Agenda Item #: <u>3-C-19</u>

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

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Meeting Date:	August 25, 202	0	[X] Consent [] Workshop	[] Regular [] Public Hearing
Department: Submitted by: Submitted for:	Engineering and Engineering and Land Developm	d Public Work		
		I. EXECUTIV	<u>'E BRIEF</u>	
public interest in Tract L7 of the through 125; a the plat of Hyde 20-foot wide dra lying within a possible portion of Tracts Plat Book 129, Hyder AGR-PUI Section 31, Took Records of Palm SUMMARY: Ad conflict with future viewing agence easements service and possible properties of the possible public public possible properties of the public pub	n a portion of the plat of Hyder A 20-foot wide draw ar AGR-PUD South age easement ortion of Tract Offices 123 through a A, OS1, OS2, a Pages 123 through a South Plat Fownship 46 South an Beach County option of this Reure developmenties and utility serve no present of the Lake Worth	e 20-foot wide GR-PUD Soudinage easemuth Plat Five, and a 20-food S2 of the plat 128; and a 10 and OS4 of the lugh 128, and ur, Plat Book on, Range 42 (County). esolution will est by Boca Ranvice providers future publications or future publications.	lake maintenance of the Plat Four, Plat ent, lying within a person of Hyder AGR-PUID-foot wide utility explat of Hyder AGF within a portion of 126, Pages 121 the East (Abandonmer eliminate the publication Associates VII is have approved this ic purpose. The Actrict L-39 Canal and	plution abandoning any easement, lying within Book 126, Pages 121 portion of Tract OS1 of ges 123 through 128; a ance access easement D South Plat Five, Plat asement lying within a R-PUD South Plat Five, Tract L7 of the plat of brough 125, all lying in a Sites), of the Public dedications that are in LLLP (Petitioner). All s abandonment and the bandonment Sites are d east of State Road 7.
encumbrances t Unit Development relocation and re	to allow for site do ent. The petition eplatting of these	esign changes ner has prope e easements.	s for two phases of t osed a design cha	e County to clear these he Hyder AGR Planned ange that requires the ents will be relocated to cess.
	of Ordinances (rovided in Palm Beach bandonment and Plat
Attachments: 1. Location Ske 2. Resolution w	etch rith Exhibits 'A', '	B', 'C', and 'D	,	
Recommended	l by :ү <u>вн/те</u> L	County En	gineer	<u> </u>
Approved by:		Assistant C	ounty Administrat	$\frac{0/24/20}{\text{tor}}$

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	<u>\$ -0-</u>		0-	-0-	0-
Operating Costs			0-		
External Revenues	0	0	0	0	
Program Income (County)	0				
In-Kind Match (County)	0				<u>-0-</u>
NET FISCAL IMPACT	<u>\$ **</u>		0		
# ADDITIONAL FTE					
POSITIONS (Cumulative)					
To Itom Included in (Turront D	11400+3		Voc	NT.

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

Budget Account No:

Fund

Dept

Unit

Object

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. The abandonment sites are not subject to privilege fees as easements are exempt.

III. REVIEW COMMENTS

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

POLIN FRUNCE TO Start Min hot lewin faces

Contract Dev. and Control

7-22-25 Tu

B. Approved as to Form and Legal Sufficiency:

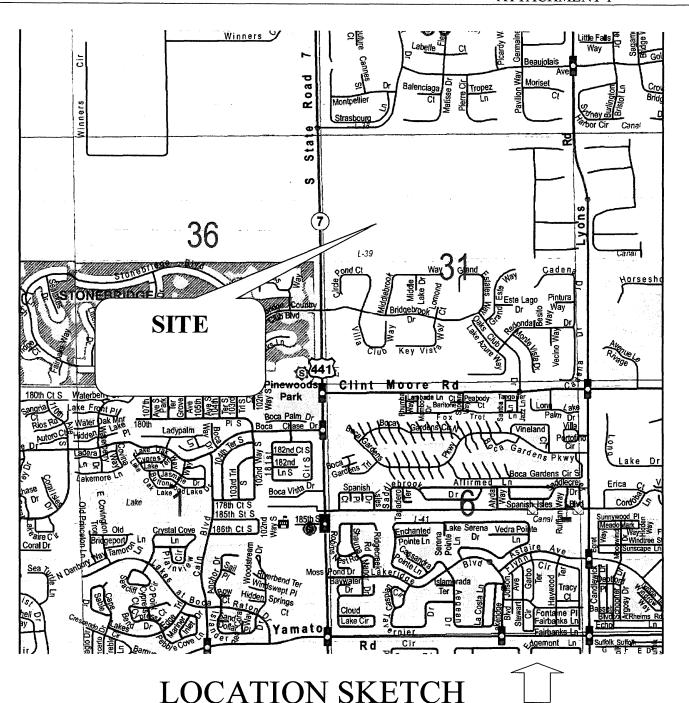
<u> Deam-Adel Williams</u> Assistant County Attorney

C. Other Department Review:

Department Director

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

2



N (Not to scale)

A PORTION OF THE 20-FOOT WIDE LAKE MAINTENANCE EASEMENT, LYING WITHIN TRACT L7 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FOUR, PLAT BOOK 126, PAGES 121 THROUGH 125; A 20-FOOT WIDE DRAINAGE EASEMENT, LYING WITHIN A PORTION OF TRACT OS1 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, PLAT BOOK 129, PAGES 123 THROUGH 128; A 20-FOOT WIDE DRAINAGE EASEMENT AND A 20-FOOT WIDE LAKE MAINTENANCE ACCESS EASEMENT LYING WITHIN A PORTION OF TRACT OS2 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, PLAT BOOK 129, PAGES 123 THROUGH 128; AND A 10-FOOT WIDE UTILITY EASEMENT LYING WITHIN A PORTION OF TRACTS A, OS1, OS2, AND OS4 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, PLAT BOOK 129, PAGES 123 THROUGH 128, AND WITHIN A PORTION OF TRACT L7 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FOUR, PLAT BOOK 126, PAGES 121 THROUGH 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THE 20-FOOT WIDE LAKE MAINTENANCE EASEMENT, LYING WITHIN TRACT L7 OF THE PLAT OF HYDER AGR-PUD **SOUTH PLAT FOUR, PLAT BOOK 126, PAGES 121** A 20-FOOT WIDE DRAINAGE THROUGH 125; **EASEMENT, LYING WITHIN A PORTION OF TRACT** OS1 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, PLAT BOOK 129, PAGES THROUGH 128; A 20-FOOT WIDE DRAINAGE AND A 20-FOOT WIDE LAKE EASEMENT ACCESS **MAINTENANCE** EASEMENT **LYING** WITHIN A PORTION OF TRACT OS2 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, PLAT BOOK 129, PAGES 123 THROUGH 128; AND A 10-FOOT WIDE UTILITY EASEMENT LYING WITHIN A PORTION OF TRACTS A, OS1, OS2, AND OS4 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, PLAT BOOK 129, PAGES 123 THROUGH 128, AND WITHIN A PORTION OF TRACT L7 OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FOUR, PLAT BOOK 126, PAGES 121 THROUGH 125, ALL LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Sections 177.101 and 336.09 Florida Statutes and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance) has considered the abandonment/vacation of a portion of the 20-foot wide lake maintenance easement, lying within Tract L7 of the plat of Hyder AGR-PUD South Plat Four, Plat Book 126, Pages 121 through 125; a 20-foot wide drainage easement, lying within a portion of Tract OS1 of the plat of Hyder AGR-PUD South Plat Five, Plat Book 129, Pages 123 through 128; a 20-foot wide drainage easement and a 20-foot wide lake maintenance access easement lying within a portion of Tract OS2 of the plat of Hyder AGR-PUD South Plat Five, Plat Book 129, Pages 123 through 128; and a 10-foot wide utility easement lying within a portion of Tracts A, OS1, OS2, and OS4 of the plat of Hyder AGR-PUD South Plat Five, Plat Book 129, Pages 123 through 128, and within a portion of Tract L7 of the plat of Hyder AGR-PUD South Plat Four, Plat Book 126, Pages 121 through 125, all of the

Public Records of Palm Beach County, as shown in **Exhibits A, B, C** and **D** (collectively, Easements); and

WHEREAS, a petition to abandon the Easements was submitted by Boca Raton Associates VII, LLLP; and

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

WHEREAS, the BCC, while convened in regular session on August 25, 2020 did hold a meeting on said petition to abandon the Easements; and

WHEREAS, the BCC determined that said petition conforms to the Ordinance.

