

Location Map

Document Path: N:\R\_O\_WD\Darren Ross\TEMPLATE\Location\_Map2022-044 RANCH HOUSE RD - DE - BE Brent\_E.mxd

Return to:  
Right-of-Way Section  
Palm Beach County, Engineering & Public Works Department  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229  
Attn.: Brent Enck Right-of-Way Specialist

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

Property Control Number: Portion of 00-43-44-05-23-000-0020 & 00-43-44-05-23-023-0020

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

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

**PROJECT NO.: MRT 2022-044**

**ROAD NAME: Ranch House Rd**

**PARCEL NO.: DE**

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## **RELEASE OF REPLACED DRAINAGE EASEMENT**

**WHEREAS**, a drainage easement was conveyed to **PALM BEACH COUNTY**, a political subdivision of the State of Florida (County), on July 29, 2005 and recorded in Official Record Book 18992, Page 875, Public Records of Palm Beach County, Florida (Drainage Easement); and

**WHEREAS**, the Drainage Easement is located on land (Parcel) owned by **DG PALM BEACH AIRPORT PROPERTY OWNER, LP**, a Delaware limited partnership, whose post office address is 17304 Preston Road, Suite 550, Dallas, TX, 75252-5625 (Developer); and

**WHEREAS**, the Drainage Easement extends from Ranch House Road to the eastern boundary of the Parcel; and

**WHEREAS**, the Developer is in the process of re-platting their property under the name CHS Properties MUPD Replat; and

**WHEREAS**, the Drainage Easement, as described in **Exhibit "A"**, is inconsistent with CHS Properties MUPD Replat's proposed site plan; and

**WHEREAS**, the Developer has provided a replacement drainage easement, recorded in ORB 34112, PG 861, Public Records of Palm Beach County (Replacement Drainage Easement), that replaces the inconsistent Drainage Easement; and

**WHEREAS**, Developer has requested the release of the replaced Drainage Easement that is described in **Exhibit "A"**, to accommodate the Developer's new development; and

**WHEREAS**, the existing drainage outfall system used by the County has been relocated from the inconsistent Drainage Easement to the Easement Premises in the Replacement Drainage Easement; and

**WHEREAS**, County Engineering & Public Works Department staff has reviewed the request and finds it is appropriate to release the Drainage Easement described in **Exhibit "A"**, which Drainage Easement was replaced by the Replacement Drainage Easement.

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

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

**ATTEST:**

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

**County:**

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

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

By: \_\_\_\_\_  
Gregg K. Weiss, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**(Official Seal)**

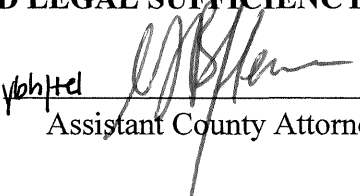
By:  \_\_\_\_\_  
Assistant County Attorney

EXHIBIT "A"

**DESCRIPTION:**

ALL OF THAT CERTAIN 20.00-FOOT WIDE DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 18992, PAGE 875 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

A STRIP OF LAND FOR DRAINAGE EASEMENT PURPOSES, LYING IN LOTS 12 AND 13, MORRISON SUBURBAN DEVELOPMENT, AS RECORDED IN PLAT BOOK 20, PAGE 40, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID STRIP BEING 20 FEET IN WIDTH, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING SPECIFICALLY DESCRIBED CENTERLINE:


COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE, BEAR NORTH 87°33'00" WEST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 03°26'12" WEST, ALONG A LINE 20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 270.09 FEET; THENCE, SOUTH 87°46'16" EAST, A DISTANCE OF 62.01 FEET; THENCE, SOUTH 08°49'04" EAST, A DISTANCE OF 249.50 FEET; THENCE, SOUTH 86°33'48" EAST, A DISTANCE OF 38.00 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 13; SAID POINT BEING 54.27 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 13 AND THE POINT OF TERMINUS OF SAID CENTERLINE.

