

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

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

Budget Account No:

Fund Dept Unit Object

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. The abandonment site is not subject to a privilege fee as easements are exempt.

C. Departmental Fiscal Review: *Abnallite*

III. REVIEW COMMENTS

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

Rabeen Rawan 7/20/20 *Imogin...*
 OFMB 8/7/20 Contract Dev and Control 7-22-20 TW

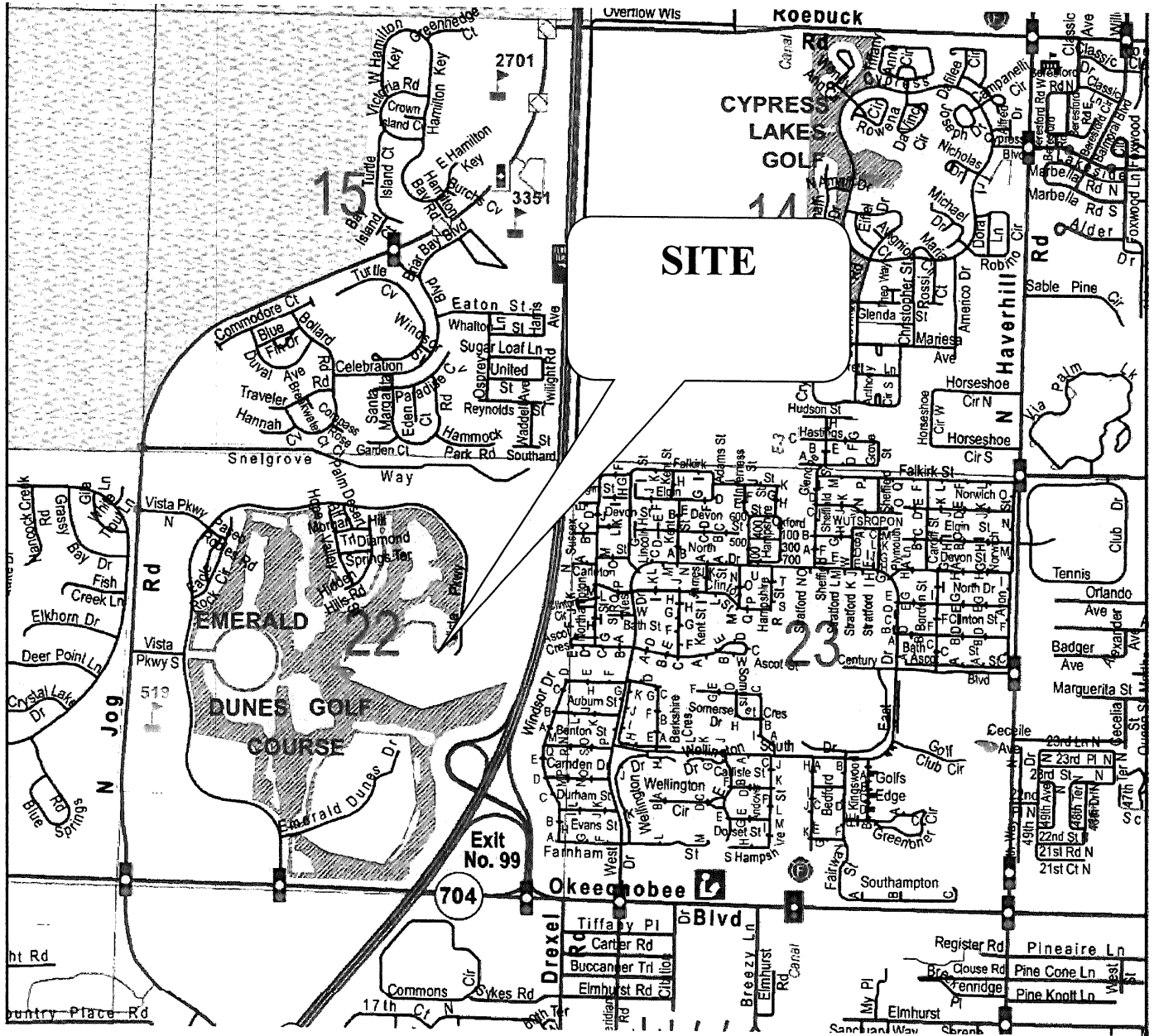
B. Approved as to Form and Legal Sufficiency:

Jean Adel Williams
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



LOCATION SKETCH



N (Not to scale)

A PORTION OF THE 12-FOOT WIDE UTILITY EASEMENT, DEDICATED BY VISTA CENTER OF PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 128 THROUGH 134 AND LYING WITHIN TRACT A AND TRACT W, AS SHOWN ON THE PLAT OF EMERALD DUNES-PARCEL 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 68 AND 69, 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 12-FOOT WIDE UTILITY EASEMENT, DEDICATED BY VISTA CENTER OF PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 128 THROUGH 134 AND LYING WITHIN TRACT A AND TRACT W, AS SHOWN ON THE PLAT OF EMERALD DUNES-PARCEL 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 68 AND 69, 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 336.09 and 177.101, 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 any public interest in a portion of the 12-foot wide utility easement, dedicated by Vista Center of Palm Beach Plat 3, according to the plat thereof, as recorded in Plat Book 68, Pages 128 through 134 and lying within Tract A and Tract W, as shown on the plat of Emerald Dunes-Parcel 6, according to the plat thereof, as recorded in Plat Book 107, Pages 68 and 69, of the Public Records of Palm Beach County, as shown in **Exhibit A** (Utility Easement); and

WHEREAS, a petition to abandon any public interest in the Utility Easement was submitted by Discovery West Palm Development, LLC; 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 Utility Easement; 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. Any and all public interest in the portion of the 12-foot wide utility easement, dedicated by Vista Center of Palm Beach Plat 3, according to the plat thereof, as recorded in Plat Book 68, Pages 128 through 134 and lying within Tract A and Tract W, as shown on the plat of Emerald Dunes-Parcel 6, according to the plat thereof, as recorded in Plat Book 107, Pages 68 and 69, of the Public Records of Palm Beach County, is hereby abandoned and closed as a public utility easement, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the Utility Easement, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.

