

6E-1

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** November 17, 2020

☐ Consent

☒ Regular

☐ Workshop

☐ Public Hearing

**Department:** Engineering and Public Works

**Submitted By:** Engineering and Public Works

**Submitted For:** Roadway Production Division

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to:

A) adopt a Resolution authorizing the conveyance by county deed of Palm Beach County's (County) interests in segments of State Road 7 (SR 7) between Okeechobee Boulevard and Northlake Boulevard (Property) to the State of Florida Department of Transportation (FDOT); and

B) approve a county deed to FDOT to convey and assign all of the County's interests in the Property.

**SUMMARY:** As contemplated in the roadway transfer agreement approved by the County's Board of County Commissioners (BCC) on December 19, 2017 (R2017-1869), the County agreed to convey the Property and associated drainage easements to FDOT. The Property covers a total of approximately 217 acres. In accordance with Palm Beach County Ordinance (2019-038), a supermajority vote (5 votes) is required by the BCC for all transfers of fee simple real property that require BCC approval. District 6 (YBH)

**Background and Policy Issues:** FDOT is planning to construct the ultimate 4-lanes of SR 7 from Okeechobee Boulevard to Northlake Boulevard, and has requested that the County transfer the Property to FDOT in accordance with the road transfer agreement (R2017-1869). FDOT requires the transfer of the Property without reserving phosphate, minerals, metal and petroleum rights per Section 270.11, Florida Statutes. The Engineering Department recommends the BCC's approval.

**Attachments:**

1. Location Map
2. Resolution (2)
3. County Deed with Exhibits "A-1" through "A-9" (2)

DK  Recommended by: YBH/TEL  Date 10/23/2020

County Engineer

Date

Approved by:

  
Assistant County Administrator

Date

## **II. FISCAL IMPACT ANALYSIS**

### A. Five Year Summary of Fiscal Impact:

<b>Fiscal Years</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Capital Expenditures</b>	<u>\$ -0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>Operating Costs</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>External Revenues</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>Program Income (County)</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>In-Kind Match (County)</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>NET FISCAL IMPACT</b>	<u>\$ **</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b># ADDITIONAL FTE</b>					
<b>POSITIONS (Cumulative)</b>					

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

**Budget Account No:**

Fund	Dept	Unit	Object
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**Recommended Sources of Funds/Summary of Fiscal Impact:**

**\*\*This item has no fiscal impact. FDOT has requested that the County transfer ownership of County owned right-of-way segments of SR 7 to FDOT, Palm Beach County will not be responsible for any of the construction or maintenance costs associated with this project.**

C. Departmental Fiscal Review: April 16

### III. REVIEW COMMENTS

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

[Signature]  
 10/26/2020  
 OFMB  
 10/23  
 10/23

Contract Dev. and Control  
10-29-20 TW

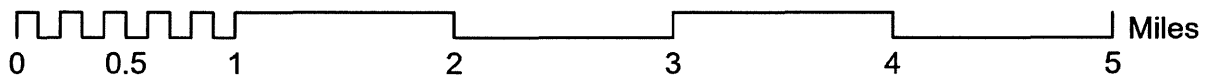
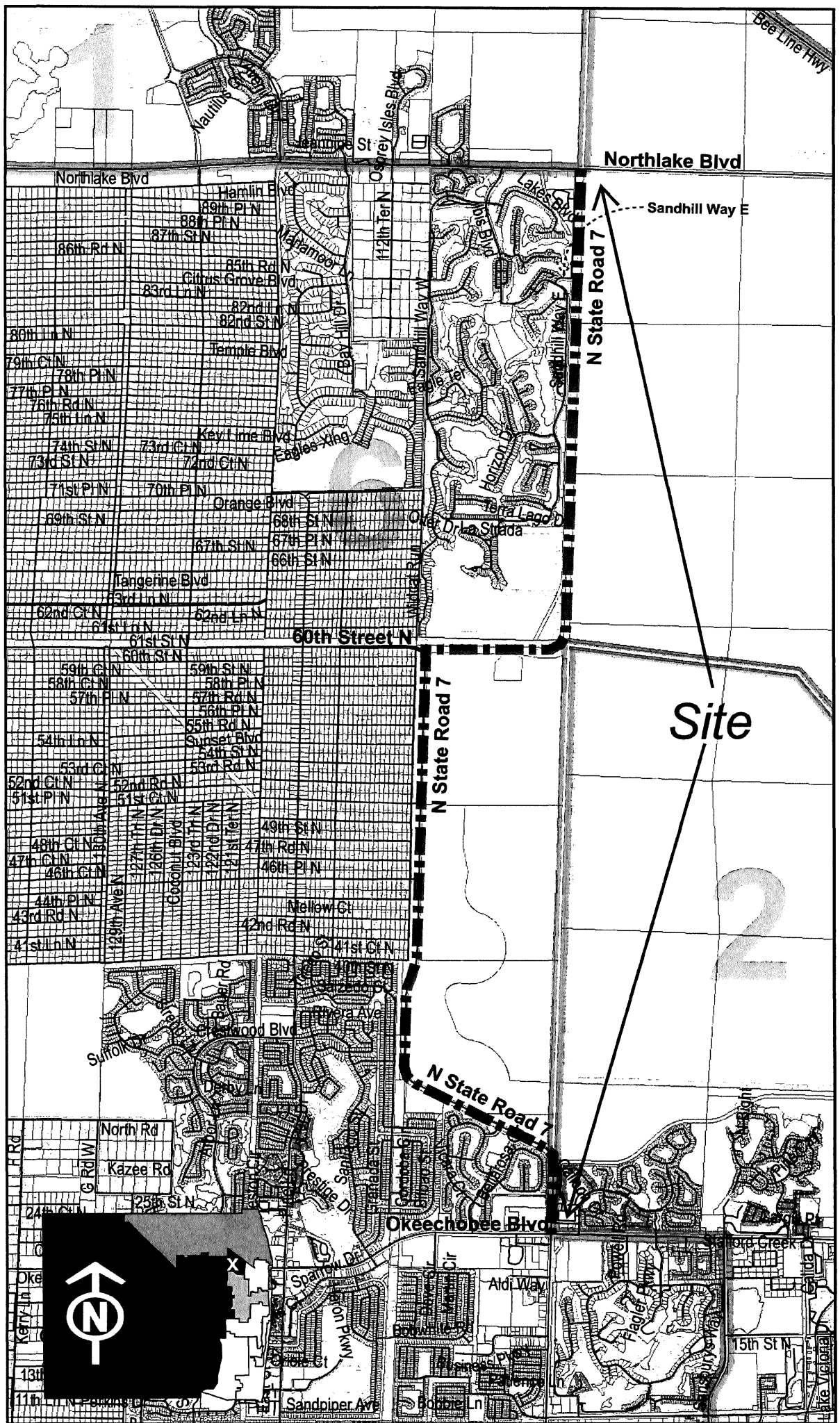
**B. Approved as to Form  
and Legal Sufficiency:**

for VBH 11/2/2020  
**Assistant County Attorney**

**C. Other Department Review:**

**Department Director**

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



Location Map

**RESOLUTION NO. R2020-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TO APPROVE A COUNTY DEED CONVEYING THE COUNTY'S INTERESTS IN SEGMENTS OF STATE ROAD 7 BETWEEN OKEECHOBEE BOULEVARD AND NORTHLAKE BOULEVARD TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.**

**WHEREAS**, Palm Beach County (County) currently has property interests in segments of State Road 7 (SR 7) and associated drainage between Okeechobee Boulevard and Northlake Boulevard (Property); and

**WHEREAS**, the Florida Department of Transportation (FDOT) is planning to construct the ultimate 4-lanes of SR 7 (Project); and

**WHEREAS**, pursuant to the Roadway Transfer Agreement approved by the County on December 17, 2017 (R2017-1869), FDOT has requested that the County convey the Property without charge; and

**WHEREAS**, pursuant to Section 270.11, Florida Statutes, FDOT has requested that the County convey the Property without reservation and without the rights of entry and exploration relating to phosphate, minerals, metals, and petroleum rights because FDOT requires the Property to be free and clear of encumbrances which could impede use of the Property for roadway purposes; and

**WHEREAS**, the Board of County Commissioners (BCC) has agreed to convey the Property without reserving phosphate, minerals, metals, and petroleum rights and releasing any and all rights of entry and exploration relating to such rights; and

**WHEREAS**, the Engineering Department has reviewed the Project and deemed it to be in the best interest of the County and recommends approval.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA THAT:**

1. The BCC adopts and ratifies those matters set forth in the foregoing recitals.
2. The BCC hereby approves the County Deed, as herein described, to convey and assign all County interests in the Property to FDOT.

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:

- District 1:
- District 2: Gregg K. Weiss
- District 3:
- District 4: Robert S. Weinroth
- District 5:
- District 6: Melissa McKinlay
- District 7:

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

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: \_\_\_\_\_  
Assistant County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

Return via Palm Beach County interoffice mail to:  
David Kuzmenko, Right-of-Way Specialist  
Palm Beach County, Engineering & Public Works Department  
Roadway Production Division  
2300 North Jog Road, 3<sup>rd</sup> Floor West  
West Palm Beach, Florida 33411-2750

This Instrument Prepared by:  
Yelizaveta B. Herman, Assistant County Attorney  
Palm Beach County Attorney's Office  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229

Property Control Numbers: N/A  
Sections 13, 24, 25, & 36, Township 42 South, Range 41 East  
Sections 1, 12, 13, 14, 23, & 24, Township 43 South, Range 41 East

Purchase Price: \$ 0  
Closing Date: \_\_\_\_\_

SPACE ABOVE THIS LINE FOR PROCESSING DATA	
PROJECT NO.:	N/A
ROAD NAME:	North State Road 7
PARCEL NO.:	N/A

COUNTY DEED

THIS DEED is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("County"), to the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, whose post office address is 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309-3421 ("Grantee").

WITNESSETH: That County, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Grantee, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, and conveys unto Grantee, its successors and assigns forever, the following described land and interests, all lying and being in Palm Beach County, Florida, as follows:

Properties more particularly described in Exhibit "A-1", Exhibit "A-2", Exhibit "A-3", Exhibit "A-4", Exhibit "A-5" (excluding LESS & EXCEPT PARCEL), Exhibit "A-6", Exhibit "A-7", Exhibit "A-8", and Exhibit "A-9", attached hereto and made a part hereof;

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TOGETHER WITH the following Drainage Easements as described in Official Record Book 21063, Page 288, Official Record Book 22254, Page 569, and Official Record Book 23513, Page 1568, all recorded in the public records of Palm Beach County, Florida.

IN WITNESS WHEREOF County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

**ATTEST:**

SHARON R. BOCK  
CLERK AND COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

**County:**

**PALM BEACH COUNTY,**  
a political subdivision of the State of Florida,  
by and through its Board of County Commissioners

By: \_\_\_\_\_  
\_\_\_\_\_, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**(Official Seal)**

By: /s/ Yelizabeth B. Herman  
Assistant County Attorney


## Page 1 of 2

A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES, LOCATED IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CITED HEREIN ARE GRID BEARINGS RELATIVE TO THE BEARING OF N 00°40'58" E ALONG THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