SAID LANDS LYING AND BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 12,392 SQUARE FEET (0.2845 ACRE), MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 28, 2022. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

SHEET 1 OF 6



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**David Lindley** Digitally signed by David Lindley  
 Date: 2022.12.16 12:06:16 -05'00'

DAVID P. LINDLEY  
 PROFESSIONAL LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB 3591

DATE	12/16/2022
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB	8418-DE AB

**20' DRAINAGE EASEMENT RELEASE  
 SPECIFIC PURPOSE SURVEY**

EXHIBIT "A"

**SURVEYOR'S NOTES:**

1. SURVEY MAPS AND DRAWINGS, OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS AND DRAWINGS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES.
3. THE UNDERSIGNED SURVEYOR HAS REVIEW THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 10626711, COMMITMENT DATE: 06/28/2022 AT: 8:00 AM. ALL PLOTTABLE TITLE MATTERS ARE SHOWN HEREON.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°33'00" WEST ALONG THE NORTH LINE OF PARCEL 2, CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING ROTATION FROM GRID TO PLAT BEARINGS IS 0°33'11" CLOCKWISE.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR AND BASED UPON THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 18992, PAGE 875, PALM BEACH COUNTY PUBLIC RECORDS.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
7. FOR IMPROVEMENTS SEE SOURCE SPECIFIC PURPOSE SURVEY DRAWING NUMBER 8418-DE ABANDON-SPS SURVEY, DATED 7-28-2002 ON THE MAP SHEET OF THE SURVEY.

SHEET 2 OF 6



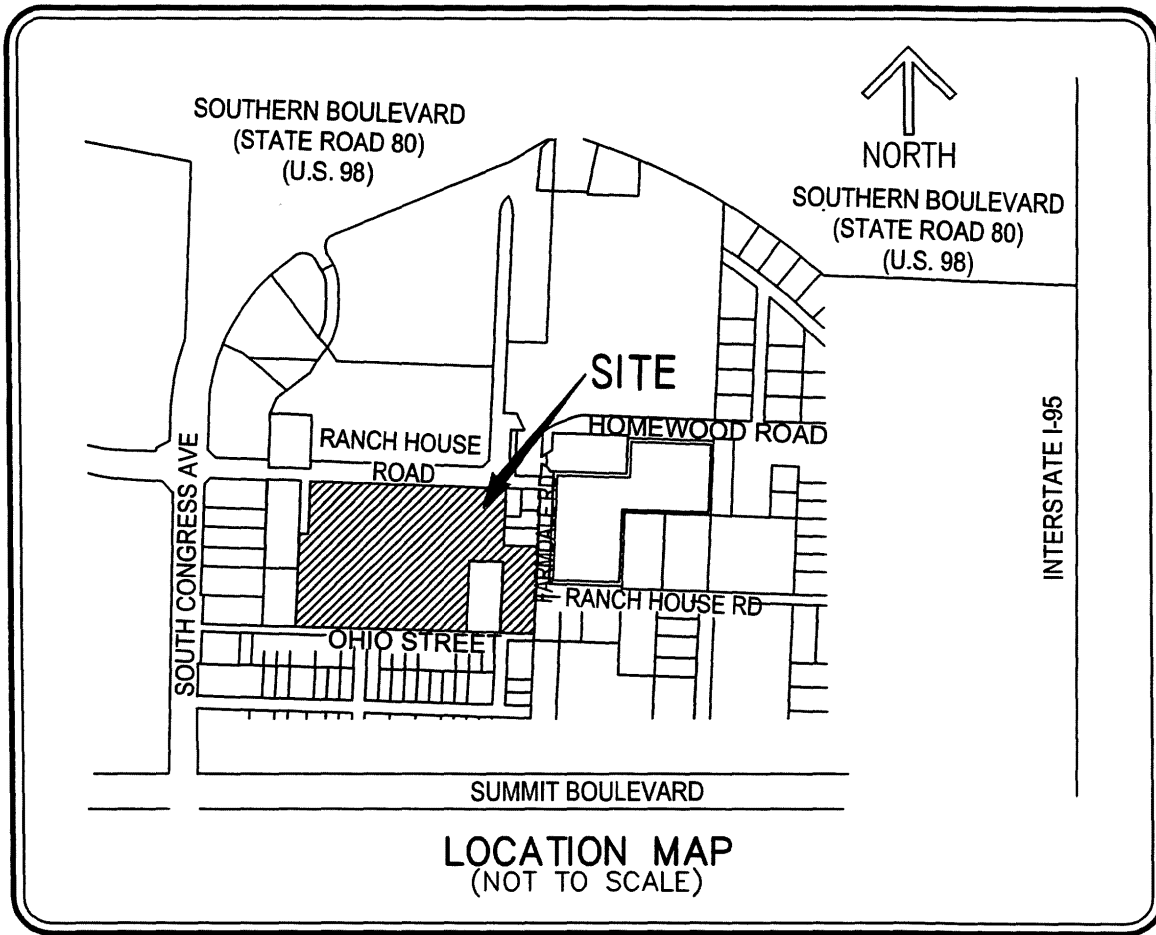
**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

