

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date:	June 15, 2021	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) **adopt** a Resolution authorizing the conveyance of 0.206 acres of land to Lake Worth Drainage District (LWDD) without reservation of mineral and petroleum rights in exchange for 0.159 acres of land from LWDD;
- B) **approve** a County Deed conveying 0.206 acres of land to LWDD; and
- C) **accept** a Quit Claim Deed from LWDD conveying 0.159 acres of land.


Summary: Water Treatment Plant No. 8 (WTP8) is located at 1500 North Jog Road, between Belvedere Road and Florida's Turnpike in West Palm Beach. Palm Beach County's Water Utilities Department (WUD) is in the process of combining the WTP8 facility site with five (5) adjacent County owned parcels. The combined parcels are being subdivided into three (3) parcels of land for the purpose of platting. During the plat review process, LWDD requested a 10-foot strip of land on the north side of their L-2 Canal to allow for additional maintenance area. The County will convey to LWDD a 10-foot strip on the north side of the L-2 canal approximately 722 feet in length containing 0.164 acres in exchange for LWDD conveying to the County a 10-foot strip on the south side of the L-2 canal approximately 1,324 feet in length containing 0.159 acres. As part of this exchange, the County will also convey to LWDD a 0.042-acre parcel that abuts LWDD's L-1 canal that is located south of Okeechobee Boulevard and west of Skees Road in West Palm Beach. WUD has approved the proposed land exchange. These properties are being conveyed without reservation of mineral rights. The land exchange will be without any additional consideration being paid to either LWDD or the County. **This exchange must be approved by a Supermajority Vote (5 Commissioners). (Property & Real Estate Management) District 2 (HJF)**

Background and Justification: WUD's future development plans at the WTP8 facility will include combining the WTP8 facility site with the five (5) adjacent County owned parcels. The proposed development will allow for the conversion of the current membrane technology being used at the WTP8 facility to conventional lime softening technology. The 0.042-acre County owned property to be included in this property exchange is an old decommissioned lift station site that is bounded on the west by LWDD's L-1 canal and bounded on the north, south and east by Okeechobee Commons subdivision (Apartment Complex). Prior to the development of the Apartment Complex site, staff offered to sell this parcel to the developer, who at the time would not provide staff with a disclosure of beneficial interest. This parcel is being included as part of the land exchange to eliminate any future liability to the County. The proposed land exchange was advertised in the Palm Beach Post on May 9 and 16, 2021.

Attachments:

1. Location Map A & B
2. Resolution (w/exhibit "A" and "B")
3. County Deed (w/exhibit "A-1" and "A-2")
4. Quit Claim Deed (w/exhibit "A")

Recommended By:  5/13/24
Department Director Date

Approved By:  5/25/24
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	0_____	0_____	0_____	0_____	0_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No X_____

Does this item include the use of federal funds? Yes _____ No X_____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

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

No Fiscal Impact.

G.D. MGR., FPMO 5/14/21

Fixed Asset Number: G06636_____

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 5/13/21
OFMB *5-17-21* *UM*
5/17

[Signature] 5/21/21
Contract Development and Control

B. Legal Sufficiency:

[Signature] 5/24/21
Assistant County Attorney

C. Other Department Review:

[Signature]
Department Director

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

H

G

TWP
43

TWP
43

TWP
44

19

21

RNG 42

RNG 42

ATTACHMENT NO. 2 – RESOLUTION
20 PAGES

RESOLUTION NO. 2021 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO LAKE WORTH DRAINAGE DISTRICT, A SPECIAL TAXING DISTRICT, EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, WITHOUT CHARGE AND WITHOUT MINERAL AND PETROLEUM RIGHTS RESERVATION; IN EXCHANGE FOR CERTAIN REAL PROPERTY OWNED BY THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO FLORIDA STATUTE SECTION 125.37; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake Worth Drainage District (“District”) has made a request to the Board of County Commissioners of Palm Beach County asking that Palm Beach County (“County”) exchange approximately 0.159 acres of District’s surplus real property as legally described in the Quit Claim Deed attached hereto as Exhibit “A” (“District’s Property”), for the 0.206 acres of surplus County property as legally described in the County Deed attached hereto as Exhibit “B” (“County Property”) for canal right-of-way; and

WHEREAS, Board of County Commissioners of Palm Beach County desires to acquire the District Property; and

WHEREAS, the Board of County Commissioners of Palm Beach County has determined that the County Property is not needed for County purposes and may, to the best interest of the County, be exchanged for the District Property pursuant to the Florida Statute Section 125.37; and

WHEREAS, pursuant to Florida Statutes Section 270.11, the District has requested that County Property be conveyed without reservation of phosphate, mineral, metals and petroleum rights in order to render title to such property marketable; and

WHEREAS, the Board of County Commissioners of Palm Beach County hereby agrees to convey to the District the County Property without reserving phosphate, mineral, metals and petroleum rights.

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

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Convey Real Property

The Board of County Commissioners of Palm Beach County shall convey the County Property by County Deed to the District in exchange for the District conveying the District Property by Quit Claim Deed to the County.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

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 _____, 20__.

PALM BEACH COUNTY, a political
subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

JOSEPH ABRUZZO
CLERK & COMPTROLLER

By: _____
Deputy Clerk

APPROVED AS TO
LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

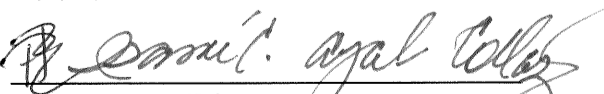
By: 
Department Director

EXHIBIT "A"

Prepared by:
Mark A. Perry, P.A.
88 NE 5th Avenue
Delray Beach, FL 33483
Return to:
Marcel Pessoa, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411

Property Control Number: N/A – Former LWDD Right-of-Way

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made and executed this _____ day of _____, 20_____, by LAKE WORTH DRAINAGE DISTRICT, a Special Taxing District, existing under the Laws of the State of Florida, whose legal mailing address is 13081 South Military Trail, Delray Beach, Florida 33484-1105, hereinafter called the “Grantor”, in favor of PALM BEACH COUNTY, a political subdivision of the State of Florida, whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, hereinafter called the “Grantee”.

WITNESSETH

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof (the Property”).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, this day and year first above written.

ATTEST:	GRANTOR:
By: _____ Tommy B. Strowd, Secretary	LAKE WORTH DRAINAGE DISTRICT, a Special Taxing District
Signed, sealed and delivered in the presence of:	By: _____ Stephen Bedner, President
WITNESSESS:	(CORPORATE SEAL)

_____ (1) Witness Signature	_____ (2) Witness Signature
_____ Print Name of Witness	_____ Print Name of Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Stephen Bedner** and **Tommy B. Strowd**, the President and Secretary respectively, of the **Lake Worth Drainage District**, both of whom acknowledged executing the foregoing instrument and both of whom are known to me, and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2021

_____ NOTARY PUBLIC	_____ Notary Stamp or Seal
------------------------	-------------------------------

APPROVED BY THE PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
ON _____

County Attorney or Designee

EXHIBIT "A"

LEGAL DESCRIPTON (PARCEL "1-A")

A PARCEL OF LAND LYING WITHIN A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT L-2 CANAL RIGHT-OF-WAY AS DEEDED FROM PALM BEACH COUNTY TO LAKE WORTH DRAINAGE DISTRICT IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1071, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO LYING WITHIN A PORTION OF TRACT 7, BLOCK 4, AND THE 25' RIGHT-OF-WAY LYING EAST OF SAID TRACT PER PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO LYING WITHIN A PORTION OF THOSE LANDS AS CONVEYED BY WARRANTY DEED FROM WEST PENINSULAR TITLE COMPANY TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 3435, PAGE 631, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°47'03" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2469.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°59'47" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-2 CANAL AS PER SAID QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1071, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 60.88 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY CANAL L-2 RIGHT-OF-WAY LINE AND SAID QUIT CLAIM DEED LINE, SOUTH 89°14'35" WEST, A DISTANCE OF 630.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 6678, PAGE 1382, ALL WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 16°46'36" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.40 FEET; THENCE NORTH 89°14'35" EAST DEPARTING SAID RIGHT-OF-WAY LINE AND BEING A LINE PARALLEL WITH AND LYING 10 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-2 CANAL, A DISTANCE OF 628.67 FEET; THENCE NORTH 67°11'17" EAST, A DISTANCE OF 65.55 FEET TO A POINT ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27; THENCE SOUTH 01°47'03" WEST ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 9.62 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.159 ACRES (6,920.92 SQ. FEET) MORE OR LESS.

Craig S
Pusey

Digitally signed by
Craig S Pusey
DN: c=US, o=Michael B
Schorah and Assoc Inc,
ou=A01410D00000170
A6A1EB9C00009F1E,
cn=Craig S Pusey
Date: 2020.12.16
16:43:46 -05'00'

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CRAIG S. PUSEY, P.S.M. FLORIDA LICENSE NO. 5019 ON 12/16/20 USING A DIGITAL SIGNATURE.

DATE OF SIGNATURE: 12/16/2020
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019
DATE OF LAST FIELD WORK: 7/16/2020

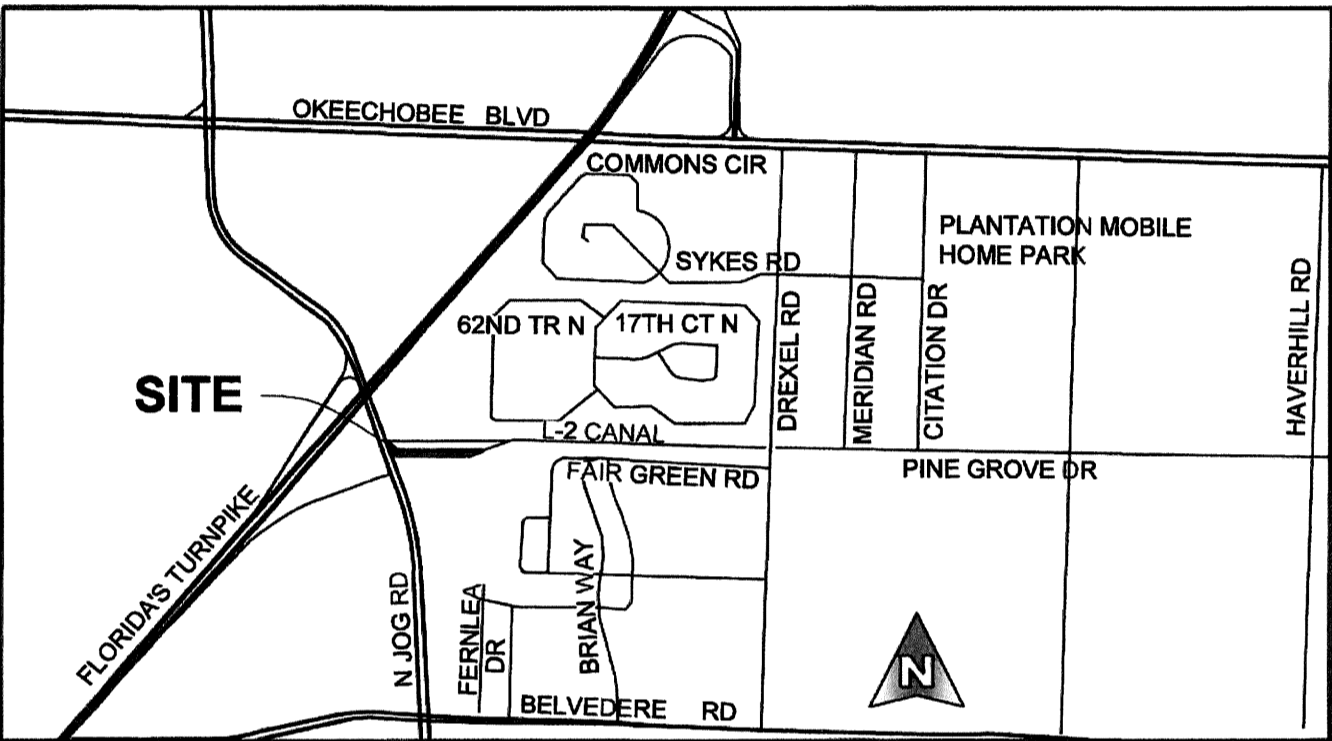


MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N/A
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_PBC_SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL 1-A.DWG	

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE
DISTRICT CANAL L-2
CONVEYANCE TO PALM BEACH
COUNTY LYING IN SECTION
27/43/42
SHEET NO. 1 OF 7 JOB NO. 1718

EXHIBIT "A"