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. A portion of the 20-foot wide lake maintenance easement, lying within Tract L7 of the plat of Hyder AGR-PUD South Plat Four, Plat Book 126, Pages 121 through 125; a 20-foot wide drainage easement, lying within a portion of Tract OS1 of the plat of Hyder AGR-PUD South Plat Five, Plat Book 129, Pages 123 through 128; a 20-foot wide drainage easement and a 20-foot wide lake maintenance access easement lying within a portion of Tract OS2 of the plat of Hyder AGR-PUD South Plat Five, Plat Book 129, Pages 123 through 128; and a 10-foot wide utility easement lying within a portion of Tracts A, OS1, OS2, and OS4 of the plat of Hyder AGR-PUD South Plat Five, Plat Book 129, Pages 123 through 128, and within a portion of Tract L7 of the plat of Hyder AGR-PUD South Plat Four, Plat Book 126, Pages 121 through 125, all lying in Section 31, Township 46 South, Range 42 East, of the Public Records of Palm Beach County, are hereby abandoned and closed as a public easements, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the Easements, more fully described in the legal description and sketch as shown in **Exhibits A**, **B**, **C** and **D** attached hereto and made a part hereof.

3.	Notice of the adoption of this Resolution shall be published once in the Palm
	Beach Post within thirty (30) days of the date of adoption of this Resolution
	as provided in the Ordinance.
	(Remainder of page left intentionally blank)
	3 of 4

RESOLUTION NO. R2020-____

	Th	e foregoi	ng Resolution	was offe	red by Com	missioner	-	,
who	moved	its	adoption.	The	motion	was	seconded	by
Comm	issioner_			and, upo	n being pu	t to a vot	e, the vote wa	s as
follows	s :							
		Commi	ssioner Dave	Kerner, M	layor			
		Commi	ssioner Rober	t S. Wein	roth, Vice N	layor		
		Commi	ssioner Hal R.	Valeche				
		Commi	ssioner Gregg	K. Weiss	5			
		Commi	ssioner Mary L	ou Berge	er			
		Commi	ssioner Meliss	a McKinl	ay			•
		Commi	ssioner Mack	Bernard				
	Th	e Mayor	thereupon dec	clared the	Resolution	duly pass	sed and adopte	:d
this	day	of	, 20	20.				
BOAR	D OF CO	UNTY C	, FLORIDA, E DMMISSIONE & Comptrolle	RS				
BY: _	Deputy C	lerk						
	OVED AS L SUFFIC		RM AND					
Ÿ	/s/ Yelizaveta elizaveta ssistant C	B. Herma		_				

NOTE: LANDS SHOWN HEREON LYING WITHIN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

EXHIBIT A

DESCRIPTION:

BEING A PORTION OF THE LAKE MAINTENANCE EASEMENT LYING WITHIN TRACT "L7", OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FOUR, RECORDED IN PLAT BOOK 126, PAGES 121 THROUGH 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER SAID TRACT "L7"; THENCE, NORTH 89°22'50" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00'37'10" EAST, ALONG A LINE 20.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID TRACT "L7" FOR THE FOLLOWING (12) TWELVE COURSES, A DISTANCE OF 24.23 FEET; THENCE SOUTH 37°28'44" EAST, A DISTANCE OF 83.51 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 36°51'34"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 141.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°37'10" EAST, A DISTANCE OF 187.32 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1201.00 FEET AND A CENTRAL ANGLE OF 08°24'02"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 176.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07'46'52" WEST, A DISTANCE OF 80.06 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2299.00 FEET AND A CENTRAL ANGLE OF 09'01'14"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 361.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°14'21" EAST, A DISTANCE OF 60.97 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88'45'39" WEST, A DISTANCE OF 81.80 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 64°35'40"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 11.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 64°35'40"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 56.37 FEET TO A POINT OF RADIAL INTERSECTION AND A POINT HEREINAFTER TO BE KNOWN AS POINT "A"; THENCE, ALONG SAID WESTERLY BOUNDARY OF TRACT "L7" FOR THE FOLLOWING (13) THIRTEEN COURSES, NORTH 01°14'21" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 64'35'40"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 64'35'40"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 33.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°45'39" EAST, A DISTANCE OF 81.80 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90'00'00"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°14'21" WEST, A DISTANCE OF 60.97 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2319.00 FEET AND A CENTRAL ANGLE OF 09°01'14"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 365.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 07'46'52" EAST, A DISTANCE OF 80.06 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1181.00 FEET AND A CENTRAL ANGLE OF 08°24'02"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 173.15 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2 OF 10

Sand

CERTIFICATION:

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

DATE: 02/22/20

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

-45

REV: 04/24/20

REV: U4/24 APPFR SKETCH OF BOUNDARY SURVEY
HYDER AGR-PUD SOUTH PLAT FOUR
ABANDONMENT OF A

ABANDONMENT OF A LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121—125 SCALE: SHEET 1 OF 10

Hills Surveying, Inc.

REVIEWED: PW DRAWN: BEJ

DATE: DRAWING No: D02/22/20 D0261BD01

EXHIBIT A

CONTINUED FROM SHEET 1 OF 10

THENCE NORTH 00°37'10" WEST, A DISTANCE OF 187.32 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 36°51'34"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 128.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°28'44" WEST, A DISTANCE OF 90.17 FEET; THENCE NORTH 00°37'10" WEST, A DISTANCE OF 30.90 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

BEING A PORTION OF THE LAKE MAINTENANCE EASEMENT LYING WITHIN TRACT "L7", OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FOUR, RECORDED IN PLAT BOOK 126, PAGES 121 THROUGH 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 01'14'21" EAST ALONG THE WEST LINE OF SAID TRACT "L7", A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND THE POINT OF RADIAL INTERSECTION ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 41°38'54"; THENCE EASTERLY, ALONG A LINE 20.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT "L7" FOR THE FOLLOWING (3) THREE COURSES, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 36.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 40°55'12"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 7.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5095.00 FEET AND A CENTRAL ANGLE OF $00^{\circ}47'05"$; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 69.78 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE, SOUTH 02°09'57" EAST, A DISTANCE OF 20.02 FEET TO THE POINT OF NON-RADIAL INTERSECTION ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00'16'59" WEST, A RADIUS OF 5075.00 FEET AND A CENTRAL ANGLE OF 00°47'40"; THENCE, ALONG THE SOUTH LINE OF SAID TRACT "L7" FOR THE FOLLOWING (3) THREE COURSES, WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 70.36 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 40°55'12"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°38'54"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.81 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE NORTH 01°14'21" WEST, ALONG SAID WESTERLY BOUNDARY OF TRACT "L7", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,520 SQUARE FEET OR 0.6547 ACRES, MORE OR LESS.

Sand & Hills Surveying, Inc.