20' DRAINAGE EASEMENT RELEASE  
SPECIFIC PURPOSE SURVEY

DATE	12/16/2022
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB	8418-DE AB

EXHIBIT "A"



**LEGEND/ABBREVIATIONS:**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>☉ - CENTERLINE</li> <li>DE - DRAINAGE EASEMENT</li> <li>LAE - LIMITED ACCESS EASEMENT</li> <li>LA-E - LAKE ACCESS EASEMENT</li> <li>LBE - LANDSCAPE BUFFER EASEMENT</li> <li>LME - LAKE MAINTENANCE EASEMENT</li> <li>ORB - OFFICIAL RECORD BOOK</li> <li>PB - PLAT BOOK</li> <li>PBCUE - PALM BEACH COUNTY UTILITY EASEMENT</li> </ul> | <ul style="list-style-type: none"> <li>PG. - PAGE</li> <li>PGS. - PAGES</li> <li>POB - POINT OF BEGINNING</li> <li>POC - POINT OF COMMENCEMENT</li> <li>POT - POINT OF TERMINUS</li> <li>R/W - RIGHT-OF-WAY</li> <li>UE - UTILITY EASEMENT</li> <li>N - NORTHING WHEN USED WITH COORDINATES</li> <li>E - EASTING WHEN USED WITH COORDINATES</li> </ul> |
|--|--|

SHEET 3 OF 6

**CAULFIELD & WHEELER, INC.**



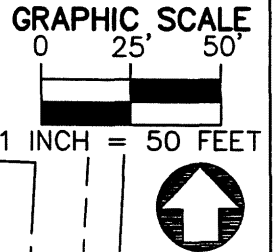
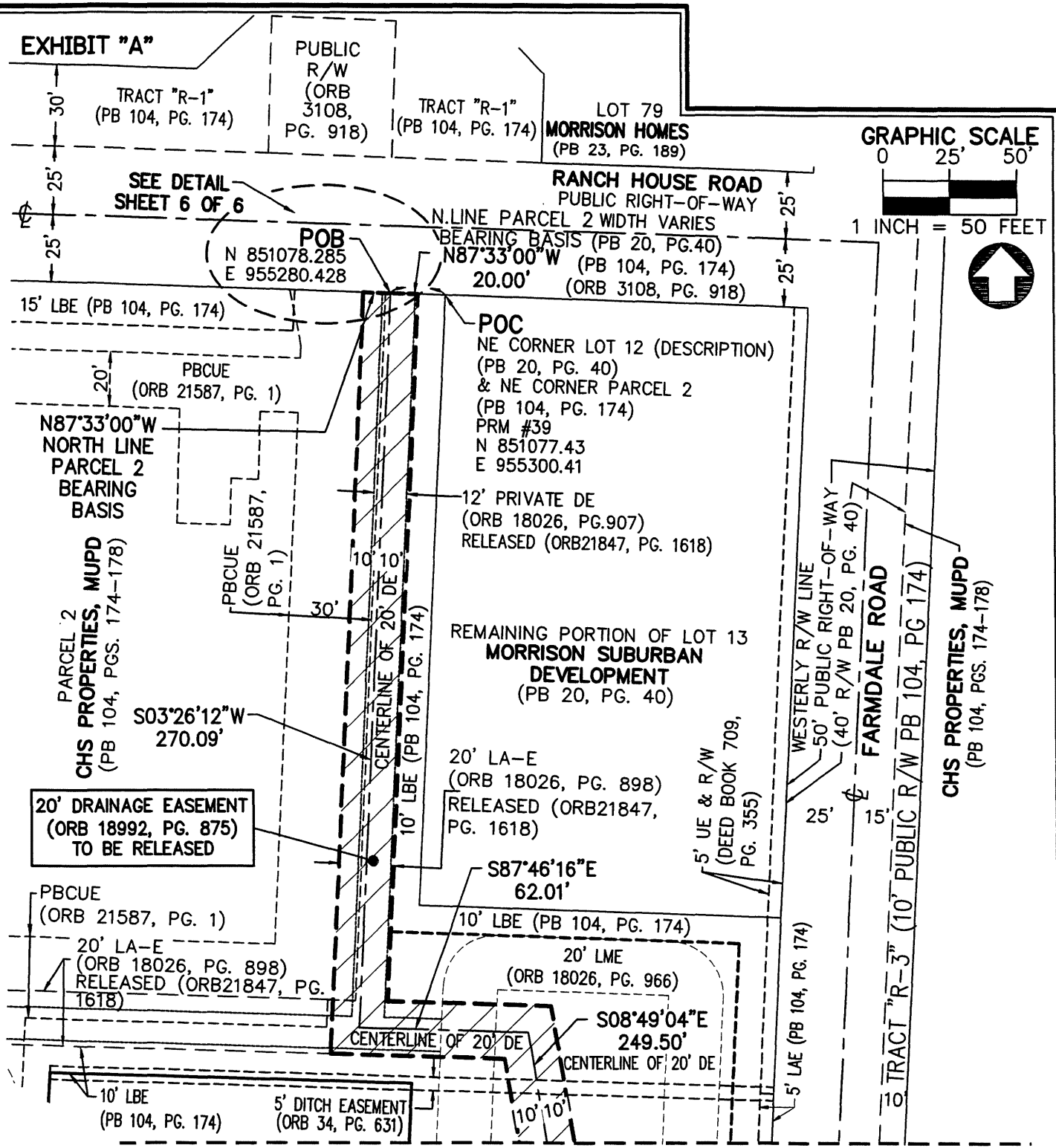
CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**20' DRAINAGE EASEMENT RELEASE  
 SPECIFIC PURPOSE SURVEY**

