# Agenda Item #: 3-C-6

#### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

### AGENDA ITEM SUMMARY

Meeting Date: December 20, 2022

[X] Consent [] [] Workshop []

Regular Public Hearing

Department:Engineering & Public Works DepartmentSubmitted By:Engineering & Public Works DepartmentSubmitted For:Roadway Production Division

#### I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) adopt a Resolution authorizing the conveyance of ten (10) parcels along the south side of State Road No. 806 (Atlantic Avenue), Item/Segment No. 2296584, Section 93030-2503 (Parcels), west of Lyons Road, to the State of Florida Department of Transportation (FDOT); and
- B) approve a Palm Beach County (County) deed to convey the Parcels at no cost to FDOT.

**SUMMARY:** Adoption of the Resolution will authorize the approval of a County deed to convey the Parcels to FDOT, as they requested, to accommodate the relocation of the Lake Worth Drainage District L-34 Canal for the widening of Atlantic Avenue. The Parcels were dedicated to the County as recorded in Plat Book 14, Page 1, Atlantic Park, on May 5, 1926. The Engineering Department has determined that the Parcels serve no present or future County purpose. This conveyance will relieve the County of potential liability and the cost of maintenance for these Parcels. This conveyance to FDOT is at no cost, and is pursuant to Section 125.38, Florida Statutes. Although the County normally reserves its interest in phosphates, minerals, metals and petroleum rights per Section 270.11, Florida Statutes, FDOT has requested the release of this reservation as it requires the Parcels to be free and clear without encumbrances. In accordance with County ordinance (2019-038), a supermajority vote (5 votes) is required by the Board of County Commissioners (BCC) for all transfers of fee simple real property that requires BCC approval. District 5 (YBH)

**Background and Justification:** FDOT requires the transfer of the Parcels without reserving phosphates, minerals, metals and petroleum rights per Section 270.11, Florida Statutes. FDOT will assume responsibility for the perpetual maintenance of the Parcels conveyed to them. The Engineering Department recommends adoption of the Resolution, and approval of the County deed.

#### Attachments:

- 1. Location Map
- 2. Resolution
- 3. County Deed (Exhibits A thru J attached)

Recommended by: W	Swed 2 With	11/17/2022
YBH/TEL	County Engineer	Date
Approved by:	-Pet-	11/20/22
	Assistant County Administrator	Date

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## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE - POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-
Is Item Included in Does this item included		-	al funds?		
Budget Account No: Fund Dept	Unit	Obje	ect		

\*\*This item has no fiscal impact. Adoption of the Resolution will authorize the approval of the County deed to convey ten (10) parcels along State Road No. 806 (Atlantic Avenue), Item/Segment No. 2296584, Section 93030-2503, just west of Lyons Road (Parcels), to the State of Florida Department of Transportation (FDOT).

C. Departmental Fiscal Review:

**III. REVIEW COMMENTS** 

2

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

11/22/2022 OFMB 94 11/22 non

B. Approved as to Form and Legal Sufficiency:

. Tean-adel Williams Assistant County Attorney

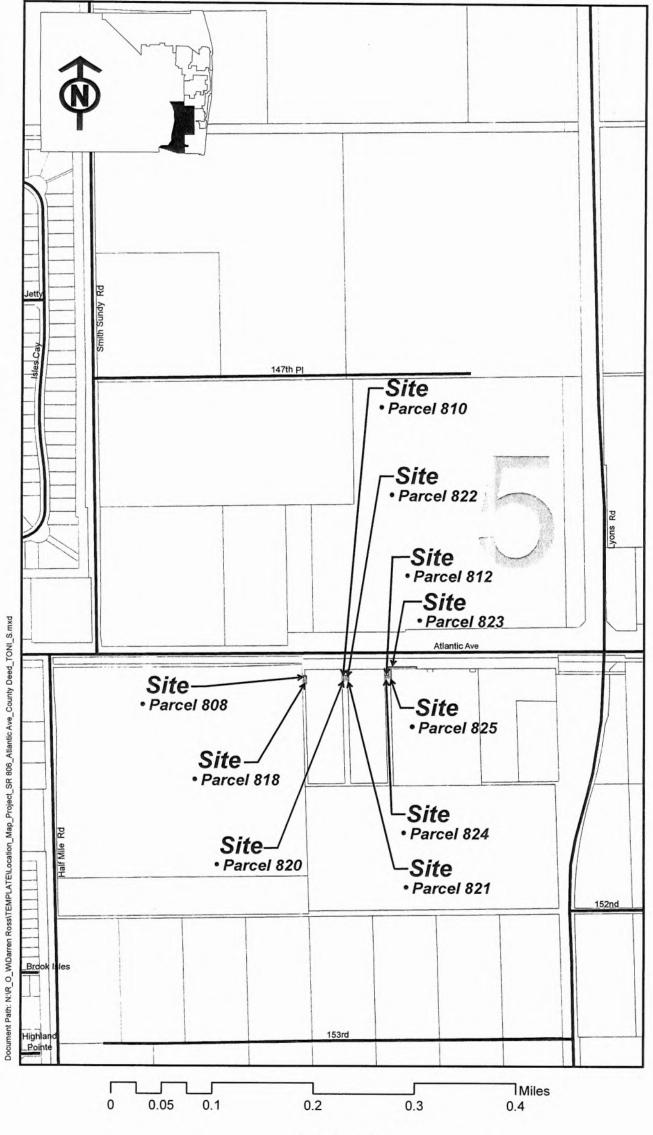
C. Other Department Review:

**Department Director** 

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

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11/23/22 Contract Dev. and



**Location Map** 

#### **RESOLUTION NO. R2022-**

# RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF TEN (10) PARCELS ALONG THE SOUTH SIDE OF STATE ROAD No. 806 (ATLANTIC AVENUE), ITEM/SEGMENT No. 2296584, SECTION 93030-2503, WEST OF LYONS ROAD, TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, WITHOUT CHARGE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 125.38, Florida Statutes, the State of Florida Department of Transportation (FDOT) has made application to the Board of County Commissioners (BCC) of Palm Beach County (County) to convey ten (10) parcels as described in Exhibit "A" through Exhibit "J" attached hereto (Parcels); and

WHEREAS, the Parcels were requested by FDOT to accommodate the widening of State Road No. 806 (Atlantic Avenue); and

WHEREAS, the BCC finds that the Parcels are required for such use and are not needed for County purposes; and

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

WHEREAS, the BCC has agreed to convey the Parcels without reserving phosphates, minerals, metals, and petroleum rights, and releases any and all rights of entry and exploration relating to such rights; and

WHEREAS, the Engineering Department has reviewed the request and deems the conveyance of the Parcels to be in the best interest of the County and recommends approval.

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

- 1. The foregoing recitals are true and correct and incorporated herein by reference.
- 2. The BCC shall convey to FDOT without charge and by County Deed, attached hereto and incorporated herein by reference, the Parcels legally described in the County Deed.
- 3. 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:

District 1:	Maria G. Marino	
District 2:	Gregg Weiss	
District 3:	Dave Kerner	
District 4:	Marci Woodward	
District 5:	Maria Sachs	
District 6:	Sara Baxter	
District 7:	Mack Bernard	

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY:

Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY:

Yelizaveta B. Herman, Assistant County Attorney

APPROVED AS TO TERMS AND CONDITIONS

mell BY: Katte for Division Director

808.3R(08-11-2022),
810.3R(08-11-2022),
812.3R(08-11-2022),
818.3R(08-11-2022),
820.3R(08-11-2022),
821.3R(08-11-2022),
822.3R(08-11-2022),
823.3R(08-11-2022),
824.3R(08-11-2022),
825.3R(08-11-2022)
2296584
93030-2503
04
806 (Atlantic Avenue)
Palm Beach

#### **COUNTY DEED**

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

#### WITNESSETH:

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

Property more particularly described in <u>Exhibit "A" through "Exhibit J"</u> 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.

Page 1 of 42

# ATTEST:

JOSEPH ABRUZZO Clerk of the Circuit Court & Comptroller

By: \_\_\_\_\_

Deputy Clerk

County:

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

By: \_\_\_\_\_

, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:\_

Assistant County Attorney

(OFFICIAL SEAL)

Page 2 of 42

			EXHIBIT "A"			
	LEG	AL DE	SCRIPTION & SKETCH			
LEGAL D	ESCRIPTIC	л				
Page 1, FARMS C the Public 42 East, State Ro	also know CO. PLAT ic Record as show	wn as NO. 1, s of Pa n on S Item/S	ATLANTIC PARK, according being a subdivision of Tra according to the plat the Im Beach County, Florida heet 6 of the Florida Dep egment No. 2296584, Se	icts 1, 2, 3, and reof, as recorded lying in Section partment of Tran	d 4, Block 19, THE P d in Plat Book 2, Pag n 19, Township 46 So sportation Right of V	ALM BEACH ge 26, all in puth, Range Way Map of
Northwest South 00 Northwest (Atlantic Baseline right an thence M Survey of ATLANTIO 27.81 fe South 8 through said Tra	st (NW) 0°45'55" st (NW) Avenue); of Surve ngle to the Sof State R C PARK p et to the 7°39'46" a central oct 4; th	Corner East, a Corner thence y, a d ne last 32'49" load 80 olat; the beginn West; angle ence	disk in concrete stamp er of Section 18, Tow ong the West line of said of said Section 19 and a North 89°32'49" East a istance of 3,960.98 feet; described course, a distan East along a line parallel 6, a distance of 15.01 feet ence South 01°58'11" East ing of a non-tangent cun thence Westerly along so of 00°03'07", an arc distan lorth 01°58'11" West alo OF BEGINNING.	vinship 46 South d Section 18, a d the Baseline of ong the South 1 thence South 0 nce of 119.00 fe with and 119.00 et to a point on t along said Wes ve concave North said curve, havin nce of 15.00 fee	ath, Range 42 Ea distance of 5,432.77 Survey of State Ro line of said Section 0°27'11" East along the to the POINT OF 0 feet south of said the West line of Block st line of Block 6, a herly, having a chord ng a radius of 16.5 et to a point on the block	est; thence feet to the ad No. 806 18 and said a line at a BEGINNING; Baseline of ck 6 of said distance of bearing of 564.51 feet, West line of
			et, more or less.			
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			STATE ROAD NO. 806 (ATL	ANTIC AVENUE)	PALM	
		0 e 0 e - 1 e	STATE ROAD NO. 806 (ATL	ANTIC AVENUE)		EL 808

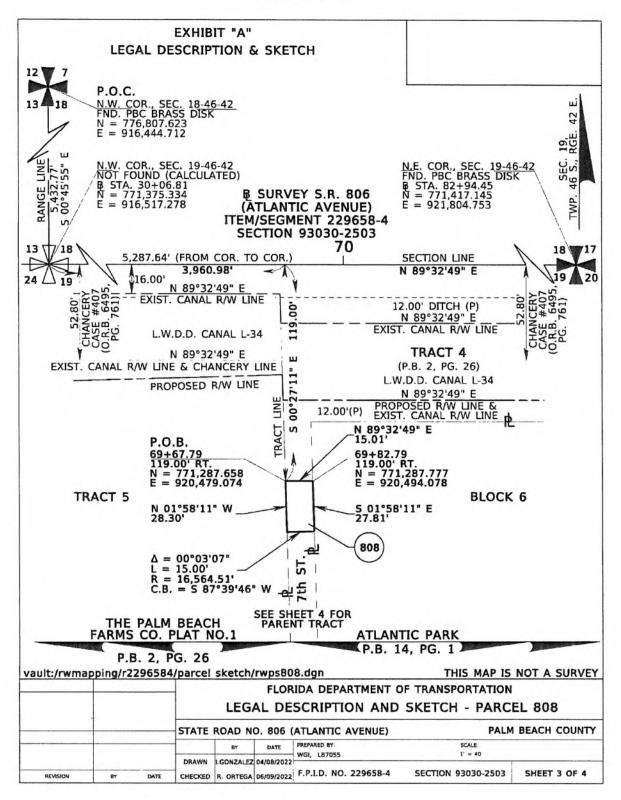
Page 3 of 42

Exhibit "A"

