

Location of parcels to be designated as Road Right-of-Way



RESOLUTION NO. R2021-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS (BCC) OF PALM BEACH COUNTY, FLORIDA (COUNTY), AMENDING RESOLUTION R2020-1618, WHICH REPEALED AND REPLACED RESOLUTION R2011-0860, DESIGNATING CERTAIN PARCELS OF LAND OWNED BY THE COUNTY AS ROAD RIGHT-OF-WAY FOR THE STATE ROAD 7 EXTENSION FROM OKEECHOBEE BOULEVARD TO 60TH STREET NORTH.

WHEREAS, on June 21, 2011 (R2011-0860), the Board of County Commissioners (BCC) adopted a Resolution designating certain parcels of land owned by Palm Beach County (County) as road right-of-way for the State Road 7 Extension from Okeechobee Boulevard to 60th Street North (Project) in Exhibit “A” as recorded in Official Record Book 24603, Page 1557; and

WHEREAS, on June 23, 2015 (R2015-0812), the BCC conceptually authorized a departmental land exchange (Exchange) between the Department of Environmental Resources Management (ERM) and the Department of Engineering and Public Works related to the Pond Cypress Natural Area and approved the Exchange on August 18, 2015 (item 3-L-1); and

WHEREAS, on October 20, 2020, Resolution R2020-1618 repealed and replaced Resolution R2011-0860 and designated certain parcels of land as road right-of-way in Exhibit “A” as recorded in Official Record Book 31907, Page 1331, for the Project; and

WHEREAS, Resolution R2020-1618 inadvertently attempted to include in the right-of-way designation, that certain 3.95 acre parcel that was transferred to ERM, as part of the Exchange (ERM Parcel); and

WHEREAS, this Resolution replaces Exhibit “A” to Resolution R2020-1618 with a new **Exhibit “A”** attached hereto, to update the legal description and designation of County owned land as right-of-way for the Project; and

WHEREAS, this Resolution removes the right-of-way designation from the ERM Parcel; and

WHEREAS, this Resolution also updates the legal description designating right-of-way for the Project associated with the conveyance from the Village of Royal Palm Beach as recorded in Official Record Book 21063, Page 283, within the Plat of La Mancha Two recorded in Plat Book 29, Page 196; and

WHEREAS, this Resolution does not affect, and in no way encumbers the land already conveyed to the Florida Department of Transportation in the County Deed recorded in Official Record Book 31996, Page 643 approved by the BCC on November 17, 2020 (R2020-1777).

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

- 1. The recitals contained above are true and correct and incorporated herein by reference.
- 2. Resolution R2020-1618 approved by the BCC on October 20, 2020 is hereby amended to delete and replace Exhibit "A" with new Exhibit "A" attached hereto and incorporated herein.
- 3. The legal description designating right-of-way for the Project associated with the conveyance from the Village of Royal Palm Beach is hereby updated with new Exhibit "A".
- 4. This Resolution will take effect upon its adoption.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Dave Kerner, Mayor _____

Commissioner Robert S. Weinroth, Vice Mayor _____

Commissioner Maria G. Marino _____

Commissioner Gregg K. Weiss _____

Commissioner Maria Sachs _____

Commissioner Melissa McKinlay _____

Commissioner Mack Bernard _____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2021.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: /s/ Yelizaveta B. Herman
Assistant County Attorney

BY: _____
Deputy Clerk

APPROVED AS TO TERMS AND CONDITIONS

BY: _____
Division Director

EXHIBIT "A"
PAGE 1 OF 26

EXHIBIT A-1
Page 1 of 2.

STATE ROAD 7

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:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE N 88° 48' 13" W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 24 A DISTANCE OF 98.73 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 7, AS DESCRIBED IN DEED BOOK 992, PAGE 123; THENCE N 00° 40' 58" E ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 7, A DISTANCE OF 1337.52 FEET TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 6320, PAGE 1274 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 00° 40' 58" E ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 7, A DISTANCE OF 1269.25 FEET; THENCE N 88° 47' 47" W ON A LINE WHICH IS PARALLEL WITH THE CENTERLINE OF A 106 FOOT RIGHT OF WAY FOR OKEECHOBEE ROAD, AS RECORDED IN ROAD BOOK 4, PAGE 23, A DISTANCE OF 16.42 FEET; THENCE S 01° 38' 49" W ALONG A LINE WHICH IS 264 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD 7, WHICH IS DESCRIBED IN DEED BOOK 842, PAGE 548, A DISTANCE OF 1269.22 FEET TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, AS DESCRIBED IN OFFICIAL RECORD BOOK 6320, PAGE 1274; THENCE S 88° 46' 45" E ALONG THE SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD FOR A DISTANCE OF 37.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.790 ACRES.

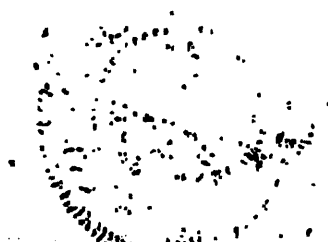
ALL BEARINGS CITED HEREIN ARE GRID BEARINGS RELATIVE TO THE BEARING OF N 00° 40' 58" E ALONG THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THIS DESCRIPTION AND ACCOMPANYING SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH THE SURVEYOR'S EMBOSSED SEAL.

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 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Gary L. Beaty
GARY L. BEATY, P.E.
FLORIDA CERTIFICATE #4515

Nov. 10, 1994
DATE



| | | | | | | | | |
|--------------------|---------|-------------|-----------------------|--|---------|----|------|--|
| Project No. 87536A | Sheet 1 | Project | STATE ROAD 7 | | Revised | By | Date | |
| | 2 | | PROPOSED RIGHT-OF-WAY | | | | | |
| | | Drawing No. | S-1-95-810 | | | | | PALM BEACH COUNTY ENGINEERING AND FIELD WORK ENGINEERING SERVICES 20.000 N.W. 1ST PALM BEACH, FL. |

STATE ROAD 7 PROPOSED RIGHT-OF-WAY

TOWNSHIP 43 SOUTH
RANGE 41 EAST

THIS IS NOT A SURVEY

SCALE: 1" = 100'

EXHIBIT "A"
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EXHIBIT A-1
Page 2 of 2

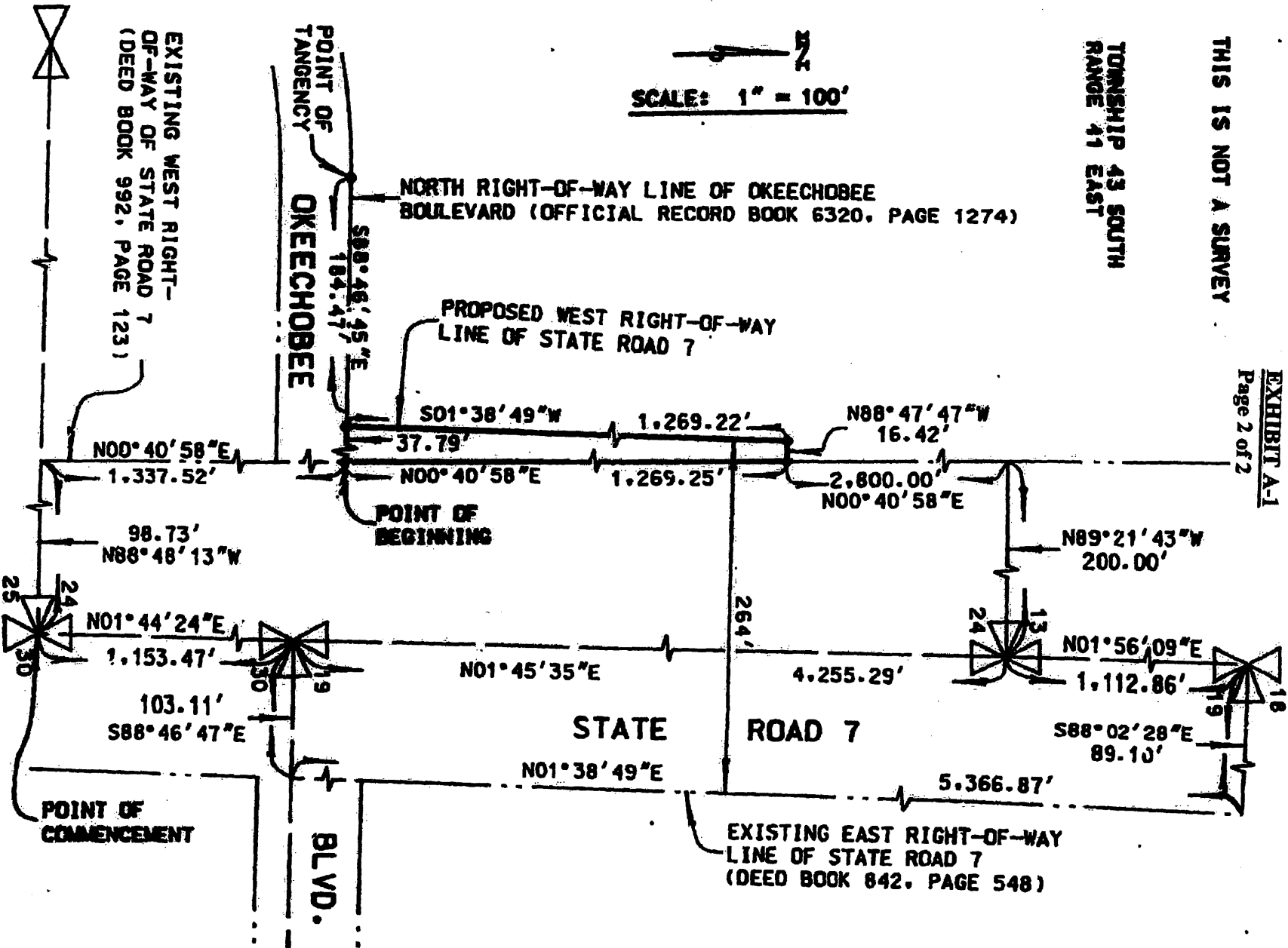


EXHIBIT "A"
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EXHIBIT A-2
Page 1 of 3

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 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG THE BOUNDARY OF THE PERSIMMON EXTENSION POND, RECORDED IN OFFICIAL RECORD BOOK 23913, PAGE 1588, 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 1133.40 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°26'04"E;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62°00'55" FOR 689.99 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 789.00 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°26'08" 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, 1980 ADJUSTMENT) ALONG THE EAST LINE OF SECTION 14.

