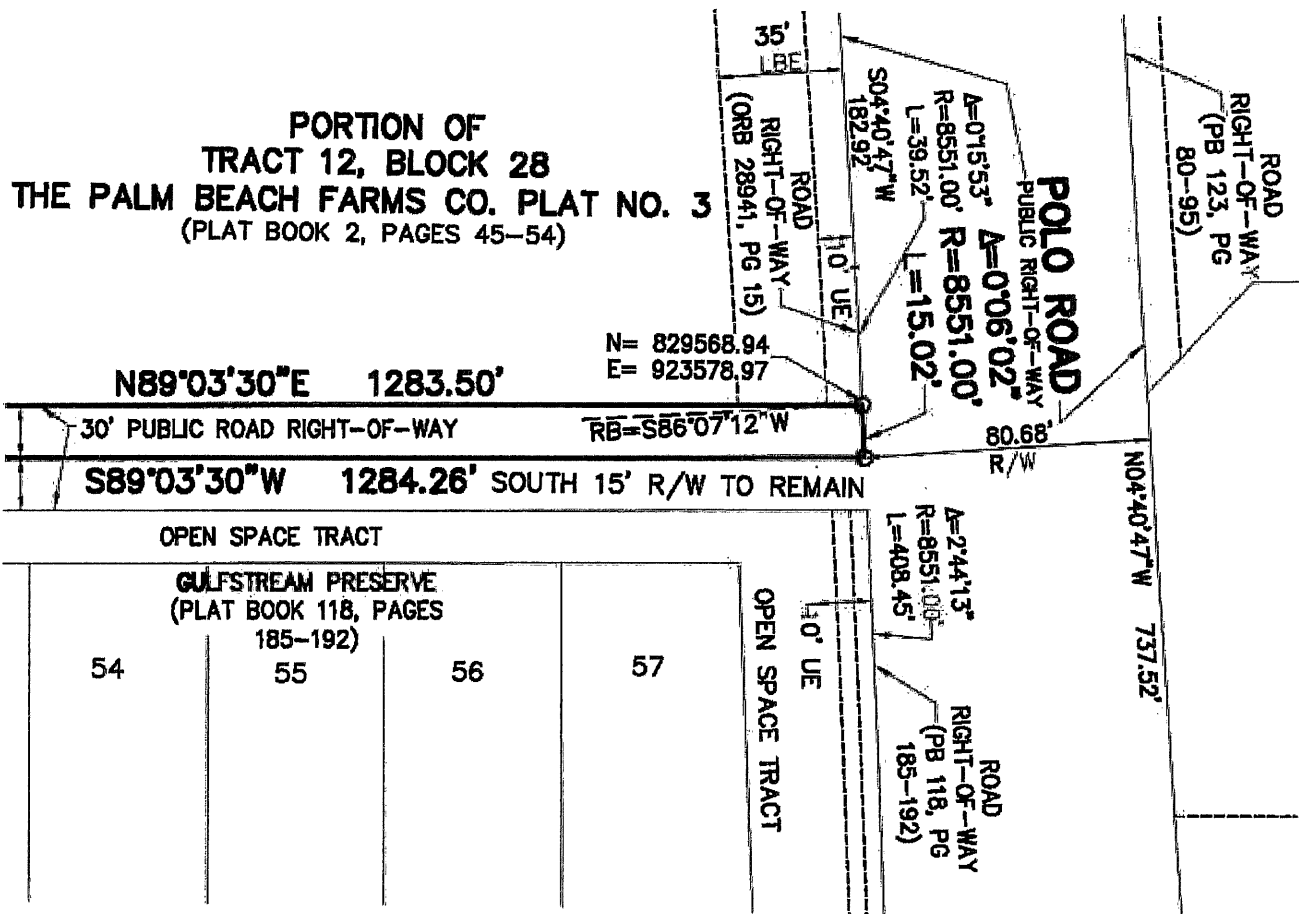


NORTH

IMPROVEMENTS NOT SHOWN SEE SUPPORTING
BOUNDARY SURVEY ASSOCIATED WITH THIS SURVEY
SHOWING IMPROVEMENTS, JOB NUMBER 8054 R/W
BNDY 24X36. DRAWING DATED 7/11/19 PREPARED BY
CAULFIELD & WHEELER INC..

PORTION OF
TRACT 12, BLOCK 28
THE PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

SEE SHEET 4 OF 5



SHEET 5 OF 5



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

| | |
|-----------|----------|
| DATE | 07/20/18 |
| DRAWN BY | RLF |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 8054 |

LAKE WORTH ROAD & POLO ROAD MUPD
BOUNDARY SURVEY R/W ABANDONMENT