

ATTACHMENT "2"
LEASE AND DEVELOPMENT OF VACANT LAND
PALM BEACH INTERNATIONAL AIRPORT
(RFP #LN 17-7)

SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF DEED BOOK 594, PAGE 52 AND DEED BOOK 648, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 31 AND 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTH ONE-QUARTER (S 1/4) CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST (DISTURBED); THENCE SOUTH 88°27'34" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 32 A DISTANCE OF 471.50 FEET; THENCE NORTH 01°32'26" EAST A DISTANCE OF 118.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LANTANA ROAD ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93530-2605 (3605) AND A POINT ON A CURVE CONCAVE TO THE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 02° 15' 07" WEST A DISTANCE OF 13810.98 FEET (THE FOLLOWING EIGHT COURSES FOLLOW SAID NORTH RIGHT OF WAY LINE); THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 42' 20", A DISTANCE OF 170.07 FEET; THENCE NORTH 88° 27' 13" WEST, A DISTANCE OF 2099.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS SOUTH 01° 32' 47" WEST, A DISTANCE OF 46938.37 FEET; THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 06' 32" A DISTANCE OF 908.43 FEET; THENCE NORTH 89° 33' 45" WEST, A DISTANCE OF 283.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 00° 26' 15" EAST, A DISTANCE OF 44780.19 FEET; THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 40' 49.1" A DISTANCE OF 531.70 FEET; THENCE NORTH 77° 33' 05" WEST, A DISTANCE OF 51.04 FEET TO A POINT ON A NON-TANGENT CURVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 01° 10' 55" EAST A DISTANCE OF 44770.19 FEET; THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 21' 29.4", A DISTANCE OF 279.87 FEET; THENCE NORTH 43° 42' 43" WEST, A DISTANCE OF 70.40 FEET TO A POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93580-2604; THENCE NORTH 01° 02' 10" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 884.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 88° 57' 50" EAST, A DISTANCE OF 2794.93 FEET; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 29' 05" A DISTANCE OF 1194.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64° 28' 45" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 50° 19' 08" EAST, A DISTANCE OF 862.30 FEET; THENCE NORTH 28° 37' 40" EAST, A DISTANCE OF 1405.41 FEET; THENCE NORTH 01° 05' 02" EAST, A DISTANCE OF 599.92 FEET; THENCE NORTH 83° 41' 40" WEST, A DISTANCE OF 300.94 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 83° 50' 36" WEST A DISTANCE OF 2959.93 FEET SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93580-2604; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 23' 01", A DISTANCE OF 1259.67 FEET; THENCE SOUTH 30° 32' 25" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1152.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 59° 27' 35" EAST, A DISTANCE OF 2794.93 FEET; THENCE SOUTHWEST ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 01' 10" A DISTANCE OF 244.85 FEET TO THE POINT OF BEGINNING.