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.

JEP

 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 6473
 901 NORTHPOINT PKWY, SUITE 110, W.P.B. FLORIDA 33407
 (561) 615-3888, (561) 615-3888 FAX

PARCEL 2

LEGAL DESCRIPTION

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

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Page 2 of 3

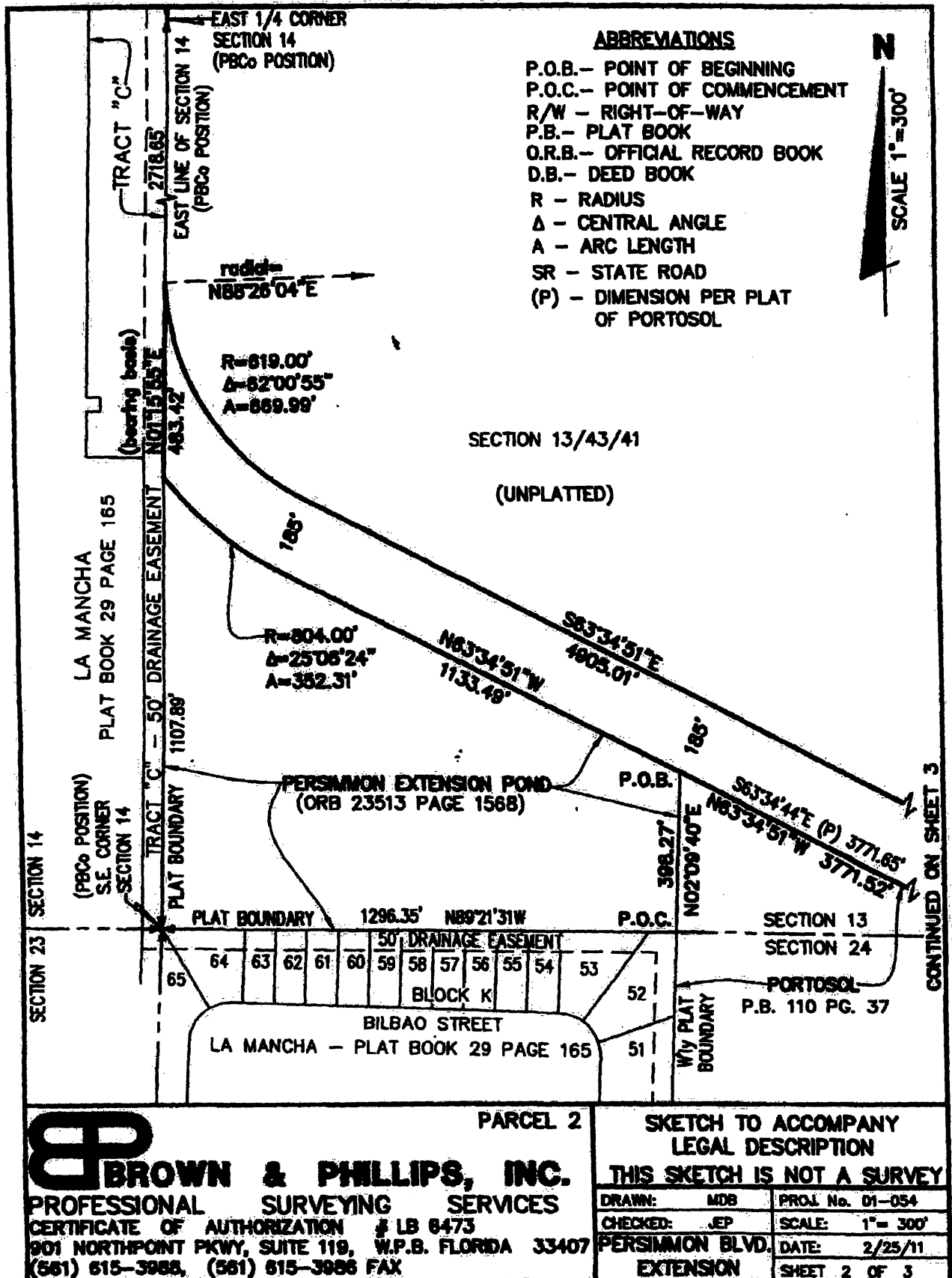
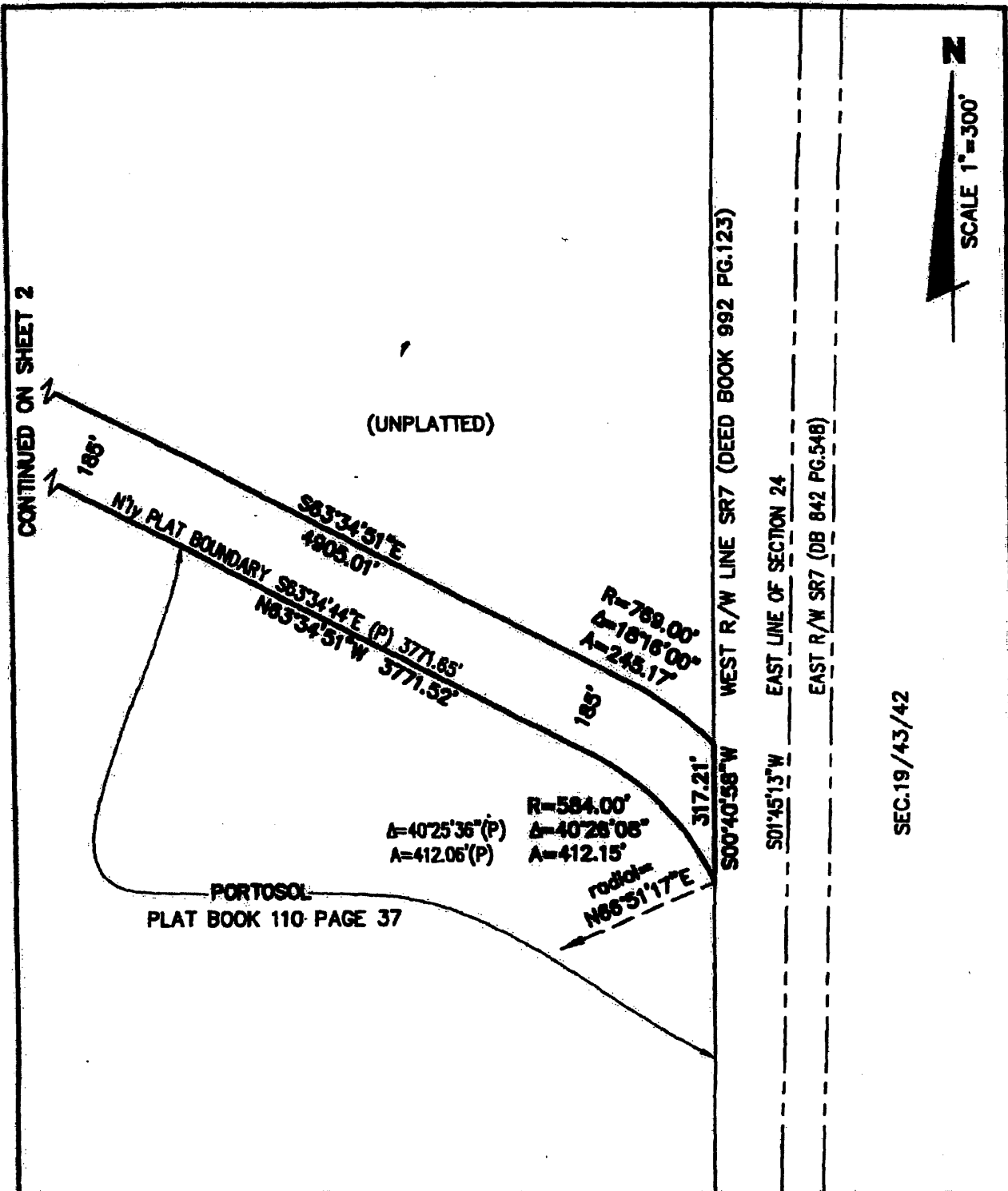


EXHIBIT "A"
PAGE 5 OF 26

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Page 3 of 3



B
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PARCEL 2

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 THIS SKETCH IS NOT A SURVEY

| | |
|-----------------|------------------|
| DRAWN: MDB | PROJ. No. 01-054 |
| CHECKED: JEP | SCALE: 1" = 300' |
| PERSIMMON BLVD. | DATE: 2/25/11 |
| EXTENSION | SHEET 3 OF 3 |