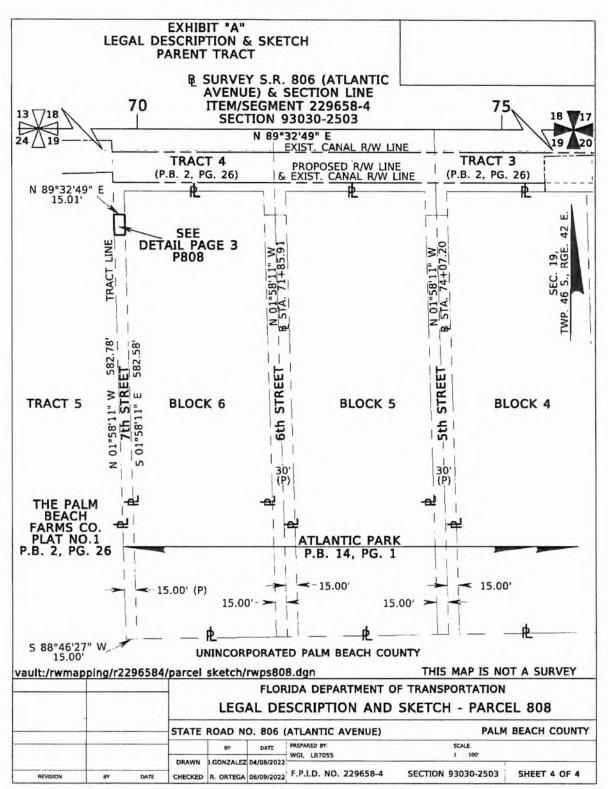
EXHIBIT "A" LEGAL DESCRIPTION & SKETCH
GENERAL NOTES: 1) This is not a Map of Boundary Survey. This sketch exists solely for the purpose of illustrating the legal description to which it is attached.
2) Linear units are U.S. Survey Foot. Bearings and coordinates are relative to the State Plane Coordinate System, Transverse Mercator Projection, Florida East zone, North American Datum (NAD) of 1983 / 1990 adjustment. A bearing of North 89°32'49" East has been established along the North line of Section 19, Township 46 South, Range 42 East, all lines are relative thereto.
<ol> <li>Stations and Offsets are relative to the Baseline of Survey of State Road 806 (Atlantic Avenue) as depicted in R/W Map Section 93030-2503 for S.R. 806 (Atlantic Avenue).</li> </ol>
4) This document consists of four (4) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other.
5) All coordinates shown are grid. Due to the extremely small scale factor, all distances are grid distances. Scale Factor = $1.00002084$ . Grid distance x scale factor = ground distance.
6) Property Boundaries have been determined from field survey, plats of record, and record title.
REFERENCES: - F.D.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4. - Plats of records as shown.
LEGEND $\Delta$ =Central AngleFND.=FoundP.E.=Perpetual Easement $B$ =BaselineF.P.I.D.=Financial ProjectPG.=PageBLVD=BoulevardIdentificationP.O.B.=Point of BeginningC.B.=Chord BearingL=Length of curveP.O.C.=Point of CommenceCONC.=ConcreteL/A=Limited AccessP=Property LineCOR.=CornerLB=Licensed BusinessR=RadiusESMT.=EasementLT.=LeftRGE.=RangeEXIST.=ExistingO.R.B.Official Records BookRT.=Right of WayL.W.D.D.=Lake Worth(P)=PlatBookSEC.=SectionF.D.O.T.=Florida Department of TransportationPBC=Palm Beach CountyS.R.=State Road TWP.TWP.=TownshipIhereby certify that this sketch and legal description was prepared under my direction and 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 Florida Administrative Code Pursuant toSection 472-027, Florida statutes.Section 472-027, Florida statutes.Section 5J-17 Florida Administrative Code Pursuant to
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Randolph Ortega Gonzalez Date Florida Surveyor and Mapper No. 7284 WGI 2035 Vista Parkway West Palm Beach, Florida 33411 Certificate of Authorization LB7055
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FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 808
-
BY DATE PREPARED BY. SCALE:
DRAWN         I.GONZALEZ         04/08/2022         WGI, LB7055         N/A           REVISION         BY         DATE         CHECKED         R. ORTEGA         06/09/2022         F.P.I.D. NO. 229658-4         SECTION 93030-2503         SHEET 2 OF 4
REVISION BY DATE CHECKED R. ORTEGA 06/09/2022 F.P.I.D. NU. 229038-4 SECTION 93030-2503 SHEET 2 OF 4

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**EXHIBIT "A"** 



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#### EXHIBIT "A" LEGAL DESCRIPTION & SKETCH

LEGAL DESCRIPTION

A portion of 6th Street, ATLANTIC PARK, according to the plat thereof, as recorded in Plat Book 14, Page 1, also known as being a subdivision of Tracts 1, 2, 3, and 4, Block 19, THE PALM BEACH FARMS CO. PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 26, all in the Public Records of Palm Beach County, Florida, lying in Section 19, Township 46 South, Range 42 East, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of State Road 806, Item/Segment No. 2296584, Section 93030-2503 and being more particularly described as follows:

Commence at a brass disk in concrete stamped "Palm Beach County", found marking the Northwest (NW) Corner of Section 18, Township 46 South, Range 42 East; thence South 00°45'55" East, along the West line of said Section 18, a distance of 5,432.77 feet to the Northwest (NW) Corner of said Section 19 and the Baseline of Survey of State Road No. 806 (Atlantic Avenue); thence North 89°32'49" East along the North line of said Section 19 and said Baseline of Survey, a distance of 4,167.25 feet; thence South 00°27'11" East along a line at a right angle to the last described course, a distance of 119.00 feet to the POINT OF BEGINNING; thence North 89°32'49" East along a line parallel with and 119.00 feet South of said Baseline of Survey of State Road 806, a distance of 15.01 feet; thence South 01°58'11" East, a distance of 19.65 feet to the beginning of a non-tangent curve concave Northerly, having a chord bearing of South 86°56'58" West; thence Westerly along said curve, having a radius of 16,564.51 feet, through a central angle of 00°03'07", an arc distance of 15.00 feet to a point on the East line of Block 6 of said ATLANTIC PARK plat; thence North 01°58'11" West along said East line, a distance of 20.33 feet to the POINT OF BEGINNING.

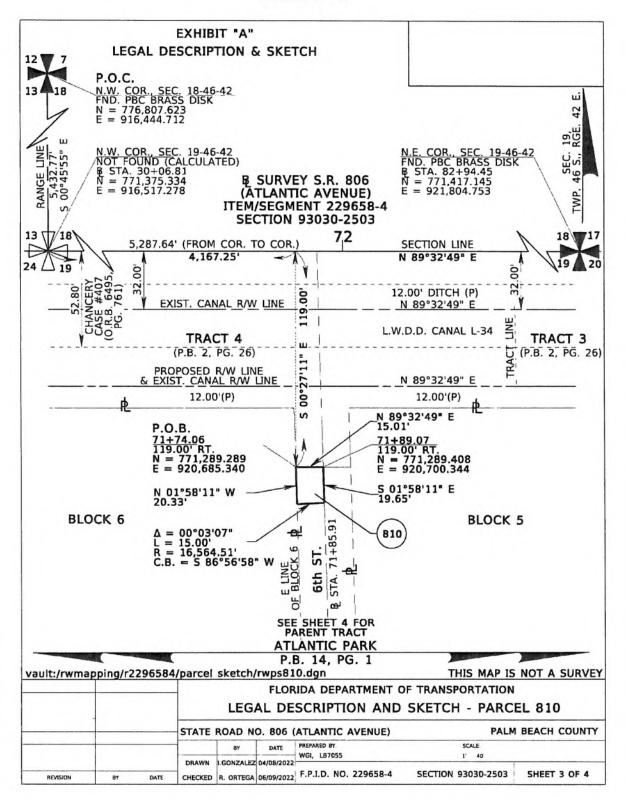
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REVISION	BY	DATE	CHECKED	R. ORTEGA	06/09/2022	F.P.I.D. NO. 229658-4	SECTION 93030-2503	SHEET 1 OF 4		

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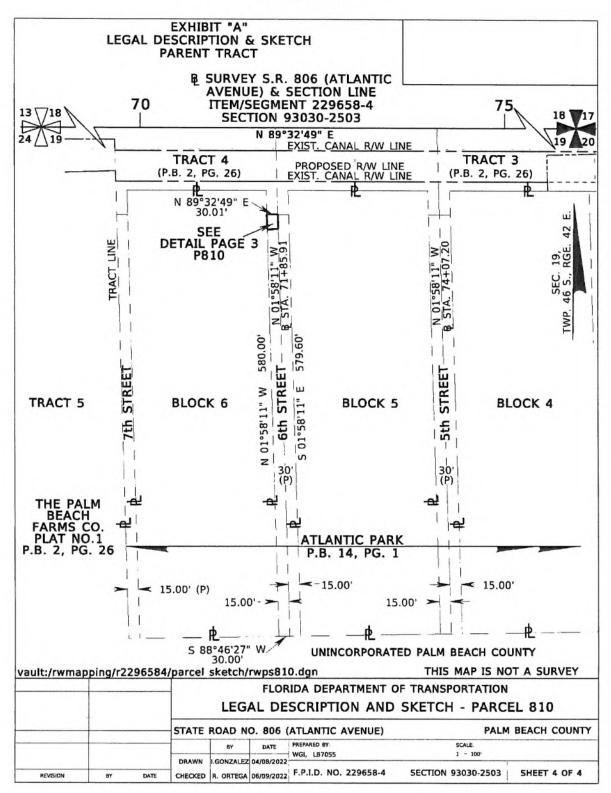
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6) Property	Boundar	ries hav	e been	determined	from fiel	d survey, plats	of record,	and record	rd title.
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				LEGAL	DESCRI	PTION AND	SKETCH	- PARC	EL 810
	1		STATE F	ROAD NO. 8	06 (ATLAN	TIC AVENUE)		PALM	BEACH COUNTY
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				GONZALEZ 04/08	2022	NO. 229658-4	SECTION	1	SHEET 2 OF 4
REVISION	BY	DATE	CHECKED	R. ORTEGA 05/09	2022	10. 229038-4	SECTION	93030-2503	SHEET 2 UF 4

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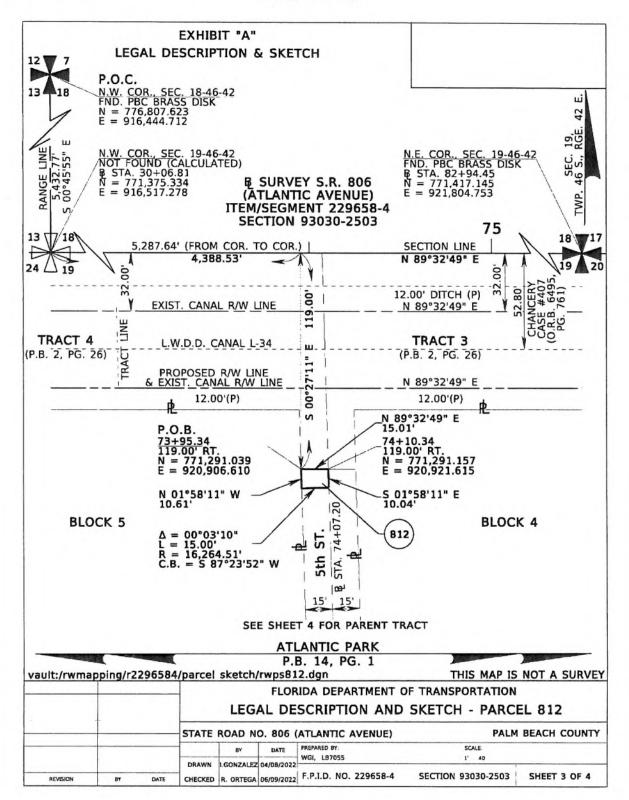
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	EXHIBIT "A"	
LEGAL	DESCRIPTION & SKETCH	
	L	
LEGAL DESCRIPTION		
Page 1, also known FARMS CO. PLAT NO the Public Records of 42 East, as shown of	eet, ATLANTIC PARK, according to the plat thereof, as being a subdivision of Tracts 1, 2, 3, and 4, b. 1, according to the plat thereof, as recorded in of Palm Beach County, Florida, lying in Section 1 on Sheet 7 of the Florida Department of Transpo em/Segment No. 2296584. Section 93030-2503	Block 19, THE PALM BEACH Plat Book 2, Page 26, all in 9, Township 46 South, Range prtation Right of Way Map of
Northwest (NW) C South 00°45'55" Eas Northwest (NW) Cor (Atlantic Avenue); th Baseline of Survey, right angle to the la thence North 89°32' Survey of State Roa 10.04 feet to the ba South 87°23'52" We through a central an Block 5 of said plat	rass disk in concrete stamped "Palm Beach is corner of Section 18, Township 46 South, st, along the West line of said Section 18, a dist mer of said Section 19 and the Baseline of Su hence North 89°32'49" East along the North line a distance of 4,388.53 feet; thence South 00°2 ast described course, a distance of 119.00 feet 49" East along a line parallel with and 119.00 feet 49" East along a line parallel with and 119.00 feet d 806, a distance of 15.01 feet; thence South 0 eginning of a non-tangent curve concave Souther est; thence Westerly along said curve, having ngle 00°03'10", an arc distance of 15.00 feet to of ATLANTIC PARK plat; thence North 01°58'11" et to the POINT OF BEGINNING.	Range 42 East; thence tance of 5,432.77 feet to the rvey of State Road No. 806 of said Section 19 and said 7'11" East along a line at a to the POINT OF BEGINNING; eet south of said Baseline of 01°58'11" East, a distance of ly, having a chord bearing of a radius of 16,264.51 feet, a point on the East line of
Containing 155 squa	re feet, more or less.	
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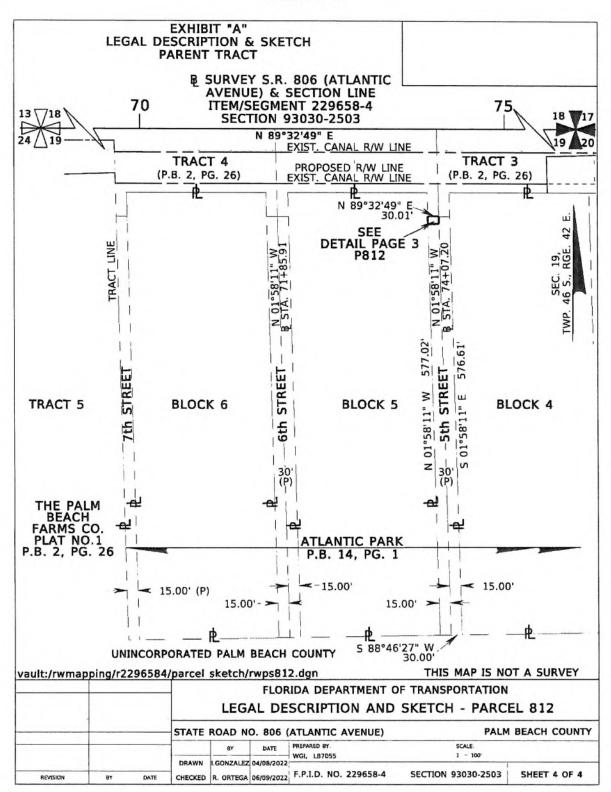
Page 11 of 42