KEICH OF BOUNDARY SURVEY	I NONE I	SHEET 2 OF 10
	REVIEWED: PW	DRAWN: BEJ
LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121—125	DATE: 02/22/20	DRAWING No: D0261BD01



SURVEYOR'S REPORT:

- 1. THIS BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
- 2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
- 5. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "NORTHWAY" (PBF 87) AND "PBF 88" FORM A LINE BEARING NORTH 88"53" O5" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM PALM BEACH COUNTY, FLORIDA.
- 10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.
- 11. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 4, 2020 AT 8:00 A.M., REVISED: A, ORDER NUMBER 4567957. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
- 12. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3626, RECORDED IN DEED BOOK 357, PAGE 80, AS AFFECTED BY THE ASSIGNMENT TO LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORDS BOOK 1994, PAGE 1615, SUBJECT TO THE RESERVATIONS CONTAINED THEREIN. (TRACT 11, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)

SURVEYOR'S	NOTES	CONTINUED	ON	SHEET 4	1
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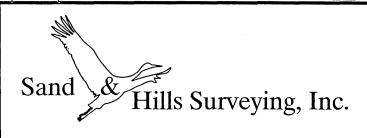
TH FI 33467 Tel: 561-209-60	48	LR NUM	RFR 7741	
LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121-125			DRAWING No: D0261BD01	
ABANDONMENT OF A		VIEWED: PW	DRAWN: BEJ	
SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOU	NIA N	ALE: ONE	SHEET 3 OF 10	

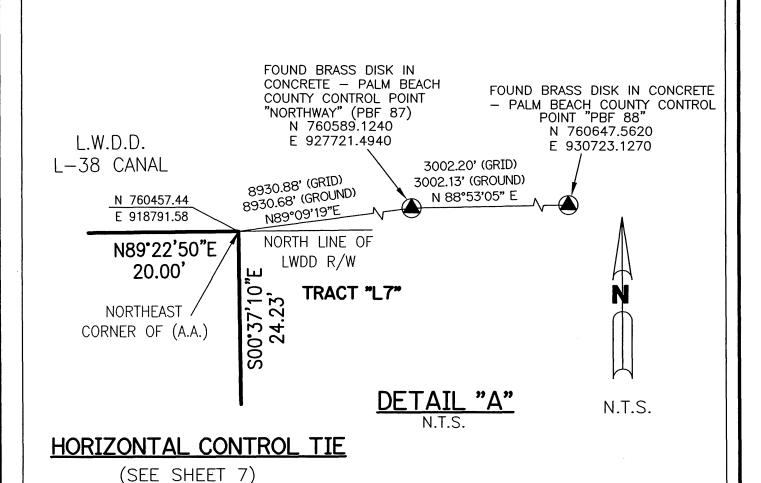


SURVEYOR'S REPORT: (CONTINUED)

- 19. RIGHT-OF-WAY RESERVATIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT CONTAINED IN DEED RECORDED IN DEED BOOK 479, PAGE 19. (TRACTS 12, 13, AND 14, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)
- 26. POTABLE WATER AND WASTEWATER AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 16693, PAGE 1212. (BLANKET DOCUMENT, NOT PLOTTED)
- 27. STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 21568, PAGE 1839. (BLANKET DOCUMENT, NOT PLOTTED)
- 28. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 21783, PAGE 1099. (BLANKET DOCUMENT, NOT PLOTTED)
- 29. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 22258, PAGE 1693. (BLANKET DOCUMENT, NOT PLOTTED)
- 33. EASEMENTS AND RESTRICTIONS ACCORDING TO HYDER AGR-PUD SOUTH PLAT FOUR, AS RECORDED IN PLAT BOOK 126, PAGES 121 THROUGH 126. (PLOTTED)

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		121-125	LINI			DRAWING D0261B	
ABAND	HYDER AGR-PUD SOUTH PLAT FOUR	REVIEWED: PW		DRAWN:	BEJ		
		SC/ NC	ALE:)NE	SHEET 4	OF 10		





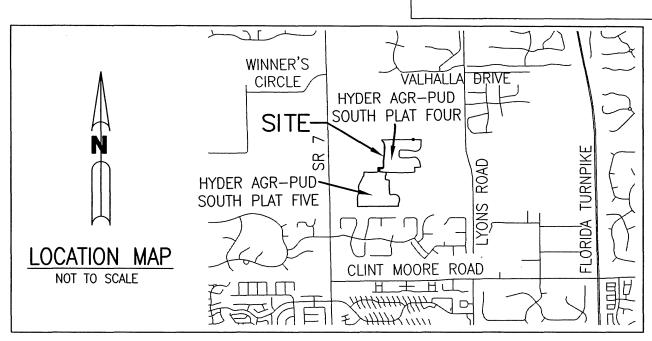
NOTE:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).

ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.00002237

PLAT BEARING = GRID BEARING GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

HYDER AGR-PUD SOUTH PLAT FOUR ABANDONMENT OF A	NONE REVIEWED: PW	DRAWN: BEJ
LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121–125	DATE: 02/22/20	DRAWING No: D0261BD01



LEGEND

PRM - INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 7741.

UE - INDICATES UTILITY EASEMENT.

DE - INDICATES DRAINAGE EASEMENT.

(R) - INDICATES RADIAL LINE.