DATE	12/16/2022
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB	8418-DE AB



**EXHIBIT "A"**

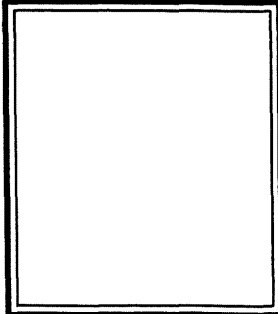


SEE LEGEND ON SHEET 3 OF 6

MATCHLINE - SEE SHEET 5 OF 6

SHEET 4 OF 6

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



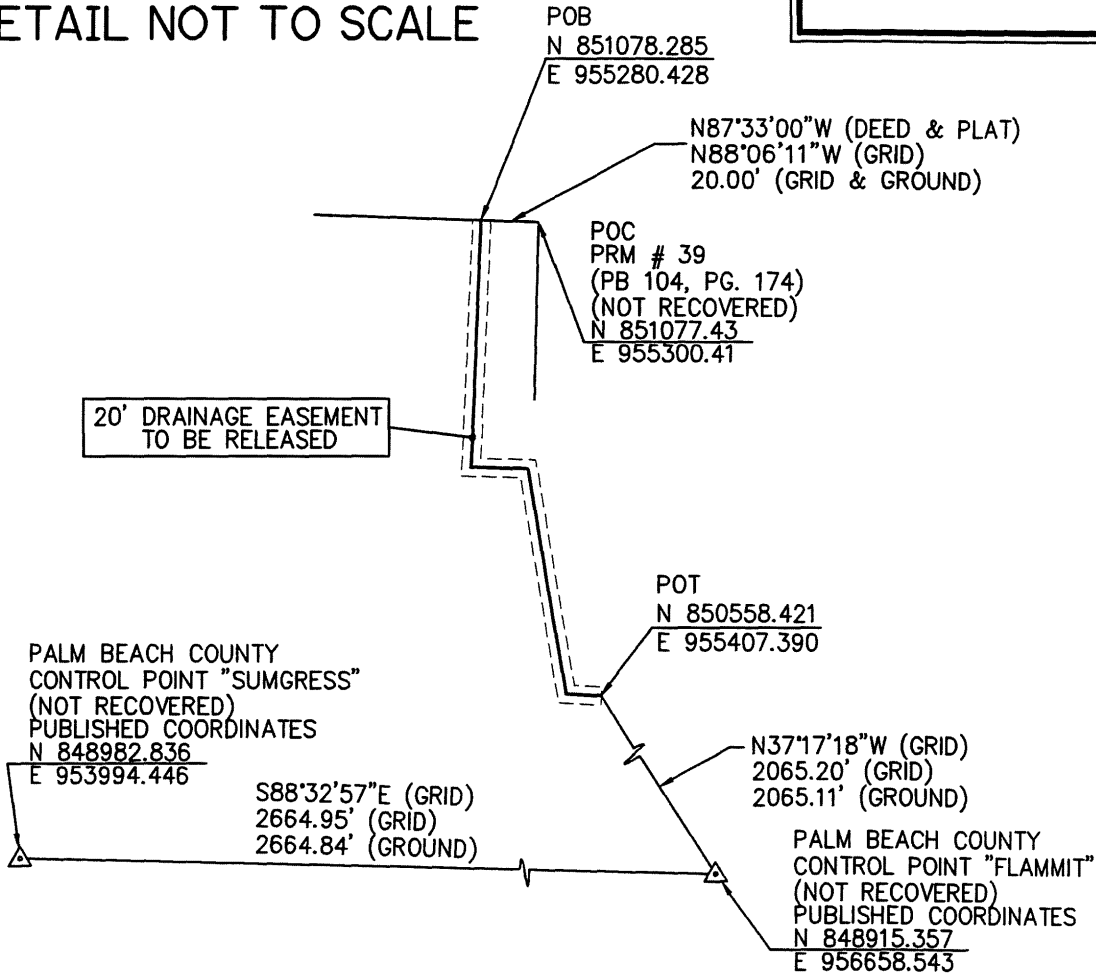
DATE	12/16/2022
DRAWN BY	der
F.B./ PG.	N/A
SCALE	1"=50'
JOB	8418-DE AB