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EXHIBIT A-3
 Page 1 of 4

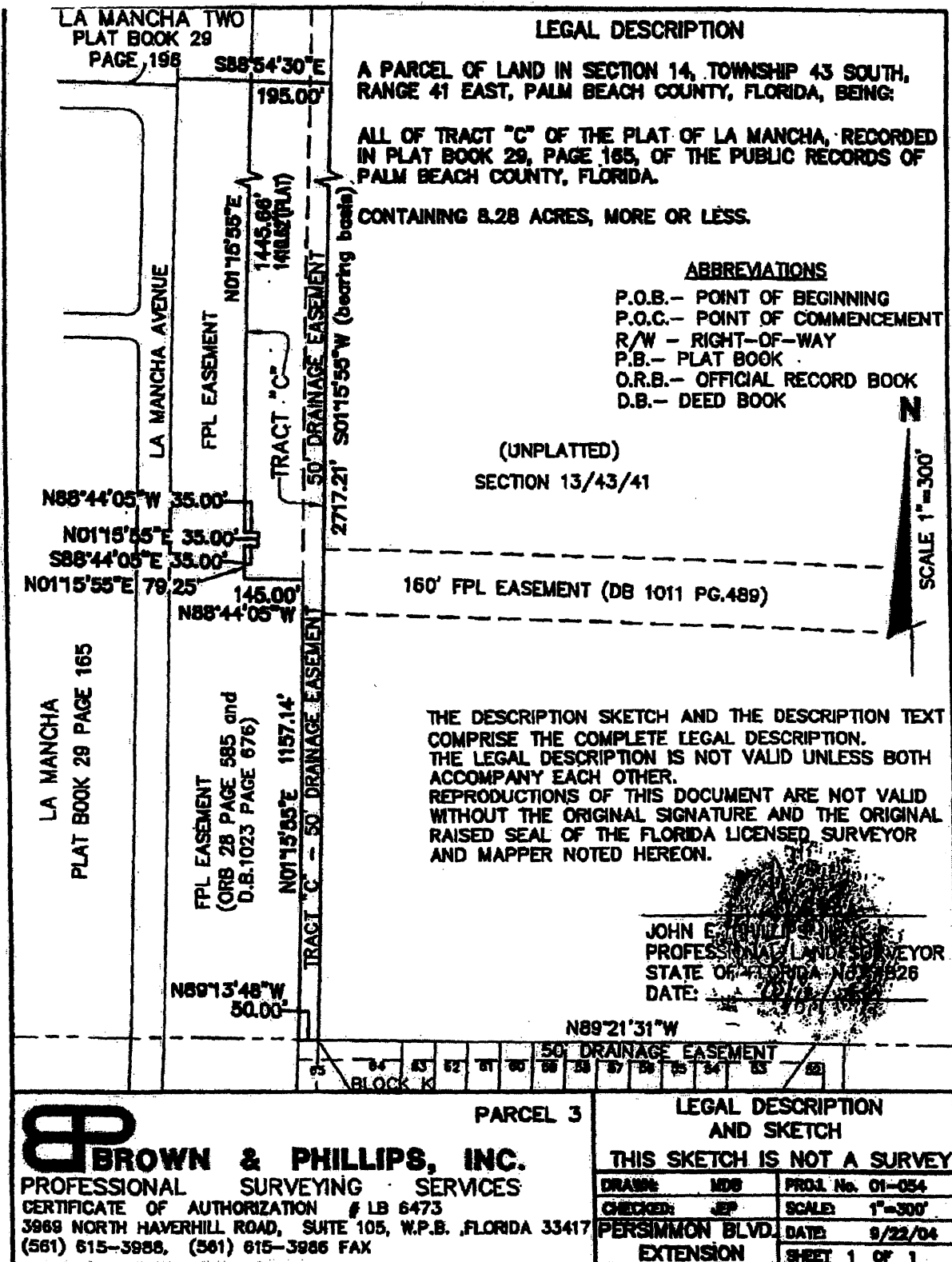
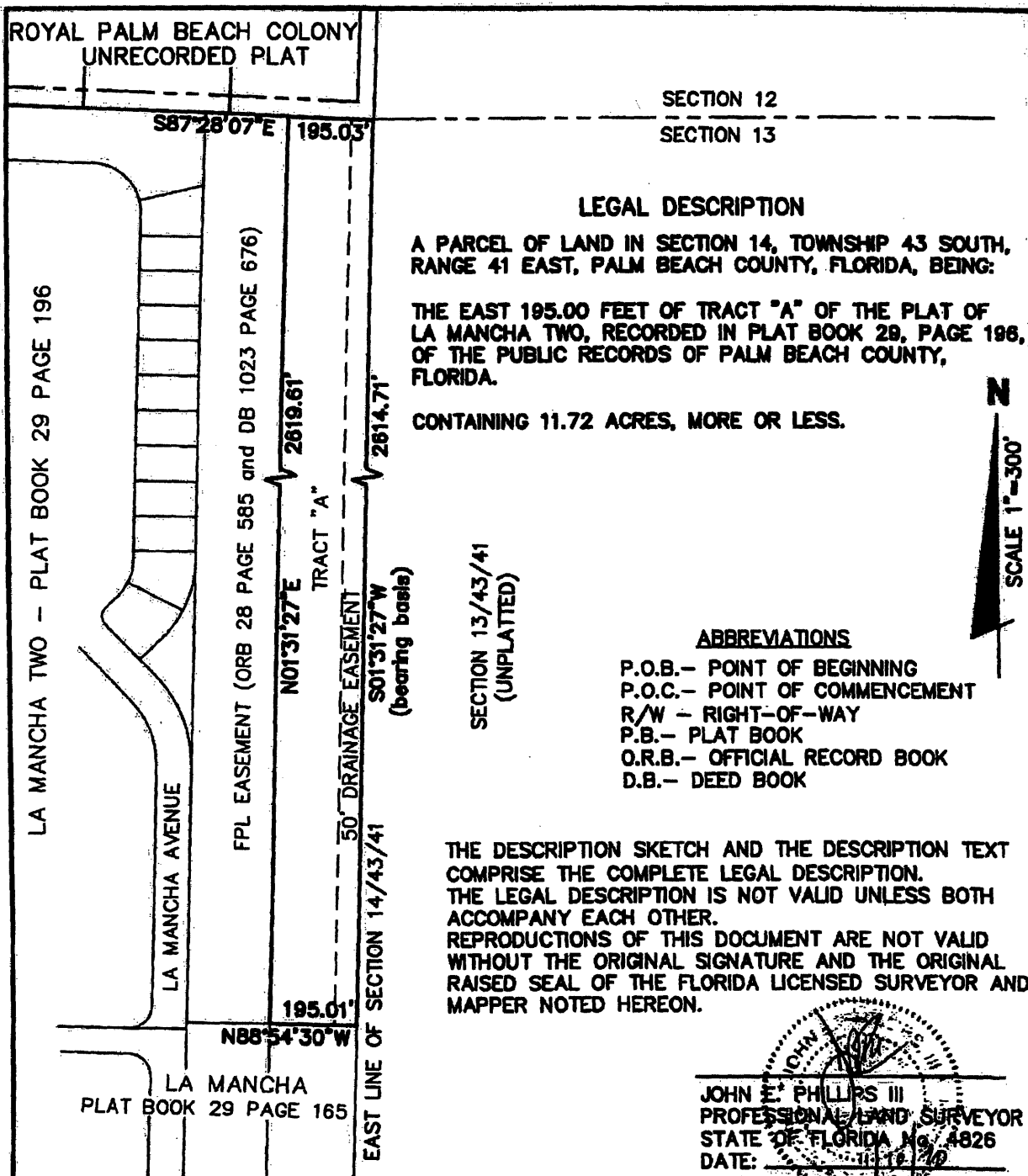


EXHIBIT "A"
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PARCEL 4

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 (561) 615-3988, (561) 615-3986 FAX

| LEGAL DESCRIPTION AND SKETCH | |
|------------------------------|------------------|
| THIS SKETCH IS NOT A SURVEY | |
| DRAWN: MDB | PROJ. No. 01-054 |
| CHECKED: JEP | SCALE: 1"=300' |
| PERSIMMON BLVD. EXTENSION | DATE: 9/22/04 |
| | SHEET 1 OF 1 |

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING:

THE EAST 195.00 FEET OF TRACT "A" OF THE PLAT OF LA MANCHA TWO, RECORDED IN PLAT BOOK 29, PAGE 196, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 11.72 ACRES, MORE OR LESS.

SECTION 13/43/41
(UNPLATTED)

- 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

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JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 11/18/04

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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 165 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 1445.86 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: 11/19/04

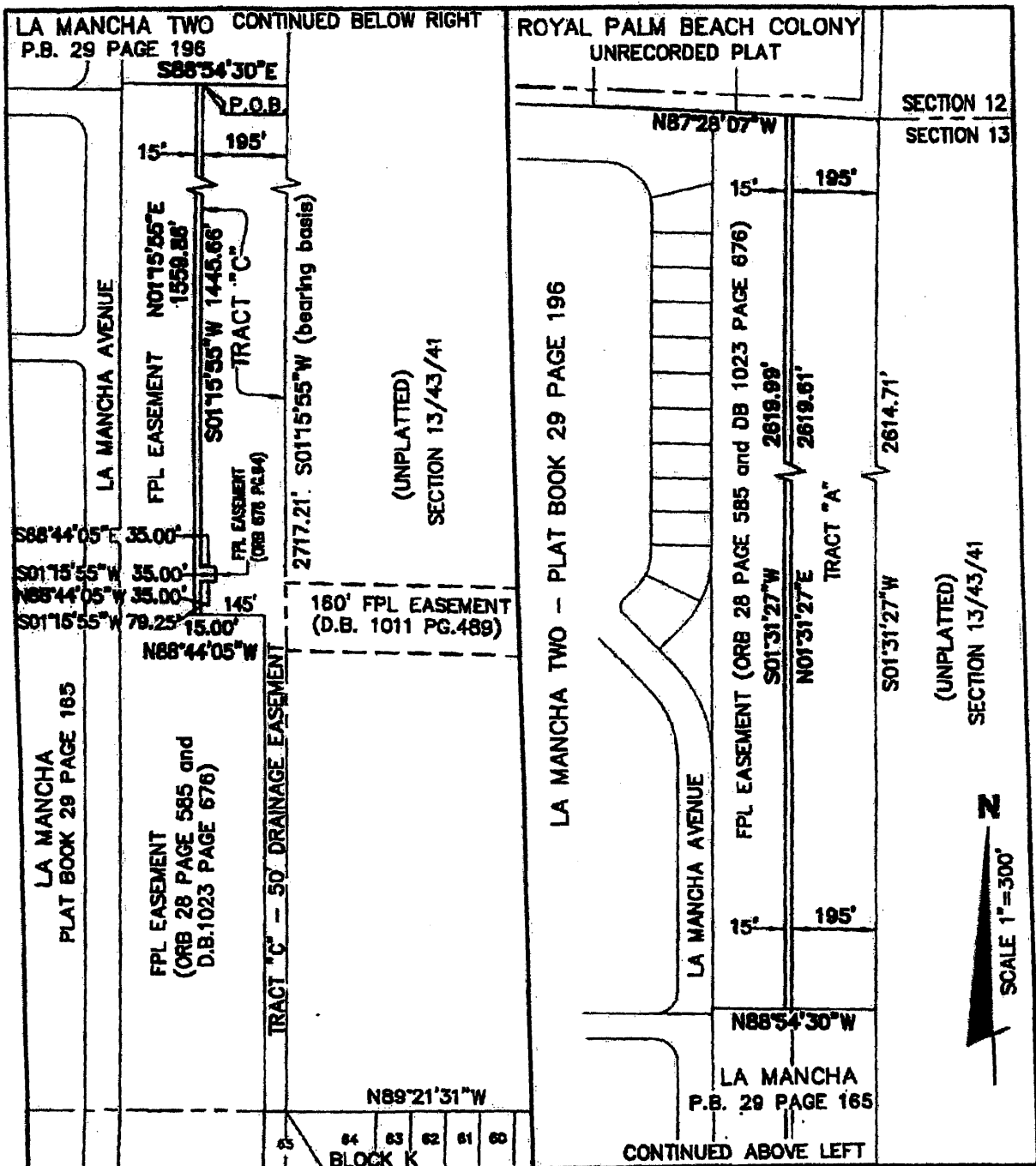
PARCEL 10

B BROWN & PHILLIPS, INC.
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 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 |

