

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2018 | 2019 | 2020 | 2021 | 2022 |
|---|------------|-------|-------|-------|-------|
| Capital Expenditures | _____ | _____ | _____ | _____ | _____ |
| Operating Costs | _____ | _____ | _____ | _____ | _____ |
| External Revenues | _____ | _____ | _____ | _____ | _____ |
| Program Income (County) | _____ | _____ | _____ | _____ | _____ |
| In-Kind Match (County) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | * <u>0</u> | ===== | ===== | ===== | ===== |
| # ADDITIONAL FTE POSITIONS (Cumulative) | _____ | _____ | _____ | _____ | _____ |

Is Item Included in Current Budget: Yes _____ No _____

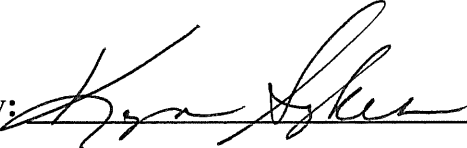
Does this item include the use of federal funds? Yes _____ No X

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

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

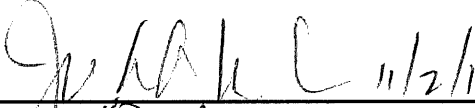
* No fiscal impact.


Fixed Asset Numbers: N/A

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 11/2/17
 OFMB ^{CP} ₂₀₁₇ ^{11/11}

