

Agenda Item # : 3-C-20

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: July 11, 2006

Consent Regular
 Workshop Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

Project No. 1993901

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: A Resolution re-designating as right-of-way three parcels of County owned land administered by Property and Real Estate Management (PREM).

Summary: The Board recently approved the re-designation of two strips of County owned land administered by PREM as right-of-way located on Gulfstream Road and Coconut Road in Lake Worth, Florida. An additional right-of-way re-designation is necessary which incorporates and expands the land previously re-designated. A formal Resolution is required to record all re-designations in the public record.

District: 3(PK)

Background and Justification: On April 4, 2006, the Board approved a re-designation of two County owned parcels of land administered by PREM on Gulfstream Road and Coconut Road in Lake Worth, Florida for the public use and purpose of right-of-way (Item 3-C-1) (Attachment 2). These re-designations were required to meet and satisfy a zoning condition imposed by the Palm Beach County Planning, Zoning and Building Department in connection with the petition for the Mid County Center (Petition Z2004-225; Resolution R-2005-0359). The addition of two line-of-sight corner clips and the expansion and extension of the previously re-designated right-of-way at Gulfstream Road and Coconut Road require a formal Resolution to re-designate these parcels provided by PREM and to record them as right-of-way in the public record.

Attachments:

1. Location Map
2. Board Action of April 4, 2006, with Legal Descriptions and Sketches
3. Resolution with Exhibits "A" "B" and "C"

Recommended by:

Donato A. Fernandez
Division Director

6/7/06
Date

Approved by:

Sy J. Webb
County Engineer

6/15/06
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-

ADDITIONAL FTE POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes _____ No _____
 Budget Acct No.: Fund ___ Dept. ___ Unit ___ Object _____
 Program _____

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

This item has no additional fiscal impact.

C. Departmental Fiscal Review: R. A. Ward 6/9/06

III. REVIEW COMMENTS

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

Jim Burt 6-21-06
 OFMB
 CWN 6-21-06
 (14) 6/21/06
 CN 6/20/06

Jim J. Acosta 6/22/06
 Contract Dev and Control
 6/22/06

B. Approved as to Form and Legal Sufficiency:

Paul F. J. 6/23/06
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes _____ No _____
Budget Acct No.: Fund ___ Dept. ___ Unit ___ Object _____
Program _____

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

This item has no additional fiscal impact.

C. Departmental Fiscal Review: R. J. Ward

III. REVIEW COMMENTS

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

 Jim Dunt 3-9-06
OFMB
DN 3-9-06 CN 03/07/06
 Dan J. Dunt 3/9/06
Contract Dev. and Control

B. Approved as to Form and Legal Sufficiency:
 Paul E. L. 3/13/06
Assistant County Attorney

C. Other Department Review:

Department Director

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

PCN: 00.43.44.300.101 20010

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOTS A THROUGH D, BLOCK 12, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1344.24 FEET;
 THENCE DEPARTING SAID NORTH LINE, S01°28'02"W FOR 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 20.65 FEET;
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S21°23'36"W FOR 16.58 FEET;
 THENCE S01°28'02"W FOR 346.16 FEET;
 THENCE N88°31'58"W FOR 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 341, PAGE 498 OF SAID PUBLIC RECORDS;
 THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE, N01°28'02"E FOR 361.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 5471.82 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

ABBREVIATIONS

P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R/W - RIGHT-OF-WAY
 O.R.B. - OFFICIAL RECORDS BOOK


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



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407
 (561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W GULFSTREAM ROAD MID CO. SENIOR	DATE: OCT 2005
	SHEET 1 OF 2

(BEARING BASIS)
S88°04'40"E 1344.24'
NORTH LINE OF SECTION 30

P.O.C.
NORTHWEST
CORNER OF
SECTION 30/44/43

P.O.B.

S01°28'02"W
60.00'
GULFSTREAM ROAD

S88°04'40"E
20.65'

LAKE WORTH ROAD

SOUTH R/W LINE
(O.R.B. 338, PG. 545)

S21°23'36"W
16.58'

10' UTILITY EASEMENT
(ORB 12332, PG.1811)

LOT A

N

N01°28'02"E 361.91'

S01°28'02"W 346.16'

BLOCK 12

PALM BEACH FARMS CO. PLAT NO. 7
PLAT BOOK 5, PAGE 72

LOT B

LOT C

EAST R/W LINE
(ORB 341 PG.498)

15.00'
N88°31'58"W

LOT D

B BROWN & PHILLIPS, INC.