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| | | | |
|----------------------------|-------------------------|------------------------------------|-----------------------|
| PARCEL 10 | | LEGAL DESCRIPTION | |
| SKETCH TO ACCOMPANY | | THIS SKETCH IS NOT A SURVEY | |
| DRAWN: MCB | PROJ. No. 01-054 | CHECKED: JJP | SCALE: 1"=300' |
| PERSIMMON BLVD. | DATE: 9/22/04 | EXTENSION | SHEET 2 OF 2 |

EXHIBIT "A"
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EXHIBIT A-4

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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°58'44"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 2848.54 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 2526.62 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 708.62 FEET TO A POINT OF TANGENCY;
 THENCE S20°28'28"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 663.26 FEET;
 THENCE RADIAL TO SAID CURVE, N88°28'02"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 50.06 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

 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 10/17/05

B **BROWN & PHILLIPS, INC.**
 PROFESSIONAL SURVEYING SERVICES
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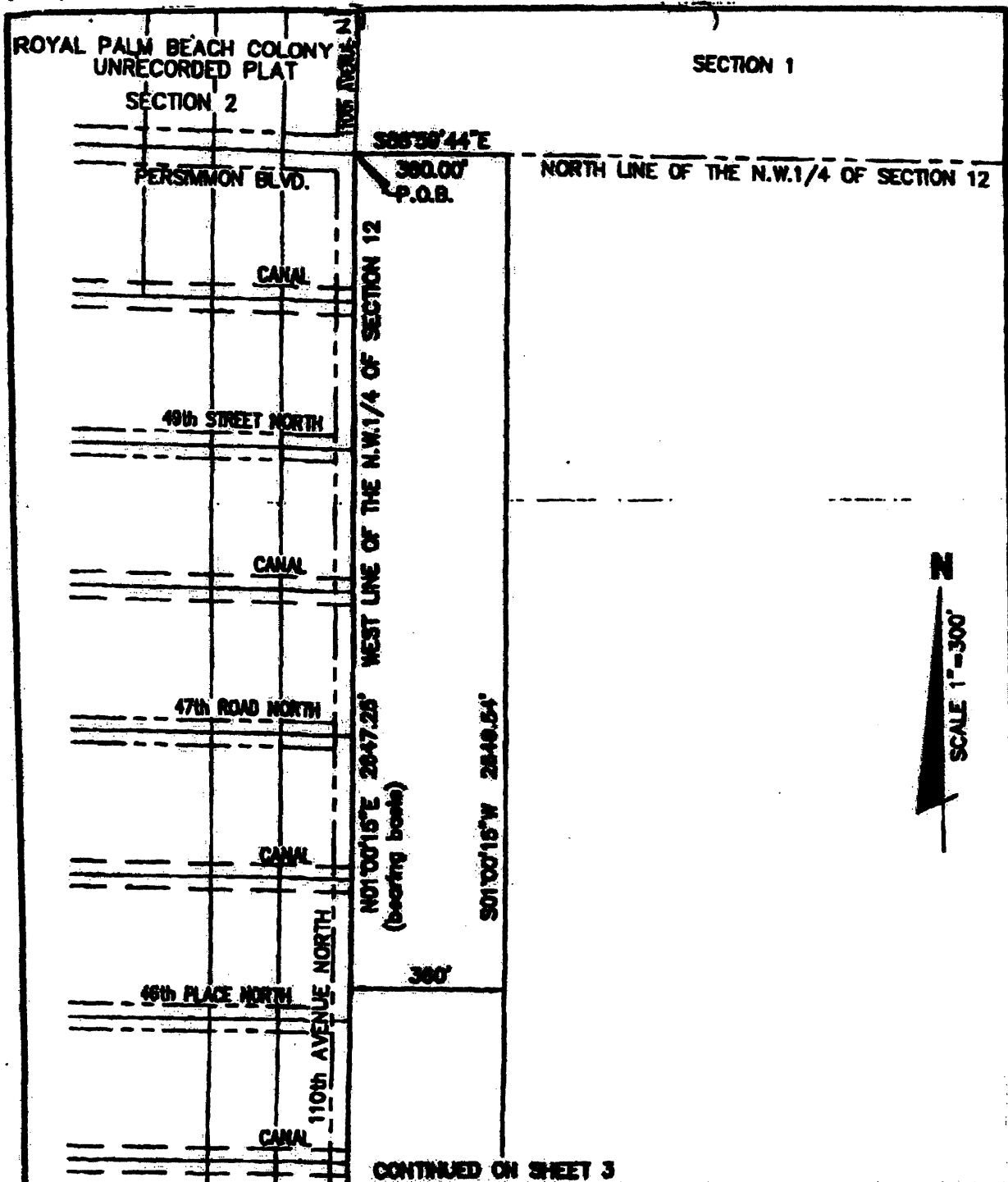
PARCEL 5

LEGAL DESCRIPTION

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| DRANE | NOB | PROJ. No. 01-054 |
| OWNER | JEP | SCALE NONE |
| PERMISSION BLVD. | DATE | 6/4/04 |
| EXTENSION | SHEET | 1 OF 4 |

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 (961) 615-3988, (961) 615-3988 FAX

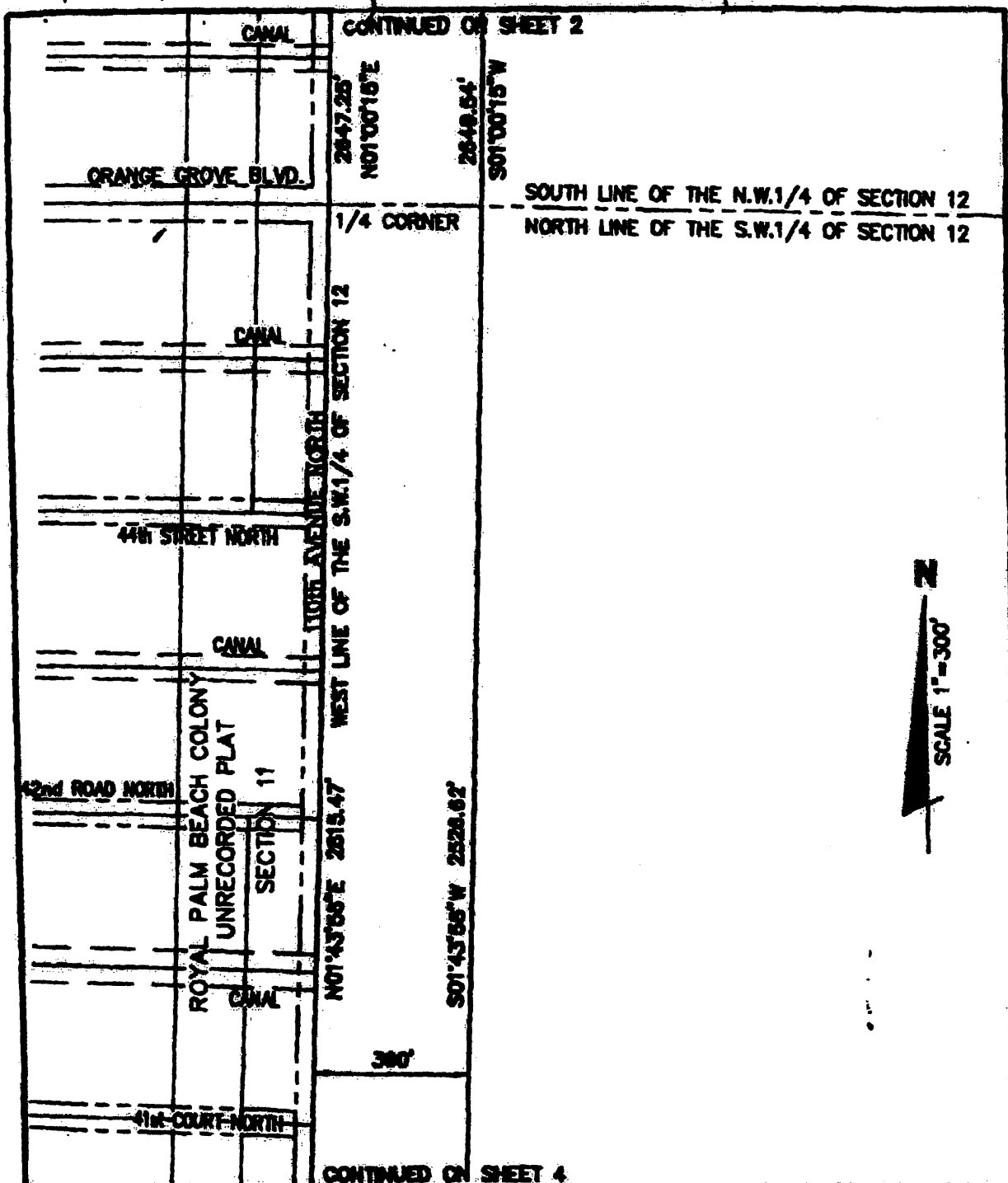
PARCEL 5

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

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| DRAWN: MDE | PROJ. No. 01-054 |
| CHECKED: JP | SCALE 1"=300' |
| PERSIMMON BLVD. | DATE 8/1/04 |
| EXTENSION | SHEET 3 OF 4 |

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 3669 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
 (561) 615-3988, (561) 615-3986 FAX

PARCEL 5

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 THIS SKETCH IS NOT A SURVEY

