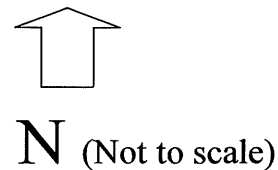


LOCATION SKETCH



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 NO. R2020-\_\_\_\_\_

**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 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.**

**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)

**RESOLUTION NO. R2020-\_\_\_\_\_**

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

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**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: */s/ Yelizaveta B. Herman*  
Yelizaveta B. Herman,  
Assistant County Attorney

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

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  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

REV: 04/24/20



SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOUR ABANDONMENT OF A LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121-125	SCALE: NONE	SHEET 1 OF 10
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD01

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



# 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°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.



SKETCH OF BOUNDARY SURVEY  
HYDER AGR-PUD SOUTH PLAT FOUR  
ABANDONMENT OF A  
LAKE MAINTENANCE EASEMENT  
P.B. 126, PG. 121-125

SCALE:  
NONE

SHEET 2 OF 10

REVIEWED: PW

DRAWN: BEJ

DATE:  
02/22/20

DRAWING No:  
D0261BD01

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741



**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 SHEET 4**

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOUR ABANDONMENT OF A LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121-125	SCALE: NONE	SHEET 3 OF 10
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD01</b>



**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)

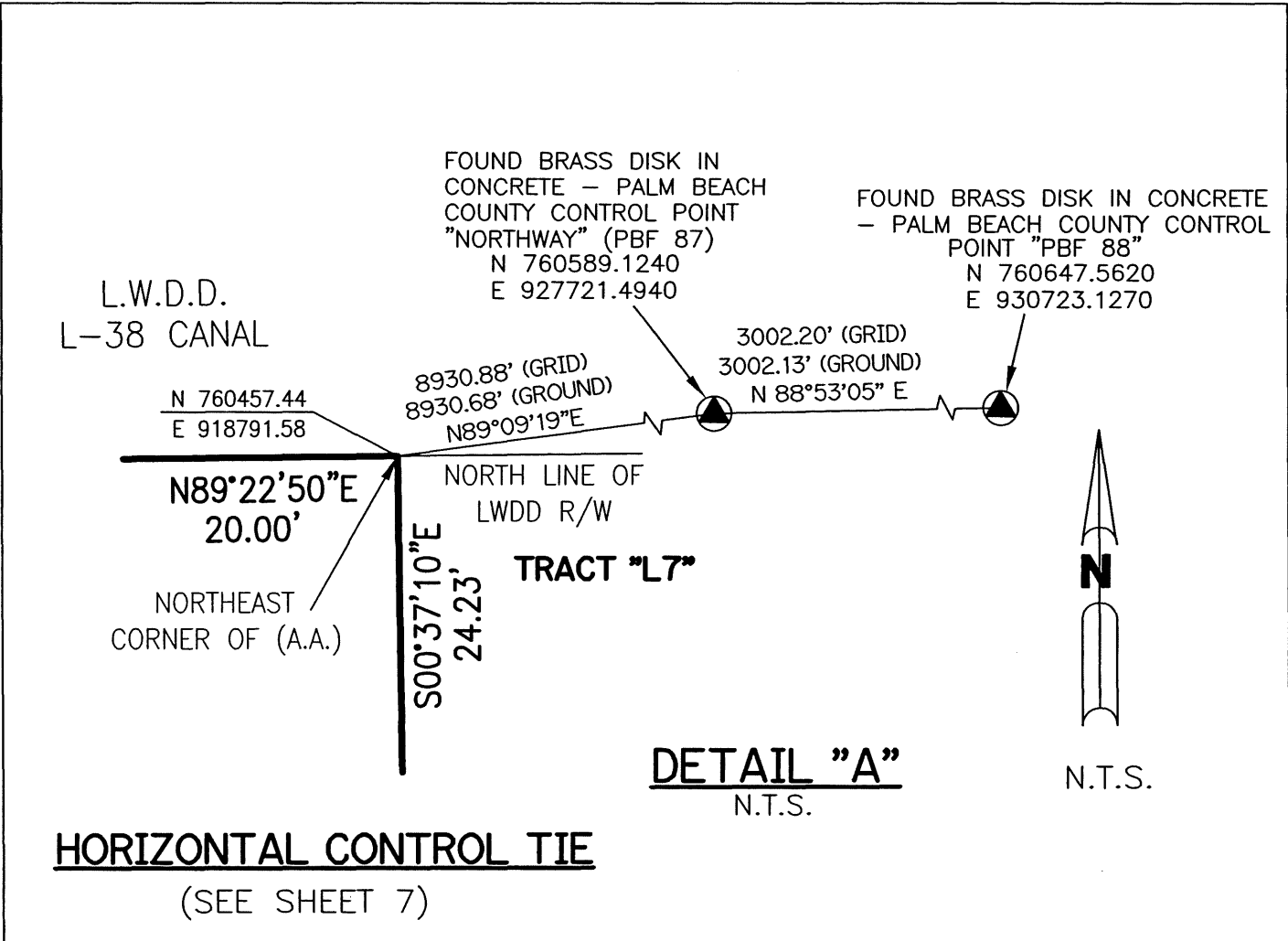
27. STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 21568, PAGE 1839. (BLANKET DOCUMENT, NOT PLOTTED)

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)

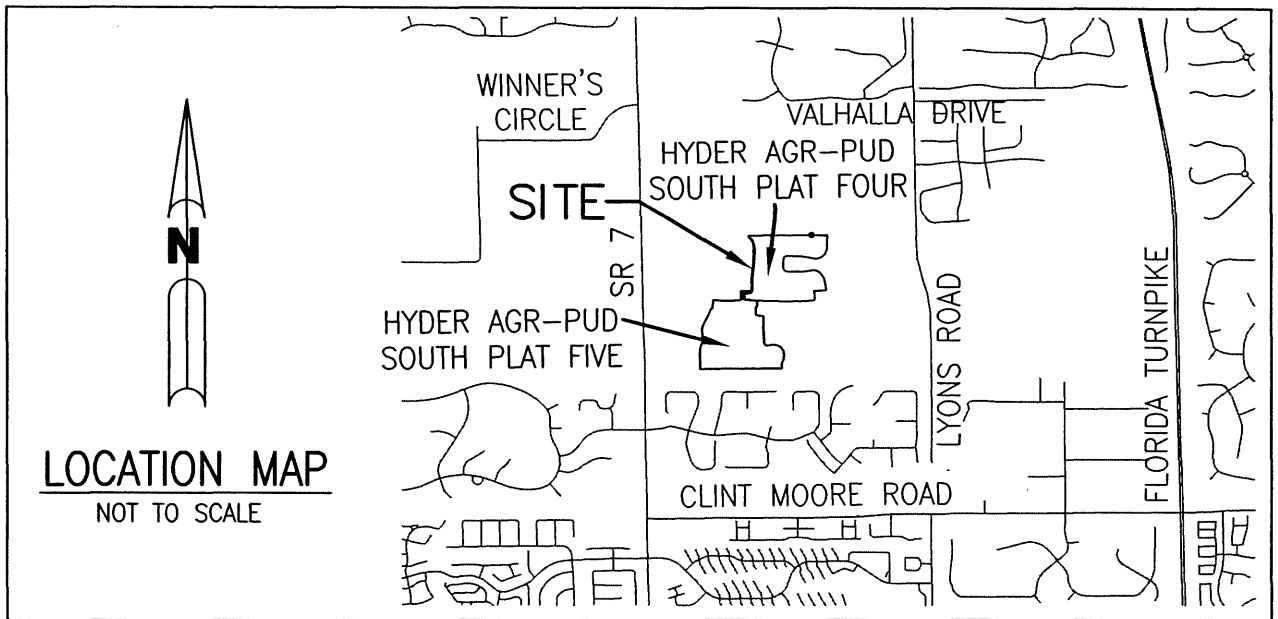
SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOUR ABANDONMENT OF A LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121-125	SCALE: NONE	SHEET 4 OF 10		
	REVIEWED: PW	DRAWN: BEJ		
	DATE: 02/22/20	DRAWING No: <b>D0261BD01</b>		
8461 LAKE WORTH ROAD, SUITE 410		LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741



**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

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOUR ABANDONMENT OF A LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121-125	SCALE: NONE	SHEET 5 OF 10
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD01</b>