**20' DRAINAGE EASEMENT RELEASE  
 SPECIFIC PURPOSE SURVEY**



**EXHIBIT "A"**

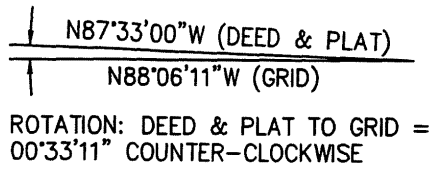
**DETAIL NOT TO SCALE**



**NOTES**

**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
 DATUM = NORTH AMERICAN DATUM OF 1983 WITH 1990 ADJUSTMENT  
 NAD 83 (90 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
 SCALE FACTOR = 1.00004286  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 ALL DISTANCES SHOWN HEREON ARE GROUND  
 NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.  
 N 848915.357 DENOTES FLORIDA STATE PLANE COORDINATES  
 E 956658.543



SHEET 6 OF 6

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

20' DRAINAGE EASEMENT RELEASE  
 SPECIFIC PURPOSE SURVEY

DATE	12/16/2022
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB	8418-DE AB

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

CFN 20230043328  
OR BK 34112 PG 861  
RECORDED 2/2/2023 10:10 AM  
Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs: 861 - 867, (7pgs)

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

Property Control Number: Portion of 00-43-44-05-23-012-0000 & 00-43-44-05-23-023-0010

Not subject to documentary stamp tax per Florida Administrative Code Rule 12B-4.014(13)

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

ACCEPTED BY  
BOARD OF COUNTY COMMISSIONERS  
DATE: 2-2-2023

PROJECT NO.: MRT 2022-044  
ROAD NAME: FARMDALE ROAD  
PARCEL NO.: TRACT L-1 & TRACT A

**DRAINAGE EASEMENT**

THIS DRAINAGE EASEMENT ("Easement") is made this 18TH day of JANUARY, 20 23, by **RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC.**, a Florida corporation, whose post office address is 17304 Preston Road, Suite 550, Dallas, TX, 75252-5625, ("Grantor"), to **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("Grantee").

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

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

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

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

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

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

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

Remainder of page intentionally left blank.