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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: 1" = 60'
ADDITIONAL R/W GULFSTREAM ROAD MID CO. SENIOR	DATE: OCT 2005
	SHEET 2 OF 2

PCN: 00484430010610010

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SUBDIVISIONS A THROUGH D, TRACT 11, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1966.54 FEET;
 THENCE DEPARTING SAID NORTH LINE, S01°28'02"W FOR 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 12.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;
 THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 473.22 FEET;
 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, N88°35'00"W FOR 23.27 FEET;
 THENCE N01°25'00"E FOR 324.09 FEET;
 THENCE N14°56'33"E FOR 47.03 FEET;
 THENCE N01°25'00"E FOR 103.52 FEET TO THE POINT OF BEGINNING.

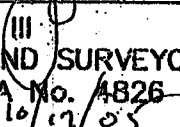
CONTAINING 9622.48 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

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ABBREVIATIONS

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 P.O.C. - POINT OF COMMENCEMENT
 R/W - RIGHT-OF-WAY
 O.R.B. - OFFICIAL RECORDS BOOK
 P.B. - PLAT BOOK

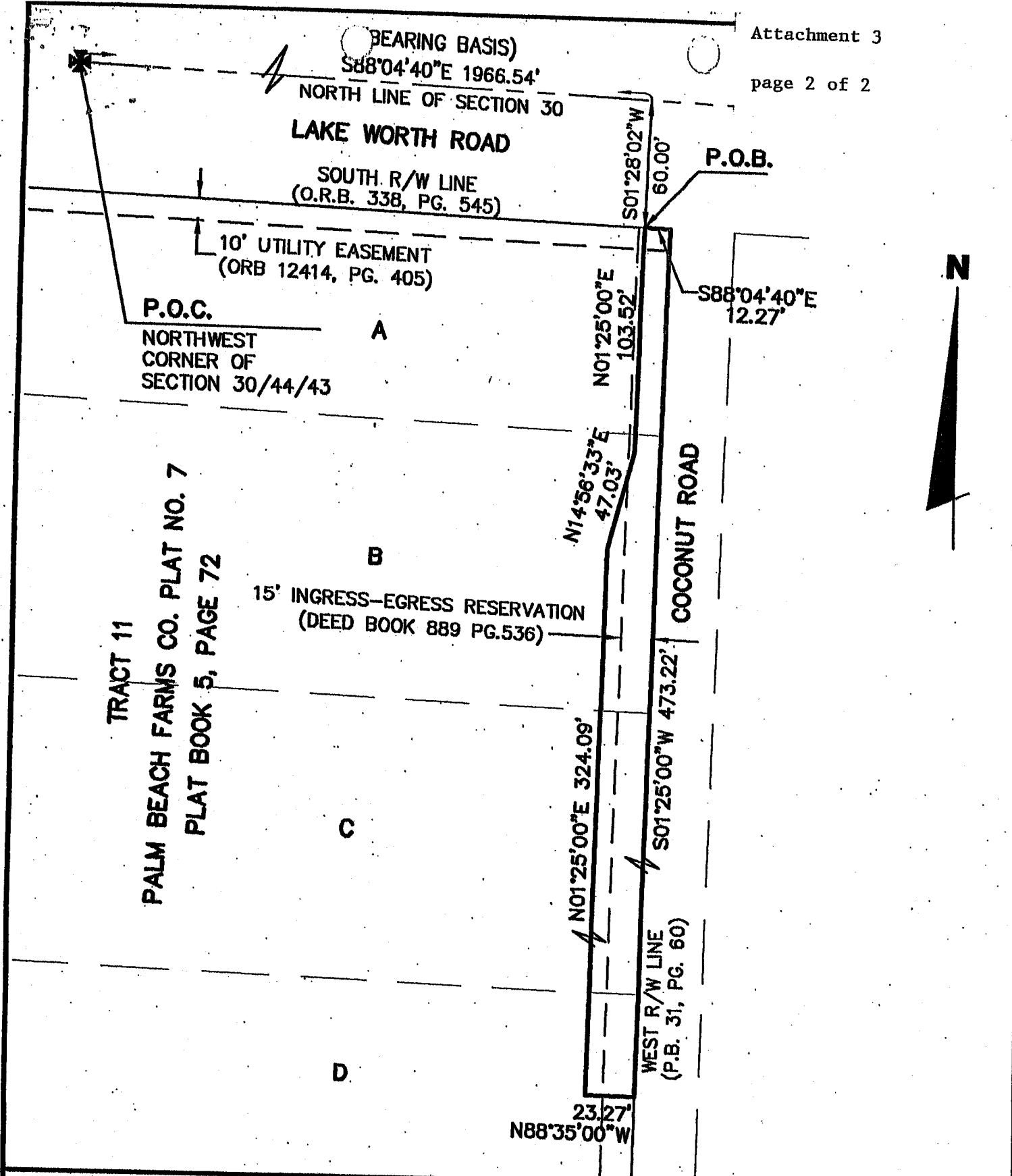

 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 10/17/05

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

LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: OCT 2005
	SHEET 1 OF 2



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	SHEET 2 OF 2

RESOLUTION NO. R-2006-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DESIGNATING COUNTY OWNED PROPERTY ON GULFSTREAM ROAD AND COCONUT ROAD IN LAKE WORTH AS ROAD RIGHT-OF-WAY TO SATISFY THE ZONING APPROVAL REQUIREMENTS OF THE PALM BEACH COUNTY PLANNING, ZONING AND BUILDING DEPARTMENT FOR THE MID COUNTY SENIOR CENTER IN SECTION 30, TOWNSHIP 44, RANGE 42

WHEREAS, Palm Beach County is the owner of certain property on Gulfstream Road and Coconut Road in Lake Worth, Florida, identified in Exhibits "A", "B"; and "C", and,

WHEREAS, the Palm Beach County, Planning, Zoning and Building Department has required that the property identified in Exhibits "A" , "B" and "C" be declared as Road Right-of-Way; and,

WHEREAS, the Board of County Commissioners of Palm Beach County, on April 4, 2006, designated a part of said property as Road Right-of-Way; and,

WHEREAS, an additional part of the property to that already re-designated as right-of-way is required by the conditions of Zoning Petition No. Z2004-225 as identified in Exhibits "A", "B" and "C"., and,

WHEREAS, a Resolution is required to record all such designations in the Public Record; and,