FND - DENOTES FOUND

○ - SET 5/8" IRON ROD & CAP L.B. #7741

LME - DENOTES LAKE MAINTENANCE EASEMENT

N.T.S. - DENOTES NOT TO SCALE

LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT

LBE - DENOTES LANDSCAPE BUFFER EASEMENT

NO. - DENOTES NUMBER

€ - DENOTES CENTERLINE

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

LAE - DENOTES LIMITED ACCESS EASEMENT

O.R.B. - DENOTES OFFICIAL RECORDS BOOK

CB - DENOTES CHORD BEARING

CD - DENOTES CHORD DISTANCE

PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT

Δ - DENOTES CENTRAL ANGLE

R - DENOTES RADIUS

L - DENOTES ARC LENGTH

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

P.O.B.- POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

RPB - ROAD PLAT BOOK

R/W - RIGHT-OF-WAY

TOB - TOP OF BANK

U.E. - UTILITY EASEMENT

W.C. - WITNESS CORNER

- BACK FLOW PREVENTER

- CATCH BASIN

- DRAINAGE MANHOLE

- SEWER MANHOLE

- WATER VALVE

- SEWER VALVE

- TRAFFIC PULL BOX

- WELL **(W)**

- LIGHT POLE

- HAND HOLE ⊕

B - WOOD POWER POLE

- ANCHORE

<u>ooo</u> – GAURDRAIL

RWA - RECLAIM WATER CROSSING

FM - FORCEMAIN CROSSING

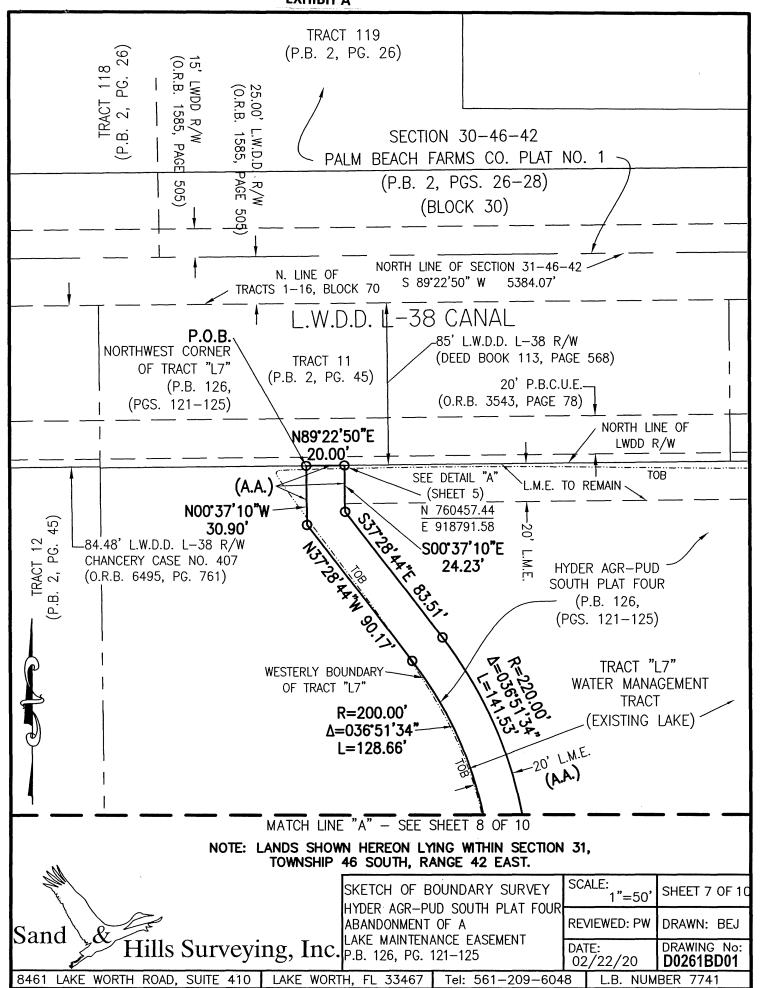
-OHW---- - OVERHEAD WIRES

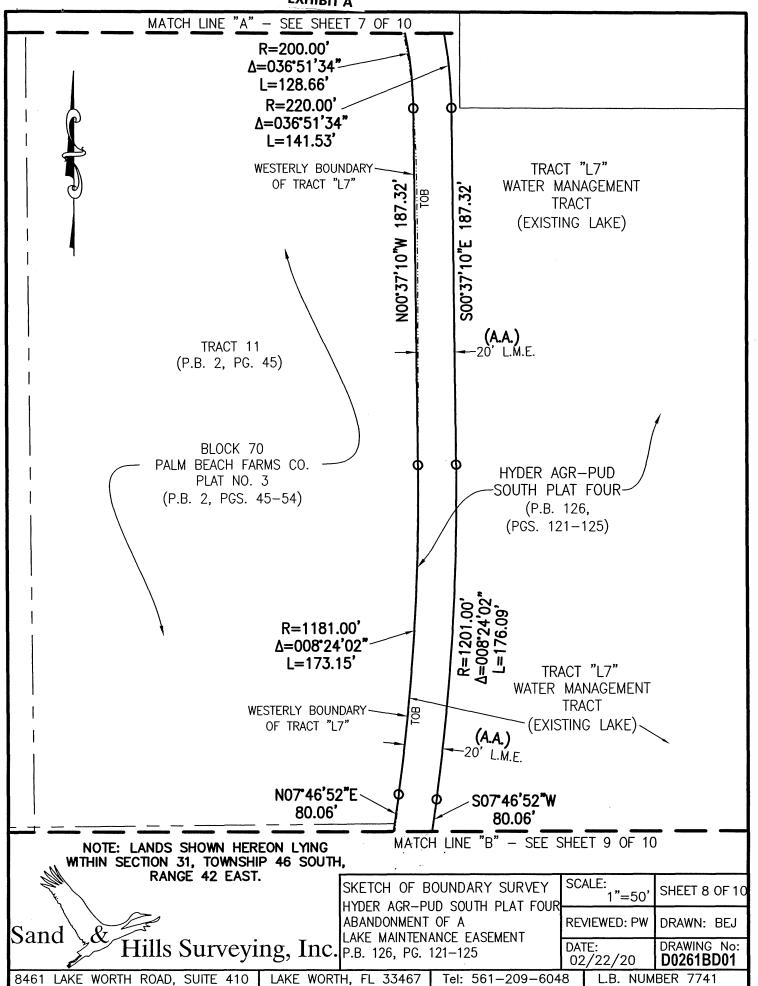
(A.A.) - AREA OF ABANDONMENT

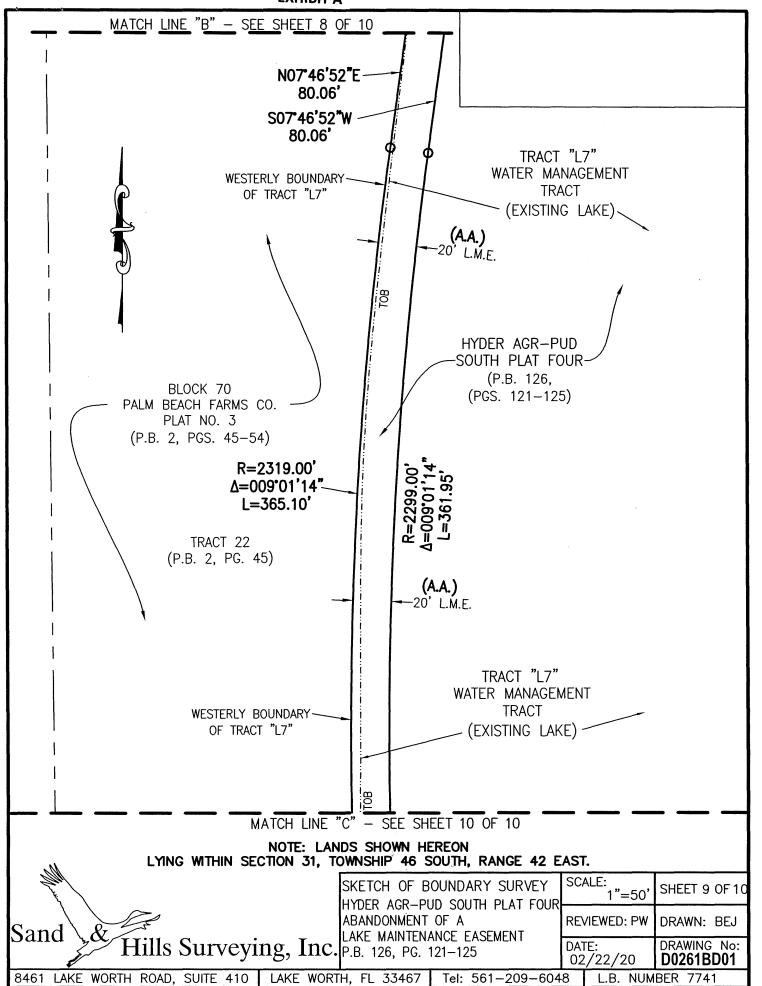
Sand Hills Surveying, Inc. P.B. 126, PG. 121-125 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOUR	SCALE: NONE
ABANDONMENT OF A	REVIEWE
LAKE MAINTENANCE EASEMENT P.B. 126 PG 121-125	DATE:

EY FOUR	SC	ALE: ONE	SHEET 6 OF 10	
rouk		/IEWED: PW	DRAWN: BEJ	
	DATE: 02/22/20		DRAWING No: D0261BD01	
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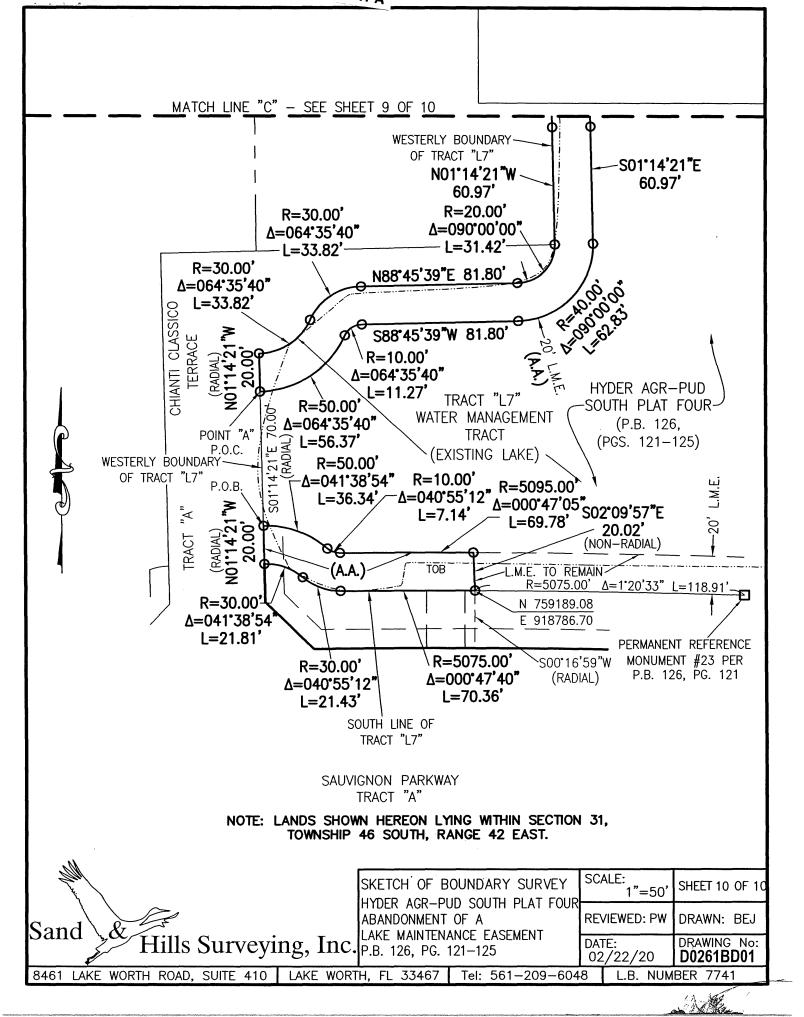


EXHIBIT B

DESCRIPTION:

BEING A DRAINAGE EASEMENT, 20.00 FEET IN WIDTH, LYING WITHIN A PORTION OF TRACT "OS1", OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGE 123 THROUGH 128, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "OS1"; THENCE, ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT "OS1" FOR THE FOLLOWING (3) THREE COURSES, SOUTH 01'14'21" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 45'57'24" EAST, A DISTANCE OF 35.18 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00'40'27" EAST, A RADIUS OF 5045.00 FEET AND A CENTRAL ANGLE OF 00'40'17"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 59.12 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°06'39" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00°00'08" EAST, A RADIUS OF 5075.00 FEET AND A CENTRAL ANGLE OF 00°13'33"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 00°06'39" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00°13'28" WEST, A RADIUS OF 5045.00 FEET AND A CENTRAL ANGLE OF 00°13'38"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

NOTE: LANDS SHOWN HEREON LYING WITHIN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

Sand

CERTIFICATION:

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

DATE: 02/22/20

PERRY C. WHITE

July !