 11/7/17
 Contract Development and Control
 11/11/17

B. Legal Sufficiency:

 11/8/17
 Chief/Assistant County Attorney

C. Other Department Review:

 Department Director

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

TWP 43

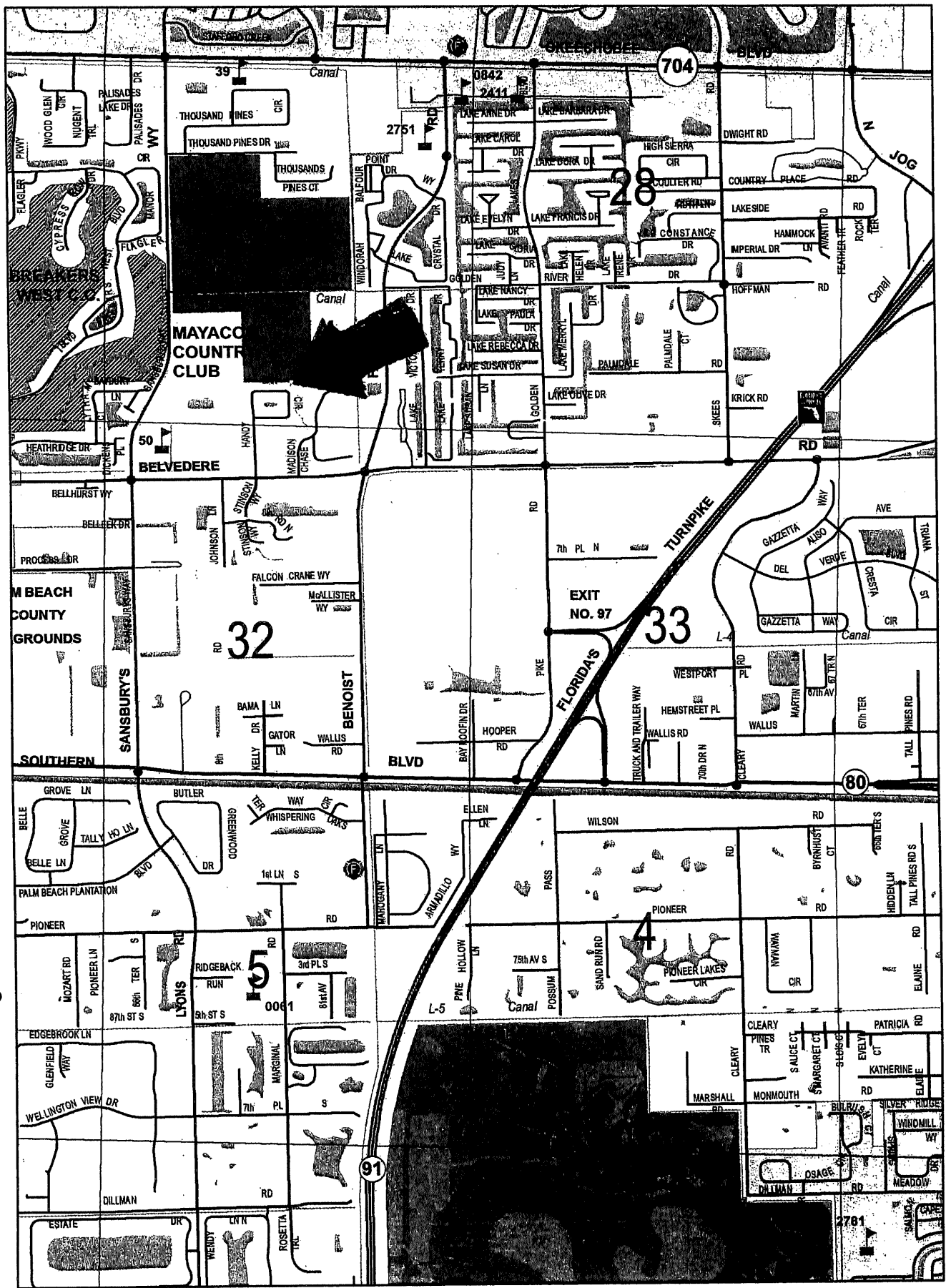
TWP 43

TWP 44

19

20

21

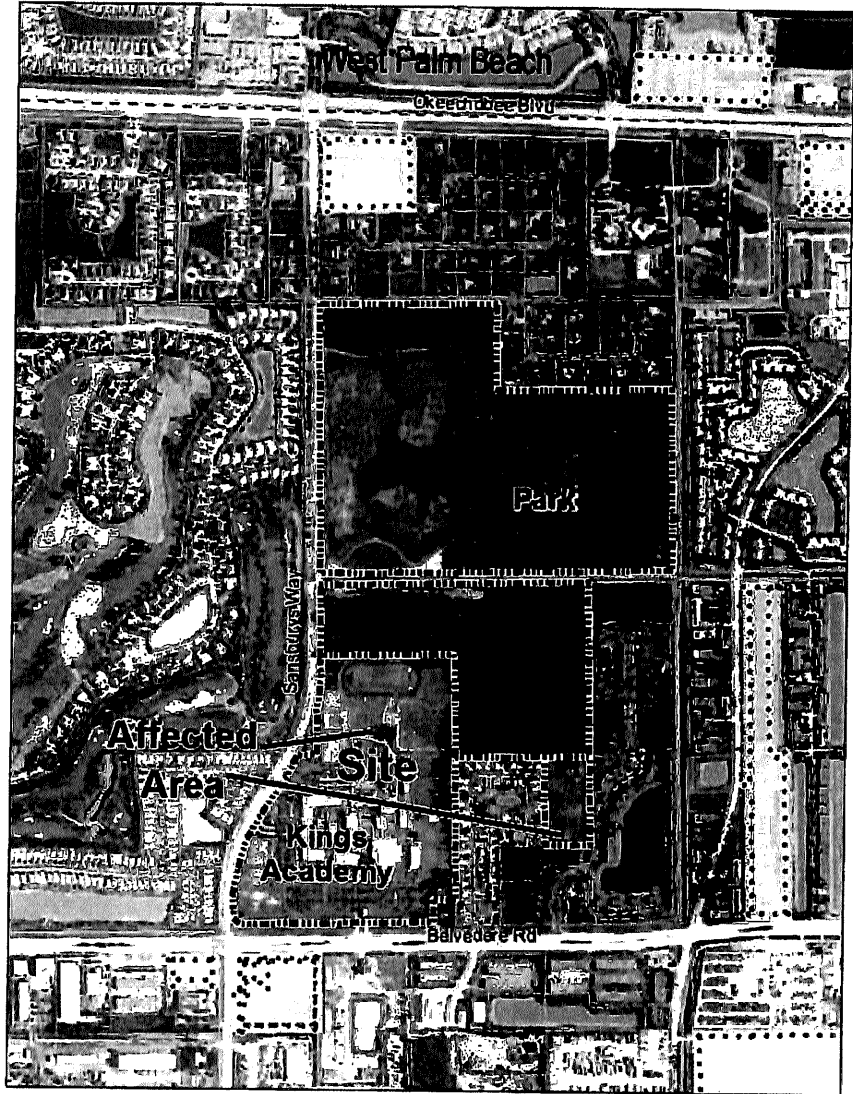


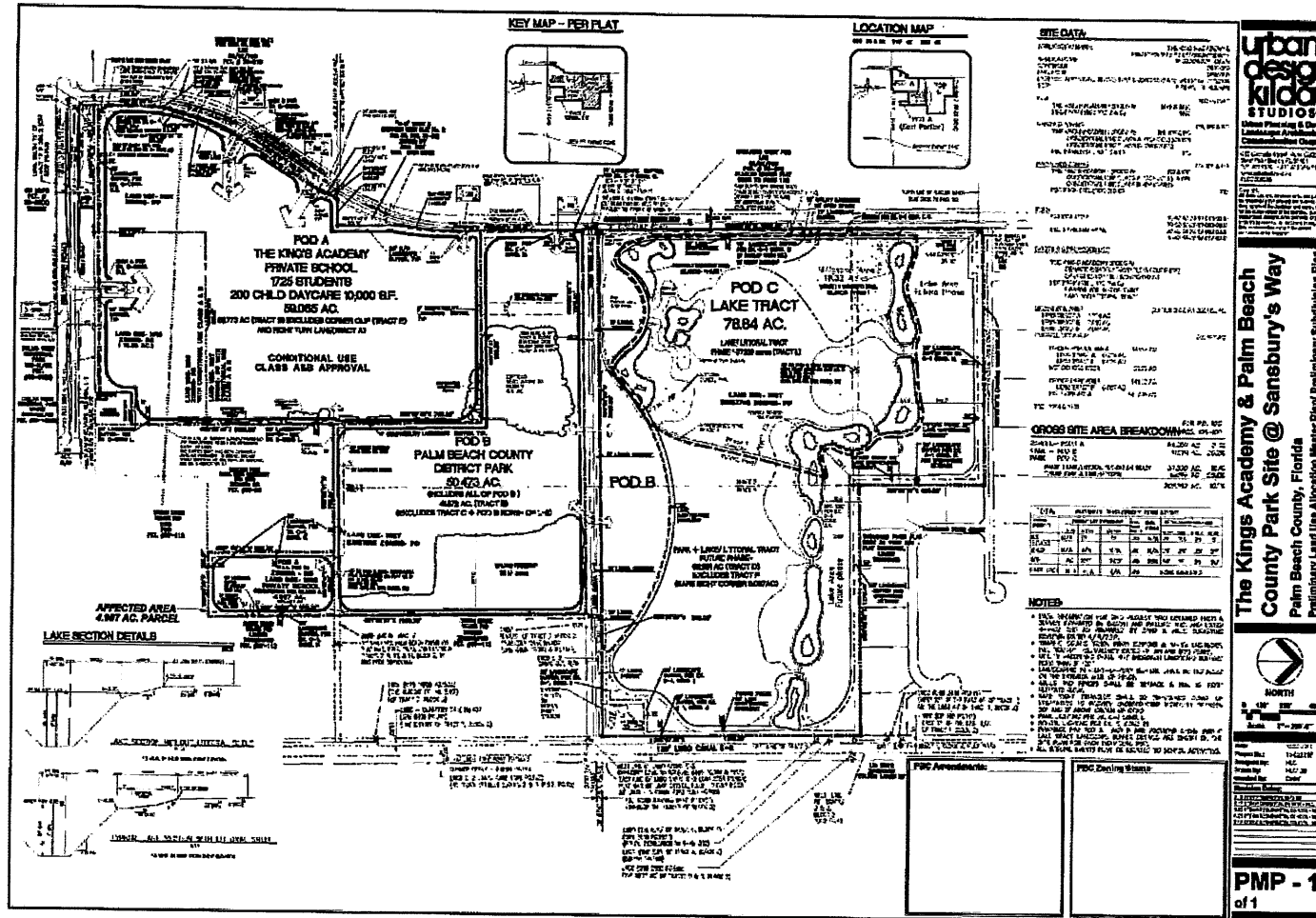
RNG 42

RNG 42

Attachment #1
 LOCATION MAP

**PALM BEACH COUNTY PLANNING DIVISION
SITE LOCATION**





Urban design studios

The Kings Academy & Palm Beach County Park Site @ Sansbury's Way
Palm Beach County, Florida
Preliminary Land Use Allocation Master Plan / Preliminary Subdivision Plan



Attachment 2
Site Plan
Page 2 of 2

Attachment #2

Second Modification To Drainage Easement (with Exhibit "C" & "D")
15 Pages

Prepared by and return to:
Marcel Pessoa, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

Property Control Number: 00-42-43-29-19-002-0000

SECOND MODIFICATION TO DRAINAGE EASEMENT

THIS SECOND MODIFICATION TO DRAINAGE EASEMENT (the “Second Modification”), granted this _____, by and between **PALM BEACH COUNTY, FLORIDA**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, hereinafter referred to as “County” and **THE KING’S ACADEMY, INC.**, a Florida not-for-profit corporation, whose legal mailing address is 8401 Belvedere Road, West Palm Beach, Florida 33411, hereinafter referred to as “Grantee”.

WHEREAS, County and Grantee previously entered into a certain Drainage Easement dated January 7, 2003 (R2003-0083), recorded in Official Record Book 14712, Page 1882, as modified by Modification to Drainage Easement dated October 21, 2003 (R2003-1756), recorded in Official Record Book 16151, Page 1059, of the public records of Palm Beach County, Florida (collectively the “Drainage Easement”); and

WHEREAS, Grantee is the owner of the property legally described on Exhibit “D” attached hereto and made a part hereof (hereinafter referred to as the “Out Parcel”); and

WHEREAS, the Grantee’s development of the Out Parcel requires the conveyance of legal positive storm water outfall from the Out Parcel across the Revised Easement Premises to the Benefitted Property; and

WHEREAS, County and Grantee wish to replace the legal description in Exhibit “C”, Revised Easement Premises, to the Drainage Easement in order to provide an additional area across the County Property for legal positive stormwater outfall from the Out Parcel to the Benefitted Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereto agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning as ascribed to them in the Drainage Easement.