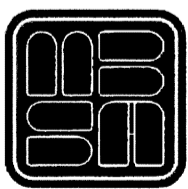


LOCATION MAP
NOT TO SCALE

LEGEND

P.O.C.	= POINT OF COMMENCEMENT	M	= MEASURED
P.O.B.	= POINT OF BEGINNING	C&M	= CALCULATED AND MEASURED
P.B. FARMS	= PALM BEACH FARMS	EP	= EDGE OF PAVING
R/W	= RIGHT-OF-WAY	TOB	= TOP OF BANK
P.B.	= PLAT BOOK	TOE	= TOE OF SLOPE
O.R.B.	= OFFICIAL RECORDS BOOK	PBF	= PALM BEACH FARMS
PG.(S)	= PAGE(S)	RCP	= REINFORCED CONCRETE PIPE
PBC	= PALM BEACH COUNTY	CMP	= CORRUGATED METAL PIPE
LWDD	= LAKE WORTH DRAINAGE DISTRICT	CO.	= COMPANY
CONC.	= CONCRETE	TYP.	= TYPICAL
D	= DESCRIPTION	CLF	= CHAIN LINK FENCE
C	= CALCULATED	27/43/42	= SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PCN	= PROPERTY CONTROL NUMBER	E	= EASTING
N	= NORTHING		

(PARCEL "1-A")



MICHAEL B. SCHORAH & ASSOCIATES, INC.			
1850 FOREST HILL BLVD., SUITE 206			
WEST PALM BEACH, FLORIDA 33406			
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			
FIELD:	N/A	DRAWN:	J.E.T.
BOOK:	N/A	DATE:	JULY 2020
PAGE:	N/A	CHECKED:	C.S.P.
SCALE:		N/A	
CADD FILE:		1718_PBC_SWAP	
		PARCEL 1-A.DWG	

SPECIFIC PURPOSE SURVEY	
LAKE WORTH DRAINAGE	
DISTRICT CANAL L-2 PARCEL	
CONVEYANCE TO PALM BEACH	
COUNTY LYING IN SECTION	
27/43/42	
SHEET NO.	2 OF 7
JOB NO.	1718

EXHIBIT "A"

SURVEYOR'S NOTE:

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW1/4) ALSO BEING THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF NORTH 01°47'03" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
4. THIS SPECIFIC PURPOSE SURVEY WAS BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN FILE NO. 1718 FOR PBC WUD WATER TREATMENT PLANT NO. 8 DATED 3/8/19. FOUND MONUMENTS WERE SHOWN ALONG THE SOUTHERN BOUNDARY CONFIRMING THE POSITION OF THE AFFIDAVIT OF WAIVER IN O.R.B. 23676, PAGE 239 AND FOR THE STATED 25' RIGHT-OF-WAY AS RECITED IN THE QUIT CLAIM DEED TO PALM BEACH COUNTY IN O.R.B. 22268, PAGE 1067, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. REFER TO SAID SURVEY FOR SPECIFIC IMPROVEMENTS LOCATED WITHIN THE LIMITS OF THE BOUNDARY PROVIDED HEREON.
5. THE LEGAL DESCRIPTION WAS DERIVED FROM THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THE DIMENSIONS AS SHOWN HEREON ARE DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.
7. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND "AE" (EL. = 15.7 NAVD 88) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0559 F, (MAP NUMBER 12099C0559F) MAP EFFECTIVE DATE: OCTOBER 5, 2017
8. UPON REVIEW OF THE TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM, IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL EASEMENTS AFFECTING THIS RIGHT-OF-WAY FROM SAID COMMITMENT ARE SHOWN HEREON. (SEE PAGES 4 AND 5 FOR LIST OF TITLE EXCEPTIONS)
9. THE EXPECTED ACCURACY MEETS OR EXCEEDS THE COMMERCIAL / HIGH RISK LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.
10. THE DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1071 WOULD REQUIRE A 1 SECOND BEARING ROTATION COUNTERCLOCKWISE DEED TO GRID (NAD 83/1990).
11. STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION FLORIDA EAST ZONE,
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)
SCALE FACTOR = 1.0000307
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL BEARINGS ARE GRID (NAD 83/1990 ADJUSTMENT) NO ROTATION APPLIED

(PARCEL "1-A")



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N/A
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_PBC_SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL	1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE
DISTRICT CANAL L-2 PARCEL
CONVEYANCE TO PALM BEACH
COUNTY LYING IN SECTION
27/43/42

SHEET NO. 3 OF 7 JOB NO. 1718

EXHIBIT "A"

TITLE REVIEW TABLE

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY
& TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE:
11/19/ 20 AT 8:00 AM.

EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
1-3	STANDARD EXCEPT.	N.A				
4	EASEMENT FPL	27963/593		X		
5	SOUTHERN BELL EASEMENT	541/791		X		
6	RESERVATION EVERGLADES DRAINAGE DISTRICT	D.B. 703-198		X		
7	DRAINAGE EASEMENT	1658/899		X		
7	DRAINAGE EASEMENT	1785/758		X		
8	FPL EASEMENT	1740/968		X		
9	ACCESS RIGHTS	14548/531		X		
9	ACCESS RIGHTS/MOD.	31151/1016		X		
10	UTILITY EASEMENT	23334/1329		X		
11	FPL UTILITY EASEMENT	23334/1335		X	X	
11	FPL UTILITY EASEMENT/P.R.	29489/1795		X		
12	AFFIDAVIT OF WAIVER	23676/239		X		X-Plat
12	AFFIDAVIT OF WAIVER/MOD.	31151/1016		X		X-Plat
13	L.W.D.D. L-2 R/W	1732/612		X		
13	L.W.D.D. L-2 R/W	1994/1573		X		
13	L.W.D.D. L-2 R/W	3435/631		X		
13	L.W.D.D. L-2 R/W	6495/761		X		
13	L.W.D.D. L-2 R/W	22268/1071	X		X	
14	CONSTRUCT BOND	28666/1424	X			X
14	CONSTRUCT BOND	28713/1642		X		
14	CONSTRUCT BOND	28723/994		X		
14	CONSTRUCT BOND	29283/761		X		
14	CONSTRUCT BOND	29773/1421		X		

CONTINUED ON PAGE 5

TITLE ABBREVIATIONS

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
A. = APPLICABLE
N.A. = NOT APPLICABLE
D.B. = DEED BOOK
U.E. = UTILITY EASEMENT
ORB = OFFICIAL RECORD BOOK
R/W = RIGHT-OF-WAY
P.R. = PARTIAL RELEASE
MOD. = MODIFIED
BNDY = BOUNDARY

(PARCEL "1-A")



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: J.E.T.	SCALE: N/A
BOOK: N/A	DATE: JULY 2020	CADDFILE: 1718_PBC_SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE
DISTRICT CANAL L-2 PARCEL
CONVEYANCE TO PALM BEACH
COUNTY LYING IN SECTION
27/43/42

SHEET NO. 4 OF 7 JOB NO. 1718

EXHIBIT "A"

TITLE REVIEW TABLE

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM.

CONTINUED FROM PAGE 4

EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
15	GAS AGREEMENT FIRST FL. UTILITIES	827/714		X		
16	WELL SITE EASEMENTS	3528/1001		X		
17	AT &T Easement	14548/534		X		
17	AT &T EASEMENT	15221/1185		X		
18	EASEMENT FOR UNDERGROUND WATER PIPE	5289/470		X		
19	FPL EASEMENT	27963/593		X		
20	PALM BEACH FARMS LOT DIMENSIONS	PB 2, PG. 45	X		X	
20	RESOLUTION R-2009-1340	23421/1960		X		
20	R-2009-1340 RE-RECORDED	23423/1703		X		
20	AMENDED RESOLUTION R-2009-1339	23422/105		X		
20	RE-RECORDED R-2009-1339	23423/1723		X	X	
20	RESOLUTION R-2019-1945	31151/1016		X		
21	EASEMENT TO PALM BEACH COUNTY FINAL JUDGEMENT	4018/1922		X		
22	EASEMENTS, DIMENSIONS & OTHER MATTERS ON MICHAEL B. SCHORAH & ASSOC. BNDY	NO RECORDING REFERENCE	X			

TITLE ABBREVIATIONS

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
A. = APPLICABLE
N.A. = NOT APPLICABLE
D.B. = DEED BOOK
U.E. = UTILITY EASEMENT
ORB = OFFICIAL RECORD BOOK
R/W = RIGHT-OF-WAY
P.R. = PARTIAL RELEASE
MOD. = MODIFIED
BNDY = BOUNDARY

(PARCEL "1-A")



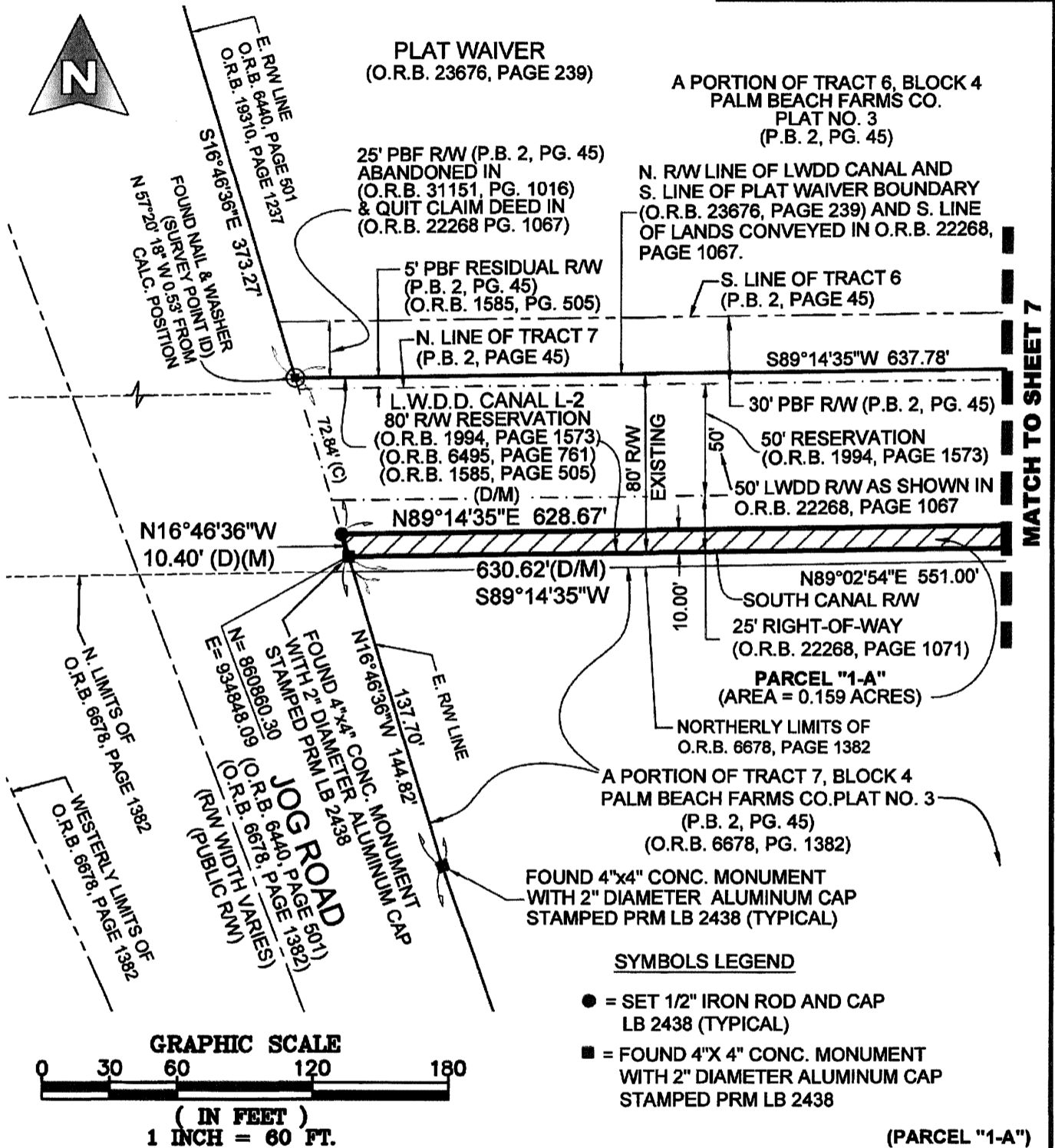
MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N/A
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_PBC_SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL 1-A.DWG	

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE
DISTRICT CANAL L-2 PARCEL
CONVEYANCE TO PALM BEACH
COUNTY LYING IN SECTION
27/43/42
SHEET NO. 5 OF 7 JOB NO. 1718

EXHIBIT "A"



SYMBOLS LEGEND

- = SET 1/2" IRON ROD AND CAP LB 2438 (TYPICAL)
- = FOUND 4"X 4" CONC. MONUMENT WITH 2" DIAMETER ALUMINUM CAP STAMPED PRM LB 2438

