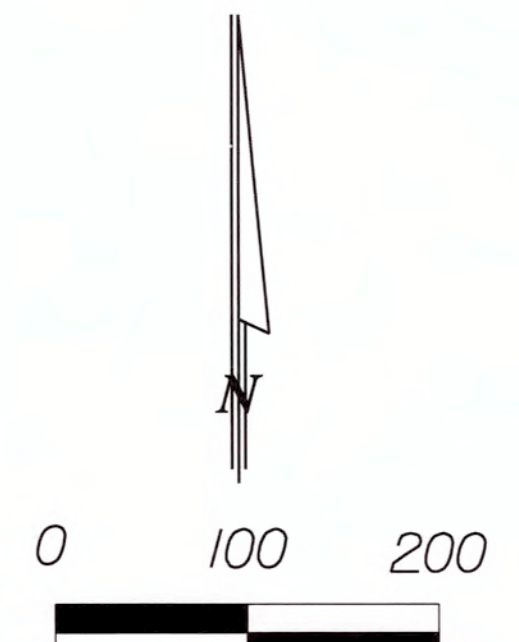
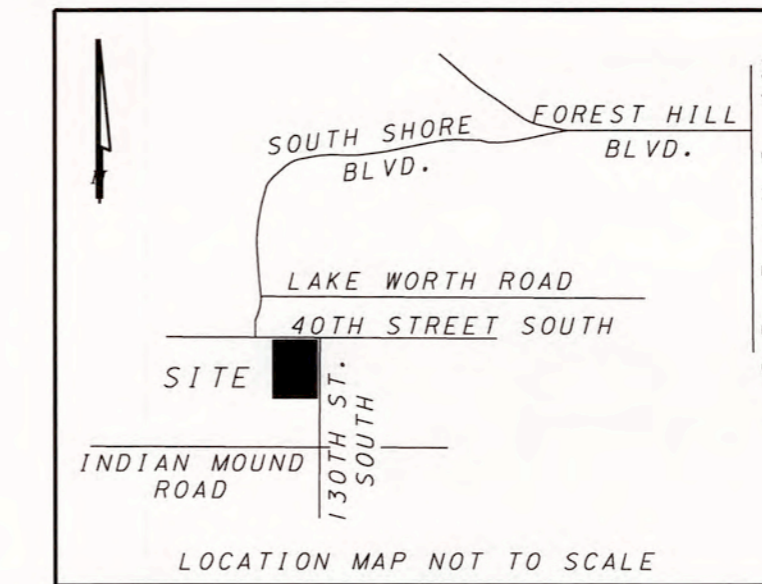
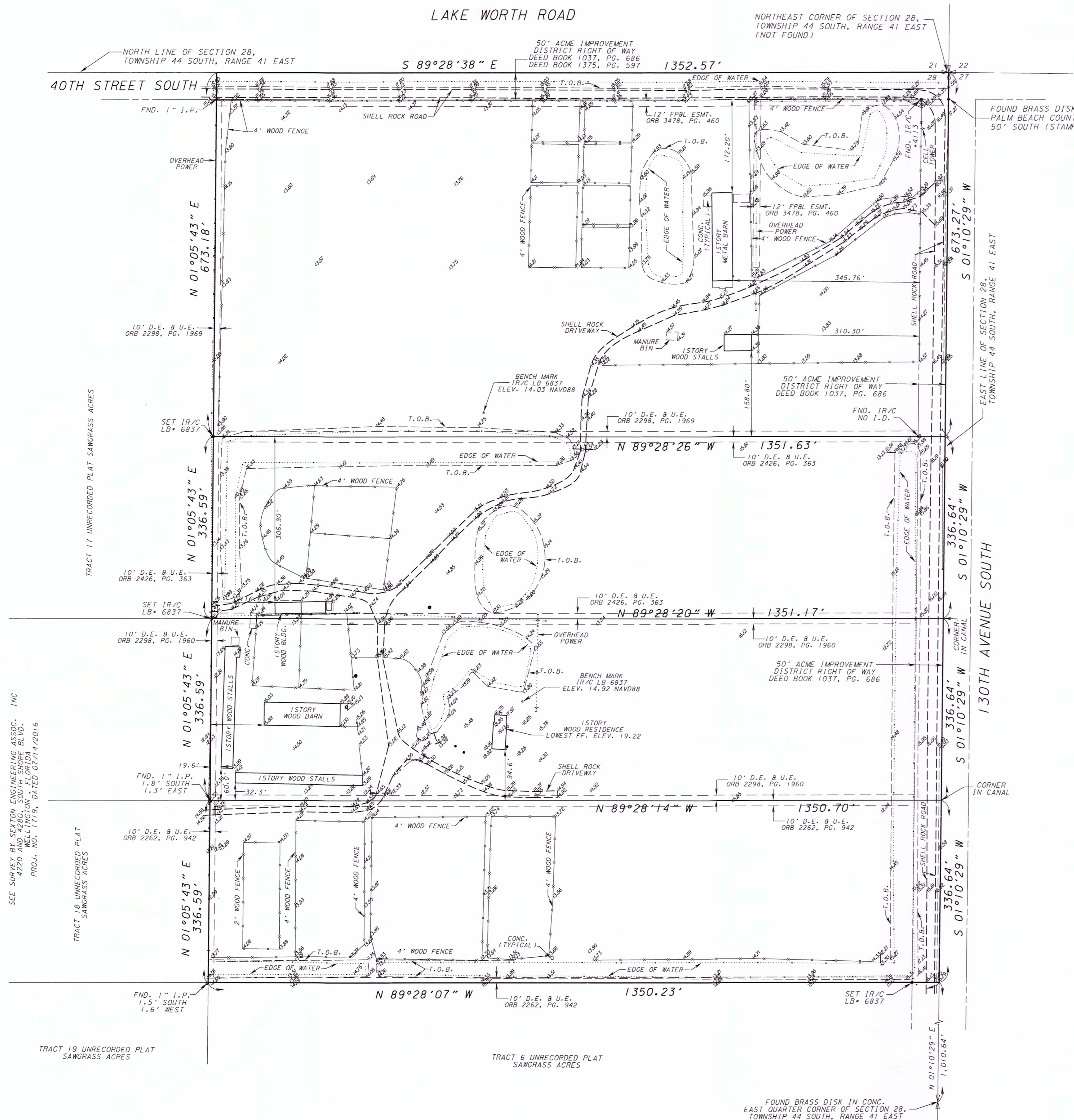


# Exhibit B - Boundary Survey



### LEGEND/ABBREVIATIONS:

R	RADIUS LENGTH	P.O.B.	POINT OF BEGINNING
Δ	DELTA ANGLE	P.O.C.	POINT OF COMMENCEMENT
L	ARC LENGTH	U.E.	UTILITY EASEMENT
CL	CENTER LINE	D.E.	DRAINAGE EASEMENT
P.B.	PLAT BOOK	T.O.B.	TOP OF BANK
PG	PAGE	WPP	WOOD POWER POLE
IR	IRON ROD	GA	GUY ANCHOR
P	PLAT	W	WELL
M	MEASURED	EE	EXISTING ELEVATION NAVD88
C	CALCULATED	F	FICUS TREE
N/D	NAIL & DISK	E	ELEVATION
FF.	FINISH FLOOR	ORB	OFFICIAL RECORD BOOK
ELEV.	ELEVATION	EX	EXISTING
ORB	OFFICIAL RECORD BOOK	FND	FOUND
EX	EXISTING	IR/C	IRON ROD & CAP
FND	FOUND	I.P.	IRON PIPE
IR/C	IRON ROD & CAP	FPBL	FLORIDA POWER & LIGHT
I.P.	IRON PIPE		
FPBL	FLORIDA POWER & LIGHT		

### LEGAL DESCRIPTION:

THAT PART OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 01°10'29" WEST ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 673.27 FEET; THENCE NORTH 89°28'26" WEST, A DISTANCE OF 1351.63 FEET; THENCE NORTH 01°05'43" EAST, A DISTANCE OF 673.18 FEET TO THE NORTH LINE OF SAID SECTION 28; THENCE SOUTH 89°28'38" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1352.57 FEET TO THE POINT OF BEGINNING.

AND TRACT 3 OF SAWGRASS ACRES, AN UNRECORDED PLAT IN SECTION 28, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 28, 673.27 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 01°10'29" WEST ALONG SAID EAST LINE OF SAID SECTION 28, A DISTANCE OF 336.64 FEET; THENCE NORTH 89°28'20" WEST, A DISTANCE OF 1,351.17 FEET; THENCE NORTH 01°05'43" EAST, A DISTANCE OF 336.59 FEET; THENCE SOUTH 89°28'26" EAST, A DISTANCE OF 1351.63 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 28, 1,009.91 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 01°10'29" WEST ALONG SAID EAST LINE OF SAID SECTION 28, A DISTANCE OF 336.64 FEET; THENCE NORTH 89°28'14" WEST, A DISTANCE OF 1,350.70 FEET; THENCE NORTH 01°05'43" EAST, A DISTANCE OF 336.59 FEET; THENCE SOUTH 89°28'20" EAST, A DISTANCE OF 1351.17 FEET TO THE POINT OF BEGINNING.

AND TRACT 5 OF SAWGRASS ACRES, AN UNRECORDED PLAT IN SECTION 28, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 28, 1,346.55 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 01°10'29" WEST ALONG SAID EAST LINE OF SAID SECTION 28, A DISTANCE OF 336.64 FEET; THENCE NORTH 89°28'07" WEST, A DISTANCE OF 1,350.23 FEET; THENCE NORTH 01°05'43" EAST, A DISTANCE OF 336.59 FEET; THENCE SOUTH 89°28'14" EAST, A DISTANCE OF 1350.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIONS, RESERVATIONS, CONDITIONS AND EASEMENTS OF RECORD.

CONTAINING 52.21 ACRES MORE OR LESS.

### NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. LEGAL DESCRIPTION TAKEN FROM OFFICIAL RECORD BOOK 17997, PAGE 1966 AND 1969, AND OFFICIAL RECORD BOOK 10597, PAGE 1856 PUBLIC RECORDS OF PALM BEACH COUNTY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.
4. FIELD SURVEY WAS PERFORMED ON 11/23/2015.
5. BENCH MARK IS A PALM BEACH COUNTY DISK IN CONC. STAMPED NEWBOLD, ELEVATION 15.061 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
6. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.
7. EASEMENTS FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE CERTIFICATION, FILE NO. 16046881, CERTIFIED UP TO APRIL 12, 2016 @ 11:00 P.M.
8. FENCE OWNERSHIP UNKNOWN.

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 SEXTON ENGINEERING ASSOCIATES INC.  
 110 PONCE DE LEON ST., SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 L.B. NO. 6837

*Michael D. Bonin*  
 MICHAEL D. BONIN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 NO. 4396, STATE OF FLORIDA

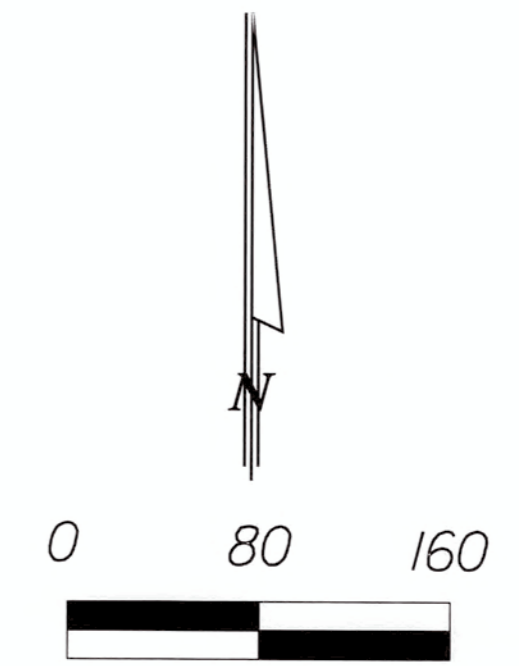
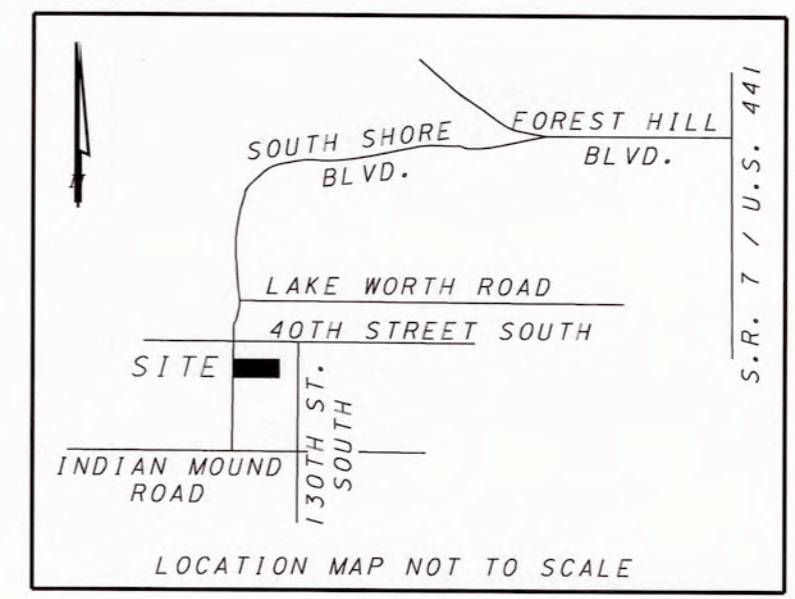
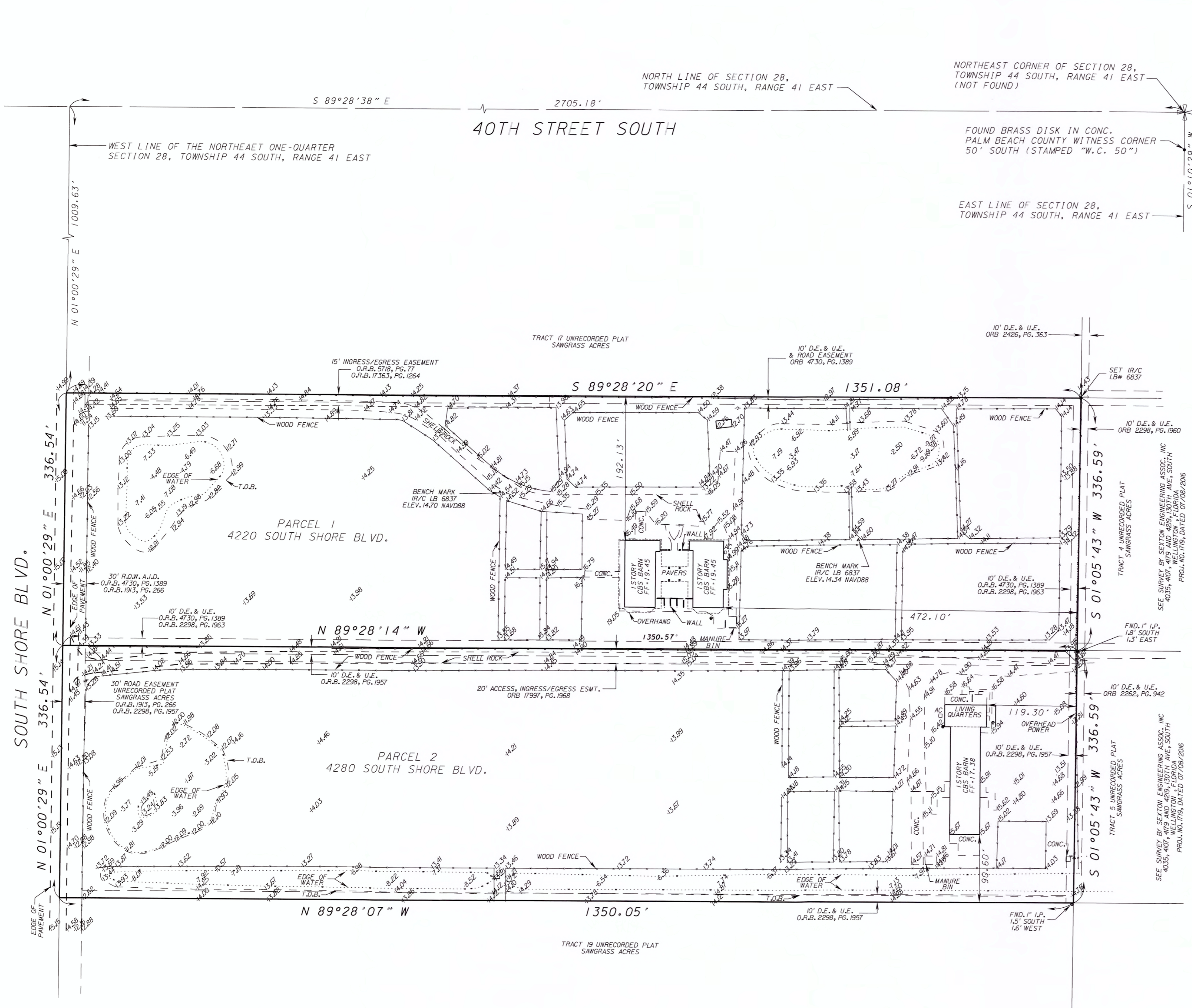
**BOUNDARY & TOPOGRAPHIC SURVEY**

**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL REGISTRATIONS: LB0006837, EB 0007864

**4035, 4107, 4179 AND 4219  
 130TH AVENUE SOUTH  
 WELLINGTON, FLORIDA**

PROJ. NO. 1719 DATE 07/08/2016  
 SCALE 1"=100' SHEET 1 OF 1





**LEGEND/ABBREVIATIONS:**

A.I.D.	ACME IMPROVEMENT DISTRICT	P.O.B.	POINT OF BEGINNING
R	RADIUS LENGTH	P.O.C.	POINT OF COMMENCEMENT
Δ	DELTA ANGLE	U.E.	UTILITY EASEMENT
L	ARC LENGTH	D.E.	DRAINAGE EASEMENT
⊕	CENTER LINE	R.O.W.	RIGHT OF WAY
P.B.	PLAT BOOK	T.O.B.	TOP OF BANK
PG	PAGE	W.P.P.	WOOD POWER POLE
IR	IRON ROD	M	MEASURED
P	PLAT	C	CALCULATED
M	MEASURED	N/D	NAIL & DISK
C	CALCULATED	FF.	FINISH FLOOR ELEV.
N/D	NAIL & DISK	ELEV.	ELEVATION
FF.	FINISH FLOOR ELEV.	ORB	OFFICIAL RECORD BOOK
ELEV.	ELEVATION	EXIST	EXISTING
ORB	OFFICIAL RECORD BOOK	FND.	FOUND
EXIST	EXISTING	IR/C	IRON ROD & CAP
FND.	FOUND	I.P.	IRON PIPE
IR/C	IRON ROD & CAP	F.PBL	FLORIDA POWER & LIGHT
I.P.	IRON PIPE		
F.PBL	FLORIDA POWER & LIGHT		

**LEGAL DESCRIPTION PARCEL 1:**

THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 10.44 ACRES MORE OR LESS.

**SUBJECT TO:**

- AN EASEMENT FOR ROAD, DRAINAGE AND UTILITIES OVER AND ACROSS THE NORTH 10 FEET THEREOF.
- AN EASEMENT FOR DRAINAGE AND UTILITIES OVER THE EAST 10 FEET AND THE SOUTH 10 FEET THEREOF.
- AN RIGHT OF WAY AND EASEMENT TO ACME IMPROVEMENT DISTRICT OVER AND ACROSS THE WEST 30 FEET THEREOF.

**LEGAL DESCRIPTION PARCEL 2:**

THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 10.43 ACRES MORE OR LESS.

RESERVING AND CREATING A NON EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, THROUGH AND ACROSS THE NORTH 20 FEET OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, FOR THE USE AND BENEFIT OF GRANTOR AND GRANTEE AND THEIR RESPECTIVE HEIRS, SUCCESSORS, INVITEES AND ASSIGNS.