		EXHIBI	T "A"			
	LEGAL DE	SCRIPT	10N & 51	KETCH		
GENERAL NOTE	S:					
1) This is not a legal descriptio	a Map of Bo n to which i	bundary it is attac	Survey. Thi thed.	is sketch exists solely	for the pur	pose of illustrating the
Coordinate Svs	tem, Transve	erse Mer	cator Proie	ction. Florida East zon	e. North Am	ve to the State Plane erican Datum (NAD) of ed along the North line
3) Stations and depicted in R/W	Offsets are Map Section	relative on 93030	to the Ba	seline of Survey of St S.R. 806 (Atlantic Aver	ate Road 80 nue).	06 (Atlantic Avenue) as
4) This docum unless each sh	ent consists eet is attach	of four ned to th	(4) sheets	s and shall not be c	onsidered fu	II, valid and complete
5) All coordina distances. Scale	tes shown Factor = 1	are grid.	. Due to t 84. Grid di	he extremely small s stance x scale factor	cale factor, = ground dis	all distances are grid stance.
6) Property Bou	undaries hav	ve been d	determined	from field survey, pla	ts of record,	, and record title.
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sketch and leg	al descriptionsional Surve	on is in c eyors and	compliance	with the Standards of	Practice as	direction and that said set forth by the Florida trative Code Pursuant to
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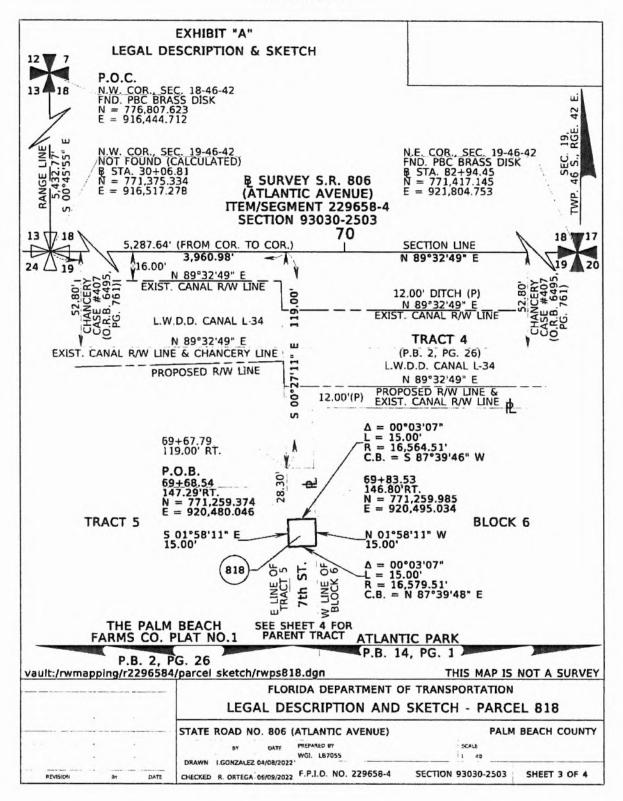
Page 14 of 42

	EXHIBIT "A"	
LEGAL DI	ESCRIPTION & SKETCH	
LEGAL DESCRIPTION		
Page 1, also known as FARMS CO. PLAT NO. 1 the Public Records of P 42 East, as shown on 5	ATLANTIC PARK, according to the plat there being a subdivision of Tracts 1, 2, 3, and , according to the plat thereof, as recorded alm Beach County, Florida, lying in Section Sheet 6 of the Florida Department of Trans Segment No. 2296584, Section 93030-2503	4. Block 19, THE PALM BEACH in Plat Book 2, Page 26, all in 19, Township 46 South, Range portation Right of Way Map of
Northwest (NW) Corner South 00°45'55" East, a Northwest (NW) Corner (Atlantic Avenue); then Baseline of Survey, a right angle to the last Tract 5; thence South ( OF BEGINNING; thence a non-tangent curve cor Easterly along said curv an arc distance of 15.00 01°58'11" West along s non-tangent curve cord Westerly along said curv	s disk in concrete stamped "Palm Beach her of Section 18, Township 46 Sout along the West line of said Section 18, a d of said Section 19 and the Baseline of 5 ce North 89°32'49" East along the South lin distance of 3,960.98 feet; thence South 00' described course, a distance of 119.00 feet 01°58'11" East along said East line, a distance continue South 01°58'11" East, a distance of procave Northerly, having a chord bearing of ve, having a radius of 16,579.51 feet, throug 0 feet to the West line of Block 6 of said AT said West line of Block 6, a distance of 15 cave Northerly, having a chord bearing of ve, having a radius of 16,564.51 feet, throug 0 feet to the end of said curve and the POIN	th, Range 42 East; thence listance of 5,432.77 feet to the Survey of State Road No. 806 ne of said Section 18 and said "27'11" East along a line at a t to a point on the East line of nce of 28.30 feet to the POINT f 15.00 feet to the beginning of f North 87°39'48" East; thence gh a central angle of 00"03'07", "LANTIC PARK plat; thence North 5.00 feet to the beginning of a South 87°39'46" West; thence gh a central angle of 00"03'07",
Containing 225 square	feet, more or less.	
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vault:/rwmapping/r229658	4/parcel sketch/rwps818.dgn FLORIDA DEPARTMENT OF	THIS IS NOT A SURVEY
an ann ann an Star ann an Star an Star an Star an Star ann an Star ann an Star an Star an Star an Star an Star	LEGAL DESCRIPTION AND	
	STATE ROAD NO. 806 (ATLANTIC AVENUE)	PALM BEACH COUNTY
	BY DATE PILEPARED BY WGI, LE7055 DRAWN 1.GONZALEZ 04/08/2022	SCALE N/A
REVISION & CIATE	CHECKED R. ORTEGA 05/09/2022 F.P.I.D. NO. 229558-4	SECTION 93030-2503 SHEET 1 OF 4

