

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

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

Budget Account No: Fund _____ Department _____ Unit _____ RSource _____ AP
 Reporting Category _____

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

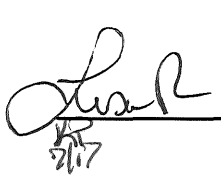
No fiscal impact.




C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

 7/17/2020
 OFMB TW 7/17


 Contract Dev. and Control
 7-20-20 TW

B. Legal Sufficiency:

 7-22-20
 Assistant County Attorney

C. Other Department Review:

 Department Director

REVISED 11/17

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

Prepared by & Return to:
Ray Walter, Deputy Director
Palm Beach County Department of Airports
846 Palm Beach International Airport
West Palm Beach, Florida 33406

PCN: 00-42-43-36-05-000-0010 (portion)
Projects: Golfview Infrastructure & Gulfstream Produce Support Corp Hangar

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made this _____
by PALM BEACH COUNTY, a political subdivision of the State of Florida (“County”) whose address is c/o
Palm Beach County Department of Airports, 846 Palm Beach International Airport, West Palm Beach, Florida,
33406.

WHEREAS, County is the owner and operator of Palm Beach International Airport located in Palm
Beach County, Florida (the “Airport”); and

WHEREAS, County desires to create an easement over, upon and under a portion of such Airport
property for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines of merger or
unity of title and remain valid and in effect upon a subsequent conveyance of such property by County.

W I T N E S S E T H:

NOW THEREFORE, County does hereby declare, grant and create a perpetual in gross utility
easement for the benefit of County upon the real property consisting of two (2) parcels legally described in
Exhibit “A” and **Exhibit “B”**, attached hereto (collectively, the “Easement Premises”). This easement
shall be for the purpose of water and sewer utilities and shall include the right at any time to install, operate,
maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and
inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in,
on, over, under and across the Easement Premises.

The easement created hereby shall not be extinguished by operation of law, including, without
limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the
land and encumber and burden the Property upon the conveyance thereof by County notwithstanding
County’s failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, County has caused this Declaration of Easement to be executed as of
the day and year first above written.

ATTEST:
SHARON R. BOCK
CLERK & COMPTROLLER

COUNTY:
PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Dave Kerner, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: Anne Delgado
Assistant County Attorney

By: Sana Burke Per
Department Director

EXHIBIT "A"
OF THE
EASEMENT PREMISES

*see legal description and sketch prepared by Brown & Phillips, Inc., Project No. 16-033,
dated July 23, 2018, revised and signed by John E. Phillips, III, P.L.S. May 13, 2020,
consisting of 6 sheets*

Legal description containing approximately 69,666 square feet (1.599 acres, more or less)

EXHIBIT A

A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE BOUNDARY OF THE PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORD BOOK 23862, PAGE 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 20.00 FEET WIDE, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

CENTERLINE No.1:
 COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF MILITARY TRAIL, WITH THE SOUTH RIGHT-OF-WAY OF GREEN STREET, AS SHOWN ON SHEET 14 OF 22 OF SAID PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AFFIDAVIT OF WAIVER; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, AND BOUNDARY OF SAID WAIVER, S88°36'22"E FOR 289.00 FEET TO POINT "A";
 THENCE CONTINUE ALONG SAID BOUNDARY, S88°36'22"E FOR 41.00 FEET;
 THENCE CONTINUE ALONG SAID BOUNDARY, N01°30'22"E FOR 9.10 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE No.1;
 THENCE S89°30'00"E FOR 169.00 FEET; THENCE S48°00'00"E FOR 12.00 FEET;
 THENCE S89°30'00"E FOR 21.00 FEET TO POINT "B";
 THENCE CONTINUE S89°30'00"E FOR 19.00 FEET; THENCE N48°00'00"E FOR 50.00 FEET;
 THENCE S87°30'00"E FOR 14.00 FEET TO POINT "C";
 THENCE CONTINUE S87°30'00"E FOR 187.00 FEET TO POINT "D";
 THENCE CONTINUE S87°30'00"E FOR 49.00 FEET TO POINT "E";
 THENCE CONTINUE S87°30'00"E FOR 239.00 FEET TO POINT "F";
 THENCE CONTINUE S87°30'00"E FOR 60.00 FEET TO POINT "G";
 THENCE CONTINUE S87°30'00"E FOR 68.00 FEET TO POINT "H";
 THENCE CONTINUE S87°30'00"E FOR 16.00 FEET TO POINT "I";
 THENCE CONTINUE S87°30'00"E FOR 48.00 FEET TO POINT "J";
 THENCE CONTINUE S87°30'00"E FOR 68.00 FEET TO POINT "K";
 THENCE CONTINUE S87°30'00"E FOR 33.00 FEET TO THE END OF CENTERLINE No.1;

CENTERLINE "A": BEGIN AT SAID POINT "A";
 THENCE S01°23'38"W FOR 30.00 FEET TO THE END OF CENTERLINE "A";

CENTERLINE "B": BEGIN AT SAID POINT "B";
 THENCE S01°40'00"W FOR 15.00 FEET TO THE END OF CENTERLINE "B";

CENTERLINE "C": BEGIN AT SAID POINT "C";
 THENCE N02°30'00"E FOR 42.00 FEET TO THE END OF CENTERLINE "C";

CENTERLINE "D": BEGIN AT SAID POINT "D"; THENCE N02°30'00"E FOR 37.00 FEET TO POINT "DD"; THENCE CONTINUE N02°30'00"E FOR 17.00 FEET TO THE END OF CENTERLINE "D";


CONTINUED ON SHEET 2

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

Digitally signed
 by John E Phillips
 Date: 2020.05.13
 13:12:28 -04'00'

JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____

REVISIONS:
4-23-20 REVISED PER 4/13/20 PBC SURVEY COMMENTS
5-13-20 REVISED PER 5/11/20 PBC SURVEY COMMENTS

 <p>BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX</p>	E-Mail: info@brown-phillips.com

PBCWUD WATERLINE EASEMENT PBI GOLFVIEW (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 16-033
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 7/23/18
	SHEET 1 OF 6

EXHIBIT A

CONTINUED FROM SHEET 1

- CENTERLINE "E": BEGIN AT SAID POINT "E";
THENCE S02°30'00"W FOR 82.00 FEET TO THE END OF CENTERLINE "E";
- CENTERLINE "F": BEGIN AT SAID POINT "F";
THENCE N02°30'00"E FOR 48.00 FEET TO THE END OF CENTERLINE "F";
- CENTERLINE "G": BEGIN AT SAID POINT "G";
THENCE S02°30'00"W FOR 82.00 FEET TO THE END OF CENTERLINE "G";
- CENTERLINE "H": BEGIN AT SAID POINT "H";
THENCE N02°30'00"E FOR 48.00 FEET TO THE END OF CENTERLINE "H";
- CENTERLINE "I": BEGIN AT SAID POINT "I";
THENCE S02°30'00"W FOR 82.00 FEET TO THE END OF CENTERLINE "I";
- CENTERLINE "J": BEGIN AT SAID POINT "J"; THENCE N02°30'00"E FOR 19.00 FEET;
THENCE N11°31'00"E FOR 31.00 FEET TO THE END OF CENTERLINE "J";

CENTERLINE No.2:
BEGIN AT SAID POINT "B";
THENCE N01°40'00"E FOR 762.00 FEET; THENCE N09°30'00"W FOR 104.00 FEET;
THENCE N21°00'00"W FOR 19.00 FEET TO POINT "L";
THENCE CONTINUE N21°00'00"W FOR 88.00 FEET;
THENCE N02°00'00"E FOR 88.00 FEET; THENCE N45°00'00"E FOR 40.00 FEET;
THENCE N68°00'00"E FOR 59.00 FEET; THENCE N80°30'00"E FOR 215.00 FEET;
THENCE N55°00'00"E FOR 21.00 FEET; THENCE N68°00'00"E FOR 285.00 FEET;
THENCE N45°00'00"E FOR 67.00 FEET TO POINT "M";
THENCE CONTINUE N45°00'00"E FOR 7.00 FEET;
THENCE N35°00'00"E FOR 13.00 FEET; THENCE N56°30'00"E FOR 65.00 FEET;
THENCE N30°00'00"E FOR 13.00 FEET TO THE END OF CENTERLINE No.2.