**I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.**

Nov. 10, 1994  
DATE

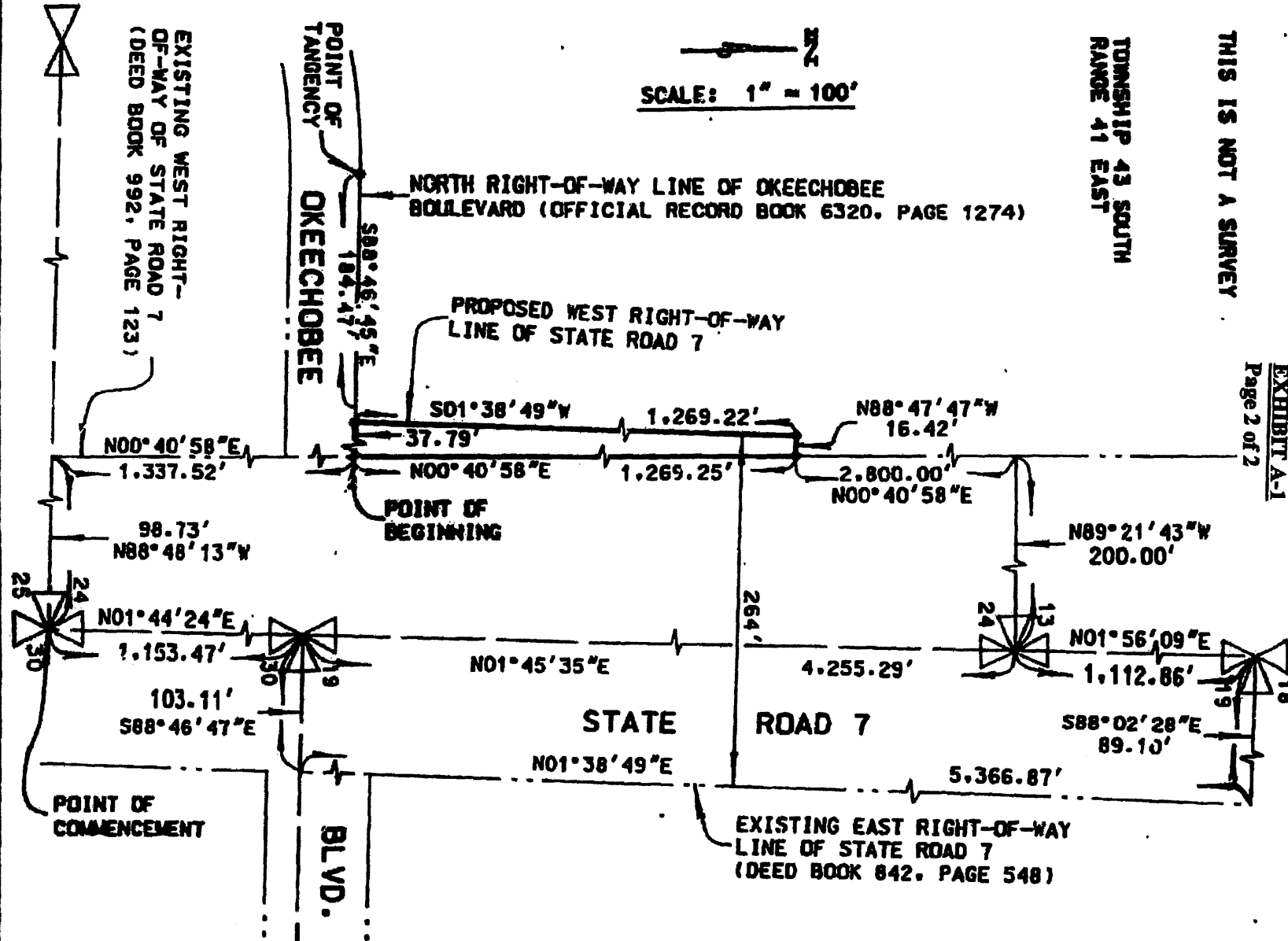
Sheet No. 07536A	1	Project	STATE ROAD 7 PROPOSED RIGHT-OF-WAY	Scale	Notes	By	Date	 <p>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES P.O. BOX 1000, WEST PALM BEACH, FL</p>
		Drawing No.	S-1-95-810					

THIS IS NOT A SURVEY

TOWNSHIP 43 SOUTH  
RANGE 41 EAST

SCALE: 1" = 100'

EXHIBIT A-1  
Page 2 of 2



87636A

STATE ROAD 7 PROPOSED RIGHT-OF-WAY

Page 2 of 2

**EXHIBIT A-2**

**Page 1 of 3**


**A PARCEL OF LAND IN SECTIONS 13 AND 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHEAST CORNER OF LOT 52 OF THE PLAT OF LA MANCHA, RECORDED IN PLAT BOOK 29, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;**  
**THENCE ALONG THE BOUNDARY OF THE PERSIMMON EXTENSION POND, RECORDED IN OFFICIAL RECORD BOOK 23513, PAGE 1568, OF SAID PUBLIC RECORDS, AND THE WEST BOUNDARY OF THE PLAT OF PORTOSOL, RECORDED IN PLAT BOOK 110, PAGE 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, N02°09'40"E FOR 398.27 FEET TO THE POINT OF BEGINNING;**  
**THENCE CONTINUE ALONG SAID POND BOUNDARY, N83°34'51"W FOR 1133.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 804.00 FEET;**  
**THENCE NORTHWESTERLY, ALONG SAID POND BOUNDARY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°08'24" FOR 352.31 FEET TO THE BOUNDARY OF SAID PLAT OF LA MANCHA;**  
**THENCE ALONG SAID PLAT BOUNDARY, N01°15'55"E FOR 483.42 FEET TO A NON-TANGENT CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 619.00 FEET, WHERE A RADIAL LINE BEARS N88°28'04"E;**  
**THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62°00'55" FOR 888.99 FEET TO A POINT OF TANGENCY;**  
**THENCE S83°34'51"E FOR 4805.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 788.00 FEET;**  
**THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°16'00" FOR 245.17 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, RECORDED IN DEED BOOK 992, PAGE 123 OF SAID PUBLIC RECORDS;**  
**THENCE ALONG SAID RIGHT-OF-WAY LINE, S00°40'58"W FOR 317.21 FEET TO THE NORTHERLY BOUNDARY OF SAID PLAT OF PORTOSOL, BEING A NON-TANGENT CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 584.00 FEET, WHERE A RADIAL LINE BEARS S88°31'17"W;**  
**THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°28'08" FOR 412.15 FEET TO A POINT OF TANGENCY;**  
**THENCE CONTINUE ALONG SAID NORTHERLY PLAT BOUNDARY, N83°34'51"W FOR 3771.52 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 24.10 ACRES, MORE OR LESS.**

**BEARING BASIS: N01°15'55"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE EAST LINE OF SECTION 14.**

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RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND  
MAPPER NOTED HEREON.

  
JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 3/3/11

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 8473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3988 FAX

**PARCEL 2**

**LEGAL DESCRIPTION**

DRAWN: MGB	PROJ. No. 01-054
CHECKED: JEP	SCALE: NONE
PERSIMMON BLVD. EXTENSION	DATE: 2/25/11
	SHEET 1 OF 3

## Page 2 of 3

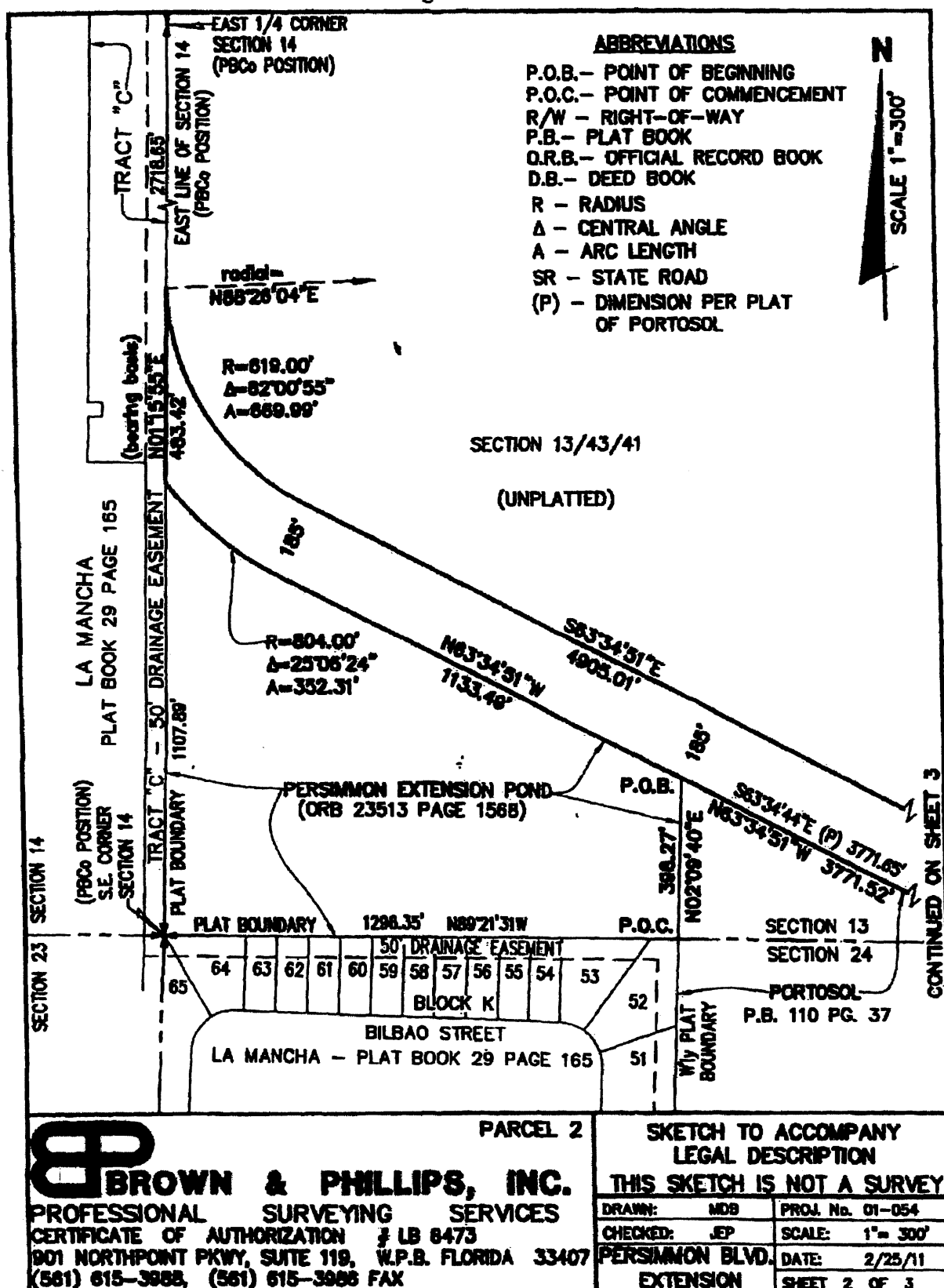
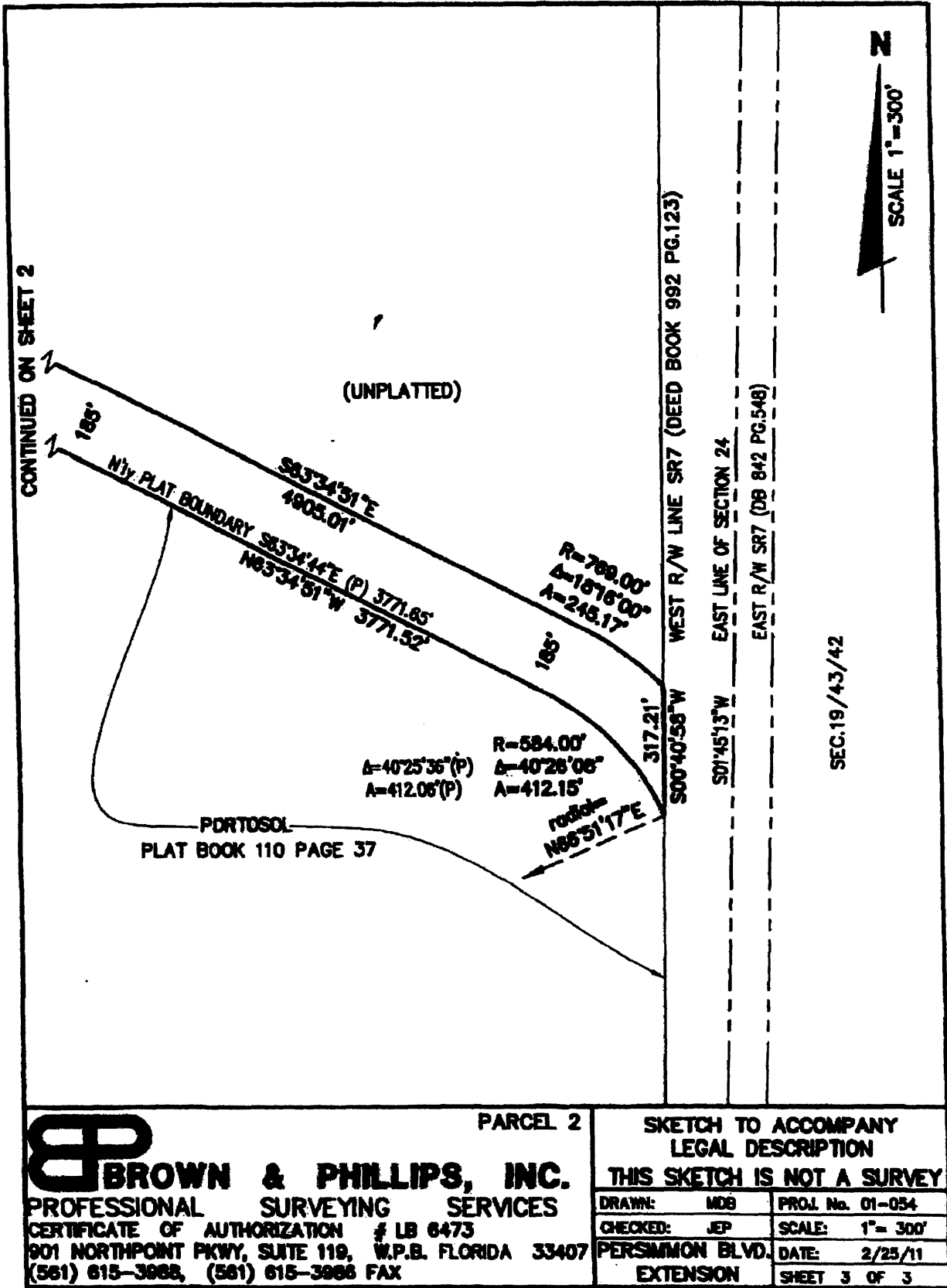
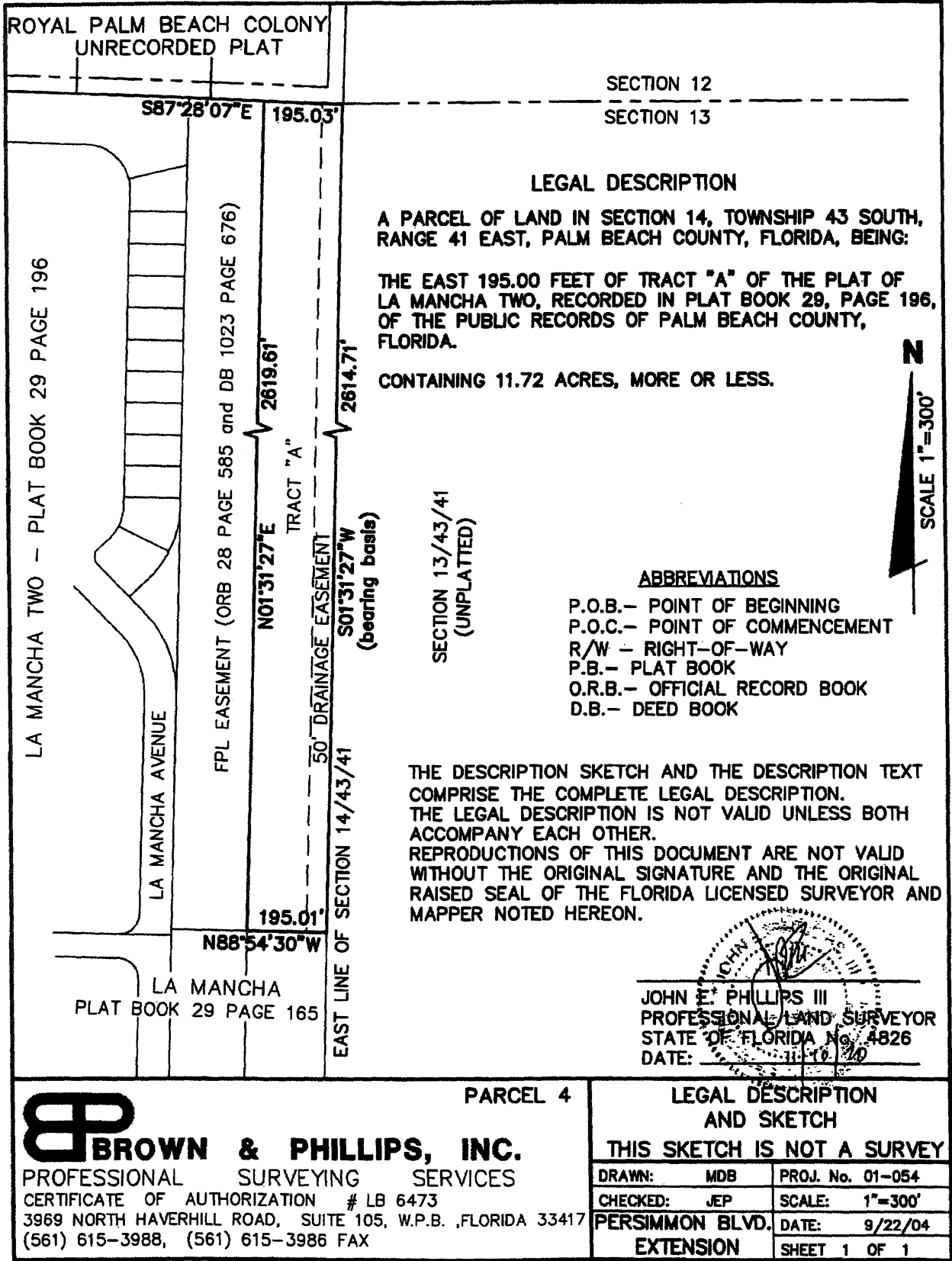