2. Exhibit “C” to the Drainage Easement (the “Revised Easement Premises”) is hereby deleted in its entirety and replaced by Exhibit “C” attached hereto and made a part hereof (the “Revised Easement Premises”).

3. Paragraph 2 of the Drainage Easement is hereby modified to add the following:
In addition, Grantor hereby grants to Grantee the right to install, construct, operate, maintain and/or replace either an open ditch or underground pipes and related improvements for the conveyance of legal positive storm water outfall from the Out Parcel across Area 2 and Area 3 as identified in the Revised Easement Premises to the Benefitted Property, then through the Project. The Grantee expressly agrees that compensating storm water storage from the Out Parcel shall not be permitted upon the County Property and further agrees that Grantee shall strictly comply with any rules, regulations, ordinances, conditions or requirements of applicable regulatory agencies, including but not limited to the Lake Worth Drainage District and the South Florida Water Management District, which may impact the Project and/or County Property. Prior to commencing any

work within the Revised Easement Premises, Grantee shall furnish to the County, for review and approval, plans, permit applications and specifications for said improvements to be installed within the Revised Easement Premises. Any improvements constructed pursuant to this Drainage Easement shall be constructed at Grantee's sole cost and expense and within the confines of said Area 2 and Area 3 in accordance with the approved plans and all permits related thereto, and applicable statutes, codes, rules, regulations, and ordinances, shall be diligently pursued to completion, and shall be maintained in a presentable fashion. No repair work, alteration, or construction of the Revised Easement Premises is required to be performed by County. All work performed by Grantee shall be performed in a good and workmanlike manner and shall be diligently prosecuted to completion strictly in accordance with the approved plans and specifications therefor. Upon completion, Grantee shall provide the County with an as-built survey of all such improvements within the Revised Easement Premises.