**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

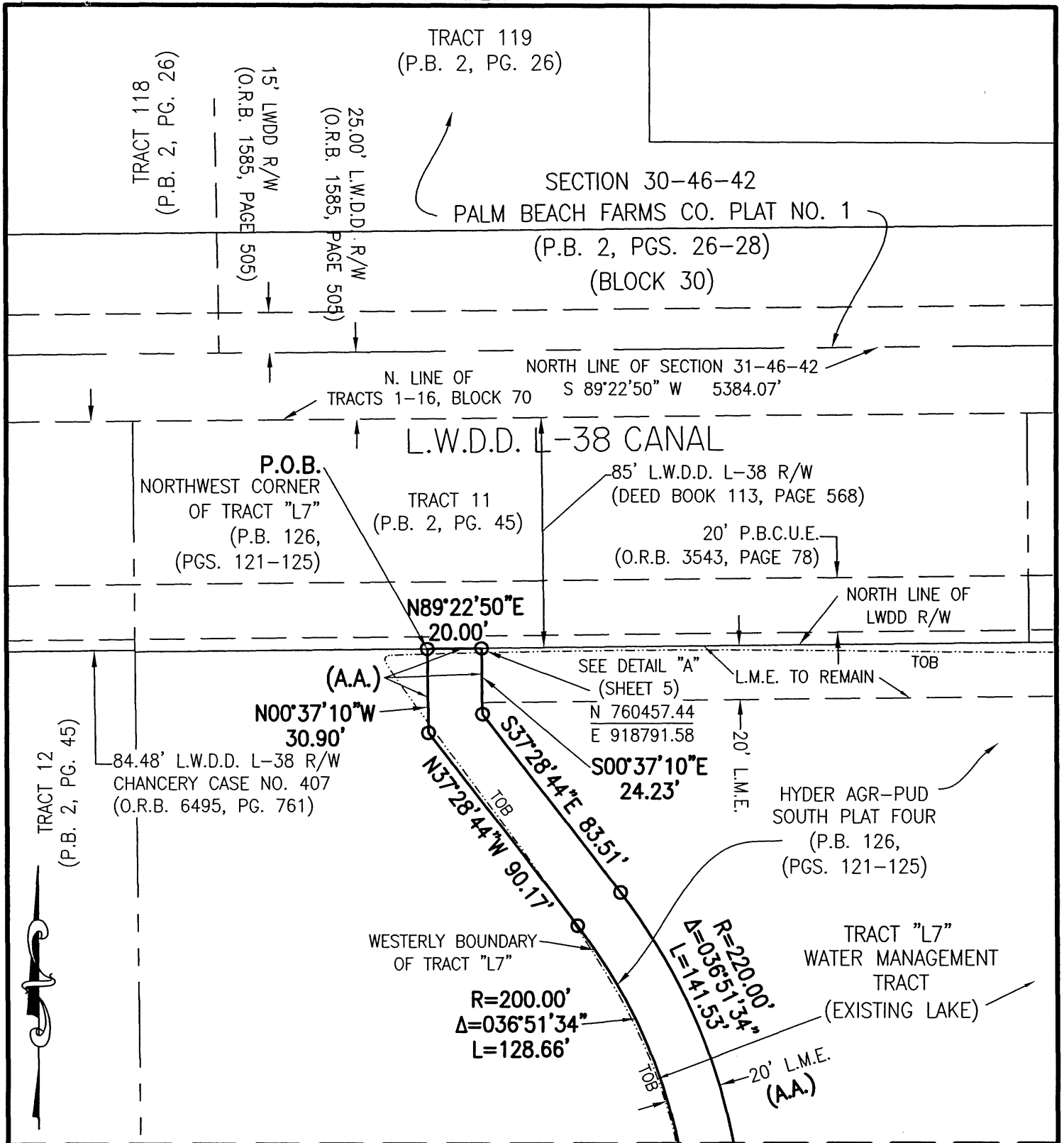
- RPB - ROAD PLAT BOOK
- R/W - RIGHT-OF-WAY
- TOB - TOP OF BANK
- U.E.- UTILITY EASEMENT
- W.C. - WITNESS CORNER
- ⊓ - BACK FLOW PREVENTER
- ⊓ - CATCH BASIN
- ⊙ - DRAINAGE MANHOLE
- ⊙ - SEWER MANHOLE
- ⊗ - WATER VALVE
- ⊗ - SEWER VALVE
- ⊓ - TRAFFIC PULL BOX
- ⊙ - WELL
- ⊙ - LIGHT POLE
- ⊙ - HAND HOLE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



SKETCH OF BOUNDARY SURVEY  
HYDER AGR-PUD SOUTH PLAT FOUR  
ABANDONMENT OF A  
LAKE MAINTENANCE EASEMENT  
P.B. 126, PG. 121-125

SCALE: NONE	SHEET 6 OF 10
REVIEWED: PW	DRAWN: BEJ
DATE: 02/22/20	DRAWING No: D0261BD01

EXHIBIT A



MATCH LINE "A" - SEE SHEET 8 OF 10

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



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY  
HYDER AGR-PUD SOUTH PLAT FOUR  
ABANDONMENT OF A  
LAKE MAINTENANCE EASEMENT  
P.B. 126, PG. 121-125

SCALE: 1"=50'	SHEET 7 OF 10
REVIEWED: PW	DRAWN: BEJ
DATE: 02/22/20	DRAWING No: D0261BD01

EXHIBIT A

MATCH LINE "A" - SEE SHEET 7 OF 10

R=200.00'  
 $\Delta=036^{\circ}51'34''$   
 L=128.66'  
 R=220.00'  
 $\Delta=036^{\circ}51'34''$   
 L=141.53'

WESTERLY BOUNDARY  
 OF TRACT "L7"

N00°37'10"W 187.32'  
 TOB

S00°37'10"E 187.32'

TRACT "L7"  
 WATER MANAGEMENT  
 TRACT  
 (EXISTING LAKE)

TRACT 11  
 (P.B. 2, PG. 45)

(A.A.)  
 20' L.M.E.

BLOCK 70  
 PALM BEACH FARMS CO.  
 PLAT NO. 3  
 (P.B. 2, PGS. 45-54)

HYDER AGR-PUD  
 SOUTH PLAT FOUR  
 (P.B. 126,  
 PGS. 121-125)

R=1181.00'  
 $\Delta=008^{\circ}24'02''$   
 L=173.15'

R=1201.00'  
 $\Delta=008^{\circ}24'02''$   
 L=176.09'

TRACT "L7"  
 WATER MANAGEMENT  
 TRACT  
 (EXISTING LAKE)

WESTERLY BOUNDARY  
 OF TRACT "L7"

TOB


(A.A.)  
 20' L.M.E.

N07°46'52"E  
 80.06'

S07°46'52"W  
 80.06'

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

MATCH LINE "B" - SEE SHEET 9 OF 10

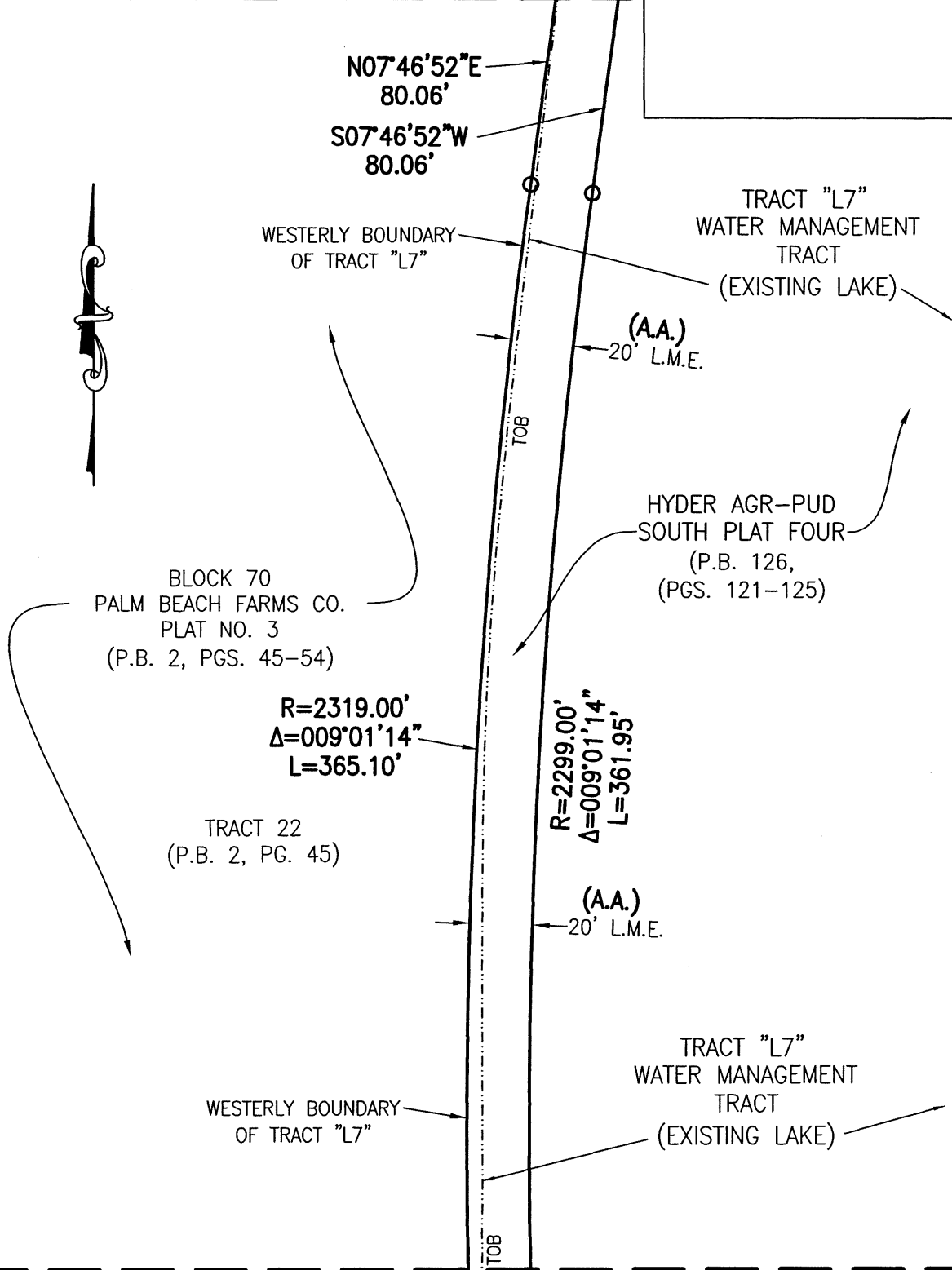
 Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY  
 HYDER AGR-PUD SOUTH PLAT FOUR  
 ABANDONMENT OF A  
 LAKE MAINTENANCE EASEMENT  
 P.B. 126, PG. 121-125