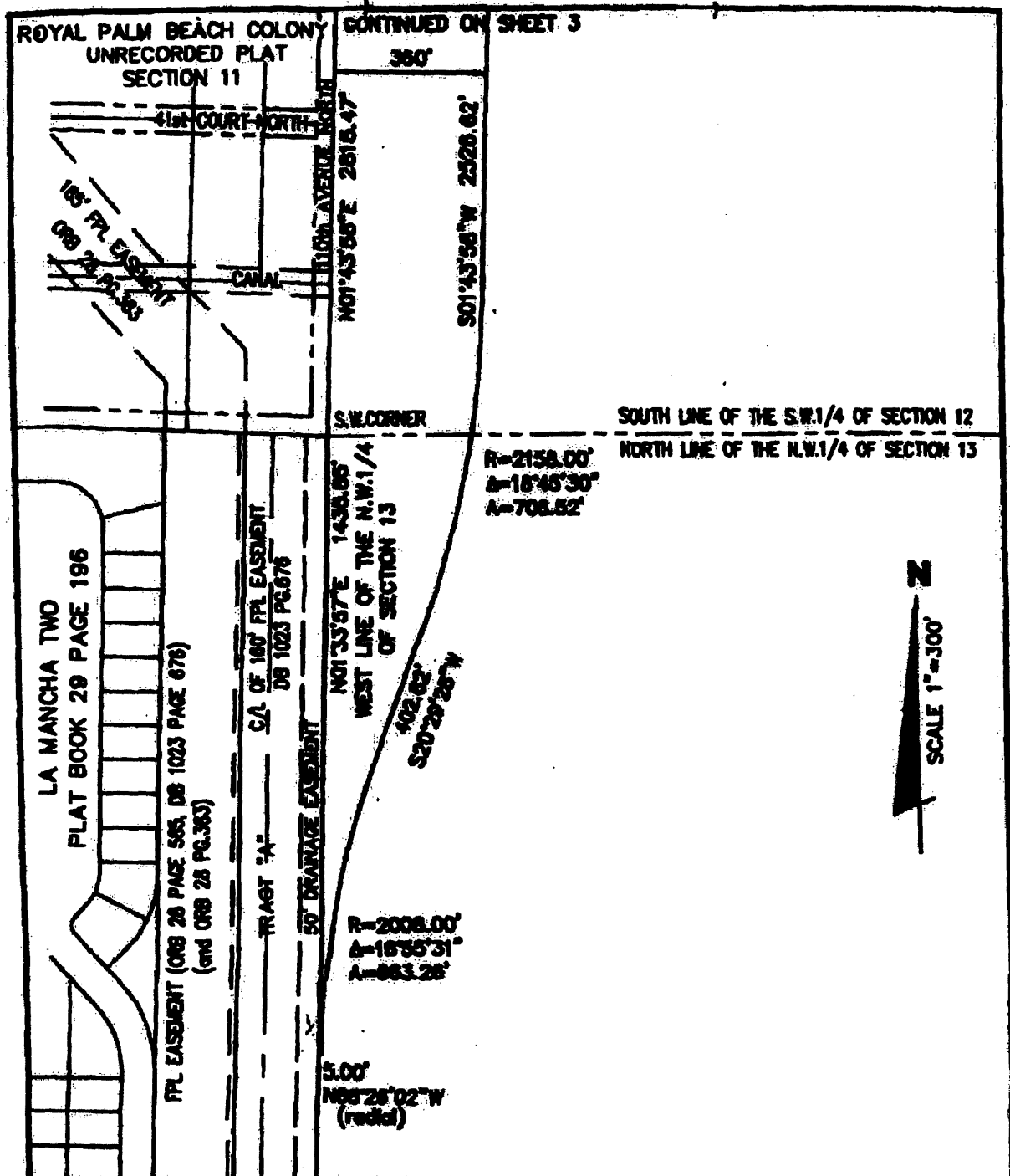
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| DATE: | NOV | PROJ. No. 01-004 |
| DRAWN BY: | JSP | SCALE: 1"=300' |
| EXTENSION: | PERSIMMON BLVD. | DATE: 8/4/04 |
| | | SHEET 3 OF 4 |

CONTINUED ON SHEET 4

CONTINUED ON SHEET 2

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 3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B. FLORIDA 33417
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PARCEL 5

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 THIS SKETCH IS NOT A SURVEY

| | | | |
|-----------|-----------------|-----------|---------|
| DATE | NOV | PROJ. NO. | 01-004 |
| DRAWN BY | JP | SCALE | 1"=300' |
| EXTENSION | PERSIMMON BLVD. | DATE | 8/4/04 |
| | | SHEET | 4 OF 4 |

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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:

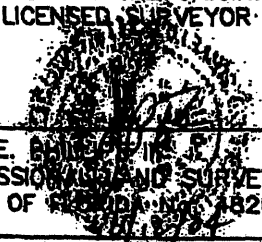
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 1;
 THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, N01°52'09"E FOR 2726.67 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, N01°53'03"E FOR 2726.72 FEET TO THE 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 1965.74 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. PHILLIPS
 PROFESSIONAL SURVEYOR
 STATE OF FLORIDA 1826
 DATE: _____