CENTERLINE "L": BEGIN AT SAID POINT "L"; THENCE N69°00'00"E FOR 28.00 FEET;
THENCE N90°00'00"E FOR 38.00 FEET TO THE END OF CENTERLINE "L";

CENTERLINE "M": BEGIN AT SAID POINT "M"; THENCE S45°00'00"E FOR 6.00 FEET;
THENCE N45°00'00"E FOR 21.00 FEET TO THE END OF CENTERLINE "M".

TOGETHER WITH A 30' EASEMENT, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE "K":

BEGIN AT SAID POINT "K";
THENCE S02°30'00"W FOR 65.00 FEET TO THE END OF CENTERLINE "K";

TOGETHER WITH A 10' EASEMENT, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE "DD":

BEGIN AT SAID POINT "DD";
THENCE N87°30'00"W FOR 15.00 FEET TO THE END OF CENTERLINE "DD";

CONTAINING 69,666 SQUARE FEET (1.599 ACRES), MORE OR LESS.

S:\2016 drawing files\16-033 asbuilt\16-033 PBI Golfview PBCWUD Waterline Easement LS.dwg, 5/13/2020 12:24:17 PM, DWG To PDF.pcc

B BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PBCWUD WATERLINE EASEMENT
PBI GOLFVIEW
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 16-033
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 7/23/18
	SHEET 2 OF 6

EXHIBIT A

SURVEYOR'S NOTES:

1) THIS DESCRIPTION IS BASED ON RECORD SURVEY DRAWINGS PREPARED BY CH2MHILL AND BROWN & PHILLIPS, INC., DATED APRIL 2018; PALM BEACH COUNTY PROJECT NO. PB 15-7; PROJECT NAME: PALM BEACH INTERNATIONAL AIRPORT PALM BEACH COUNTY, FLORIDA, CONSTRUCT GOLFVIEW INFRASTRUCTURE, AND ON PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AFFIDAVIT OF WAIVER, RECORDED IN OFFICIAL RECORD BOOK 23862, PAGE 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2) NO TITLE COMMITMENT WAS FURNISHED FOR THE PREPARATION OF THIS DESCRIPTION.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

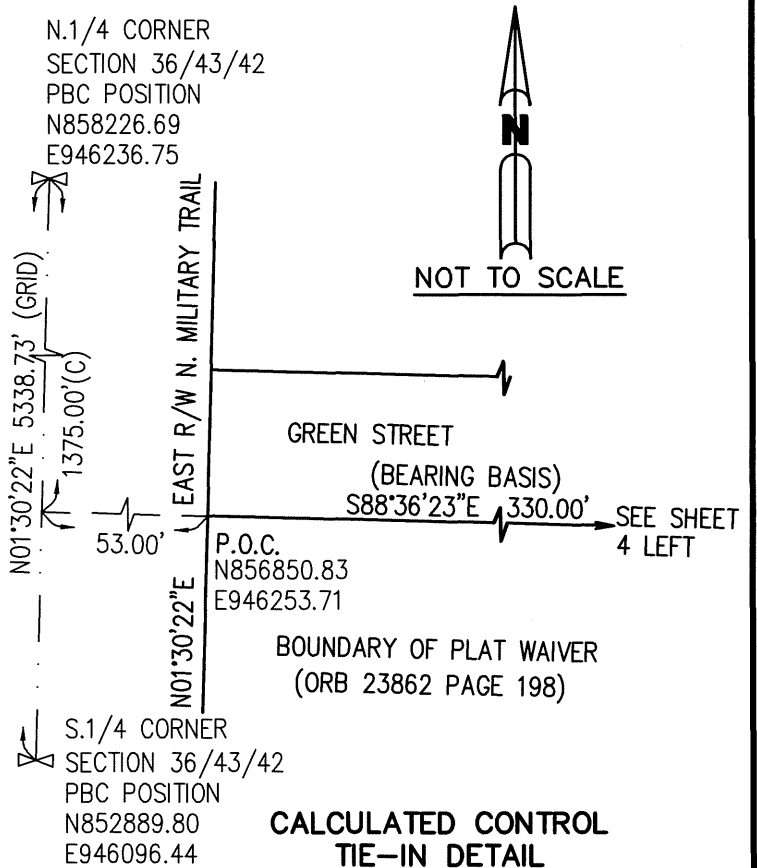
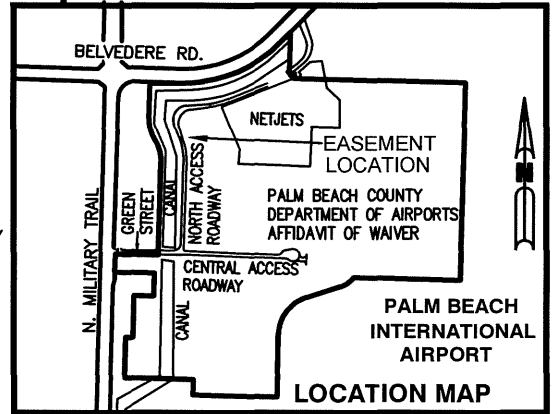
3) BEARINGS ARE BASED ON S88°36'22"E (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE SOUTH RIGHT-OF-WAY OF GREEN STREET, AS SHOWN ON SHEET 14, PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AFFIDAVIT OF WAIVER, RECORDED IN ORB 23862, PAGE 198.

4) ABBREVIATIONS:

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- PBCWUD - PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
- PBCWUDE - PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT
- PBC - PALM BEACH COUNTY
- PBI - PALM BEACH INTERNATIONAL
- ORB - OFFICIAL RECORD
- PG. - PAGE
- (C) - CALCULATED DIMENSION, BASED ON ORB 23862 PG.198
- R/W - RIGHT-OF-WAY
- CL - CENTERLINE

5) STATE PLANE COORDINATES

- A. COORDINATES SHOWN ARE GRID
- B. DATUM - NAD 83, 1990 ADJUSTMENT
- C. ZONE - FLORIDA EAST
- D. LINEAR UNIT - US SURVEY FOOT
- E. COORDINATE SYSTEM 1984/1090 STATE PLANE
- F. TRANSVERSE MERCATOR PROJECTION
- G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
- H. SCALE FACTOR - 1.0000381
- I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- J. ROTATION EQUATION: NONE



