



II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
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-	-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.

C. Departmental Fiscal Review: Alii Kovalainen

III. REVIEW COMMENTS

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

12/30 12/30/20 1/5/21  
OFMB BR 12/30 Contract Dev. and Control  
1-5-21

B. Approved as to Form  
and Legal Sufficiency:

1/6/21 for L. Herman  
Assistant County Attorney

C. Other Department Review:

\_\_\_\_\_  
Department Director

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

A vertical scale bar labeled "Mile" with tick marks at 0, 0.5, and 1.

Return via Palm Beach County interoffice mail to:  
Toni Sharp, 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  
Acct. No.: 1010

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

Property Control Number:   Portion of 00-42-43-25-32-001-0000

**NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

<b>PROJECT NO.: MRT2020-016; 1983-00161</b>
<b>ROAD NAME: Indian Rd &amp; Okeechobee Blvd</b>
<b>PARCEL NO.: 15 ft, 12ft and 3 ft DE</b>

**RELEASE OF DRAINAGE EASEMENT**

**WHEREAS**, a 15 foot drainage easement was conveyed to **PALM BEACH COUNTY**, a political subdivision of the State of Florida (County) on April 15, 1997, and recorded in Official Record Book 9745, Page 1465; a 12 foot drainage easement was conveyed to County on April 17, 1997, and recorded in Official Record Book 9749, Page 1271; a 3 foot drainage easement was conveyed to County on April 15, 1997, and recorded in Official Record Book 9745, Page 1463, in the Public Records of Palm Beach County, Florida (collectively “Drainage Easements”); and,

**WHEREAS**, the Drainage Easements were initially conveyed to County by the prior land owners and transferred to **NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC**, a Florida limited liability company, whose post office address is 4000 Okeechobee Boulevard, West Palm Beach, Florida 33409-3202 (“Developer”). The Developer is now the underlying fee simple owner of the property encumbered by the Drainage Easements; and,

**WHEREAS**, the Drainage Easements are inconsistent with the Developer’s proposed site plan; and

**WHEREAS**, Developer has requested the release of the drainage easements so that a replacement drainage system can be conveyed per the proposed site plan; and,

**WHEREAS**, Developer has conveyed a drainage easement and right-of-way easement which includes two 10 foot parcels on either side of the drainage easement which will provide access for drainage maintenance; and

**WHEREAS**, County Engineering & Public Works Department staff has reviewed the request and finds it is appropriate to release the Drainage Easements.

**NOW, THEREFORE,** in consideration of the recitals set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County does hereby release the Drainage Easements.

**IN WITNESS WHEREOF,** the County has caused this Release of Drainage Easement to be executed on \_\_\_\_\_.

**ATTEST:**

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

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

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By: YBH/TEL  L. Herman  
Assistant County Attorney

**County:**

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

By: \_\_\_\_\_  
Dave Kerner, Mayor

**(Official Seal)**

Return via Palm Beach County interoffice mail to:  
Toni Sharp, 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 Number: Portion of Property Control Number 00-42-43-25-32-001-0000

**NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**PROJECT NO.:** RW53745; MRT2020016  
**ROAD NAME:** Okeechobee Blvd & Indian Rd  
**PARCEL NO.:** Easement Relocation

**DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT ("Easement") is made this 12<sup>th</sup> day of August, 2020, by **NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC**, a Florida limited liability company, whose post office address is 4000 Okeechobee Boulevard, West Palm Beach, Florida 33409-3202, ("Grantor"), to **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, ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, for the purpose of a perpetual drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida: Property more particularly described in Exhibit "A" attached hereto and made a part hereof ("Easement Premises").

This Easement shall be used to permanently construct, install, operate, and maintain (collectively "Perform Work") with regard to roadway facilities and related facilities in the Easement Premises (collectively "Facilities"). Facilities shall include earth embankment fill; drainage facilities for transporting water, both above ground (swales) and buried (pipes and structures) to or from water retention areas. The Easement includes the right at any time to install, bore, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove, or relocate the Facilities, or perform any other activities related to the Facilities.

This Easement shall be non-exclusive, provided, however, that Grantor, its successors and assigns, shall be permanently prohibited from hindering, obstructing, removing or interfering with the operation, functioning, maintenance, or repair of any of the Facilities.