(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

EXHIBIT A


DESCRIPTION:

BEING A PORTION OF THE 12 FOOT UTILITY EASEMENT DEDICATED BY VISTA CENTER OF PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 128 THROUGH 134 AND ALSO LYING IN TRACT "A" AND TRACT "W", EMERALD DUNES-PARCEL 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 68 AND 69 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

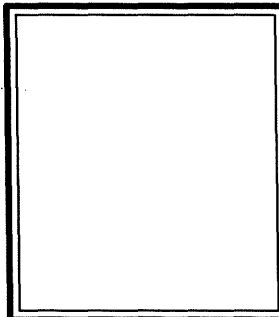
BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 67°10'05" WEST, A DISTANCE OF 915.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 225.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 151°48'44", A DISTANCE OF 597.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°38'39" EAST, A DISTANCE OF 376.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°17'41", A DISTANCE OF 206.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°20'58" EAST, A DISTANCE OF 140.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°56'23", A DISTANCE OF 54.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°42'39" EAST, A DISTANCE OF 190.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°42'39", A DISTANCE OF 82.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 219.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 154°27'27", A DISTANCE OF 148.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°50'24", A DISTANCE OF 73.70 FEET; THENCE SOUTH 39°37'03" EAST, A DISTANCE OF 45.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT "A" AND THE POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 125.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 39°37'01" EAST; THENCE SOUTHWESTERLY ALONG SAID EAST LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 157°52'01", A DISTANCE OF 344.41 FEET; THENCE S18°31'30"E ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT 12 FOOT UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 6076, PAGE 819 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE AND NORTHWESTERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 137.00', WHOSE RADIUS POINT BEARS N17°34'30"W, A CENTRAL ANGLE OF 152°55'59", AN ARC DISTANCE OF 365.68 FEET TO A POINT; THENCE NORTH 39°37'03" WEST, A DISTANCE OF 21.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 158.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 43°58'24" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'03", A DISTANCE OF 56.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 67.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 154°27'27", A DISTANCE OF 180.62 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 219.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 43.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°42'39", A DISTANCE OF 64.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 85°42'39" WEST, A DISTANCE OF 190.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 43.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°56'23", A DISTANCE OF 42.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°20'58" WEST, A DISTANCE OF 140.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 262.00 FEET;

DESCRIPTION CONTINUED ON PAGE 2 OF 13

SHEET 1 OF 13



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



DATE	3/11/2020
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	7598-1-UEAB3

EMERALD DUNES - PARCEL 6
12 FOOT UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY

DESCRIPTION CONTINUED

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°17'41", A DISTANCE OF 216.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 376.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 213.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 151°48'44", A DISTANCE OF 565.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67°10'05" EAST, A DISTANCE OF 910.82 FEET; THENCE SOUTH 02°09'12" WEST, A DISTANCE OF 12.83 FEET TO THE POINT OF BEGINNING.

LANDS LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. CONTAINING 40,480 SQUARE FEET OR 0.9293 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH AND DESCRIPTION ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.71°28'30"W. ALONG THE SOUTH LINE OF TRACT "A" OF EMERALD DUNES-PARCEL 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. ALL BEARINGS AND DISTANCES SHOWN ARE CONSISTENT WITH THE INSTRUMENT OF RECORD.
7. SUBJECT PROPERTY FALLS WITHIN ZONE "X" AND AE (ELEV 17.2) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL NUMBER 12099C0559F, EFFECTIVE DATE: OCTOBER 5, 2017.
8. PLOTTABLE MATTERS CONTAINED IN SCHEDULE B-SECTION II EXCEPTIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER: 5011412-910972FL7, EFFECTIVE DATE: APRIL 2, 2019 AT 11:00 P.M. ARE REFLECTED ON THE SURVEY SHOWN HEREON AND LISTED ON SHEETS 10 OF 13 HEREIN.
9. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO DELINEATE EXISTING VISIBLE UTILITY IMPROVEMENTS WITHIN THE ABANDONMENT AREA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH. ALL SUCH UTILITY IMPROVEMENTS ARE SHOWN HEREON.

NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000312
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE RECORD PLAT BEARINGS
 ROTATION ANGLE PLAT TO GRID IS 00°00'09" COUNTER CLOCKWISE
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

S71°28'30"W (PLAT)


S71°28'21"W (GRID)

↙ SOUTH LINE OF TRACT "A"
 (BEARING BASIS)

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED AND PREPARED UNDER MY DIRECTION ON JANUARY 24, 2020. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 13



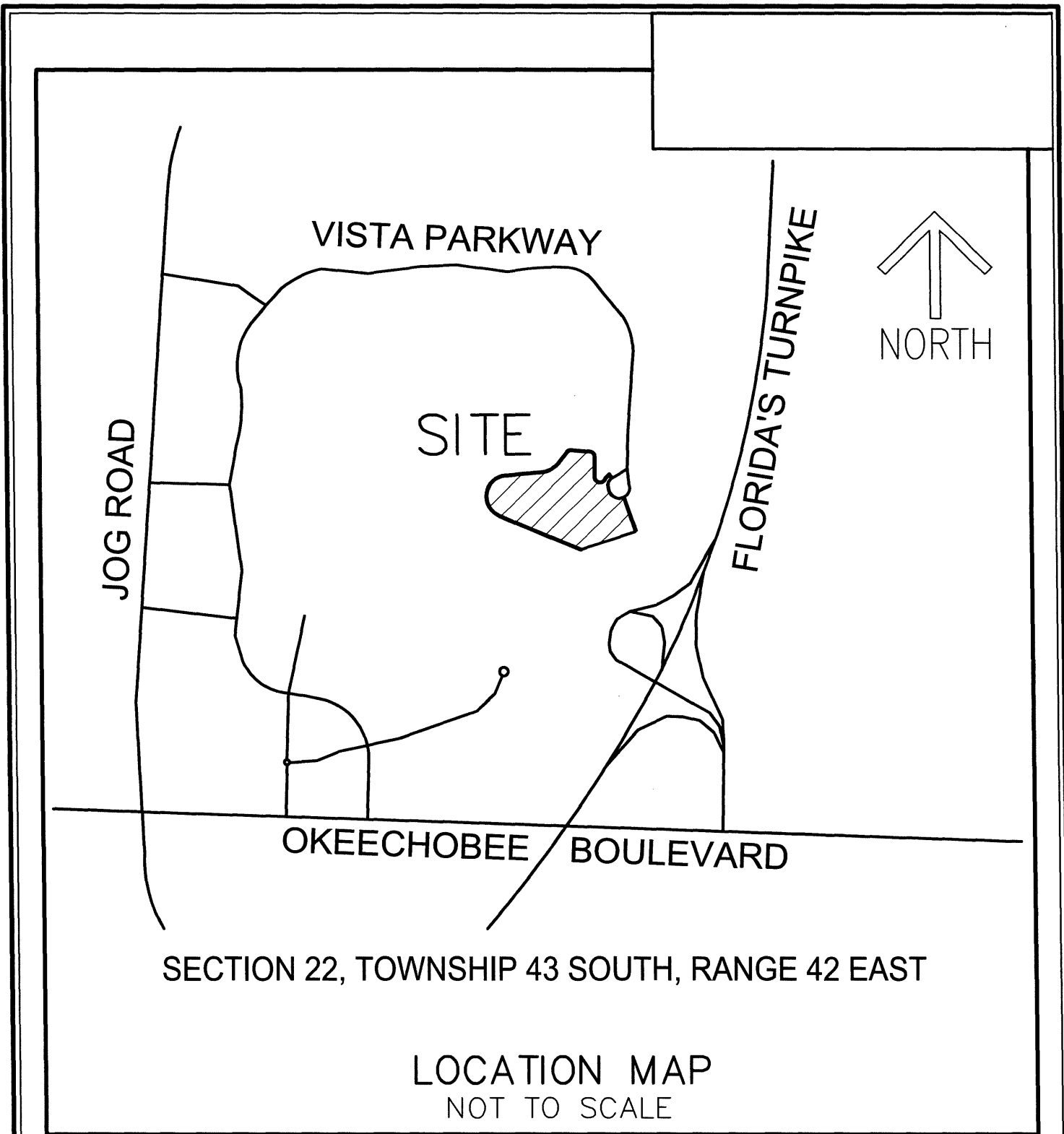
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 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