REV: 04/24/20

PROFESSIONAL SURVEYOR & MAPPER

FLORIDA REGISTRATION NO. 4213

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE

ABANDONMENT OF A

20' DRAINAGE EASEMENT

P.B. 129, PG. 123-128

SCALE: SHEET 1 OF 6
REVIEWED: PW DRAWN: BEJ

Hills Surveying, Inc.

DATE: DRAWING No: D02/22/20 D0261BD03



SURVEYOR'S REPORT:

- 1. THIS BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
- 2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
- 5. THERE ARE NO VISIBLE IMPROVEMENTS WITHIN THE SUBJECT PARCEL.
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "NORTHWAY" (PBF 87) AND "PBF 88" FORM A LINE BEARING NORTH 88"53'05" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM PALM BEACH COUNTY, FLORIDA.
- 10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.
- 11. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 4, 2020 AT 8:00 A.M., REVISED: A, ORDER NUMBER 4567957. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
- 12. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3626, RECORDED IN DEED BOOK 357, PAGE 80, AS AFFECTED BY THE ASSIGNMENT TO LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORDS BOOK 1994, PAGE 1615, SUBJECT TO THE RESERVATIONS CONTAINED THEREIN. (TRACT 11, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)

SURVEYOR'S NOTES CONTINUED ON SHEET 3	SKETCH OF BOUNDARY SURVE HYDER AGR-PUD SOUTH PLAT FI	I NONE	SHEET 2 OF 6
	ABANDONMENT OF A	REVIEWED: PW	DRAWN: BEJ
	20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	DATE: \02/22/20	DRAWING No: D0261BD03
8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH	H, FL 33467 Tel: 561-209-6	048 L.B. NUN	/BER 7741

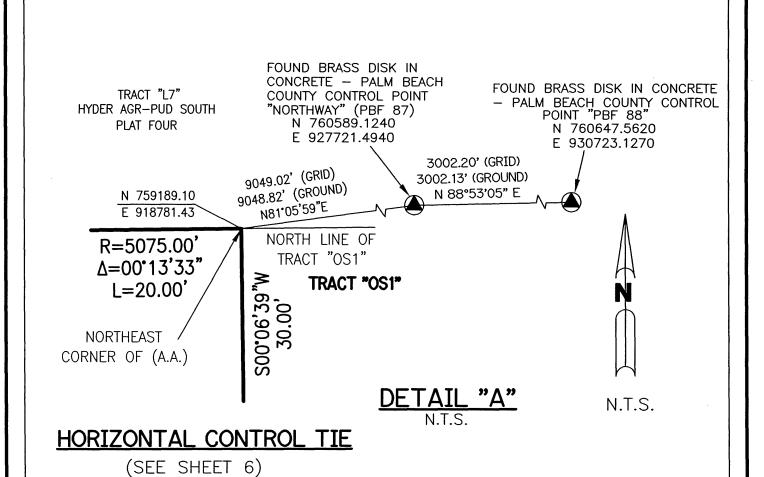


SURVEYOR'S REPORT: (CONTINUED)

- 19. RIGHT-OF-WAY RESERVATIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT CONTAINED IN DEED RECORDED IN DEED BOOK 479, PAGE 19. (TRACTS 12, 13, AND 14, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)
- 26. POTABLE WATER AND WASTEWATER AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 16693, PAGE 1212. (BLANKET DOCUMENT, NOT PLOTTED)
- 27. STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 21568, PAGE 1839. (BLANKET DOCUMENT, NOT PLOTTED)
- 28. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 21783, PAGE 1099. (BLANKET DOCUMENT, NOT PLOTTED)
- 29. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 22258, PAGE 1693. (BLANKET DOCUMENT, NOT PLOTTED)
- 33. EASEMENTS AND RESTRICTIONS ACCORDING TO HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGES 123 THROUGH 128. (PLOTTED)

	SKETCH OF BOUNDARY SURVEY HYDER AGR—PUD SOUTH PLAT FIVE	SCALE: NONE	SHEET 3 OF 6		
	ABANDONMENT OF A	REVIEWED: PW	DRAWN: BEJ		
	20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	DATE: 02/22/20	DRAWING No: D0261BD03		
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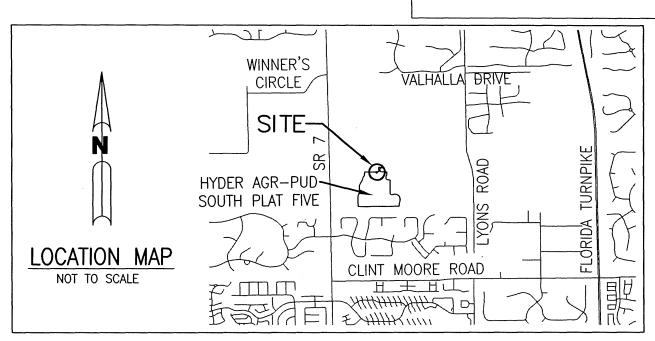
NOTE:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT).

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.00002237
PLAT BEARING = GRID BEARING

	SKETCH OF BOUNDARY SURVEY HYDER AGR—PUD SOUTH PLAT FIVE ABANDONMENT OF A		SHEET 4 OF 6
			DRAWN: BEJ
•	20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	DATE: 02/22/20	DRAWING No: D0261BD03
8461 LAKE WORTH ROAD, SUITE 410 L	KE WORTH, FL 33467 Tel: 561-209-604	8 L.B. NUM	IBER 7741



LEGEND

PRM - INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 7741.

UE - INDICATES UTILITY EASEMENT.

DE - INDICATES DRAINAGE EASEMENT.

(R) - INDICATES RADIAL LINE.

FND - DENOTES FOUND
O - SET 5/8" IRON ROD & CAP L.B. #7741

LME - DENOTES LAKE MAINTENANCE EASEMENT

N.T.S. - DENOTES NOT TO SCALE

LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT

LBE - DENOTES LANDSCAPE BUFFER EASEMENT

NO. - DENOTES NUMBER

Q - DENOTES CENTERLINE

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

LAE - DENOTES LIMITED ACCESS EASEMENT

O.R.B. - DENOTES OFFICIAL RECORDS BOOK

CB - DENOTES CHORD BEARING

CD - DENOTES CHORD DISTANCE

PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT

Δ - DENOTES CENTRAL ANGLE

R - DENOTES RADIUS

L - DENOTES ARC LENGTH

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

P.O.B.- POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

RPB - ROAD PLAT BOOK

R/W - RIGHT-OF-WAY

TOB - TOP OF BANK

U.E. - UTILITY EASEMENT

W.C. - WITNESS CORNER

- BACK FLOW PREVENTER

- CATCH BASIN

- DRAINAGE MANHOLE

- SEWER MANHOLE

- WATER VALVE

- SEWER VALVE

- TRAFFIC PULL BOX T

WELL

- LIGHT POLE

- HAND HOLE ₩

- WOOD POWER POLE \mathcal{O}

- ANCHORE

0000 - GAURDRAIL

RWA - RECLAIM WATER CROSSING

FM - FORCEMAIN CROSSING

OHW--- - OVERHEAD WIRES

(A.A.) - AREA OF ABANDONMENT

Sand Hills Surveying, Inc. P.B. 129, PG. 123-128

SCALE: SKETCH OF BOUNDARY SURVEY SHEET 5 OF 6 NONE HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A REVIEWED: PW DRAWN: BEJ 20' DRAINAGE EASEMENT DRAWING No: DATE: 02/22/20 D0261BD03 8461 LAKE WORTH ROAD, SUITE 410 | LAKE WORTH, FL 33467 | Tel: 561-209-6048 | L.B. NUMBER 7741