(PARCEL "1-A")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

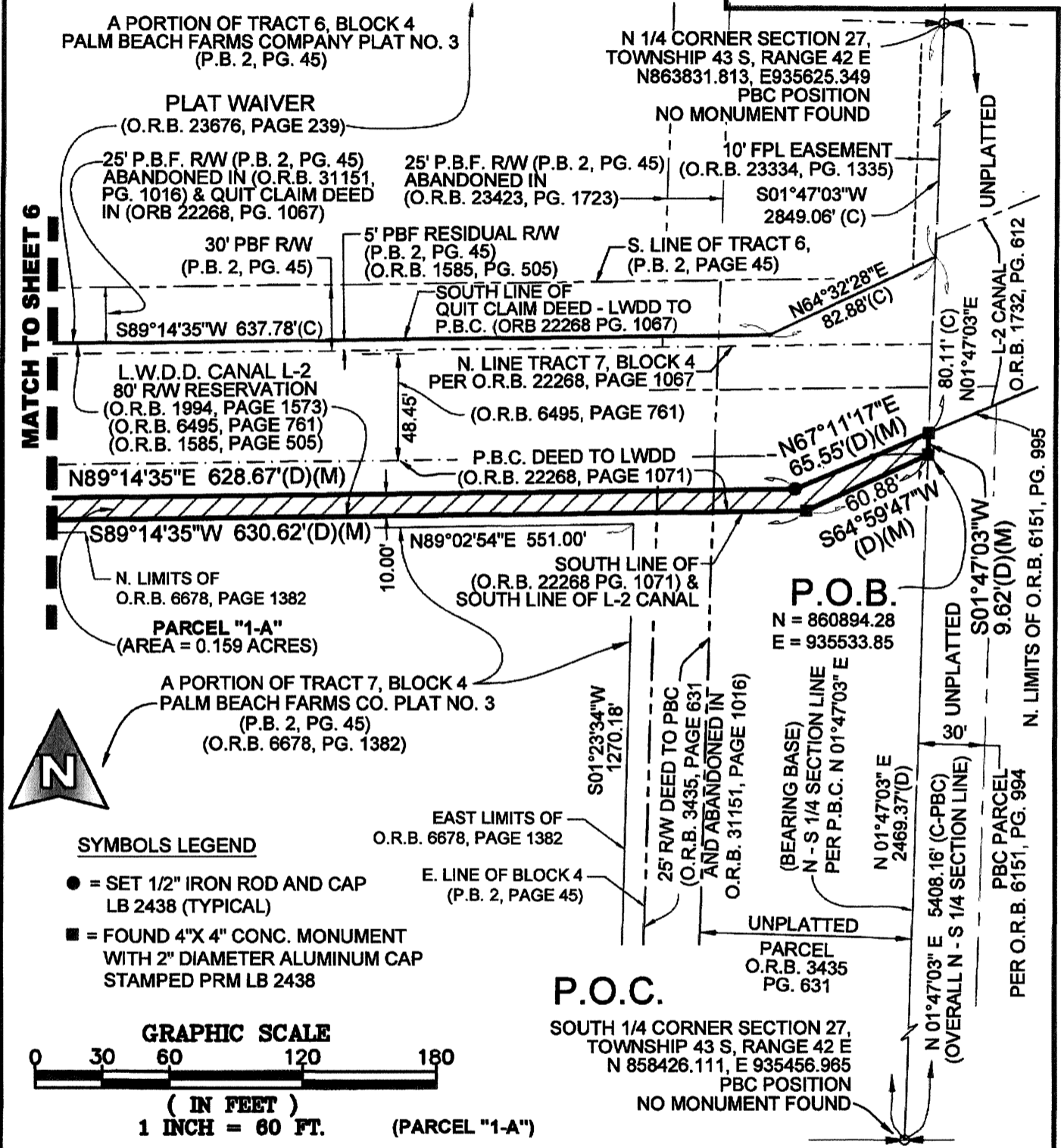
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: PM	DRAWN: J.E.T.	SCALE: 1"=60'
BOOK: ELECT	DATE: JULY 2020	CADDFILE: 1718_PBC_SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE DISTRICT
CANAL L-2 PARCEL CONVEYANCE
TO PALM BEACH COUNTY
LYING IN SECTION 27/43/42

SHEET NO. 6 OF 7 JOB NO. 1718

EXHIBIT "A"



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: PM	DRAWN: J.E.T.	SCALE: 1"=60'
BOOK: ELECT	DATE: JULY 2020	CADDFILE: 1718_PBC_SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE DISTRICT
CANAL L-2 PARCEL CONVEYANCE
TO PALM BEACH COUNTY LYING IN
SECTION 27/43/42

SHEET NO. 7 OF 7 JOB NO. 1718

PREPARED BY AND RETURN TO:
Marcel Pessoa, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-43-27-05-004-0053 (a portion of)
& 74-42-43-27-03-001-0222

EXHIBIT "B"

COUNTY DEED

This COUNTY DEED, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and **LAKE WORTH DRAINAGE DISTRICT**, a Special Taxing District, existing under the Laws of the State of Florida, whose legal mailing address is 13081 South Military Trail, Delray Beach, Florida 33484-1105, "District".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by District, the receipt whereof is hereby acknowledged, has granted, bargained and sold to District, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

See **Exhibit "A-1" and Exhibit "A-2"** attached hereto and made a part hereof.

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:

JOSEPH ABRUZZO
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Dave Kerner, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: _____
Assistant County Attorney

EXHIBIT "A-1"

LEGAL DESCRIPTION (PARCEL "1-B")

A PARCEL OF LAND LYING WITHIN A PORTION OF THOSE LANDS AS DEEDED FROM LAKE WORTH DRAINAGE DISTRICT TO PALM BEACH COUNTY IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO LYING WITHIN A PORTION OF THAT AFFIDAVIT OF (PLAT) WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°47'03" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2559.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°32'28" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-2 CANAL AS PER SAID QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 AND THE SOUTHERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, ALL WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 82.88 FEET; THENCE CONTINUE ALONG SAID NORTHERLY CANAL L-2 RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER, SOUTH 89°14'35" WEST, A DISTANCE OF 637.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 6678, PAGE 1382, ALL WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 16°46'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.40 FEET; THENCE NORTH 89°14'35" EAST DEPARTING SAID RIGHT-OF-WAY LINE AND BEING ALONG A LINE PARALLEL WITH AND LYING 10 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-2 CANAL AND THE SOUTHERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER, A DISTANCE OF 636.07 FEET; THENCE NORTH 67°11'17" EAST, A DISTANCE OF 86.56 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 AND THE EASTERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER; THENCE SOUTH 01°47'03" WEST ALONG SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID AFFIDAVIT OF (PLAT) WAIVER, A DISTANCE OF 7.87 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.164 ACRES (7,134.93 SQ. FEET) MORE OR LESS.

Craig S
Pusey

Digitally signed by Craig
S Pusey
DN: c=US, o=Michael B
Schorah and Assoc Inc,
ou=A01410D00000170A
6A1EB9C00009F1E,
cn=Craig S Pusey
Date: 2020.12.16
16:42:22 -05'00'

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CRAIG S. PUSEY, P.S.M. FLORIDA LICENSE NO. 5019 ON 12/16/20 USING A DIGITAL SIGNATURE. DATE OF SIGNATURE: 12/16/2020
DATE OF LAST FIELD WORK: 7/16/2020
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019



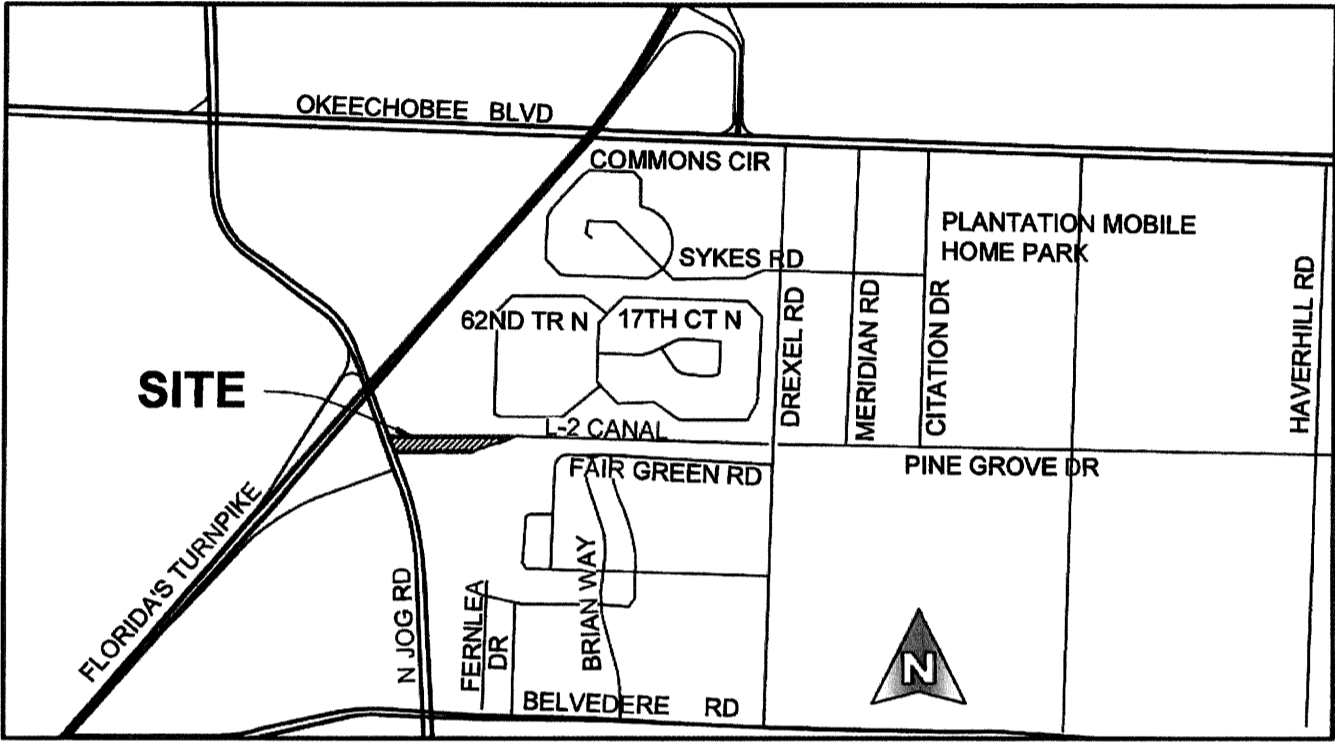
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718 LWDD SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL 1-B.DWG	

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO.	1 OF 7	JOB NO.	1718
-----------	--------	---------	------

EXHIBIT "A-1"



LOCATION MAP
NOT TO SCALE

LEGEND

P.O.C.	=	POINT OF COMMENCEMENT	M	=	MEASURED
P.O.B.	=	POINT OF BEGINNING	C&M	=	CALCULATED AND MEASURED
P.B. FARMS	=	PALM BEACH FARMS	EP	=	EDGE OF PAVING
R/W	=	RIGHT-OF-WAY	TOB	=	TOP OF BANK
P.B.	=	PLAT BOOK	TOE	=	TOE OF SLOPE
O.R.B.	=	OFFICIAL RECORDS BOOK	PBF	=	PALM BEACH FARMS
PG.(S)	=	PAGE(S)	RCP	=	REINFORCED CONCRETE PIPE
PBC	=	PALM BEACH COUNTY	CMP	=	CORRUGATED METAL PIPE
LWDD	=	LAKE WORTH DRAINAGE DISTRICT	CO.	=	COMPANY
CONC.	=	CONCRETE	TYP.	=	TYPICAL
D	=	DESCRIPTION	CLF	=	CHAIN LINK FENCE
C	=	CALCULATED	27/43/42	=	SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PCN	=	PROPERTY CONTROL NUMBER			
N	=	NORTHING			
E	=	EASTING			

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718 LWDD SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL 1-B.DWG	

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 2 OF 7 JOB NO. 1718

EXHIBIT "A-1"

SURVEYOR'S NOTE:

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) ALSO BEING THE NORTH - SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF NORTH 01°47'03" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE AND OR DEPICTED ON THIS SURVEY.
4. THIS SPECIFIC PURPOSE SURVEY WAS BASED UPON THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN FILE NO. 1718 FOR PBC WUD WATER TREATMENT PLANT NO. 8 DATED 3/8/19. FOUND MONUMENTS WERE SHOWN ALONG THE SOUTHERN BOUNDARY CONFIRMING THE POSITION OF THE AFFIDAVIT OF WAIVER IN O.R.B. 23676, PAGE 239 AND FOR THE STATED 25' RIGHT-OF-WAY AS RECITED IN THE QUIT CLAIM DEED TO PALM BEACH COUNTY IN O.R.B. 22268, PAGE 1067, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. REFER TO SAID SURVEY FOR SPECIFIC IMPROVEMENTS LOCATED WITHIN THE LIMITS OF THE BOUNDARY PROVIDED HEREON.
5. THE LEGAL DESCRIPTION WAS DERIVED FROM THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 AND OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THE DIMENSIONS AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.
7. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND "AE" (EL. = 15.7 NAVD 88) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0559 F, (MAP NUMBER 12099C0559F) MAP EFFECTIVE DATE: OCTOBER 5, 2017
8. UPON REVIEW OF THE TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM, IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL EASEMENTS AFFECTING THIS PARCEL FROM SAID COMMITMENT ARE SHOWN HEREON. (SEE PAGES 4 AND 5 FOR LIST OF EXCEPTIONS)
9. THE EXPECTED ACCURACY MEETS OR EXCEEDS THE COMMERCIAL / HIGH RISK LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.
10. THE DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 WOULD REQUIRE A 1 SECOND BEARING ROTATION COUNTERCLOCKWISE DEED TO GRID (NAD 83/1990).
11. STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83/1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION FLORIDA EAST ZONE,
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)
SCALE FACTOR = 1.0000307
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL BEARINGS ARE GRID (NAD 83/1990 ADJUSTMENT) NO ROTATION APPLIED

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_LWDD_SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL	1-B.DWG

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 3 OF 7 JOB NO. 1718

TITLE REVIEW TABLE

EXHIBIT "A-1"

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM.

EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
1-3	STANDARD EXCEPT.	N.A				
4	EASEMENT FPL	27963/593		X		
5	SOUTHERN BELL EASEMENT	541/791		X		
6	RESERVATION EVERGLADES DRAINAGE DISTRICT	D.B. 703-198		X		
7	DRAINAGE EASEMENT	1658/899		X		
7	DRAINAGE EASEMENT	1785/758		X		
8	FPL EASEMENT	1740/968		X		
9	ACCESS RIGHTS	14548/531		X		
9	ACCESS RIGHTS/MOD.	31151/1016		X		
10	UTILITY EASEMENT	23334/1329		X		
11	FPL UTILITY EASEMENT	23334/1335	X		X	
11	FPL UTILITY EASEMENT/P.R.	29489/1795		X		
12	AFFIDAVIT OF WAIVER	23676/239	X		X	X-PLAT
12	AFFIDAVIT OF WAIVER/MOD.	31151/1016	X		X	X-PLAT
13	L.W.D.D. L-2 R/W	1732/612		X		
13	L.W.D.D. L-2 R/W	1994/1573		X		
13	L.W.D.D. L-2 R/W	3435/631		X		
13	L.W.D.D. L-2 R/W	6495/761		X		
13	L.W.D.D. L-2 R/W	22268/1071		X		
14	CONSTRUCTION BOND	28666/1424	X			X
14	CONSTRUCTION BOND	28713/1642	X			X
14	CONSTRUCTION BOND	28723/994	X			X
14	CONSTRUCTION BOND	29283/761	X			X
14	CONSTRUCTION BOND	29773/1421	X			X

TITLE ABBREVIATIONS

CONTINUED ON PAGE 5

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
A. = APPLICABLE
N.A. = NOT APPLICABLE
D.B. = DEED BOOK
U.E. = UTILITY EASEMENT
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
R/W = RIGHT-OF-WAY
P.R. = PARTIAL RELEASE
MOD. = MODIFIED
BNDY = BOUNDARY

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_LWDD_SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL	1-B.DWG

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 4 OF 7 | JOB NO. 1718

EXHIBIT "A-1"

TITLE REVIEW TABLE

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM.

CONTINUED FROM PAGE 4

EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
15	GAS AGREEMENT FIRST FL. UTILITIES	827/714		X		
16	WELL SITE EASEMENTS	3528/1001		X		
17	AT &T Easement	14548/534		X		
17	AT &T EASEMENT	15221/1185		X		
18	EASEMENT OFR UNDERGROUND WATER PIPE	5289/470		X		
19	FPL EASEMENT	27963/593				
20	PALM BEACH FARMS LOT DIMENSIONS	PB 2, PG. 45	X			
20	RESOLUTION R-2009-1340	23421/1960		X		
20	R-2009-1340 RE-RECORDED	23423/1703		X		
20	AMENDED RESOLUTION R-2009-1339	23422/105		X		
20	RE-RECORDED R-2009-1339	23423/1723		X	X	
20	RESOLUTION R-2019-1945	31151/1016		X	X	
21	EASEMENT TO PALM BEACH COUNTY FINAL JUDGEMENT	4018/1922		X		
22	EASEMENTS, DIMENSIONS & OTHER MATTERS ON MICHAEL B. SCHORAH & ASSOC. BNDY	NO RECORDING REFERENCE	X			

TITLE ABBREVIATIONS

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
A. = APPLICABLE
N.A. = NOT APPLICABLE
D.B. = DEED BOOK
U.E. = UTILITY EASEMENT
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
R/W = RIGHT-OF-WAY
P.R. = PARTIAL RELEASE
MOD. = MODIFIED
BNDY = BOUNDARY

(PARCEL "1-B")

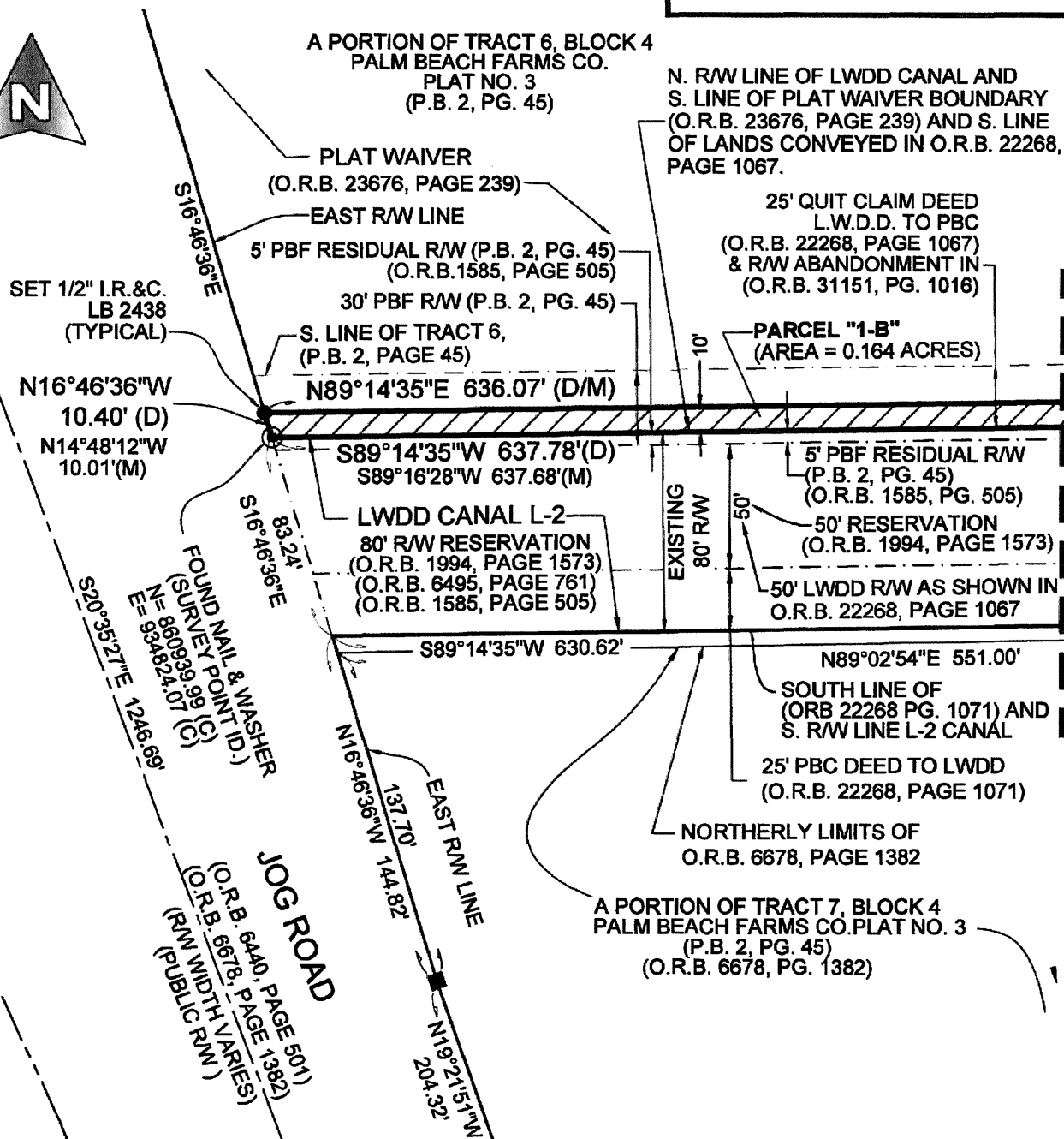


MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: J.E.T.	SCALE: N.A.
BOOK: N/A	DATE: JULY 2020	CADDFILE: 1718 LWDD SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-B.DWG

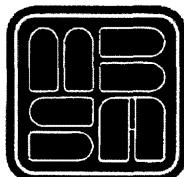
SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 5 OF 7 JOB NO. 1718



MATCH TO SHEET 7

(PARCEL "1-B")



1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

CADDFILE:
1718_LWDD SWAP
PARCEL 1-B.DWG

SHEET NO. 6 OF 7 **JOB NO. 1718**

EXHIBIT "A-1"

A PORTION OF TRACT 6, BLOCK 4
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, PG. 45)

N 1/4 CORNER SECTION 27,
TOWNSHIP 43 S, RANGE 42 E
N863831.813, E935625.349
PBC POSITION
NO MONUMENT FOUND

PLAT WAIVER
(O.R.B. 23676, PAGE 239)

25' R/W PER PBF CO. PLAT NO. 3
ABANDONED PER
(O.R.B. 23423, PAGE 1723)

10' FPL EASEMENT
(O.R.B. 23334, PAGE 1335)

25' QUIT CLAIM DEED
LW.D.D. TO PBC
(O.R.B. 22268, PAGE 1067)
& R/W ABANDONMENT IN
(O.R.B. 31151, PG. 1016)

N. R/W LINE OF LWDD CANAL AND
S. LINE OF AFFIDAVIT OF WAIVER
(O.R.B. 23676, PAGE 239) AND S. LINE
OF LANDS CONVEYED IN O.R.B. 22268,
PAGE 1067.

S01°47'03"W
2841.19' (C)

S01°47'03"W
7.87' (D)
S03°23'46"W
7.46' (M)
UNPLATTED

S. LINE OF TRACT 6
(P.B. 2, PAGE 45)

N89°14'35"E 636.07' (D)(M)

30' PBF R/W (P.B. 2, PG. 45)

PARCEL "1-B" (AREA = 0.164 AC)

MATCH TO SHEET 6

S89°14'35"W 637.78' (D)
S89°16'28"W 637.68' (M)

LWDD CANAL L-2
80' R/W RESERVATION
(O.R.B. 1994, PAGE 1573)
(O.R.B. 6495, PAGE 761)
(O.R.B. 1585, PAGE 505)

5' PBF RESIDUAL R/W (P.B. 2, PG. 45)
(O.R.B. 1585, PAGE 505)

N. LINE TRACT 7, BLOCK 4
PER O.R.B. 22268, PAGE 1067
(O.R.B. 6495, PAGE 761)

25' P.B.C. DEED TO LWDD
(O.R.B. 22268, PAGE 1071)

N67°11'17"E
86.56' (D)(M)

S64°32'28"W (D)
82.88'

S64°20'12"W 83.40' (M)

L-2 CANAL
O.R.B. 1732,
PG. 612

9.62' (C)

S64°59'47"W
60.88'

S89°14'35"W 630.62'

N89°02'54"E 551.00'

N. LIMITS OF
O.R.B. 6678, PAGE 1382

SOUTH LINE OF
(O.R.B. 22268 PG. 1071) AND
S. R/W LINE OF L-2 CANAL

A PORTION OF TRACT 7, BLOCK 4
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, PG. 45)
(O.R.B. 6678, PG. 1382)

S01°23'34"W
1270.18'

EAST LIMITS OF
O.R.B. 6678, PAGE 1382

E. LINE OF BLOCK 4
(P.B. 2, PAGE 45)

25' R/W DEED TO PBC
(O.R.B. 3435, PAGE 631)
AND ABANDONED IN
(O.R.B. 31151, PAGE 1016)

FOUND
1/2" IRON ROD/CAP,
HELLER, WEAVER
AND SHERMETTA

(BEARING BASE)
NORTH - SOUTH 1/4 SECTION
LINE PER PBC N 01°47'03" E

UNPLATTED
PARCEL
O.R.B. 3435
PG. 631

P.O.C.