SCALE: 1"=50'	SHEET 8 OF 10
REVIEWED: PW	DRAWN: BEJ
DATE: 02/22/20	DRAWING No: D0261BD01

EXHIBIT A

MATCH LINE "B" - SEE SHEET 8 OF 10



MATCH LINE "C" - SEE SHEET 10 OF 10

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

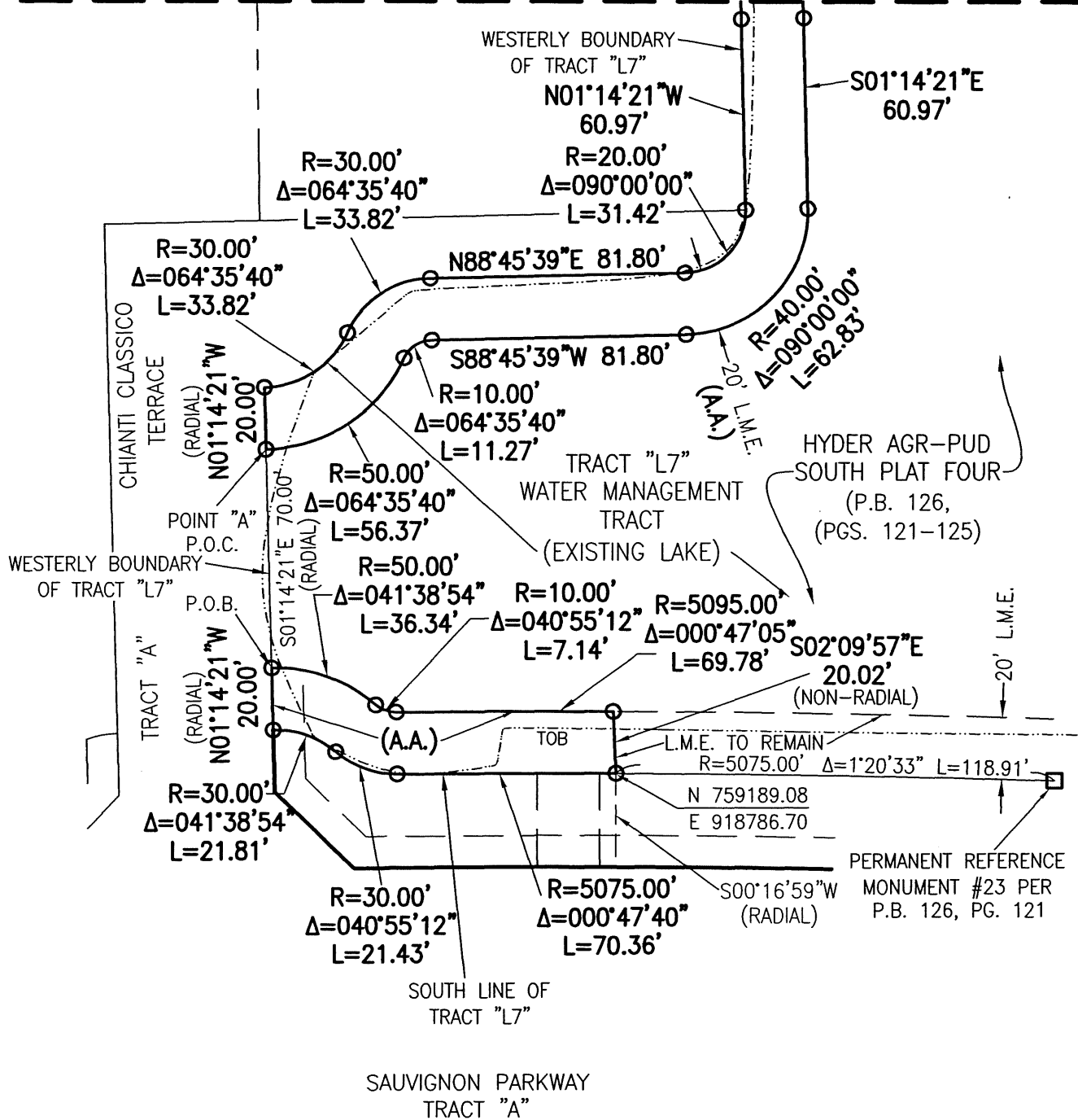


SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOUR ABANDONMENT OF A LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121-125	SCALE: 1"=50'	SHEET 9 OF 10
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD01

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



MATCH LINE "C" - SEE SHEET 9 OF 10



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



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FOUR ABANDONMENT OF A LAKE MAINTENANCE EASEMENT P.B. 126, PG. 121-125	SCALE: 1"=50'	SHEET 10 OF 10
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD01

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.**

**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  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

REV: 04/24/20



SKETCH OF BOUNDARY SURVEY  
HYDER AGR-PUD SOUTH PLAT FIVE  
ABANDONMENT OF A  
20' DRAINAGE EASEMENT  
P.B. 129, PG. 123-128

SCALE:  
NONE

SHEET 1 OF 6

REVIEWED: PW

DRAWN: BEJ

DATE:  
02/22/20

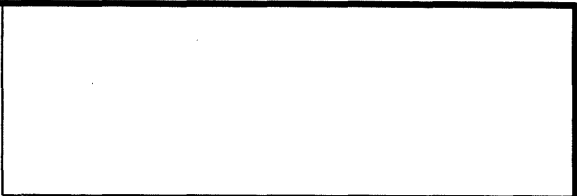
DRAWING No:  
**D0261BD03**

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741



**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 SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	SCALE: NONE	SHEET 2 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD03</b>



**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)

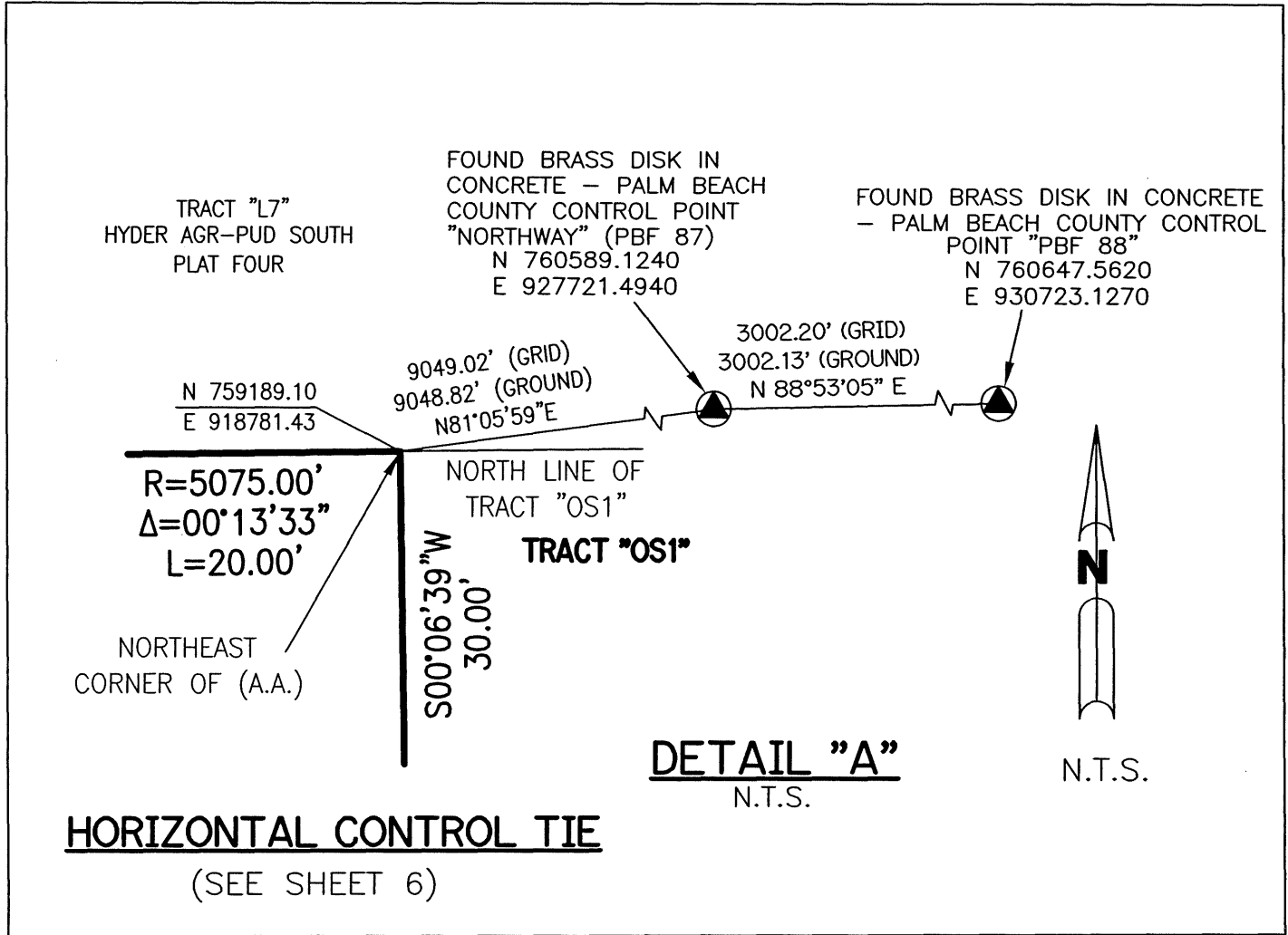
27. STANDARD RECLAIMED WATER DEVELOPMENT AGREEMENT BETWEEN PALM BEACH COUNTY AND CITY NATIONAL BANK OF FLORIDA, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 2002, KNOWN AS TRUST NUMBER 2401-1097-00, RECORDED IN OFFICIAL RECORDS BOOK 21568, PAGE 1839. (BLANKET DOCUMENT, NOT PLOTTED)