To the extent that Grantor, its successors and assigns, hinder, obstruct, remove or interfere with the operation, functioning, maintenance, or repair of any of the Facilities (collectively "Interference"), Grantor, its successors and assigns shall be liable for any and all expenses and damages related to the Interference.

The installation of Facilities shall not extend beyond the limits of the Easement Premises.

Grantee, its agents, successors and assigns, shall have the right, but not the obligation, to Perform Work on the Facilities and/or to remove and use any or all of the soil and/or subsoil within the Easement Premises.

Any amendment or modification to this Easement shall be effective if the same is in writing, signed, and recorded in the public records of Palm Beach County, Florida.

Remainder of page intentionally left blank.

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

(Signature of two witnesses  
required by Florida law)

Katie Harlow  
Witness Signature (Required)

Katie Harlow  
Witness Name Printed or Typed

Lisa Wilson  
Witness Signature (Required)

Lisa Wilson  
Witness Name Printed or Typed

STATE OF New York

COUNTY OF Saratoga

Before me personally appeared Jared M. Cantanucci, who is (*choose one*) personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Managing Member of New Country Motor Cars of Palm Beach, LLC, a Florida limited liability company, and severally acknowledged to and before me by means of (*choose one*) physical presence or online notarization, that he executed such instrument as such officer of said company, and that said instrument is the free act and deed of said company.

Witness my hand and official seal this 12th day of August, 2020.

(Stamp/Seal)

Jennifer E. Bolton  
Notary Signature  
Notary Public, State of New York

Jennifer E. Bolton  
Print Notary Name

Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

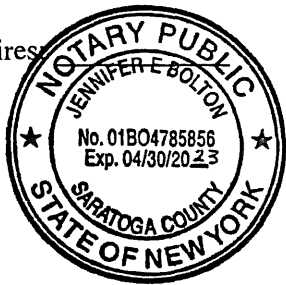




EXHIBIT A

A DRAINAGE EASEMENT IN TRACT A OF MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO, RECORDED IN PLAT BOOK 112, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, 20.00 FEET IN WIDTH, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A;  
THENCE ALONG THE EAST BOUNDARY OF SAID TRACT A, N01°58'21"E FOR 39.02 FEET TO THE POINT OF BEGINNING;  
THENCE S83°48'39"W FOR 29.97 FEET;  
THENCE N88°28'20"W FOR 245.61 FEET;  
THENCE N59°03'34"W FOR 55.00 FEET;  
THENCE N89°08'46"W FOR 140.78 FEET TO THE WEST BOUNDARY OF SAID TRACT A, AND THE POINT OF TERMINATION OF SAID CENTERLINE.

CONTAINING 9,427 SQUARE FEET (0.216 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 STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

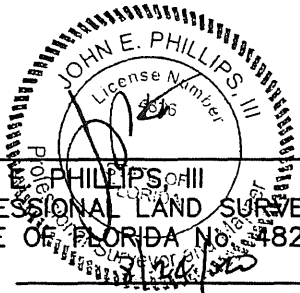
REVISIONS:

6/24/20: ADDRESS PBC 5/27/20 COMMENTS
7/6/20: ADDRESS PBC 7/6/20 COMMENTS



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

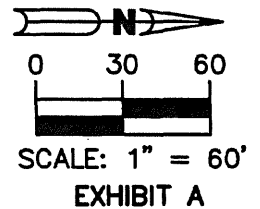


JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 4/15/20

**MERCEDES BENZ OF PALM BEACH  
DRAINAGE EASEMENT**  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-052E
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 4/15/20
	SHEET 1 OF 3

S:\2019 drawing files\19-132\19-132 Mercedes Easements LS.dwg, 7/6/2020 4:35:10 PM, DWG To PDF.pc3



**MERCEDES BENZ OF PALM BEACH  
DRAINAGE EASEMENT**  
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-052E
CHECKED: JEP	SCALE: 1" = 60'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 4/15/20
	SHEET 2 OF 3

SURVEYOR'S NOTES:

- 1) THIS DESCRIPTION IS BASED ON PLANS PREPARED BY SIMMONS & WHITE, INC., PROJECT NO.19-126, DRAWING NO.19126S08, SHEET 8 OF 9, DATED 2/28/2020; AND ON MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO, RECORDED IN PLAT BOOK 112, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER SECTION 6, ITEMS 1-22 OF A PROPERTY INFORMATION REPORT, PREPARED BY STATEWIDE LAND TITLE, INC.; CUSTOMER FILE NO.: MERCEDES BENZ; SLTI FILE NO.: 19-16290; EXPRESSLY PREPARED FOR BRANDENBURG & ASSOCIATES, P.A.; DATED FEBRUARY 19, 2019. ITEMS AFFECTING, OR IN THE VICINITY OF THE DRAINAGE EASEMENT ARE SHOWN ON THE SKETCH.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 3) BEARING BASIS: N01°58'21"E (ASSUMED) ALONG THE EAST BOUNDARY TRACT A, PER MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO, PLAT BOOK 112 PAGE 57.
- 4) PARENT TRACT PARCEL CONTROL NUMBER: 00-42-43-25-32-001-0000
- 5) ABBREVIATIONS:  
P.O.C.— POINT OF COMMENCEMENT  
P.O.B. — POINT OF BEGINNING  
P.O.T. — POINT OF TERMINATION OF CENTERLINE  
P.B. — PLAT BOOK  
RPB — ROAD PLAT BOOK  
U.E. — UTILITY EASEMENT (PLAT BOOK 112 PG.57)  
L.A.E. — LIMITED ACCESS EASEMENT (PLAT BOOK 112 PG.57)  
B.E. — BUFFER EASEMENT (PLAT BOOK 112 PG.57)  
ORB — OFFICIAL RECORD BOOK  
PG. — PAGE  
R/W — RIGHT-OF-WAY  
CL — CENTERLINE  
PBCo — PALM BEACH COUNTY  
FPLE — FLORIDA POWER & LIGHT COMPANY EASEMENT
- 6) 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 1983/1990 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND  
H. SCALE FACTOR — 1.0000394  
I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE  
J. ROTATION EQUATION:  
N01°58'21"E (ASSUMED) 0°24'46" COUNTER-CLOCKWISE,  
N01°33'35"E (GRID) ASSUMED TO GRID



E-Mail: info@brown-phillips.com  
**BROWN & PHILLIPS, INC.**  
**PROFESSIONAL SURVEYING SERVICES**  
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1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

**MERCEDES BENZ OF PALM BEACH  
DRAINAGE EASEMENT**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-052E
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 4/15/20
	SHEET 3 OF 3

Return via Palm Beach County interoffice mail to:  
Toni Sharp, 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 Number: Portion of Property Control Number 00-42-43-25-32-001-0000

**NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**PROJECT NO.:** RW53745; MRT2020016  
**ROAD NAME:** Okeechobee Blvd & Indian Rd  
**PARCEL NO.:** 10' Easement Strips

**DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT ("Easement") is made this 17<sup>th</sup> day of November, 2020, by **NEW COUNTRY MOTOR CARS OF PALM BEACH, LLC**, a Florida limited liability company, whose post office address is 4000 Okeechobee Boulevard, West Palm Beach, Florida 33409-3202, ("Grantor"), to **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, ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, for the purpose of a perpetual drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida: Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof ("Easement Premises").

This Easement shall be used to permanently construct, install, operate, and maintain (collectively "Perform Work") with regard to roadway facilities and related facilities in the Easement Premises (collectively "Facilities"). Facilities shall include earth embankment fill; drainage facilities for transporting water, both above ground (swales) and buried (pipes and structures) to or from water retention areas. The Easement includes the right at any time to install, bore, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove, or relocate the Facilities, or perform any other activities related to the Facilities.

This Easement shall be non-exclusive, provided, however, that Grantor, its successors and assigns, shall be permanently prohibited from hindering, obstructing, removing or interfering with the operation, functioning, maintenance, or repair of any of the Facilities.

To the extent that Grantor, its successors and assigns, hinder, obstruct, remove or interfere with the operation, functioning, maintenance, or repair of any of the Facilities (collectively "Interference"), Grantor, its successors and assigns shall be liable for any and all expenses and damages related to the Interference.

The installation of Facilities shall not extend beyond the limits of the Easement Premises.

Grantee, its agents, successors and assigns, shall have the right, but not the obligation, to Perform Work on the Facilities and/or to remove and use any or all of the soil and/or subsoil within the Easement Premises.

Any amendment or modification to this Easement shall be effective if the same is in writing, signed, and recorded in the public records of Palm Beach County, Florida.