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

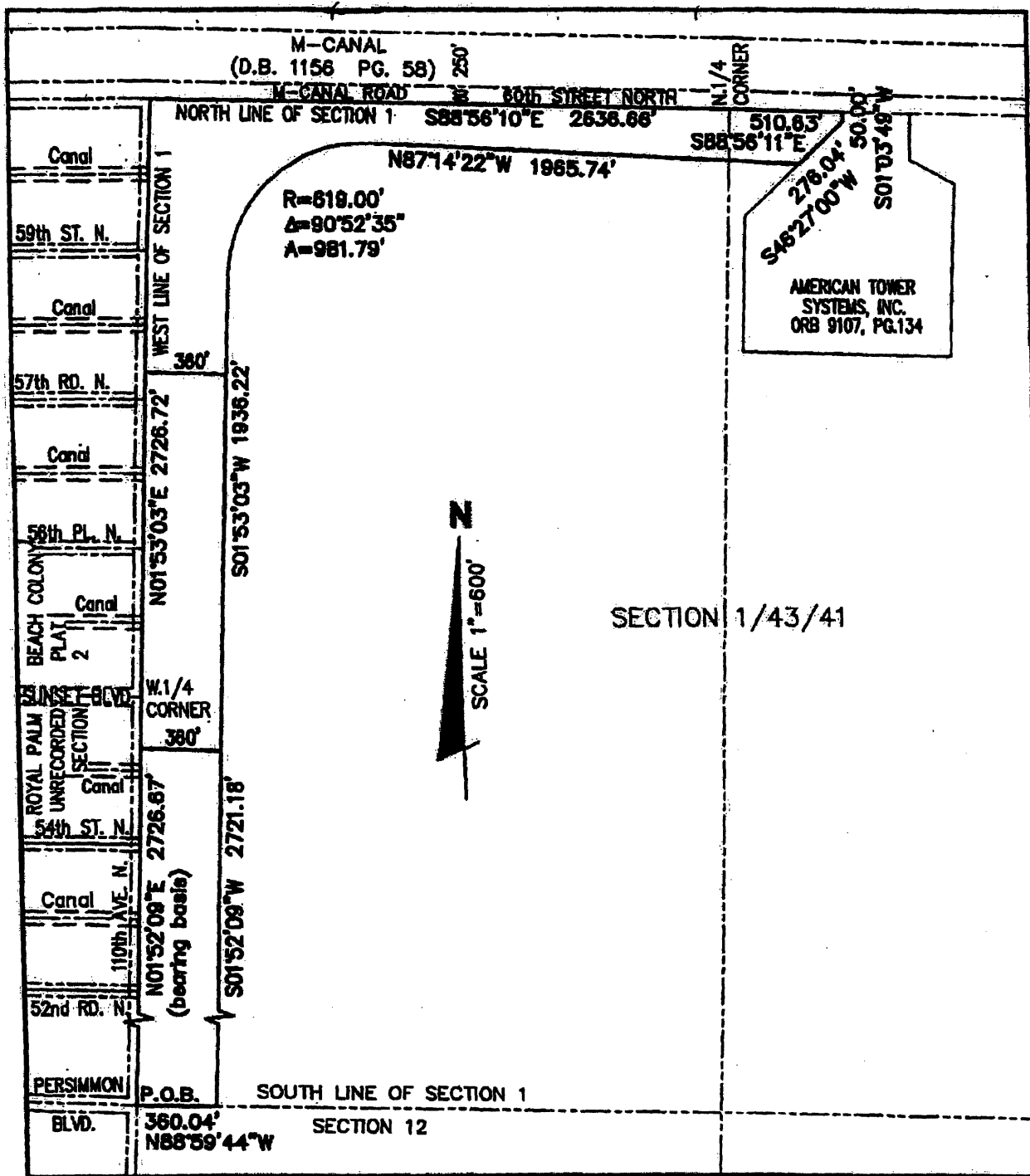
PARCEL 6-WEST

LEGAL DESCRIPTION

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

EXHIBIT "A"
PAGE 15 OF 26

EXHIBIT A-5
Page 2 of 8



PARCEL 6-WEST

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

**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"
PAGE 16 OF 26

EXHIBIT A-5
Page 3 of 8

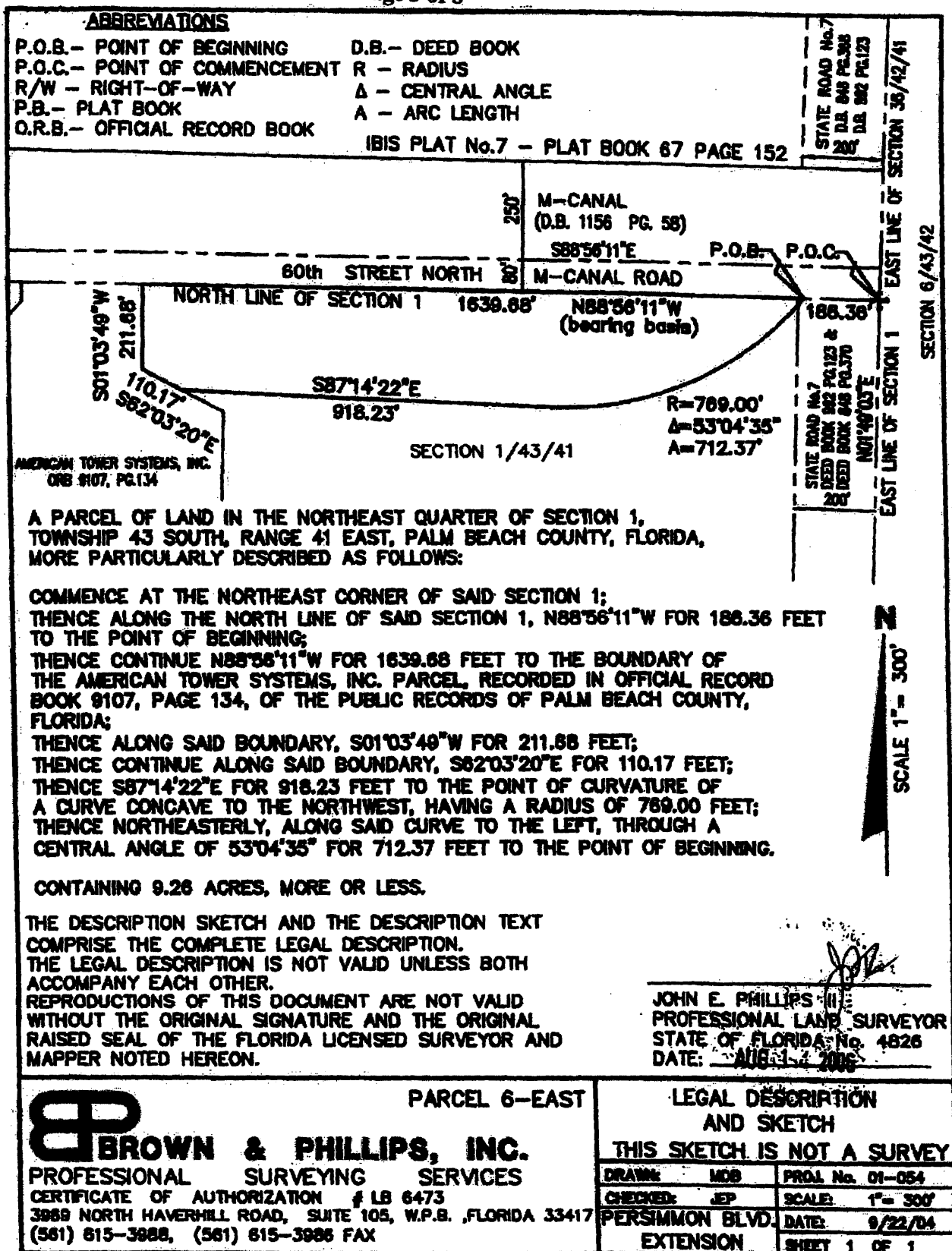
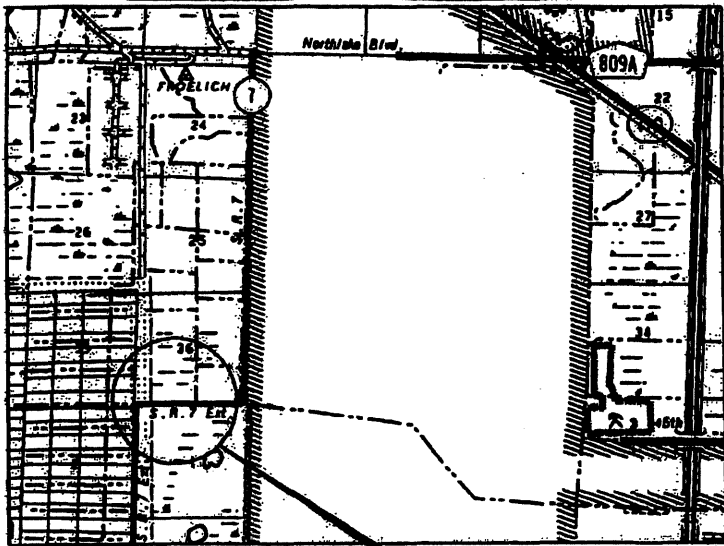


EXHIBIT "A"
PAGE 17 OF 26

EXHIBIT A-5
Page 4 of 8


LESS & EXCEPT PARCEL



SEC. 1, TWP. 43 S, RGE. 41 E

LOCATION MAP
NOT TO SCALE

LEGEND:

- | | |
|---|--|
| B | • AND |
| L | • ARC LENGTH OF CURVE |
| B | • BASELINE |
| C.B. | • CHORD BEARING OF CURVE |
| Δ | • CENTRAL ANGLE OF CURVE |
| CM | • CONCRETE MONUMENT |
| COR. | • CORNER |
| (LT) | • DEFLECTION LEFT |
| (RT) | • DEFLECTION RIGHT |
| ERM | • ENVIRONMENTAL RESOURCES MANAGEMENT |
| EXIST. | • EXISTING |
| EXT. | • EXTENSION |
| FDOT | • FLORIDA DEPARTMENT OF TRANSPORTATION |
| FD. | • FOUND |
| LT | • LEFT |
| MIN. | • MINIMUM |
| NAD | • NORTH AMERICAN DATUM |
| N.T.S. | • NOT TO SCALE |
| NO. | • NUMBER |
| O.R.B. | • OFFICIAL RECORD BOOK |
| PG. | • PAGE |
| PBC | • PALM BEACH COUNTY |
| P.O.B. | • POINT OF BEGINNING |
| P.O.C. | • POINT OF COMMENCEMENT |
| P.I. | • POINT OF INTERSECTION |
| R | • RADIUS OF CURVE |
| RGE. | • RANGE |
| RT | • RIGHT |
| R/W | • RIGHT-OF-WAY |
| SEC. | • SECTION |
| S.R. | • STATE ROAD |
| TWP. | • TOWNSHIP |
|  | • RIGHT-OF-WAY PARCEL TO ERM |

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "B" 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 some 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 "B" 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

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

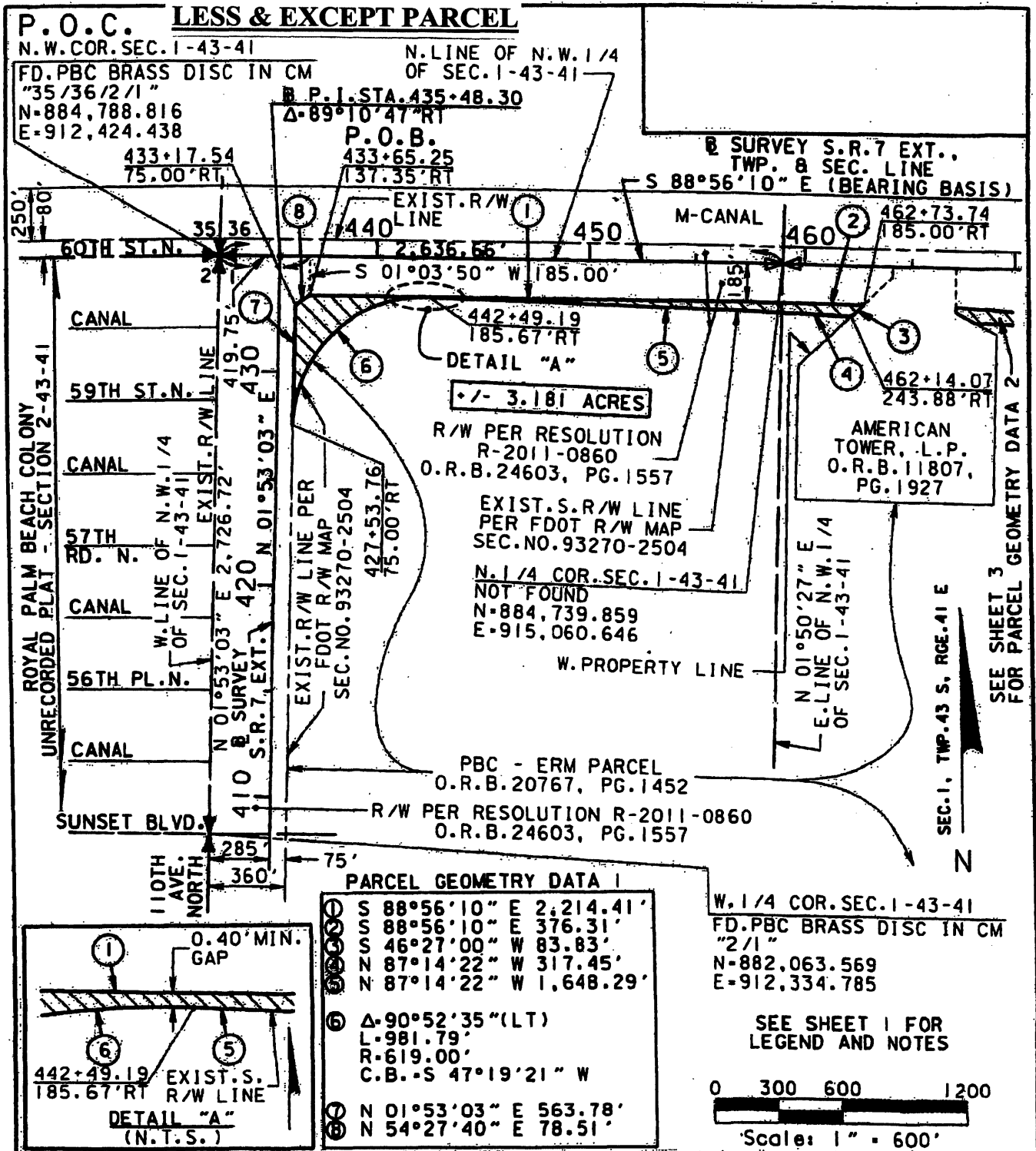
| | | | | | | |
|------------------|--------|----------|---------|--------|-----------------------------------|---------------|
| REV EX A TO B | TRUONG | 01/06/21 | BY | DATE | PREPARED BY: | DATA SOURCE: |
| REV BORDER SHEET | TRUONG | 12/17/20 | | | MANUEL G. VERA & ASSOCIATES, INC. | |
| PBC COMMENTS | RITZEL | 08/25/14 | DRAWN | RITZEL | 01/28/13 | |
| REVISION | BY | DATE | CHECKED | TRUONG | 06/28/13 | F.P. ID. NONE |