WHEREAS, it is therefore appropriate to approve a Resolution declaring those sections of Gulfstream Road and Coconut Road identified in Exhibits "A" and "B" and "C" for the following public purpose; as Road Right-of-Way;

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

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. That the Chairman of the Board and the Clerk are hereby authorized to designate the County-owned property identified in Exhibits "A" , "B" and "C", as Road Right-of-Way.

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:

TONY MASILOTTI, CHAIRMAN	_____
ADDIE L. GREEN, VICE CHAIRPERSON	_____
KAREN T. MARCUS	_____
JEFF KOONS	_____
WARREN NEWELL	_____
MARY McCARTY	_____
BURT AARONSON	_____

The Chairman thereupon declared the Resolution duly passed and adopted
this _____ day of _____, 2006

APPROVED AS TO FORM PALM BEACH COUNTY, FLORIDA
AND LEGAL SUFFICIENCY BY ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock,
CLERK AND COMPTROLLER

BY: _____
County Attorney

BY: _____
Deputy Clerk

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOTS A THROUGH E, BLOCK 12, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1344.24 FEET;
 THENCE DEPARTING SAID NORTH LINE, S01°28'02"W FOR 60.00 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 32.28 FEET;
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S36°16'20"W FOR 30.28 FEET;
 THENCE S01°28'02"W FOR 520.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°01'24"W FOR 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF GULFSTREAM ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 341, PAGE 498 OF SAID PUBLIC RECORDS;
 THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE, N01°28'02"E FOR 545.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 8403.91 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

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Anthony Brown
 ANTHONY BROWN
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4977
 DATE: 5/31/06



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LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 03-057E
CHECKED: TB	SCALE: NONE
ADDITIONAL R/W GULFSTREAM ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 1 OF 3

REVISION: REVISED PER PBC PREM. 5/30/06

(BEARING BASIS)
S88°04'40"E 1344.24'
NORTH LINE OF SECTION 30

P.O.C.
NORTHWEST
CORNER OF
SECTION 30/44/43

P.O.B.

GULFSTREAM ROAD

EAST R/W LINE
(ORB 341 PG.498)

N01°28'02"E 545.85'

S01°28'02"W
60.00'

S88°04'40"E
32.28'

LAKE WORTH ROAD

SOUTH R/W LINE
(O.R.B. 338, PG. 545)

S36°16'20"W
30.28'

10' UTILITY EASEMENT
(ORB 12332, PG.1811)