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

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

Signed, sealed and delivered in the presence of:

(Signature of two witnesses required by Florida law)

Timothy W. Kraftson  
Witness Signature (Required)

Timothy W. Kraftson  
Witness Name Printed or Typed

Corey Brown  
Witness Signature (Required)

Corey Brown  
Witness Name Printed or Typed

Grantor:

RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC.,  
a Florida corporation

By: Tyler McElroy  
Tyler McElroy, Director

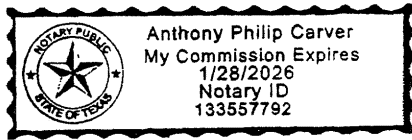
(CORPORATE SEAL)

STATE OF TEXAS  
COUNTY OF DALLAS

Before me personally appeared Tyler McElroy, who is (choose one)  personally known to me, or  has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Director of RANCH HOUSE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, and severally acknowledged to and before me by means of (choose one)  physical presence or  online notarization, that they executed such instrument as such officer of said corporation, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 18<sup>th</sup> day of January, 2023.

(Stamp/Seal)



Anthony Philip Carver  
Notary Signature  
Notary Public, State of Texas

Anthony Philip Carver  
Print Notary Name  
133557792

Commission Number  
My Commission Expires: 1/28/2026

**EXHIBIT "A"**

**DESCRIPTION:**

THE WEST 15.00 FEET OF TRACT "L-1", CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "L-1", AS SHOWN ON SAID PLAT; THENCE SOUTH 88°06'11" EAST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT "L-1", A DISTANCE OF 15.00 FEET; THENCE SOUTH 02°53'01" WEST ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "L-1", A DISTANCE OF 441.77 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "L-1"; THENCE NORTH 88°06'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "L-1" ALSO BEING PRM #47, AS SHOWN ON SAID PLAT; THENCE NORTH 02°53'01" EAST ALONG THE WEST LINE OF SAID TRACT "L-1", A DISTANCE OF 441.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 6,627 SQUARE FEET (0.1521 ACRE), MORE OR LESS.

**SURVEYOR'S NOTES:**


1. SURVEY MAPS AND DRAWINGS, OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS AND DRAWINGS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES.
3. THE UNDERSIGNED SURVEYOR HAS NOT REVIEWED A TITLE ABSTRACT.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N02°53'01"E, NAD 83 1990 ADJUSTMENT. ALONG THE WEST LINE OF TRACT "L-1", CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARING ROTATION FROM GRID TO PLAT BEARINGS IS 0°33'11"CLOCKWISE.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER GF 211245-11/402200872SJ, COMMITMENT DATE 10/13/2022 AT 8:00 AM,. ALL PLOTTABLE TITLE MATTERS ARE SHOWN HEREON.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 19, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3

 **CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**David Lindley** Digitally signed by David Lindley  
Date: 2022.12.19 08:15:11 -05'00'  
DAVID P. LINDLEY  
PROFESSIONAL LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB 3591

DATE	12/19/2022
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	NONE
JOB	8418-2DEast