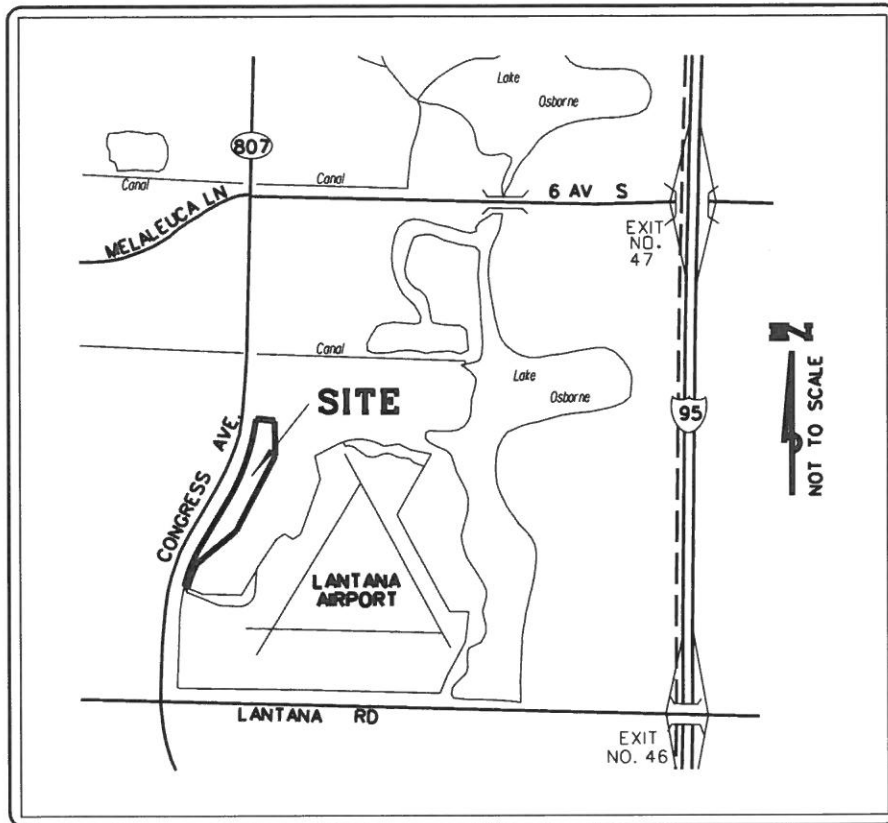
PROJECT NO. 2017013-08
SHEET 1
OF 7

PROJECT: **LANTANA AIRPORT
SUBSIDIARY DEVELOPMENT
AREA (SDA) PARCEL 1**

DESIGN FILE NAME: **S-1-17-3857.DGN**
DRAWING NO.: **S-1-17-3857**

DATE: 06/06/2017	SCALE: 1" = 400'	NO.	REVISION	BY	DATE
APPROVED: GNM	DRAWN: STA				
CHECKED: GNM					
FIELD BOOK NO.					


**PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS**
ROADWAY PRODUCTION
 2300 NORTH JOG ROAD
 WEST PALM BEACH, FL 33411



LOCATION MAP

N.T.S.

SURVEYOR'S REPORT

SAID PARCEL CONTAINS 832.415 SQUARE FEET OR 19.1096 ACRES MORE OR LESS.

BEARINGS CITED ARE GRID (NAD83/90). A LINE BETWEEN THE DISTURBED SOUTH QUARTER CORNER AND THE DISTURBED SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST BEARS $S88^{\circ}27'34''E$ AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745. REFER TO THE BOUNDARY SURVEY OF THE LANTANA AIRPORT UNDER PROJECT NUMBER 2010013-02, DRAWING NO. S-3-09-2979 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER FOR ADDITIONAL INFORMATION.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

I HAVE REVIEWED THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT - COMMITMENT NO.:201301001, FILE NO.:201301001, WITH AN EFFECTIVE DATE OF MARCH 10, 2015 @ 08:00 AM, ISSUED BY SOUTHEAST GUARANTY & TITLE INC. AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN SAID COMMITMENT SCHEDULE B - SECTION II ARE SHOWN ON THE SURVEY OR LISTED BELOW.

COMMITMENT NO. 201301001

4. LOT DIMENSIONS, EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 6, PAGE 61. (NOT APPLICABLE TO THIS SITE)
5. RESTRICTION AND RESERVATIONS TO THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND RECORDED IN DEED BOOK 594, PAGE 56, AS MODIFIED IN OFFICIAL RECORD BOOK 4716, PAGE 584 AND OFFICIAL RECORD BOOK 21800, PAGE 330. (NOT APPLICABLE TO THIS SITE)
6. RESTRICTION AND RESERVATIONS TO THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND RECORDED IN DEED BOOK 879, PAGE 248, AS MODIFIED IN OFFICIAL RECORD BOOK 2180, PAGE 320. (NOT APPLICABLE TO THIS SITE)
7. SETBACK REQUIREMENTS RECORDED IN DEED BOOK 1105, PAGE 619. (NOT PLOTTED)
8. ROAD DESIGNATIONS RECORDED IN OFFICIAL RECORD BOOK 839, PAGE 858. (NOT PLOTTED)
9. EASEMENT TO FPL RECORDED IN OFFICIAL RECORD BOOK 7667, PAGE 1416. (PLOTTED)
10. EASEMENT TO CITY OF LAKE WORTH RECORDED IN OFFICIAL RECORD BOOK 8219, PAGE 258. (PLOTTED BUT NOT APPLICABLE TO THIS SITE)
11. EASEMENT TO FPL RECORDED IN OFFICIAL RECORD BOOK 8533, PAGE 657. (NOT APPLICABLE TO THIS SITE)
12. EASEMENT AGREEMENT TO FLORIDA PUBLIC UTILITIES CO. RECORDED IN OFFICIAL RECORD BOOK 9478, PAGE 284. (NOT APPLICABLE TO THIS SITE)
13. CORRECTED EASEMENT TO PALM BEACH COUNTY WATER UTILITIES DEPT. RECORDED IN OFFICIAL RECORD BOOK 10069, PAGE 1911. (NOT APPLICABLE TO THIS SITE)
14. RESTRICTIONS AND RESERVATIONS CONTAINED IN DEED RECORDED IN OFFICIAL RECORD BOOK 21266, PAGE 92. (NOT APPLICABLE TO THIS SITE)
15. WATER MANAGEMENT PERMIT RECORDED IN OFFICIAL RECORD BOOK 21783, PAGE 1121. (NOT PLOTTED)
16. RIGHT-OF-WAY FOR LANTANA ROAD (SR812) AS LAID OUT. (NOT APPLICABLE TO THIS SITE)
17. RIGHT-OF-WAY FOR CONGRESS AVENUE (SR 807) AS LAID OUT. (PLOTTED)
18. SEWER EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1966, PAGE 1799. (PLOTTED BUT NOT APPLICABLE TO THIS SITE)
19. PALM BEACH COUNTY RESOLUTION NO. R-85-172 RECORDED IN BOOK 386, PAGE 489. (NOT PLOTTED)
20. SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL NOTICE RECORDED IN OFFICIAL RECORD BOOK 22762, PAGE 1892. (PLOTTED BUT NOT APPLICABLE TO THIS SITE)
21. EASEMENT TO FAA RECORDED IN OFFICIAL RECORD BOOK 23949, PAGE 793. (PLOTTED)