EXHIBIT A-2  
Page 3 of 3



## Page 1 of 4





**EXHIBIT A-3**

**Page 3 of 4**

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION THE PLATS OF LA MANCHA, AND LA MANCHA TWO, RECORDED IN PLAT BOOK 29, AT PAGES 185 AND 196, RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SAID PLAT OF LA MANCHA TWO,  
BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 195.00 FEET OF TRACT "A" OF SAID PLAT;  
BOUNDED ON THE WEST BY A LINE LYING 15.00 FEET WEST OF, AND PARALLEL WITH, THE SAID WEST LINE OF THE EAST 195.00 FEET OF TRACT "A";  
BOUNDED ON THE NORTH BY THE NORTH BOUNDARY OF SAID PLAT;  
AND BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID PLAT;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID PLAT OF LA MANCHA:

BEGIN AT THE NORTHWEST CORNER OF TRACT "C" OF SAID PLAT;  
THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "C" FOR THE FOLLOWING COURSES:

THENCE S01°15'55"W FOR 1445.66 FEET TO AN FPL EASEMENT RECORDED IN OFFICIAL RECORD BOOK 678, PAGE 94, AS SHOWN ON SAID PLAT;  
THENCE S88°44'05"E FOR 35.00 FEET;  
THENCE S01°15'55"W FOR 35.00 FEET;  
THENCE N88°44'05"W FOR 35.00 FEET;  
THENCE S01°15'55"W FOR 79.25 FEET;

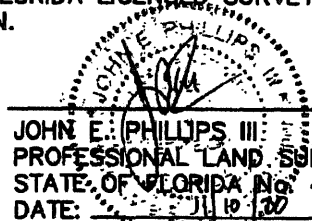
THENCE DEPARTING SAID BOUNDARY, N88°44'05"W FOR 15.00 FEET;  
THENCE N01°15'55"E FOR 1559.86 FEET TO THE NORTH BOUNDARY OF SAID PLAT;  
THENCE ALONG SAID NORTH BOUNDARY, S88°54'30"E FOR 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.47 ACRES, MORE OR LESS.

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**ABBREVIATIONS**

P.O.B.- POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
P.B.- PLAT BOOK  
O.R.B.- OFFICIAL RECORD BOOK  
D.B.- DEED BOOK

  
JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 9/10/04

**PARCEL 10**



**BROWN & PHILLIPS, INC.**

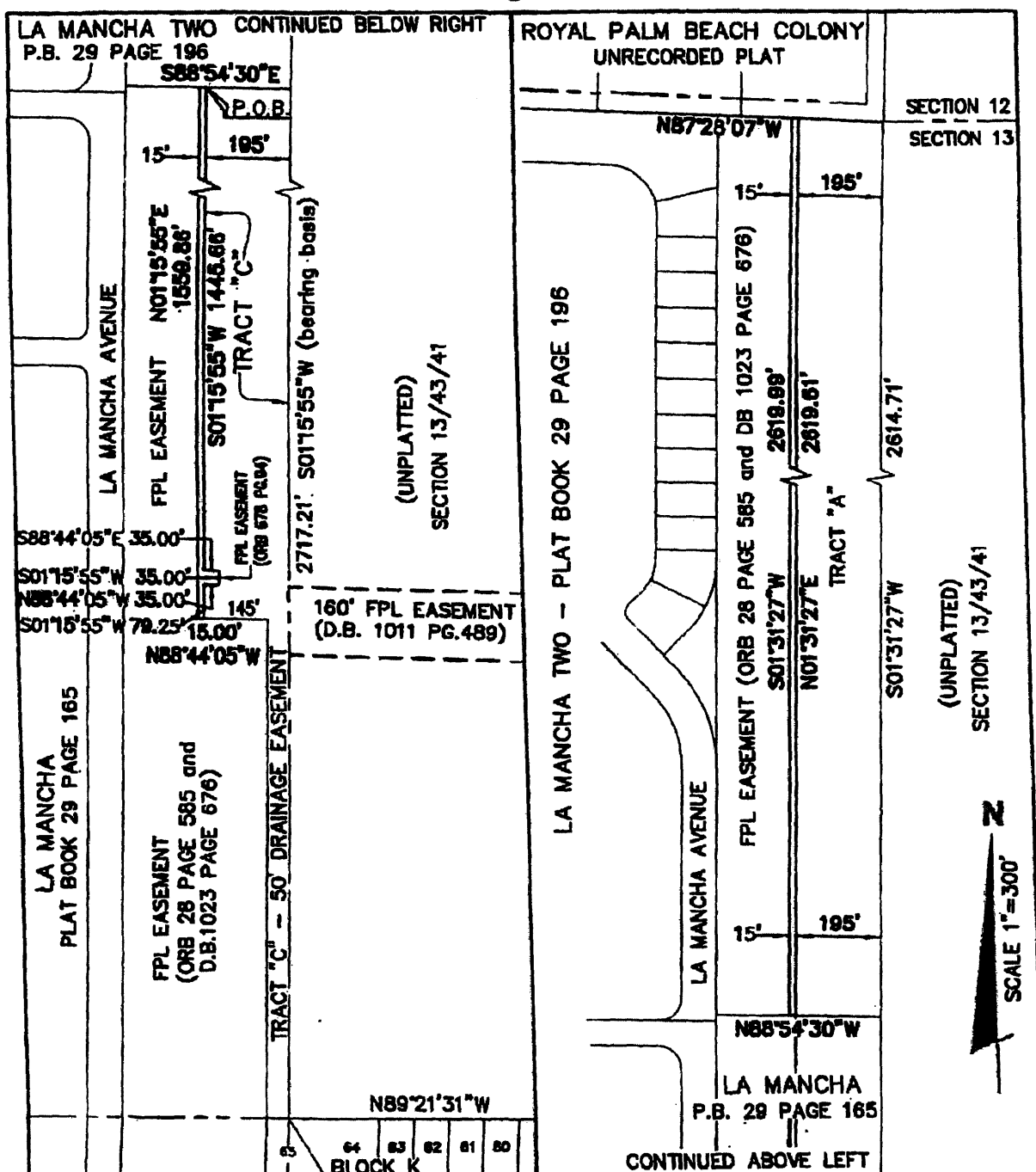
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417  
(561) 615-3988, (561) 615-3986 FAX

**LEGAL DESCRIPTION**

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE:
PERSIMMON BLVD. EXTENSION	DATE: 9/22/04
	SHEET 1 OF 2

# EXHIBIT A-3

Page 4 of 4



**BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473

3869 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417

(561) 615-3888, (561) 615-3888 FAX

PARCEL 10

LEGAL DESCRIPTION  
SKETCH TO ACCOMPANY  
THIS SKETCH IS NOT A SURVEY

DRAWN: MDS	PROJ. No. 01-034
CHECKED: JET	SCALE: 1"= 300'
PERSIMMON BLVD. EXTENSION	DATE: 9/22/04
	SHEET 2 OF 2

EXHIBIT A-4

Page 1 of 4

A PARCEL OF LAND IN SECTIONS 12 AND 13, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

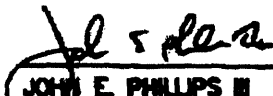
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 12;  
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, S88°50'44"E FOR 380.00 FEET TO A LINE LYING 380.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 12;  
THENCE ALONG SAID PARALLEL LINE, S01°00'15"W FOR 2846.54 FEET TO A LINE LYING 380.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;  
THENCE ALONG SAID PARALLEL LINE, S01°43'58"W FOR 2528.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2158.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'30" FOR 706.82 FEET TO A POINT OF TANGENCY;  
THENCE S20°20'28"W FOR 402.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2008.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°55'31" FOR 863.28 FEET;  
THENCE RADIAL TO SAID CURVE, N88°26'02"W FOR 5.00 FEET TO THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13;  
THENCE ALONG SAID WEST LINE, N01°33'57"E FOR 1435.85 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;  
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, N01°43'58"E FOR 2815.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;  
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, N01°00'15"E FOR 2847.25 FEET TO THE POINT OF BEGINNING.