BLOCK 12
PALM BEACH FARMS CO. PLAT NO. 7
PLAT BOOK 5, PAGE 72

A

B

C

D

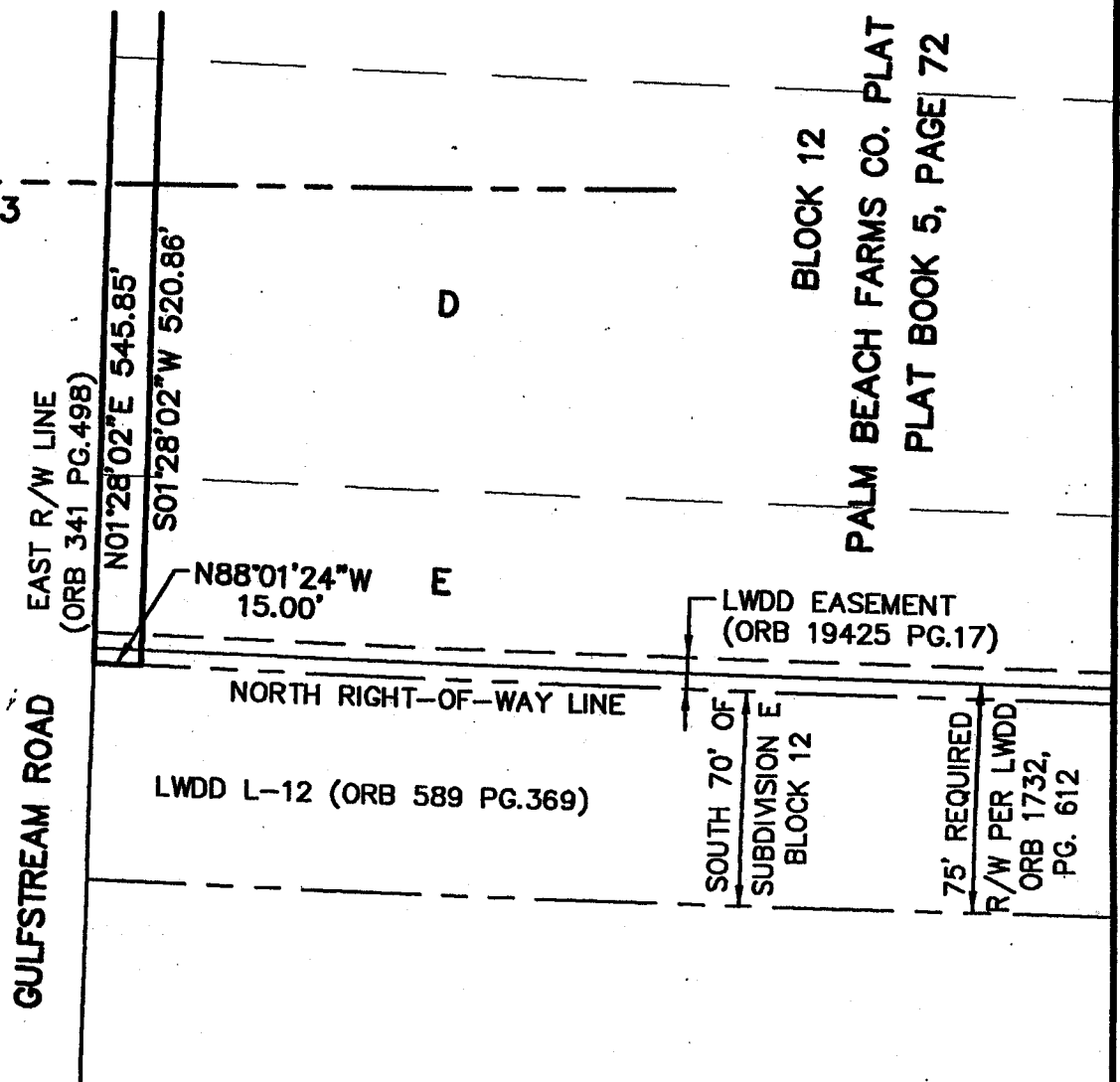
MATCH LINE SEE SHEET 3 OF 3

BP
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	SHEET 2 OF 3

BLOCK 12
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MATCH LINE
 SEE SHEET 2 OF 3



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LEGAL DESCRIPTION

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COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1979.34 FEET;
 THENCE DEPARTING SAID NORTH LINE, S01°55'20"W FOR 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS WITH THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;
 THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 546.46 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;

THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF COCONUT ROAD, S01°25'00"W FOR 70.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID L-12 CANAL;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°01'24"W FOR 15.00 FEET;
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, N01°25'00"E FOR 70.00 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF THE L-12 CANAL;
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S88°01'24"E FOR 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1050.05 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