S. 1/4 CORNER SECTION 27,
TOWNSHIP 43 S, RANGE 42 E
N 858426.111, E 935456.965
PBC POSITION
NO MONUMENT FOUND

2559.10' N 01°47'03" E (D)
N 01°47'03" E 5408.16' (C-PBC)
(OVERALL N-S 1/4 SECTION LINE)
N. LIMITS OF
O.R.B. 6151, PG. 994

UNPLATTED

PBC PARCEL
PER O.R.B. 6151, PG. 994

2469.37' (C)

30'



SYMBOLS LEGEND

● = SET 1/2" IRON ROD AND CAP
LB 2438 (TYPICAL)

GRAPHIC SCALE



(IN FEET)

1 INCH = 60 FT.

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: PM	DRAWN: J.E.T.	SCALE: 1"=60'
BOOK: ELECT	DATE: JULY 2020	CADD FILE: 1718 LWDD SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-B.DWG

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 7 OF 7 JOB NO. 1718

Exhibit "A-2"

PCN: 74-42-43-27-03-001-0222

A PARCEL OF LAND LYING IN TRACT 22, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 5 PAGE 58, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 22, THENCE NORTH 00° 00' 04" EAST, 232.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 59' 56" EAST, 61.0 FEET; THENCE NORTH 00° 00' 04" EAST, 30.0 FEET; THENCE NORTH 89° 59' 56" WEST, 61.0 FEET; THENCE SOUTH 00° 00' 04' WEST, 30.0 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.042 ACRES, MORE OR LESS.

ATTACHMENT NO. 3 – COUNTY DEED
9 PAGES

PREPARED BY AND RETURN TO:
Marcel Pessoa, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-43-27-05-004-0053 (a portion of)
& 74-42-43-27-03-001-0222

COUNTY DEED

This COUNTY DEED, made _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and LAKE WORTH DRAINAGE DISTRICT, a Special Taxing District, existing under the Laws of the State of Florida, whose legal mailing address is 13081 South Military Trail, Delray Beach, Florida 33484-1105, "District".

WITNESSETH:

That County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by District, the receipt whereof is hereby acknowledged, has granted, bargained and sold to District, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

See Exhibit "A-1" and Exhibit "A-2" attached hereto and made a part hereof.

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:

JOSEPH ABRUZZO
CLERK & COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Dave Kerner, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

(OFFICIAL SEAL)

By: 
Assistant County Attorney

G:\PREM\Dev\Open Projects\WUD-Water Treatment Plant #8 Jog-Belvedere\Deed County Release all.HF Approved 3-5-2021.docx

EXHIBIT "A"

LEGAL DESCRIPTION (PARCEL "1-B")

A PARCEL OF LAND LYING WITHIN A PORTION OF THOSE LANDS AS DEEDED FROM LAKE WORTH DRAINAGE DISTRICT TO PALM BEACH COUNTY IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO LYING WITHIN A PORTION OF THAT AFFIDAVIT OF (PLAT) WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°47'03" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2559.10 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 64°32'28" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-2 CANAL AS PER SAID QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 AND THE SOUTHERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, ALL WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 82.88 FEET; THENCE CONTINUE ALONG SAID NORTHERLY CANAL L-2 RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER, SOUTH 89°14'35" WEST, A DISTANCE OF 637.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 6678, PAGE 1382, ALL WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 16°46'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.40 FEET; THENCE NORTH 89°14'35" EAST DEPARTING SAID RIGHT-OF-WAY LINE AND BEING ALONG A LINE PARALLEL WITH AND LYING 10 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-2 CANAL AND THE SOUTHERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER, A DISTANCE OF 636.07 FEET; THENCE NORTH 67°11'17" EAST, A DISTANCE OF 86.56 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 AND THE EASTERLY LINE OF SAID AFFIDAVIT OF (PLAT) WAIVER; THENCE SOUTH 01°47'03" WEST ALONG SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID AFFIDAVIT OF (PLAT) WAIVER, A DISTANCE OF 7.87 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.164 ACRES (7,134.93 SQ. FEET) MORE OR LESS.

Craig S
Pusey

Digitally signed by Craig S Pusey
DN: c=US, o=Michael B Schorah and Assoc Inc, ou=A01410D00000170A6A1EB9C00009F1E, cn=Craig S Pusey
Date: 2020.12.16 16:42:22 -05'00'

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CRAIG S. PUSEY, P.S.M. FLORIDA LICENSE NO. 5019 ON 12/16/20 USING A DIGITAL SIGNATURE.

DATE OF SIGNATURE: 12/16/2020

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

DATE OF LAST FIELD WORK: 7/16/2020


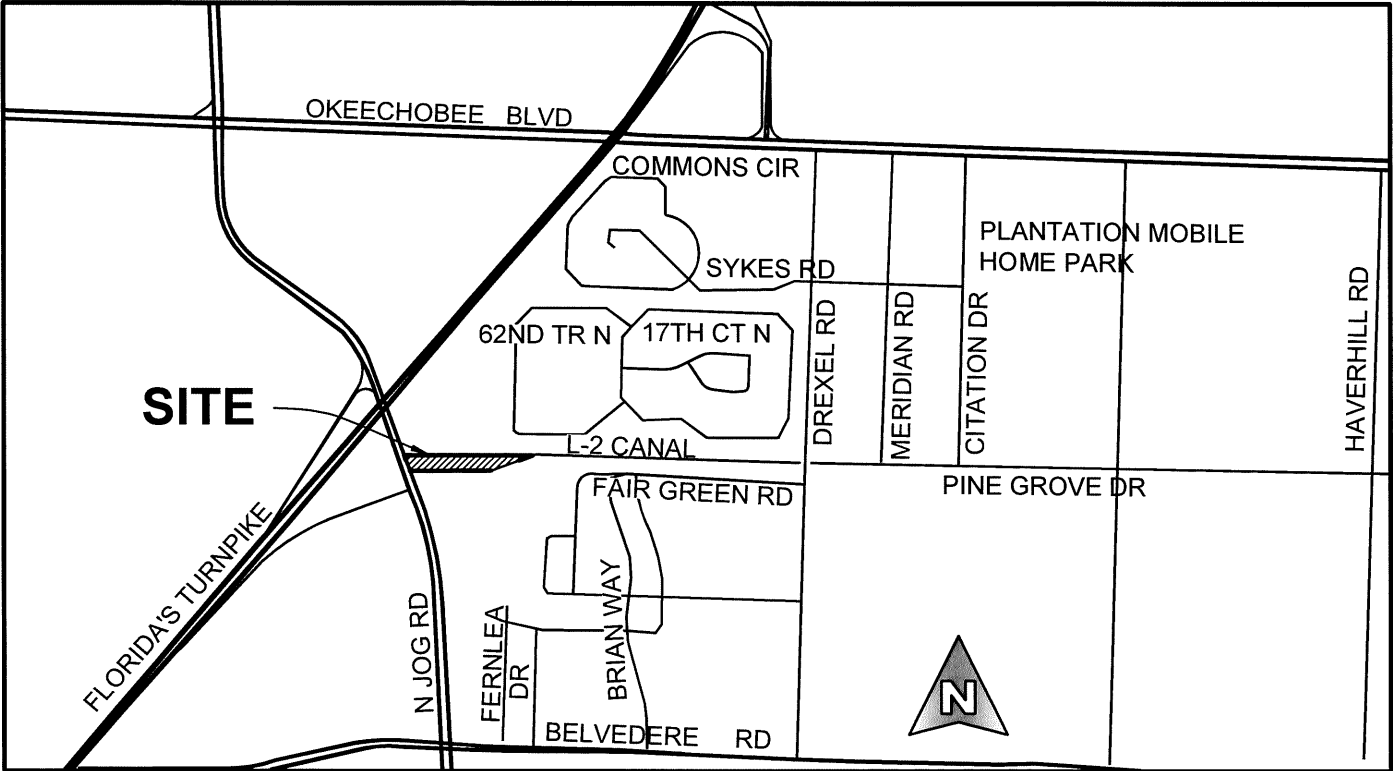
	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SPECIFIC PURPOSE SURVEY WATER TREATMENT PLANT NO. 8 PARCEL CONVEYANCE TO LAKE WORTH DRAINAGE DISTRICT LYING IN SECTION 27/43/42				
	FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.		
	BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718 LWDD SWAP		
	PAGE:	N/A	CHECKED:	C.S.P.	PARCEL 1-B.DWG			
						SHEET NO.	1 OF 7	JOB NO.

EXHIBIT "A"



LOCATION MAP

NOT TO SCALE

LEGEND

P.O.C.	=	POINT OF COMMENCEMENT	M	=	MEASURED
P.O.B.	=	POINT OF BEGINNING	C&M	=	CALCULATED AND MEASURED
P.B. FARMS	=	PALM BEACH FARMS	EP	=	EDGE OF PAVING
R/W	=	RIGHT-OF-WAY	TOB	=	TOP OF BANK
P.B.	=	PLAT BOOK	TOE	=	TOE OF SLOPE
O.R.B.	=	OFFICIAL RECORDS BOOK	PBF	=	PALM BEACH FARMS
PG.(S)	=	PAGE(S)	RCP	=	REINFORCED CONCRETE PIPE
PBC	=	PALM BEACH COUNTY	CMP	=	CORRUGATED METAL PIPE
LWDD	=	LAKE WORTH DRAINAGE DISTRICT	CO.	=	COMPANY
CONC.	=	CONCRETE	TYP.	=	TYPICAL
D	=	DESCRIPTION	CLF	=	CHAIN LINK FENCE
C	=	CALCULATED	27/43/42	=	SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PCN	=	PROPERTY CONTROL NUMBER			
N	=	NORTHING			
E	=	EASTING			

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_LWDD_SWAP
PAGE:	N/A	CHECKED:	C.S.P.		PARCEL 1-B.DWG

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 2 OF 7 JOB NO. 1718

SURVEYOR'S NOTE:

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) ALSO BEING THE NORTH - SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF NORTH 01°47'03" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE AND OR DEPICTED ON THIS SURVEY.
4. THIS SPECIFIC PURPOSE SURVEY WAS BASED UPON THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN FILE NO. 1718 FOR PBC WUD WATER TREATMENT PLANT NO. 8 DATED 3/8/19. FOUND MONUMENTS WERE SHOWN ALONG THE SOUTHERN BOUNDARY CONFIRMING THE POSITION OF THE AFFIDAVIT OF WAIVER IN O.R.B. 23676, PAGE 239 AND FOR THE STATED 25' RIGHT-OF-WAY AS RECITED IN THE QUIT CLAIM DEED TO PALM BEACH COUNTY IN O.R.B. 22268, PAGE 1067, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. REFER TO SAID SURVEY FOR SPECIFIC IMPROVEMENTS LOCATED WITHIN THE LIMITS OF THE BOUNDARY PROVIDED HEREON.
5. THE LEGAL DESCRIPTION WAS DERIVED FROM THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 AND OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THE DIMENSIONS AS SHOWN HEREON ARE AS DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.
7. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND "AE" (EL. = 15.7 NAVD 88) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0559 F, (MAP NUMBER 12099C0559F) MAP EFFECTIVE DATE: OCTOBER 5, 2017
8. UPON REVIEW OF THE TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM, IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL EASEMENTS AFFECTING THIS PARCEL FROM SAID COMMITMENT ARE SHOWN HEREON. (SEE PAGES 4 AND 5 FOR LIST OF EXCEPTIONS)
9. THE EXPECTED ACCURACY MEETS OR EXCEEDS THE COMMERCIAL / HIGH RISK LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.
10. THE DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 WOULD REQUIRE A 1 SECOND BEARING ROTATION COUNTERCLOCKWISE DEED TO GRID (NAD 83/1990).
11. STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83/1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION FLORIDA EAST ZONE,
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)
SCALE FACTOR = 1.0000307
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL BEARINGS ARE GRID (NAD 83/1990 ADJUSTMENT) NO ROTATION APPLIED

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_LWDD_SWAP
PAGE:	N/A	CHECKED:	C.S.P.	PARCEL 1-B.DWG	

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 3 OF 7 JOB NO. 1718

TITLE REVIEW TABLE

EXHIBIT "A"

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM.


EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
1-3	STANDARD EXCEPT.	N.A				
4	EASEMENT FPL	27963/593		X		
5	SOUTHERN BELL EASEMENT	541/791		X		
6	RESERVATION EVERGLADES DRAINAGE DISTRICT	D.B. 703-198		X		
7	DRAINAGE EASEMENT	1658/899		X		
7	DRAINAGE EASEMENT	1785/758		X		
8	FPL EASEMENT	1740/968		X		
9	ACCESS RIGHTS	14548/531		X		
9	ACCESS RIGHTS/MOD.	31151/1016		X		
10	UTILITY EASEMENT	23334/1329		X		
11	FPL UTILITY EASEMENT	23334/1335	X		X	
11	FPL UTILITY EASEMENT/P.R.	29489/1795		X		
12	AFFIDAVIT OF WAIVER	23676/239	X		X	X-PLAT
12	AFFIDAVIT OF WAIVER/MOD.	31151/1016	X		X	X-PLAT
13	L.W.D.D. L-2 R/W	1732/612		X		
13	L.W.D.D. L-2 R/W	1994/1573		X		
13	L.W.D.D. L-2 R/W	3435/631		X		
13	L.W.D.D. L-2 R/W	6495/761		X		
13	L.W.D.D. L-2 R/W	22268/1071		X		
14	CONSTRUCTION BOND	28666/1424	X			X
14	CONSTRUCTION BOND	28713/1642	X			X
14	CONSTRUCTION BOND	28723/994	X			X
14	CONSTRUCTION BOND	29283/761	X			X
14	CONSTRUCTION BOND	29773/1421	X			X

TITLE ABBREVIATIONS

CONTINUED ON PAGE 5

- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- A. = APPLICABLE
- N.A. = NOT APPLICABLE
- D.B. = DEED BOOK
- U.E. = UTILITY EASEMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- P.R. = PARTIAL RELEASE
- MOD. = MODIFIED
- BNDY = BOUNDARY

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206

WEST PALM BEACH, FLORIDA 33406

TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A

BOOK: N/A

PAGE: N/A

DRAWN: J.E.T.

DATE: JULY 2020

CHECKED: C.S.P.

SCALE: N.A.

CADDFILE: 1718 LWDD SWAP

PARCEL 1-B.DWG

SPECIFIC PURPOSE SURVEY

WATER TREATMENT PLANT NO. 8

PARCEL CONVEYANCE TO

LAKE WORTH DRAINAGE DISTRICT

LYING IN SECTION 27/43/42

SHEET NO. 4 OF 7

JOB NO. 1718

TITLE REVIEW TABLE

EXHIBIT "A"

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM.

CONTINUED FROM PAGE 4

EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
15	GAS AGREEMENT FIRST FL. UTILITIES	827/714		X		
16	WELL SITE EASEMENTS	3528/1001		X		
17	AT &T Easement	14548/534		X		
17	AT &T EASEMENT	15221/1185		X		
18	EASEMENT OFR UNDERGROUND WATER PIPE	5289/470		X		
19	FPL EASEMENT	27963/593				
20	PALM BEACH FARMS LOT DIMENSIONS	PB 2, PG. 45	X			
20	RESOLUTION R-2009-1340	23421/1960		X		
20	R-2009-1340 RE-RECORDED	23423/1703		X		
20	AMENDED RESOLUTION R-2009-1339	23422/105		X		
20	RE-RECORDED R-2009-1339	23423/1723		X	X	
20	RESOLUTION R-2019-1945	31151/1016		X	X	
21	EASEMENT TO PALM BEACH COUNTY FINAL JUDGEMENT	4018/1922		X		
22	EASEMENTS, DIMENSIONS & OTHER MATTERS ON MICHAEL B. SCHORAH & ASSOC. BNDY	NO RECORDING REFERENCE	X			

TITLE ABBREVIATIONS

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
A. = APPLICABLE
N.A. = NOT APPLICABLE
D.B. = DEED BOOK
U.E. = UTILITY EASEMENT
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
R/W = RIGHT-OF-WAY
P.R. = PARTIAL RELEASE
MOD. = MODIFIED
BNDY = BOUNDARY

(PARCEL "1-B")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

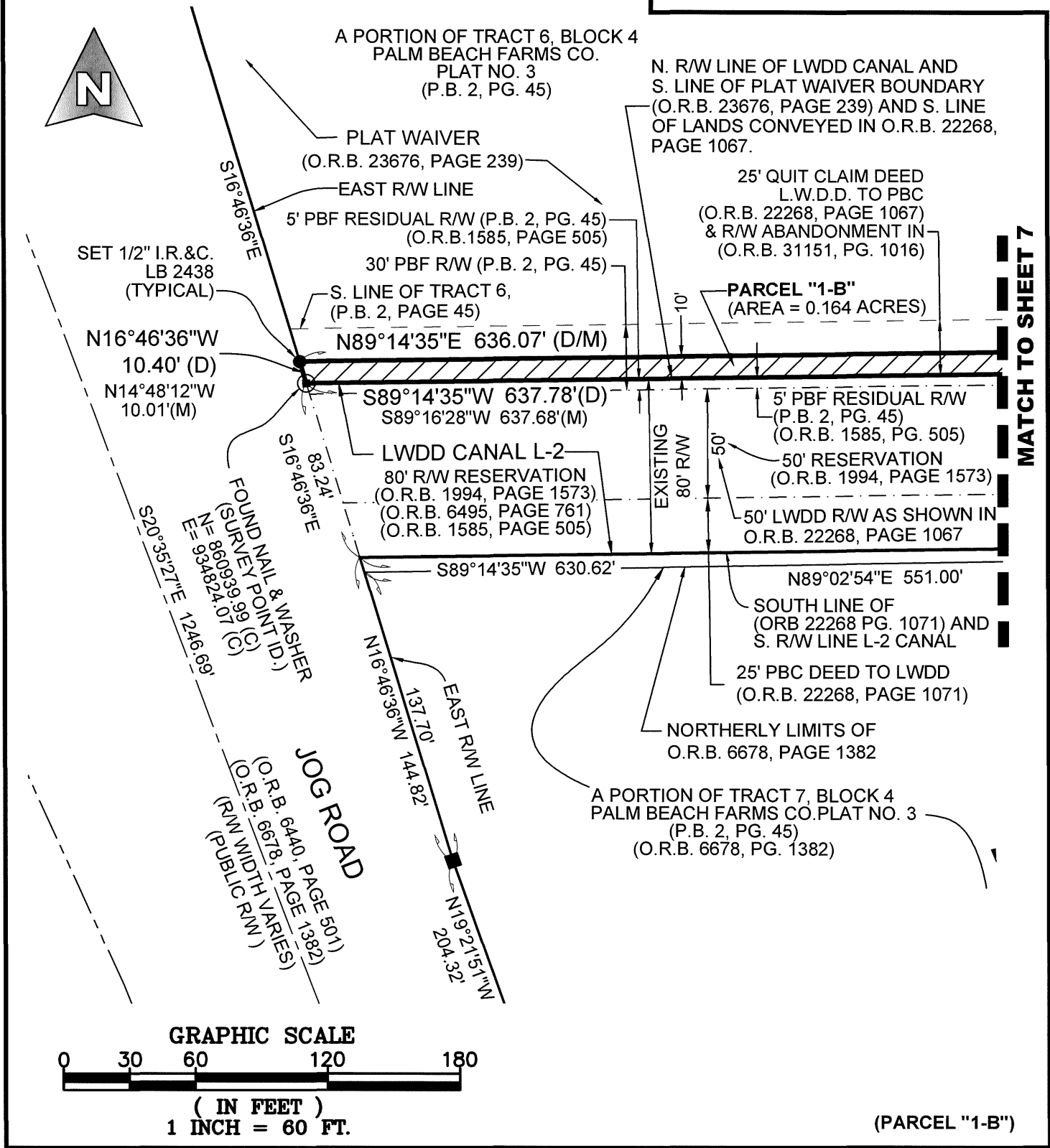
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N.A.
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	1718_LWDD_SWAP
PAGE:	N/A	CHECKED:	C.S.P.		PARCEL 1-B.DWG

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 5 OF 7 JOB NO. 1718

EXHIBIT "A"



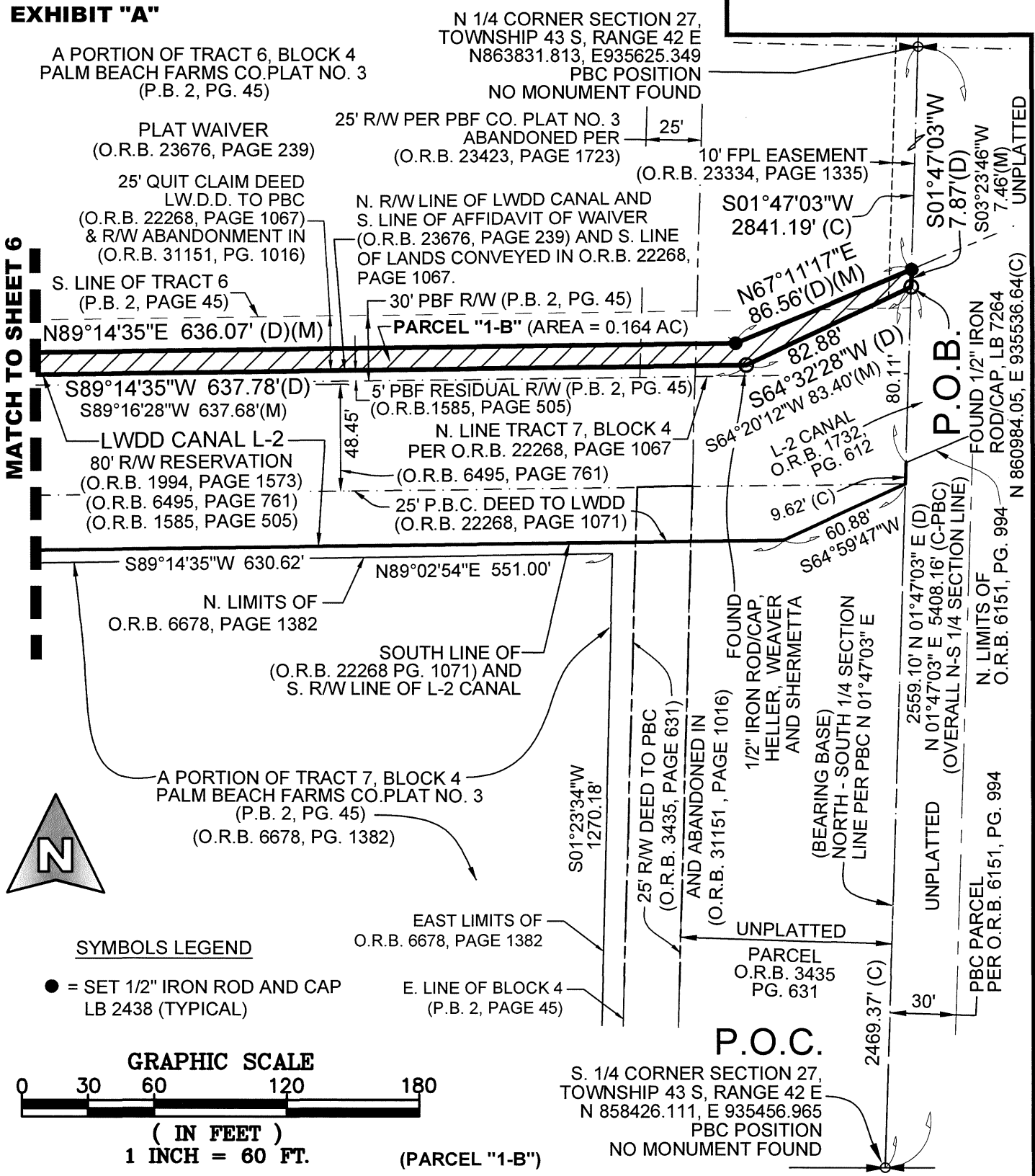
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: PM	DRAWN: J.E.T.	SCALE: 1"=60'
BOOK: ELECT	DATE: JULY 2020	CADDFILE: 1718 LWDD SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-B.DWG

SPECIFIC PURPOSE SURVEY
WATER TREATMENT PLANT NO. 8
PARCEL CONVEYANCE TO
LAKE WORTH DRAINAGE DISTRICT
LYING IN SECTION 27/43/42

SHEET NO. 6 OF 7 **JOB NO. 1718**

EXHIBIT "A"




	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SPECIFIC PURPOSE SURVEY WATER TREATMENT PLANT NO. 8 PARCEL CONVEYANCE TO LAKE WORTH DRAINAGE DISTRICT LYING IN SECTION 27/43/42	
	FIELD: PM	DRAWN: J.E.T.	SCALE: 1"=60'		
	BOOK: ELECT	DATE: JULY 2020	CADDFILE: 1718 LWDD SWAP PARCEL 1-B.DWG		
	PAGE: N/A	CHECKED: C.S.P.			
			SHEET NO. 7 OF 7	JOB NO. 1718	

Exhibit "A-2"

PCN: 74-42-43-27-03-001-0222

A PARCEL OF LAND LYING IN TRACT 22, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 5 PAGE 58, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 22, THENCE NORTH 00° 00' 04" EAST, 232.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 59' 56" EAST, 61.0 FEET; THENCE NORTH 00° 00' 04" EAST, 30.0 FEET; THENCE NORTH 89° 59' 56" WEST, 61.0 FEET; THENCE SOUTH 00° 00' 04' WEST, 30.0 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.042 ACRES, MORE OR LESS.