CONTAINING 50.08 ACRES, MORE OR LESS.

ABBREVIATIONS

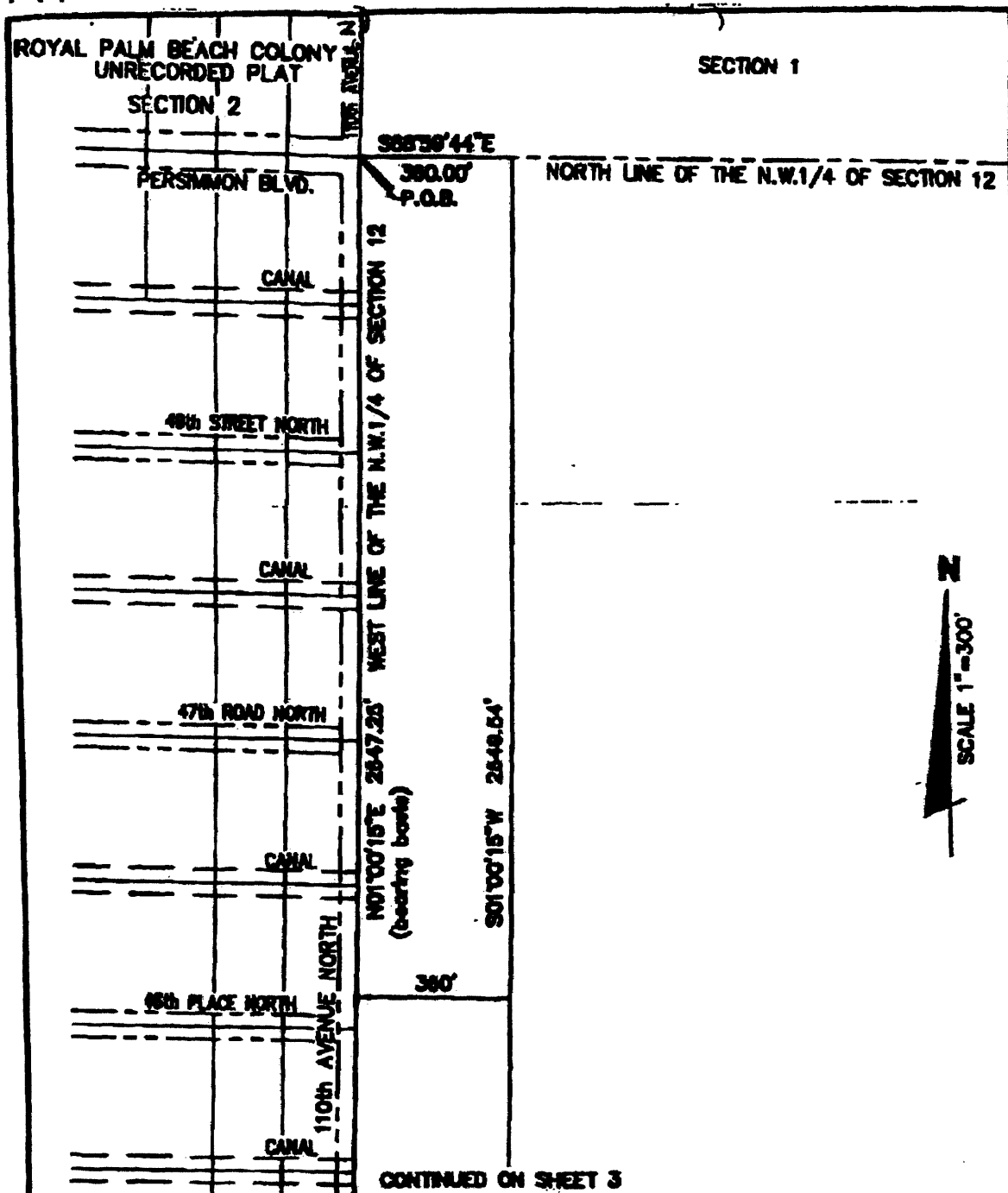
P.O.B.- POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
P.B.- PLAT BOOK  
O.R.B.- OFFICIAL RECORD BOOK  
D.B.- DEED BOOK  
R - RADIUS  
Δ - CENTRAL ANGLE  
A - ARC LENGTH

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JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4828  
DATE: 10/17/04

 <b>BROWN &amp; PHILLIPS, INC.</b> PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 3888 NORTH HAVENHILL ROAD, SUITE 108, W.P.B., FLORIDA 33417 (561) 615-3888, (561) 615-3888 FAX	PARCEL 5  LEGAL DESCRIPTION	
	DRAWN: MGB CHECKED: JEP PERMISSION BLVD. EXTENSION	PROJ. No. 01-084 SCALE: NONE DATE: 8/6/04 SHEET 1 OF 4

**EXHIBIT A-4**  
Page 2 of 4



**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473  
3069 NORTH HAVENHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417  
(561) 615-3085, (561) 615-3086 FAX

PARCEL 5

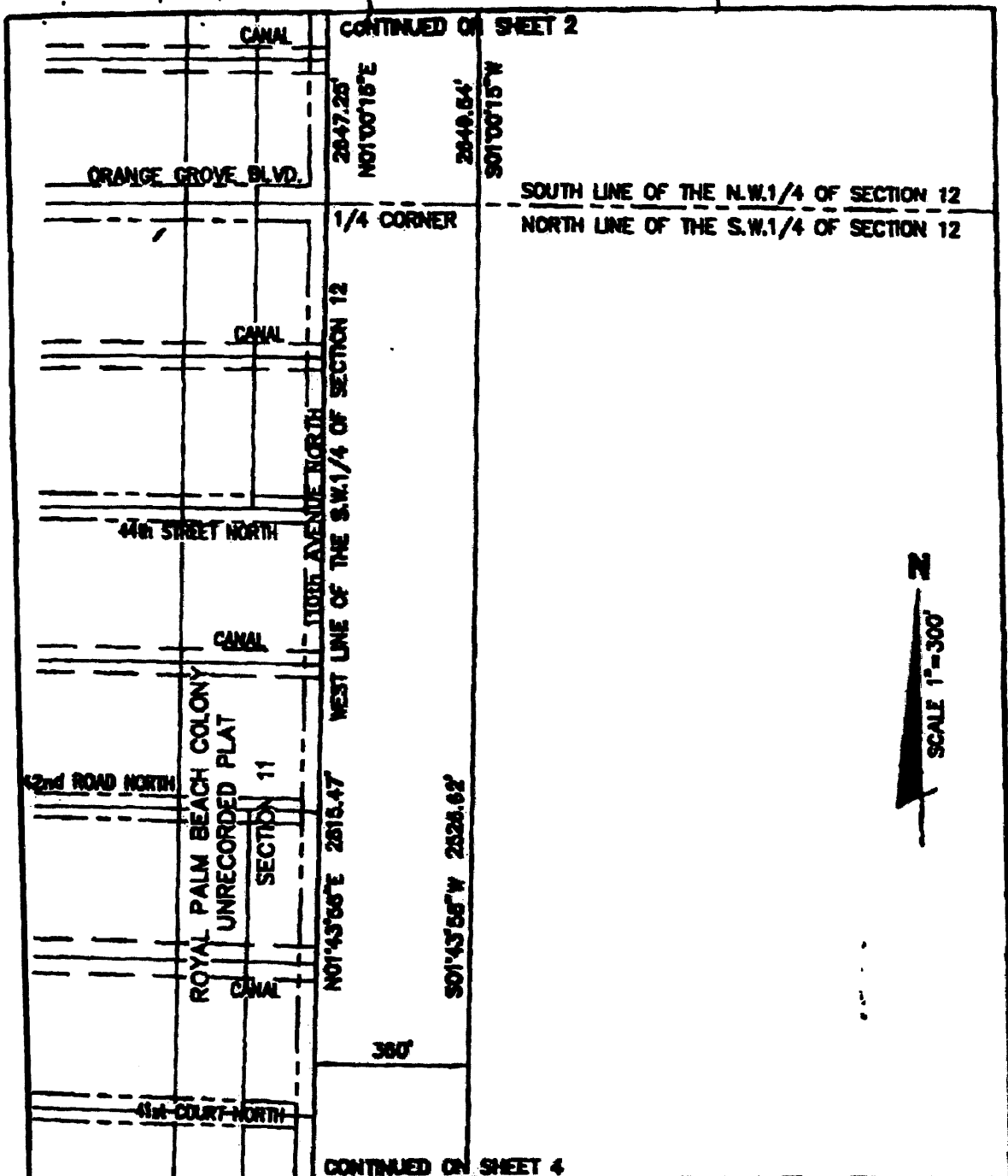
SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DATE: 10/01/04	PROJ. No. 01-004
DRAWN: JP	SCALE: 1"=300'
CHECKED: JP	DATE: 8/4/04
PERSIMMON BLVD.	SHEET 2 OF 4
EXTENSION	

**EXHIBIT A-4**

Page 3 of 4



**N**  
SCALE 1"=300'



**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES

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3889 NORTH HAVERHILL ROAD, SUITE 105, W.P.B. FLORIDA 33417  
(561) 615-3888, (561) 615-3986 FAX

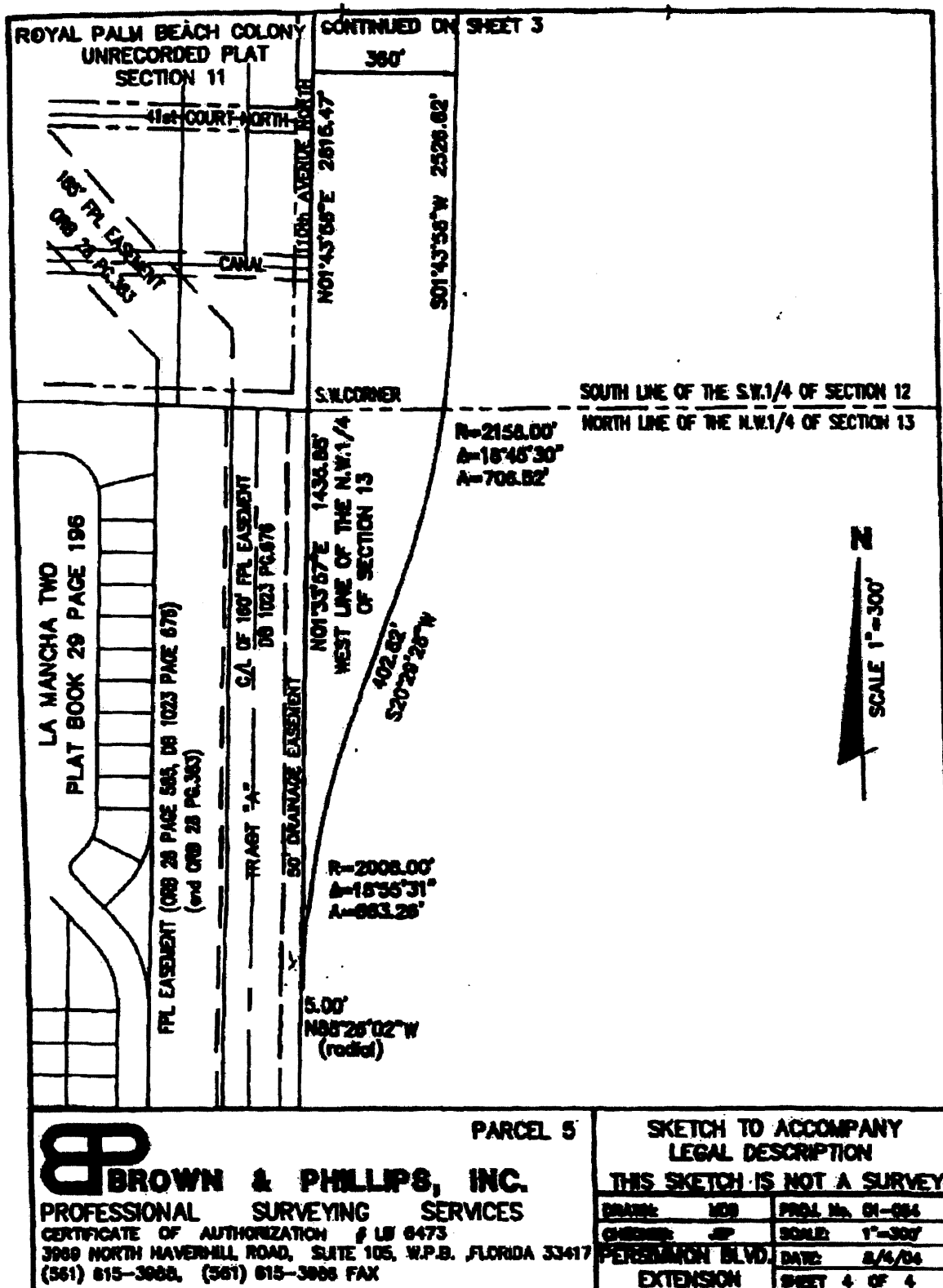
PARCEL 5

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MCB	PROJ. No. 01-084
CHECKED: JEP	SCALE: 1"=300'
PERMANENT BLVD. EXTENSION	DATE: 8/4/04
	SHEET 3 OF 4