**DRAINAGE EASEMENT  
SKETCH OF DESCRIPTION**

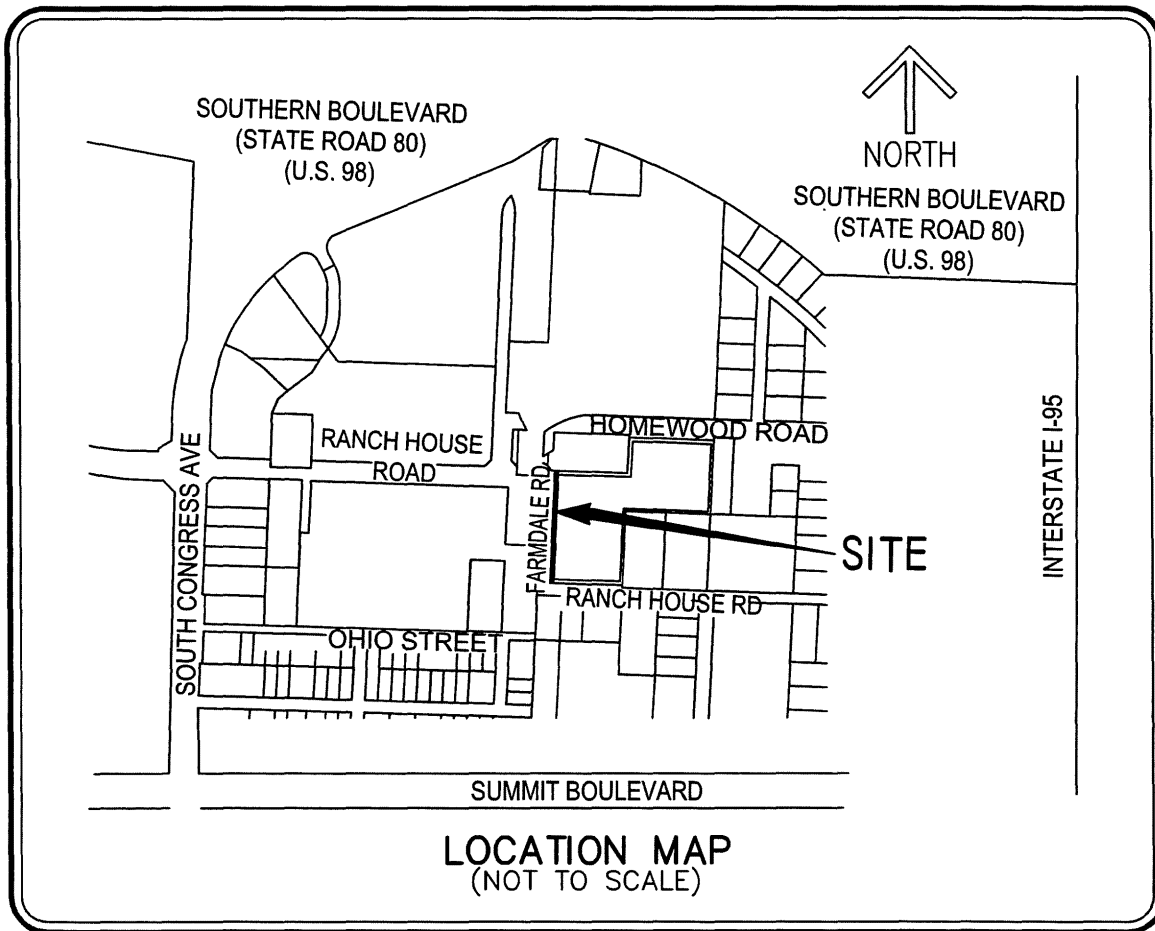
EXHIBIT "A"

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.00004286  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

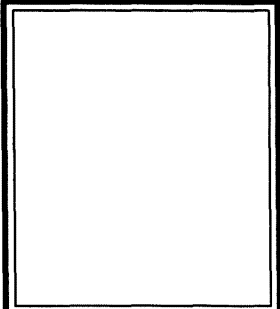
**LEGEND/ABBREVIATIONS:**

CL - CENTERLINE  
 DE - DRAINAGE EASEMENT  
 LB - LICENSED BUSINESS  
 MUPD - MULTIPLE USE PLANNED DEVELOPMENT  
 ORB - OFFICIAL RECORD BOOK  
 PB - PLAT BOOK  
 PG. - PAGE  
 PGS. - PAGES  
 POB - POINT OF BEGINNING  
 POC - POINT OF COMMENCEMENT  
 POT - POINT OF TERMINUS  
 PRM - PERMANENT REFERENCE MONUMENT  
 R/W - RIGHT-OF-WAY  
 UE - UTILITY EASEMENT  
 N - NORTHING WHEN USED WITH COORDINATES  
 E - EASTING WHEN USED WITH COORDINATES



SHEET 2 OF 3

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	12/19/2022
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=70'
JOB	8418-2DEast