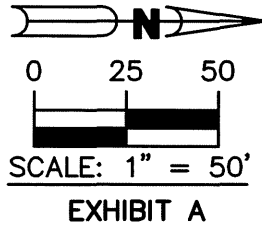
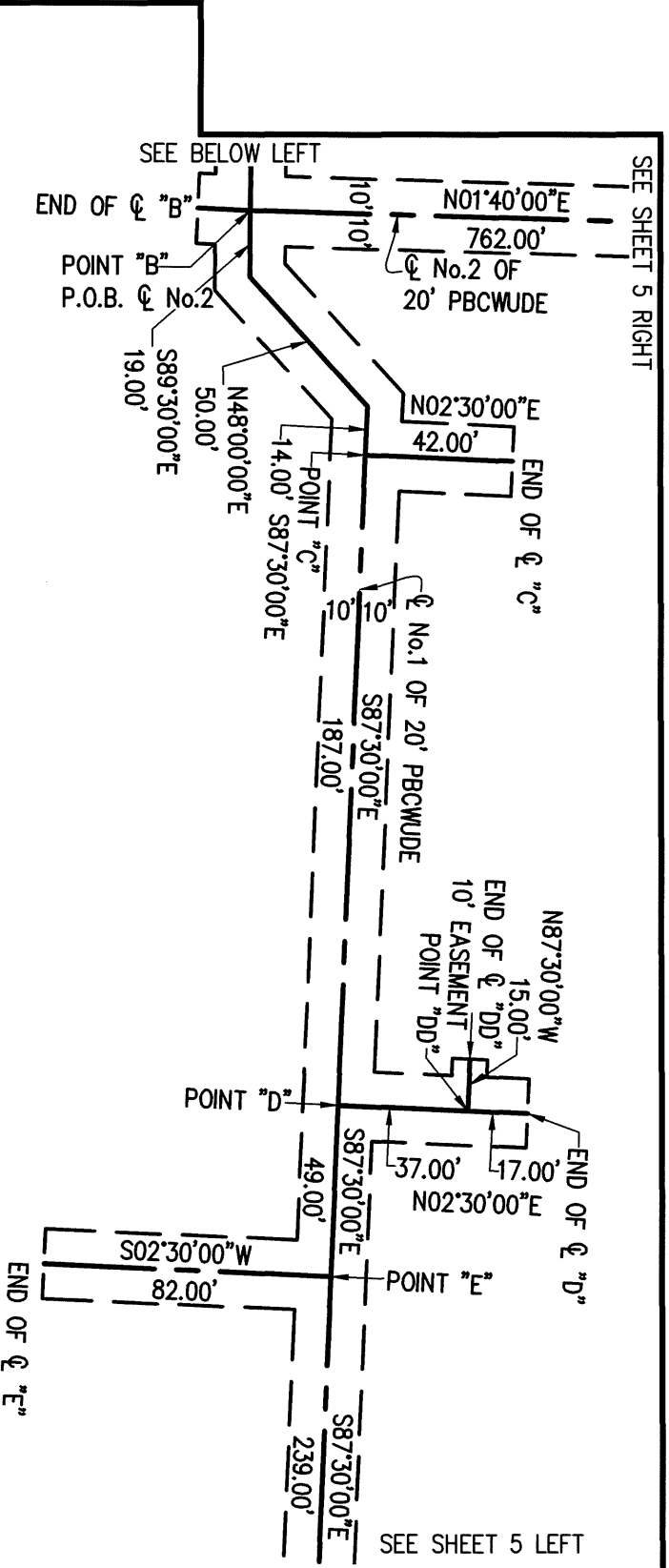
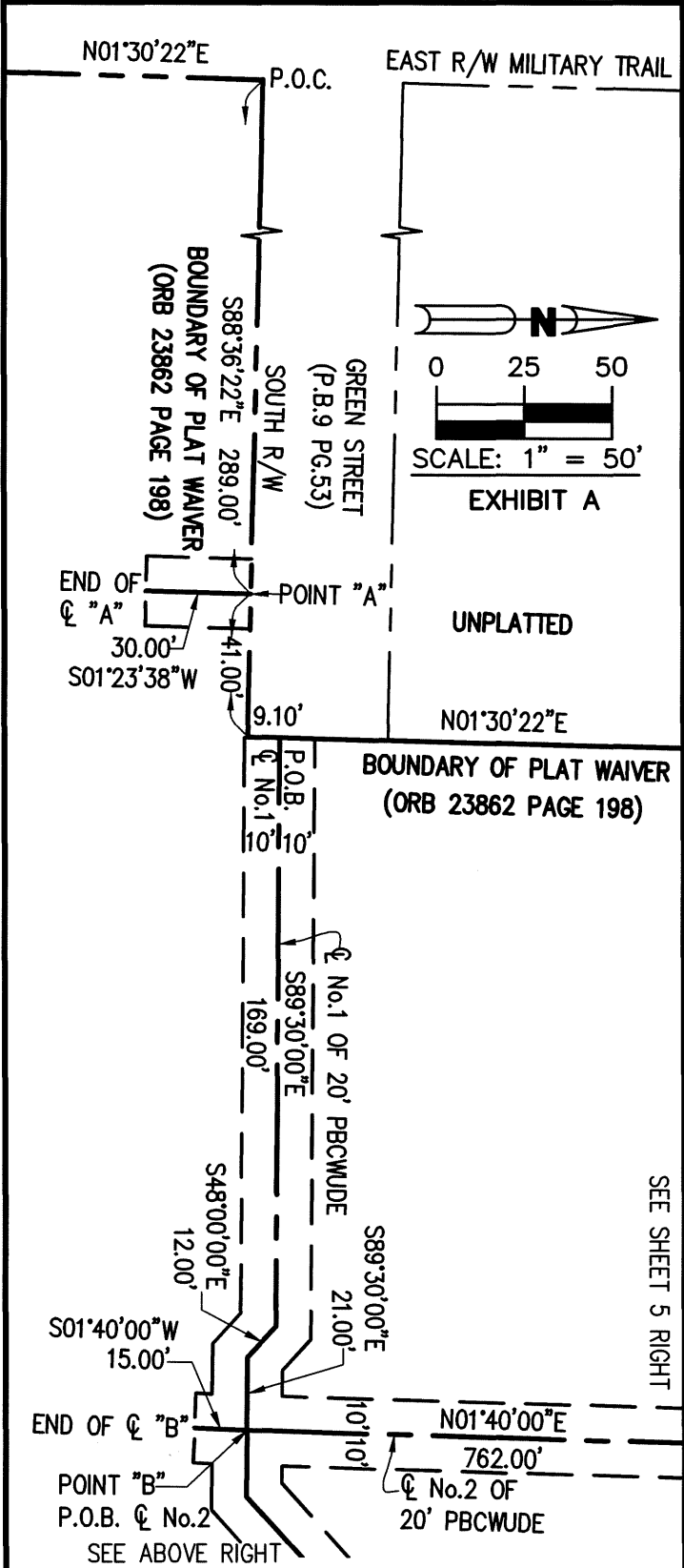
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B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

**PBCWUD WATERLINE EASEMENT
 PBI GOLFVIEW**
 (THIS IS NOT A SURVEY)

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CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION NOTES	DATE: 7/23/18
	SHEET 3 OF 6