## Page 4 of 4



**EXHIBIT A-5**

Page 1 of 8

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 1;  
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID  
SECTION 1, N01°52'09"E FOR 2726.67 FEET TO THE WEST QUARTER  
CORNER OF SAID SECTION 1;  
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID  
SECTION 1, N01°53'03"E FOR 2726.72 FEET TO THE NORTHWEST CORNER  
OF SAID SECTION 1;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 1, S88°56'10"E  
FOR 2636.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;  
THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 1,  
S88°56'11"E FOR 510.63 FEET TO THE BOUNDARY OF THE AMERICAN TOWER  
SYSTEMS, INC. PARCEL, RECORDED IN OFFICIAL RECORD BOOK 9107, PAGE 134,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG SAID BOUNDARY, S01°03'49"W FOR 50.00 FEET;  
THENCE CONTINUE ALONG SAID BOUNDARY, S46°27'00"W FOR 276.04 FEET;  
THENCE N87°14'22"W FOR 1865.74 FEET TO THE POINT OF CURVATURE OF  
A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 619.00 FEET;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A  
CENTRAL ANGLE OF 90°52'35" FOR 981.79 FEET TO A POINT OF TANGENCY  
ON A LINE LYING 360.00 FEET EAST OF, AND PARALLEL WITH, THE SAID WEST  
LINE OF THE NORTHWEST QUARTER OF SECTION 1;  
THENCE ALONG SAID PARALLEL LINE, S01°53'03"W FOR 1936.22 FEET TO A  
LINE LYING 360.00 FEET EAST OF, AND PARALLEL WITH, THE SAID WEST LINE  
OF THE SOUTHWEST QUARTER OF SECTION 1;  
THENCE ALONG SAID PARALLEL LINE, S01°52'09"W FOR 2721.18 FEET TO THE  
SOUTH LINE OF SAID SECTION 1;  
THENCE ALONG SAID SOUTH LINE, N88°59'44"W FOR 360.04 FEET TO THE  
POINT OF BEGINNING.

CONTAINING 59.91 ACRES, MORE OR LESS.

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.

**ABBREVIATIONS**

P.O.B.- POINT OF BEGINNING  
P.O.C.- POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY  
P.B.- PLAT BOOK  
O.R.B.- OFFICIAL RECORD BOOK  
D.B.- DEED BOOK  
R - RADIUS  
Δ - CENTRAL ANGLE  
A - ARC LENGTH

JOHN E. SMITH, JR.  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA REG. # 1826  
DATE: 9/22/04



**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417  
(561) 615-3988, (561) 615-3986 FAX

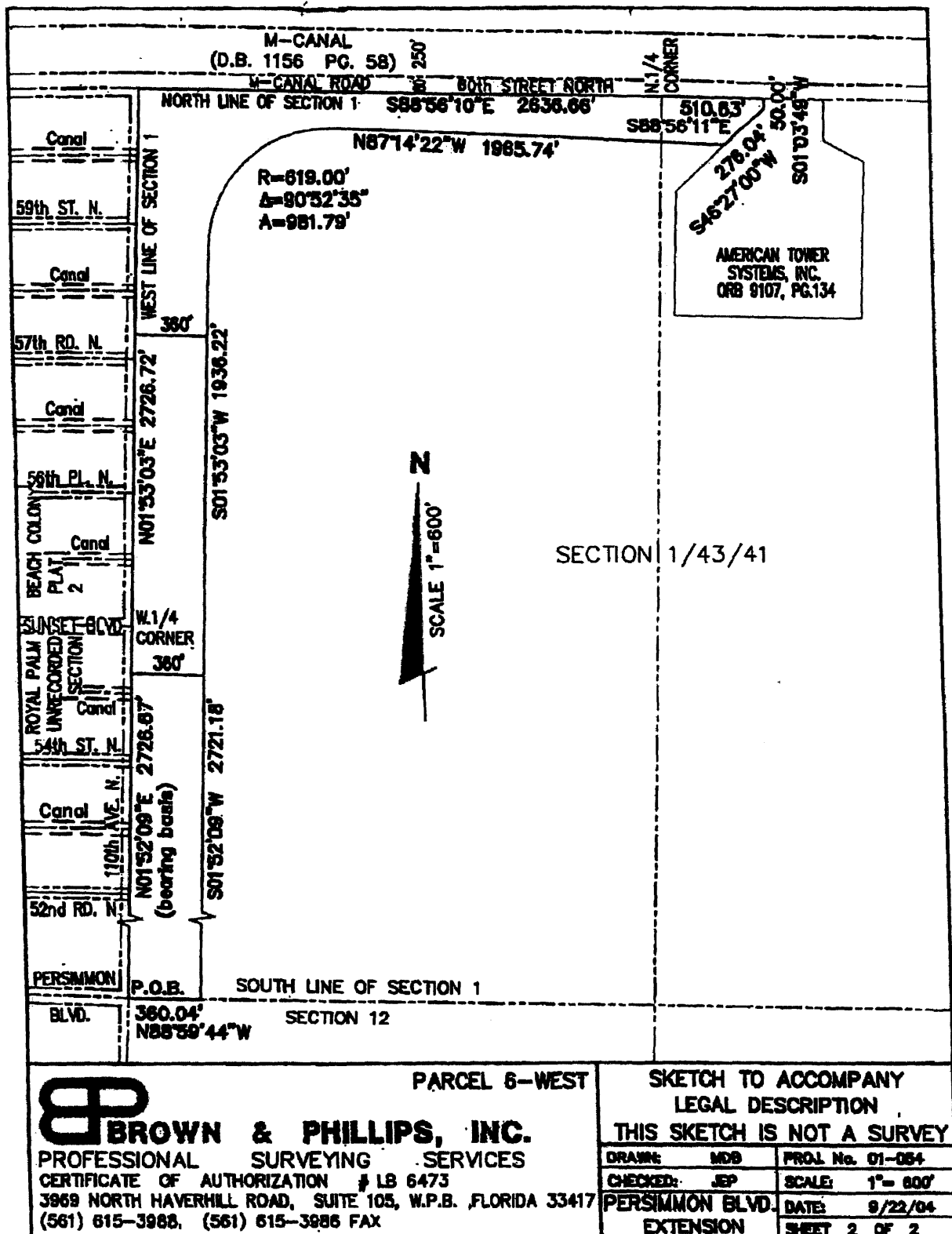
PARCEL 6-WEST

**LEGAL DESCRIPTION**

DRAWN: MDS	PROJ. No. 01-054
CHECKED: JEP	SCALE:
PERSIMMON BLVD.	DATE: 9/22/04
EXTENSION	SHEET 1 OF 2

# EXHIBIT A-5

Page 2 of 8



**BROWN & PHILLIPS, INC.**  
 PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B. FLORIDA 33417  
 (561) 615-3988, (561) 615-3986 FAX

PARCEL 6-WEST

SKETCH TO ACCOMPANY  
 LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"= 600'
PERSIMMON BLVD. EXTENSION	DATE: 9/22/04
	SHEET 2 OF 2

# EXHIBIT A-5

Page 3 of 8

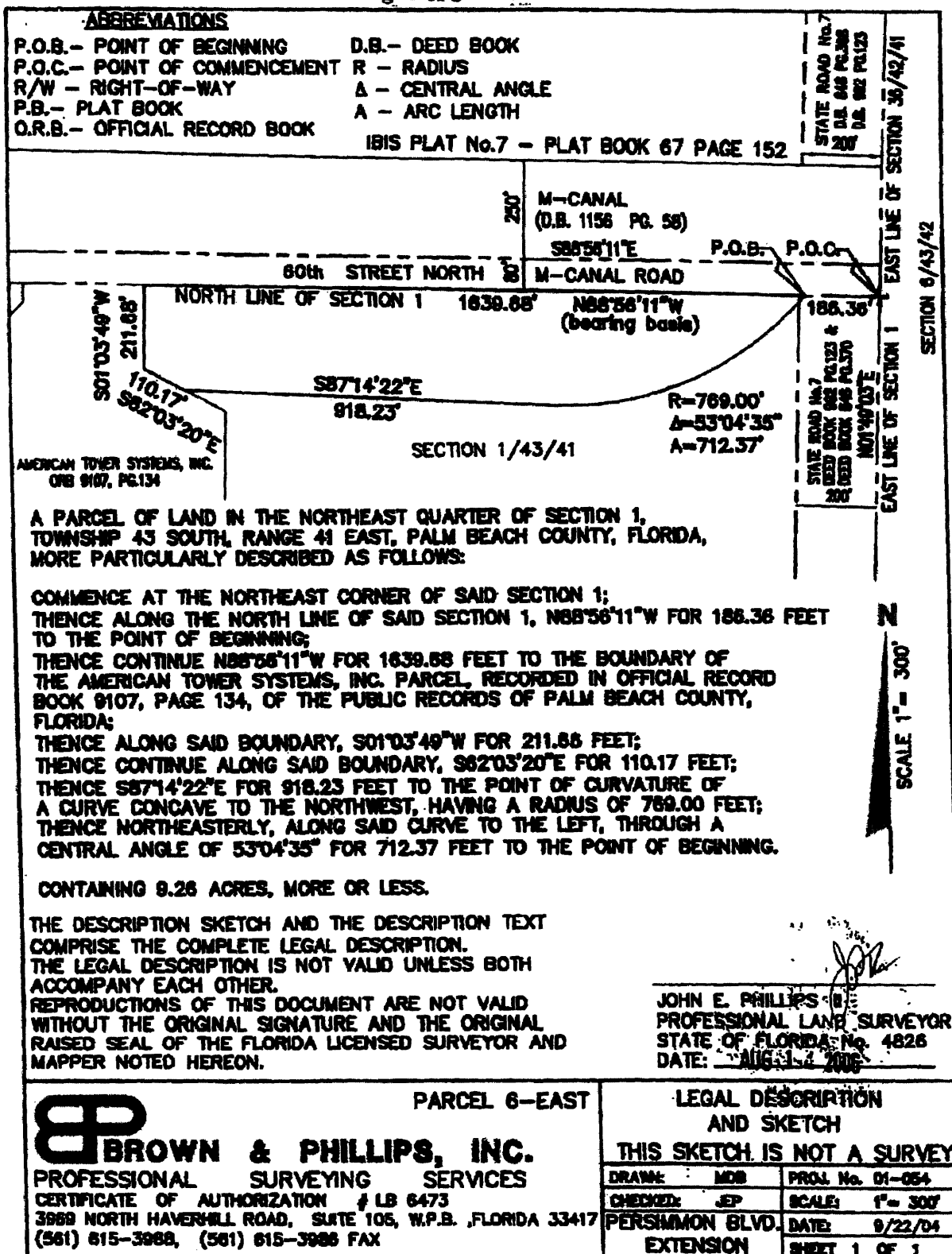
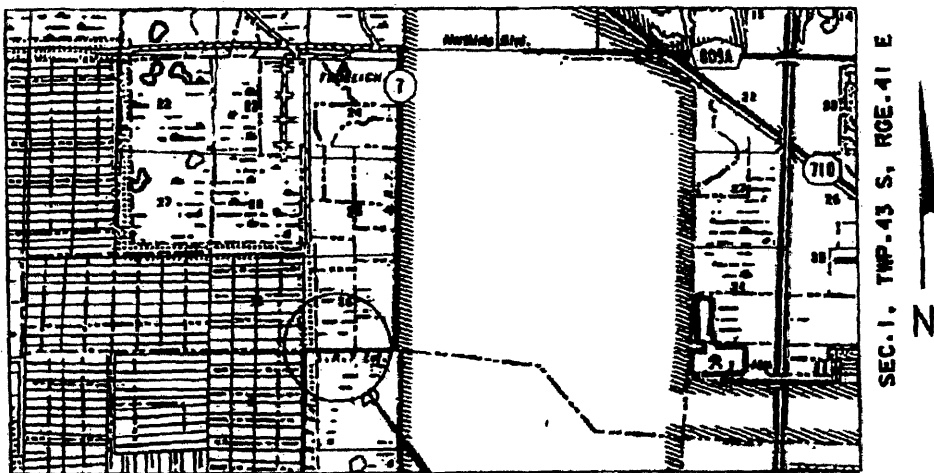