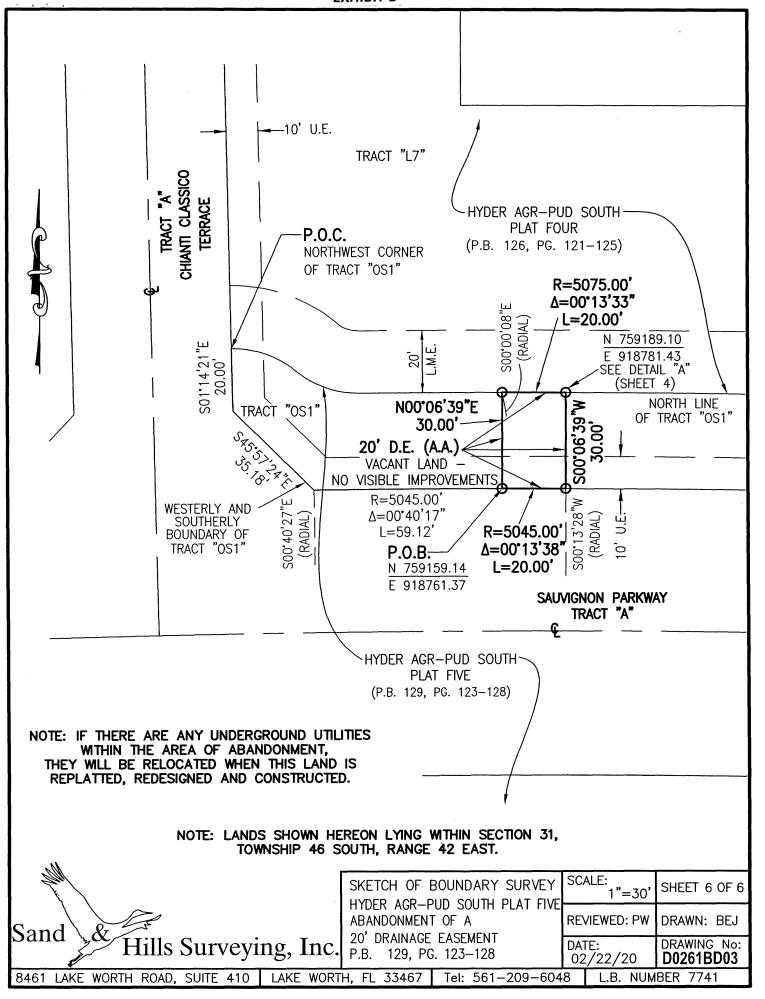


EXHIBIT C

DESCRIPTION:

BEING A DRAINAGE EASEMENT AND A LAKE MAINTENANCE ACCESS EASEMENT, 20.00 FEET IN WIDTH, LYING WITHIN A PORTION OF TRACT "OS2", OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGE 123 THROUGH 128, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "OS2"; THENCE, ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT "OS2" FOR THE FOLLOWING (4) FOUR COURSES, SOUTH 01"14'21" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 43°28'41" WEST, A DISTANCE OF 35.18 FEET TO THE POINT OF NON-TANGENT INTERSECTION ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 01°48'16" EAST, A RADIUS OF 5045.00 FEET AND A CENTRAL ANGLE OF 00°21'42"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 31.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°50'03" WEST, A DISTANCE OF 109.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 87'50'03" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 02°09'57" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 87.50'03" EAST, ALONG THE NORTH LINE OF SAID TRACT "0S2"; A DISTANCE OF 20.00 FEET; THENCE SOUTH 02°09'57" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

NOTE: THE DRAINAGE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENT ARE TWO INDEPENDENT EASEMENTS THAT LIE WITHIN THE SAME PARCEL OF LAND.

> NOTE: LANDS SHOWN HEREON LYING WITHIN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

> > Sand

CERTIFICATION:

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

DATE: 02/22/20

REV: 02/24/20 PERRY C. WHITE

PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4213

- and

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE AND LAKE MAINTENANCE ACCESS

EASEMENT, P.B. 129, PG. 123-128

SCALE: SHEET 1 OF 6

Hills Surveying, Inc.

REVIEWED: PW DRAWN: BEJ DRAWING No: DATE:

02/22/20 D0261BD04

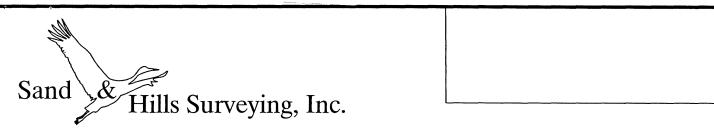


SURVEYOR'S REPORT:

- 1. THIS BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
- 2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
- 5. THERE ARE NO VISIBLE IMPROVEMENTS WITHIN THE SUBJECT PARCEL.
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "NORTHWAY" (PBF 87) AND "PBF 88" FORM A LINE BEARING NORTH 88*53'05" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM PALM BEACH COUNTY, FLORIDA.
- 10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.
- 11. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 4, 2020 AT 8:00 A.M., REVISED: A, ORDER NUMBER 4567957. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
- 12. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3626, RECORDED IN DEED BOOK 357, PAGE 80, AS AFFECTED BY THE ASSIGNMENT TO LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORDS BOOK 1994, PAGE 1615, SUBJECT TO THE RESERVATIONS CONTAINED THEREIN. (TRACT 11, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)

SURVEYOR'S NOTES CONTINUED ON SHEET 3

	T T 77407 T L 504 000 004	0	1 5 11114	DED 7744
	AND LAKE MAINTENANCE ACCESS EASEMENT, P.B. 129, PG. 123-128	DA1 02	TE: 2/22/20	DRAWING No: D0261BD04
l	ABANDONMENT OF A 20' DRAINAGE		/IEWED: PW	DRAWN: BEJ
	SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE		ALE:)NE	SHEET 2 OF 6



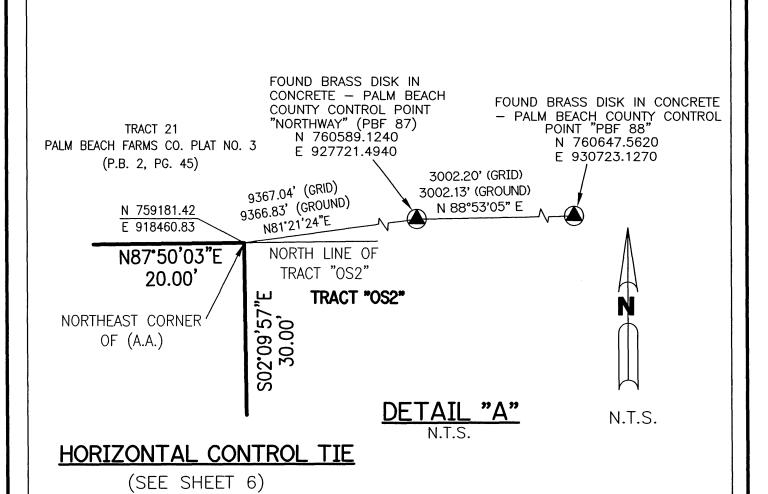
SURVEYOR'S REPORT: (CONTINUED)

- 19. RIGHT-OF-WAY RESERVATIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT CONTAINED IN DEED RECORDED IN DEED BOOK 479, PAGE 19. (TRACTS 12, 13, AND 14, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)
- 26. POTABLE WATER AND WASTEWATER AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 16693, PAGE 1212. (BLANKET DOCUMENT, NOT PLOTTED)
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- 29. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 22258, PAGE 1693. (BLANKET DOCUMENT, NOT PLOTTED)
- 33. EASEMENTS AND RESTRICTIONS ACCORDING TO HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGES 123 THROUGH 128. (PLOTTED)

TH FL 33467 Tel: 561-209-604		R	LR NUM	BFR 7741	
		B. 129, PG. 123–128			DRAWING No: D0261BD04
	HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE AND LAKE MAINTENANCE ACCESS			/IEWED: PW	DRAWN: BEJ
		DOUNDART SURVET	SC/ NC	ALE:)NE	SHEET 3 OF 6

8461 LAKE WORTH ROAD, SUITE 410 | LAKE WORTH, FL 33467 | Tel: 561-209-6048





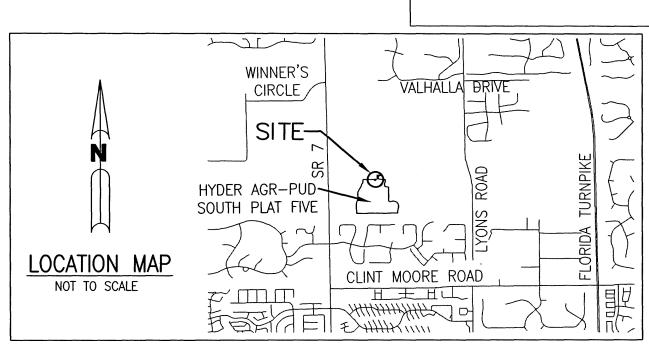
NOTE:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990) ADJUSTMENT).

ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.00002237

PLAT BEARING = GRID BEARING GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

HYDER AGR—PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE	DEVIEWED: DW	DDAWNI DEI		
AND LAKE MAINTENANCE ACCESS				
EASEMENT, P.B. 129, PG. 123–128	DATE: 02/22/20	DRAWING No: D0261BD04		
 THE STANFACT THE SOL COLOR OF THE ANNUAL TO THE STANFACTURE STANFA				



LEGEND

PRM - INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 7741.

UE - INDICATES UTILITY EASEMENT.

DE - INDICATES DRAINAGE EASEMENT.

(R) - INDICATES RADIAL LINE.

FND - DENOTES FOUND
O - SET 5/8" IRON ROD & CAP L.B. #7741

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N.T.S. - DENOTES NOT TO SCALE

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- DRAINAGE MANHOLE (D)

- SEWER MANHOLE

- WATER VALVE

- SEWER VALVE

- TRAFFIC PULL BOX

WELL

- LIGHT POLE

- HAND HOLE **(H)**

- WOOD POWER POLE Q

- ANCHORE

0000 - GAURDRAIL

RWA - RECLAIM WATER CROSSING

FM - FORCEMAIN CROSSING

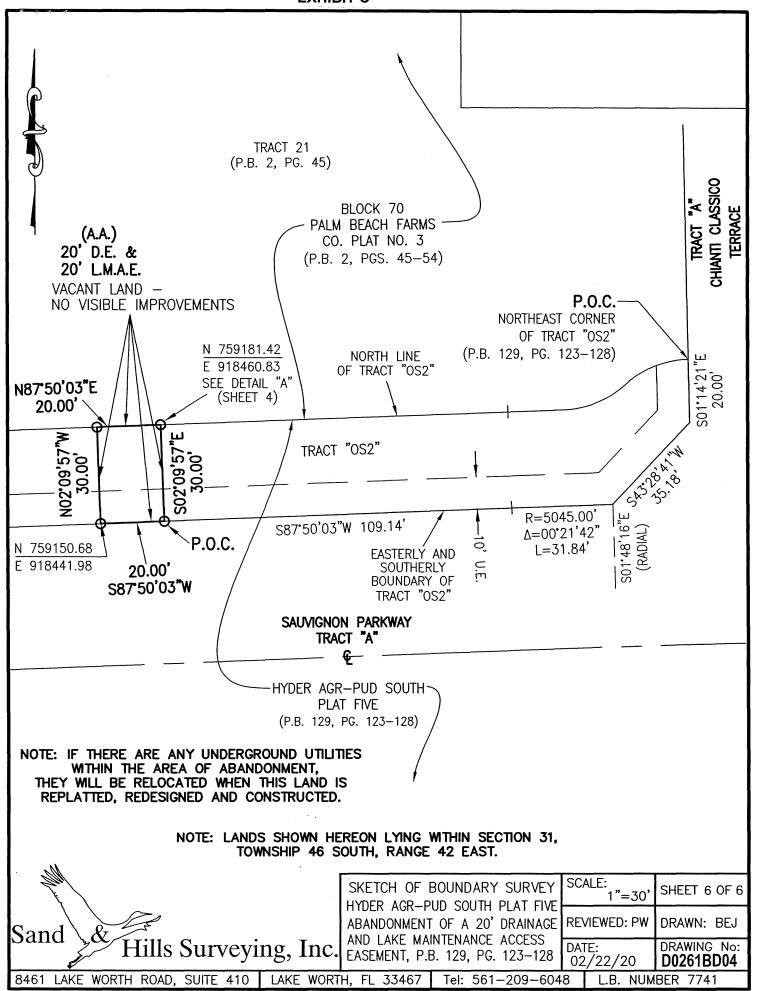
OHW- - OVERHEAD WIRES

(A.A.) - AREA OF ABANDONMENT

Sand Hills Surveying, Inc. EASEMENT, P.B. 129, PG. 123-128 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE AND LAKE MAINTENANCE ACCESS

SCALE: SHEET 5 OF 6 NONE **REVIEWED: PW** DRAWN: BEJ DRAWING No: DATE: 02/22/20 D0261BD04



NOTE: LANDS SHOWN HEREON LYING WITHIN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

EXHIBIT D

DESCRIPTION:

BEING A UTILITY EASEMENT, 10.00 FEET IN WIDTH, LYING WITHIN A PORTION OF TRACTS "A", "OS1", "OS2" AND OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGE 123 THROUGH 128, AND A PORTION OF TRACT "L7", OF THE PLAT OF HYDER AGR-PUD SOUTH PLAT FOUR, AS RECORDED IN PLAT BOOK 126, PAGE 121 THROUGH 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "OS2"; THENCE NORTH 05.55'50" EAST, ALONG THE WEST LINE OF SAID TRACT "OS2", A DISTANCE OF 10.00 FEET; THENCE, ALONG A LINE 10.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID TRACT "0S2" FOR THE FOLLOWING (7) SEVEN COURSES, SOUTH 84"04'10" EAST, A DISTANCE OF 64.69 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1945.00 FEET AND A CENTRAL ANGLE OF 08°05'48"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 274.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°50'03" EAST, A DISTANCE OF 161.83 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5055.00 FEET AND A CENTRAL ANGLE OF 00°18'54"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 27.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 43'28'41" EAST, A DISTANCE OF 26.96 FEET; THENCE NORTH 01°14'21" WEST, A DISTANCE OF 14.17 FEET TO THE POINT OF NON-TANGENT INTERSECTION ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 20°43'47" EAST, A RADIUS OF 29.94 FEET AND A CENTRAL ANGLE OF 19°30'34"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 10.20 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 01'14'21" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 164.26 FEET; THENCE NORTH 88°45'39" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 60.00 FEET; THENCE SOUTH 01'14'21" EAST, ALONG A LINE 10.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 180.15 FEET; THENCE, ALONG A LINE 10.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID TRACT "OS1" FOR THE FOLLOWING (3) THREE COURSES, SOUTH 45'57'24" EAST, A DISTANCE OF 26.96 FEET TO THE POINT OF NON-TANGENT INTERSECTION ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00°37'39" EAST, A RADIUS OF 5055.00 FEET AND A CENTRAL ANGLE OF 02°15'12"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 198.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°22'28" EAST, A DISTANCE OF 37.75 FEET; THENCE SOUTH 01°37'32" WEST, ALONG A EAST LINE OF SAID TRACT "OS1', A DISTANCE OF 10.00 FEET; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "OS1" AND ITS WESTERLY PROLONGATION AND THE SOUTHERLY BOUNDARY OF SAID TRACT "OS2" FOR THE FOLLOWING (5) FIVE COURSES, NORTH 88'22'28" WEST, A DISTANCE OF 37.75 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5045.00 FEET AND A CENTRAL ANGLE OF 03°47'30"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 333.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87'50'03" WEST, A DISTANCE OF 161.83 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1955.00 FEET AND A CENTRAL ANGLE OF 08'05'48"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 276.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°04'10" WEST, A DISTANCE OF 64.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,386 SQUARE FEET OR 0.4909 ACRES, MORE OR LESS.