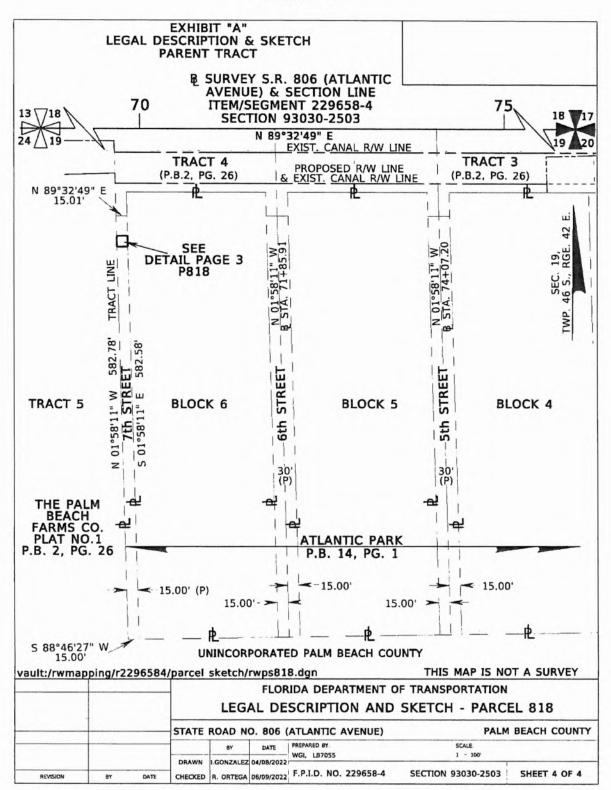
Page 15 of 42

FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 818 STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY BIGONZALEZ 04/08/2022 WGI, L87055 N/A		
GENERAL NOTES:         1) This is not a Map of Boundary Survey. This sketch exists solely for the purpose of illustrating the legal description to which it is attached.         2) Linear units are U.S. Survey Foot. Bearings and coordinates are relative to the State Plane Coordinates and relative thrend.         3) Linear units are U.S. Survey Foot. Bearings and coordinates are relative to the State Plane Coordinates and Point MAD and State Plane Actions. July 1992 adjustment. A bearing of North B9:32:49: East has been establisher can batter therein.         3) Stations and Offsets are relative to the Baseline of Survey of State Road B06 (Atlantic Avenue) as depicted in RW Map Section 39303-2503 for S.R. 806 (Atlantic Avenue).         3) Attaines and Offsets are relative to the other.         5) All coordinates shown are grid. Due to the extremely small scale factor, all distances are grid distances. Scale Factor = 1.00002084. Grid distance x scale factor = ground distance.         6) Property Boundaries have been determined from field survey, plats of record, and record title.         REFERENCES:       - F.O.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4.         • Plats of records as shown.       LEGEND         CBCR. = Contral Angle       FND. = Found         F.P.I.D. = Financial Project       PC. = Perpetual Easement Device to Point of Beginning C.         CBCR. = Contral Angle       F.P.I.D. = Financial Project         CBCR. = Contral Angle       F.P.I.D. = Financial Project         CBCR. = Contret LI	LECA	
1) This is not a Map of Boundary Survey. This sketch exists solely for the purpose of illustrating the legal description to which it is attached.         2) Unear units are U.S. Survey. Foot. Bearings and coordinates are relative to the State Plane Coordinate System, Transverse Mercator Projection, Florida East zone, North American Datum (NAD) of 1983 / 1990 adjustment. A bearing of North 1997 249° East has been established along the North line of Section 19. Township 46 South, Range 42 East, all lines are relative thereto.         3) Stations and Offsets are relative to the Baseline of Survey of State Road BóG (Atlantic Avenue) as depicted in RVW Map Section 93030-2503 for S.R. 806 (Atlantic Avenue).         4) This document consists of four (4) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other.         5) All coordinates shown are grid. Due to the extremely small scale factor, all distances. Scale Factor = 100002084. Grid distance vscale factor = ground distance.         6) Property Boundaries have been determined from field survey, plats of record, and record title.         REFERENCES:         - F.D.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 29030-2503, Financial Project No. 29030-2503, Financial Project No. 29030-2503, Financial Project No. 29030-2503, Financial Project PC.         BLVD = Boulevard       Entral Angle F.P.I.D. = Found F.P.I.D. = Found PC. = Point of Gemmence CONC.       Concrete         CONC. = Chord Bearing       L = Length of curve P.O.C. = Point of commence CONC.       Concrete         CONC. = Contrete       L = Ligensed Business <td></td> <td>DESCRIPTION &amp; SKETCH</td>		DESCRIPTION & SKETCH
legal description to which it is attached.       2) Linear units are U.S. Survey Foot. Bearings and coordinates are relative to the State Plane Coordinate System, Transverse Mercator Projection, Florida East zone, North American Datum (NAD) of 1983 / 1990 adjustment. A bearing of North 997329' East has been established along the North line of Section 19. Township 46 South, Range 42 East, all lines are relative thereto.         3) Stations and Offsets are relative to the Baseline of Survey of State Road 806 (Atlantic Avenue) as depicted in RW Map Section 93030-2503 for S.R. 806 (Atlantic Avenue).         4) This document consists of four (4) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other.         5) All coordinates shown are grid. Due to the extremely small scale factor, all distances are grid distance. Scale factor = 1.00002084. Grid distance x scale factor = ground distance.         6) Property Boundaries have been determined from field survey, plats of record, and record title.         REFERENCES:         - F.D.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4.         A = Central Angle       FND. = Found       P.E. = Perpetual Easement Baseline Grower in growind distance.         BLVD = Baseline Grower LB = Licensed Business R       R Radge Baseline Grower LB = Licensed Business R       R Radge Baseline Grower Baseline Grower Baseline Grower Grower Baseline Grower Baseline Grower Baseline Grower Baseline Grower Baseline Grower Baseline Grower Grower Baseline		of Boundary Survey. This sketch exists solely for the purpose of illustrating the
a) Stations and Offsets are relative to the Baseline of Survey of State Road 806 (Atlantic Avenue) as depicted in R/W Map Section 93030-2503 for S.R. 806 (Atlantic Avenue). 4) This document consists of four (4) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other. 5) All coordinates shown are grid. Due to the extremely small scale factor, all distances are grid distances. Scale factor = ground distance. 6) Property Boundaries have been determined from field survey, plats of record, and record title. REFERENCES: - F.D.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4. - Plats of records as shown. LEGEND EGEND C.B. = Chord Bearing L = Length of curve P.O.C. = Point of Beginning C.B. = Chord Bearing L = Length of curve P.O.C. = Point of Beginning C.B. = Chord Bearing L = Length of curve P.O.C. = Point of Beginning C.B. = Chord Bearing L = Length of curve P.O.C. = Point of Beginning C.B. = Chord Bearing L = Length of curve P.O.C. = Point of Commence COR. = Cornerent LB = Ufficial Records Book RT = Radius EXIST. = Existing D.A.B. = Point of P.B. = Point of Stepart Une COR. = Corner to D.B. = Point of Stepart Une COR. = Corner to D.B. = Point of Stepart D.A.B. = Point of Stepart D.A.B. = Point of Stepart D.B. = Point of Way State Stepart D.B.B. = Point of Way D.B. = Doint of Beginning D.A.B. = Official Records Book RT = Radius BC	legal description to w	hich it is attached.
depicted in R/W Map Section 93030-2503 for S.R. 806 (Atlantic Avenue).         4) This document consists of four (4) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other.         5) All coordinates shown are grid. Due to the extremely small scale factor, all distances are grid distances. Scale factor = 1.00002084. Grid distance x scale factor = ground distance.         6) Property Boundaries have been determined from field survey, plats of record, and record title.         REFERENCES:         F.D.O.T. Right-of Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4, Plats of records as shown.         LEGEND       A       = Central Angle       FND. = Found       P.E. = Perpetual Easement         8. W = Baseline       F.P.L.D. = Financial Project       P.E. = Perpetual Easement       P.E. = Perpetual Easement         9. Conc.       Ecorrere       LB = Licensed Business       R = Raight       R = Raight         CONc. = Concrete       LB = Licensed Business       R = Raight       R.E. = Range         EXIST. = Existing       O.R.B. = Official Records Book       RT. = Right       R.W = Tamontal for Way         F.D.O.T. = Florida Department of PBC = Palm Beach County       S.R. = State Raad       Transportation       S.R. = State Raad         1. hereby certify that this sketch and legal description was prepared under my direction and that said Sketch and legal description is in compliance with the Standards of P	<ol> <li>Linear units are Coordinate System, T 1983 / 1990 adjustm of Section 19, Townsi</li> </ol>	U.S. Survey Foot. Bearings and coordinates are relative to the State Plane ansverse Mercator Projection, Florida East zone, North American Datum (NAD) of int. A bearing of North 89°32'49" East has been established along the North line ip 46 South, Range 42 East, all lines are relative thereto.
unless each sheet is attached to the other. 5) All coordinates shown are grid. Due to the extremely small scale factor, all distances are grid distances. Scale Factor = 1.00002804. Grid distance x scale factor = ground distance. 6) Property Boundaries have been determined from field survey, plats of record, and record title. REFERENCES: - F.D.O.T. Right-of-Way Map for 5.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4 Plats of records as shown. LEGEND  A = Central Angle FND. = Found P.E. = Perpetual Easement E.B. Chord Bearing L = Length of curve P.O.C. = Page BLVD = Boulevard F.P.I.D. = found P.O.C. = Page CONC. = Concrete L/A = Limited Access P.O.C. = Page ESMT. = Easement LT. = Left of curve P.O.C. = Page EXIST. = Easement LT. = Left of curve P.O.C. = Page EXIST. = Easement C.T. = Plat Book R.C. = State Road T.T. = Right of Way EXIST. = Existing P.P.B. = Plat Book R.C. = State Road T.T. = State Road T.T. = Plat Book R.C. = State Road T.T. = Sta	<ol> <li>Stations and Offse depicted in R/W Map</li> </ol>	is are relative to the Baseline of Survey of State Road 806 (Atlantic Avenue) as Section 93030-2503 for S.R. 806 (Atlantic Avenue).
distances. Scale Factor = 1.00002084. Grid distance x scale factor = ground distance. 6) Property Boundaries have been determined from field survey, plats of record, and record title. REFERENCES: - F.D.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial - Project No. 229658-4. - Plats of records as shown. LEGEND A = Central Angle FND. = Found P.E. = Perpetual Easement PG. = Page BLVD = Boulevard L identification P.O.B. = Point of Beginning CONC. = Corore Bearing L = Limited Access P.O.C. = Prometry Line CONC. = Corore LB = Licensed Business R = Radius EXIST. = Existing O.R.B. = Official Records Book RT. = Right L.W.D.D. = Lake Worth (P) = Plat Book RT. = Right MW = Right of Way EXIST. = Existing O.R.B. = Official Records Book RT. = Right Orderson J.S.R. = Section F.D.O.T. = Florida Department of PBC = Palm Beach County S.R. = State Road I hereby certify that this sketch and legal description was prepared under my direction and 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 SJ-17 Florida Administrative Code Pursuant to Section 472-027, Florida 33411 Certificate of Authorization LB7055 Not valid unless signed and sealed. vault:/rwmapping/r2296584/parcel sketch/rwps818.dgn THIS IS NOT A SURVEY FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 818 STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 818 STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY Moder Burders Mathematics		
REFERENCES:         - F.D.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4.         - Plats of records as shown.         LEGEND         A       = Central Angle         F.D.I.D. = Financial Project       P.E. = Perpetual Easement         BXD       Baselence         COR.       = Contral Bearing       L         L       = Length of curve       P.O.E.         COR.       = Contral Bearing       L         LA       = Limited Access       P.         COR.       = Contral       LB         COR.       = Contral       LB       = Licensed Business         CSMT.       Easement       LT       Left         CWD.       = Eleft       RGE.       Range         EXIST.       Existing       O.R.B.       Official Records Book       SEC.       SEC.       Section         F.D.O.T.       Florida Department of PBC       PB.       Plat Book       SEC.       SEC.       Section         F.D.O.T.       Florida Department of PBC       Palm Beach County       SEC.       Section Accessional Surveyors and Mappers, in Chapter 51-17 Florida Administrative Code Pursuant to Section 472-027, Florida statutes.         Randolph Ortega       Digital	5) All coordinates sh distances. Scale Factor	own are grid. Due to the extremely small scale factor, all distances are grid $r = 1.00002084$ . Grid distance x scale factor = ground distance.
- F.D.O.T. Right-of-Way Map for S.R. 806 (Atlantic Avenue). State Project No. 93030-2503, Financial Project No. 229658-4, - Plats of records as shown. LEGEND A = Central Angle FND. = Found P.E. = Perpetual Easement B = Baseline F.P.I.D. = Financial Project PG. = Page BUVD = Boulevard L = Length of curve P.O.C. = Point of Beginning C.B. = Chord Bearing L = Length of curve P.O.C. = Point of Commence COR. = Concret LA = Limited Access P = Property Line COR. = Corner LB = Licensed Business R = Radius ESMT. = Easement LT. = Left R Cords Book EXIST. = Existing O.R.B. = Official Records Book T. = Right Way Beart of Way F.D.O.T. = Florida Department of PBC = Palm Beach County S.R. = State Road Transportation Is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code Pursuant to Section 472-027, Florida statutes. Randolph Ortega Gonzalez Florida Surveyors and Mapper No. 7284 WGI 2035 Vista Parkway West Palm Beach, Florida 33411 Certificate of Authorization LB7055 Not valid unless signed and sealed. vault:/rwmapping/r2296584/parcel sketch/rwps818.dgn FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 818 STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY Man. Mark Marker Ma	6) Property Boundarie	s have been determined from field survey, plats of record, and record title.
A       =       Central Angle       FND. =       Found       P.E. =       Perpetual Easement         B       B       Boulevard       Identification       POID       PO.E.       Point of Beginning         CB.       Chord Bearing       Langth of curve       PO.E.       Point of Beginning         CORC.       Corner       LB       Limited Access       P       Property Line         COR.       Corner       LB       Licensed Business       R       Radius         EXST.       Easement       LT.       Left       Ref.       Radius         EXST.       Easement       D.R.B.       Official Records Book       RT.       Right of Way         F.D.O.T.       Florida Department of       PBC       Pala Book       SEC.       Section       Section         F.D.O.T.       Florida Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code Pursuant to Section 472-027, Florida statutes.       Section 472-027, Florida statutes.         Randolph Ortega       Digitally signed by Randolph       Ortega Gonzalez       Date         Florida Surveyor and Mapper No. 7284       WGI       2035 Vista Parkway       West Palm Beach, Florida 33411         Certificate of Authorization LB7055       Not valid unless signed and sealed.       Yuult:/rwmapping/r2296584/parcel sketc	<ul> <li>F.D.O.T. Right-of-W Project No. 229658-</li> <li>Plats of records as</li> </ul>	
Section 472-027, Florida statutes.          Randolph Ortega       Digitally signed by Randolph         Ortega Gonzalez       Date: 2022.07.05 14:37:52 -04'00'         Randolph Ortega Gonzalez       Date: 2022.07.05 14:37:52 -04'00'         Randolph Ortega Gonzalez       Date         Florida Surveyor and Mapper No. 7284       Date         WGI       2035 Vista Parkway         West Palm Beach, Florida 33411       Certificate of Authorization LB7055         Not valid unless signed and sealed.       vault:/rwmapping/r2296584/parcel sketch/rwps818.dgn         FLORIDA DEPARTMENT OF TRANSPORTATION       LEGAL DESCRIPTION AND SKETCH - PARCEL 818         STATE ROAD NO. 806 (ATLANTIC AVENUE)       PALM BEACH COUNTY         WGI, LEGNEZ, MARKED BY       SCALE	$\begin{array}{llllllllllllllllllllllllllllllllllll$	F.P.I.D. =Financial Project IdentificationPG. =Page Point of BeginningaringL=Length of curve L/A =P.O.B. =Point of Beginning P.O.C. =L/A=Limited Access LT. =P=Property Line RELB=Licensed Business LT. =R=Radius REO.R.B. =Official Records Book Official Records BookRT. =Right RightDistrictP.B. =Plat PlatR/W =Right of Way SEC. =DistrictP.B. =Plat Book PBC =SEC. =Section Section TWP. =this sketch and legal description was prepared under my direction and that said cription is in compliance with the Standards of Practice as set forth by the Florida
Florida Surveyor and Mapper No. 7284 WGI 2035 Vista Parkway West Palm Beach, Florida 33411 Certificate of Authorization LB7055 Not valid unless signed and sealed. vault:/rwmapping/r2296584/parcel sketch/rwps818.dgn FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 818 STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY WGI, LB7055 N/A	Section 472-027, Flor Randolph Orte	da statutes. 2ga Digitally signed by Randolph Ortega Gonzalez
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LEGAL DESCRIPTION AND SKETCH - PARCEL 818           STATE ROAD NO. 806 (ATLANTIC AVENUE)         PALM BEACH COUNTY           8Y         DATE         PREPARED BY:         SCALE           DRAWN         LGONZALEZ 04/08/2022         WGI, LB7055         N/A		
STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY  STATE ROAD NO. 806 (ATLANTIC AVENUE)  PALM BEACH COUNTY  SCALE  DRAWN I.GONZALEZ 04/08/2022  VGI, L87055 N/A		FLORIDA DEPARTMENT OF TRANSPORTATION
BY         DATE         PREPARED BY:         SCALE           DRAWN         I.GONZALEZ         04/08/2022         WGI, L87055         N/A		LEGAL DESCRIPTION AND SKETCH - PARCEL 818
DRAWN I.GONZALEZ 04/08/2022 WGI, L87055 N/A		STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY
DRAWN I.GONZALEZ 04/08/2022		WGI, L87055 N/A
REVISION BY DATE CHECKED R. ORTEGA 06/09/2022 F.P.I.D. NO. 229658-4 SECTION 93030-2503 SHEET 2 OF 4	REVISION BY	