**CERTIFIED TO:**

- AKERMAN LLP
- MEINSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- JONES, FOSTER, JOHNSTON & STUBBS, P.A.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 SEXTON ENGINEERING ASSOCIATES INC.  
 110 PONCE DE LEON ST., SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 L.B. NO. 6837

*[Signature]*  
 MICHAEL D. BONIN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 NO. 4396, STATE OF FLORIDA

- NOTES:**
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
  - LEGAL DESCRIPTION TAKEN FROM OFFICIAL RECORD BOOK 4730, PAGE 1389, AND OFFICIAL RECORD BOOK 17997, PAGE 1968 PUBLIC RECORDS OF PALM BEACH COUNTY.
  - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.
  - FIELD SURVEY WAS PERFORMED ON 06/23/2016.
  - BENCH MARK IS A PALM BEACH COUNTY DISK IN CONC. STAMPED NEWBOLD, ELEVATION 15.061 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
  - UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED AND ARE NOT COVERED UNDER THE CERTIFICATION SHOWN HEREON.
  - FENCE OWNERSHIP UNKNOWN.
  - EASEMENTS SHOWN FOR PARCEL 1, FROM SCHEDULE B, SECTION 11 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 5833321, EFFECTIVE DATE MAY 12, 2016 AT 8:00 AM.
  - EASEMENTS SHOWN FOR PARCEL 2, FROM SCHEDULE B, SECTION 11 OF FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 1062-3587346, EFFECTIVE DATE JUNE 09, 2016 AT 8:00 AM.

**TITLE EXCEPTION SUMMARY PARCEL 1  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY**

EXCEPTION NO.	RECORDING INFORMATION	AFFECTS PROPERTY	ACTION TAKEN
8	O.R.B. 1913, PG. 266	YES	PLOTTED
9	O.R.B. 2298, PG. 1963	YES	PLOTTED
10	O.R.B. 5718, PG. 77	YES	PLOTTED
10	O.R.B. 17363, PG. 1264	YES	PLOTTED

**TITLE EXCEPTION SUMMARY PARCEL 2  
 FIRST AMERICAN TITLE INSURANCE COMPANY**

EXCEPTION NO.	RECORDING INFORMATION	AFFECTS PROPERTY	ACTION TAKEN
9	D.B. 685, PG. 38	YES	NO PLOTTABLE ITEMS
10	D.B. 1037, PG. 686	NO	NO ENCUMBRANCES
10	O.R.B. 1913, PG. 266	YES	PLOTTED
11	O.R.B. 2298, PG. 1957	YES	PLOTTED
12	O.R.B. 17997, PG. 1968	YES	PLOTTED

**BOUNDARY & TOPOGRAPHIC SURVEY**

**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 F.L. REGISTRATIONS: LB0006837, EB 0007864

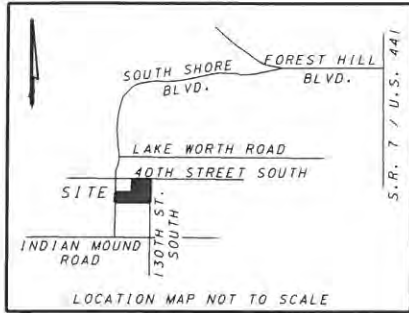
**4220 AND 4280 SOUTH SHORE BLVD. WELLINGTON, FLORIDA**

PROJ. NO. 1719 DATE 08/01/2016  
 SCALE 1"=80' SHEET 1 OF 1

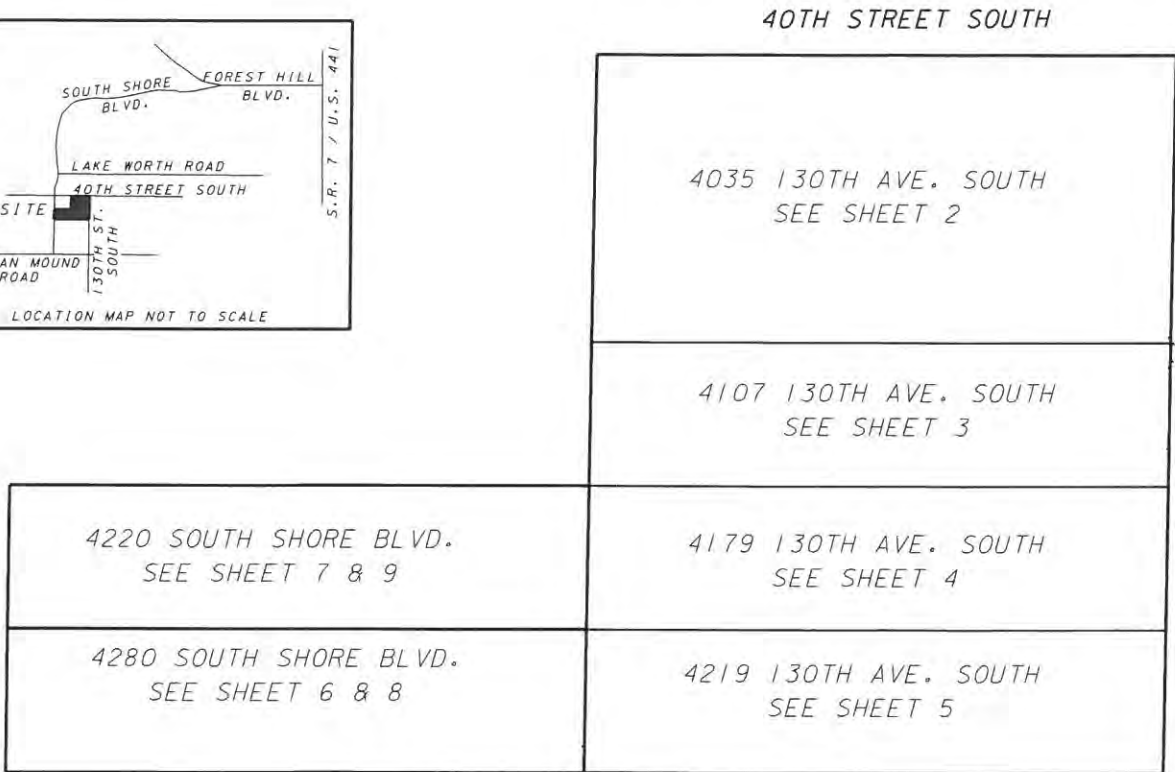


EASEMENT ABANDONMENT

Exhibit C - Sketch and Description



SOUTH SHORE BLVD.



130TH AVENUE SOUTH

KEY MAP

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED DESCRIPTION SKETCHES OF THE HEREON DESCRIBED PROPERTY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THESE DESCRIPTION SKETCHES ARE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES .

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 SEXTON ENGINEERING ASSOCIATES INC.  
 110 PONCE DE LEON ST., SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 L.B. NO. 6837

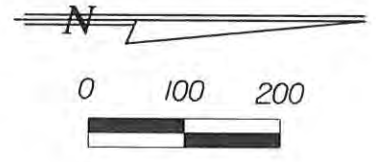
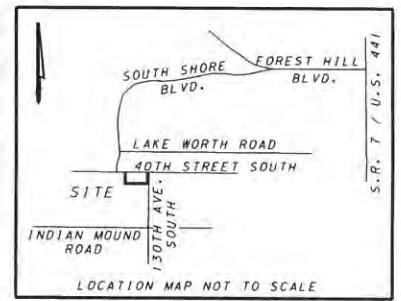
MICHAEL D. BONIN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 NO. 4396, STATE OF FLORIDA