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 ABANDONMENT OF A 20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	SCALE: NONE	SHEET 3 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD03</b>

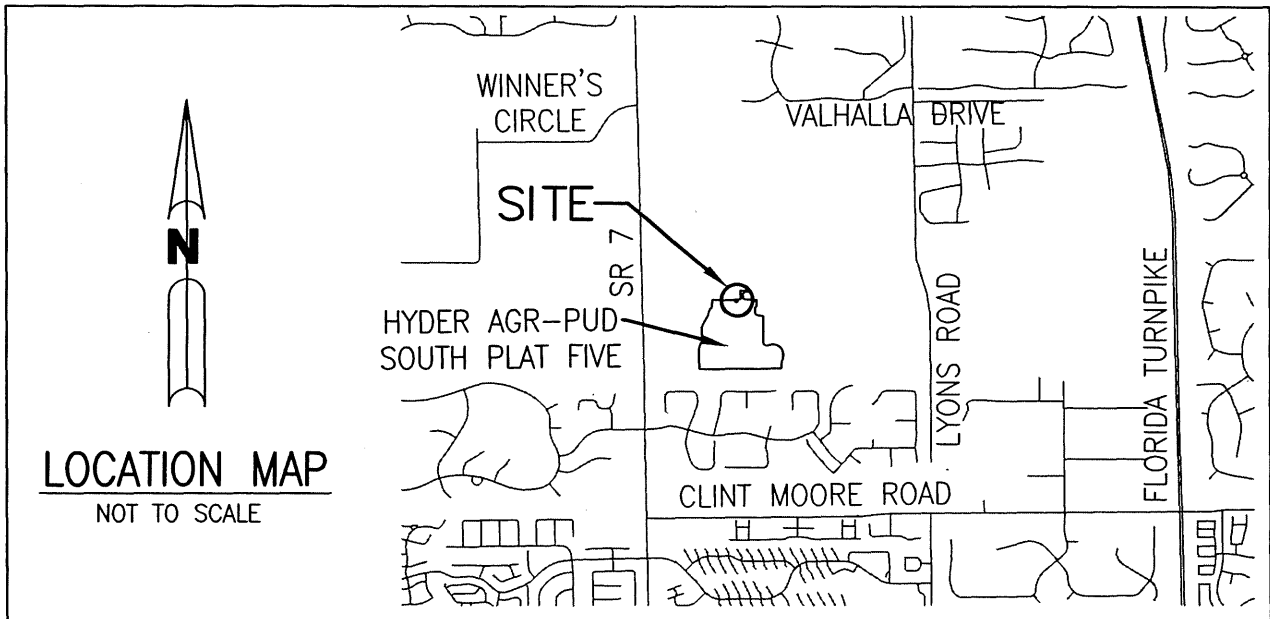


**NOTE:**

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

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	SCALE: NONE	SHEET 4 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD03</b>

EXHIBIT B



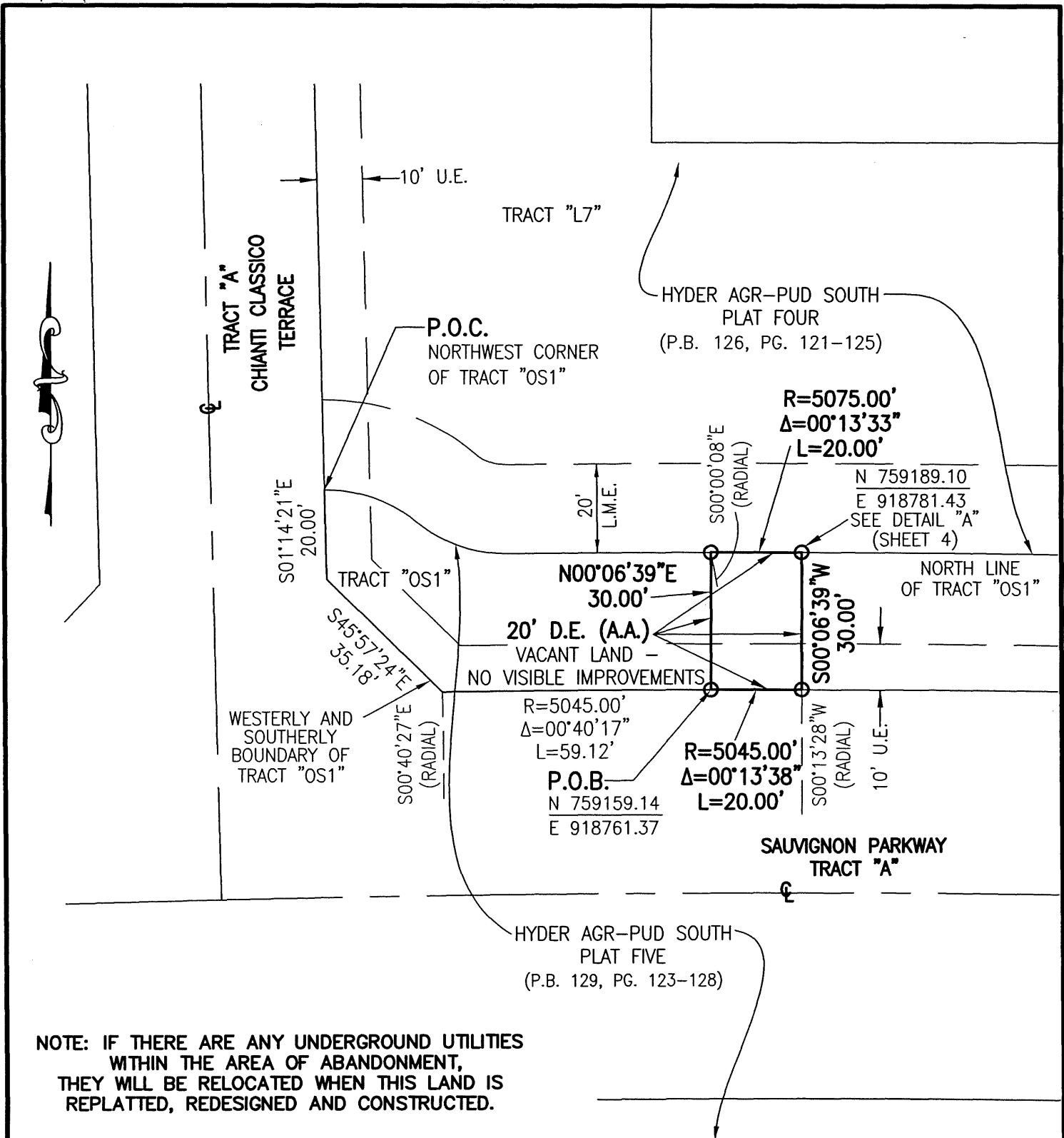
**LEGEND**

- 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
- ⊙ - LIGHT POLE
- ⊙ - HAND HOLE
- ⊙ - WOOD POWER POLE
- ⊞ - ANCHORE
- o o o o - GAURDRAIL
- RWA - RECLAIM WATER CROSSING
- FM - FORCEMAIN CROSSING
- OHW— - OVERHEAD WIRES
- (A.A.) - AREA OF ABANDONMENT



SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	SCALE: NONE	SHEET 5 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD03

EXHIBIT B



NOTE: IF THERE ARE ANY UNDERGROUND UTILITIES WITHIN THE AREA OF ABANDONMENT, THEY WILL BE RELOCATED WHEN THIS LAND IS REPLATTED, REDESIGNED AND CONSTRUCTED.

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



Sand & Hills Surveying, Inc.