22. EASEMENT RECORDED IN OFFICIAL RECORD BOOK 25470, PAGE 842. (PLOTTED)
23. BILL OF SALE RECORDED IN OFFICIAL RECORD BOOK 22898, PAGE 250 AND OFFICIAL RECORD BOOK 22942, PAGE 824. (NOT APPLICABLE TO THIS SITE)
24. EASEMENT IN FAVOR OF BELLSOUTH RECORDED IN OFFICIAL RECORD BOOK 26448, PAGE 1844. (NOT APPLICABLE TO THIS SITE)
25. EASEMENTS IN FAVOR OF FPL RECORDED IN OFFICIAL RECORDS BOOK 26448, PAGES 1853 AND 1861. (NOT APPLICABLE TO THIS SITE)
26. EASEMENT IN FAVOR OF COMCAST RECORDED IN OFFICIAL RECORD BOOK 27332, PAGE 1029. (NOT APPLICABLE TO THIS SITE)
27. MEMORANDUM OF UNDERSTANDING DATED 01/12/2010 BETWEEN PALM BEACH COUNTY DEPARTMENT OF AIRPORTS AND PALM BEACH COUNTY PROPERTY AND REAL ESTATE DIVISION. (NOT PLOTTED)
28. UNRECORDED LEASES, IF ANY. (NOT PLOTTED)
29. UNRECORDED AGREEMENT, IF ANY. (NOT PLOTTED)

NOTE FOR INFORMATIONAL PURPOSES ONLY: PLAT RECORDED IN PLAT BOOK 21, PAGE 5 WAS ABANDONED BY RESOLUTION NO. R-2013-1465 AND RECORDED IN OFFICIAL RECORDS BOOK 26448, PAGE 1825. (NOT APPLICABLE TO THIS SITE)

NOTICE: ALL RECORDING REFERENCES CONTAINED HEREIN ARE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ITEM NUMBERS CITED ABOVE REFER TO SCHEDULE B - SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT.

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND.
 PROJECT SCALE FACTOR = 1.000043171
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

THIS IS NOT A SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

 GLENN W. MARK, P.L.S.
 FLORIDA CERTIFICATE #5304

 DATE

THIS IS NOT A SURVEY

LEGEND

- ALUM = ALUMINUM
- PBC = PALM BEACH COUNTY
- R/W = RIGHT OF WAY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- N.T.S. = NOT TO SCALE
- I.R. = IRON ROD
- (D&M) = DESCRIPTION & MEASURED
- FD. = FOUND
- NO. = NUMBER
- LS = LICENSED SURVEYOR
- SF = SQUARE FOOT
- (D) = DESCRIPTION
- (M) = MEASURED
- WC = WITNESS CORNER
- TWP = TOWNSHIP
- RGE = RANGE
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- = SET 5/8" IRON ROD & CAP "GMARK LS 5304" UNLESS NOTED
- D.B. = DEED BOOK
- ORB = OFFICIAL RECORD BOOK
- N = NORTHING OF STATE PLANE COORDINATE
- E = EASTING OF STATE PLANE COORDINATE
- CA = CENTRAL ANGLE
- R = RADIUS DISTANCE
- A = ARC DISTANCE

CALCULATED POSITION USED
 WITNESS CORNER 115' NORTH
 FOUND PALM BEACH COUNTY
 BRASS DISC IN CONCRETE
 NORTHWEST CORNER 32/44/43

SCALE: 1" = 400'

TRAFFIC SIGNAL
 EASEMENTS PER
 ORB 25470,
 PG 842

SURVEY TIE (GRID 83/90)
 N05°49'39"W, 695.55'

N83°41'40"W
 300.94'

50' INGRESS/EGRESS
 EASEMENT PER
 OFFICIAL RECORD BOOK
 23949, PAGE 793

RADIAL
 N83°50'38"W

R = 2959.93'
 Δ = 24°23'01"
 L = 1259.67'