MEINSE LLC PROPERTIES  
 EASEMENT ABANDONMENT

**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL. REGISTRATIONS: LB0006837, EB 0007864

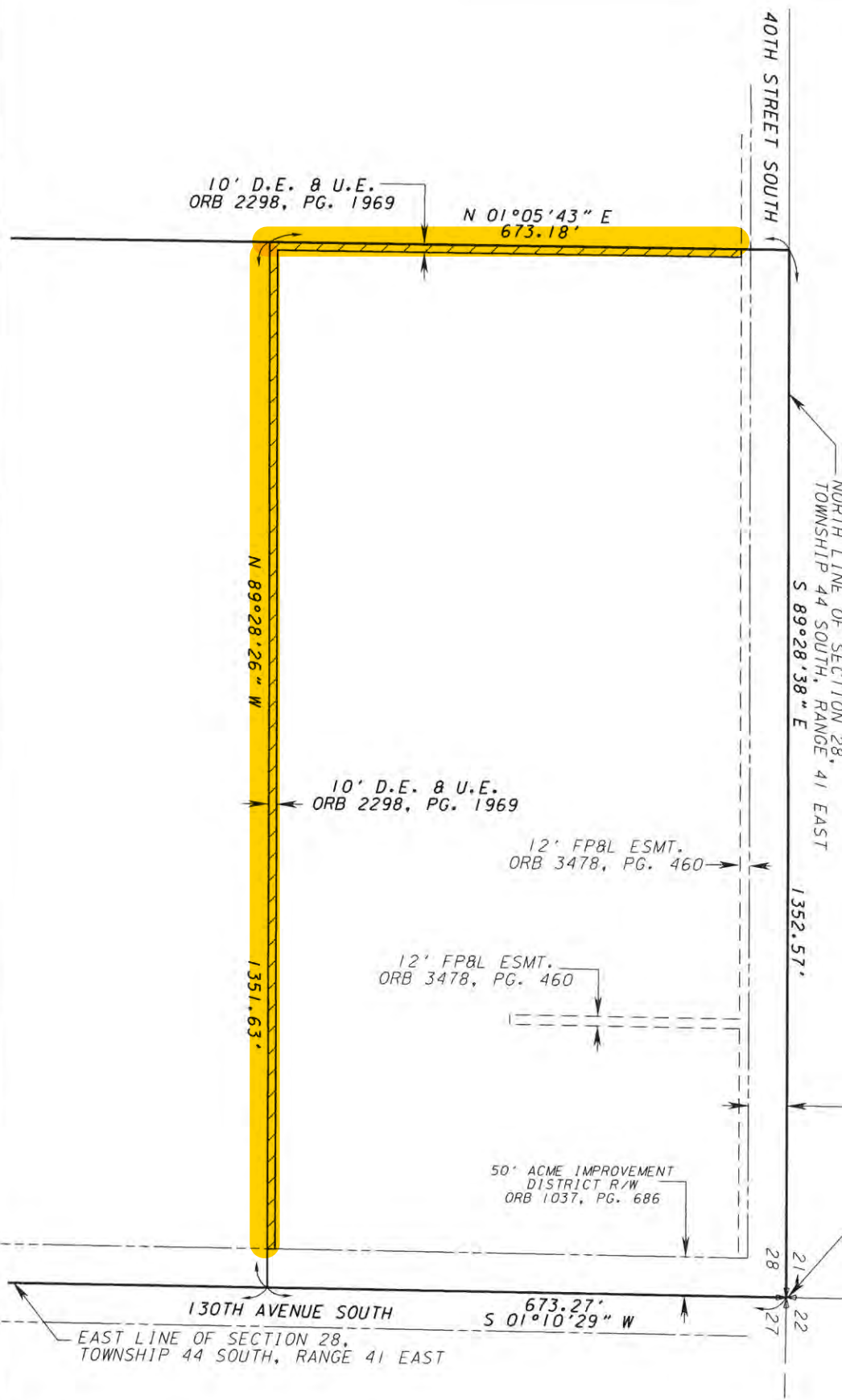
KEY SHEET AND CERTIFICATION

PROJ. NO.	1719	DATE	05/01/2017
SCALE	N/A	SHEET	1 OF 9



**LEGEND/ABBREVIATIONS:**

A.E.	ACCESS EASEMENT
B.E.	BUFFER EASEMENT
CL	CENTER LINE
D.E.	DRAINAGE EASEMENT
FP&L	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORD BOOK
P	PLAT
P.B.	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

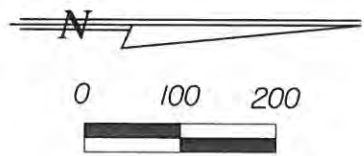
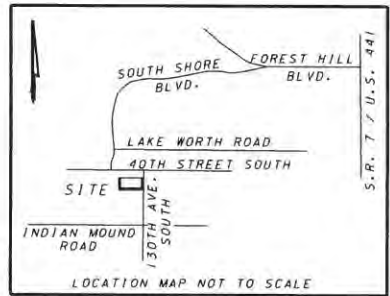
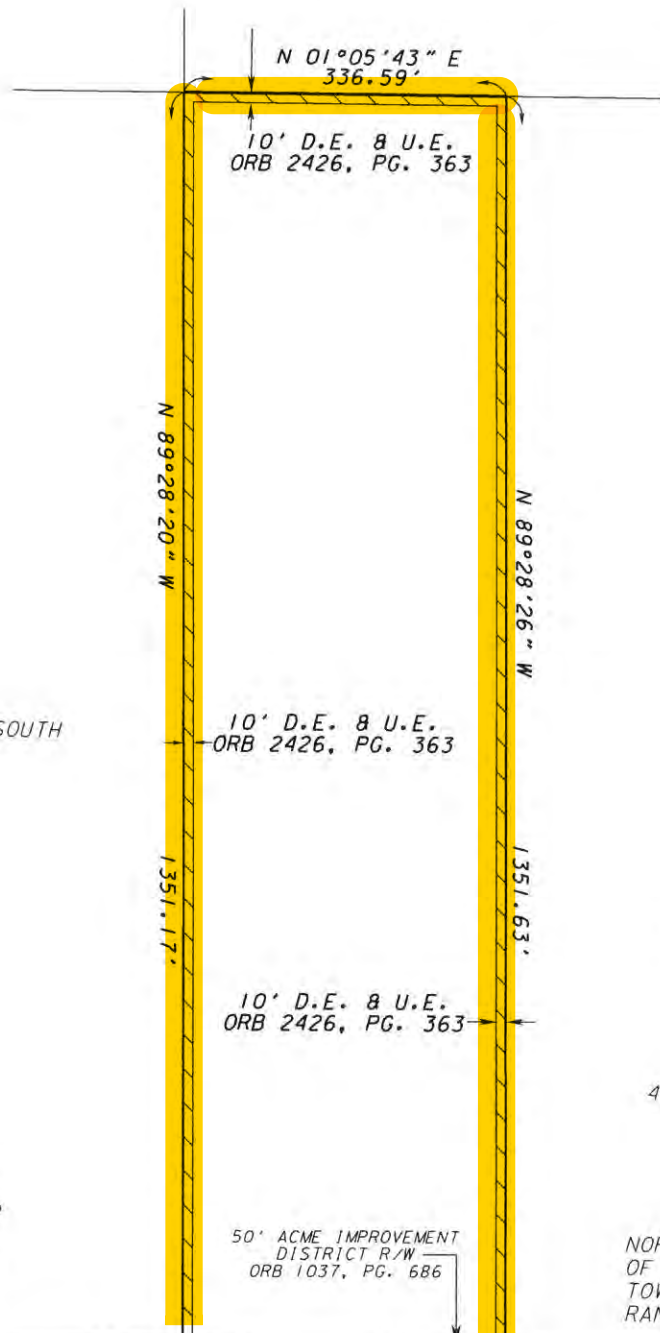


- NOTES:**
1. SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC, 4035, 4107, 4179 AND 4219, 130TH AVE, SOUTH WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/08/2016..
  2. SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC, 4220 AND 4280, SOUTH SHORE BLVD. WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/14/2016.
  3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

**LEGAL DESCRIPTION:**  
 AN EASEMENT FOR DRAINAGE AND UTILITIES OVER THE SOUTH 10 FEET AND THE WEST 10 FEET THEREOF THAT PART OF SECTIONS 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 01°10'29" WEST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 673.27 FEET; THENCE NORTH 89°28'26" WEST, A DISTANCE OF 1351.63 FEET; THENCE NORTH 01°05'43" EAST, A DISTANCE OF 673.18 FEET, TO THE NORTH LINE OF SAID SECTION 28; THENCE SOUTH 89°28'38" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1352.57 FEET TO THE POINT OF BEGINNING, AS RECORDED IN OFFICIAL RECORD BOOK 2298, PG. 1969 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LESS THE EAST 50 FEET AND THE NORTH 50 FEET THEREOF BEING THE ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY, AS RECORDED THE PUBLIC RECORDS OF PALM BEACH COUNTY.

<p><b>MEINSE LLC</b>          4035 130TH AVENUE SOUTH          WELLINGTON, FLORIDA</p>	<p><b>S E X T O N</b>          SEXTON ENGINEERING ASSOCIATES, INC.          CONSULTING ENGINEERS AND SURVEYORS          110 PONCE DE LEON STREET, SUITE 100          ROYAL PALM BEACH, FLORIDA 33411          PHONE 561-792-3122 FAX 561-792-3168          FL. REGISTRATIONS: LB0006837, EB 0007864</p>	<p><b>EASEMENT          ABANDONMENT SKETCH</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">PROJ. NO.</td> <td style="font-size: small;">1719</td> <td style="font-size: small;">DATE</td> <td style="font-size: small;">05/01/2017</td> </tr> <tr> <td style="font-size: small;">SCALE</td> <td style="font-size: small;">1"=200'</td> <td style="font-size: small;">SHEET</td> <td style="font-size: small;">2 OF 9</td> </tr> </table>	PROJ. NO.	1719	DATE	05/01/2017	SCALE	1"=200'	SHEET	2 OF 9
PROJ. NO.	1719	DATE	05/01/2017							
SCALE	1"=200'	SHEET	2 OF 9							





**LEGEND/ABBREVIATIONS:**

- A.E. ACCESS EASEMENT
- B.E. BUFFER EASEMENT
- CL CENTER LINE
- D.E. DRAINAGE EASEMENT
- FPBL FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORD BOOK
- P PLAT
- P.B. PLAT BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

4179 130th AVENUE SOUTH

10' D.E. & U.E.  
ORB 2426, PG. 363

N 89°28'20" W

1351.17'

10' D.E. & U.E.  
ORB 2426, PG. 363

N 89°28'26" W

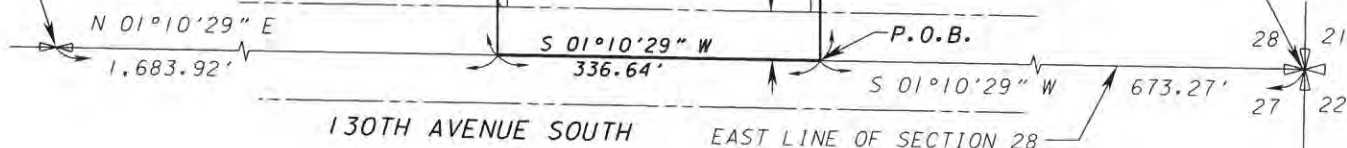
1351.63'

4035 130th AVENUE SOUTH

EAST QUARTER CORNER  
OF SECTION 28,  
TOWNSHIP 44 SOUTH,  
RANGE 41 EAST

50' ACME IMPROVEMENT  
DISTRICT R/W  
ORB 1037, PG. 686

NORTHEAST CORNER  
OF SECTION 28,  
TOWNSHIP 44 SOUTH,  
RANGE 41 EAST



**NOTES:**

1. SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC, 4035, 4107, 4179 AND 4219, 130TH AVE, SOUTH WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/08/2016..
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

**LEGAL DESCRIPTION:**

AN EASEMENT FOR DRAINAGE AND UTILITIES OVER THE NORTH 10 FEET, THE WEST 10 FEET, AND THE SOUTH 10 FEET OF THAT PART OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 28, 673.27 FEET SOUTH OF THE NORTHEAST CORNER; THENCE SOUTH 01°10'29" WEST ALONG THE SAID EAST LINE OF SAID SECTION 28, A DISTANCE OF 336.64 FEET; THENCE NORTH 89°28'20" WEST A DISTANCE OF 1351.17 FEET; THENCE NORTH 01°05'43" EAST A DISTANCE OF 336.59 FEET; THENCE SOUTH 89°28'26" EAST A DISTANCE OF 1351.63 FEET TO THE POINT OF BEGINNING AS RECORDED IN OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, BOOK 2426, PAGE 363.