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE EASEMENT P.B. 129, PG. 123-128	SCALE: 1"=30'	SHEET 6 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD03

# 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 "OS2"; 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.**

## 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  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

REV: 02/24/20



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:  
NONE

SHEET 1 OF 6

REVIEWED: PW

DRAWN: BEJ

DATE:  
02/22/20

DRAWING No:  
D0261BD04

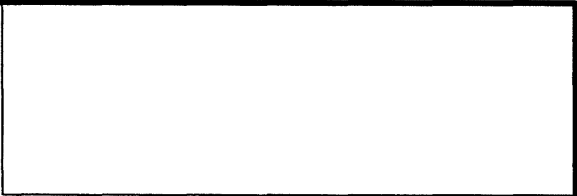
8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741





**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 SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENT, P.B. 129, PG. 123-128	SCALE: NONE	SHEET 2 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD04</b>



**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)

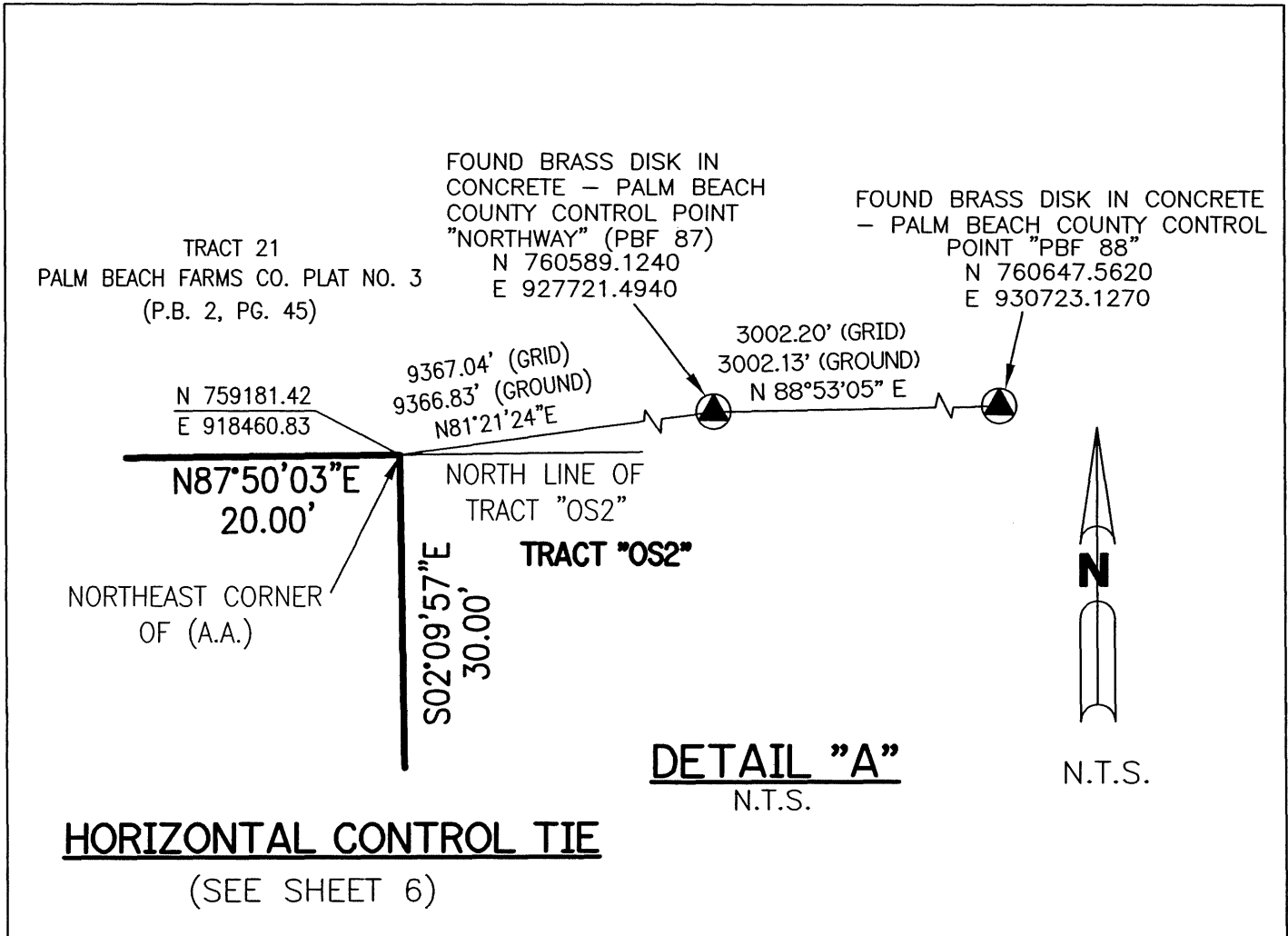
SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLAT FIVE ABANDONMENT OF A 20' DRAINAGE AND LAKE MAINTENANCE ACCESS EASEMENT, P.B. 129, PG. 123-128	SCALE: NONE	SHEET 3 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD04</b>

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

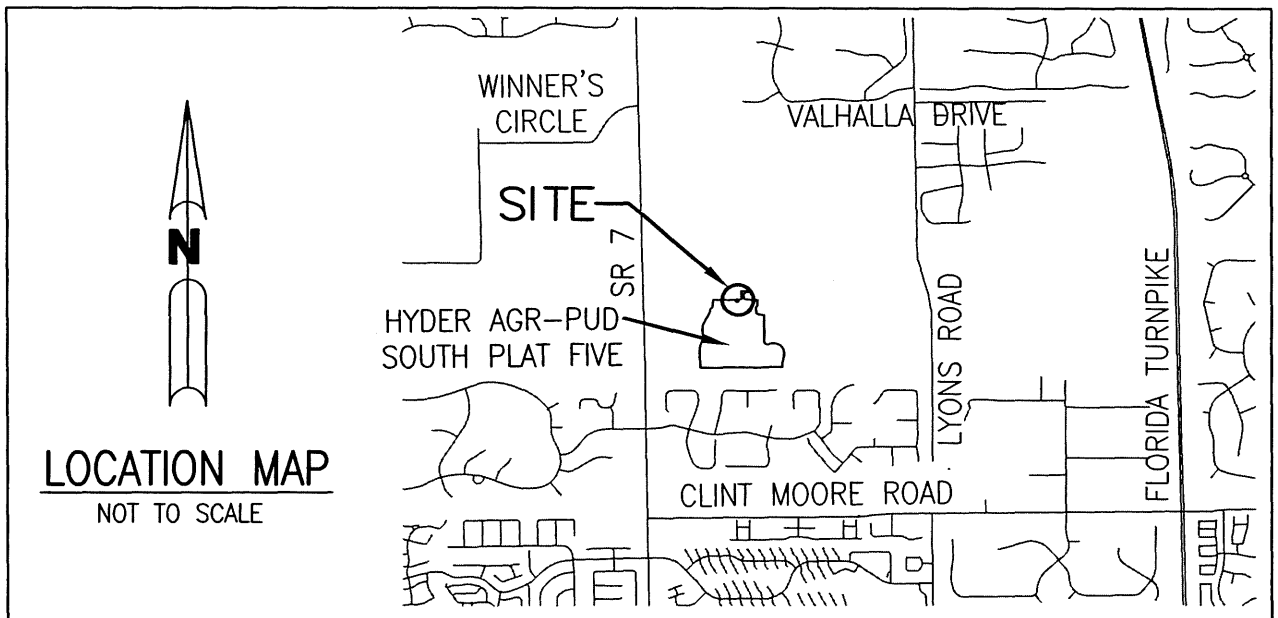
L.B. NUMBER 7741



**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

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: NONE	SHEET 4 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD04