SECTION 93270-2504

SHEET 1 OF 5

EXHIBIT "A"
PAGE 18 OF 26

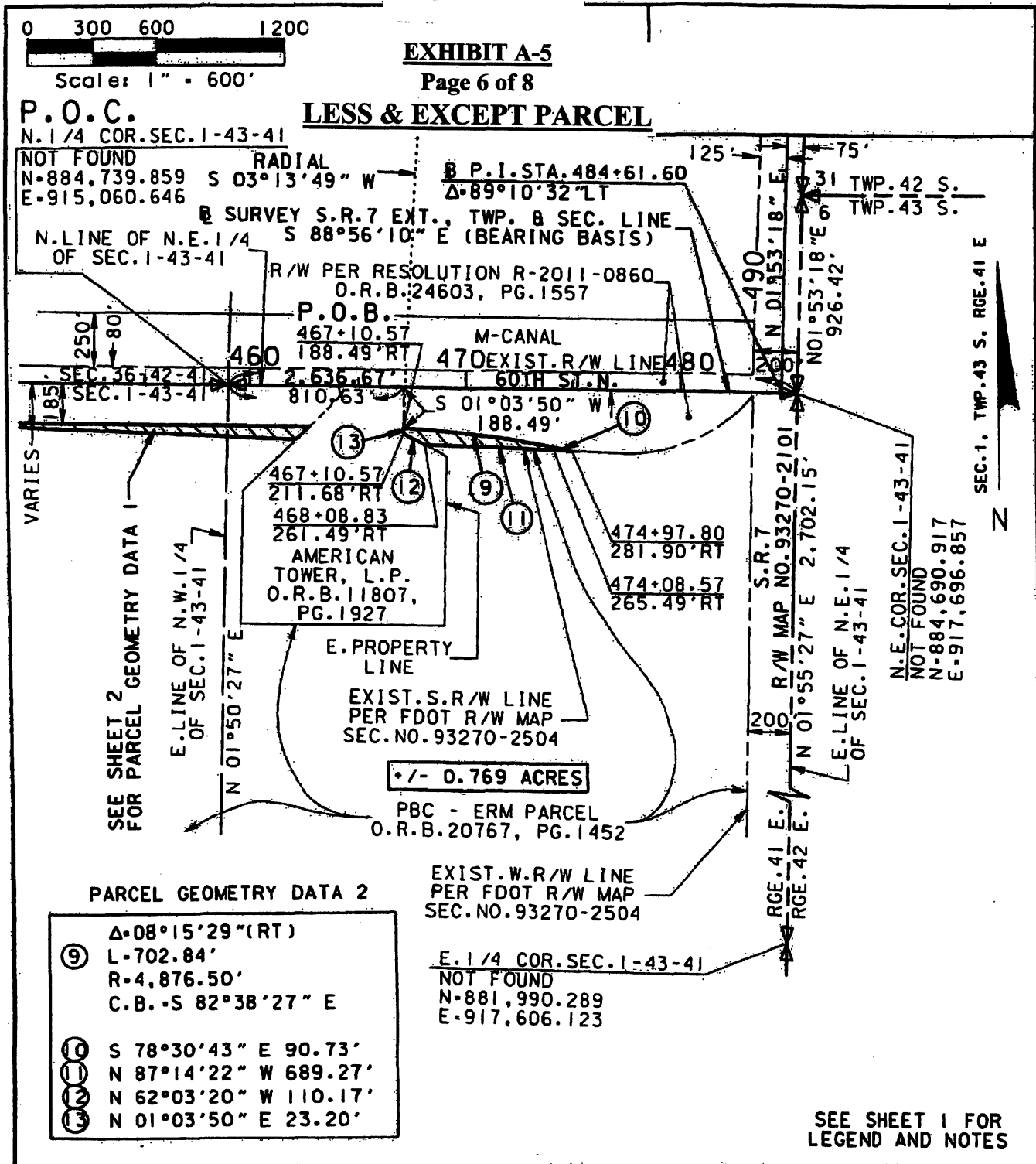
EXHIBIT A-5
Page 5 of 8



FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

| | | | | | | | |
|------------------|--|--------|----------|--------------------|--------|-------------------|-----------------------------------|
| REV EX A TO B | | TRUONG | 01/06/21 | STATE ROAD NO. 7 | | PALM BEACH COUNTY | |
| REV BORDER SHEET | | TRUONG | 12/17/20 | BY | DATE | PREPARED BY: | DATA SOURCE: |
| PBC COMMENTS | | RITZEL | 08/25/14 | DRAWN | RITZEL | 01/28/13 | MANUEL G. VERA & ASSOCIATES, INC. |
| REVISION | | BY | DATE | CHECKED | TRUONG | 06/28/13 | F.P. ID. NONE |
| | | | | SECTION 93270-2504 | | SHEET 2 OF 5 | |

EXHIBIT "A"
PAGE 19 OF 26



| | | | | | | | | | |
|--|--------|----------|---------|--------|-------------------|-----------------------------------|--------------------|--------------|--|
| FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY | | | | | | | | | |
| STATE ROAD NO. 7 | | | | | PALM BEACH COUNTY | | | | |
| REV EX A TO B | TRUONG | 01/06/21 | BY | DATE | PREPARED BY: | DATA SOURCE: | | | |
| REV BORDER SHEET | TRUONG | 12/17/20 | DRAWN | RITZEL | 01/28/13 | MANUEL G. VERA & ASSOCIATES, INC. | | | |
| PBC COMMENTS | RITZEL | 08/25/14 | CHECKED | TRUONG | 06/28/13 | F.P. ID. NONE | SECTION 93270-2504 | SHEET 3 OF 5 | |
| REVISION | BY | DATE | CHECKED | TRUONG | 06/28/13 | | | | |

EXHIBIT "A"
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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 | | | | |
| REV EX A TO B | TRUONG | 01/06/21 | BY | DATE | PREPARED BY: | DATA SOURCE: | | | |
| REV BORDER SHEET | TRUONG | 12/17/20 | | | MANUEL G. VERA & ASSOCIATES, INC. | | | | |
| PBC COMMENTS | RITZEL | 08/25/14 | DRAWN | RITZEL | 01/28/13 | F.P. ID. NONE | | SECTION 93270-2504 | SHEET 4 OF 5 |
| REVISION | BY | DATE | CHECKED | TRUONG | 06/28/13 | | | | |

EXHIBIT "A"
PAGE 21 OF 26

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.

Thuy A. Truong
THUY A. TRUONG, P.S.M.

01-21-21
DATE

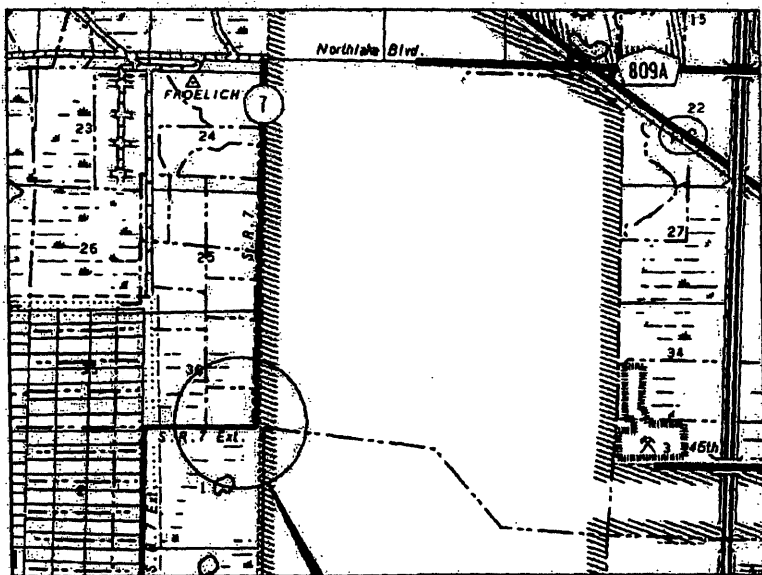
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO.5868
MANUEL G. VERA & ASSOCIATES, INC.
13960 SW 47TH STREET
MIAMI, FLORIDA 33175
(305) 221-6210 LB 2439

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 | | | | |
| REV EX A TO B | TRUONG | 01/06/21 | BY | DATE | PREPARED BY: | DATA SOURCE: | | | |
| REV BORDER SHEET | TRUONG | 12/17/20 | DRAWN | RITZEL | 01/28/13 | MANUEL G. VERA & ASSOCIATES, INC. | | | |
| PBC COMMENTS | RITZEL | 08/25/14 | CHECKED | TRUONG | 06/28/13 | F.P. ID. NONE | SECTION 93270-2504 | SHEET 5 OF 5 | |
| REVISION | BY | DATE | CHECKED | TRUONG | 06/28/13 | | | | |

EXHIBIT "A"
PAGE 22 OF 26

EXHIBIT A-6
Page 1 of 3



SEC. 1, TWP. 43 S, RGE. 41 E



LOCATION MAP
NOT TO SCALE

LEGEND:

- B - AND
- L - ARC LENGTH OF CURVE
- B - BASELINE
- C.B. - CHORD BEARING OF CURVE
- Δ - CENTRAL ANGLE OF CURVE
- COR. - CORNER
- (LT) - DEFLECTION LEFT
- (RT) - DEFLECTION RIGHT
- ERM - ENVIRONMENTAL RESOURCES MANAGEMENT
- EXIST. - EXISTING
- EXT. - EXTENSION
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- MIN. - MINIMUM
- NAD - NORTH AMERICAN DATUM
- N.T.S. - NOT TO SCALE
- NO. - NUMBER
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- PBC - PALM BEACH COUNTY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.I. - POINT OF INTERSECTION
- R - RADIUS OF CURVE
- RGE. - RANGE
- RT - RIGHT
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- S.R. - STATE ROAD
- TWP. - TOWNSHIP
- ERM PARCEL TO RIGHT-OF-WAY