**DRAINAGE EASEMENT**  
**SKETCH OF DESCRIPTION**



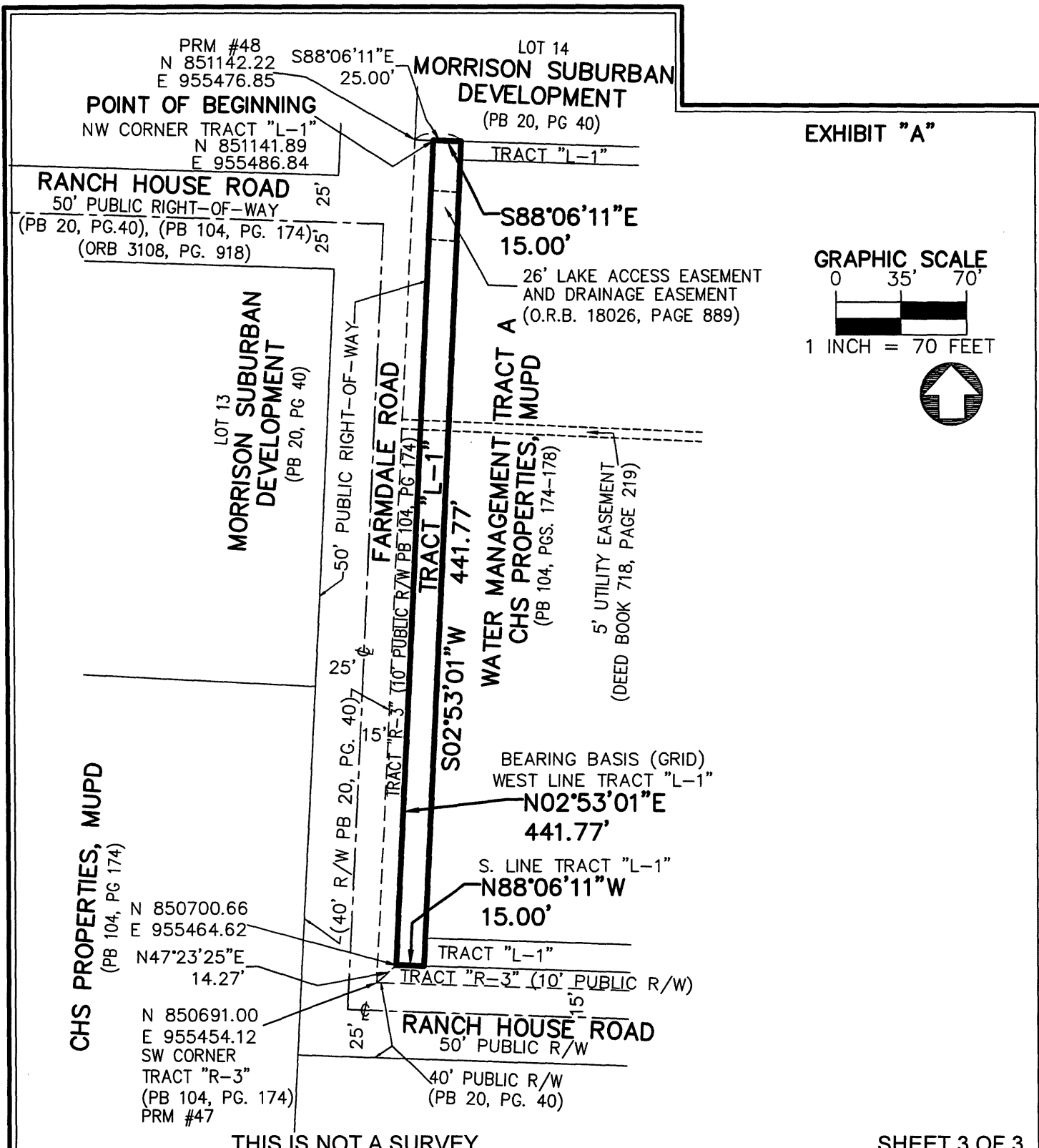
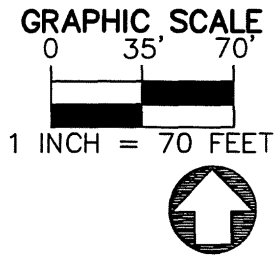


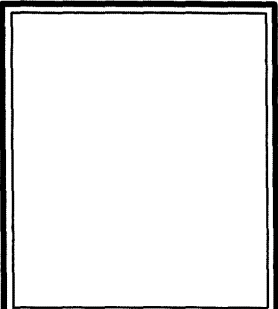
EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 3 OF 3

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	12/19/2022
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=70'
JOB	8418-2DEast

DRAINAGE EASEMENT  
 SKETCH OF DESCRIPTION

EXHIBIT "B"

DESCRIPTION:

WATER MANAGEMENT TRACT "A", CHS PROPERTIES, MUPD, AS RECORDED IN PLAT BOOK 104, PAGES 174 THROUGH 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 196,194 SQUARE FEET (4.504 ACRES), MORE OR LESS.

THIS IS NOT A SURVEY

SHEET 1 OF 1



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**David  
Lindley**

Digitally signed  
by David Lindley  
Date: 2022.12.14  
12:25:40 -05'00'

DAVID P. LINDLEY  
PROFESSIONAL LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB 3591

DATE 12/14/2022

DRAWN BY dl

F.B./ PG. N/A

SCALE NONE

JOB 8418-2DEast

DRAINAGE EASEMENT  
DESCRIPTION