**LEGEND**

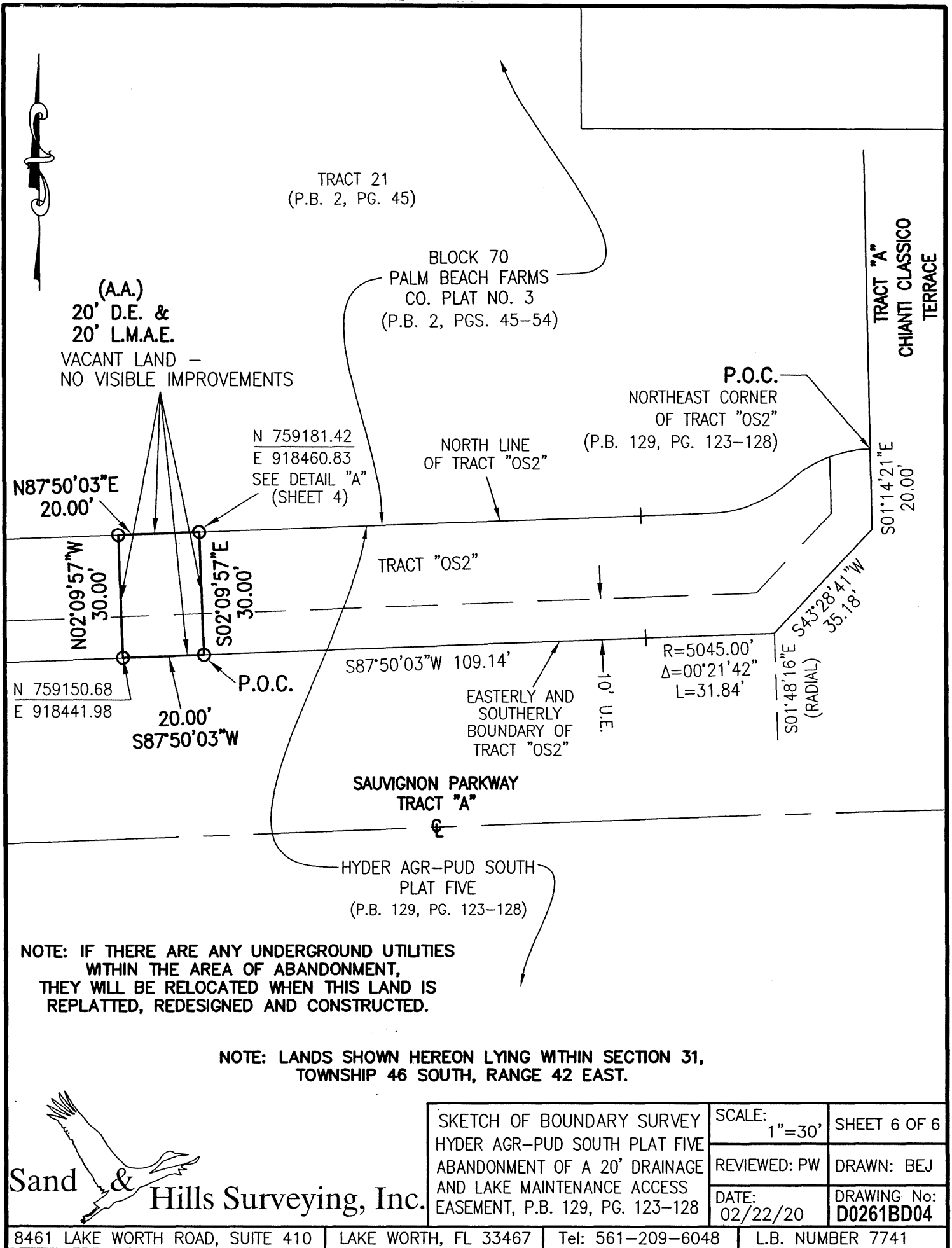
- PRM - INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 7741.
- UE - INDICATES UTILITY EASEMENT.
- DE - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- FND - DENOTES FOUND
- - SET 5/8" IRON ROD & CAP L.B. #7741
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- N.T.S. - DENOTES 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
- ⊙ - LIGHT POLE
- ⊙ - HAND HOLE
- ⊙ - WOOD POWER POLE
- ← - ANCHORE
- o o o o - GAURDRAIL
- RWA - RECLAIM WATER CROSSING
- FM - FORCEMAIN CROSSING
- OHW- - OVERHEAD WIRES
- (A.A.) - AREA OF ABANDONMENT



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: NONE	SHEET 5 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD04</b>

EXHIBIT C



NOTE: IF THERE ARE ANY UNDERGROUND UTILITIES  
WITHIN THE AREA OF ABANDONMENT,  
THEY WILL BE RELOCATED WHEN THIS LAND IS  
REPLATTED, REDESIGNED AND CONSTRUCTED.

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



Sand & Hills Surveying, Inc.

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: 1"=30'	SHEET 6 OF 6
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD04

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

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 "OS4" 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 "OS2" 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  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

REV: 04/24/20



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

SCALE:  
NONE

SHEET 1 OF 9

REVIEWED: PW

DRAWN: BEJ

DATE:

02/22/20

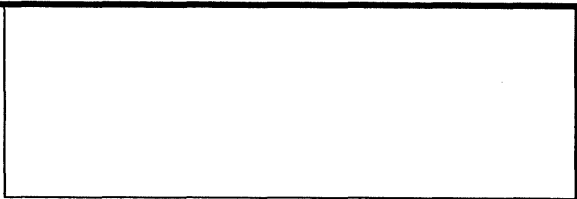
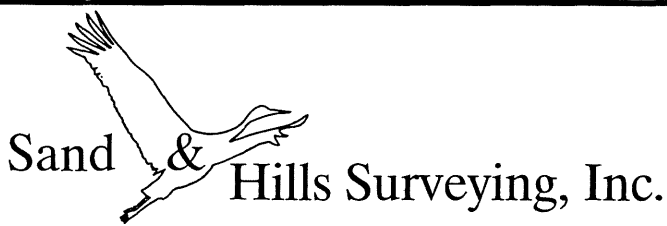
DRAWING No:  
**D0261BD02**

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

L.B. NUMBER 7741



**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 SHEET 3**

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLATS FOUR AND FIVE ABANDONMENT OF UTILITY EASEMENTS	SCALE: NONE	SHEET 2 OF 9
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD02



**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)

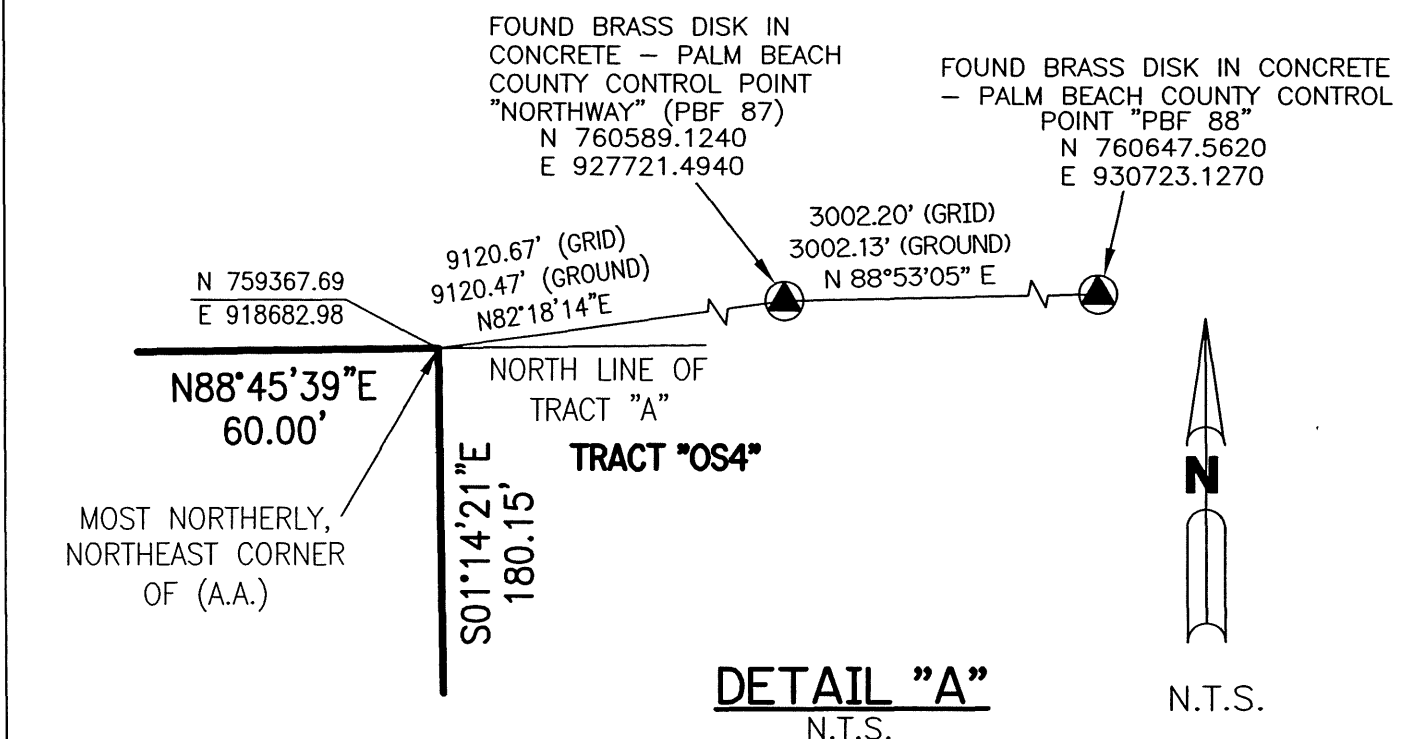
29. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 22258, PAGE 1693. (BLANKET DOCUMENT, NOT PLOTTED)

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)

SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLATS FOUR AND FIVE ABANDONMENT OF UTILITY EASEMENTS	SCALE: NONE	SHEET 3 OF 9
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: <b>D0261BD02</b>