David Lindley
Digitally signed by David Lindley
 DN: cn=US, st=Florida, o=Boca Raton, ou=Surveying, ou=Caulfield & Wheeler, Inc., cn=David Lindley,
 email=Dave@cwassoc.com
 Date: 2020.03.11 08:37:44 -0400


DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	3/11/2020
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	7598-1-UEAB3

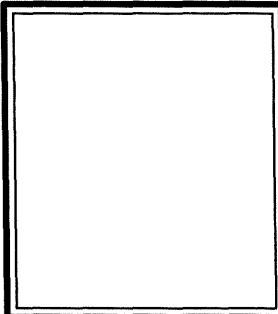
**EMERALD DUNES - PARCEL 6
 12 FOOT UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY**



SHEET 3 OF 13

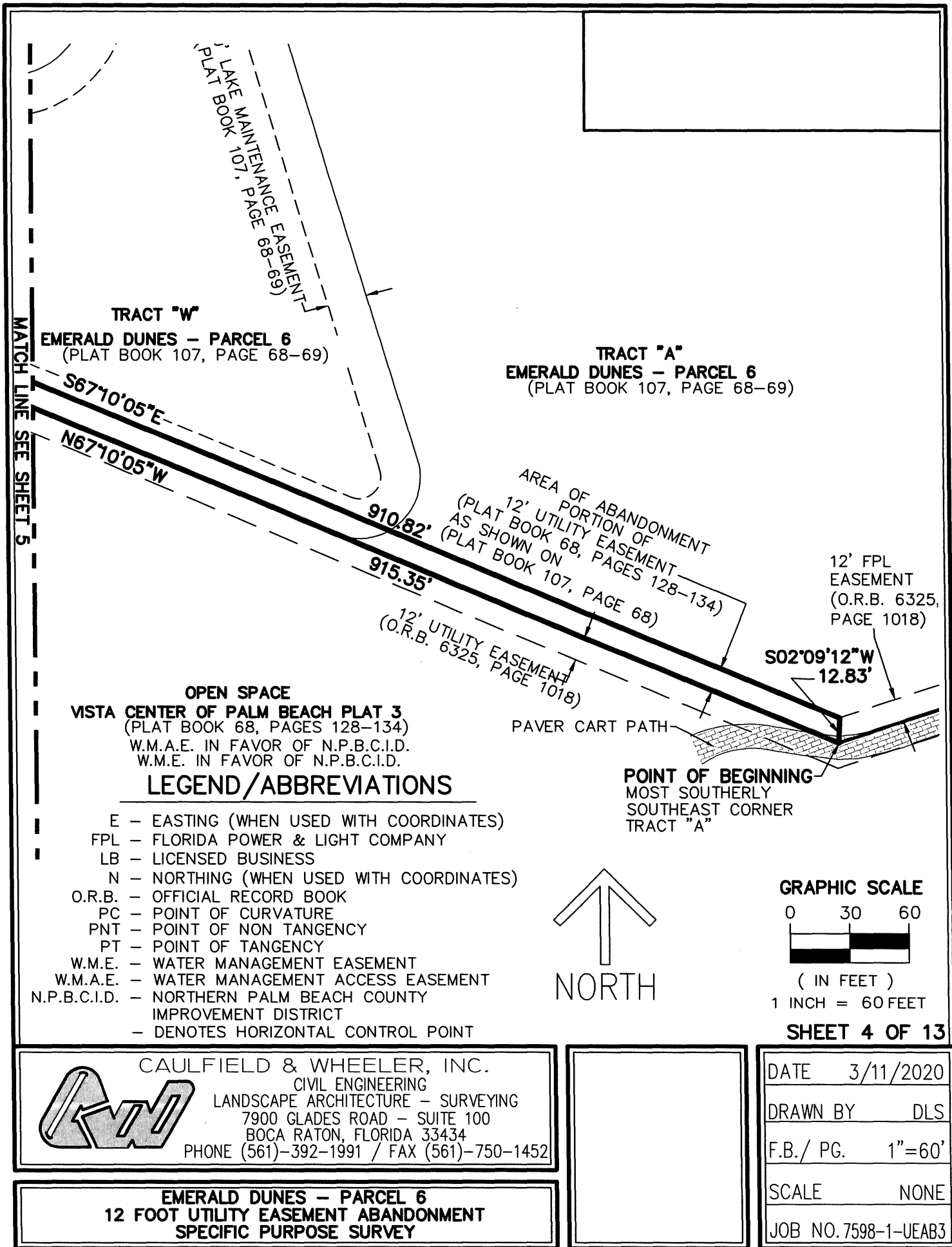


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SCALE	NONE
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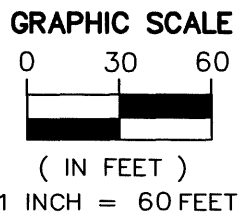
EMERALD DUNES - PARCEL 6
12 FOOT UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY



OPEN SPACE
 VISTA CENTER OF PALM BEACH PLAT 3
 (PLAT BOOK 68, PAGES 128-134)
 W.M.A.E. IN FAVOR OF N.P.B.C.I.D.
 W.M.E. IN FAVOR OF N.P.B.C.I.D.