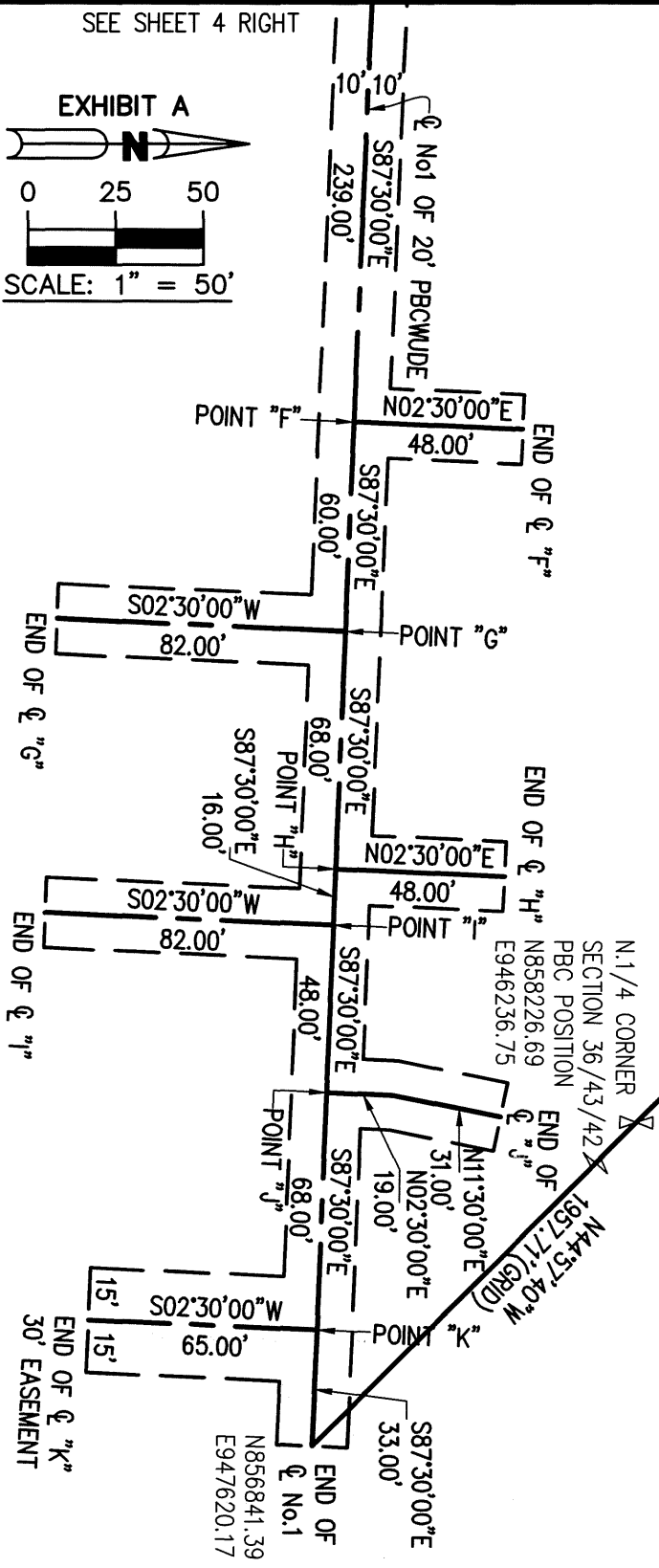
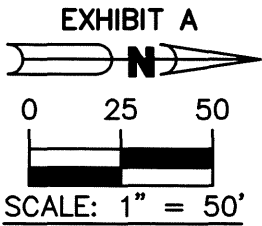


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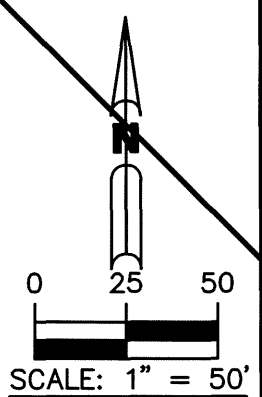
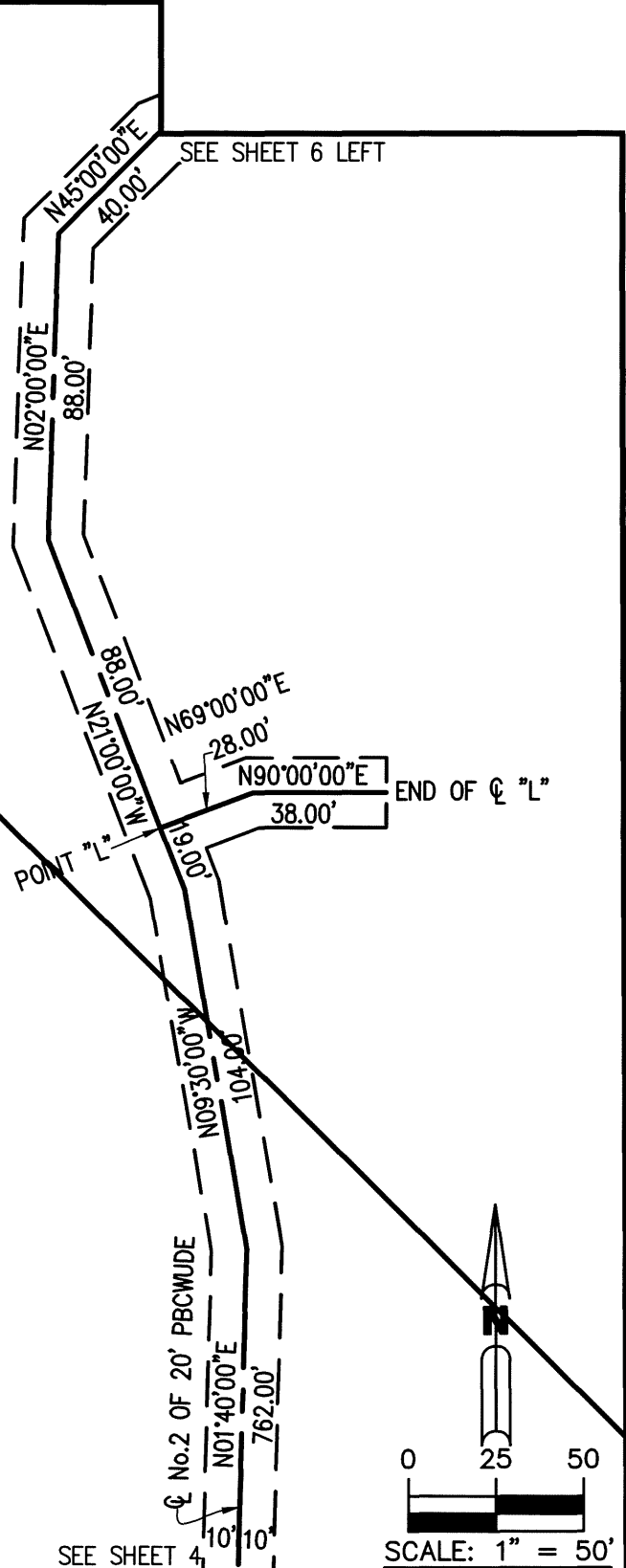
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PBCWUD WATERLINE EASEMENT PBI GOLFVIEW (THIS SKETCH IS NOT A SURVEY)	
DRAWN: MDB CHECKED: JEP SKETCH TO ACCOMPANY LEGAL DESCRIPTION	PROJ. No. 16-033 SCALE: 1" = 50' DATE: 7/23/18 SHEET 4 OF 6