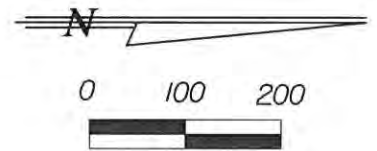
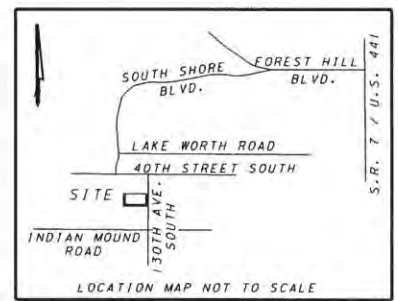
LESS THE EAST 50 FEET FOR ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY.

MEINSE LLC  
4107 130TH AVENUE SOUTH  
WELLINGTON, FLORIDA

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C.  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL REGISTRATIONS: LB0006837, EB 0007864

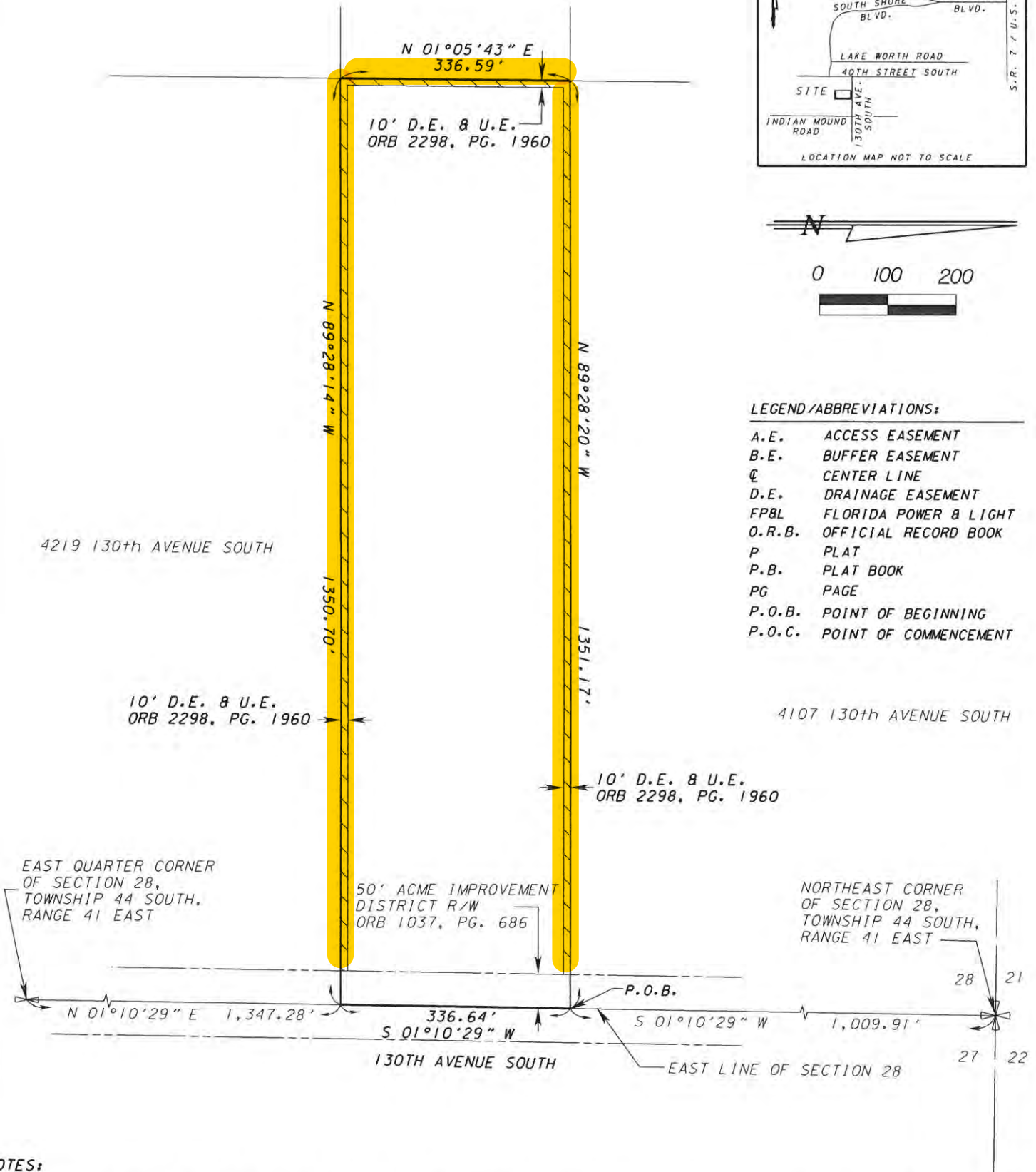
**EASEMENT  
ABANDONMENT SKETCH**

PROJ. NO. 1719 DATE 05/01/2017  
SCALE 1"=200' SHEET 3 OF 9



**LEGEND/ABBREVIATIONS:**

A.E.	ACCESS EASEMENT
B.E.	BUFFER EASEMENT
CL	CENTER LINE
D.E.	DRAINAGE EASEMENT
FP&L	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORD BOOK
P	PLAT
P.B.	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



**NOTES:**

- SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC, 4035, 4107, 4179 AND 4219, 130TH AVE, SOUTH WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/08/2016.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

**LEGAL DESCRIPTION:**

AN EASEMENT FOR DRAINAGE AND UTILITIES OVER THE SOUTH 10 FEET, THE WEST 10 FEET AND THE NORTH 10 FEET OF THAT PART OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 28, 1009.91 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 01°10'29" WEST, ALONG SAID EAST LINE OF SAID SECTION 28, A DISTANCE OF 336.64 FEET; THENCE NORTH 89°28'14" WEST A DISTANCE OF 1350.70 FEET; THENCE NORTH 01°05'43" EAST A DISTANCE OF 336.59 FEET; THENCE SOUTH 89°28'20" WEST, A DISTANCE OF 1351.17 FEET TO THE POINT OF BEGINNING AS RECORDED IN ORB. 2298 AT PAGE 1960 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE EAST 50 FEET THEREOF BEING THE ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1037 AT PAGE 686 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

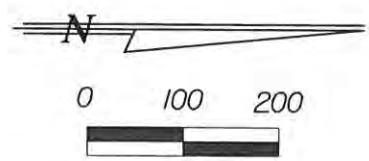
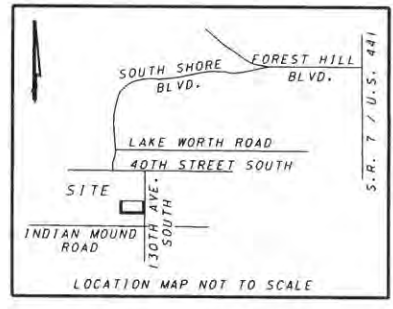
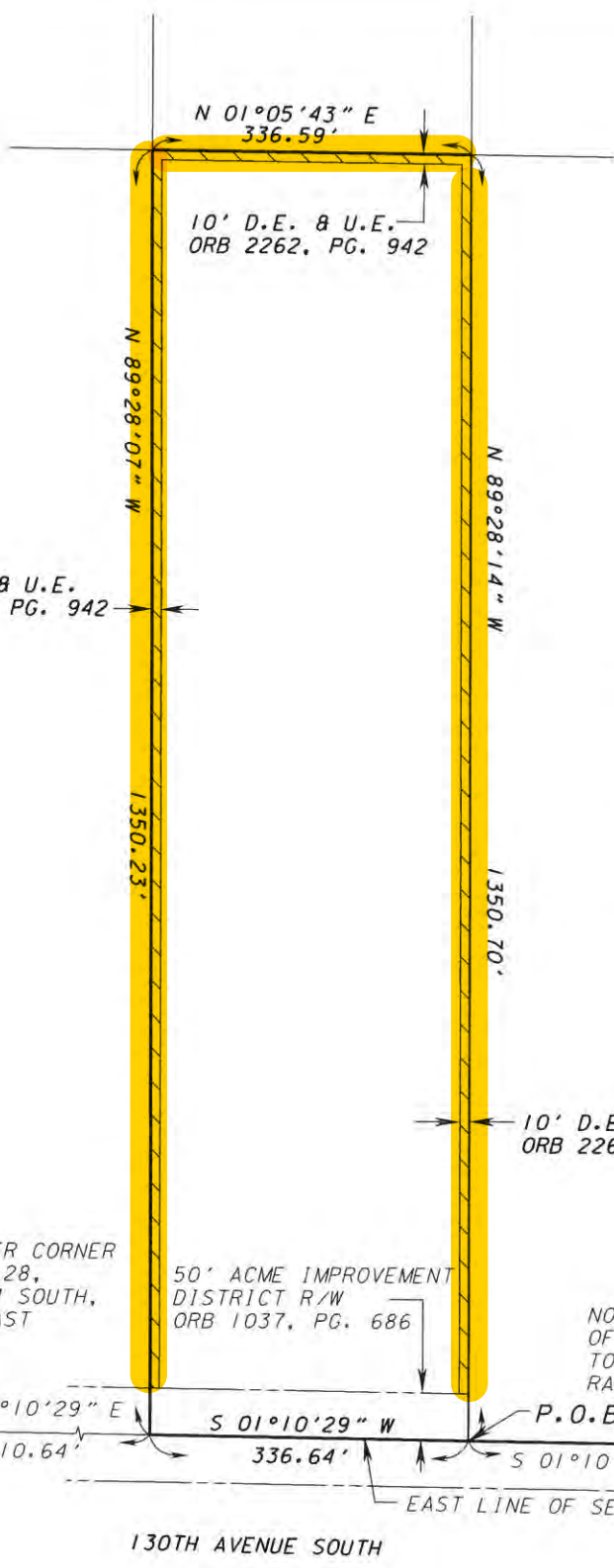
MEINSE LLC  
4179 130TH AVENUE SOUTH  
WELLINGTON, FLORIDA

S  
E  
A  
SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL. REGISTRATIONS: LB0006837, EB 0007864