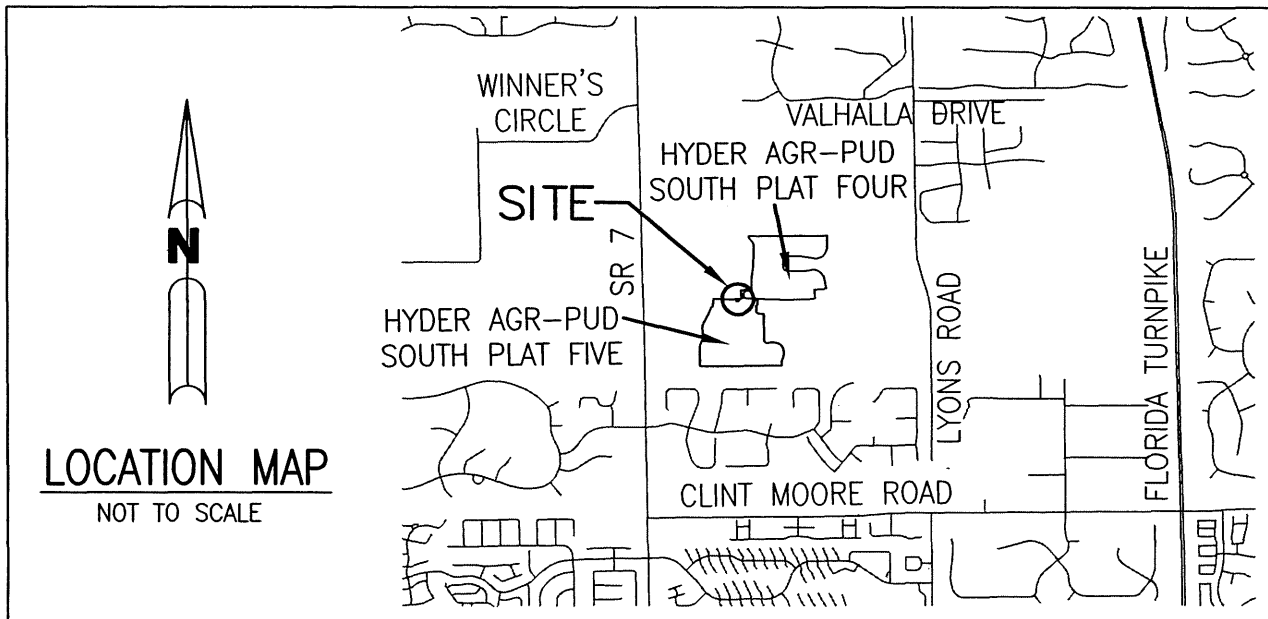


**HORIZONTAL CONTROL TIE**  
(SEE SHEET 8)

**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

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



**LEGEND**

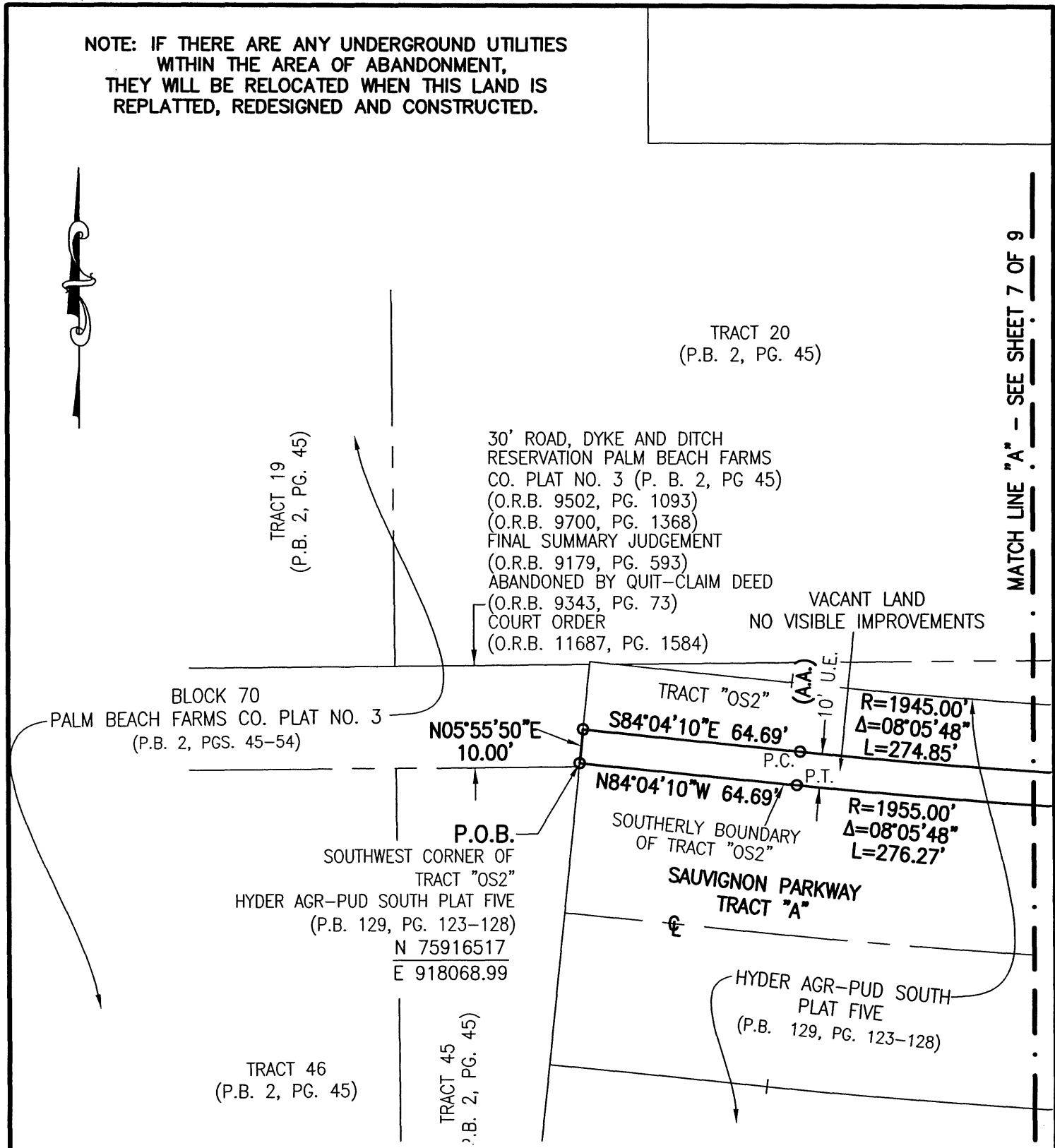
- PRM - INDICATES FOUND 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 7741.
- UE - INDICATES UTILITY EASEMENT.
- DE - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- FND - DENOTES FOUND
- - SET 5/8" IRON ROD & CAP L.B. #7741
- LME - DENOTES LAKE MAINTENANCE EASEMENT
- N.T.S. - DENOTES 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
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- ⊙ - DRAINAGE MANHOLE
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- ⊗ - SEWER VALVE
- ⊓ - TRAFFIC PULL BOX
- ⊙ - WELL
- ⊙ - LIGHT POLE
- ⊙ - HAND HOLE
- ⊙ - WOOD POWER POLE
- ⊙ - ANCHORE
- o o o o - GAURDRAIL
- RWA - RECLAIM WATER CROSSING
- FM - FORCEMAIN CROSSING
- OHW— - OVERHEAD WIRES
- (A.A.) - AREA OF ABANDONMENT



SKETCH OF BOUNDARY SURVEY HYDER AGR-PUD SOUTH PLATS FOUR AND FIVE ABANDONMENT OF UTILITY EASEMENTS	SCALE: NONE	SHEET 5 OF 9
	REVIEWED: PW	DRAWN: BEJ
	DATE: 02/22/20	DRAWING No: D0261BD02

EXHIBIT D

NOTE: IF THERE ARE ANY UNDERGROUND UTILITIES WITHIN THE AREA OF ABANDONMENT, THEY WILL BE RELOCATED WHEN THIS LAND IS REPLATTED, REDESIGNED AND CONSTRUCTED.



MATCH LINE "A" - SEE SHEET 7 OF 9

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



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

SCALE: 1"=40'	SHEET 6 OF 9
REVIEWED: PW	DRAWN: BEJ
DATE: 02/22/20	DRAWING No: D0261BD02

EXHIBIT D

NOTE: IF THERE ARE ANY UNDERGROUND UTILITIES  
WITHIN THE AREA OF ABANDONMENT,  
THEY WILL BE RELOCATED WHEN THIS LAND IS  
REPLATTED, REDESIGNED AND CONSTRUCTED.

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

MATCH LINE "A" - SEE SHEET 6 OF 9

MATCH LINE "B" - SEE SHEET 8 OF 9

TRACT 20  
(P.B. 2, PG. 45)

BLOCK 70  
PALM BEACH FARMS CO. PLAT NO. 3  
(P.B. 2, PGS. 45-54)

TRACT 21  
(P.B. 2, PG. 45)

VACANT LAND  
NO VISIBLE IMPROVEMENTS

$R=1945.00'$   
 $\Delta=08^{\circ}05'48" L=274.85'$

TRACT "OS2"  
(P.B. 129, PG. 123)

20' D.E. &  
20' L.M.A.E.

$N87^{\circ}50'03"E 161.83'$

$R=1955.00'$   
 $\Delta=08^{\circ}05'48" L=276.27'$

SOUTHERLY BOUNDARY  
OF TRACT "OS2"

P.T. P.C.

$S87^{\circ}50'03"W 161.83'$

(A.A.)  
10' U.E.

SAUVIGNON PARKWAY  
TRACT "A"

10' U.E.