EXHIBIT A-5  
Page 4 of 8  
LESS & EXCEPT PARCEL



LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "A" is the Baseline of Survey of State Road 7 Extension, as shown on the F.D.O.T. Right of Way Map Section No. 93270-2504 same being the north line of Section 1, Township 43 South, Range 41 East. Said line bears South 88°56'10" East; on Grid NAD1983/1990 Adjustment.
- 2) Information shown hereon for State Road 7 Extension is based on the F.D.O.T. Right of Way Map Section No. 93270-2504.
- 3) Purpose for Exhibit "A" is to depict Right-of-way Swap parcel.
- 4) All dimensions are calculated unless otherwise specified.
- 5) All dimensions shown hereon are in Grid.
- 6) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT FOUR  
SURVEYING AND MAPPING  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FLORIDA 33309  
(954)777-4550

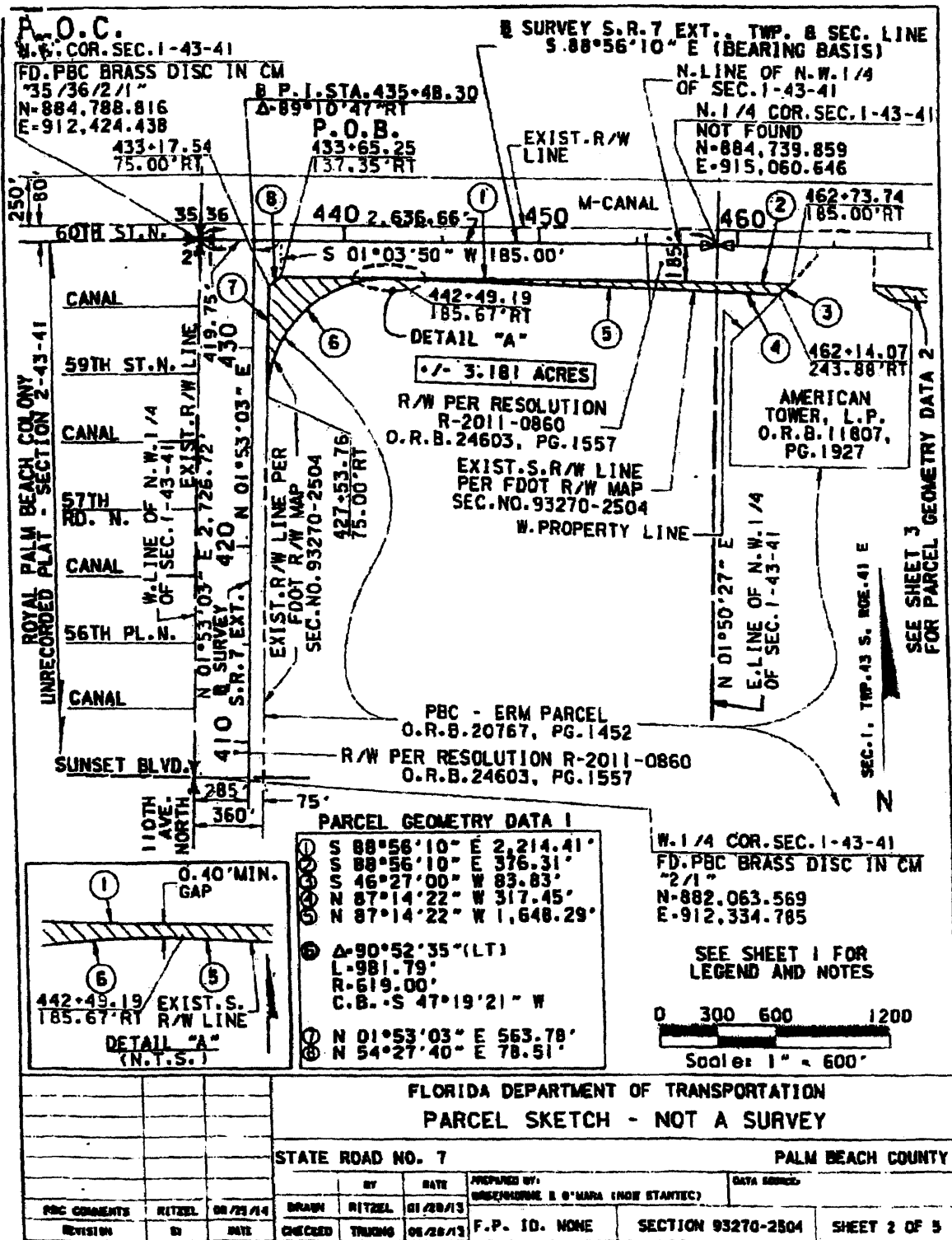
LEGEND:

- AND
- ARC LENGTH OF CURVE
- BASELINE
- CHORD BEARING OF CURVE
- CENTRAL ANGLE OF CURVE
- CONCRETE MONUMENT
- CORNER
- DEFLECTION LEFT
- DEFLECTION RIGHT
- ENVIRONMENTAL RESOURCES MANAGEMENT
- EXISTING
- EXTENSION
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FOUND
- LEFT
- MINIMUM
- NORTH AMERICAN DATUM
- NOT TO SCALE
- NUMBER
- OFFICIAL RECORD BOOK
- PAGE
- PALM BEACH COUNTY
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF INTERSECTION
- RADIUS OF CURVE
- RANGE
- RIGHT
- RIGHT-OF-WAY
- SECTION
- STATE ROAD
- TOWNSHIP
- RIGHT-OF-WAY PARCEL TO ERM

FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH - NOT A SURVEY									
STATE ROAD NO. 7					PALM BEACH COUNTY				
BY		DATE		PREPARED BY:			DATA SOURCE:		
RITZEL		01/25/12		GREGORY H. O'NEAL (NOW STANTEC)					
PBC COMMENTS		RITZEL 06/25/14		DRAWN		RITZEL 01/25/12		F.P. ID. NONE	
REVISION		BY		DATE		CHECKED		SECTION 93270-2504	
						TRUONG		SHEET 1 OF 5	

TIMS:\RMAPPING\PBC TO ERM PSI.dgn

**EXHIBIT A-5**  
**Page 5 of 8**  
**LESS & EXCEPT PARCEL**



TIMS: VIEWAPPINGVBC TO ERM P62.dgn

EXHIBIT A-5  
Page 6 of 8  
**LESS & EXCEPT PARCEL**

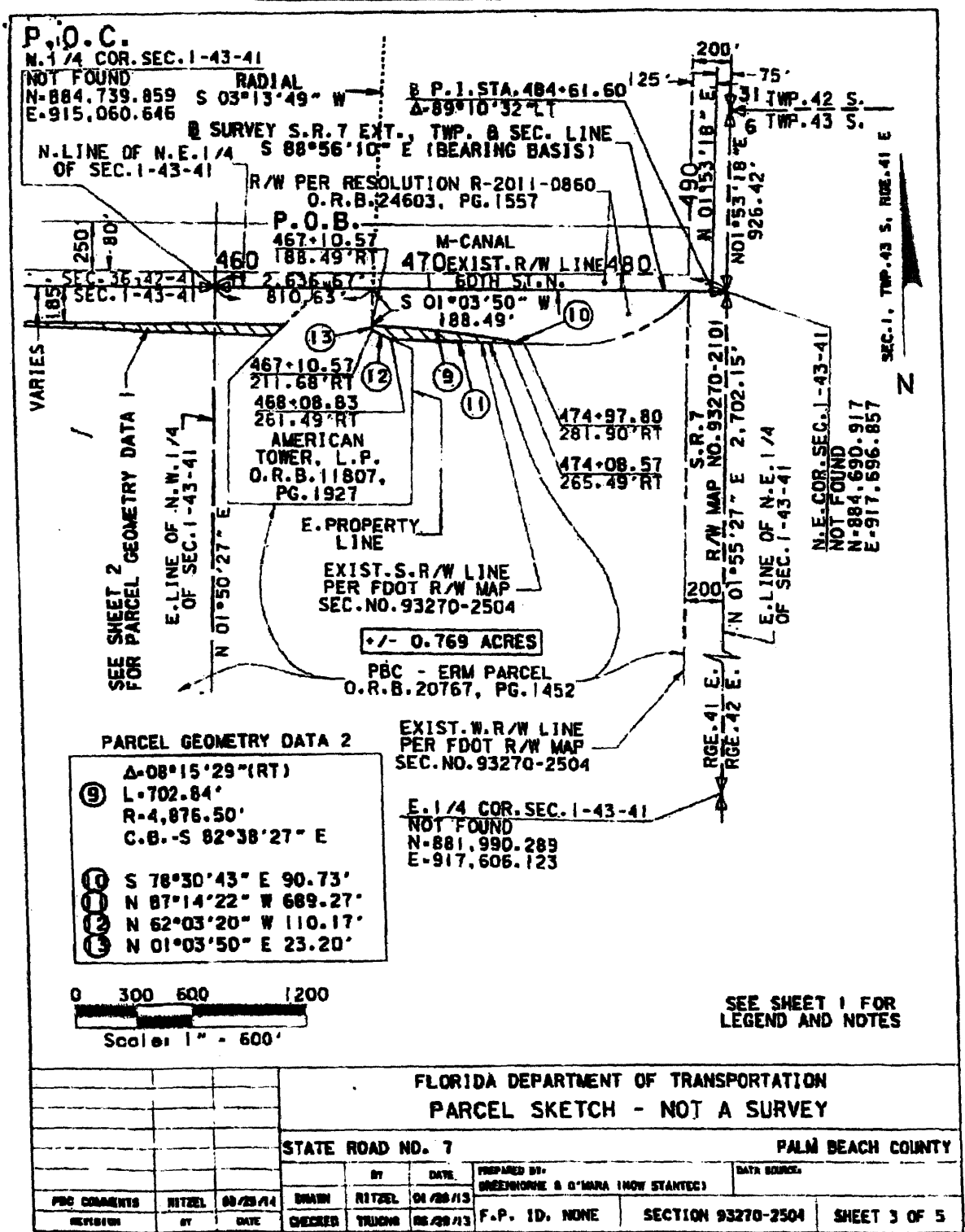


EXHIBIT A-5  
Page 7 of 8  
LESS & EXCEPT PARCEL

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND PALM BEACH COUNTY BRASS DISC IN CONCRETE MONUMENT STAMPED "35/36/2/1" MARKING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88°56'10" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1 AND ALONG THE BASELINE OF SURVEY FOR STATE ROAD 7 EXTENSION AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93270-2504, A DISTANCE OF 419.75 FEET; THENCE SOUTH 01°03'50" WEST AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°56'10" EAST ALONG A LINE BEING 185.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,214.41 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUE SOUTH 88°56'10" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 376.31 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 7 EXTENSION AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE SOUTH 46°27'00" WEST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 83.83 FEET; THENCE NORTH 87°14'22" WEST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 317.45 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUE NORTH 87°14'22" WEST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1,648.29 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 619.00 FEET AND A CHORD BEARING OF SOUTH 47°19'21" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EXISTING RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 90°52'35" AND AN ARC DISTANCE OF 981.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°53'03" EAST ALONG A LINE BEING 360.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 563.78 FEET; THENCE NORTH 54°27'40" EAST, A DISTANCE OF 78.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.181 ACRES, MORE OR LESS.

AND

A PORTION OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 88°56'10" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAME LINE BEING THE BASELINE OF SURVEY FOR STATE ROAD 7 EXTENSION AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93270-2504, A DISTANCE OF 810.63 FEET; THENCE SOUTH 01°03'50" WEST AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE AND ALONG THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 7 EXTENSION AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, A DISTANCE OF 188.49 FEET TO A POINT ON A

(CONTINUE ON NEXT PAGE)

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH- NOT A SURVEY						
			STATE ROAD NO: 7						
			PALM BEACH COUNTY						
				BY	DATE	PREPARED BY: GREENHAWGE & O'HARA (NOW STANTEC)		DATA SOURCE:	
PBC COMMENTS	RITZEL	06/28/14	DRAWN	RITZEL	01/28/13				
REV/ISSN	BY	DATE	CHECKED	THURNO	06/26/13	F.P. ID. NONE		SECTION 93270-2504	SHEET 4 OF 5

**EXHIBIT A-5**

Page 8 of 8

**LESS & EXCEPT PARCEL**

**LEGAL DESCRIPTION**

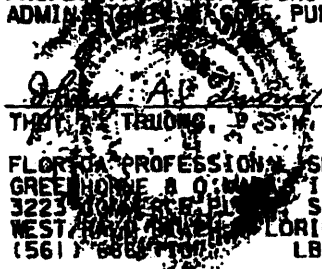
NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 4,876.50 FEET AND A CHORD BEARING OF SOUTH 82°38'27" EAST, A RADIAL BEARING FROM SAID POINT TO THE CENTER OF SAID CURVE BEARS SOUTH 03°13'49" WEST, SAME POINT BEING THE POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH THE CENTRAL ANGLE OF 08°15'29" AND AN ARC DISTANCE OF 702.84 FEET TO A POINT OF TANGENCY, THENCE SOUTH 78°30'43" EAST, A DISTANCE OF 90.73 FEET TO A POINT ON SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, THENCE NORTH 87°14'22" WEST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 689.27 FEET, THENCE NORTH 62°03'20" WEST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 110.17 FEET, THENCE NORTH 01°03'50" EAST ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 23.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.769 ACRES, MORE OR LESS.