**EASEMENT  
ABANDONMENT SKETCH**

PROJ. NO. 1719 DATE 05/01/2017  
SCALE 1"=200' SHEET 4 OF 9

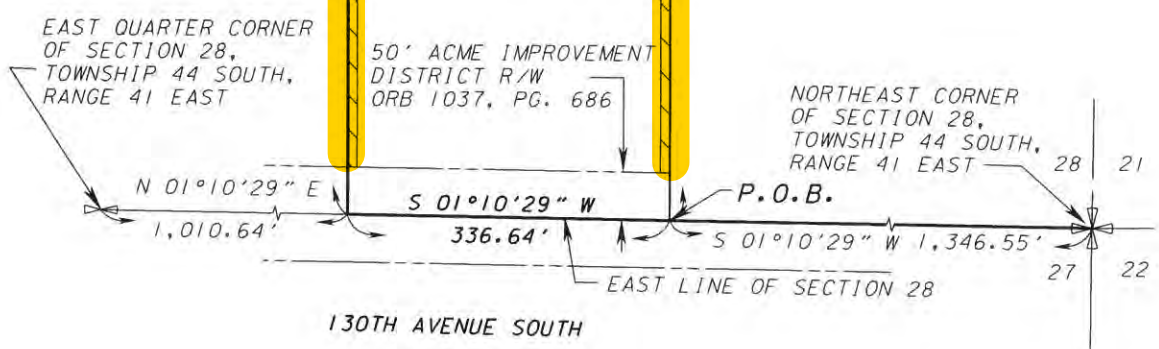




**LEGEND/ABBREVIATIONS:**

A.E.	ACCESS EASEMENT
B.E.	BUFFER EASEMENT
CL	CENTER LINE
D.E.	DRAINAGE EASEMENT
FP&L	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORD BOOK
P	PLAT
P.B.	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

4179 130TH AVE. SOUTH



**NOTES:**

- SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4220 AND 4280, SOUTH SHORE BLVD. WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/14/2016.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

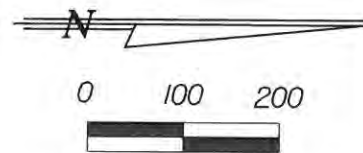
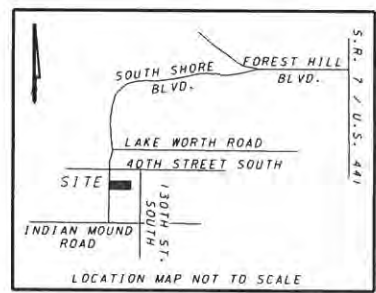
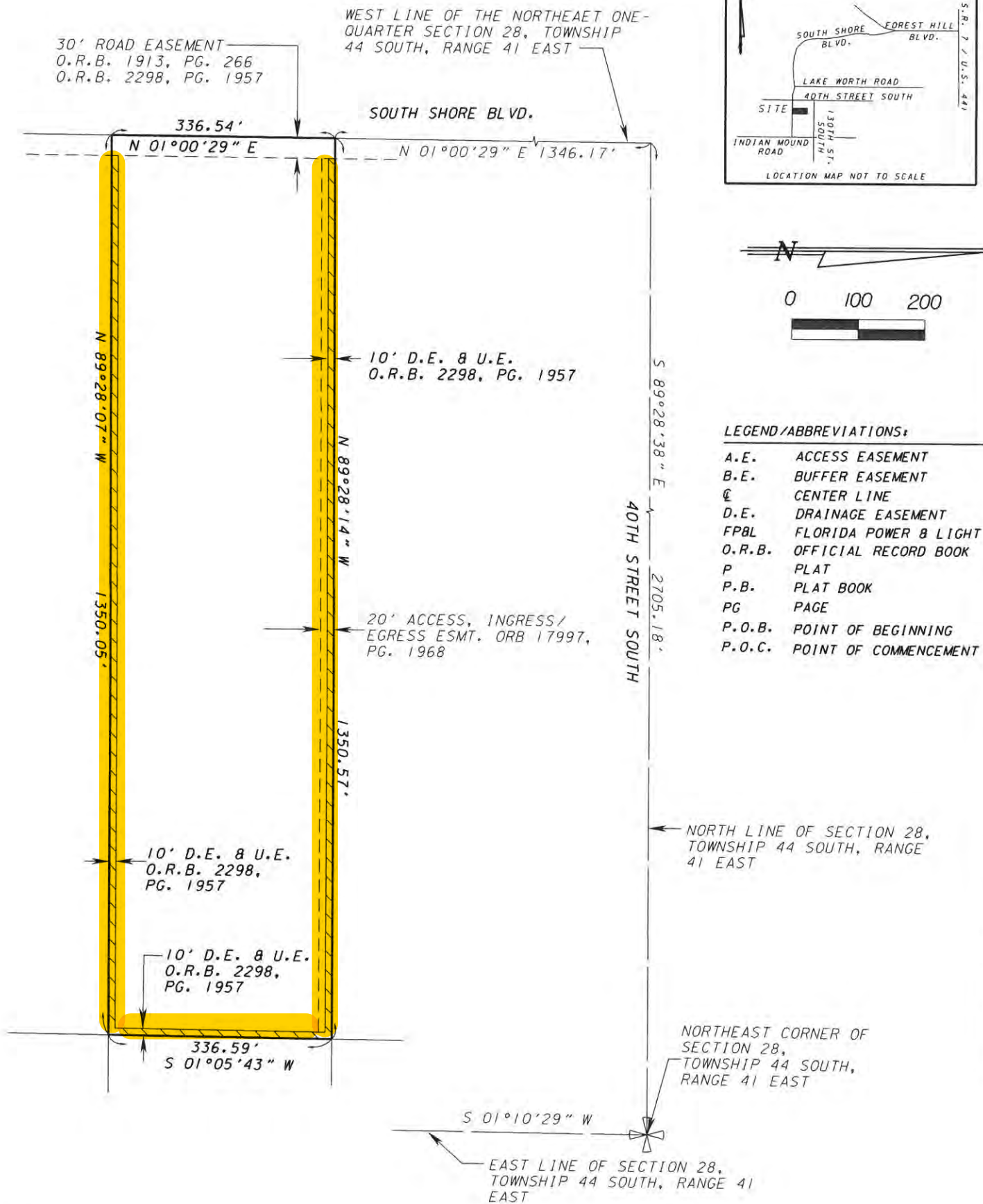
**LEGAL DESCRIPTION:**

AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG THE NORTH 10 FEET, THE WEST 10 FEET AND THE SOUTH 10 FEET OF THAT PART OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 28, 1346.55 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 01°10'29" WEST ALONG SAID EAST LINE OF SAID SECTION 28, A DISTANCE OF 336.64 FEET; THENCE NORTH 89°28'07" WEST A DISTANCE OF 1350.23 FEET; THENCE NORTH 01°05'43" EAST A DISTANCE OF 336.59 FEET; THENCE SOUTH 89°28'14" EAST A DISTANCE OF 1350.70 FEET TO THE POINT OF BEGINNING AS RECORDED IN ORB. 2262, PAGE 942 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE EAST 50 FEET THEREOF BEING THE ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1037 AT PAGE 686 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

<p><b>MEINSE LLC</b> 4219 130TH AVENUE SOUTH WELLINGTON, FLORIDA</p>	<p><b>S E X T O N</b> SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 110 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3168 FL. REGISTRATIONS: LB0006837, EB 0007864</p>	<p><b>EASEMENT ABANDONMENT SKETCH</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>PROJ. NO.</td><td style="text-align: center;">1719</td> <td>DATE</td><td style="text-align: center;">05/01/2017</td> </tr> <tr> <td>SCALE</td><td style="text-align: center;">1"=200'</td> <td>SHEET</td><td style="text-align: center;">5 OF 9</td> </tr> </table>	PROJ. NO.	1719	DATE	05/01/2017	SCALE	1"=200'	SHEET	5 OF 9
PROJ. NO.	1719	DATE	05/01/2017							
SCALE	1"=200'	SHEET	5 OF 9							



**LEGEND/ABBREVIATIONS:**

A.E.	ACCESS EASEMENT
B.E.	BUFFER EASEMENT
CL	CENTER LINE
D.E.	DRAINAGE EASEMENT
FP&L	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORD BOOK
P	PLAT
P.B.	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

**NOTES:**

- SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4035, 4107, 4179 AND 4219, 130TH AVE. SOUTH, WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/08/2016.
- SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4220 AND 4280, SOUTH SHORE BLVD. WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/14/2016.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

**LEGAL DESCRIPTION**

AN EASEMENT FOR DRAINAGE AND UTILITIES OVER THE NORTH 10 FEET THE EAST 10 FEET, AND THE SOUTH 10 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 2298, PAGE 1957, OFFICIAL RECORDS OF PALM BEACH COUNTY FLORIDA.

LESS THE WEST 30 FEET FOR ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY AS RECORDED IN O.R.B. 1913, PG. 266 AND O.R.B. 2298, PG. 1957, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**MEINSE LLC**  
4280 SOUTH SHORE BOULEVARD  
WELLINGTON, FLORIDA

**S E A** SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL REGISTRATIONS: LB0006837, EB 0007864

**EASEMENT  
ABANDONMENT SKETCH**

PROJ. NO.	1719	DATE	05/01/2017
SCALE	1"=200'	SHEET	6 OF 9



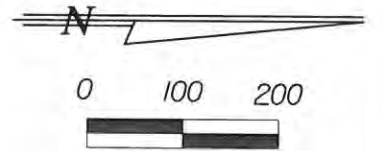
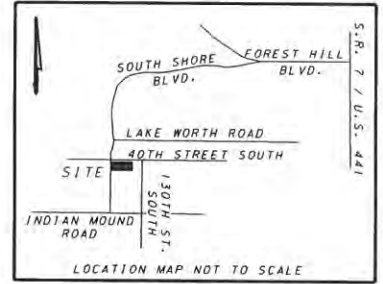
30' R.O.W. A.I.D.  
O.R.B. 4730, PG. 1389  
O.R.B. 1913, PG. 266

SOUTH SHORE BLVD.