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ABBREVIATIONS

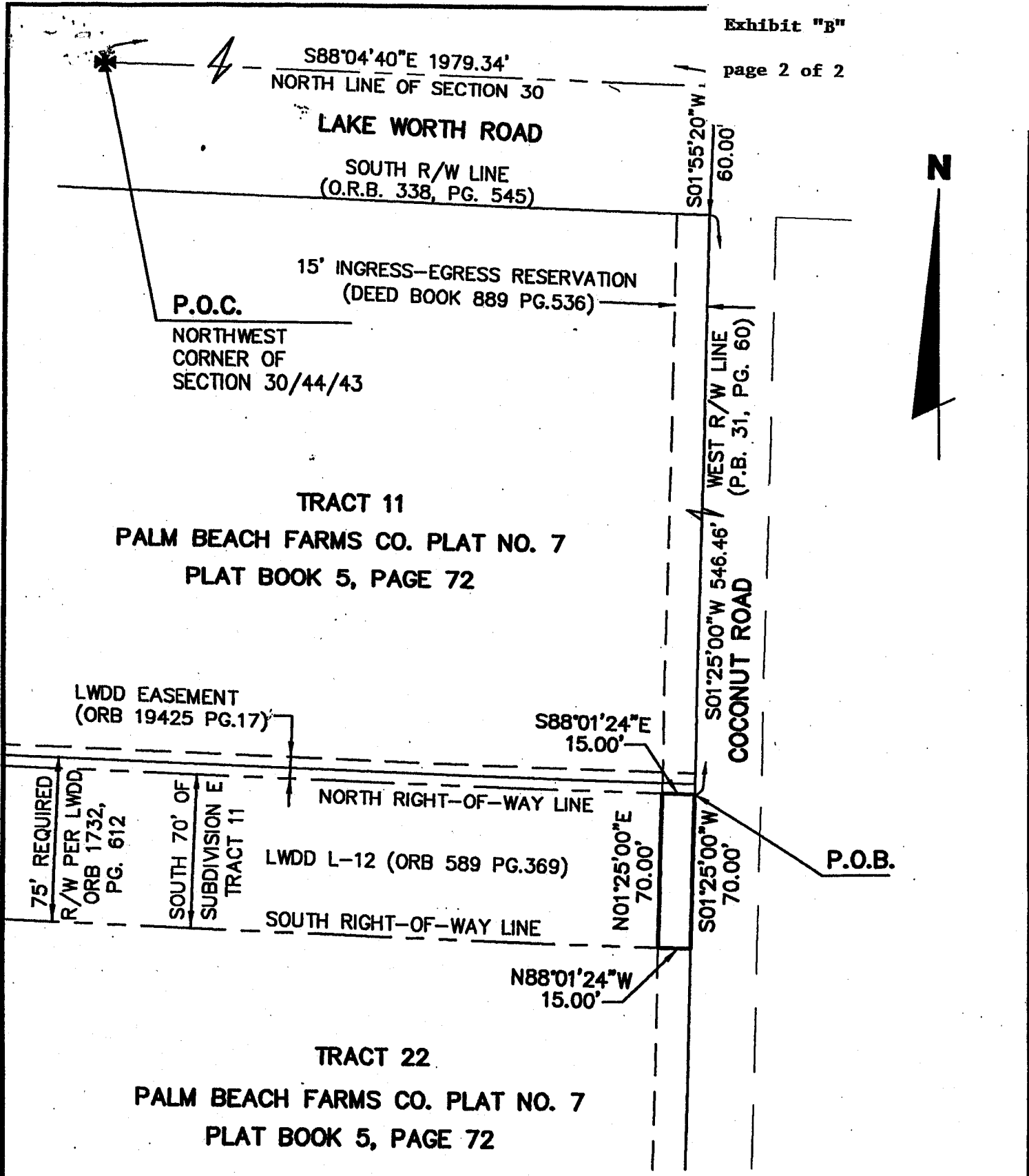
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Anthony Brown
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 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4977
 DATE: 5/31/06

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ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 1 OF 2

REVISION: REVISED PER PBC PREM. 5/30/06



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THIS SKETCH IS NOT A SURVEY

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ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 2 OF 2

LEGAL DESCRIPTION (PARCEL 1)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SUBDIVISIONS A THROUGH E, TRACT 11, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1929.56 FEET;
 THENCE DEPARTING SAID NORTH LINE, S01°55'20"W FOR 60.00 FEET TO THE POINT OF BEGINNING OF PARCEL 1, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°04'40"E FOR 49.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;
 THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 546.46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°01'24"W FOR 15.00 FEET;
 THENCE N01°25'00"E FOR 23.24 FEET;
 THENCE N17°18'20"W FOR 31.15 FEET TO A POINT ON A LINE 25 FEET WEST OF AND PARALLEL WITH THE SAID WEST RIGHT-OF-WAY LINE OF COCONUT ROAD;
 THENCE ALONG SAID PARALLEL LINE, N01°25'00"E FOR 469.01 FEET;
 THENCE N43°19'50"W FOR 35.20 FEET TO THE POINT OF BEGINNING.