599.92'
 N01°05'02"E

NURSERY

FLORIDA DEPARTMENT
 OF TRANSPORTATION
 SECTION OF WAY MAP
 (SHEET 1 OF 2)
 93580 MAP
 2604

DEED BOOK 594,
 PAGE 52 AND DEED
 BOOK 648, PAGE 1

WOODLAND

SFWMD ENVIRONMENTAL
 NOTICE PER ORB 22762
 PAGE 1892

S 30°32'25"W
 1152.75' (M)
 1153.40' (R/W MAP)

FDOT STORM SEWER
 EASEMENT
 ORB 1966, PG 1799

R = 2794.93'
 Δ = 05°01'10"
 L = 244.85'

POINT OF BEGINNING

R = 2794.93'
 Δ = 24°29'05"
 L = 1194.39'

N28°37'40"E
 1405.41'

10' ANCHOR EASEMENT
 ORB 7667, PG 1416

PALM BEACH COUNTY
 CALCULATED POSITION

862.30'
 N50°19'08"E
 50.00'
 S64°28'45"E
 59° RADIAL
 27'35"E

MATCH LINE SHEET 6 OF 7

SFWM ENVIRONMENTAL NOTICE PER ORB 22762, PAGE 1892

10' EASEMENT TO CITY OF LAKE WORTH ORB 8219, PG 258

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93580-2604 (SHEET 1 OF 2)

PALM BEACH COUNTY PARK AIRPORT (LANTANA AIRPORT)

LANTANA AIRPORT BOUNDARY SURVEY
PALM BEACH COUNTY SURVEY DEPARTMENT
JOB NO. 2010013-02
DRAWING NO. S-3-09-2997

R = 2794.93'
Δ = 24°29'05"
L = 1194.39'

S88°57'50"E RADIAL

10' EASEMENT TO CITY OF LAKE WORTH ORB 8219, PG 258

NORTH RIGHT-OF-WAY LINE LANTANA ROAD

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93530-2605 (3605) PALM BEACH COUNTY DRAWING NO. S-3-79-568

N01°02'10"E 884.44'
N43°42'43"W 70.40'
N01°10'55"E RADIAL
N77°33'05"W 51.04'
N00°26'15"E RADIAL

N89°33'45"W 283.91'
R = 46938.37'
Δ = 01°06'32.0"
L = 908.43'

N88°27'13"W 2099.29'

2681.52' GRID

31

31 32

PALM BEACH COUNTY POSITION

R = 44780.19'
Δ = 00°40'49.1"
L = 531.70'

PALM BEACH COUNTY CALCULATED POSITION

R = 44770.19'
Δ = 00°21'29.4"
L = 279.87'

S01°32'47"W RADIAL

CENTERLINE LANTANA ROAD

FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93530-2605 (3605) PALM BEACH COUNTY DRAWING NO. S-3-79-568



SCALE: 1" = 400'

THIS IS NOT A SURVEY

MATCH LINE SHEET 7 OF 7

III-I



**PALM BEACH COUNTY PARK AIRPORT
(LANTANA AIRPORT)**

LANTANA AIRPORT BOUNDARY SURVEY
PALM BEACH COUNTY SURVEY DEPARTMENT
JOB NO. 2010013-02
DRAWING NO. S-3-09-2997

R = 13810.98'
 $\Delta = 00^{\circ}42'20.0''$
L = 170.07'

FOUND PALM BEACH COUNTY
BRASS DISC IN CONCRETE
SE CORNER SECTION 32
TWP 44 S, RGE 43 E
820289.9006
958897.1613
DISTURBED VALUE

**NORTH RIGHT-OF-WAY LINE
LANTANA ROAD**

FLORIDA DEPARTMENT OF
TRANSPORTATION
RIGHT OF WAY MAP
SECTION 93530-2605 (3605)
PALM BEACH COUNTY DRAWING
NO. S-3-79-568

SOUTH LINE
SOUTHEAST 1/4
SECTION 32,
TWP 44 S, RGE 43 E.

S02°15'07"W
RADIAL

N01°32'26"E
118.96'

2099.29' N88°27'13"W

TOWNSHIP 44 SOUTH
TOWNSHIP 44 1/2 SOUTH
(HIATUS)
RANGE 43 EAST

32

471.50'

S88°27'34"E

32

33

POINT OF COMMENCEMENT
FOUND PALM BEACH COUNTY
BRASS DISC IN CONCRETE
(DISTURBED)
S 1/4 CORNER SECTION 32
TWP 44 S, RGE 43 E
820361.9819
956216.8811
DISTURBED VALUE

CENTERLINE LANTANA ROAD

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP SECTION 93530-2605 (3605)
PALM BEACH COUNTY DRAWING NO. S-3-79-568

THIS IS NOT A SURVEY

MATCH LINE SHEET 6 OF 7