HYDER AGR-PUD SOUTH  
PLAT FIVE  
(P.B. 129, PG. 123-128)



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

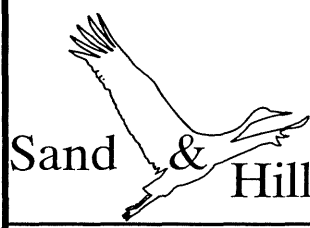
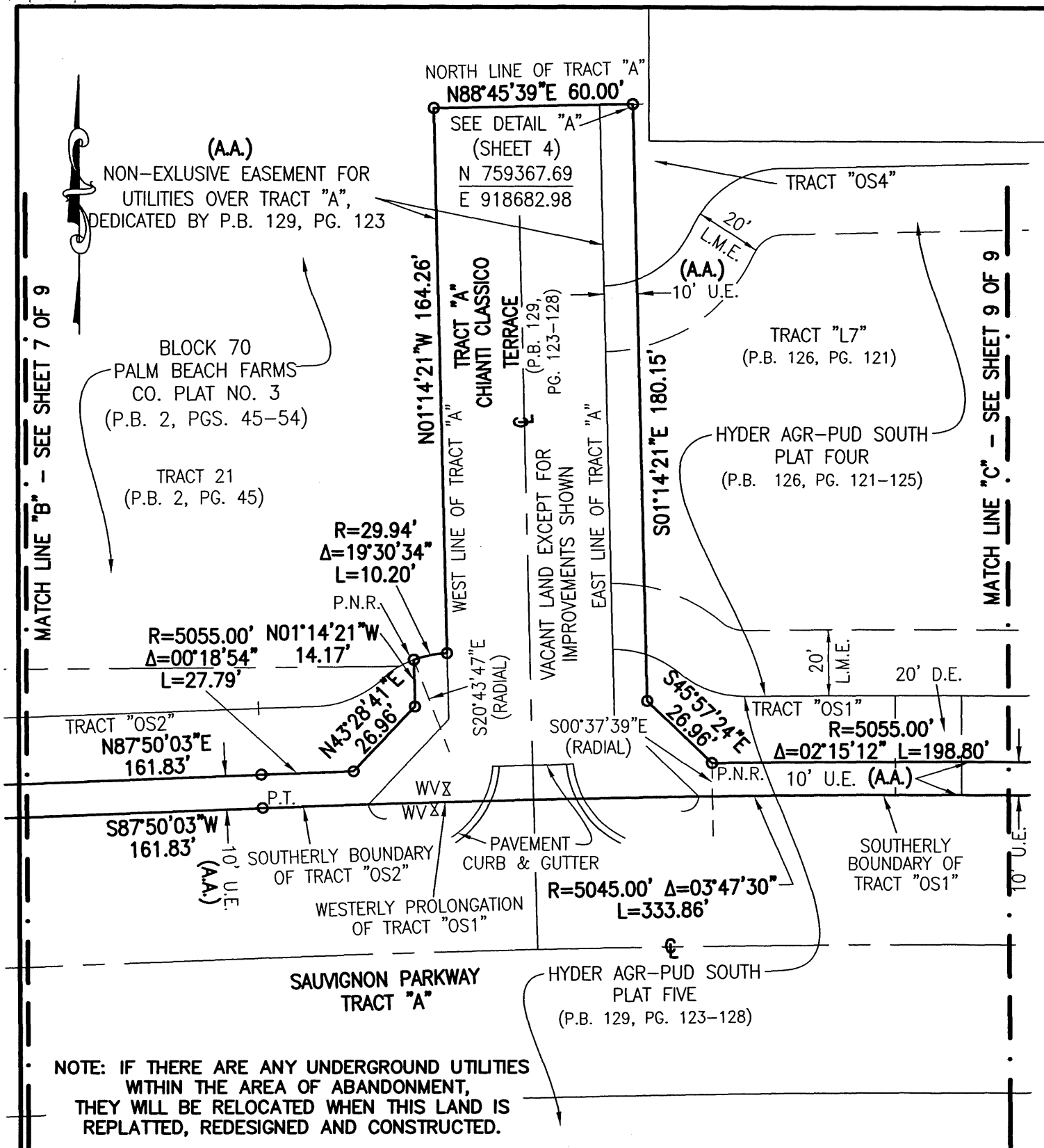
SCALE: 1"=40'	SHEET 7 OF 9
REVIEWED: PW	DRAWN: BEJ
DATE: 02/22/20	DRAWING No: D0261BD02

8461 LAKE WORTH ROAD, SUITE 410

LAKE WORTH, FL 33467

Tel: 561-209-6048

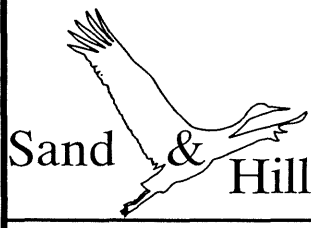
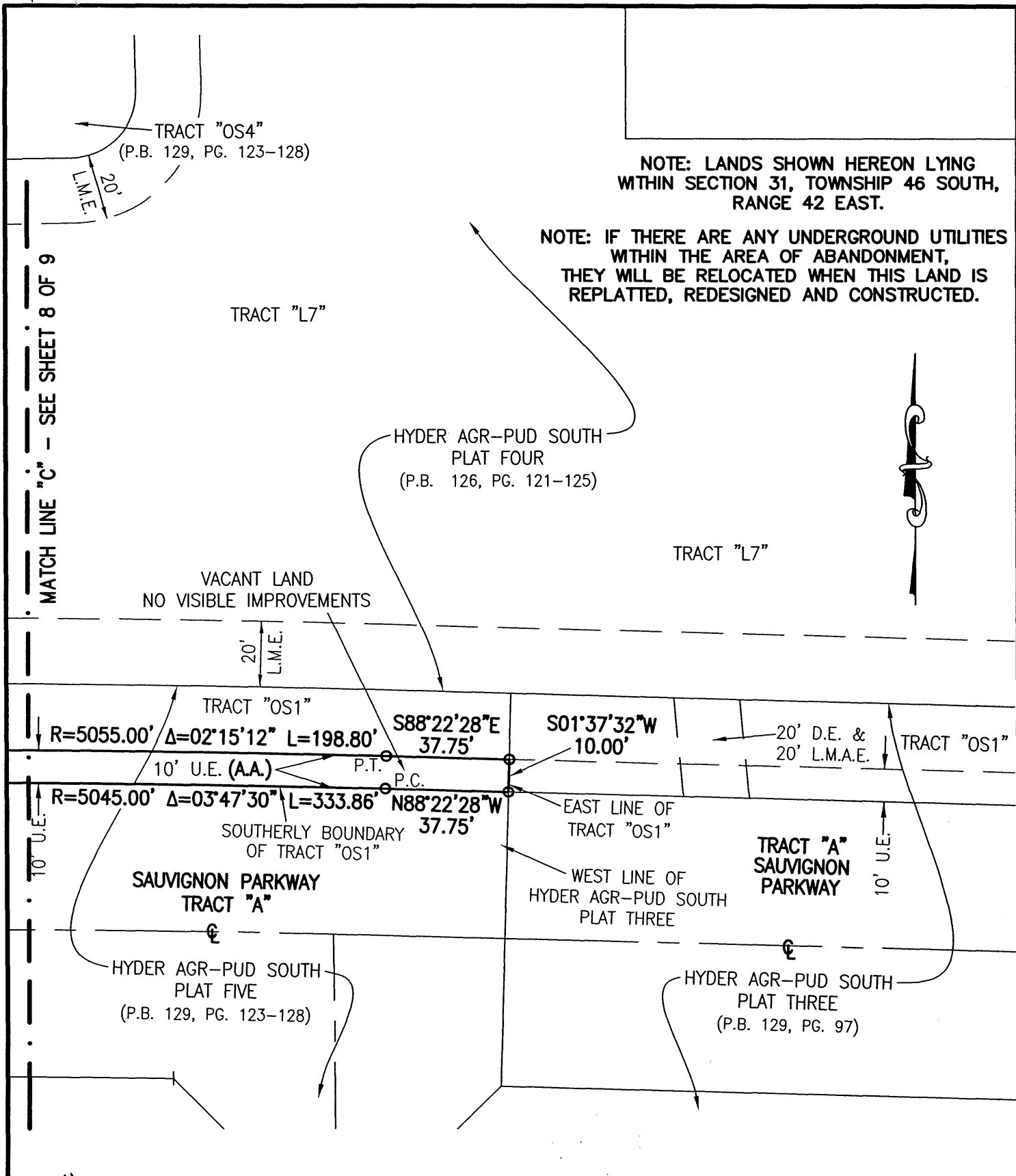
L.B. NUMBER 7741



Sand & Hills Surveying, Inc.

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

SCALE: 1"=40'	SHEET 8 OF 9
REVIEWED: PW	DRAWN: BEJ
DATE: 02/22/20	DRAWING No: D0261BD02



**Sand & Hills Surveying, Inc.**

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

SCALE: 1"=40'	SHEET 9 OF 9
REVIEWED: PW	DRAWN: BEJ
DATE: 02/22/20	DRAWING No: D0261BD02