Remainder of page intentionally left blank.

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

(Signature of two witnesses  
required by Florida law)

Katie Harlow  
Witness Signature (Required)

Katie Harlow

Witness Name Printed or Typed

Jennifer E. Bolton  
Witness Signature (Required)

Jennifer E. Bolton

Witness Name Printed or Typed

STATE OF New York

COUNTY OF Saratoga

Before me personally appeared Jared M. Cantanucci, who is (*choose one*) personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Managing Member of New Country Motor Cars of Palm Beach, LLC, a Florida limited liability company, and severally acknowledged to and before me by means of (*choose one*) physical presence or online notarization, that he executed such instrument as such officer of said company, and that said instrument is the free act and deed of said company.

Witness my hand and official seal this 17<sup>th</sup> day of November, 2020.

(Stamp/Seal)

EMELIA G. WATERS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01WA6200330  
Qualified in Warren County  
My Commission Expires January 26, 2021

Emilia G. Waters  
Notary Signature  
Notary Public, State of New York

Emilia G. Waters  
Print Notary Name  
01WA6200330  
Commission Number  
My Commission Expires: 01/26/2021

TWO (2) PALM BEACH COUNTY DRAINAGE EASEMENTS IN TRACT A OF MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO, RECORDED IN PLAT BOOK 112, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A;  
THENCE ALONG THE EAST BOUNDARY OF SAID TRACT A, N01°58'21"E FOR 49.13 FEET TO POINT OF BEGINNING NO.1;  
THENCE CONTINUE ALONG SAID EAST BOUNDARY, N01°58'21"E FOR 10.10 FEET;  
THENCE S83°48'39"W FOR 31.48 FEET; THENCE N88°28'20"W FOR 239.01 FEET;  
THENCE N59°03'34"W FOR 55.13 FEET; THENCE N89°08'46"W FOR 140.77 FEET TO A LINE LYING 5.00 FEET EAST OF, AND PARALLEL WITH, THE WEST BOUNDARY OF SAID TRACT A;  
THENCE ALONG SAID PARALLEL LINE, N01°57'15"E FOR 452.40 FEET;  
THENCE N88°02'45"W FOR 5.00 FEET TO THE SAID WEST BOUNDARY OF SAID TRACT A;  
THENCE ALONG SAID WEST BOUNDARY, S01°57'15"W FOR 462.50 FEET;  
THENCE S89°08'46"E FOR 143.27 FEET; THENCE S59°03'34"E FOR 55.06 FEET;  
THENCE S88°28'20"E FOR 242.31 FEET; THENCE N83°48'39"E FOR 30.73 FEET TO POINT OF BEGINNING NO.1.

CONTAINING 6,976 SQUARE FEET (0.160 ACRES), MORE OR LESS.


AND

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A, LYING ON THE EAST RIGHT-OF-WAY OF INDIAN ROAD;  
THENCE ALONG SAID EAST RIGHT-OF-WAY, AND WEST BOUNDARY OF SAID TRACT A, N01°57'15"E FOR 38.73 FEET TO POINT OF BEGINNING NO.2;  
THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, AND WEST BOUNDARY, N01°57'15"E FOR 10.00 FEET;  
THENCE S89°08'46"E FOR 138.28 FEET; THENCE S59°03'34"E FOR 59.34 FEET TO A NON-TANGENT CURVE, 25.00 FEET NORTH OF, AND CONCENTRIC WITH, THE SOUTH BOUNDARY OF SAID TRACT A, HAVING A RADIUS OF 1211.28 FEET, WHERE A RADIAL LINE BEARS S01°53'52"E;  
THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°51'44" FOR 18.23 FEET; THENCE N59°03'34"W FOR 41.42 FEET; THENCE N89°08'46"W FOR 135.79 FEET TO POINT OF BEGINNING NO.2

CONTAINING 1,873 SQUARE FEET (0.043 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 STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

REVISIONS:
6/24/20: ADDRESS PBC 5/27/20 COMMENTS
7/6/20: ADDRESS PBC 7/6/20 COMMENTS
11/9/20: ADDRESS PBC 11/5/20 COMMENTS