LEGEND/ABBREVIATIONS

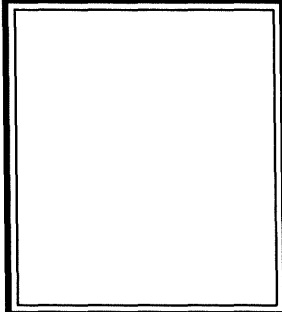
- E - EASTING (WHEN USED WITH COORDINATES)
- FPL - FLORIDA POWER & LIGHT COMPANY
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- O.R.B. - OFFICIAL RECORD BOOK
- PC - POINT OF CURVATURE
- PNT - POINT OF NON TANGENCY
- PT - POINT OF TANGENCY
- W.M.E. - WATER MANAGEMENT EASEMENT
- W.M.A.E. - WATER MANAGEMENT ACCESS EASEMENT
- N.P.B.C.I.D. - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- DENOTES HORIZONTAL CONTROL POINT



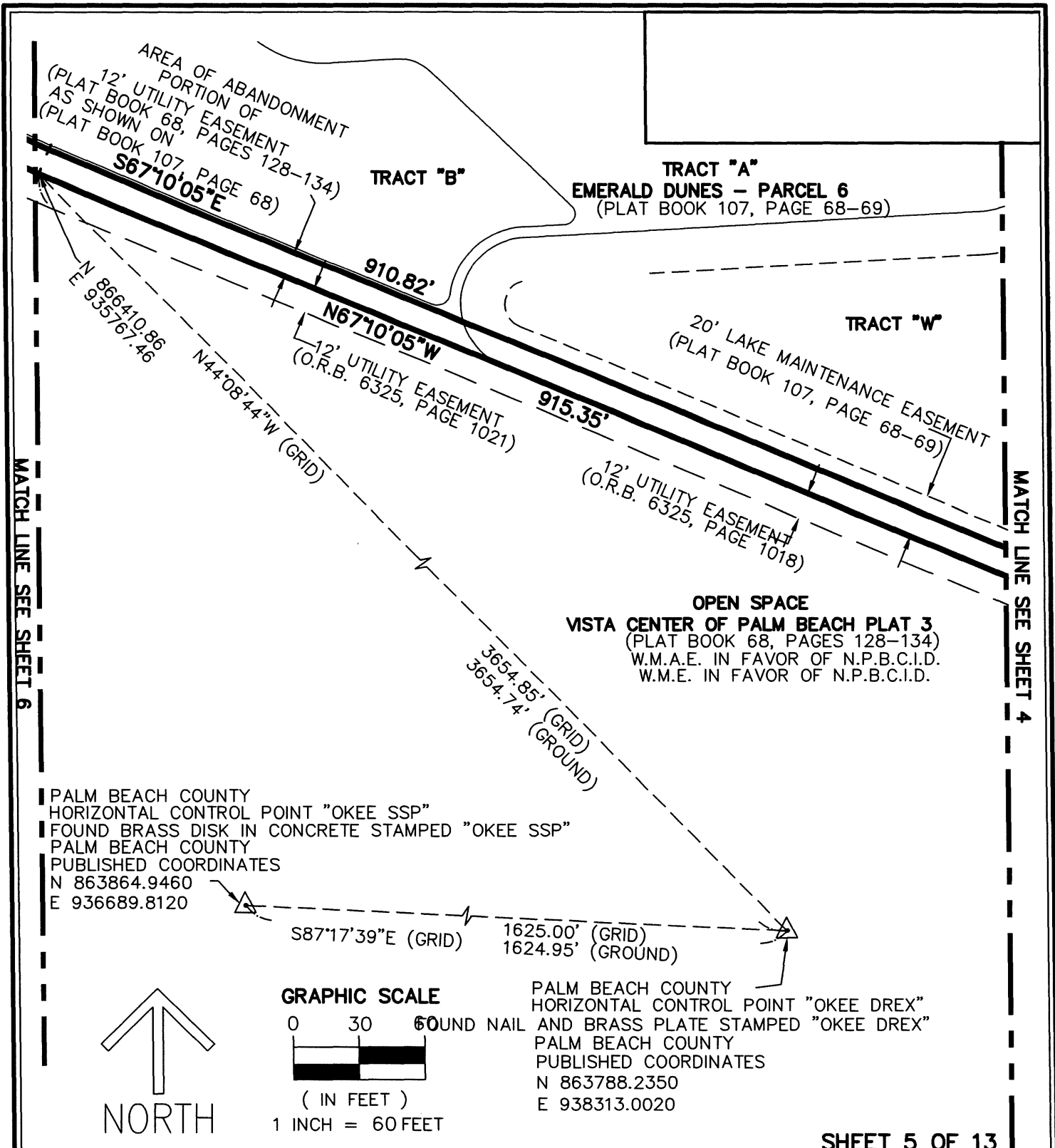
SHEET 4 OF 13

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**EMERALD DUNES - PARCEL 6
 12 FOOT UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY**

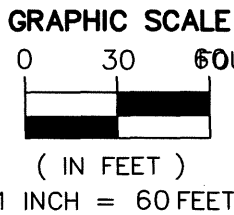
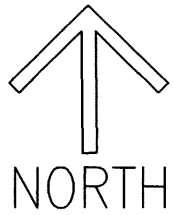


DATE	3/11/2020
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F.B./ PG.	1"=60'
SCALE	NONE
JOB NO.	7598-1-UEAB3



MATCH LINE SEE SHEET 6

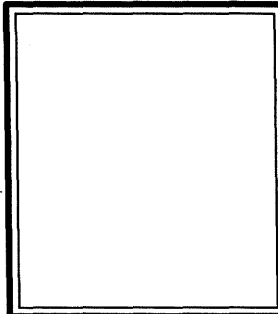
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SHEET 5 OF 13