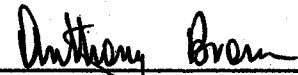
CONTAINING 13588.71 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43


THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- O.R.B.- OFFICIAL RECORDS BOOK
- P.B.- PLAT BOOK



ANTHONY BROWN
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4977
 DATE: 6/6/06

 <p>BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407 (561) 615-3988, (561) 615-3986 FAX</p>	LEGAL DESCRIPTION	
	DRAWN: DKW	PROJ. No. 03-057E
	CHECKED: TB	SCALE: NONE
	ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006 SHEET 1 OF 5

REVISION: REVISED PER PBC PREM. 5/30/06, 6/5/06 & 6/6/06

LEGAL DESCRIPTION (PARCEL 2)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF SUBDIVISIONS A THROUGH E, TRACT 22, PALM BEACH FARMS CO. PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
THENCE ALONG THE NORTH LINE OF SAID SECTION 30, S88°04'40"E FOR 1979.34 FEET;
THENCE DEPARTING SAID NORTH LINE, S01°55'20"W FOR 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 545 OF SAID PUBLIC RECORDS WITH THE WEST RIGHT-OF-WAY LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 31, PAGE 60 OF SAID PUBLIC RECORDS;
THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE, S01°25'00"W FOR 616.46 FEET TO THE POINT OF BEGINNING OF PARCEL 2, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 589, PAGE 369 OF SAID PUBLIC RECORDS;

THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF COCONUT ROAD, S01°25'00"W FOR 676.49 FEET TO THE NORTH PLAT LINE OF THE REPLAT OF BLOCK 43 AS RECORDED IN PLAT BOOK 31, PAGE 60;

THENCE ALONG SAID SAID NORTH PLAT LINE, N87°54'36"W FOR 15.00 FEET;
THENCE DEPARTING SAID NORTH PLAT LINE, N01°25'00"E FOR 676.46 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF THE L-12 CANAL;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°01'24"E FOR 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10147.14 SQUARE FEET, MORE OF LESS.

BEARING BASIS: S88°04'40"E ALONG THE NORTH LINE OF SECTION 30/44/43

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- O.R.B.- OFFICIAL RECORDS BOOK
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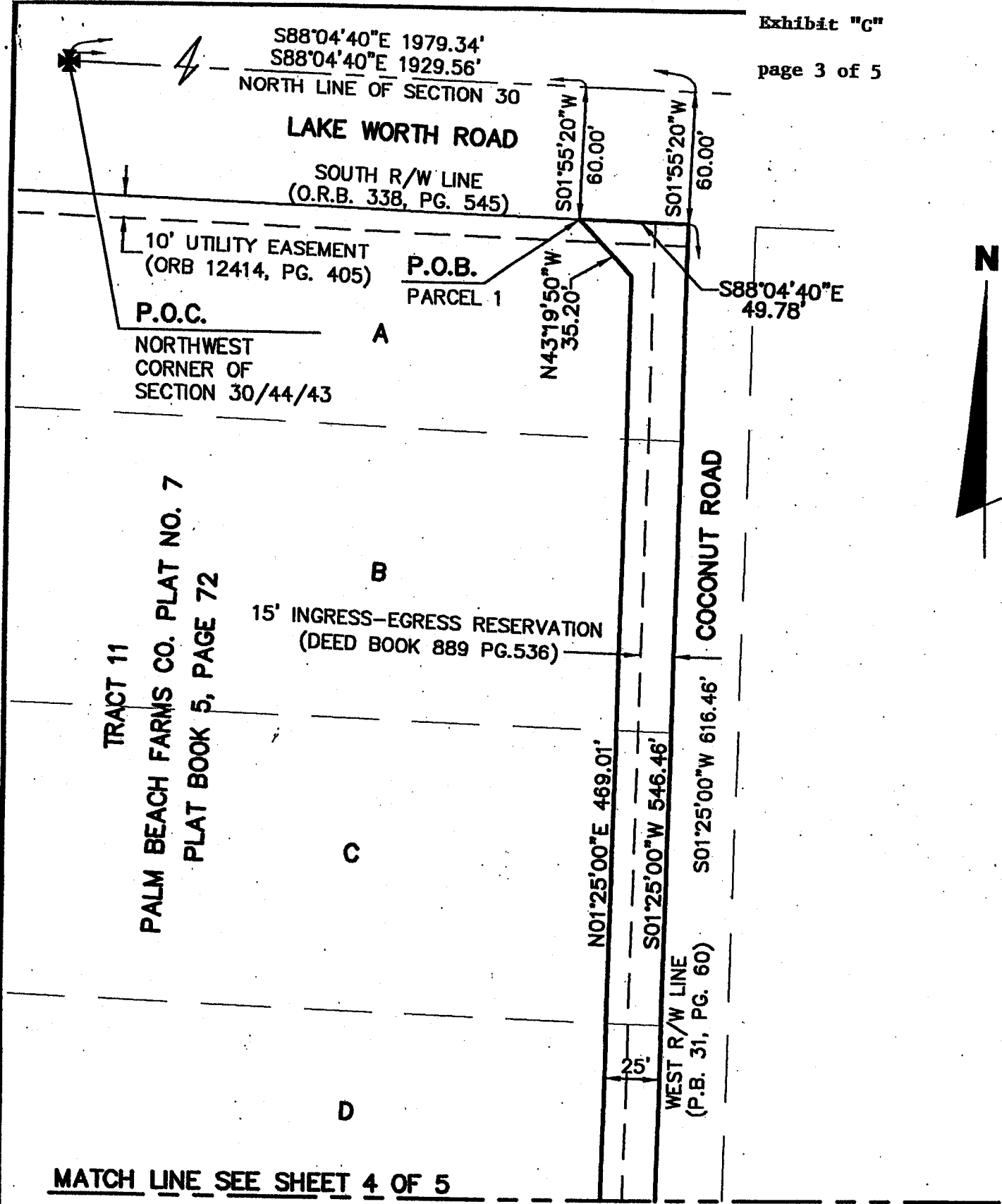