ALL CONTAINING 3.950 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SKETCH AND LEGAL DESCRIPTION, AS SHOWN HERE ON THE RIGHT OF WAY PARCEL TO ERM SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504 IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

 THOMAS E. THURMOND, P.S.M.

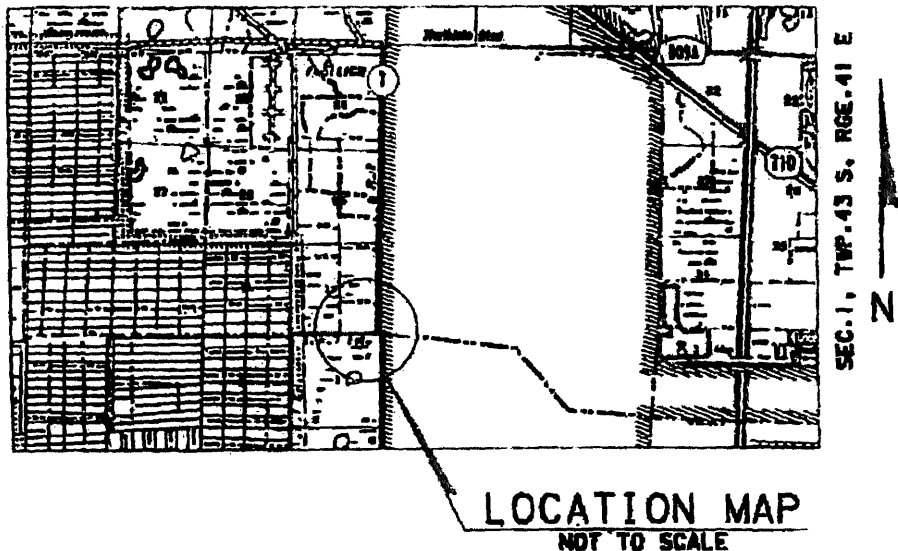
08-26-14  
DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5868  
GREENHORN & O'NEAL, INC. (NOW STANTEC)  
3223 W. UNIVERSITY BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33407  
(561) 688-1100 LB 3935

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT FOUR  
SURVEYING AND MAPPING  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FLORIDA 33309  
(954) 777-4550

FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH- NOT A SURVEY									
STATE ROAD NO. 7					PALM BEACH COUNTY				
PBC COMMENTS		DATE	BY	DATE	PREPARED BY			DATA SOURCE	
RITZEL		08/28/14	THURMOND	01/28/13	GREENHORN & O'NEAL (NOW STANTEC)				
REVISION		BY	DATE	CHECKED	THURMOND	08/28/13	F.P. ID. NONE	SECTION 93270-2504	SHEET 5 OF 5

EXHIBIT A-6  
Page 1 of 3



- LEGEND:**
- B
  - L
  - C.B.
  - A
  - COR.
  - (LT)
  - (RT)
  - ERM
  - EXIST.
  - EXT.
  - FDOT
  - MIN.
  - NAD
  - N.T.S.
  - NO.
  - D.R.S.
  - PG.
  - PBC
  - P.O.B.
  - P.O.C.
  - P.I.
  - R
  - RGE.
  - RT
  - N/W
  - SEC.
  - S.R.
  - TWP.
  -

- AND
- ARC LENGTH OF CURVE
- BASELINE
- CHORD BEARING OF CURVE
- CENTRAL ANGLE OF CURVE
- CORNER
- DEFLECTION LEFT
- DEFLECTION RIGHT
- ENVIRONMENTAL RESOURCES MANAGEMENT
- EXISTING
- EXTENSION
- FLORIDA DEPARTMENT OF TRANSPORTATION
- MINIMUM
- NORTH AMERICAN DATUM
- NOT TO SCALE
- NUMBER
- OFFICIAL RECORD BOOK
- PAGE
- PALM BEACH COUNTY
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF INTERSECTION
- RADIUS OF CURVE
- RANGE
- RIGHT
- RIGHT-OF-WAY
- SECTION
- STATE ROAD
- TOWNSHIP
- ERM PARCEL TO RIGHT-OF-WAY

- SURVEYOR'S NOTES**
- 1) Bearing basis for Exhibit "A" is the Baseline of Survey of State Road 7 Extension, as shown on the F.D.O.T. Right of Way Map Section No. 93270-2504 same being the north line of Section 1, Township 43 South, Range 41 East. Said line bears South 88°55'10" East, on Grid NAD 1983/1990 Adjustment.
  - 2) Information shown hereon for State Road 7 Extension is based on the F.D.O.T. Right of Way Map Section No. 93270-2504.
  - 3) Purpose for Exhibit "A" is to depict land Swap parcel.
  - 4) All dimensions are calculated unless otherwise specified.
  - 5) All dimensions shown hereon are in Grid.
  - 6) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.

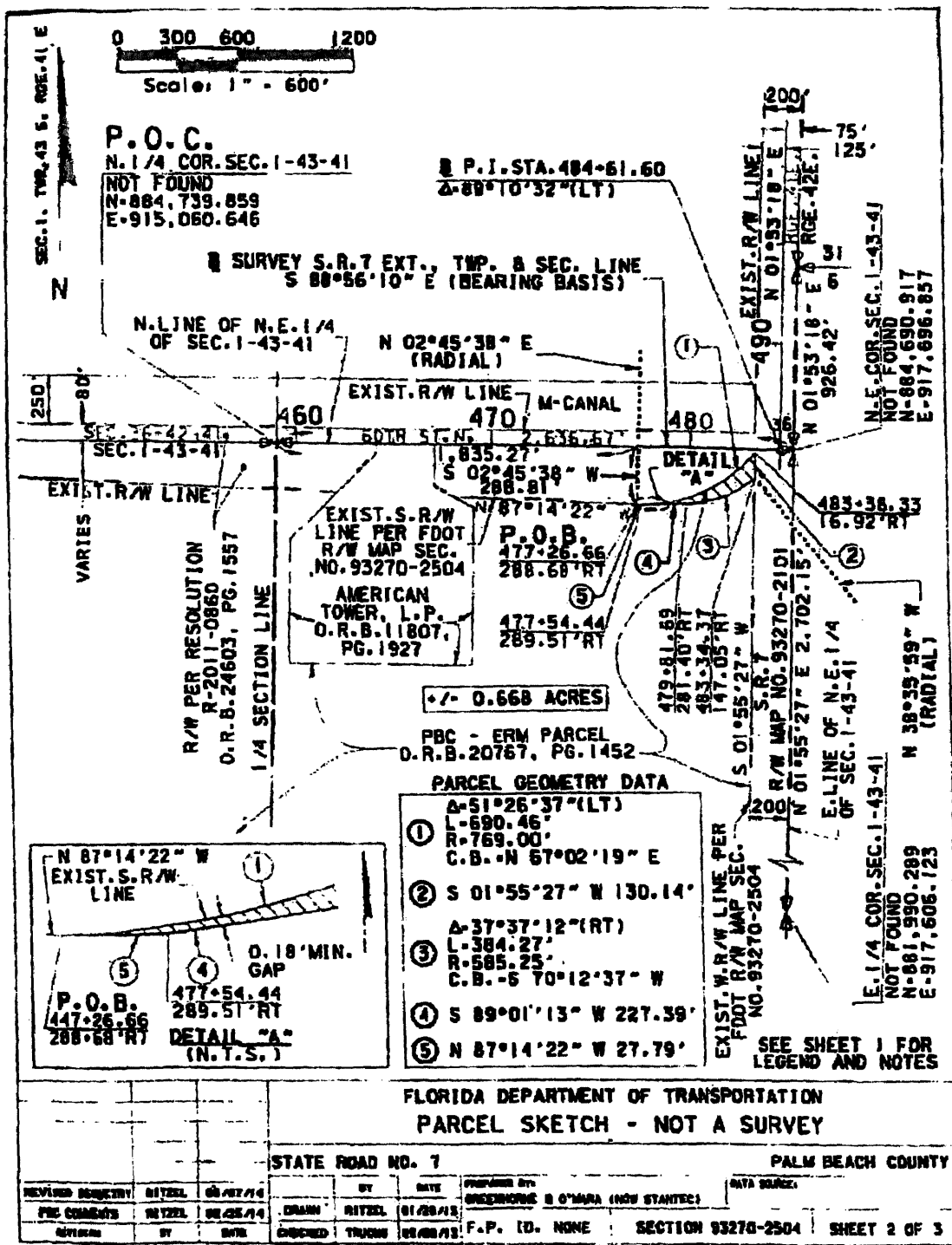
STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT FOUR  
SURVEYING AND MAPPING  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FLORIDA 33309  
(954)777-4550

FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH - NOT A SURVEY									
STATE ROAD NO. 7					PALM BEACH COUNTY				
REVISED GEOMETRY	DATE	06/01/14	BY	DATE	PREPARED BY	06/01/14	06/01/14	06/01/14	06/01/14
PBC COMMENTS	DATE	06/01/14	DRAGEN	DATE	06/01/14	06/01/14	06/01/14	06/01/14	06/01/14
REVISION	BY	DATE	CHECKED	THROUGH	06/01/14	F.P. ID. NONE	SECTION 93270-2504	SHEET 1 OF 3	

TIME: 06/01/14 10:00 AM TO 10:00 AM

# EXHIBIT A-6

Page 2 of 3



T:\GIS\MAPS\PS2.dgn

**EXHIBIT A-6**

Page 3 of 3

**LEGAL DESCRIPTION**

A PORTION OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 1, THENCE SOUTH 88°56'10" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAME LINE BEING THE BASELINE OF SURVEY FOR STATE ROAD 7 EXTENSION AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93270-2504, A DISTANCE OF 1,835.27 FEET; THENCE SOUTH 02°45'38" WEST, A DISTANCE OF 288.81 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 769.00 FEET AND THE CHORD BEARING OF NORTH 67°02'19" EAST, THE RADIAL BEARING FROM SAID POINT TO THE CENTER OF CURVE BEARS NORTH 02°45'38" EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 7 EXTENSION AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°26'37" AND AN ARC DISTANCE OF 890.46 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, THENCE SOUTH 01°55'27" WEST ALONG SAID THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7 AND ALONG A LINE BEING 200.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 130.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 585.25 FEET AND A CHORD BEARING OF SOUTH 70°12'37" WEST, THE RADIAL BEARING FROM SAID POINT TO THE CENTER OF CURVE BEARS NORTH 38°35'59" WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°37'12" AND AN ARC DISTANCE OF 384.27 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°01'13" WEST, A DISTANCE OF 227.39 FEET TO A POINT, THENCE NORTH 87°14'22" WEST, A DISTANCE OF 27.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.668 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SKETCH AND LEGAL DESCRIPTION, AS SHOWN HERE ON THE ERM PARCEL TO RIGHT OF WAY SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504 IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

THU 11 13 2014  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO.5868  
GREEN CORNELL & MARR, INC. (NOW STANTEC)  
3220 CALABASH BLVD. SUITE 100  
WEST PALM BEACH, FLORIDA 33407  
(561) 831-1100 LB 3935

08-26-14  
DATE

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT FOUR  
SURVEYING AND MAPPING  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FLORIDA 33309  
(954) 777-4550

**FLORIDA DEPARTMENT OF TRANSPORTATION  
PARCEL SKETCH - NOT A SURVEY**

		STATE ROAD NO. 7		PALM BEACH COUNTY	
REVIEWED BY:	DATE:	BY:	DATE:	PREPARED BY:	DATA SOURCE:
PGC COMMENTS:	DATE:	DATE:	DATE:	GREEN CORNELL & MARR (NOW STANTEC)	
REVISION:	DATE:	DATE:	DATE:	F.P. ID. NONE	SECTION 93270-2504 SHEET 3 OF 3

TIME: UNWRAPPING FROM TO PBC P53.dgn

**EXHIBIT A-7**

Page 1 of 2

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, WEST PALM BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH EIGHTY (80) FEET OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

LESS THE EAST 200.00 FEET FOR STATE ROAD 7 AS RECORDED IN DEED BOOK 848, PAGE 368, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL CONTAINS 9.3161 ACRES MORE OR LESS.