4. Except as modified by this Second Modification to Drainage Easement, the Drainage Easement remains unmodified and in full force and effect and the parties hereby ratify, confirm, and adopt the Drainage Easement, as modified, in accordance with the terms thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have caused this Second Modification to Drainage Easement to be executed in its name, by their proper officers thereunto duly authorized the day and year first above written.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

Signed and delivered
in the presence of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

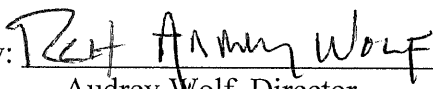
By: 
Assistant County Attorney

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 TERMS
AND CONDITIONS

By: 
Audrey Wolf, Director
Facilities Development & Operations

GRANTEE:

THE KING'S ACADEMY, INC., a Florida not-for-profit corporation

By: [Signature]
Randal L. Martin, President

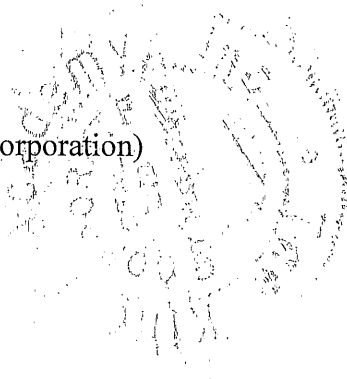
[Signature]
Witness Signature

MATRINA P CROMLEY
Print Witness Name

[Signature]
Witness Signature

JEFF LOVELAND
Print Witness Name

Seal
(not for profit corporation)



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10 day of August, 2017, by Randal Martin, as President for said corporation, who is personally known to me OR who produced _____ as identification and who did () did not (✓) take an oath.

Pamela McCarty
NOTARY PUBLIC, STATE OF FLORIDA
Pamela McCarty
Print Notary Name
Commission Number: 932901
My Commission Expires: 11/29/2019

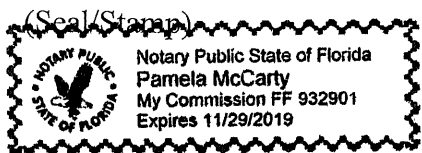


EXHIBIT "C"
REVISED EASEMENT PREMISES

Area I

Lawson, Noble & Webb, Inc.
CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
(561) 884-6688 LB6674

Exhibit "C"
Revised Easement Premises

LNW

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

DESCRIPTION: DRAINAGE EASEMENT

A STRIP OF LAND, 30.00 FEET IN WIDTH, BEING A PORTION OF TRACTS 5 AND 8, BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 00°56'46" WEST, ALONG THE WEST LINE OF SAID TRACT 8, A DISTANCE OF 738.17 FEET; THENCE NORTH 89°02'41" EAST, A DISTANCE OF 383.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE NORTH 00°56'49" WEST, ALONG A LINE 383.60 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 529.36 FEET TO A POINT HEREINAFTER TO BE KNOWN AS POINT "A" AND A POINT ON THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-2 CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGES 761 AND 1165, SAID PUBLIC RECORDS; THENCE NORTH 88°52'05" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°56'49" EAST, ALONG A LINE 413.60 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 529.46 FEET; THENCE SOUTH 89°02'41" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 00°56'49" WEST, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE NORTH 00°56'49" WEST, A DISTANCE OF 233.41 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 232.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°58'36" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°23'45", A DISTANCE OF 30.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 00°56'49" EAST, A DISTANCE OF 234.53 FEET; THENCE SOUTH 88°52'05" WEST, ALONG THE NORTH LINE OF A LAKE WORTH DRAINAGE DISTRICT L-2 CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 15724, PAGE 18, SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

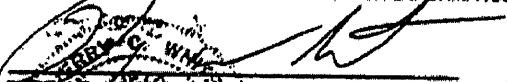
CONTAINING 0.326 ACRES, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST R/W LINE OF SANBURY'S WAY, WHICH IS ASSUMED TO BEAR NORTH 00°56'49" WEST. ALL BEARINGS ARE RELATIVE THERETO.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.


PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4213
DATE: 10/2/03

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

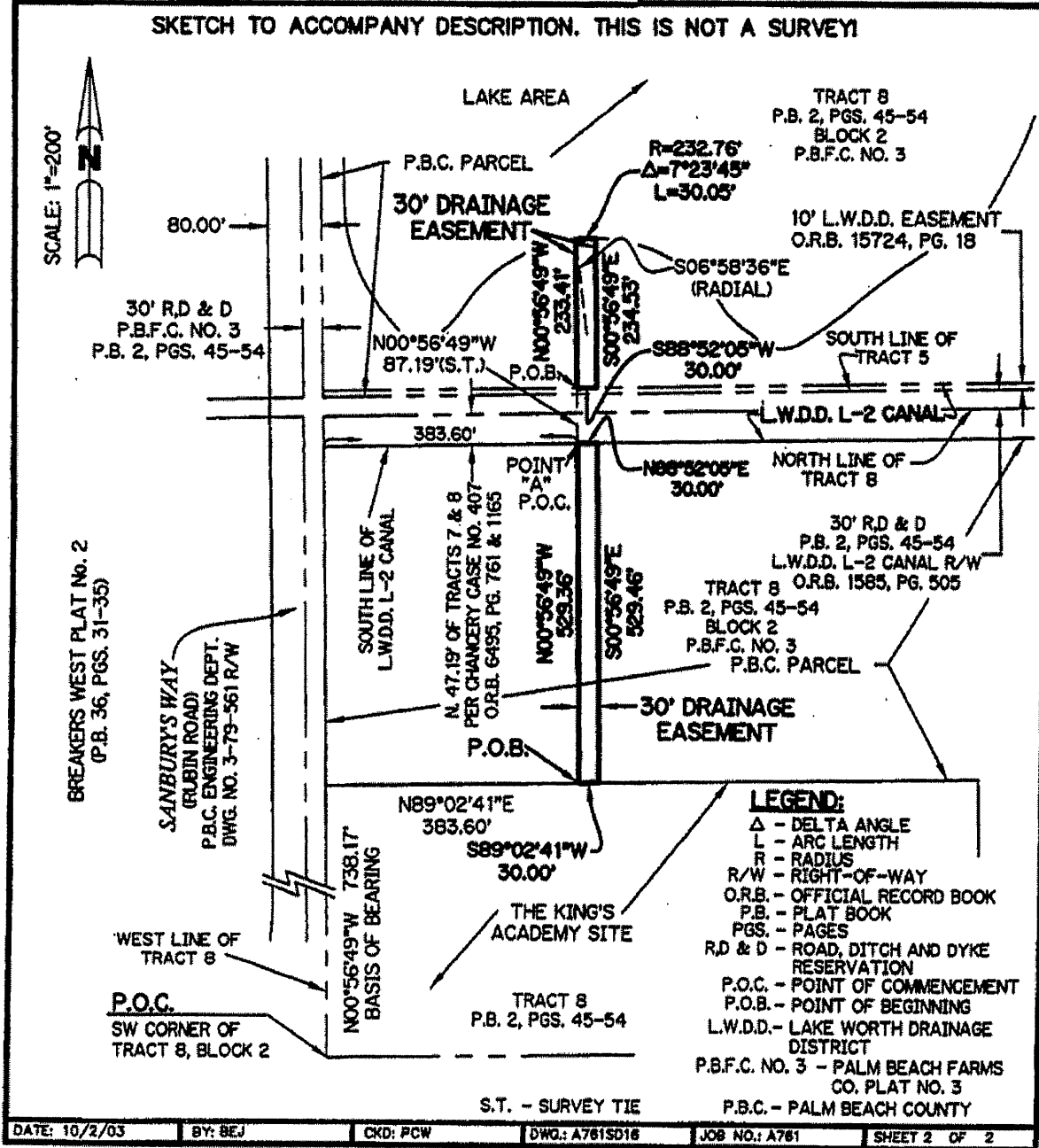
DATE: 10/2/03 CKD: PCW DWG: A781SD18 JOB NO.: A781 SHEET 1 OF 2

Lawson, Noble & Webb, Inc.

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
 420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
 (561) 684-6888 LB6674



SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!



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(561) 884-8688 LB6674

LNW

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

DESCRIPTION: PHASE I - LAKE AREA

THAT PORTION OF TRACTS 1, 5 AND A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 2, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THOUSAND PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 233 AND 234 OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°56'49" EAST, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 342.61 FEET; THENCE NORTH 89°03'11" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°03'11" EAST, A DISTANCE OF 94.64 FEET; THENCE SOUTH 71°50'41" EAST, A DISTANCE OF 129.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 147.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°01'08", A DISTANCE OF 115.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 640.66 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'26", A DISTANCE OF 141.34 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 112.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°14'51", A DISTANCE OF 90.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 87°51'34" EAST, A DISTANCE OF 77.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°16'22" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°54'34", A DISTANCE OF 24.36 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 972.02 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°55'47", A DISTANCE OF 236.32 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 122.35 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 112°38'43", A DISTANCE OF 240.54 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 103.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°05'53", A DISTANCE OF 37.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 58.08 FEET; THENCE SOUTH 48°04'04" EAST, A DISTANCE OF 46.23 FEET TO THE POINT OF CURVATURE OF A CURVE,

CERTIFICATION:

CONTINUED ON SHEET 2 OF 4

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

PEARLY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4213

DATE: 10/2/03

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

DATE: 10/2/03

BY: BEJ

CKD: PCW

DWG: A7615D17

JOB NO.: A761

SHEET 1 OF 4

Lawson, Noble & Webb, Inc.

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
(561) 884-6888 LB8674

LNW

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

CONTINUED FROM SHEET 1 OF 4

CONCAVE WESTERLY, HAVING A RADIUS OF 144.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°25'18", A DISTANCE OF 207.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 43.25 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 141°09'51", A DISTANCE OF 106.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 73°11'23" EAST, A DISTANCE OF 57.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°36'24", A DISTANCE OF 42.54 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 511.59 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°37'07" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°51'46", A DISTANCE OF 79.14 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 6,286.51 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°33'02", A DISTANCE OF 609.02 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 680.50 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°02'00", A DISTANCE OF 285.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 980.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 27°46'29" EAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°40'53", A DISTANCE OF 251.11 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 490.67 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 40°06'31" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°50'34", A DISTANCE OF 84.29 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°20'27", A DISTANCE OF 59.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°55'30" WEST, A DISTANCE OF 42.07 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°43'06", A DISTANCE OF 39.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 232.76 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°01'24", A DISTANCE OF 471.35 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°13'47", A DISTANCE OF 46.56 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°33'25", A DISTANCE OF 72.92 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 294.29 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°29'47", A DISTANCE OF 218.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°56'49" WEST, ALONG A LINE 35.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 1 AND 5, A DISTANCE OF 1,357.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.330 ACRES, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST R/W LINE OF SANSBURY'S WAY, WHICH IS ASSUMED TO BEAR NORTH 00°56'49" WEST. ALL BEARINGS ARE RELATIVE THERETO.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