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901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

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CHECKED: TB	SCALE: NONE
ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 2 OF 5



MATCH LINE SEE SHEET 4 OF 5



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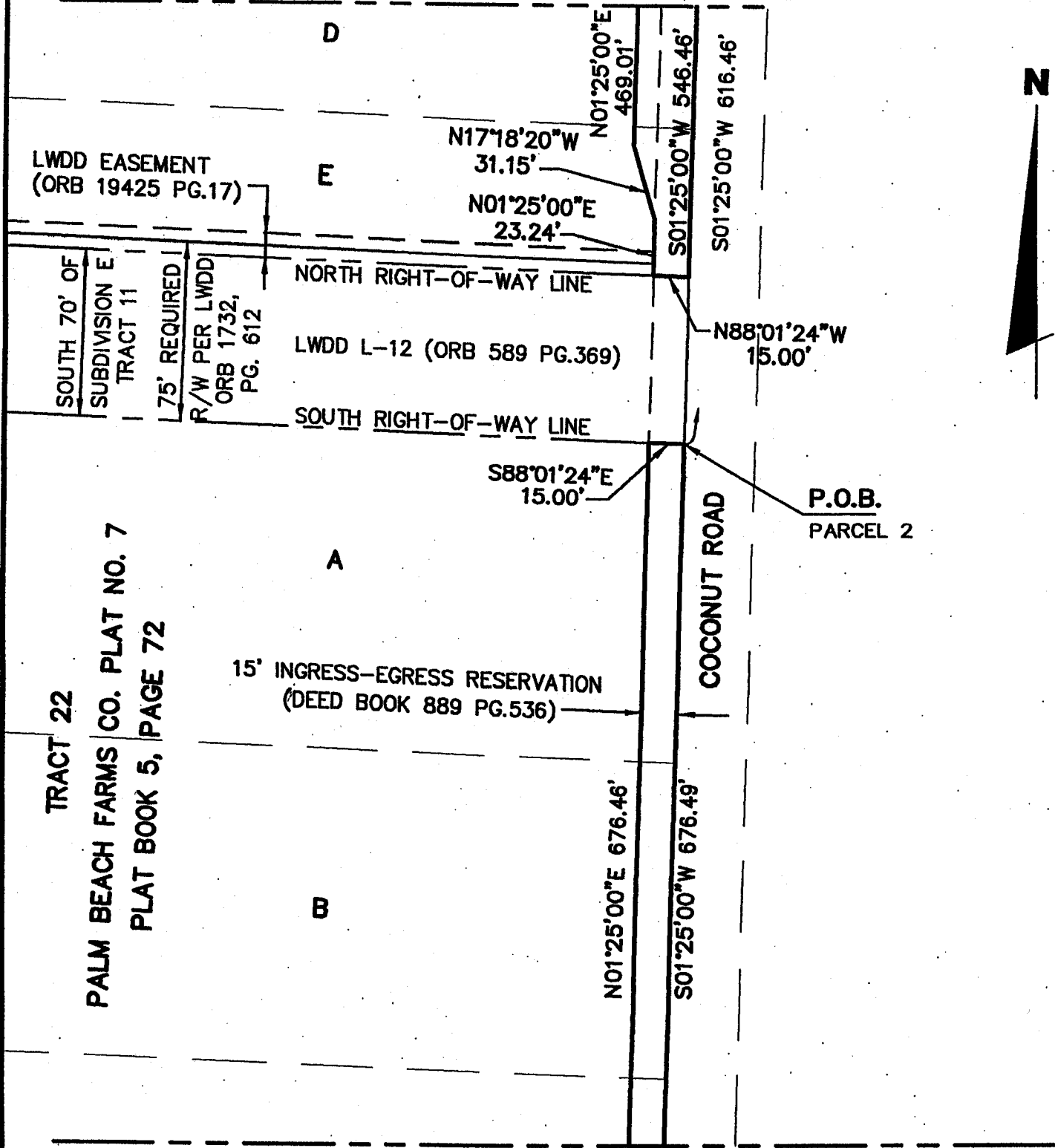
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