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

THIS INSTRUMENT WAS PREPARED BY NORMAN J. HOWARD, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER, 160 AUSTRALIAN AVENUE, SUITE 405, WEST PALM BEACH, FLORIDA 33406.


I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE NO. 5776

7-21-04

DATE

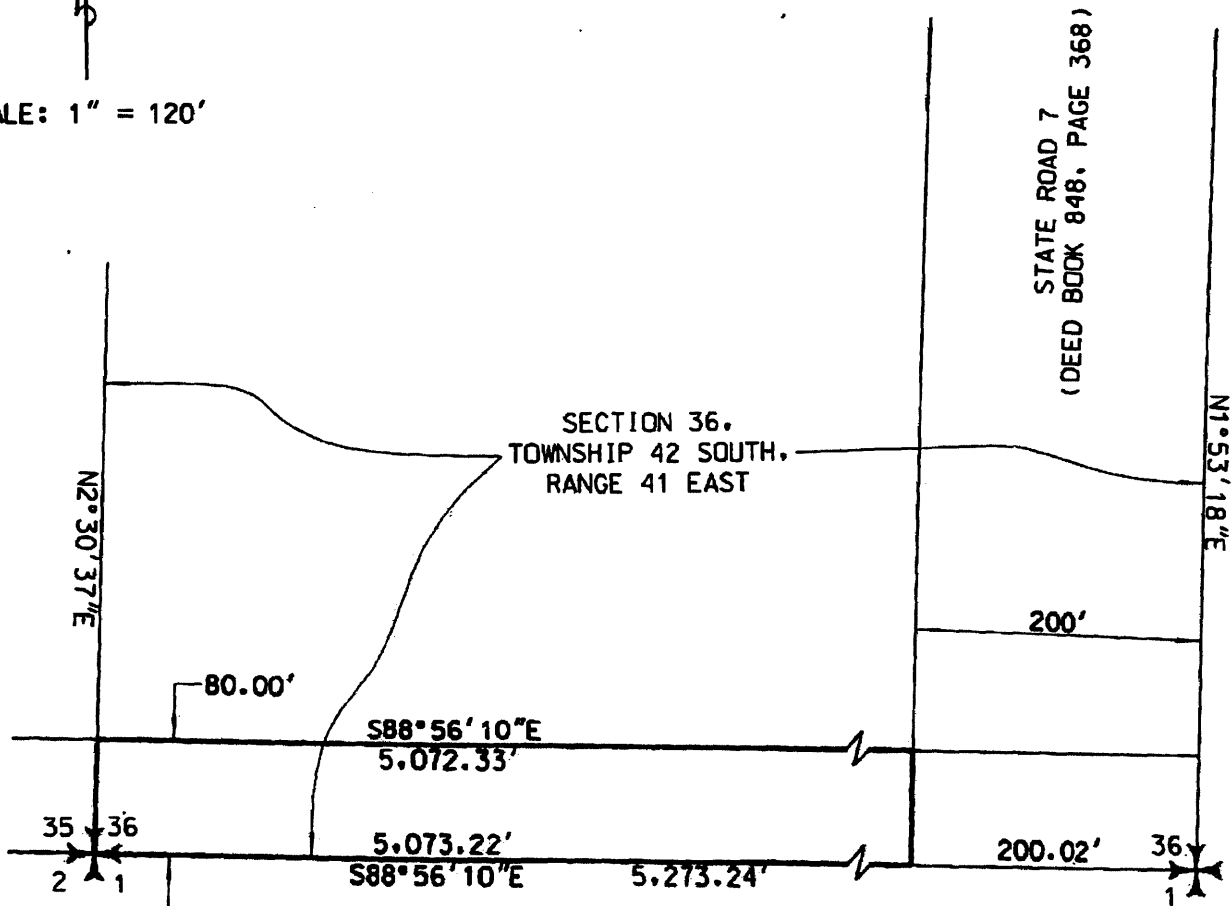
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROJECT NO. 2004507	SHEET 2	SHEET 1	PROJECT:		60th STREET, ROYAL PALM BEACH BOULEVARD-PERSIMMON EXT PARCEL 101	
			DESIGN FILE NAME	DRAWING NO.	PERSIMMON EXT	S-1-04-2228
			DATE 6/24/04	BY N.J.H.	DATE 7/21/04	REVISION 1 LESS E. 200'
						
			PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 160 AUSTRALIAN AVENUE WEST PALM BEACH, FL 33406			

**EXHIBIT A-7**  
Page 2 of 2



SCALE: 1" = 120'



SECTION 1,  
TOWNSHIP 43 SOUTH,  
RANGE 41 EAST

THIS IS NOT A SURVEY.

PARCEL 101

**EXHIBIT A-8**

**Page 1 of 2**

**A parcel of land 120.0 feet in width lying in Sections 25 and 36, Township 42 South, Range 41 East, Palm Beach County, Florida, and lying Westerly of the following described line:**

**Beginning at the intersection of the North line of said Section 25 with the West right-of-way line of State Road 7 (a 200 foot right-of-way); thence South 01°44'12" West along said West right-of-way line, a distance of 3408.85 feet; thence continue along said West right-of-way line, S 01°53'18" West, a distance of 2570.19 feet to the point of curvature of a curve concave to the West having a radius of 2242.00 feet; thence Southwesterly along the arc of said curve through a central angle of 25°10'35", a distance of 985.15 feet to the point of tangency; thence South 27°03'53" West, a distance of 1661.78 feet to a point on the North right-of-way line of M-Canal and the point of termination of the herein described line.**

**The westerly line of said parcel to be extended or shortened to intersect the north line of M-Canal.**

**Parcel contains 29.27 acres more or less.**

A PLAT OF  
**IBIS GOLF AND COUNTRY CLUB PLAT NO. 7**

**154**

A PLANNED UNIT DEVELOPMENT

LYING IN SECTIONS 24, 25, & 36, TOWNSHIP 42 S., RANGE 41 E.,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

FEBRUARY 1991

SHEET 3 OF 17

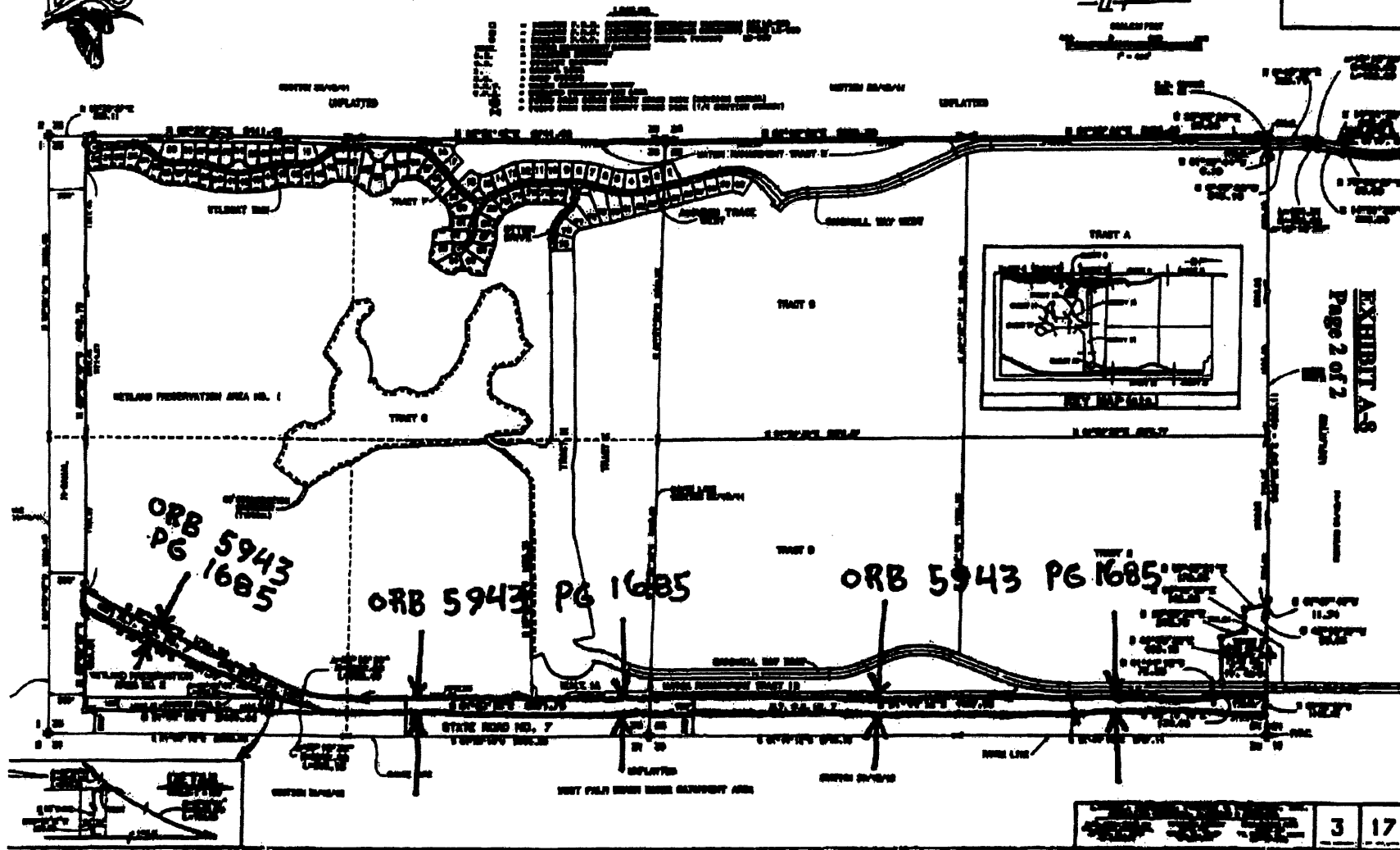


EXHIBIT A-8  
Page 2 of 2

**EXHIBIT A-9**

**Page 1 of 2**

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 13 AND 24, TOWNSHIP 42 SOUTH, RANGE 41 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY  
DESCRIBED AS:

THE WEST 120.00 FEET OF THE EAST 320.00 FEET OF SAID SECTION 24;

TOGETHER WITH

THE WEST 120.00 FEET OF THE EAST 320.00 FEET OF THE SOUTH 576.00 FEET  
OF SAID SECTION 13.


PARCEL CONTAINS 718.900 SQUARE FEET OR 16.5037 ACRES

**BEARING BASE:**

BEARINGS SHOWN HEREON ARE GRID NAD 83, 1990 ADJUSTED WITH THE EAST  
LINE OF SAID SECTION 24 HAVING A BEARING OF NORTH 01°44'12" EAST.


NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

THIS INSTRUMENT WAS PREPARED BY NORMAN J. HOWARD, P.S.M., IN  
THE OFFICE OF THE COUNTY ENGINEER, 160 AUSTRALIAN AVE, SUITE  
405, WEST PALM BEACH, FLORIDA, 33406.

  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE NO. 5776

8-25-04  
DATE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.

PROJECT NO. 2004507	SHEET 2	PROJECT PERSIMMON BOULEVARD NORTHERLY EXTENSION PARCEL 111	DESIGN FILE NAME 2004507	DRAWING NO. S-1-04-2256	DATE 8/25/04	SCALE AS SHOWN N.J.H. BY N.J.H.	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 160 AUSTRALIAN AVENUE WEST PALM BEACH, FL 33406

**EXHIBIT A-9**  
**Page 2 of 2**

**NORTHLAKE BOULEVARD**  
 SOUTH RIGHT OF WAY  
 OFFICIAL RECORD BOOK 5912, PAGE 122

**II-I**

SCALE: 1" = 200'  
 THIS IS NOT A SURVEY

SECTION 13,  
 TOWNSHIP 42 SOUTH  
 RANGE 41 EAST

SECTION 18,  
 TOWNSHIP 42 SOUTH  
 RANGE 42 EAST

SECTION 24,  
 TOWNSHIP 42 SOUTH  
 RANGE 41 EAST

SECTION 19,  
 TOWNSHIP 42 SOUTH  
 RANGE 42 EAST