WEST LINE OF THE NORTHEAST  
ONE-QUARTER SECTION 28,  
TOWNSHIP 44 SOUTH, RANGE  
41 EAST

N 01°00'29" E  
336.54'

N 01°00'29" E 1009.63'



15' INGRESS/  
EGRESS EASEMENT  
O.R.B. 5718, PG. 77  
O.R.B. 17363, PG. 1264

S 89°28'38" E

40TH STREET SOUTH

LEGEND/ABBREVIATIONS:

- A.E. ACCESS EASEMENT
- B.E. BUFFER EASEMENT
- CL CENTER LINE
- D.E. DRAINAGE EASEMENT
- FP&L FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORD BOOK
- P PLAT
- P.B. PLAT BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

10' D.E. & U.E.  
O.R.B. 4730, PG. 1389  
O.R.B. 2298, PG. 1963

N 89°28'14" W

1350.57'

10' D.E. & U.E.  
& ROAD EASEMENT  
ORB 4730, PG. 1389

S 89°28'20" E

1351.08'

NORTH LINE OF SECTION 28,  
TOWNSHIP 44 SOUTH, RANGE  
41 EAST

2705.18'

NORTHEAST CORNER OF  
SECTION 28, TOWNSHIP  
44 SOUTH, RANGE  
41 EAST

S 01°10'29" W

EAST LINE OF SECTION  
28, TOWNSHIP 44 SOUTH,  
RANGE 41 EAST

336.59'  
S 01°05'43" W

10' D.E. & U.E.  
O.R.B. 4730, PG. 1389  
O.R.B. 2298, PG. 1963

NOTES:

1. SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4035, 4107, 4179 AND 4219, 130TH AVE. SOUTH, WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/08/2016.
2. SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4220 AND 4280, SOUTH SHORE BLVD. WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/14/2016.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

LEGAL DESCRIPTION

AN EASEMENT FOR DRAINAGE AND UTILITIES OVER THE NORTH 10 FEET, THE EAST 10 FEET, AND THE SOUTH 10 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 2298, PAGE 1963, OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE WEST 30 FEET FOR ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY AS RECORDED IN O.R.B. 4730, PG. 1389 AND O.R.B. 1913, PG. 266, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MEINSE LLC

4220 SOUTH SHORE BOULEVARD  
WELLINGTON, FLORIDA

S  
E  
A

SEXTON ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL. REGISTRATIONS: LB0006837, EB 0007864

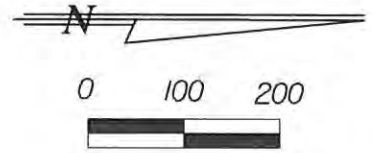
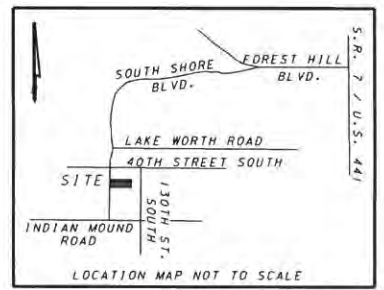
EASEMENT  
ABANDONMENT SKETCH

PROJ. NO. 1719 DATE 05/01/2017  
SCALE 1"=200' SHEET 7 OF 9



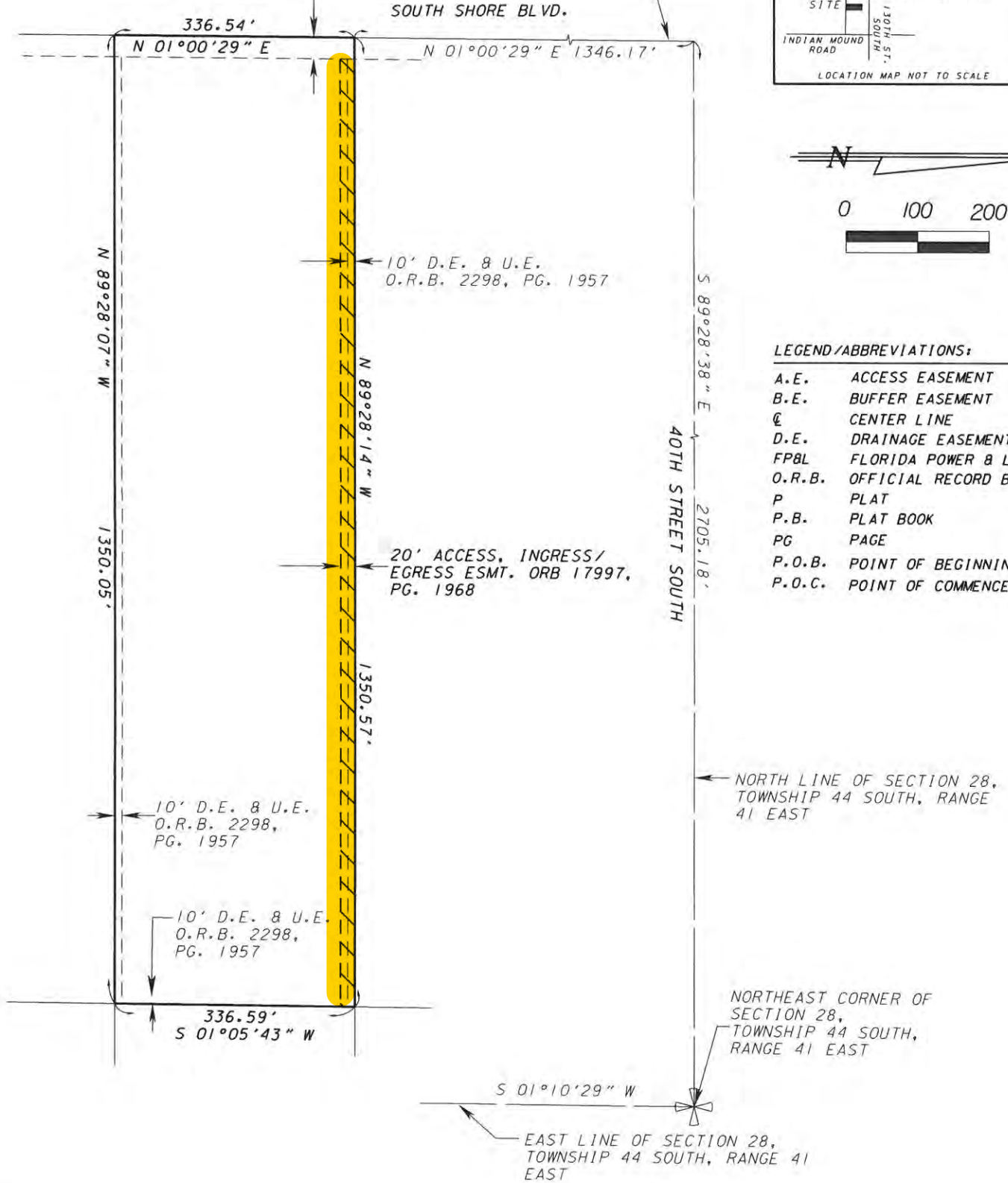
WEST LINE OF THE NORTHEAST ONE-QUARTER SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST

30' ROAD EASEMENT  
O.R.B. 1913, PG. 266  
O.R.B. 2298, PG. 1957



**LEGEND/ABBREVIATIONS:**

- A.E. ACCESS EASEMENT
- B.E. BUFFER EASEMENT
- CL CENTER LINE
- D.E. DRAINAGE EASEMENT
- FPBL FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORD BOOK
- P PLAT
- P.B. PLAT BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



**NOTES:**

1. SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4035, 4107, 4179 AND 4219, 130TH AVE. SOUTH, WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/08/2016.
2. SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4220 AND 4280, SOUTH SHORE BLVD. WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/14/2016.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

**LEGAL DESCRIPTION**

A NON -EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, THROUGH AND ACROSS THE NORTH 20 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA.

LESS THE WEST 30 FEET FOR ACME IMPROVEMENT DISTRICT RIGHT-OF-WAY AS RECORDED IN O.R.B. 1913, PG. 266 AND O.R.B. 2298, PG. 1957, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AS RECORDED IN OFFICIAL RECORD BOOK 17997, PAGE 1968, OFFICIAL RECORDS OF PALM BEACH COUNTY FLORIDA.

**MEINSE LLC**

4280 SOUTH SHORE BOULEVARD  
WELLINGTON, FLORIDA

**SXTON ENGINEERING ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
110 PONCE DE LEON STREET, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122 FAX 561-792-3168  
FL. REGISTRATIONS: LB0006837, EB 0007864

**EASEMENT  
ABANDONMENT SKETCH**

PROJ. NO. 1719 DATE 05/01/2017  
SCALE 1"=200' SHEET 8 OF 9

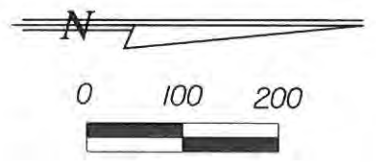
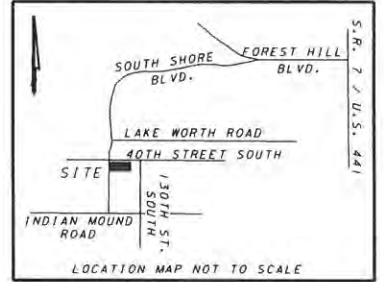


30' R.O.W. A.I.D.  
O.R.B. 4730, PG. 1389  
O.R.B. 1913, PG. 266

SOUTH SHORE BLVD.  
N 01°00'29" E  
336.54'

WEST LINE OF THE NORTHEAST  
ONE-QUARTER SECTION 28,  
TOWNSHIP 44 SOUTH, RANGE  
41 EAST

N 01°00'29" E 1009.63'



15' INGRESS/  
EGRESS EASEMENT  
O.R.B. 5718, PG. 77  
O.R.B. 17363, PG. 1264

N 89°28'14" W

S 89°28'38" E

40TH STREET SOUTH

S 89°28'20" E

10' D.E. & U.E.  
O.R.B. 4730, PG. 1389  
O.R.B. 2298, PG. 1963

1350.57'

10' D.E. & U.E.  
& ROAD EASEMENT  
ORB 4730, PG. 1389

1351.08'

**LEGEND/ABBREVIATIONS:**

A.E.	ACCESS EASEMENT
B.E.	BUFFER EASEMENT
CL	CENTER LINE
D.E.	DRAINAGE EASEMENT
FP&L	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORD BOOK
P	PLAT
P.B.	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

NORTH LINE OF SECTION 28,  
TOWNSHIP 44 SOUTH, RANGE  
41 EAST

2705.18'

NORTHEAST CORNER OF  
SECTION 28, TOWNSHIP  
44 SOUTH, RANGE  
41 EAST

336.59'  
S 01°05'43" W

10' D.E. & U.E.  
O.R.B. 4730, PG. 1389  
O.R.B. 2298, PG. 1963

S 01°10'29" W  
EAST LINE OF SECTION  
28, TOWNSHIP 44 SOUTH,  
RANGE 41 EAST

**NOTES:**

- SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4035, 4107, 4179 AND 4219, 130TH AVE. SOUTH, WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/08/2016.
- SEE SURVEY BY SEXTON ENGINEERING ASSOC. INC 4220 AND 4280, SOUTH SHORE BLVD. WELLINGTON, FLORIDA PROJ. NO. 1719, DATED 07/14/2016.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

**LEGAL DESCRIPTION**

A NON -EXCLUSIVE INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
THE EAST 618.30 FEET OF THE WEST 643.30 FEET OF THE NORTH 15 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.  
  