SEE SHEET 4 RIGHT



SEE SHEET 6 LEFT



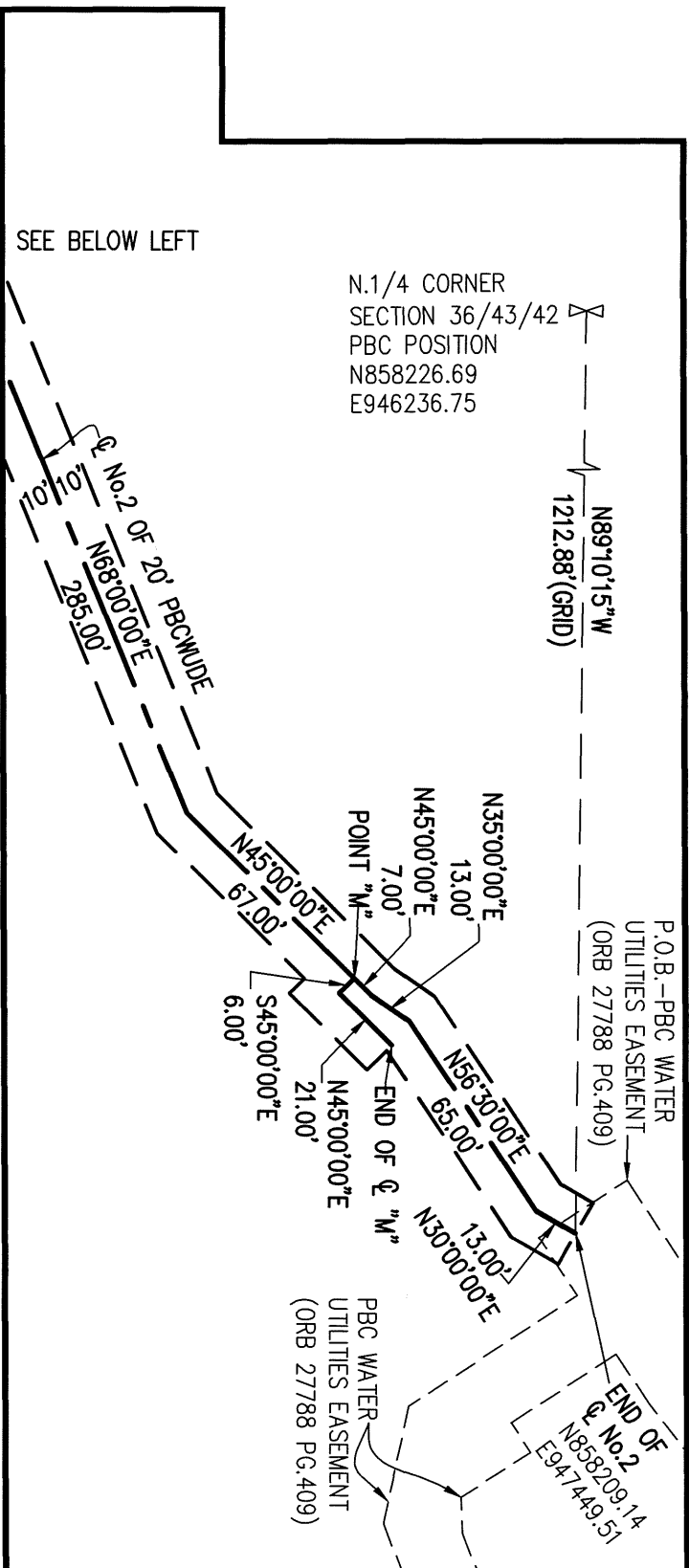
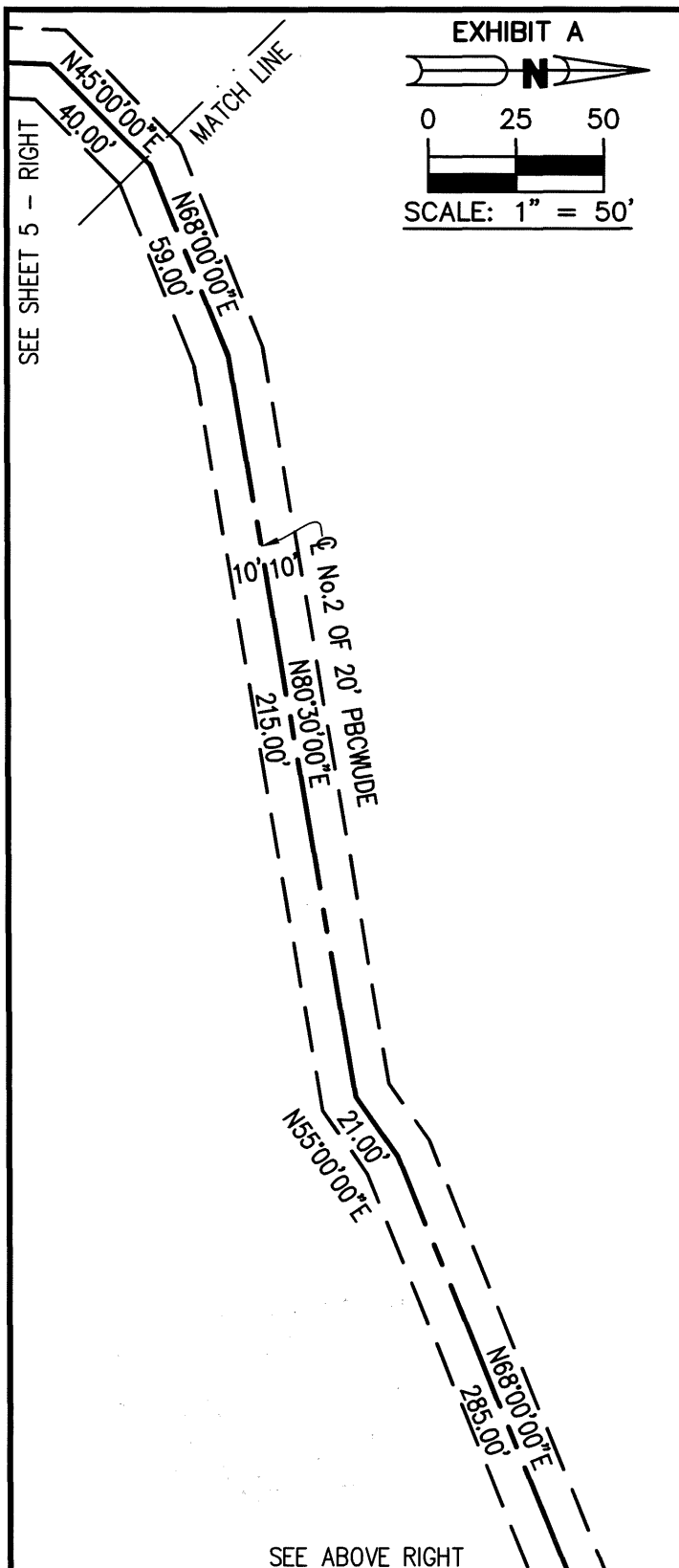
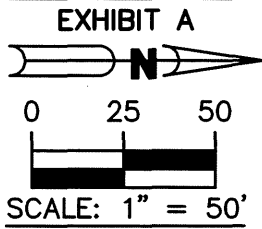
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 7/23/18
	SHEET 5 OF 6



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(THIS SKETCH IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 16-033
CHECKED: JEP	SCALE: 1" = 50'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 7/23/18
	SHEET 6 OF 6

EXHIBIT "B"
OF THE
EASEMENT PREMISES

*see legal description and sketch prepared by Brown & Phillips, Inc., Project No. 20-008,
dated March 17, 2020, revised and signed by John E. Phillips, III, P.L.S. May 7, 2020,
consisting of 7 sheets*

*Legal description of two (2) easement areas containing a total approximately
25,139 square feet (0.58 acres, more or less)*

EXHIBIT B

A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT WITHIN THE BOUNDARY OF PALM BEACH INTERNATIONAL AIRPORT, LYING WITHIN THE AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORD BOOK 23862, PAGE 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, 20.00 FEET WIDE, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED FOUR (4) CENTERLINES:

1) COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 36:
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 36,
 S01°30'22"W FOR 1396.95 FEET;
 THENCE PERPENDICULAR TO SAID QUARTER SECTION LINE, S88°29'38"E FOR 607.50 FEET;
 THENCE S01°41'48"W FOR 27.83 FEET TO THE POINT OF BEGINNING OF CENTERLINE NO.1;
 THENCE S42°40'25"E FOR 52.87 FEET;
 THENCE S02°19'35"W FOR 47.59 FEET TO POINT "A";
 THENCE CONTINUE S02°19'35"W 31.36 FEET;
 THENCE S87°40'25"E FOR 7.77 FEET TO POINT "B";
 THENCE S47°19'35"W FOR 36.44 FEET;
 THENCE S02°19'35"W FOR 197.41 FEET TO POINT "C";
 THENCE CONTINUE S02°19'35"W FOR 20.25 TO THE POINT OF TERMINATION OF SAID CENTERLINE NO.1;