DATE: 10/2/03

BY: BEJ

CKD: PCW

DWG.: A781SD17

JOB NO.: A781

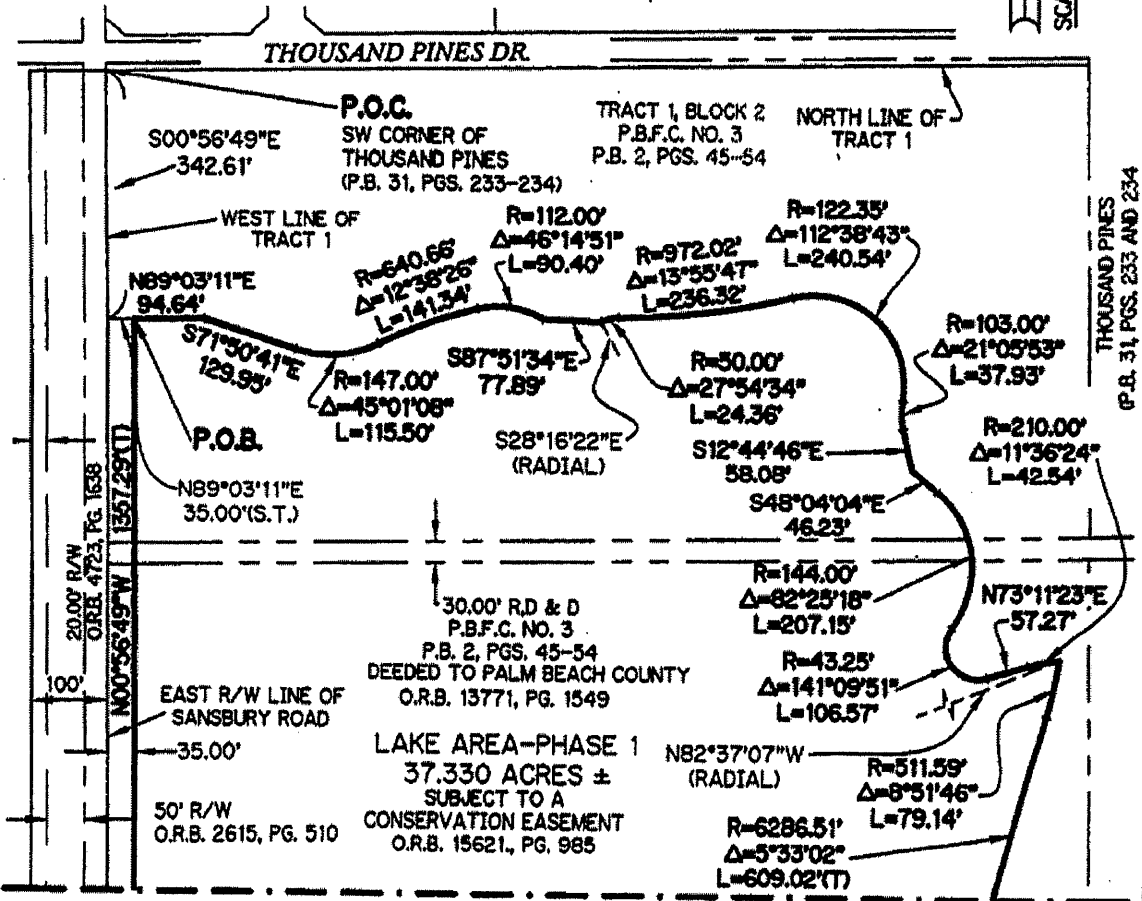
SHEET 2 OF 4

Lawson, Noble & Webb, Inc.

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
 420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
 (561) 884-8888 LB8874



SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!



MATCH LINE "A" - SEE SHEET 4 OF 4

| | | | | | |
|---------------|---------|----------|----------------|---------------|--------------|
| DATE: 10/2/03 | BY: BEJ | CKD: PCW | DWG.: A781SD17 | JOB NO.: A781 | SHEET 3 OF 4 |
|---------------|---------|----------|----------------|---------------|--------------|

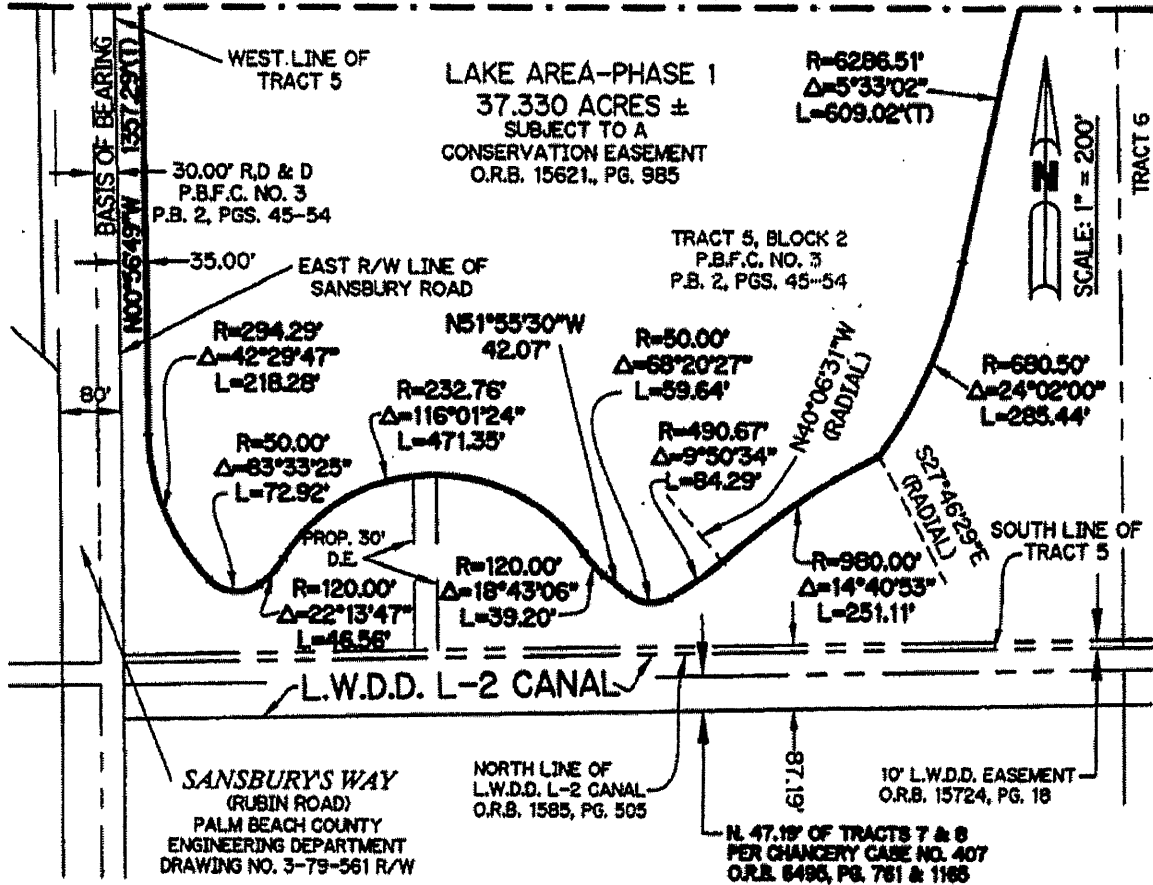
Lawson, Noble & Webb, Inc.