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Page 17 of 42



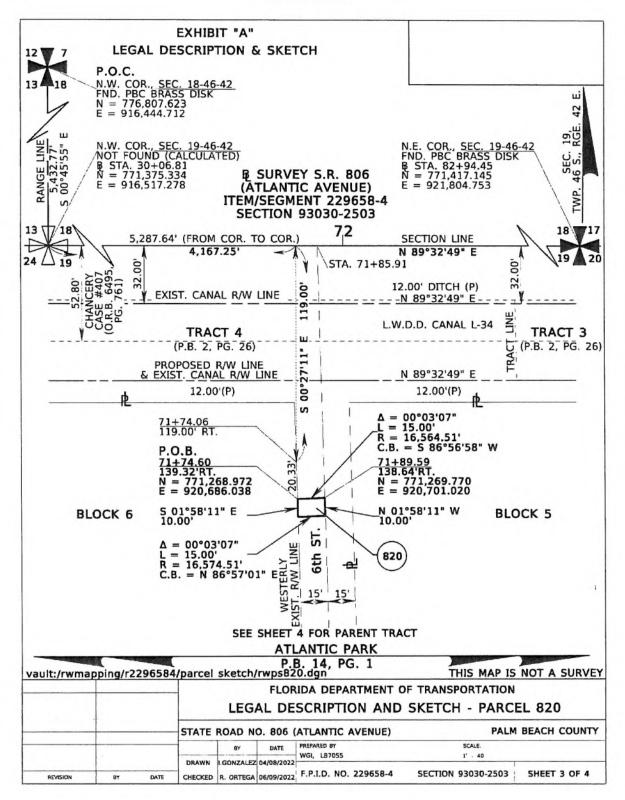
Page 18 of 42

	EXHIBIT "A"	
LEGAL DE	SCRIPTION & SKETCH	
LEGAL DESCRIPTION		
Page 1, also known as FARMS CO. PLAT NO. 1, the Public Records of Pa 42 East, as shown on 5	being a subdivision of Tracts 1, 2, 3 , according to the plat thereof, as re alm Beach County, Florida, lying in 5 Sheet 7 of the Florida Department o	t thereof, as recorded in Plat Book 14, 3, and 4, Block 19, THE PALM BEACH corded in Plat Book 2, Page 26, all in Section 19, Township 46 South, Range f Transportation Right of Way Map of 30-2503 and being more particularly
Northwest (NW) Corn South 00°45'55" East, a Northwest (NW) Corner (Atlantic Avenue); thenc Baseline of Survey, a c right angle to the last Existing Right of Way Line, a South 01°58'11" East al non-tangent curve conc Easterly along said curv an arc distance of 15.00 10.00 feet to the begin South 86°56'58" West;	er of Section 18, Township 46 along the West line of said Section 1 of said Section 19 and the Baselin te North 89°32'49" East along the N distance of 4,167.25 feet; thence So described course, a distance of 111 ine of 6th Street; thence South 01°5 distance of 20.33 feet to the POIN ong said Right of Way Line, a distan tave Northerly, having a chord bear te, having a radius of 16,574.51 feet, 0 feet to the end of said curve; thence ning of a non-tangent curve concave thence Westerly along said curve, of 00°03'07", an arc distance of 15	Beach County", found marking the South, Range 42 East; thence 18, a distance of 5,432.77 feet to the ne of Survey of State Road No. 806 Jorth line of said Section 19 and said buth 00°27'11" East along a line at a 9.00 feet to a point on the Westerly 8'11" East along the Westerly Existing NT OF BEGINNING; thence continuing ce of 10.00 feet to the beginning of a ring of North 86°57'01" East; thence through a central angle of 00°03'07", te North 01°58'11" West, a distance of a Northerly, having a chord bearing of , having a radius of 16,564.51 feet, .00 feet to the end of said curve and
Containing 150 square f	eet, more or less	
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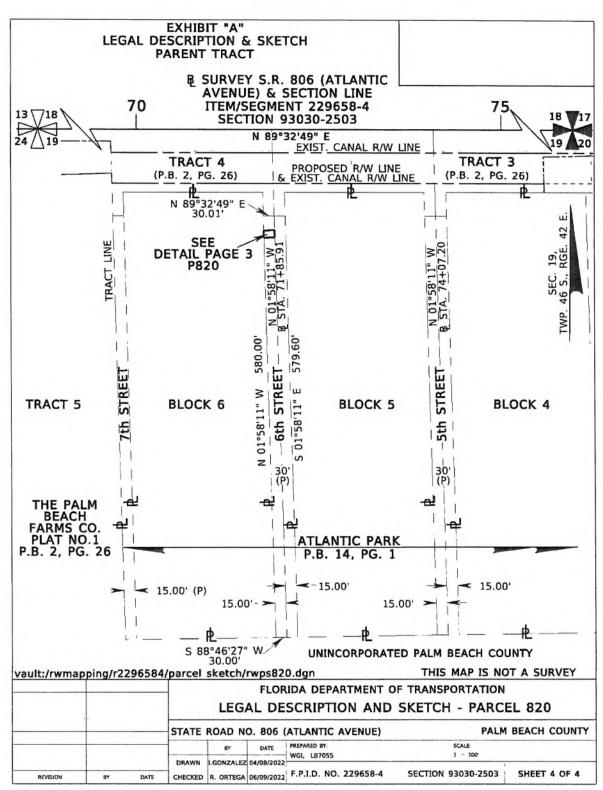
Page 19 of 42

		EXHIBIT	"A"				
	LEGAL DI	SCRIPTIC	ON & SH	ETCH			
GENERAL N	OTES:						
1) This is r legal descri	not a Map of B iption to which	oundary Su it is attach	urvey. Thi ed.	s sketch exists so	ely for the pu	rpose of illu	strating the
2) Linear Coordinate 1983 / 199 of Section	units are U.S. System, Transv 0 adjustment. 19, Township 4	Survey For verse Merca A bearing of 5 South, Ra	oot. Bear ator Project of North 8 ange 42 E	ings and coordina ction, Florida East a 9°32'49" East has ast, all lines are re	tes are relati zone, North Ar been establish elative thereto	ive to the s merican Datu ned along the	State Plane m (NAD) of e North line
3) Stations depicted in	and Offsets an R/W Map Section	e relative t on 93030-2	to the Ba 2503 for S	seline of Survey of S.R. 806 (Atlantic A	State Road 8 venue).	306 (Atlantic	Avenue) as
4) This doo unless each	cument consist	s of four ( hed to the	4) sheets	and shall not be	considered t	full, valid an	d complete
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Page 21 of 42



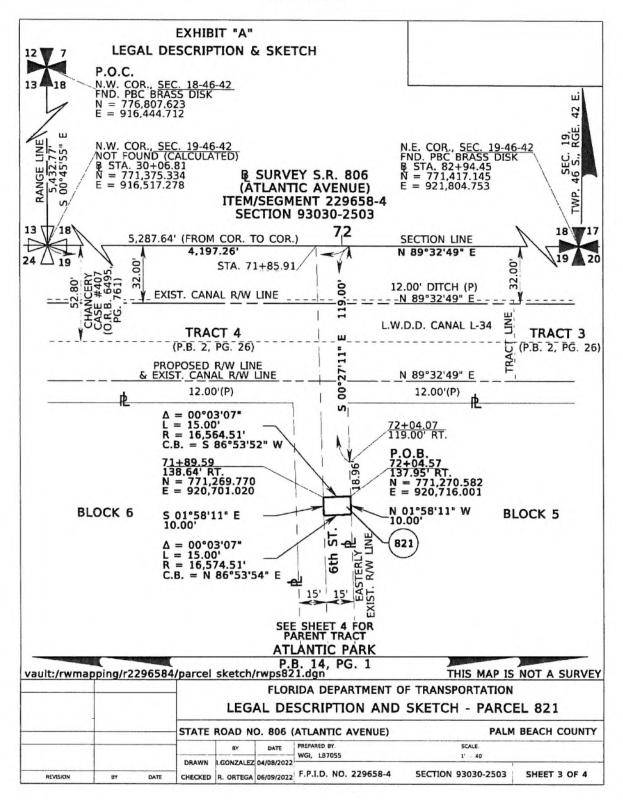
Page 22 of 42

	EXHIBIT "A"
	LEGAL DESCRIPTION & SKETCH
	LEGAL DESCRIPTION
	A portion of 6th Street, ATLANTIC PARK, according to the plat thereof, as recorded in Plat Book 14, Page 1, also known as being a subdivision of Tracts 1, 2, 3, and 4, Block 19, THE PALM BEACH FARMS CO. PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 26, all in the Public Records of Palm Beach County, Florida, lying in Section 19, Township 46 South, Range 42 East, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of State Road 806, Item/Segment No. 2296584, Section 93030-2503 and being more particularly described as follows:
	Commence at a brass disk in concrete stamped "Palm Beach County", found marking the Northwest (NW) Corner of Section 18, Township 46 South, Range 42 East; thence South 00°45'55" East, along the West line of said Section 18, a distance of 5,432.77 feet to the Northwest (NW) Corner of said Section 19 and the Baseline of Survey of State Road No. 806 (Atlantic Avenue); thence North 89°32'49" East along the North line of said Section 19 and said Baseline of Survey, a distance of 4,197.26 feet; thence South 00°27'11" East along a line at a right angle to the last described course, a distance of 119.00 feet to a point on the Easterly Existing Right of Way Line, a distance of 18.96 feet to the POINT OF BEGINNING and the beginning of a non-tangent curve concave Northerly, having a chord bearing of South 86°53'52" West; thence Westerly along said curve, having a radius of 16,564.51 feet, through a central angle of 00°03'07", an arc distance of 15.00 feet to the end of said curve; having a radius of 16,574.51 feet, through a central angle of 00°03'07", an arc distance of 10.00 feet to the beginning of a non-tangent curve concave Northerly along said curve; having a radius of 16,574.51 feet, through a central angle of 00°03'07". An arc distance of 10.00 feet to the beginning of a non-tangent curve concave Northerly along said curve; thence South 01°58'11" East, a distance of 10.00 feet to the beginning of a non-tangent curve concave Northerly, having a radius of 16,574.51 feet, through a central angle of 00°03'07", an arc distance of 15.00 feet to the end of said curve; having a radius of 16,574.51 feet, through a central angle of 00°03'07". A central angle of 00°03'07", an arc distance of 15.00 feet to the end of said curve; having a radius of 16,574.51 feet, through a central angle of 00°03'07", an arc distance of 15.00 feet to the end of said curve; having a radius of 16,574.51 feet, through a central angle of 00°03'07", an arc distance of 15.00 feet to the end of said curve; thence North 01°58'11" West, a distance of 1
	Containing 150 square feet, more or less
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-	FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 821
	STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUNTY
	MCVISION BY DATE CHECKED R. ORTEGA 06/09/2022 F.P.I.D. NO. 229658-4 SECTION 93030-2503 SHEET 1 OF 4

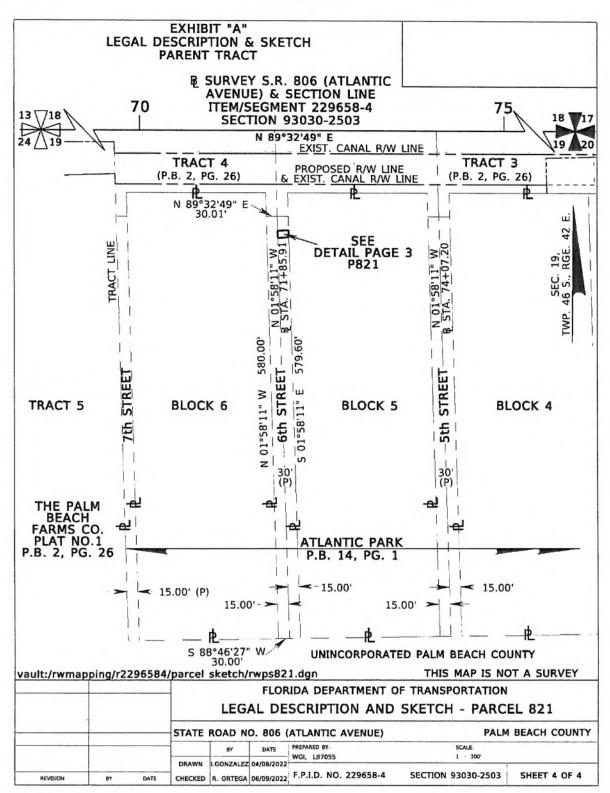
Page 23 of 42

	EXHIBIT "A"	
LEGAL D	ESCRIPTION & SKETCH	
GENERAL NOTES:		
<ol> <li>This is not a Map of E legal description to which</li> </ol>	Boundary Survey. This sketch exists solely t it is attached.	for the purpose of illustrating the
1983 / 1990 adjustment.	Survey Foot. Bearings and coordinates verse Mercator Projection, Florida East zone, A bearing of North 89°32'49" East has beer 6 South, Range 42 East, all lines are relativ	n established along the North line
3) Stations and Offsets and depicted in R/W Map Sect	re relative to the Baseline of Survey of Station 93030-2503 for S.R. 806 (Atlantic Avenu	te Road 806 (Atlantic Avenue) as je).
4) This document consist unless each sheet is attac	s of four (4) sheets and shall not be con hed to the other.	nsidered full, valid and complete
5) All coordinates shown distances. Scale Factor =	are grid. Due to the extremely small sc 1.00002084. Grid distance x scale factor =	ale factor, all distances are grid ground distance.
6) Property Boundaries ha	ve been determined from field survey, plats	s of record, and record title.
REFERENCES: - F.D.O.T. Right-of-Way M Project No. 229658-4. - Plats of records as show LEGEND	lap for S.R. 806 (Atlantic Avenue). State F n.	Project No. 93030-2503, Financial
$\begin{array}{llllllllllllllllllllllllllllllllllll$	F.P.I.D. = Financial Project Identification L = Length of curve L/A = Limited Access LB = Licensed Business LT. = Left O.R.B. = Official Records Book (P) = Plat rict P.B. = Plat Book ment of PBC = Palm Beach County	P.E. = Perpetual Easement PG. = Page P.O.B. = Point of Beginning P.O.C. = Point of Commence P = Property Line R = Radius RGE. = Range RT. = Right R/W = Right of Way SEC. = Section S.R. = State Road TWP. = Township
sketch and legal descripti	sketch and legal description was prepared on is in compliance with the Standards of veyors and Mappers, in Chapter 5J-17 Florid tatutes.	Practice as set forth by the Florida
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Randolph Ortega Gonzalez Florida Surveyor and Map WGI 2035 Vista Parkway West Palm Beach, Florida Certificate of Authorization	Date Date 33411	
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	FLORIDA DEPARTMENT O	OF TRANSPORTATION
	LEGAL DESCRIPTION AND	SKETCH - PARCEL 821
	LEGAL DESCRIPTION AND STATE ROAD NO. 806 (ATLANTIC AVENUE)	
		SKETCH - PARCEL 821 PALM BEACH COUNTY SCALE