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



JOHN E. PHILLIPS, III

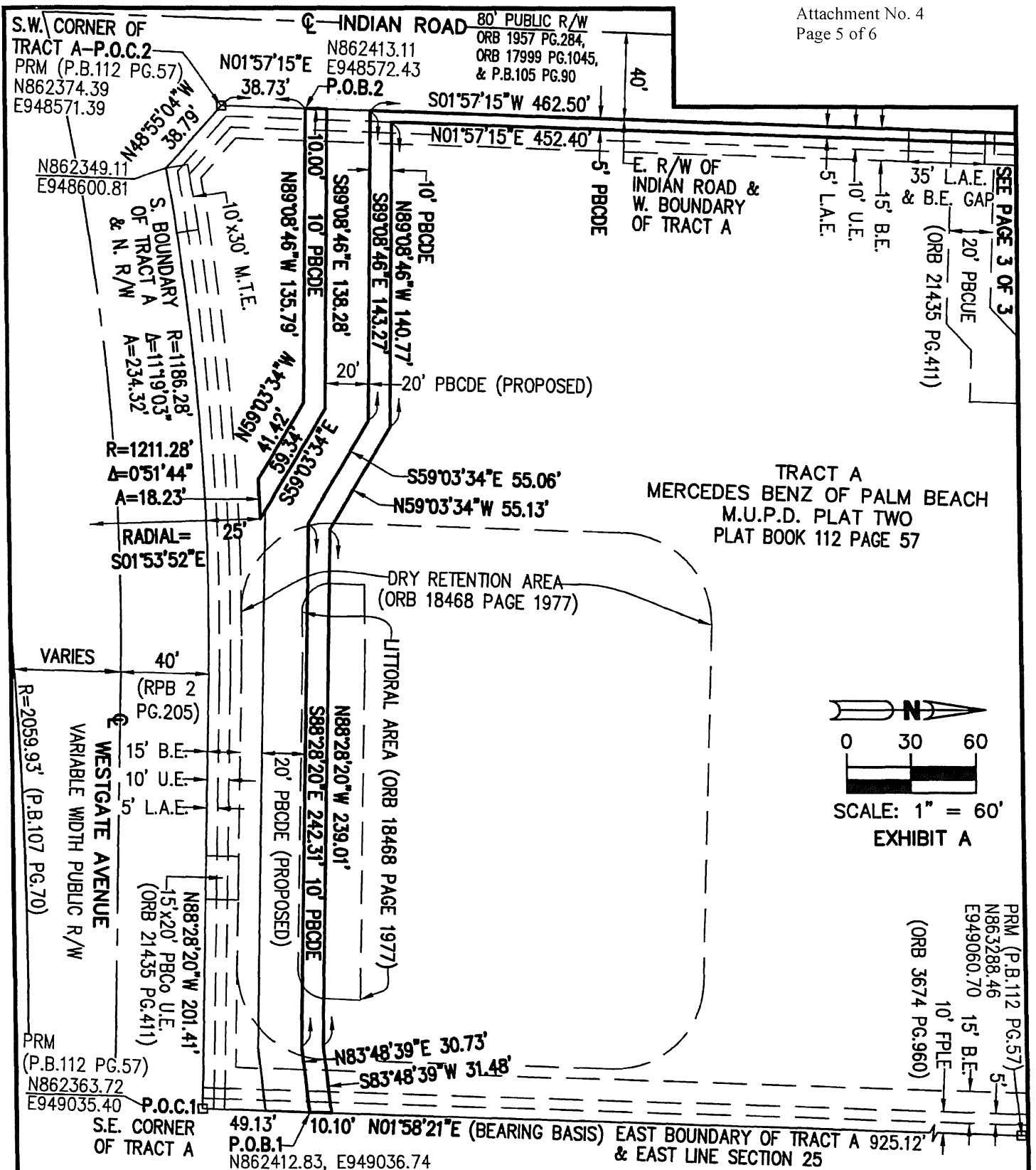
PROFESSIONAL LAND SURVEYOR

STATE OF FLORIDA No. 4826

DATE: 4/22/20

MERCEDES BENZ OF PALM BEACH  
DRAINAGE EASEMENT  
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-052E
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 4/22/20
	SHEET 1 OF 3