AND

2) BEGIN AT THE ABOVE DESCRIBED POINT OF BEGINNING OF CENTERLINE NO.1;
 THENCE N42°40'25"W FOR 36.87 FEET;
 THENCE N02°30'00"E FOR 13.70 FEET TO AN EXISTING PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT, AND THE POINT OF TERMINATION OF CENTERLINE NO.2;

AND

3) BEGIN AT SAID POINT "A";
 THENCE S87°40'25"E FOR 32.68 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO.3;

AND

4) BEGIN AT SAID POINT "B";
 THENCE S87°40'25"E FOR 8.52 FEET;
 THENCE S45°00'00"E FOR 33.71 FEET;
 THENCE S87°40'25"E FOR 15.67 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO.4;

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

**John E
Phillips**

Digitally signed by
John E Phillips
Date: 2020.05.07
10:38:15 -04'00'

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

REVISIONS:

4/22/20 REVISED PER PBC SURVEY COMMENTS
5/7/20 - DEPT. OF AIRPORTS 5/6/20 COMMENTS

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
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E-Mail: info@brown-phillips.com

**GOLFVIEW LEASE PARCEL "B" (W-5)
PALM BEACH COUNTY WATER UTILITIES
(THIS IS NOT A SURVEY)**

DRAWN: MDB	PROJ. No. 20-008
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 3/17/20
	SHEET 1 OF 7

EXHIBIT B

TOGETHER WITH AN EASEMENT 30.00 FEET WIDE, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE NO.5:

- 5) BEGIN AT SAID POINT "C";
 THENCE N87°40'25"W FOR 30.24 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE NO.5.
 CONTAINING 10,842 SQUARE FEET (0.249 ACRES), MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT WITHIN THE BOUNDARY OF PALM BEACH INTERNATIONAL AIRPORT, LYING PARTIALLY WITHIN THE AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORD BOOK 23862, PAGE 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, 20.00 FEET WIDE, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED FOUR (4) CENTERLINES:

- 6) COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 36:
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 36,
 S01°30'22"W FOR 1396.95 FEET;
 THENCE PERPENDICULAR TO SAID QUARTER SECTION LINE, S88°29'38"E FOR 607.50 FEET;
 THENCE S87°37'17"E FOR 712.38 FEET TO THE POINT OF BEGINNING OF CENTERLINE NO.6;
 THENCE S24°49'30"W FOR 4.62 FEET;
 THENCE S02°17'08"W FOR 99.50 FEET TO POINT "D";
 THENCE CONTINUE S02°17'08"W 34.12 FEET;
 THENCE S87°40'27"E FOR 6.00 FEET TO POINT "E";
 THENCE CONTINUE S87°40'27"E FOR 60.77 FEET;
 THENCE S42°40'25"E FOR 30.00 FEET;
 THENCE S88°00'00"E FOR 32.00 FEET TO POINT "F";
 THENCE S86°00'00"E FOR 31.00 FEET;
 THENCE N85°30'00"E FOR 30.00 FEET;
 THENCE S03°45'00"W FOR 32.00 FEET;
 THENCE S00°00'00"E FOR 14.00 FEET;
 THENCE S40°00'00"E FOR 7.50 FEET;
 THENCE S02°00'00"W FOR 94.50 FEET;
 THENCE S03°40'00"W FOR 92.00 FEET TO POINT "G";
 THENCE CONTINUE S03°40'00"W FOR 15.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE NO.6;



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

GOLFVIEW LEASE PARCEL "B" (W-5)
PALM BEACH COUNTY WATER UTILITIES
 (THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 20-008
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 3/17/20
	SHEET 2 OF 7

EXHIBIT B

AND

7) BEGIN AT THE ABOVE-DESCRIBED POINT OF BEGINNING OF CENTERLINE NO.6;
THENCE N24°49'30"E FOR 18.79 FEET;
THENCE N02°30'00"E FOR 33.68 FEET TO AN EXISTING PALM BEACH COUNTY WATER
UTILITIES DEPARTMENT EASEMENT, AND THE POINT OF TERMINATION OF CENTERLINE NO.7;

AND

8) BEGIN AT SAID POINT "D";
THENCE N85°00'00"W FOR 38.00 FEET TO THE POINT OF TERMINATION OF CENTERLINE NO.8;

AND

9) BEGIN AT SAID POINT "F";
THENCE N00°30'00"E FOR 21.00 TO THE POINT OF TERMINATION OF CENTERLINE NO.9;

TOGETHER WITH

AN EASEMENT 32.00 FEET WIDE, LYING 16.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED
CENTERLINE NO.10:

10) BEGIN AT SAID POINT "E";
THENCE S02°17'08"W FOR 28.70 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE NO.10;

TOGETHER WITH

AN EASEMENT 30.00 FEET WIDE, LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED
CENTERLINE NO.11:

11) BEGIN AT SAID POINT "G";
THENCE N86°20'00"W FOR 17.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE NO.11.

CONTAINING 14,297 SQUARE FEET (0.328 ACRES), MORE OR LESS.