CERTIFICATION:

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

DATE: 02/22/20

PERRY C. WHITE

REV: 04/24/20

PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4213

jula J

HYDER AGR-PUD SOUTH PLATS FOUR AND FIVE

ABANDONMENT OF UTILITY EASEMENTS

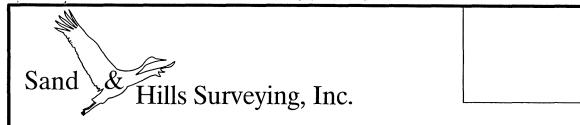
SKETCH OF BOUNDARY SURVEY

Sand

SCALE: SHEET 1 OF 9 NONE REVIEWED: PW DRAWN: BEJ

DRAWING No: DATE: 02/22/20 D0261BD02

Hills Surveying, Inc.



SURVEYOR'S REPORT:

- 1. THIS BOUNDARY SURVEY IS PREPARED FOR BOCA RATON ASSOCIATES VII, LLLP AND IS NOT ASSIGNABLE.
- 2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
- 5. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION/PLAT AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
- 7. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, EAST ZONE, NAD 83, THE LINE FORMED BETWEEN THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "NORTHWAY" (PBF 87) AND "PBF 88" FORM A LINE BEARING NORTH 88*53'05" EAST WITH ALL OTHER BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
- 8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- 9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM PALM BEACH COUNTY, FLORIDA.
- 10. EASEMENTS SHOWN WITHOUT ASSOCIATED RECORDING INFORMATION ARE RECORDED WITH THE PLAT SAID EASEMENT LIES WITHIN.
- 11. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON THAT TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 4, 2020 AT 8:00 A.M., REVISED: A, ORDER NUMBER 4567957. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.
- 12. CANAL, DRAINAGE AND RECLAMATION RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED NO. 3626, RECORDED IN DEED BOOK 357, PAGE 80, AS AFFECTED BY THE ASSIGNMENT TO LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORDS BOOK 1994, PAGE 1615, SUBJECT TO THE RESERVATIONS CONTAINED THEREIN. (TRACT 11, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)

SURVEYOR'S NOTES CONTINUED ON SHEE	- Jake Ion of E	SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLATS FOUR AND FIVE ABANDONMENT OF UTILITY EASEMENTS		SHEET 2 OF 9
	FOUR AND FIV			DRAWN: BEJ
				DRAWING No: D0261BD02
8461 LAKE WORTH ROAD, SUITE 410 LAK	E WORTH, FL 33467	Tel: 561-209-604	8 L.B. NUM	BER 7741



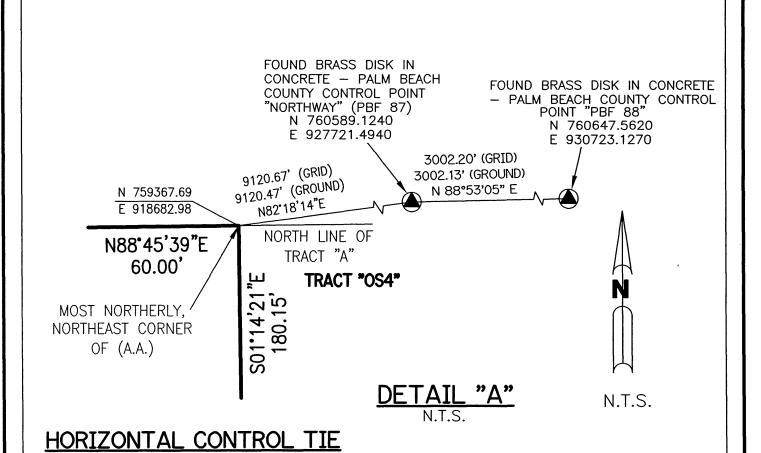
SURVEYOR'S REPORT: (CONTINUED)

- 19. RIGHT-OF-WAY RESERVATIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT CONTAINED IN DEED RECORDED IN DEED BOOK 479, PAGE 19. (TRACTS 12, 13, AND 14, BLOCK 70) (BLANKET EASEMENT, NOT PLOTTED)
- 26. POTABLE WATER AND WASTEWATER AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 16693, PAGE 1212. (BLANKET DOCUMENT, NOT PLOTTED)
- 27. STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 21568, PAGE 1839. (BLANKET DOCUMENT, NOT PLOTTED)
- 28. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 21783, PAGE 1099. (BLANKET DOCUMENT, NOT PLOTTED)
- 29. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 22258, PAGE 1693. (BLANKET DOCUMENT, NOT PLOTTED)
- 33. EASEMENTS AND RESTRICTIONS ACCORDING TO HYDER AGR-PUD SOUTH PLAT FOUR, AS RECORDED IN PLAT BOOK 126, PAGES 121 THROUGH 126. (PLOTTED)
- 34. EASEMENTS AND RESTRICTIONS ACCORDING TO HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGES 123 THROUGH 128. (PLOTTED)

	ARANDONMENT OF			ALE:)NE	SHEET 3 OF 9
			RE	/IEWED: PW	DRAWN: BEJ
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8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL





NOTE:

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990) ADJUSTMENT).

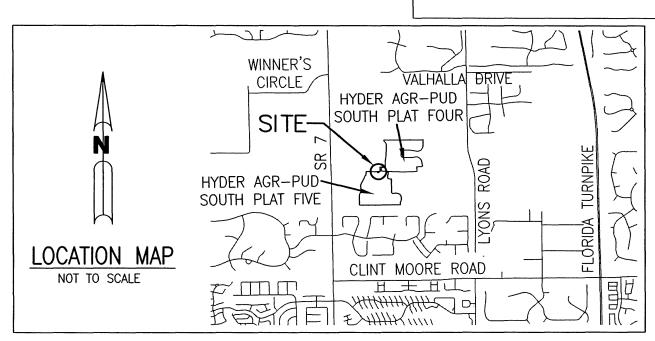
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.00002237PLAT BEARING = GRID BEARING

> SCALE: SKETCH OF BOUNDARY SURVEY SHEET 4 OF 9 NONE HYDER AGR-PUD SOUTH PLATS FOUR AND FIVE REVIEWED: PW DRAWN: BEJ ABANDONMENT OF DRAWING No: DATE: UTILITY EASEMENTS 02/22/20 D0261BD02

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

(SEE SHEET 8)



LEGEND

PRM - INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 7741.

UE - INDICATES UTILITY EASEMENT.

DE - INDICATES DRAINAGE EASEMENT.

(R) - INDICATES RADIAL LINE.

FND - DENOTES FOUND

O - SET 5/8" IRON ROD & CAP L.B. #7741

LME - DENOTES LAKE MAINTENANCE EASEMENT

N.T.S. - DENOTES NOT TO SCALE

LMAE - DENOTES LAKE MAINTENANCE ACCESS EASEMENT

LBE - DENOTES LANDSCAPE BUFFER EASEMENT

NO. - DENOTES NUMBER

← DENOTES CENTERLINE

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

LAE - DENOTES LIMITED ACCESS EASEMENT

O.R.B. - DENOTES OFFICIAL RECORDS BOOK

CB - DENOTES CHORD BEARING

CD - DENOTES CHORD DISTANCE

PBCUE - DENOTES PALM BEACH COUNTY UTILITY EASEMENT

Δ - DENOTES CENTRAL ANGLE

R - DENOTES RADIUS

L - DENOTES ARC LENGTH

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

P.O.B.- POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

RPB - ROAD PLAT BOOK

R/W - RIGHT-OF-WAY

TOB - TOP OF BANK

U.E. - UTILITY EASEMENT

W.C. - WITNESS CORNER

747 - BACK FLOW PREVENTER

M - CATCH BASIN

- DRAINAGE MANHOLE

- SEWER MANHOLE

- WATER VALVE

- SEWER VALVE

- TRAFFIC PULL BOX

(W) WELL

- LIGHT POLE

- HAND HOLE ⊕

- WOOD POWER POLE 9

- ANCHORE ---

<u>ooo</u> – GAURDRAIL

RWA - RECLAIM WATER CROSSING

FM - FORCEMAIN CROSSING

-OHW--- - OVERHEAD WIRES

(A.A.) - AREA OF ABANDONMENT

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

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLATS FOUR AND FIVE ABANDONMENT OF

	DATE: 02/22/20	DRAWING No: D0261BD02		
	REVIEWED: PW	DRAWN: BEJ		
Υ	SCALE: NONE	SHEET 5 OF 9		