ATTACHMENT NO. 4 – QUIT CLAIM DEED
9 PAGES

Prepared by:
Mark A. Perry, P.A.
88 NE 5th Avenue
Delray Beach, FL 33483
Return to:
Marcel Pessoa, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411

Property Control Number: N/A – Former LWDD Right-of-Way

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made and executed this _____ day of _____, 20_____, by **LAKE WORTH DRAINAGE DISTRICT**, a Special Taxing District, existing under the Laws of the State of Florida, whose legal mailing address is 13081 South Military Trail, Delray Beach, Florida 33484-1105, hereinafter called the “Grantor”, in favor of **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, hereinafter called the “Grantee”.

WITNESSETH

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See **Exhibit "A"** attached hereto and made a part hereof (the Property”).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, this day and year first above written.

ATTEST:

By: [Signature]
Tommy B. Strowd, Secretary

Signed, sealed and delivered
in the presence of:

WITNESSESS:

[Signature]
(1) Witness Signature
Julie Cooke
Print Name of Witness

GRANTOR:

LAKE WORTH DRAINAGE DISTRICT,
a Special Taxing District

By: [Signature]
Stephen Bedner, President

(CORPORATE SEAL)

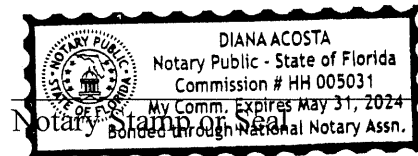
[Signature]
(2) Witness Signature
Michelle M Sinclair
Print Name of Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Stephen Bedner** and **Tommy B. Strowd**, the President and Secretary respectively, of the **Lake Worth Drainage District**, both of whom acknowledged executing the foregoing instrument and both of whom are known to me, and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day
of April, 2021

[Signature]
NOTARY PUBLIC



APPROVED BY THE PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
ON _____

County Attorney or Designee

LEGAL DESCIPTON (PARCEL "1-A")

A PARCEL OF LAND LYING WITHIN A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT L-2 CANAL RIGHT-OF-WAY AS DEEDED FROM PALM BEACH COUNTY TO LAKE WORTH DRAINAGE DISTRICT IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1071, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO LYING WITHIN A PORTION OF TRACT 7, BLOCK 4, AND THE 25' RIGHT-OF-WAY LYING EAST OF SAID TRACT PER PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL ALSO LYING WITHIN A PORTION OF THOSE LANDS AS CONVEYED BY WARRANTY DEED FROM WEST PENINSULAR TITLE COMPANY TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 3435, PAGE 631, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°47'03" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2469.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°59'47" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-2 CANAL AS PER SAID QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1071, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 60.88 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY CANAL L-2 RIGHT-OF-WAY LINE AND SAID QUIT CLAIM DEED LINE, SOUTH 89°14'35" WEST, A DISTANCE OF 630.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 6678, PAGE 1382, ALL WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 16°46'36" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.40 FEET; THENCE NORTH 89°14'35" EAST DEPARTING SAID RIGHT-OF-WAY LINE AND BEING A LINE PARALLEL WITH AND LYING 10 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-2 CANAL, A DISTANCE OF 628.67 FEET; THENCE NORTH 67°11'17" EAST, A DISTANCE OF 65.55 FEET TO A POINT ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27; THENCE SOUTH 01°47'03" WEST ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 9.62 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.159 ACRES (6,920.92 SQ. FEET) MORE OR LESS.

Craig S
Pusey

Digitally signed by
Craig S Pusey
DN: c=US, o=Michael B
Schorah and Assoc Inc,
ou=A01410D00000170
A6A1EB9C00009F1E,
cn=Craig S Pusey
Date: 2020.12.16
16:43:46 -05'00'

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

THIS SURVEY HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY CRAIG S. PUSEY,
P.S.M. FLORIDA LICENSE NO. 5019 ON
12/16/20 USING A DIGITAL SIGNATURE.

DATE OF SIGNATURE: 12/16/2020

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

DATE OF LAST FIELD WORK: 7/16/2020


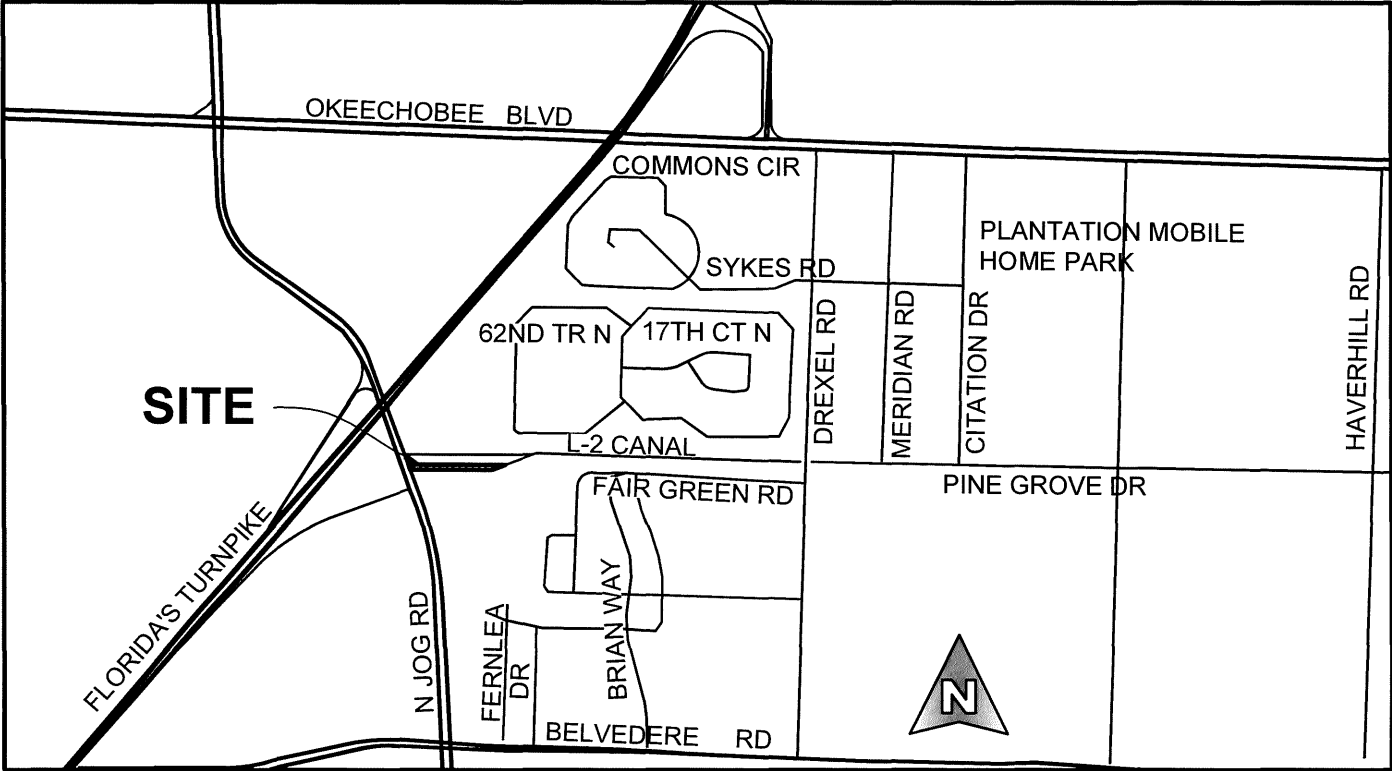
	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SPECIFIC PURPOSE SURVEY LAKE WORTH DRAINAGE DISTRICT CANAL L-2 CONVEYANCE TO PALM BEACH COUNTY LYING IN SECTION 27/43/42		
	FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N/A
	BOOK:	N/A	DATE:	JULY 2020	CADDFILE: 1718_PBC_SWAP PARCEL 1-A.DWG	SHEET NO. 1 OF 7 JOB NO. 1718
	PAGE:	N/A	CHECKED:	C.S.P.		

EXHIBIT "A-1"



LOCATION MAP

NOT TO SCALE

LEGEND

P.O.C. = POINT OF COMMENCEMENT	M = MEASURED
P.O.B. = POINT OF BEGINNING	C&M = CALCULATED AND MEASURED
P.B. FARMS = PALM BEACH FARMS	EP = EDGE OF PAVING
R/W = RIGHT-OF-WAY	TOB = TOP OF BANK
P.B. = PLAT BOOK	TOE = TOE OF SLOPE
O.R.B. = OFFICIAL RECORDS BOOK	PBF = PALM BEACH FARMS
PG.(S) = PAGE(S)	RCP = REINFORCED CONCRETE PIPE
PBC = PALM BEACH COUNTY	CMP = CORRUGATED METAL PIPE
LWDD = LAKE WORTH DRAINAGE DISTRICT	CO. = COMPANY
CONC. = CONCRETE	TYP. = TYPICAL
D = DESCRIPTION	CLF = CHAIN LINK FENCE
C = CALCULATED	27/43/42 = SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PCN = PROPERTY CONTROL NUMBER	E = EASTING
N = NORTHING	

(PARCEL "1-A")



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N/A
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	
PAGE:	N/A	CHECKED:	C.S.P.	1718_PBC_SWAP	
				PARCEL 1-A.DWG	

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE
DISTRICT CANAL L-2 PARCEL
CONVEYANCE TO PALM BEACH
COUNTY LYING IN SECTION
27/43/42

SHEET NO. 2 OF 7 JOB NO. 1718

EXHIBIT "A-1"

SURVEYOR'S NOTE:

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW1/4) ALSO BEING THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF NORTH 01°47'03" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
4. THIS SPECIFIC PURPOSE SURVEY WAS BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN FILE NO. 1718 FOR PBC WUD WATER TREATMENT PLANT NO. 8 DATED 3/8/19. FOUND MONUMENTS WERE SHOWN ALONG THE SOUTHERN BOUNDARY CONFIRMING THE POSITION OF THE AFFIDAVIT OF WAIVER IN O.R.B. 23676, PAGE 239 AND FOR THE STATED 25' RIGHT-OF-WAY AS RECITED IN THE QUIT CLAIM DEED TO PALM BEACH COUNTY IN O.R.B. 22268, PAGE 1067, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. REFER TO SAID SURVEY FOR SPECIFIC IMPROVEMENTS LOCATED WITHIN THE LIMITS OF THE BOUNDARY PROVIDED HEREON.
5. THE LEGAL DESCRIPTION WAS DERIVED FROM THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THE DIMENSIONS AS SHOWN HEREON ARE DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.
7. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND "AE" (EL. = 15.7 NAVD 88) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0559 F, (MAP NUMBER 12099C0559F) MAP EFFECTIVE DATE: OCTOBER 5, 2017
8. UPON REVIEW OF THE TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM, IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL EASEMENTS AFFECTING THIS RIGHT-OF-WAY FROM SAID COMMITMENT ARE SHOWN HEREON. (SEE PAGES 4 AND 5 FOR LIST OF TITLE EXCEPTIONS)
9. THE EXPECTED ACCURACY MEETS OR EXCEEDS THE COMMERCIAL / HIGH RISK LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.
10. THE DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1071 WOULD REQUIRE A 1 SECOND BEARING ROTATION COUNTERCLOCKWISE DEED TO GRID (NAD 83/1990).
11. STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION FLORIDA EAST ZONE,
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)
SCALE FACTOR = 1.0000307
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL BEARINGS ARE GRID (NAD 83/1990 ADJUSTMENT) NO ROTATION APPLIED

(PARCEL "1-A")


	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SPECIFIC PURPOSE SURVEY LAKE WORTH DRAINAGE DISTRICT CANAL L-2 PARCEL CONVEYANCE TO PALM BEACH COUNTY LYING IN SECTION 27/43/42 SHEET NO. 3 OF 7 JOB NO. 1718	
	FIELD: N/A	DRAWN: J.E.T.	SCALE: N/A		
	BOOK: N/A	DATE: JULY 2020	CADDFILE: 1718_PBC_SWAP PARCEL 1-A.DWG		
	PAGE: N/A	CHECKED: C.S.P.			

EXHIBIT "A-1"

TITLE REVIEW TABLE

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY
& TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE:
11/19/ 20 AT 8:00 AM.

EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
1-3	STANDARD EXCEPT.	N.A				
4	EASEMENT FPL	27963/593		X		
5	SOUTHERN BELL EASEMENT	541/791		X		
6	RESERVATION EVERGLADES DRAINAGE DISTRICT	D.B. 703-198		X		
7	DRAINAGE EASEMENT	1658/899		X		
7	DRAINAGE EASEMENT	1785/758		X		
8	FPL EASEMENT	1740/968		X		
9	ACCESS RIGHTS	14548/531		X		
9	ACCESS RIGHTS/MOD.	31151/1016		X		
10	UTILITY EASEMENT	23334/1329		X		
11	FPL UTILITY EASEMENT	23334/1335		X	X	
11	FPL UTILITY EASEMENT/P.R.	29489/1795		X		
12	AFFIDAVIT OF WAIVER	23676/239		X		X-Plat
12	AFFIDAVIT OF WAIVER/MOD.	31151/1016		X		X-Plat
13	L.W.D.D. L-2 R/W	1732/612		X		
13	L.W.D.D. L-2 R/W	1994/1573		X		
13	L.W.D.D. L-2 R/W	3435/631		X		
13	L.W.D.D. L-2 R/W	6495/761		X		
13	L.W.D.D. L-2 R/W	22268/1071	X		X	
14	CONSTRUCT BOND	28666/1424	X			X
14	CONSTRUCT BOND	28713/1642		X		
14	CONSTRUCT BOND	28723/994		X		
14	CONSTRUCT BOND	29283/761		X		
14	CONSTRUCT BOND	29773/1421		X		

CONTINUED ON PAGE 5

TITLE ABBREVIATIONS

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
A. = APPLICABLE
N.A. = NOT APPLICABLE
D.B. = DEED BOOK
U.E. = UTILITY EASEMENT
ORB = OFFICIAL RECORD BOOK
R/W = RIGHT-OF-WAY
P.R. = PARTIAL RELEASE
MOD. = MODIFIED
BNDY = BOUNDARY

(PARCEL "1-A")



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	J.E.T.	SCALE:	N/A
BOOK:	N/A	DATE:	JULY 2020	CADDFILE:	
PAGE:	N/A	CHECKED:	C.S.P.	1718_PBC_SWAP	PARCEL 1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE
DISTRICT CANAL L-2 PARCEL
CONVEYANCE TO PALM BEACH
COUNTY LYING IN SECTION
27/43/42

SHEET NO.	4 OF 7	JOB NO.	1718
-----------	--------	---------	------

TITLE REVIEW TABLE

EXHIBIT "A-1"

TITLE COMMITMENT ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. FILE NO. 201808001, EFFECTIVE DATE: 11/19/ 20 AT 8:00 AM.

CONTINUED FROM PAGE 4

EXCEPTION NUMBER	INSTRUMENT DESCRIPTION	ORB/PAGE	A.	N.A.	PLOTTED	BLANKET
15	GAS AGREEMENT FIRST FL. UTILITIES	827/714		X		
16	WELL SITE EASEMENTS	3528/1001		X		
17	AT &T Easement	14548/534		X		
17	AT &T EASEMENT	15221/1185		X		
18	EASEMENT FOR UNDERGROUND WATER PIPE	5289/470		X		
19	FPL EASEMENT	27963/593		X		
20	PALM BEACH FARMS LOT DIMENSIONS	PB 2, PG. 45	X		X	
20	RESOLUTION R-2009-1340	23421/1960		X		
20	R-2009-1340 RE-RECORDED	23423/1703		X		
20	AMENDED RESOLUTION R-2009-1339	23422/105		X		
20	RE-RECORDED R-2009-1339	23423/1723		X	X	
20	RESOLUTION R-2019-1945	31151/1016		X		
21	EASEMENT TO PALM BEACH COUNTY FINAL JUDGEMENT	4018/1922		X		
22	EASEMENTS, DIMENSIONS & OTHER MATTERS ON MICHAEL B. SCHORAH & ASSOC. BNDY	NO RECORDING REFERENCE	X			

TITLE ABBREVIATIONS

L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
A. = APPLICABLE
N.A. = NOT APPLICABLE
D.B. = DEED BOOK
U.E. = UTILITY EASEMENT
ORB = OFFICIAL RECORD BOOK
R/W = RIGHT-OF-WAY
P.R. = PARTIAL RELEASE
MOD. = MODIFIED
BNDY = BOUNDARY

(PARCEL "1-A")



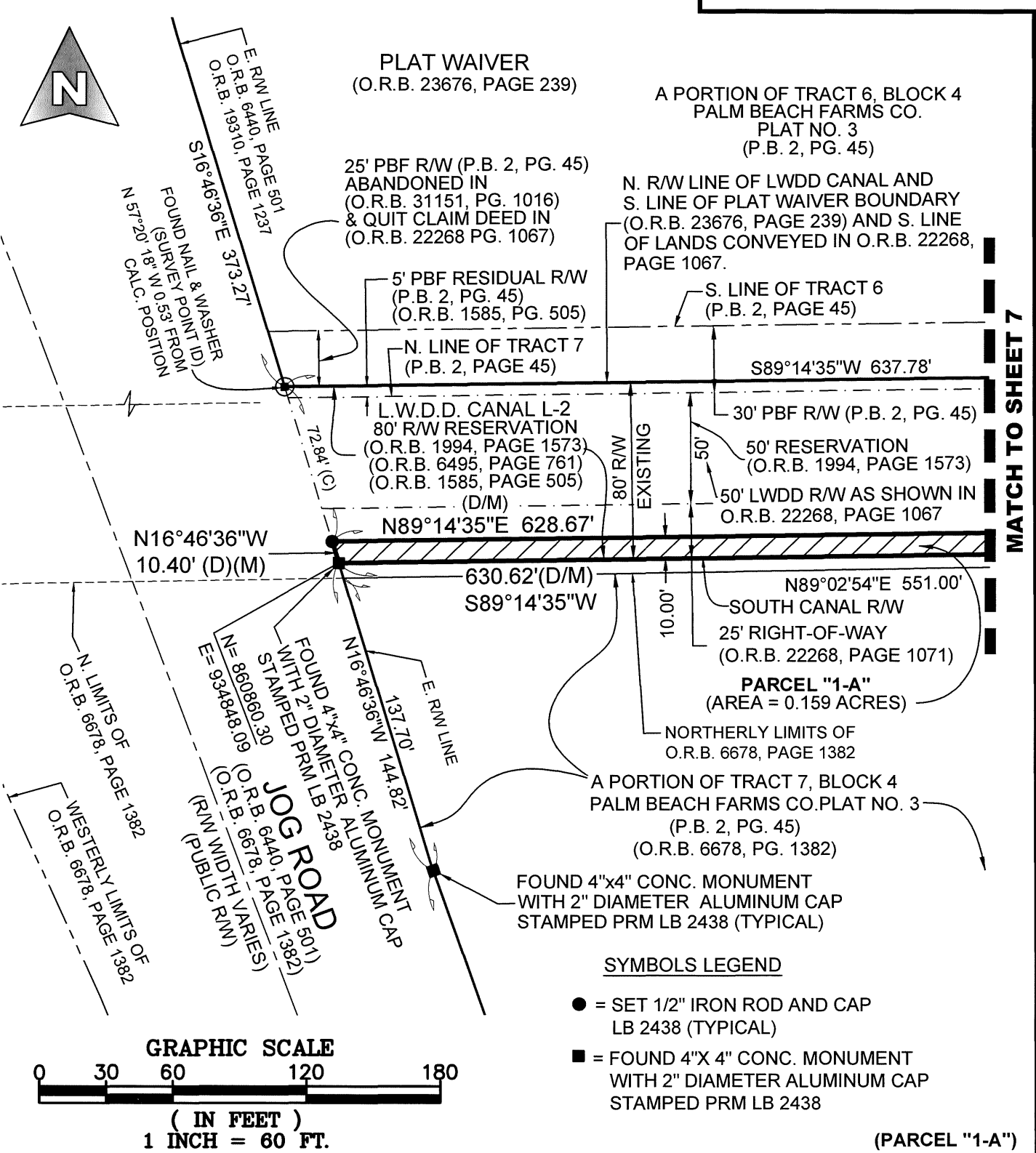
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: J.E.T.	SCALE: N/A
BOOK: N/A	DATE: JULY 2020	CADDFILE: 1718_PBC_SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE
DISTRICT CANAL L-2 PARCEL
CONVEYANCE TO PALM BEACH
COUNTY LYING IN SECTION
27/43/42

SHEET NO. 5 OF 7 JOB NO. 1718

EXHIBIT "A-1"



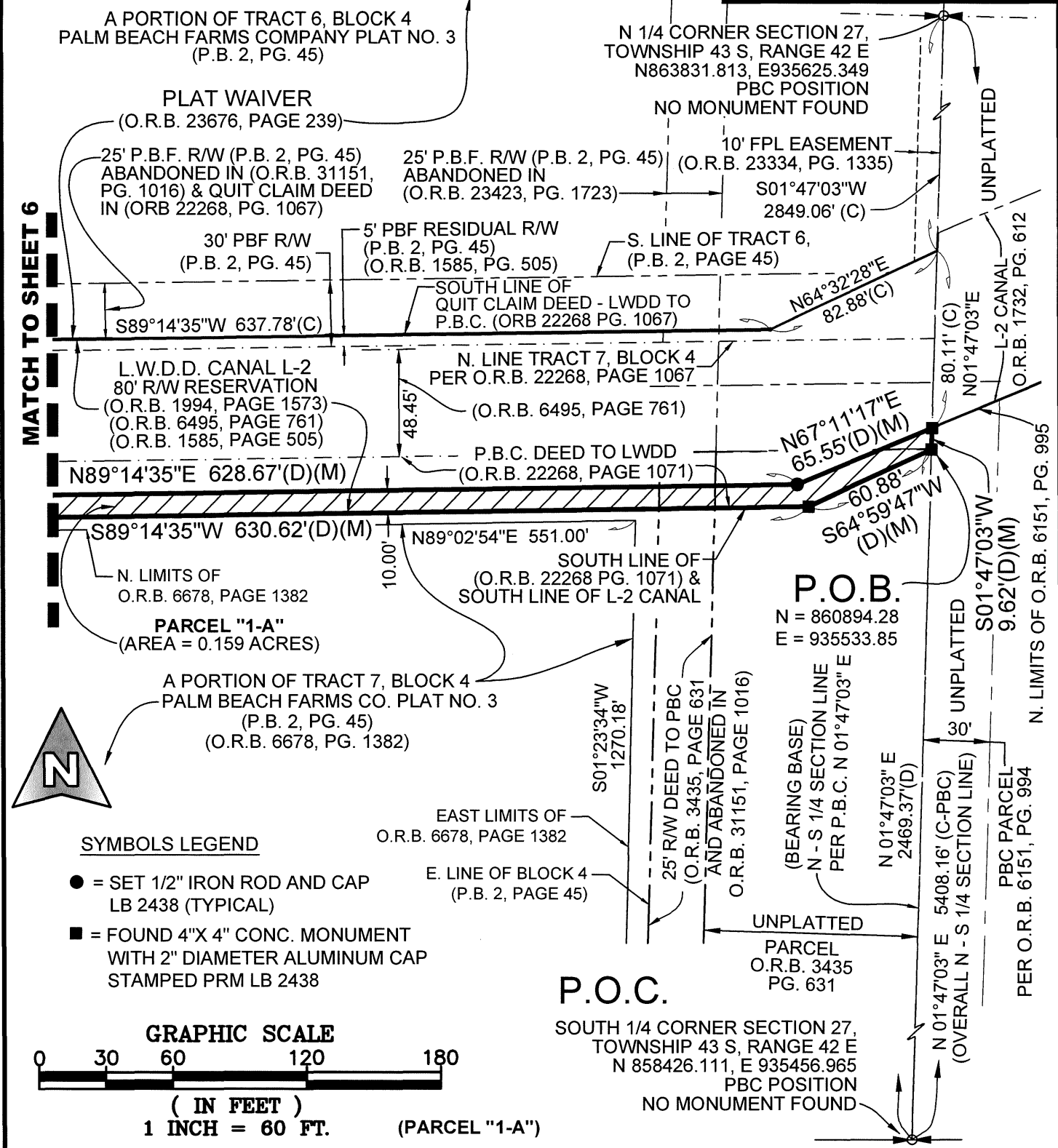
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: PM	DRAWN: J.E.T.	SCALE: 1"=60'
BOOK: ELECT	DATE: JULY 2020	CADDFILE: 1718_PBC_SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE DISTRICT
CANAL L-2 PARCEL CONVEYANCE
TO PALM BEACH COUNTY
LYING IN SECTION 27/43/42

SHEET NO. 6 OF 7 **JOB NO. 1718**

EXHIBIT "A-1"



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: PM	DRAWN: J.E.T.	SCALE: 1"=60'
BOOK: ELECT	DATE: JULY 2020	CADDFILE: 1718_PBC_SWAP
PAGE: N/A	CHECKED: C.S.P.	PARCEL 1-A.DWG

SPECIFIC PURPOSE SURVEY
LAKE WORTH DRAINAGE DISTRICT
CANAL L-2 PARCEL CONVEYANCE
TO PALM BEACH COUNTY LYING IN
SECTION 27/43/42

SHEET NO. 7 OF 7	JOB NO. 1718
------------------	--------------