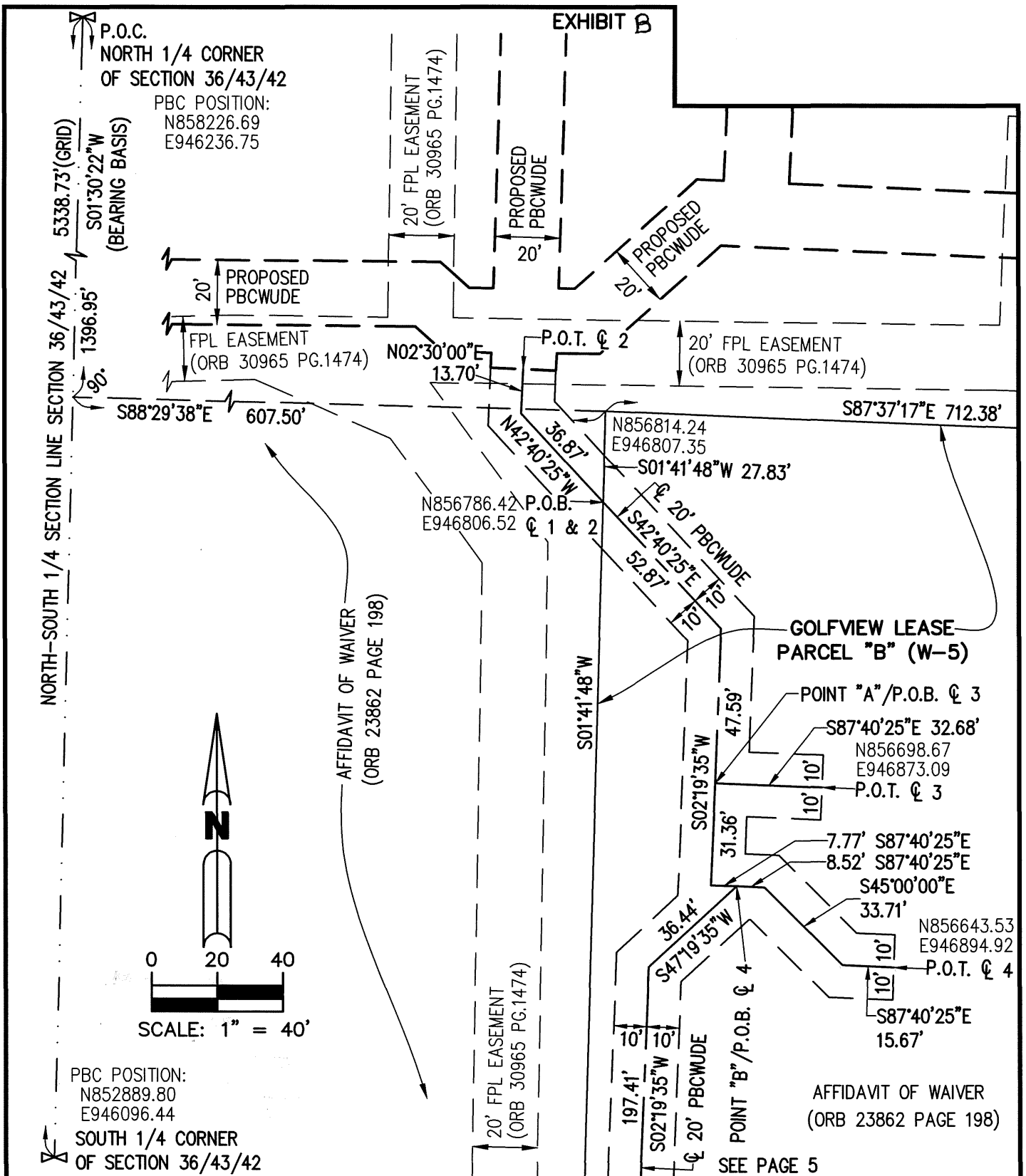


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**GOLFVIEW LEASE PARCEL "B" (W-5)
PALM BEACH COUNTY WATER UTILITIES**
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 20-008
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 3/17/20
	SHEET 3 OF 7

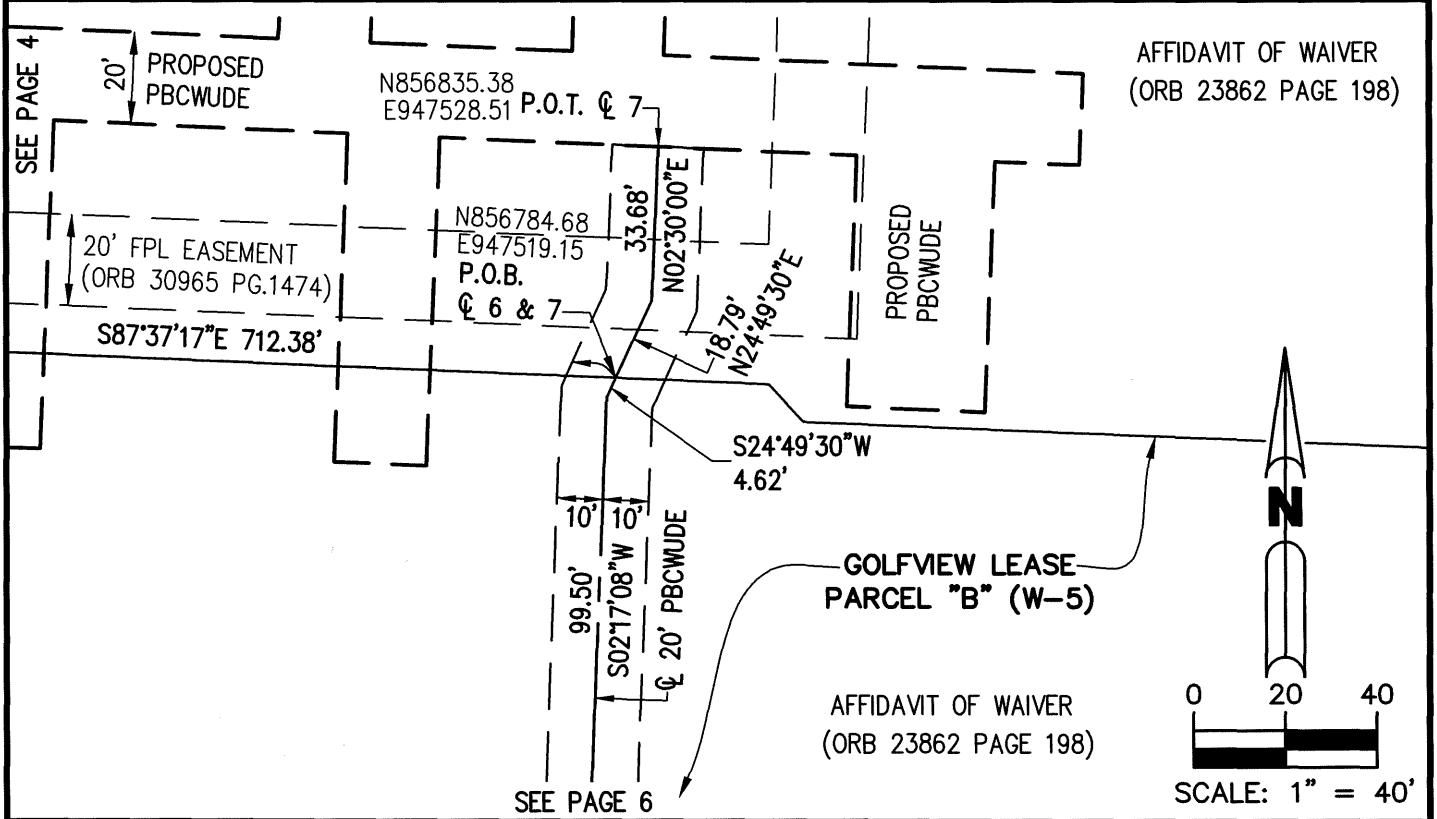
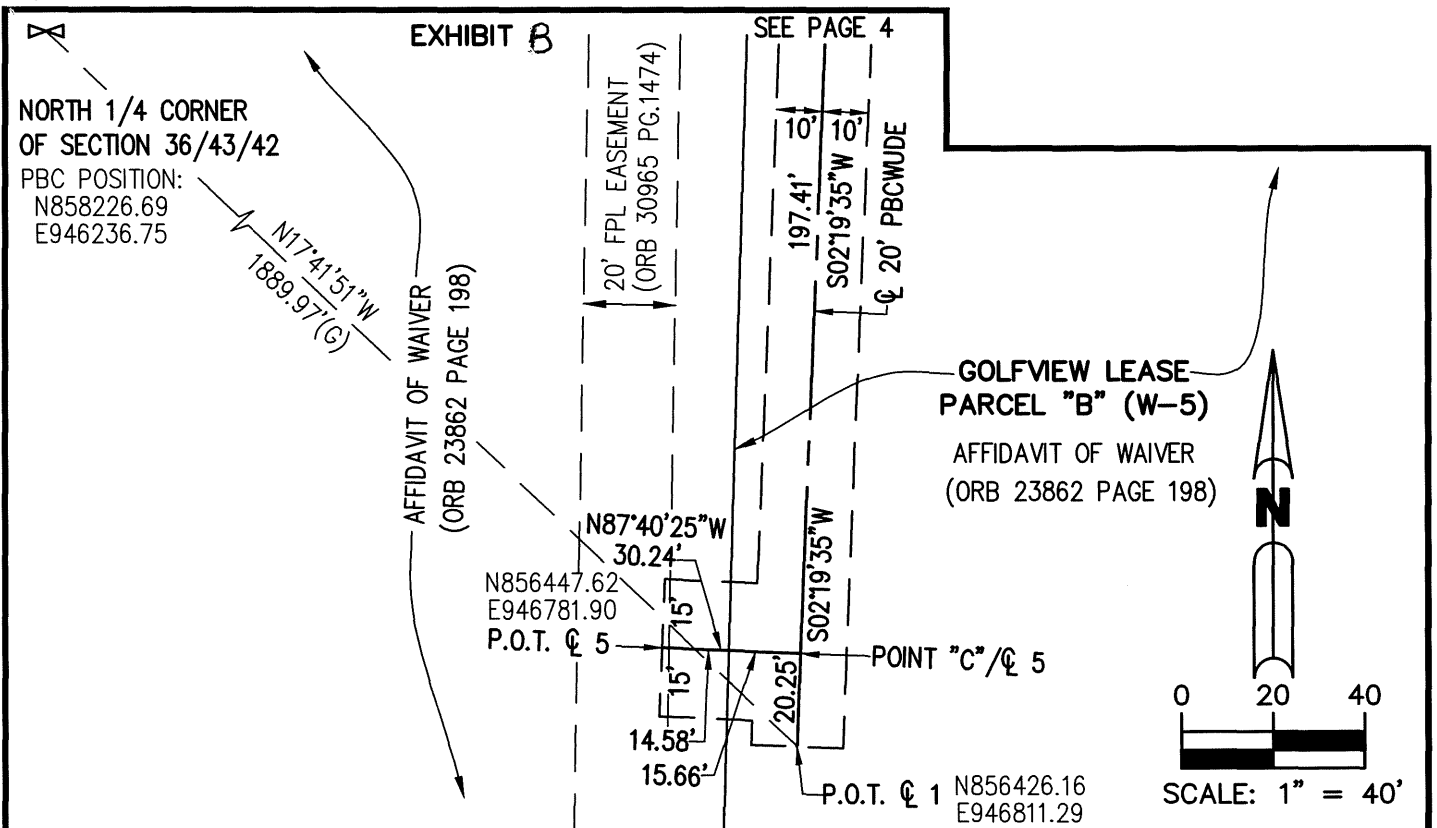