**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

**MERCEDES BENZ OF PALM BEACH  
DRAINAGE EASEMENT**

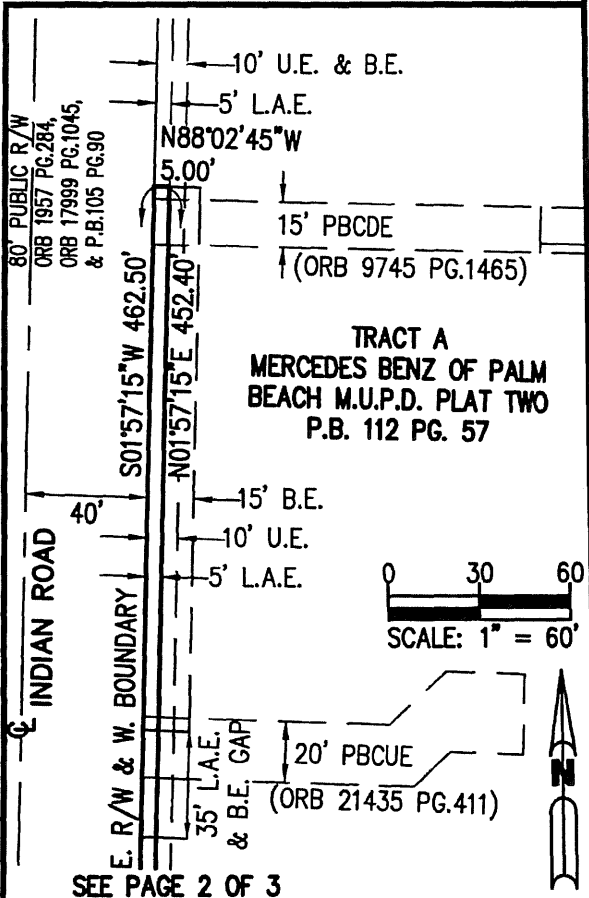
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-132
CHECKED: JEP	SCALE: 1" = 60'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 4/22/20
	SHEET 2 OF 3



SURVEYOR'S NOTES:

- 1) THIS DESCRIPTION IS BASED ON PLANS PREPARED BY SIMMONS & WHITE, INC.,  
PROJECT NO.19-126, DRAWING NO.19126S08, SHEET 8 OF 9, DATED 2/28/2020;  
AND ON MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO, RECORDED IN PLAT  
BOOK 112, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER SECTION 6,  
ITEMS 1-22 OF A PROPERTY INFORMATION REPORT, PREPARED BY STATEWIDE LAND  
TITLE, INC.; CUSTOMER FILE NO.: MERCEDES BENZ; SLT FILE NO.: 19-16290;  
EXPRESSLY PREPARED FOR BRANDENBURG & ASSOCIATES, P.A.; DATED FEBRUARY 19, 2019.  
  
ITEMS AFFECTING, OR IN THE VICINITY OF THE DRAINAGE EASEMENT ARE SHOWN ON THE SKETCH.  
  
NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 3) BEARING BASIS: N01°58'21"E (ASSUMED) ALONG THE EAST BOUNDARY TRACT A  
PER MERCEDES BENZ OF PALM BEACH M.U.P.D. PLAT TWO, P.B. 112 PG. 57.
- 4) PARENT TRACT PARCEL CONTROL NUMBER: 00-42-43-25-32-001-0000
- 5) ABBREVIATIONS:  
P.O.C.- POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
P.B. - PLAT BOOK  
RPB - ROAD PLAT BOOK  
U.E. - UTILITY EASEMENT (P.B. 112 PG.57)  
L.A.E. - LIMITED ACCESS EASEMENT (P.B. 112 PG.57)  
B.E. - BUFFER EASEMENT (P.B. 112 PG.57)  
ORB - OFFICIAL RECORD BOOK  
PG. - PAGE  
R/W - RIGHT-OF-WAY  
C - CENTERLINE  
PBCo - PALM BEACH COUNTY  
FPLE - FLORIDA POWER & LIGHT COMPANY EASEMENT  
PBCDE - PALM BEACH COUNTY DRAINAGE EASEMENT  
PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- 6) 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 1983/1990 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND  
H. SCALE FACTOR - 1.0000394  
I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE  
J. ROTATION EQUATION:  
N01°58'21"E (ASSUMED) 0°24'46" COUNTER-CLOCKWISE,  
N01°33'35"E (GRID) ASSUMED TO GRID



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

**MERCEDES BENZ OF PALM BEACH  
DRAINAGE EASEMENT**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 19-132
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 4/22/20
	SHEET 3 OF 3