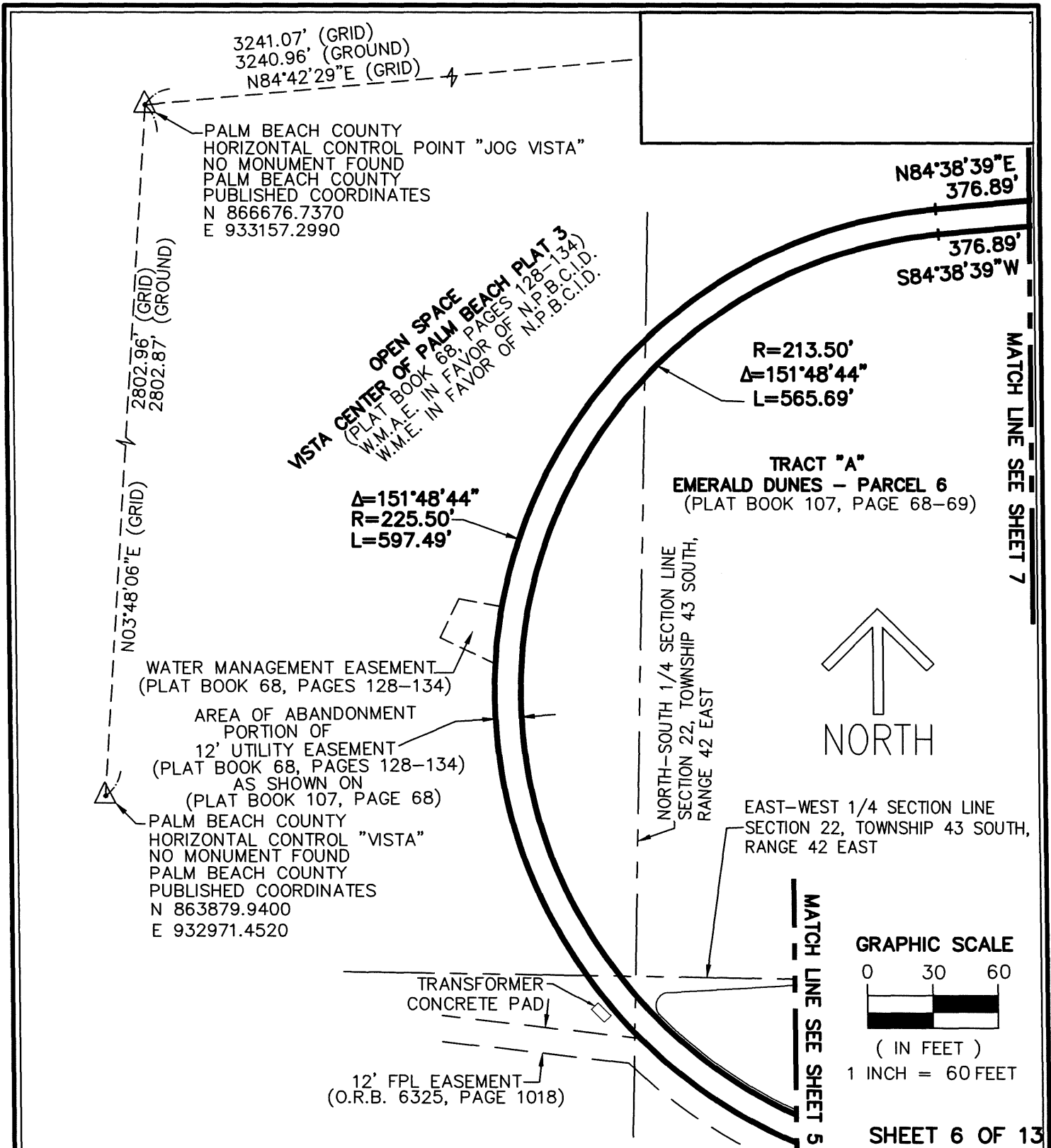
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EMERALD DUNES - PARCEL 6
12 FOOT UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY



DATE	3/11/2020
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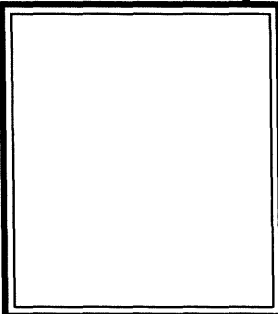
EXHIBIT A



SHEET 6 OF 13

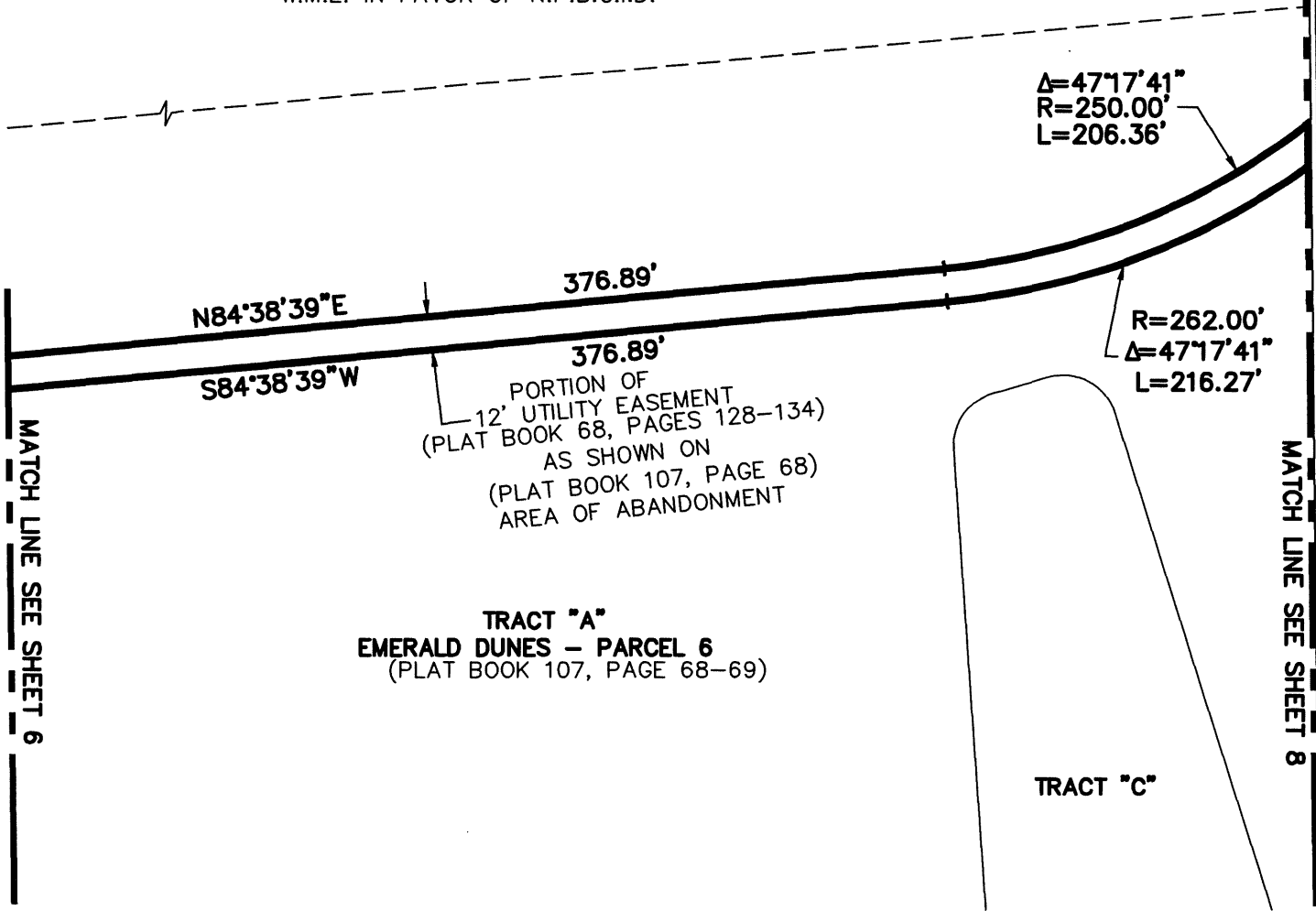
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EMERALD DUNES - PARCEL 6
12 FOOT UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY



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F.B./ PG.	1"=60'
SCALE	NONE
JOB NO.	7598-1-UEAB3

OPEN SPACE
VISTA CENTER OF PALM BEACH PLAT 3
(PLAT BOOK 68, PAGES 128-134)
W.M.A.E. IN FAVOR OF N.P.B.C.I.D.
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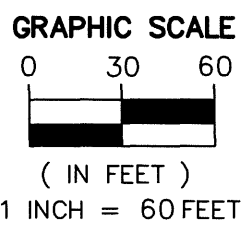
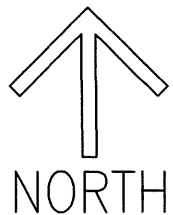


MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 8

TRACT "A"
EMERALD DUNES - PARCEL 6
(PLAT BOOK 107, PAGE 68-69)

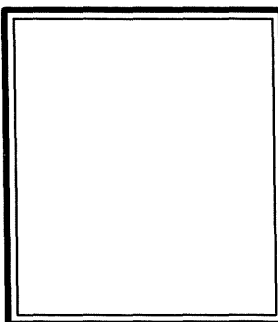
TRACT "C"



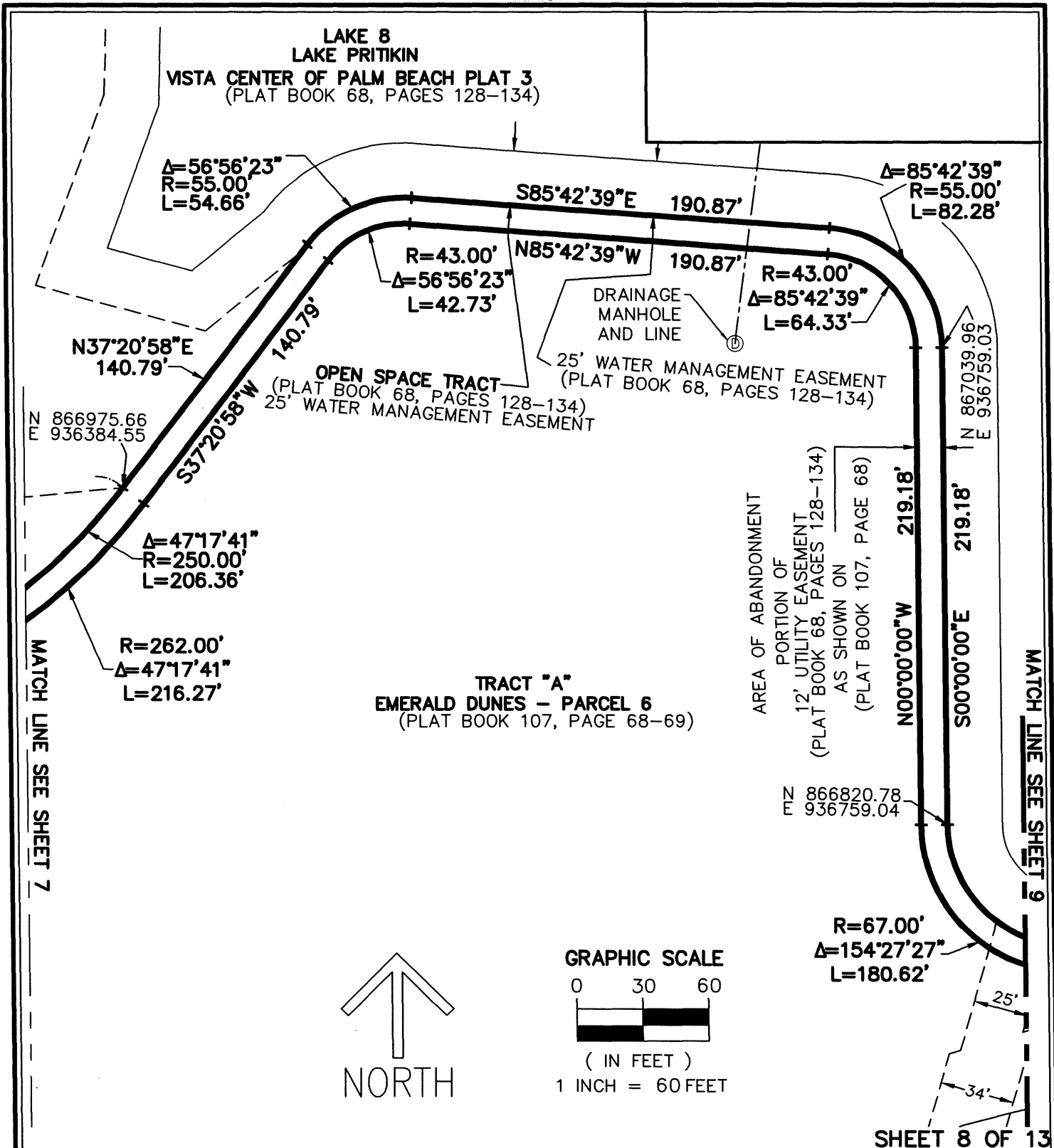
SHEET 7 OF 13

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

EMERALD DUNES - PARCEL 6
12 FOOT UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY



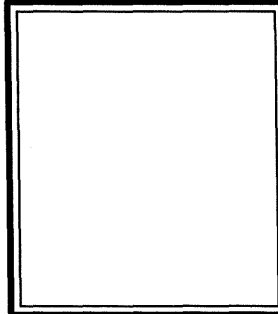
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F.B./ PG.	1"=60'
SCALE	NONE
JOB NO.	7598-1-UEAB3



SHEET 8 OF 13

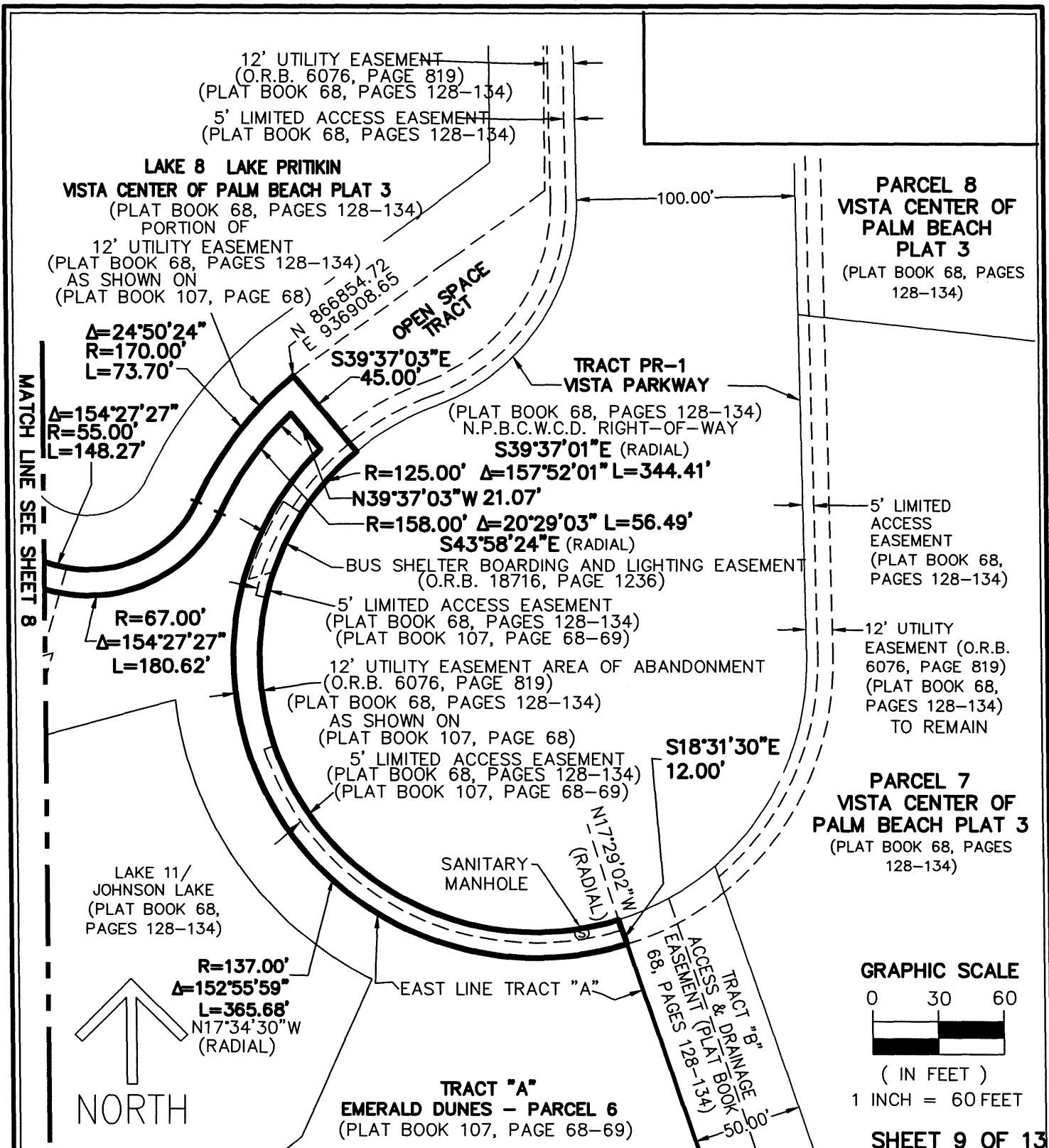
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**EMERALD DUNES - PARCEL 6
 12 FOOT UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY**



DATE	3/11/2020
DRAWN BY	DLS
F.B./ PG.	1"=60'
SCALE	NONE
JOB NO.	7598-1-UEAB3

EXHIBIT A



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


EMERALD DUNES - PARCEL 6
12 FOOT UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY

DATE	3/11/2020
DRAWN BY	DLS
F.B./ PG.	1"=60'
SCALE	NONE
JOB NO.	7598-1-UEAB3

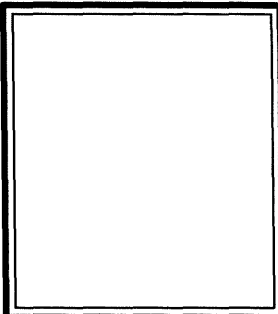
SCHEDULE B-II TITLE EXCEPTIONS:

- 10. MATTERS SHOWN ON THE PLAT OF EMERALD DUNES – PARCEL 6, RECORDED IN PLAT BOOK 107, PAGE 68.(AFFECTS AS SHOWN)
- 11. MATTERS SHOWN ON THE PLAT OF VISTA CENTER OF PALM BEACH PLAT 3, RECORDED IN PLAT BOOK 68, PAGE 128; AS AFFECTED BY THAT RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 29658, PAGE 1774.(AFFECTS AS SHOWN)
- 12. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ADOPTION OF DEVELOPMENT ORDER, RECORDED IN OFFICIAL RECORDS BOOK 4600, PAGE 94; AS AFFECTED BY REVISED NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 8799, PAGE 1928; AS AFFECTED BY REVISED NOTICE OF A ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 10026, PAGE 1129; AS AFFECTED BY REVISED NOTICE OF ADOPTION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 12848, PAGE 97; AS AFFECTED BY NOTICE OF ADOPTION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 13394, PAGE 1962; AS AFFECTED BY NOTICE OF ADOPTION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 15886, PAGE 1040; AS AFFECTED BY NOTICE OF ADOPTION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 16543, PAGE 1818; AS AFFECTED BY NOTICE OF ADOPTION OF A DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 20560, PAGE 1734.(AFFECTS – NO PLOTTABLE ITEMS)