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
 420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
 (561) 684-8888 LB6674

LNW

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

MATCH LINE "A" - SEE SHEET 3 OF 4



LEGEND:

| | |
|--------------------------|--|
| PG.(S) - PAGE(S) | R.D & D - ROAD, DITCH AND DYKE RESERVATION |
| Δ - DELTA ANGLE | P.O.C. - POINT OF COMMENCEMENT |
| L - ARC LENGTH | P.O.B. - POINT OF BEGINNING |
| R - RADIUS | O.R.B. - OFFICIAL RECORD BOOK |
| R/W - RIGHT-OF-WAY | P.B.F.C. NO. 3 - PALM BEACH FARMS COMPANY |
| (T) - TOTAL | PLAT NO. 3 |
| P.B. - PLAT BOOK | L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT |
| S.T. - SURVEY TIE | |
| D.E. - DRAINAGE EASEMENT | |
| PROP. - PROPOSED | |

DATE: 10/2/03 | BY: BEJ | CKD: PCW | DWG.: A761SD17 | JOB NO.: A761 | SHEET 4 OF 4

(Continued)

Page 6 of 9

EXHIBIT "C" Cont'd.
REVISED EASEMENT PREMISES

Together with:

Area II – North 15 feet of the Southern 20 feet of the following described parcel:



A 30 foot parcel of land in Section 29, Township 43 South, Range 42 East, Palm Beach County, Florida, lying in Block 2 of PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Page 45 of the public records of Palm Beach County, Florida, being the 30 foot right-of-way as identified in said plat and also being immediately North of and adjacent to the Northern boundary of the plat of OAK-LAND PARK, as recorded in Plat Book 55, Page 197 of said public records.

Together with Sketch and Description prepared by Sand & Hills Surveying, Inc., dated 5/12/17 and contained on the following pages.

(Continued)

**EXHIBIT "C" Cont'd.
REVISED EASEMENT PREMISES**

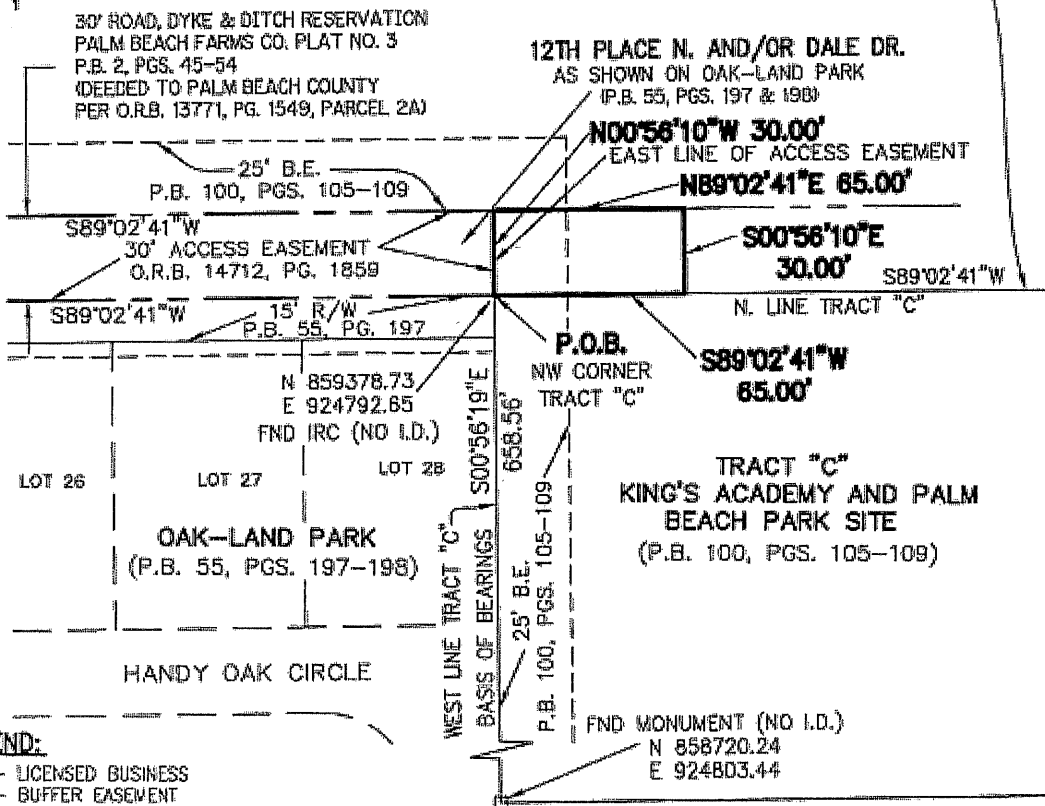
Area III – Southern 20 feet of the following described parcel:

| | | | | | | | | | | |
|--|---|---------------------------------|----------------------|-------------------|---------------------------------------|--------------|-----------|--|-------------------|--------------------------|
| <p>SKETCH AND DESCRIPTION THIS IS NOT A SURVEY!</p> <div style="text-align: right; margin-top: 20px;">  <p><i>Sand & Hills Surveying, Inc.</i></p> </div> <p>DESCRIPTION:</p> <p>BEING A PORTION OF TRACT "B", KING'S ACADEMY AND PALM BEACH COUNTY PARK SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 105 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGIN AT THE NORTHWEST CORNER OF TRACT "C" OF SAID KING'S ACADEMY AND PALM BEACH COUNTY PARK SITE; THENCE NORTH 00°56'10" WEST ALONG THE EAST LINE OF THAT ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14712, PAGE 1859, SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°02'41" EAST ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT "C", A DISTANCE OF 65.00 FEET; THENCE SOUTH 00°56'10" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°02'41" WEST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 1,950 SQUARE FEET OR 0.045 ACRES MORE OR LESS.</p> <p>BEARINGS ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE THE WEST LINE OF TRACT "C", KING'S ACADEMY AND PALM BEACH COUNTY PARK SITE, HAVING A BEARING OF SOUTH 00°56'19" EAST WITH ALL OTHER BEARINGS BEING RELATIVE THERETO.</p> <p>STATE PLANE COORDINATE NOTES: COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE LINEAR UNIT = U.S. SURVEY FEET ALL DISTANCES ARE GROUND UNLESS NOTED SCALE FACTOR = 1.0000236 ALL DISTANCES SHOWN ARE GROUND ZONE = FLORIDA EAST ZONE THE STATE PLANE COORDINATES SHOWN ARE BASED ON PLAT BOOK 100, PAGE 105</p> | | | | | | | | | | |
| <p>CERTIFICATION: I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES AND PALM BEACH COUNTY'S STATE PLANE COORDINATE REQUIREMENTS AS SET FORTH IN PALM BEACH COUNTY PPM# CW-0-058. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.</p> <div style="text-align: right; margin-top: 10px;">  DATE: 05/12/17 PERRY C. WHITE PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4213 REVISED: 05/24/17 </div> | <p>NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.</p> <p>NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 60%;">SKETCH & DESCRIPTION</td> <td style="width: 20%;">SCALE: 1" = 50'</td> <td style="width: 20%;">SHEET 1 OF 2</td> </tr> <tr> <td>THE KING'S ACADEMY ACCESS EASEMENT</td> <td>REVIEWED: PW</td> <td>DRAWN: PW</td> </tr> <tr> <td></td> <td>DATE: 05/12/17</td> <td>DRAWING No: D0215LG01</td> </tr> </table> | SKETCH & DESCRIPTION | SCALE: 1" = 50' | SHEET 1 OF 2 | THE KING'S ACADEMY ACCESS EASEMENT | REVIEWED: PW | DRAWN: PW | | DATE: 05/12/17 | DRAWING No: D0215LG01 |
| SKETCH & DESCRIPTION | SCALE: 1" = 50' | SHEET 1 OF 2 | | | | | | | | |
| THE KING'S ACADEMY ACCESS EASEMENT | REVIEWED: PW | DRAWN: PW | | | | | | | | |
| | DATE: 05/12/17 | DRAWING No: D0215LG01 | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">8461 LAKE WORTH ROAD, SUITE 410</td> <td style="width: 33%;">LAKE WORTH, FL 33467</td> <td style="width: 15%;">Tel: 561-209-6048</td> <td style="width: 19%;">L.B. NUMBER 7741</td> </tr> </table> | | 8461 LAKE WORTH ROAD, SUITE 410 | LAKE WORTH, FL 33467 | Tel: 561-209-6048 | L.B. NUMBER 7741 | | | | | |
| 8461 LAKE WORTH ROAD, SUITE 410 | LAKE WORTH, FL 33467 | Tel: 561-209-6048 | L.B. NUMBER 7741 | | | | | | | |

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!



TRACT "B"
KING'S ACADEMY AND PALM BEACH PARK SITE
(P.B. 100, PGS. 105-109)



LEGEND:

- L.B. - LICENSED BUSINESS
- B.E. - BUFFER EASEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- N. - NORTH
- P.B. - PLAT BOOK
- PGS. - PAGES
- R/W - RIGHT-OF-WAY
- FND - FOUND
- IRC - 5/8" IRON ROD & CAP

| | | |
|---|--------------------|--------------------------|
| SKETCH & DESCRIPTION THE KING'S ACADEMY ACCESS EASEMENT | SCALE: 1" = 50' | SHEET 2 OF 2 |
| | REVIEWED: PW | DRAWN: PW |
| | DATE: 05/12/17 | DRAWING No: D0215LG01 |
| | L.B. NUMBER 7741 | |

8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FL 33467 Tel: 561-209-6048 L.B. NUMBER 7741

EXHIBIT "D"

OUT PARCEL

DESCRIPTION:

TRACT "C", KING'S ACADEMY AND PALM BEACH COUNTY PARK SITE, AS RECORDED IN PLAT BOOK 100, PAGE 105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.