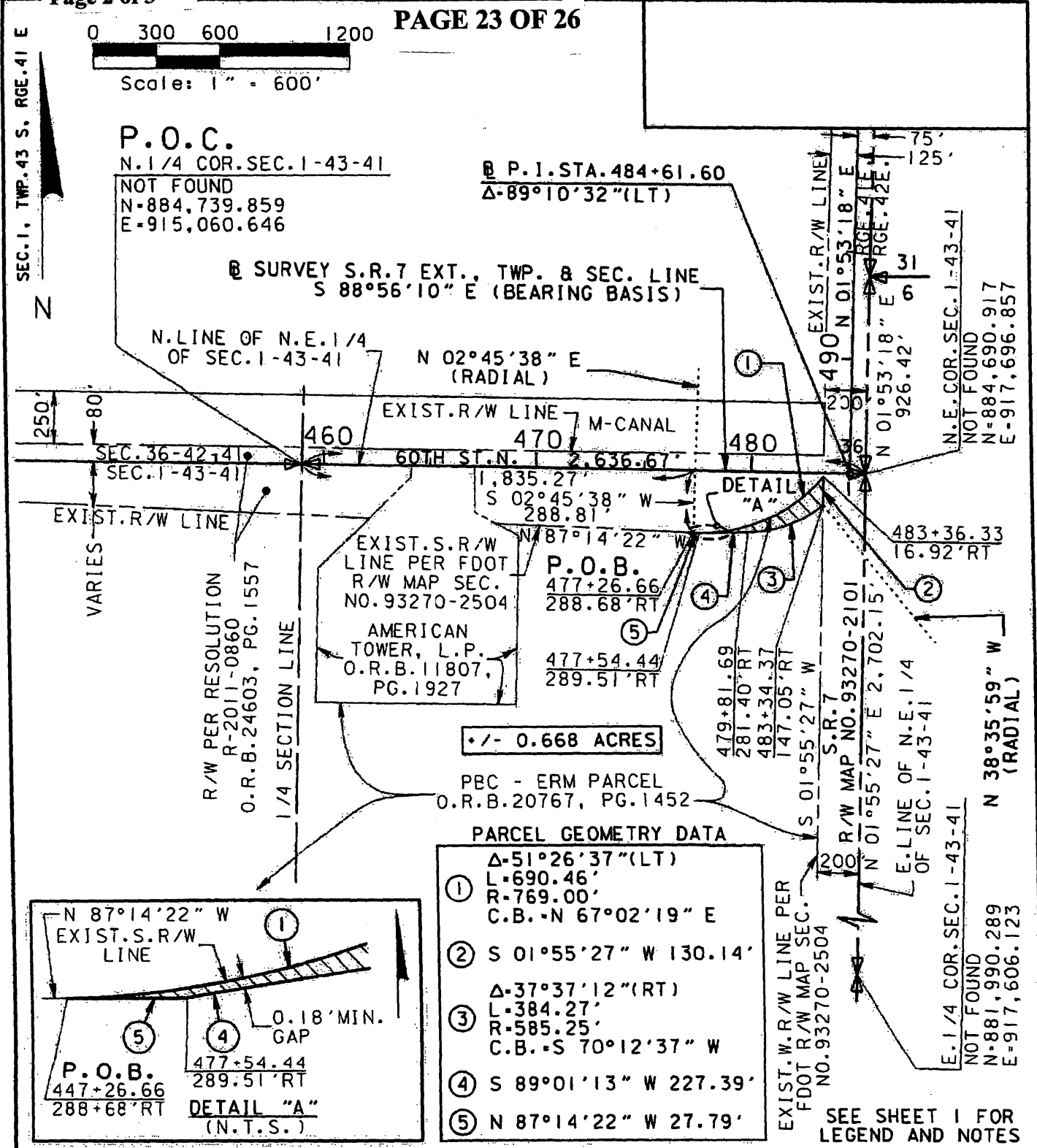
SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "C" 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 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 "C" 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

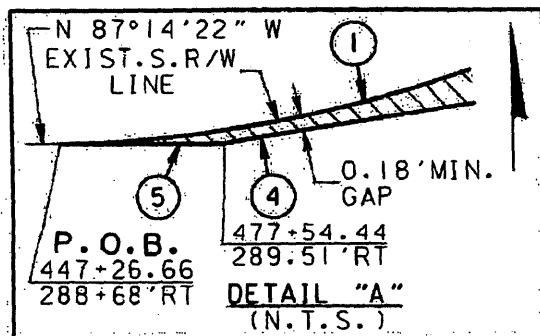
FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

| | | | | | | |
|------------------|--------|----------|--|--------|--------------------|--|
| | | | FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY | | | |
| REV EX A TO C | TRUONG | 01/06/21 | STATE ROAD NO. 7 | | PALM BEACH COUNTY | |
| REV BORDER SHEET | TRUONG | 12/17/20 | | | | |
| REVISED GEOMETRY | RITZEL | 08/07/14 | BY | DATE | PREPARED BY: | |
| PBC COMMENTS | RITZEL | 08/25/14 | DRAWN | RITZEL | 01/28/13 | |
| REVISION | BY | DATE | CHECKED | TRUONG | 09/20/13 | |
| | | | F.P. ID. NONE | | SECTION 93270-2504 | |
| | | | | | SHEET 1 OF 3 | |



PARCEL GEOMETRY DATA

| | |
|---|--|
| ① | Δ-51°26'37" (LT) L-690.46' R-769.00' C.B.-N 67°02'19" E |
| ② | S 01°55'27" W 130.14' |
| ③ | Δ-37°37'12" (RT) L-384.27' R-585.25' C.B.-S 70°12'37" W |
| ④ | S 89°01'13" W 227.39' |
| ⑤ | N 87°14'22" W 27.79' |



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

| | | | | | | |
|------------------|--------|----------|--------------------|--------|-------------------|-----------------------------------|
| REV EX A TO C | TRUONG | 01/06/21 | STATE ROAD NO. 7 | | PALM BEACH COUNTY | |
| REV BORDER SHEET | TRUONG | 12/17/20 | BY | DATE | PREPARED BY: | DATA SOURCE: |
| REVISED GEOMETRY | RITZEL | 08/07/14 | DRAWN | RITZEL | 01/28/13 | MANUEL G. VERA & ASSOCIATES, INC. |
| PBC COMMENTS | RITZEL | 08/25/14 | CHECKED | TRUONG | 09/20/13 | F.P. ID. NONE |
| REVISION | BY | DATE | SECTION 93270-2504 | | SHEET 2 OF 3 | |

EXHIBIT "A"

EXHIBIT A-6

PAGE 24 OF 26

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 690.46 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.

Thuy A. Truong
THUY A. TRUONG, P.S.M.

01-06-2021
DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO.5868
MANUEL G. VERA & ASSOCIATES, INC.
13960 SW 47TH STREET
MIAMI, FLORIDA 33175
(305) 221-6210 LB 2439

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 | | | |
| REV EX A TO C | TRUONG | 01/06/21 | STATE ROAD NO. 7 | | PALM BEACH COUNTY | |
| REV BORDER SHEET | TRUONG | 12/17/20 | | | | |
| REVISED GEOMETRY | RITZEL | 08/07/14 | BY | DATE | PREPARED BY: | |
| PBC COMMENTS | RITZEL | 08/25/14 | DRAWN | RITZEL | 01/28/13 | |
| REVISION | BY | DATE | CHECKED | TRUONG | 09/20/13 | |
| | | | F.P. ID. | NONE | SECTION 93270-2504 | |
| | | | | | SHEET 3 OF 3 | |

EXHIBIT "A"
PAGE 25 OF 26

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.


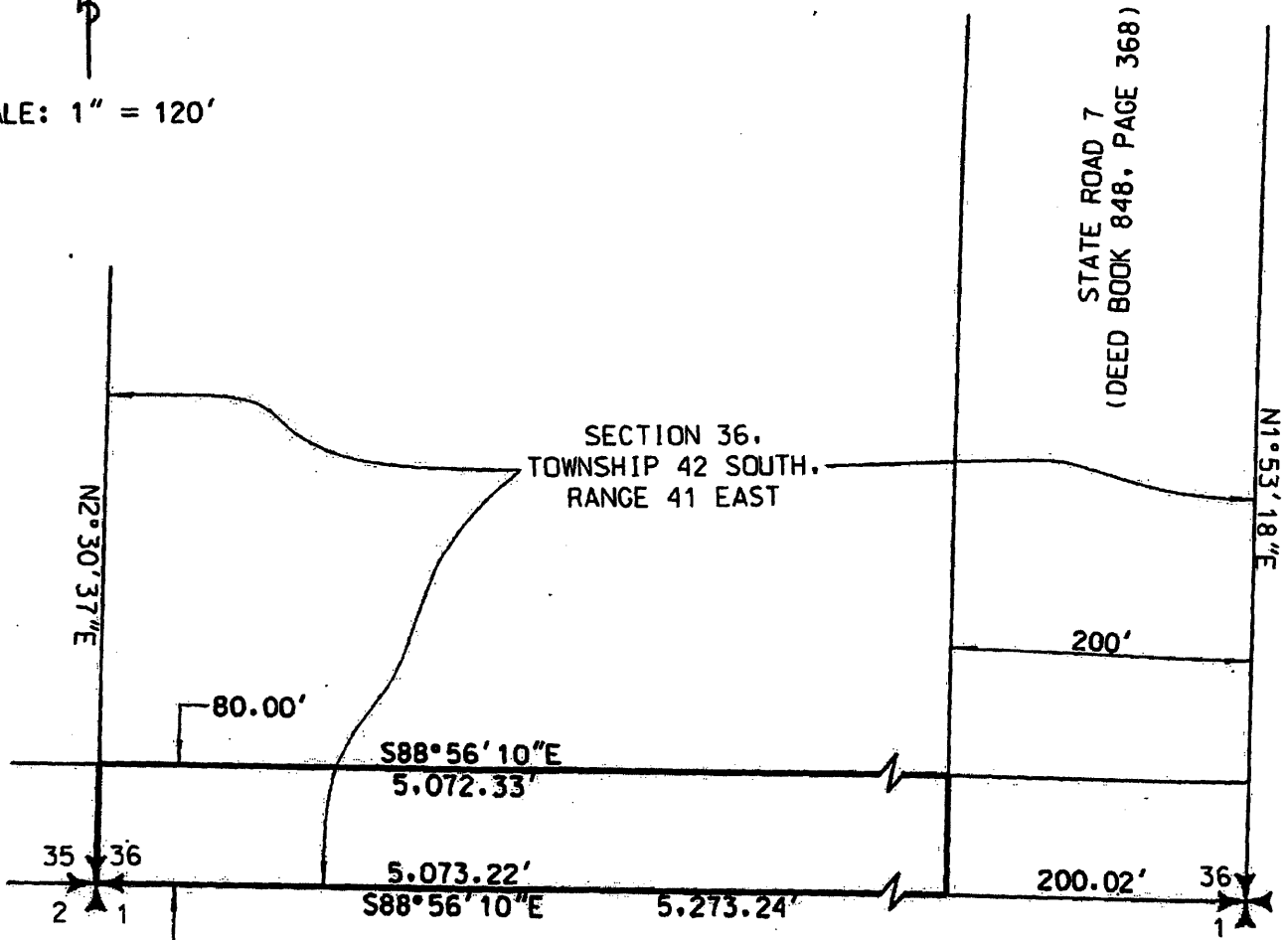
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|---|-----------------------------------|----------------------------|-----------------|------------------|----------|-----------------------------|--------------|-----------------|---|
| PROJECT: 60th STREET, ROYAL PALM BEACH BOULEVARD-PERSIMMON EXT PARCEL 101 | DESIGN FILE NAME PERSIMMON EXT | DRAWING NO. S-1-04-2228 | DATE 6/24/04 | SCALE 1"=120' | NO. 1 | REVISION LESS E. 200' | BY N.J.H. | DATE 7/21/04 |  PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 160 AUSTRALIAN AVENUE WEST PALM BEACH, FL 33406 |
| | PROJECT NO. 2004507 | REVISIONS 1 | DATE 6/24/04 | SCALE 1"=120' | NO. 1 | REVISION LESS E. 200' | BY N.J.H. | DATE 7/21/04 | |

EXHIBIT "A"
PAGE 26 OF 26

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