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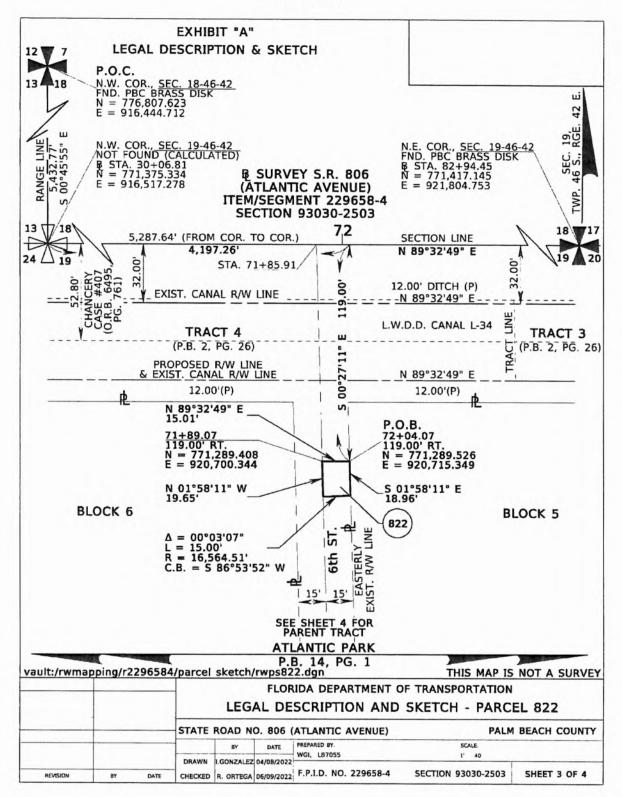
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Page 1, a FARMS C the Public 42 East, State Ro described Commend Northwes South 00 Northwes (Atlantic Baseline right ang Existing South 01 non-tange Westerly an arc di 19.65 fee	also known as O. PLAT NO. 1, c Records of Pa as shown on S ad 806, Item/S as follows: ce at a brass t (NW) Corner Avenue); thence of Survey, a d le to the last Right of Wa "58'11" East ald ent curve conce along said curv stance of 15.00	being a subdiv according to to according to to according to to according to to according to the egment No. 2 disk in concerned of section long the West of said Section e North 89°32 istance of 4,19 described courd ay Line of ong said Right ave Northerly, e, having a rai feet to the en 89°32'49" Eas	ision of he plat nty, Flo Florida 296584 rete sta 18, line of n 19 a 49" Eas 37.26 fer rse, a c 6th Si of Way having dius of t, a dist	Tracts 1, thereof, a rida, lying Departme , Section amped "P Township said Secti and the Ba st along th eat; thence distance o treet and Line, a di a chord 16,564.51 id curve; ti	2, 3, and s recorded in Section nt of Trans 93030-250 alm Beach 46 Sou on 18, a c aseline of be North li s South 00 f 119.00 f l the PC stance of bearing of feet, throu hence Nort	tof, as recorded in 4, Block 19, TH 1 in Plat Book 2, 19, Township 46 sportation Right of 3 and being mo th, Range 42 distance of 5,432 Survey of State ne of said Sectio 0°27'11" East alo 0°27'11" East alo 0°27'11" East alo 001NT OF BEGIN 18.96 feet to the South 86°53'52' gh a central angl h 01°58'11" West o the POINT OF B	E PALL Page 5 Sout 5 Sout 5 Sout 5 Sout 5 Sout 6 May East; 77 fe Road 5 NING; begin 6 Wes e of 0 t, a di	M BEACH 26, all in th, Range y Map of articularly rking the thence et to the No. 806 and said line at a e Easterly thence ning of a t; thence 0°03'07", stance of
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		LEG	AL DE	SCRIPTIC	ON AND	SKETCH - PA	RCEL	822
		STATE ROAD N	0. 806 (		AVENUE)		ALM BI	EACH COUNTY
		BY DRAWN I.GONZALEZ	DATE	WGI, LB7055		SCALE N/A		
REVISION	BY DATE		06/09/2022	F.P.I.D. NO.	229658-4	SECTION 93030-25	03 9	SHEET 1 OF 4

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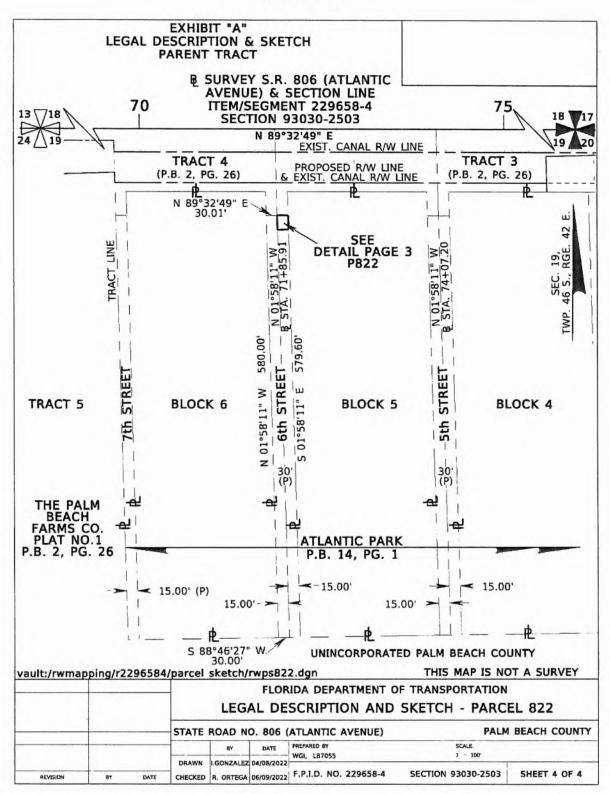
		EXHIBI	T "A"				
	LEGAL DE	SCRIPT	10N & SH	KETCH			
GENERAL N	IOTES:						
1) This is r legal descri	not a Map of Br iption to which i	oundary it is atta	Survey. Thi ched.	is sketch exists solely	for the purp	oose of illu	strating the
2) Linear Coordinate 1983 / 199 of Section	units are U.S. System, Transv 0 adjustment. A 19, Township 46	Survey erse Mer bearing South,	Foot. Bear cator Project of North 8 Range 42 E	ings and coordinates ction, Florida East zone 19°32'49" East has bee East, all lines are relativ	are relative , North Ame n establishe ve thereto.	e to the s prican Datu d along the	State Plane m (NAD) of e North line
<ol> <li>Stations depicted in</li> </ol>	and Offsets are R/W Map Section	e relative on 93030	to the Ba	seline of Survey of Sta S.R. 806 (Atlantic Aven	te Road 80 ue).	6 (Atlantic	Avenue) as
4) This doo unless each	cument consists	of four hed to th	(4) sheets	s and shall not be co	nsidered ful	ll, valid an	d complete
5) All coor distances. S	dinates shown Scale Factor =	are grid 1.000020	. Due to t 84. Grid dis	he extremely small so stance x scale factor =	ale factor, ground dist	all distance	es are grid
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Page 29 of 42