SHEET 10 OF 13



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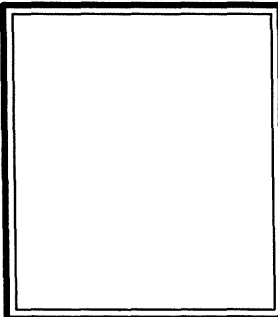


- 13. DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN OFFICIAL RECORDS BOOK 5900, PAGE 1476; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 6351, PAGE 835; AS AFFECTED BY CERTIFICATE REGARDING AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 9537, PAGE 1688; AS AFFECTED BY AGREEMENT REGARDING VISTA CENTER OF PALM BEACH DECLARATION OF PROTECTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 8987, PAGE 98; AS AFFECTED BY CERTIFICATE REGARDING AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 9537, PAGE 1688; AS AFFECTED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 10327, PAGE 1768; AS AFFECTED BY SPECIAL AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 12398, PAGE 483; AS AFFECTED BY CERTIFICATE REGARDING AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 13179, PAGE 936; AS AFFECTED BY SPECIAL AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 13779, PAGE 1441; AS AFFECTED BY SPECIAL AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 16681, PAGE 703; AS AFFECTED BY SPECIAL AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 16735, PAGE 1; AS AFFECTED BY CERTIFICATE OF AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 23691, PAGE 1636, AS AFFECTED BY CERTIFICATE OF AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR VISTA CENTER OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 28070, PAGE 1170 , BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS-NO PLOTTABLE ITEMS)
- 14. RIGHT OF WAY EASEMENT NON EXCLUSIVE, GRANTED FROM KOAD, INC., A FLORIDA CORPORATION TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, ITS LICENSEES, AGENCIES, SUCCESSORS, ASSIGNS AND ALLIED AND ASSOCIATED COMPANIES, RECORDED IN OFFICIAL RECORDS BOOK 6076, PAGE 819.(AFFECTS AS SHOWN)
- 15. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE AND DISCLOSURE OF TAXING AUTHORITY BY NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 6318, PAGE 1377; AS AFFECTED BY NOTICE AND DISCLOSURE UNIT OF DEVELOPMENT NUMBER 5A NOTICE AND DISCLOSURE OF ASSESSMENT AUTHORITY BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 9224, PAGE 321; AS AFFECTED BY SUPPLEMENTAL NOTICE AND DISCLOSURE OF ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 14357, PAGE 839.(AFFECTS-NO PLOTTABLE ITEMS)

SHEET 11 OF 13



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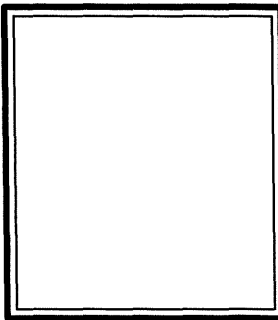
SCHEDULE B-II TITLE EXCEPTIONS:

- 16. EASEMENT FORM 3722 GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6325, PAGE 1018. (AFFECTS AS SHOWN)
- 17. TERMS AND CONDITIONS OF THE LAKE RELOCATION AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP RECORDED IN OFFICIAL RECORDS BOOK 6419, PAGE 1345.(AFFECTS-NO PLOTTABLE ITEMS)
- 18. TERMS AND CONDITIONS OF THE MAINTENANCE AGREEMENT UNIT OF DEVELOPMENT NO. 5A (VISTA CENTER) BETWEEN VISTA CENTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 10429, PAGE 485.(AFFECTS- NO PLOTTABLE ITEMS)
- 19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 20.GOLF CART PATH EASEMENT, GRANTED FROM WPB LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO EMERALD DUNES GOLF, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 17161, PAGE 405.(AFFECTS AS SHOWN)
- 21. TERMS AND CONDITIONS OF THE STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT (SDA) BY AND BETWEEN PALM BEACH COUNTY, A SUBDIVISION OF THE STATE OF FLORIDA AND WPB LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 17563, PAGE 1636.(AFFECTS-NO PLOTTABLE ITEMS)
- 22.PUBLIC TRANSIT BUS SHELTER BOARDING AND ALIGHTING AREA EASEMENT, GRANTED FROM WPB LAND HOLDINGS, LLC A LIMITED LIABILITY COMPANY TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 18716, PAGE 1236.(AFFECTS AS SHOWN)
- 23.THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT NOTICE, RECORDED IN OFFICIAL RECORDS BOOK 19115, PAGE 1989.(AFFECTS-NO PLOTTABLE ITEMS)
- 24.THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ESTABLISHMENT OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 19857, PAGE 1289; AS AFFECTED BY DECLARATION OF CONSENT TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 21174, PAGE 1702; AS AFFECTED BY DECLARATION OF CONSENT TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 21174, PAGE 1705.(AFFECTS-NO PLOTTABLE ITEMS)
- 25.TERMS AND CONDITIONS OF THE TRUE-UP AGREEMENT BETWEEN VISTA COMMUNITY DEVELOPMENT DISTRICT AND STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND LENNAR HOMES, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 21181, PAGE 177.(AFFECTS-NO PLOTTABLE ITEMS)

SHEET 12 OF 13



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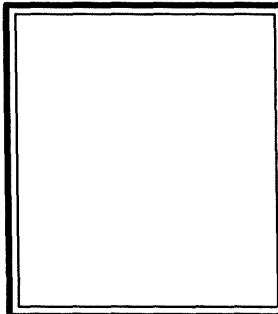
SCHEDULE B-II TITLE EXCEPTIONS:

- 26. TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT BETWEEN VISTA COMMUNITY DEVELOPMENT DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 27293, PAGE 1264.(AFFECTS-NO PLOTTABLE ITEMS)
- 27. ASSIGNMENT OF IMPACT FEE CREDITS, CAPACITY RESERVATIONS OR SIMILAR RIGHTS OR BENEFITS, AS CONTAINED IN OFFICIAL RECORDS BOOK 27708, PAGE 540, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.(AFFECTS-NO PLOTTABLE ITEMS)
- 28. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 29844, PAGE 816.(AFFECTS-NO PLOTTABLE ITEMS)

SHEET 13 OF 13



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