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CHECKED: TB	SCALE: 1" = 60'
ADDITIONAL R/W COCONUT ROAD MID CO. SENIOR	DATE: MAY 2006
	SHEET 3 OF 5

MATCH LINE SEE SHEET 3 OF 5



MATCH LINE SEE SHEET 5 OF 5



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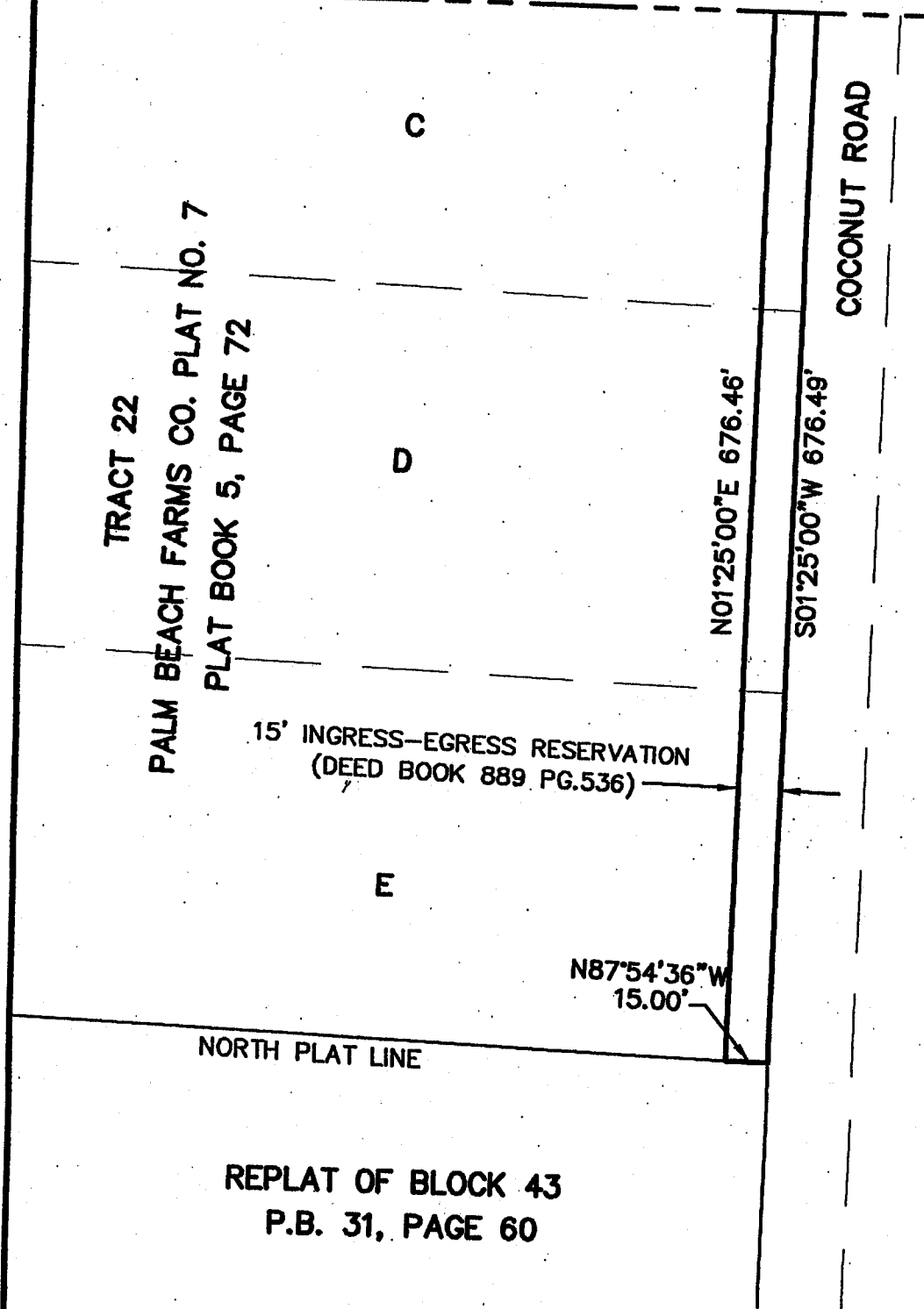
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	SHEET 4 OF 5

MATCH LINE SEE SHEET 4 OF 5



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	SHEET 5 OF 5