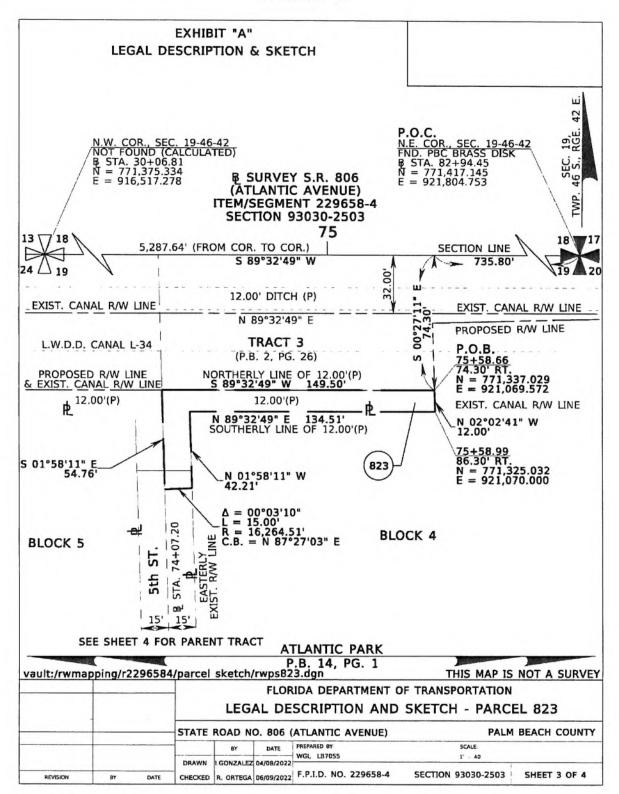
Page 30 of 42

LEGAL DESCRIPTION & SKETCH LEGAL DESCRIPTION A portion of 5th Street and a 12-foot platted road, ATLANTIC PARK, according to the plat thereof, as recorded in Plat Book 14, Page 1, of the Public Records of Palm Beach County, Florida, lying in Section 19, Township 46 South, Range 42 East, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of State Road 806, Item/Segment No. 2296584, Section 93030-2503 and being more particularly described as follows: Commence at a brass disk in concrete stamped "Palm Beach County", found marking the Northeast (NE) Corner of said Section 19, being a point on the Baseline of Survey of State Road 806 (Atlantic Avenue): thence South 89°32'49" West along said Baseline of Survey of State Road 806 (Atlantic Avenue): thence South 89°32'49" West along said Baseline of Survey of State Road 806 (Atlantic Avenue): thence South 89°32'49" West along said Baseline of Said 22-foot platted road; thence South 89°32'49" West along said Northerly line of I2-foot platted road, a distance of 149.50 feet to the POINT OF BEGINNING, being a point on the Northerly line of Said 12-foot platted road; thence South 89°32'49" West along said Northerly line of 12-foot platted road, a distance of 149.50 feet to a point on the Centerline of said 5th Street; thence Easterly along said curve, having a radius of 16,264.51 feet, through a central angle 00°03'10", an arc distance of 15.00 feet to a point on the Easterly Existing Right of Way line of said 15th Street and a point on the Westerly line of Block 4 of said ATLANTIC PARK plat; thence North 01°58'11" West along said Easterly Existing Right of Way line of 5th Street and said Westerly line of Block 4, a distance of 42.21 feet to the Northwesterly corner of said Block 4 and the Sutherly line of said 12-foot platted road; thence North 89°32'49" East along said Southerly line of the 12-foot platted road and said Northerly line of Block 4, a distance of 134.51 feet; thence North 02°02'41" West, a distance of 12.0		EXHIBIT "A"		
A portion of 5th Street and a 12-foot platted road, ATLANTIC PARK, according to the plat thereof, as recorded in Plat Book 14, Page 1, of the Public Records of Palm Beach County, Florida, lying in Section 19, Township 46 South, Range 42 East, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of State Road 806, Item/Segment No. 2296584, Section 93030-2503 and being more particularly described as follows: Commence at a brass disk in concrete stamped "Palm Beach County", found marking the Northeast (NE) Corner of said Section 19, being a point on the Baseline of Survey of State Road 806 (Atlantic Avenue); thence South 89°32'49" West along said Baseline of Survey of State Road 806 (Atlantic Avenue) and the North line of said Section 19, a distance of 735.80 feet; thence South 0°27'11" East along a line at a right angle to the last described course, a distance of 74.30 feet to the POINT OF BEGINNING, being a point on the Northerly line of said 12-foot platted road; thence South 89°32'49" West along said Sth Street; thence South 01°58'11" East along said Centerline of 5th Street, a distance of 54.76 feet to the beginning of a non-tangent curve concave Southerly, having a chord bearing of North 87°27'03" East; thence Easterly along said curve, having a radius of 16,264.51 feet, through a central angle 00°03'10", an arc distance of 15.00 feet to a point on the Easterly Existing Right of Way line of said 5th Street and a point on the Westerly line of Block 4 of said ATLANTIC PARK plat; thence North 01°58'11" West along said Easterly Existing Right of Way line of 5th Street and said Westerly line of Block 4, a distance of 42.21 feet to the Northwesterly corner of said Block 4 and the Southerly line of said 12-foot platted road; thence North 89°32'49" East along said Southerly line of the 12-foot platted road and said Northerly line of Block 4, a distance of 134.51 feet; thence North 02°02'41" West, a distance of 42.20 feet to the POINT OF BEGINNING.	LEG	AL DESCRIPTION & SKETCH		
A portion of 5th Street and a 12-foot platted road, ATLANTIC PARK, according to the plat thereof, as recorded in Plat Book 14, Page 1, of the Public Records of Palm Beach County, Florida, lying in Section 19, Township 46 South, Range 42 East, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of State Road 806, Item/Segment No. 2296584, Section 93030-2503 and being more particularly described as follows: Commence at a brass disk in concrete stamped "Palm Beach County", found marking the Northeast (NE) Corner of said Section 19, being a point on the Baseline of Survey of State Road 806 (Atlantic Avenue); thence South 89°32'49" West along said Baseline of Survey of State Road 806 (Atlantic Avenue) and the North line of said Section 19, a distance of 735.80 feet; thence South 0°27'11" East along a line at a right angle to the last described course, a distance of 74.30 feet to the POINT OF BEGINNING, being a point on the Northerly line of said 12-foot platted road; thence South 89°32'49" West along said Sth Street; thence South 01°58'11" East along said Centerline of 5th Street, a distance of 54.76 feet to the beginning of a non-tangent curve concave Southerly, having a chord bearing of North 87°27'03" East; thence Easterly along said curve, having a radius of 16,264.51 feet, through a central angle 00°03'10", an arc distance of 15.00 feet to a point on the Easterly Existing Right of Way line of said Sth Street and a point on the Westerly line of Block 4 of said ATLANTIC PARK plat; thence North 01°58'11" West along said Easterly Existing Right of Way line of Said Stutherly line of Block 4, a distance of 42.21 feet to the Northwesterly corner of said Block 4 and the Southerly line of said 12-foot platted road; thence North 89°32'49" East along said Southerly line of the 12-foot platted road and said Northerly line of Block 4, a distance of 134.51 feet; thence North 02°02'41" West, a distance of 42.20 feet to the POINT OF BEGINNING.			L	
as recorded in Plat Book 14. Page 1, of the Public Records of Palm Beach County, Florida, lying in Section 19, Township 46 South, Range 42 East, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of State Road 806, Item/Segment No. 2296584, Section 93030-2503 and being more particularly described as follows: Commence at a brass disk in concrete stamped "Palm Beach County", found marking the Northeast (NE) Corner of said Section 19, being a point on the Baseline of Survey of State Road 806 (Atlantic Avenue); thence South 89°32'49" West along said Baseline of Survey of State Road 806 (Atlantic Avenue) and the North line of said Section 19, a distance of 735.80 feet; thence South 00°27'11" East along a line at a right angle to the last described course, a distance of 74.30 feet to the POINT OF BEGINNING, being a point on the Northerly line of said 12-foot platted road; thence South 89°32'49" West along said Sth Street; thence South 01°58'11" East along said Centerline of 5th Street, a distance of 54.76 feet to the beginning of a non-tangent curve concave Southerly, having a chord bearing of North 87°27'03" East; thence Easterly along said curve, having a radius of 16,264.51 feet, through a central angle 00°03'10", an arc distance of 15.00 feet to a point on the Easterly Existing Right of Way line of said 5th Street and a point on the Westerly line of Block 4 of said ATLANTIC PARK plat; thence North 01°58'11" West along said Easterly Existing Right of Way line of 5th Street and said Westerly line of Block 4, a distance of 42.21 feet to the Northwesterly corner of said Block 4 and the Southerly line of said 12-foot platted road; thence North 89°32'49" East along said Southerly line of the 12-foot platted road and said Northerly line of Block 4, a distance of 134.51 feet; thence North 02°02'41" West, a distance of 12.00 feet to the POINT OF BEGINNING.	LEGAL DESCRIPTIC	N		
Northeast (NE) Corner of said Section 19, being a point on the Baseline of Survey of State Road 806 (Atlantic Avenue); thence South 89°32'49" West along said Baseline of Survey of State Road 806 (Atlantic Avenue) and the North line of said Section 19, a distance of 735.80 feet; thence South 00°27'11" East along a line at a right angle to the last described course, a distance of 74.30 feet to the POINT OF BEGINNING, being a point on the Northerly line of said 12-foot platted road; thence South 89°32'49" West along said Northerly line of 12-foot platted road, a distance of 149.50 feet to a point on the Centerline of said 5th Street; thence South 01°58'11" East along said Centerline of 5th Street, a distance of 54.76 feet to the beginning of a non-tangent curve concave Southerly, having a chord bearing of North 87°27'03" East; thence Easterly along said curve, having a radius of 16.264.51 feet, through a central angle 00°03'10", an arc distance of 15.00 feet to a point on the Easterly Existing Right of Way line of said 5th Street and a point on the Westerly line of Block 4 of said ATLANTIC PARK plat; thence North 01°58'11" West along said Easterly Existing Right of Way line of Said Southerly line of Block 4, a distance of 42.21 feet to the Northwesterly corner of said Block 4 and the Southerly line of said 12-foot platted road; thence North 89°32'49" East along said Southerly line of the 12-foot platted road and said Northerly line of Block 4, a distance of 134.51 feet; thence North 02°02'41" West, a distance of 12.00 feet to the POINT OF BEGINNING.	as recorded in Pla Section 19, Towns Transportation Ri	at Book 14, Page 1, of the Public Records ship 46 South, Range 42 East, as shown o ght of Way Map of State Road 806,	of Palm Beach County, Flor n Sheet 7 of the Florida De Item/Segment No. 22965	ida, lying in partment of
Containing 2,431 square feet, more or less.	Northeast (NE) Co 806 (Atlantic Ave 806 (Atlantic Ave South 00°27'11" 74.30 feet to the road; thence Sout 149.50 feet to a p Centerline of 5th Southerly, having having a radius o to a point on th Westerly line of Easterly Existing 42.21 feet to the platted road; ther said Northerly line	primer of said Section 19, being a point or nue); thence South 89°32'49" West along anue) and the North line of said Section East along a line at a right angle to th POINT OF BEGINNING, being a point on th the 89°32'49" West along said Northerly lin point on the Centerline of said 5th Street; Street, a distance of 54.76 feet to the beg a chord bearing of North 87°27'03" Ea f 16,264.51 feet, through a central angle C he Easterly Existing Right of Way line of Block 4 of said ATLANTIC PARK plat; the Right of Way line of 5th Street and said e Northwesterly corner of said Block 4 a ince North 89°32'49" East along said Southe e of Block 4, a distance of 134.51 feet; the	the Baseline of Survey of said Baseline of Survey of 19, a distance of 735.80 f e last described course, a he Northerly line of said 12 e of 12-foot platted road, a thence South 01°58'11" Eas ginning of a non-tangent cu ast; thence Easterly along 00°03'10", an arc distance of f said 5th Street and a p ence North 01°58'11" West Westerly line of Block 4, a and the Southerly line of erly line of the 12-foot platt	State Road State Road feet; thence distance of foot platted distance of st along said rve concave said curve, of 15.00 feet oint on the along said distance of said 12-foot ed road and
	Containing 2,431	square feet, more or less.		
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FLORIDA DEPARTMENT OF TRANSPORTATION	•			
LEGAL DESCRIPTION AND SKETCH - PARCEL 823		STATE ROAD NO. BUD (ATLANTIC AVE	FALM	BEACH COUNT
FLORIDA DEPARTMENT OF TRANSPORTATION		BY DATE PREPARED BY	SCALE	
FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 823 STATE ROAD NO. 806 (ATLANTIC AVENUE) PALM BEACH COUN	: :	DRAWN I.GONZALEZ 04/08/2022		

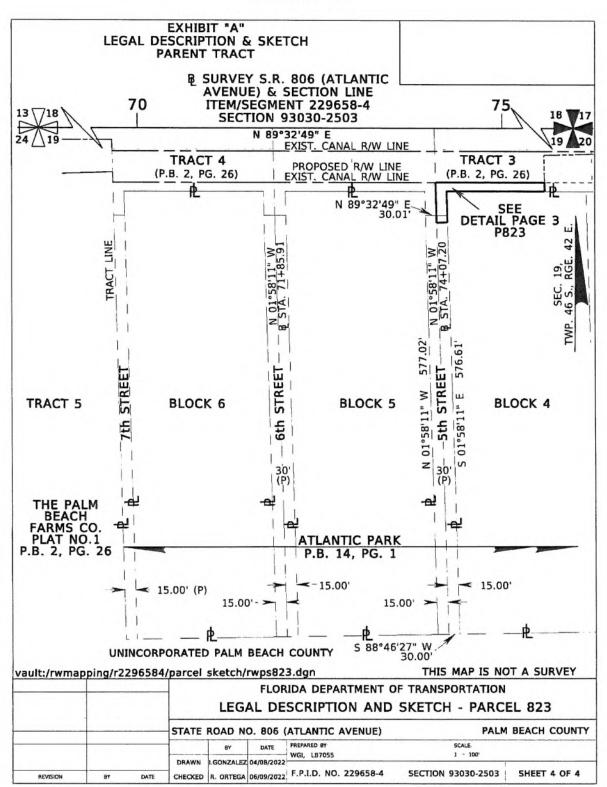
Page 31 of 42

			EXHIB							
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legal descri	ption to	which i	t is atta	Survey.	This	s sketch exis	ts solely for	the purp	pose of il	lustrating the
2) Linear ( Coordinate 1983 / 1990 of Section 1	units an System, 0 adjusti 19, Towr	e U.S. Transve ment. A iship 46	Survey erse Me bearing South,	Foot. B rcator Pr of Nort Range 4	ojec h 89	ngs and coo tion, Florida I 9°32'49" East ast, all lines a	rdinates an East zone, N has been e are relative	e relative North Ame establishe thereto.	e to the erican Da d along t	State Plane tum (NAD) of he North line
3) Stations depicted in	and Off R/W Ma	sets are p Sectio	relativ n 9303	e to the 0-2503 f	Bas or S	eline of Surv .R. 806 (Atlan	ey of State ntic Avenue)	Road 80	6 (Atlanti	c Avenue) as
4) This doo unless each	sheet i	consists s attach	of fou ed to th	r (4) shi he other.	eets	and shall n	ot be consi	dered ful	ll, valid a	and complete
5) All coord distances. S	dinates Scale Fac	shown tor = 1	are gric	. Due t 084. Grid	o th dist	e extremely tance x scale	small scale factor = gr	e factor, round dist	all distar	nces are grid
6) Property	Bounda	ries hav	e been	determin	ned	from field sur	vey, plats o	of record,	and reco	rd title.
Project No - Plats of re LEGEND Δ =	Right-of-	B-4. s shown Angle		FND. F.P.I.D.	=			pject No. P.E. PG.		603, Financial etual Easement
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sketch and Board of Pr Section 472	legal de ofession 2-027, Fle	escriptio al Surve orida sta	n is in eyors ar atutes.	complian nd Mappo	ers,	with the Stan in Chapter 5	dards of Pra J-17 Florida	actice as	set forth	and that said by the Florida de Pursuant to
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				LEGA	LD	DESCRIPTIC	ON AND 5	KETCH	- PARC	EL 823
			STATE	ROAD NO	. 80	6 (ATLANTIC A	VENUE)			BEACH COUNTY
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REVISION	BY	DATE	DRAWN	R. ORTEGA		022 F.P.I.D. NO.	229658-4	SECTION 9	3030-2503	SHEET 2 OF 4

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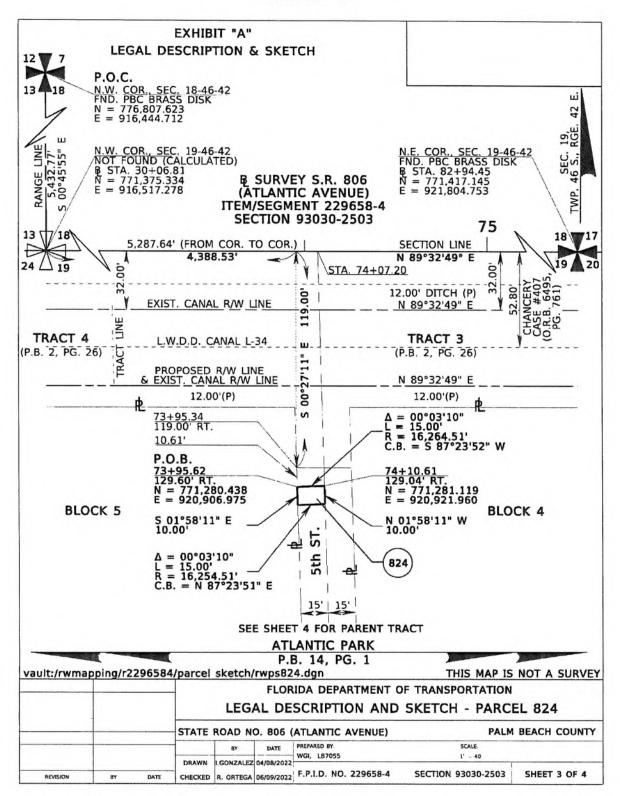
Page 34 of 42

	IBIT "A"	
LEGAL DESCR	IPTION & SKETCH	
LEGAL DESCRIPTION		
Page 1, also known as being FARMS CO. PLAT NO. 1, acco the Public Records of Palm B 42 East, as shown on Sheet	a subdivision of Tracts 1, 2, 3, rding to the plat thereof, as rece each County, Florida, lying in Se 7 of the Florida Department of	thereof, as recorded in Plat Book 14, , and 4, Block 19, THE PALM BEACH orded in Plat Book 2, Page 26, all in ection 19, Township 46 South, Range Transportation Right of Way Map of 0-2503 and being more particularly
Northwest (NW) Corner of South 00°45'55" East, along Northwest (NW) Corner of sa (Atlantic Avenue); thence Nor Baseline of Survey, a distance right angle to the last descrift a distance of 10.61 feet to distance of 10.00 feet to the bearing of North 87°23'51" E feet, through a central angle thence North 01°58'11" West concave Southerly, having a curve, having a radius of 16	f Section 18, Township 46 the West line of said Section 18 aid Section 19 and the Baseline th 89°32'49" East along the No ce of 4.388.53 feet; thence Sou bed course, a distance of 119.00 the POINT OF BEGINNING; then beginning of a non-tangent curv cast; thence Easterly along said 00°03'10", an arc distance of t, a distance of 10.00 feet to th chord bearing of South 87°23'5	Beach County", found marking the South, Range 42 East; thence B, a distance of 5,432.77 feet to the e of Survey of State Road No. 806 orth line of said Section 19 and said th 00°27'11" East along a line at a D feet; thence South 01°58'11" East, ce continue South 01°58'11" East, a ve concave Southerly, having a chord curve, having a radius of 16,254.51 15.00 feet to the end of said curve; he beginning of a non-tangent curve 2" West; thence Westerly along said angle 00°03'10". an arc distance of UING.
Containing 150 square feet, n	nore or less	
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		INT OF TRANSPORTATION
	LEGAL DESCRIPTION A	IND SKEILH - PARLEL 824
STAT	E ROAD NO. 806 (ATLANTIC AVENU	