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GOLFVIEW LEASE PARCEL "B" (W-5)
PALM BEACH COUNTY WATER UTILITIES
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 20-008
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY	DATE: 3/17/20
LEGAL DESCRIPTION	SHEET 4 OF 7



B BROWN & PHILLIPS, INC.
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GOLFVIEW LEASE PARCEL "B" (W-5)
PALM BEACH COUNTY WATER UTILITIES
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 20-008
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 3/17/20
	SHEET 5 OF 7

SEE PAGE 5

EXHIBIT B

P.O.T. \odot 8
N856684.37
E947475.38

38.00'

N85°00'00"W

S02°17'08"W
99.50'

POINT "D"/P.O.B. \odot 8

34.12'
S02°17'08"W

POINT "E"/P.O.B. \odot 10

N856642.08
E947631.10
P.O.T. \odot 9

S87°40'27"E
60.77'

S42°40'25"E
30.00'

N00°30'00"E
21.00'

16'
16'
S02°17'08"W
28.70'

POINT "F"/P.O.B. \odot 9

32.00'
31.00' N85°30'00"E

S88°00'00"E

S86°00'00"E 30.00'

NORTH 1/4 CORNER
OF SECTION 36/43/42

PBC POSITION:
N858226.69
E946236.75

N57°55'03"W
2355.61'(G)

AFFIDAVIT OF WAIVER
(ORB 23862 PAGE 198)

GOLFVIEW LEASE
PARCEL "B" (W-5)

BOUNDARY OF PLAT WAIVER
(ORB 23862 PAGE 198)

S03°45'00"W
32.00'
S00°00'00"E
14.00'
S40°00'00"E
7.50'

S02°00'00"W

94.50'

\odot 20' PBCWUDE

10'
10'

S03°40'00"W
92.00'

N86°20'00"W
17.00'

P.O.T. \odot 11
N856384.42
E947668.33

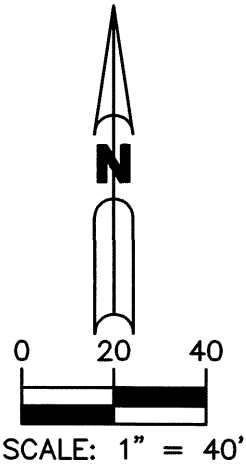
POINT "G"
P.O.B. \odot 11

15'
15'

S03°40'00"W

N856368.36
E947684.33

P.O.T. \odot 6



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PALM BEACH COUNTY WATER UTILITIES
(THIS SKETCH IS NOT A SURVEY)

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 3/17/20
	SHEET 6 OF 7

EXHIBIT B

NOTES:

- 1) STATE PLANE COORDINATES:
- | | |
|---------------------------------------|---|
| A. COORDINATES SHOWN ARE GRID | F. TRANSVERSE MERCATOR PROJECTION |
| B. DATUM - NAD 83, 1990 ADJUSTMENT | G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE |
| C. ZONE - FLORIDA EAST | H. SCALE FACTOR - 1.0000381 |
| D. LINEAR UNIT - US SURVEY FOOT | I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE |
| E. COORDINATE SYSTEM 1983 STATE PLANE | J. ROTATION EQUATION: NONE |

2) THIS DESCRIPTION IS BASED ON AN AS-BUILT DRAWING, PREPARED BY CAULFIELD & WHEELER, INC., DATED MAY 15, 2019, BLUE HERON PBIA MRO AND HANGAR, PROJECT NO.FLB180007.

3) EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NO.:NCS-923135-ORL; DATED: AUGUST 20, 2018, AMENDED 10/05/2018

NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

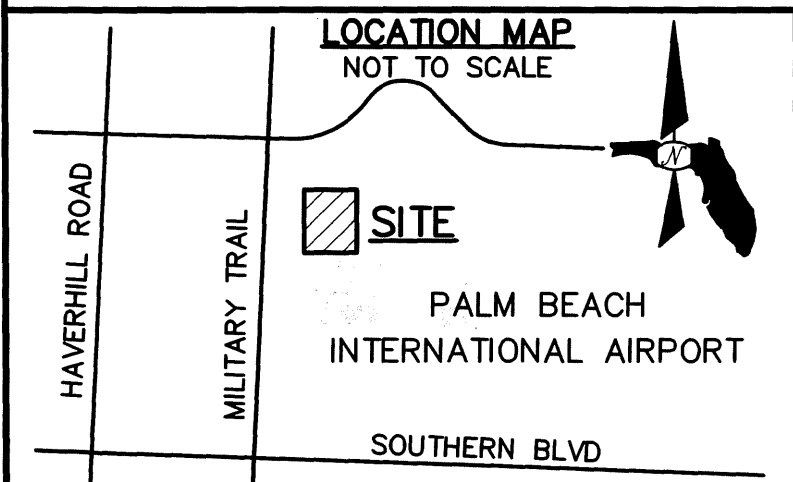
NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS LEGAL DESCRIPTION AND SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

4) ABBREVIATIONS:

- | | |
|---|---|
| P.O.C. - POINT OF COMMENCEMENT | ☉ - CENTERLINE |
| P.O.B. - POINT OF BEGINNING | PBC - PALM BEACH COUNTY |
| P.O.T. - POINT OF TERMINATION | NAD - NORTH AMERICAN DATUM |
| ORB - OFFICIAL RECORD BOOK | SEC. - SECTION |
| PG. - PG. | PBIA - PALM BEACH INTERNATIONAL AIRPORT |
| (G) - GRID DISTANCE | FPL - FLORIDA POWER AND LIGHT |
| PBCWUDE - PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT | |

5) BEARINGS ARE BASED ON S01°30'22"W (GRID, NAD '83, 1990 ADJUSTMENT) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST.



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GOLFVIEW LEASE PARCEL "B" (W-5) PALM BEACH COUNTY WATER UTILITIES (THIS SKETCH IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 20-008
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 3/17/20
	SHEET 7 OF 7