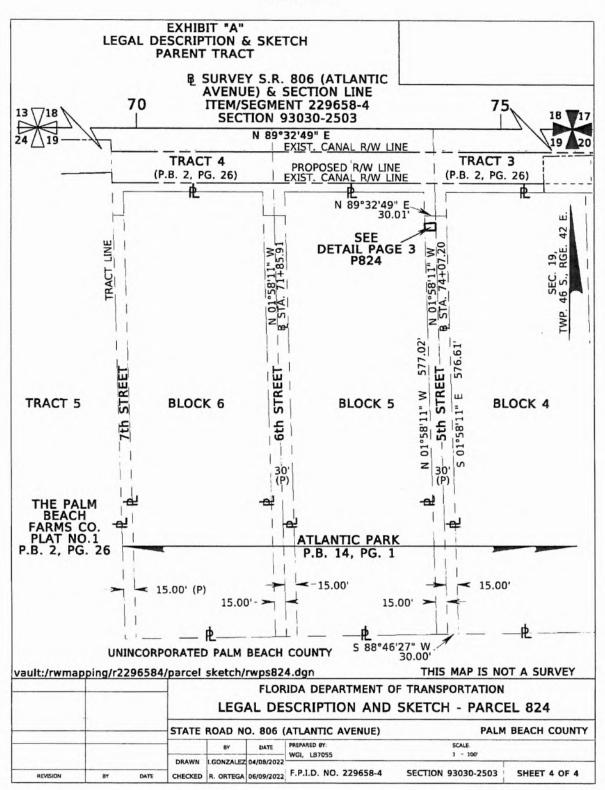
Page 35 of 42

				BIT "A"				
	LEG	GAL DE	SCRIP	TION & S	KETCH			
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1) This is r legal descri	ption to	which i	t is att	Survey. Th ached.	is sketch exis	ts solely fo	or the purpose of i	lustrating the
Loordinate 1983 / 199	System, 0 adjust	ment. A	bearin	g of North	rings and con ection, Florida 89°32'49" Eas East, all lines	East zone, t has been	re relative to the North American Da established along thereto.	State Plane tum (NAD) of the North line
3) Stations depicted in	and Off R/W Ma	sets are p Section	e relativon 9303	ve to the Ba 30-2503 for	seline of Sun S.R. 806 (Atla	vey of State	e Road 806 (Atlant	ic Avenue) as
4) This doo unless each	cument i sheet i	consists s attach	of found	ur (4) sheet the other.	s and shall r	not be con	sidered full, valid	and complete
5) All coor distances. S	dinates Scale Fac	shown ctor = 1	are gri 1.00002	d. Due to 084. Grid di	the extremely stance x scale	small sca factor = g	le factor, all dista ground distance.	nces are grid
6) Property	Bounda	ries hav	e been	determined	from field su	rvey, plats	of record, and reco	ord title.
Project No Project No Plats of re LEGEND $\Delta = B$ B = B BLVD = C.B. = C.N. = CONC. = CONC. = CONC. = CONC. = CONC. = CONC. = CONC. = F.D.O.T. = I hereby ce sketch and	Right-of- b. 22965 ecords a Central Baselin Bouleva Chord E Concret Easeme Existing Lake W Drainag Florida Transpo ertify tha legal de rofession	8-4. s showr Angle e ard Bearing ce cent orth ge Distri Departr ortation at this s escription al Surve	n. nent of sketch n is in eyors a	FND. = F.P.I.D. = L = L/A = L/A = L/A = L/A = L/A = L/A = C/A	Found Financial Pro Identification Length of cu Limited Acce Licensed Bus Left Official Reco Plat Plat Book Palm Beach escription was with the Star	ject rve ss iness rds Book County county prepared ndards of P	PG. = Page P.O.B. = Point	tual Easement of Beginning of Commence rty Line s of Way of Way on Road ship a and that said by the Florida
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			LEGAL DESCRIPTION AND SKETCH - PARCEL 824					
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			DRAWN	I.GONZALEZ 04/08	/2022 F.P.I.D. NO.	229658-4	SECTION 93030-2503	SHEET 2 OF 4
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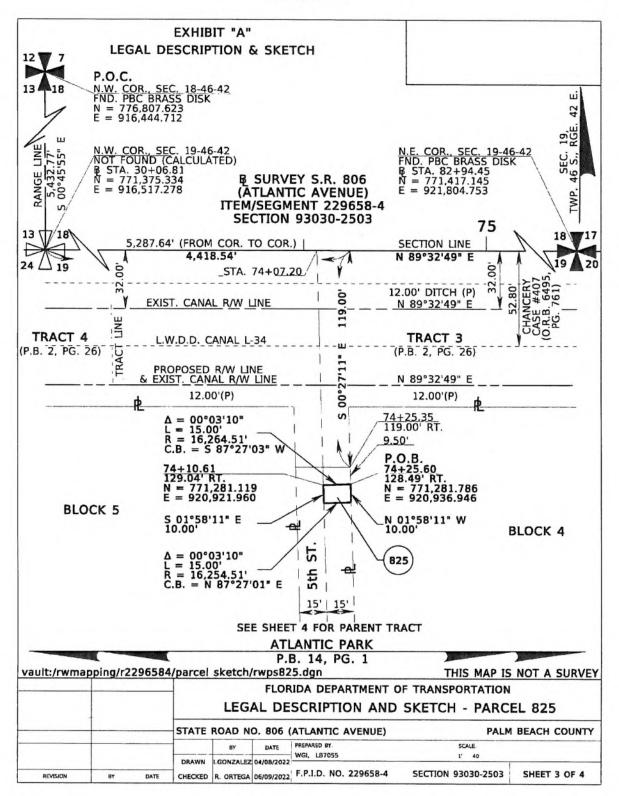
Page 38 of 42

	EXHIBIT "A"	
LEGAL D	ESCRIPTION & SKETCH	
LEGAL DESCRIPTION		
Page 1, also known as FARMS CO. PLAT NO. 3 the Public Records of I 42 East, as shown on	being a subdivision of Tracts 1, 3 , according to the plat thereof, as Palm Beach County, Florida, lying i Sheet 7 of the Florida Departmen	plat thereof, as recorded in Plat Book 14, 2, 3, and 4, Block 19, THE PALM BEACH recorded in Plat Book 2, Page 26, all in n Section 19, Township 46 South, Range t of Transportation Right of Way Map of 03030-2503 and being more particularly
Northwest (NW) Corn South 00°45'55" East, Northwest (NW) Corne (Atlantic Avenue); then Baseline of Survey, a right angle to the last a distance of 9.50 fee concave Southerly, hav curve, having a radius	her of Section 18, Township along the West line of said Sectio r of said Section 19 and the Bas ce North 89°32'49" East along the distance of 4,418.54 feet: thence described course, a distance of 11 tt to the POINT OF BEGINNING an ring a chord bearing of South 87° of 16,264.51 feet, through a cen	Im Beach County", found marking the 46 South, Range 42 East; thence n 18, a distance of 5,432.77 feet to the seline of Survey of State Road No. 806 e North line of said Section 19 and said South 00°27'11" East along a line at a 9.00 feet; thence South 01°58'11" East, d the beginning of a non-tangent curve 27'03" West; thence Westerly along said tral angle 00°03'10", an arc distance of
beginning of a no North 87°27'01" East; 1 a central angle 00°03	n-tangent curve concave Sout thence Easterly along said curve, h	11" East, a distance of 10.00 feet to the herly, having a chord bearing of aving a radius of 16,254.51 feet, through feet to the end of said curve; thence
beginning of a no North 87°27'01" East; 1 a central angle 00°03	n-tangent curve concave Sout thence Easterly along said curve, h 3'10", an arc distance of 15.00 a distance of 10.00 feet to the POI	11" East, a distance of 10.00 feet to the herly, having a chord bearing of aving a radius of 16,254.51 feet, through feet to the end of said curve; thence
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beginning of a no North 87°27'01" East; a central angle 00°03 North 01°58'11" West, Containing 150 square	n-tangent curve concave Sout thence Easterly along said curve, h 3'10", an arc distance of 15.00 a distance of 10.00 feet to the POI feet, more or less. 4/parcel sketch/rwps825.dgn	11" East, a distance of 10.00 feet to the therly, having a chord bearing of aving a radius of 16,254.51 feet, through feet to the end of said curve; thence NT OF BEGINNING. THIS IS NOT A SUR
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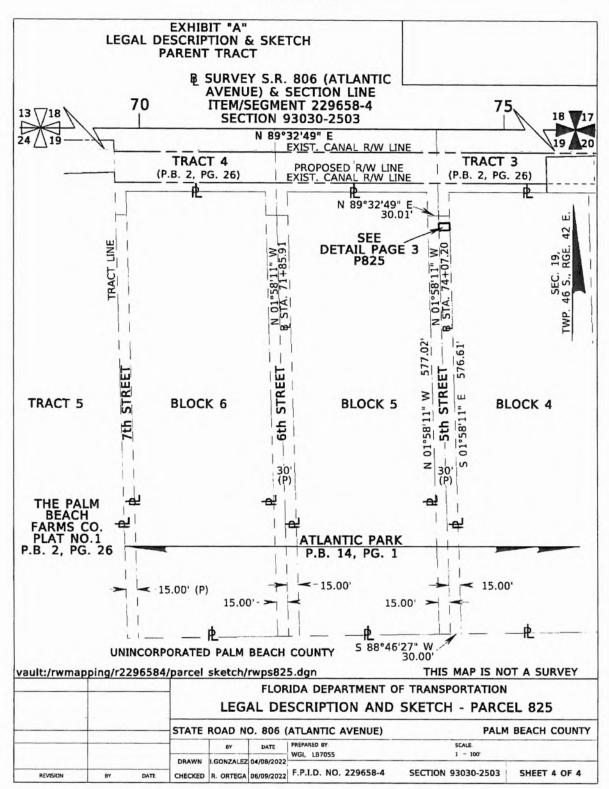
	EXHIBIT "A"						
LEGA	AL DESCRIPTION & SKETCH						
GENERAL NOTES:							
<ol> <li>This is not a Map legal description to v</li> </ol>	o of Boundary Survey. This sketch exists solely the other solely the other solely the other solely the other solely the solely the other solely the other solely the	for the purpose of illustrating the					
1983 / 1990 adjustm	U.S. Survey Foot. Bearings and coordinates Transverse Mercator Projection, Florida East zone, ent. A bearing of North 89°32'49" East has beer hip 46 South, Range 42 East, all lines are relativ	n established along the North line					
3) Stations and Offse depicted in R/W Map	ets are relative to the Baseline of Survey of Sta Section 93030-2503 for S.R. 806 (Atlantic Avenu	te Road 806 (Atlantic Avenue) as je).					
	onsists of four (4) sheets and shall not be con attached to the other.	nsidered full, valid and complete					
5) All coordinates s distances. Scale Fact	hown are grid. Due to the extremely small sc or = $1.00002084$ . Grid distance x scale factor =	ale factor, all distances are grid ground distance.					
6) Property Boundari	es have been determined from field survey, plats	s of record, and record title.					
REFERENCES: - F.D.O.T. Right-of-W Project No. 229658 - Plats of records as LEGEND		Project No. 93030-2503, Financial					
$\begin{array}{llllllllllllllllllllllllllllllllllll$	F.P.I.D. = Financial Project Identification Earing L = Length of curve L/A = Limited Access LB = Licensed Business LT. = Left O.R.B. = Official Records Book rth (P) = Plat District P.B. = Plat Book Department of PBC = Palm Beach County	Practice as set forth by the Florida					
Randolph	rida statutes. Digitally signed by Randolph Ortega Gonzalez						
Ortega Go	nzalez Date: 2022.07.05 14:40:33						
Randolph Ortega Gor Florida Surveyor and WGI 2035 Vista Parkway West Palm Beach, Fl Certificate of Authori	nzalez Date Mapper No. 7284 orida 33411 zation LB7055						
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		FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH - PARCEL 825					
	STATE ROAD NO. 806 (ATLANTIC AVENUE)	PALM BEACH COUNTY					
	BY DATE PREPARED BY WGI, L87055	SCALE. N/A					
REVISION BY	DRAWN I.GONZALEZ 04/08/2022 DATE CHECKED B. OBTEGA D6/09/2022 F.P.1.D. NO. 229658-4	SECTION 93030-2503 SHEET 2 OF 4					

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