AS RECORDED IN OFFICIAL RECORD BOOK 17363, PAGE 1264, OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

<p><b>MEINSE LLC</b> 4220 SOUTH SHORE BOULEVARD WELLINGTON, FLORIDA</p>	<p><b>S E A</b> SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 110 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3168 FL REGISTRATIONS: LB0006837, EB 0007864</p>	<p><b>EASEMENT ABANDONMENT SKETCH</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>PROJ. NO.</td> <td>1719</td> <td>DATE</td> <td>05/01/2017</td> </tr> <tr> <td>SCALE</td> <td>1"=200'</td> <td>SHEET</td> <td>9 OF 9</td> </tr> </table>	PROJ. NO.	1719	DATE	05/01/2017	SCALE	1"=200'	SHEET	9 OF 9
PROJ. NO.	1719	DATE	05/01/2017							
SCALE	1"=200'	SHEET	9 OF 9							



**Exhibit D - Proposed  
FPL Easement**

**PROPOSED 20'  
FLORIDA POWER & LIGHT  
EASEMENT**

**LEGAL DESCRIPTION:**

BEING THE CENTERLINE OF A 20 FOOT FLORIDA POWER & LIGHT EASEMENT, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°28'38" EAST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,352.57 FEET; THENCE SOUTH 01°05'43" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 01°05'43" WEST, A DISTANCE OF 1,652.95 FEET TO THE END OF SAID CENTERLINE.

**NOTES:**

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST WHICH BEARS NORTH 01°10'29" EAST, ALL BEARINGS ARE RELATIVE THERETO.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED DESCRIPTION SKETCHS OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND ADOPTED IN CHAPTER 5J-17-050, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE JANUARY 11, 2010.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
SEXTON ENGINEERING ASSOCIATES INC.  
110 PONCE DE LEON ST., SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
L.B. NO. 6837

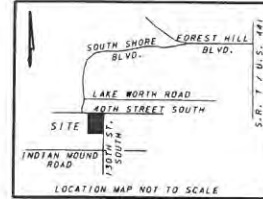
-----  
MICHAEL D. BONIN  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 4396, STATE OF FLORIDA

**DRAFT**

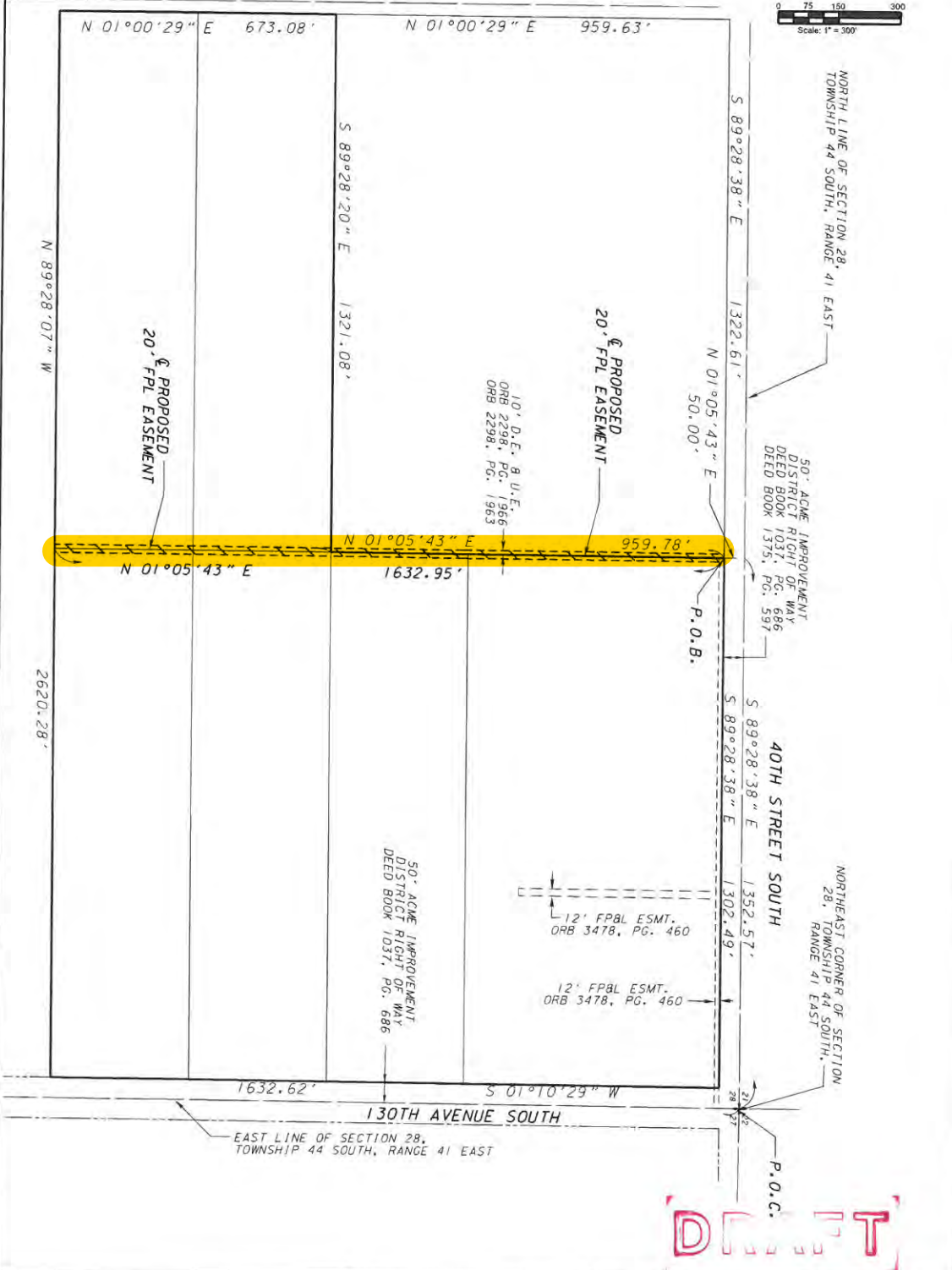
<b>PROPOSED 20' FLORIDA POWER &amp; LIGHT EASEMENT</b>	<b>S E A</b> SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 110 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3168 FL. REGISTRATIONS: LB0006837, EB 0007864	<b>EASEMENT SKETCH AND DESCRIPTION</b>	
		PROJ. NO. 1719 SCALE NOT TO SCALE	DATE 04/28/2017 SHEET 2 OF 2



- LEGEND/ABBREVIATIONS:**
- A.E. ACCESS EASEMENT
  - B.E. BUFFER EASEMENT
  - CL CENTER LINE
  - D.E. DRAINAGE EASEMENT
  - FP&L FLORIDA POWER & LIGHT
  - O.R.B. OFFICIAL RECORD BOOK
  - P PLAT
  - P.B. PLAT BOOK
  - PG PAGE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT



SOUTH SHORE BLVD.



**DRAFT**

**PROPOSED 20'  
FLORIDA POWER & LIGHT  
EASEMENT**

**SEXTON ENGINEERING ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
10 PONCE DE LEON STREET, SUITE 400  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE: 561-792-3422 FAX: 561-792-3468  
FL REGISTRATION# LB0006837, EB 0007064

**EASEMENT SKETCH  
AND  
DESCRIPTION**

PROJ. NO.	1719	DATE	04/28/2007
SCALE	1"=300'	SHEET	1 OF 2



# Exhibit E - Approved Site Plan

## SITE DATA

<b>Project Data:</b>	
Petition Number	17-068 (2017-043 WASAI)
Name of Project	IRON SPRING FARM
Proposed Use	Equestrian Residential
Future Land Use Designation	Residential A
Zoning District	AR/EOZD
Section/Township/Range	28/44S/41E
Property Control Numbers	73-41-44-28-00-000-1000 73-41-44-28-00-000-1020 73-41-44-28-00-000-1100 73-41-44-28-00-000-1110 73-41-44-28-00-000-1130 73-41-44-28-00-000-1160

Applicable Overlay(s)	EOZD
Total Site Area	69.17 Ac
Total Gross Floor Area	91,258 sf
Total Building Coverage Area	83,798 sf

	Floor Area (sf)	Building Coverage (sf)
<b>Barn A - 18 Stalls</b>		16,658 sf
Barn Area	16,658 sf	
Grooms Area (3 units)	1,500 sf	
<b>Barn B - 17 Stalls</b>		9,628 sf
Barn Area	7,094 sf	
Grooms Area (1 unit)	500 sf	
<b>Barn C - 12 Stalls</b>		8,715 sf
Barn Area	6,805 sf	
Office	1,910 sf	
<b>Barn D - 16 Stalls w/Mechanical Room</b>		23,560 sf
Stalls	3,600 sf	
Break/Tool Room	1,800 sf	
Grooms Area (1 unit)	500 sf	
Storage Loft	1,300 sf	
Maintenance Area	360 sf	
<b>Grooms Quarters (9 units)</b>		4,500 sf
Unit #1	500 sf	
Unit #2	500 sf	
Unit #3	500 sf	
Unit #4	500 sf	
Unit #5	500 sf	
Unit #6	500 sf	
Unit #7	500 sf	
Unit #8	500 sf	
Unit #9	500 sf	
<b>Caretaker's Residence</b>		1,332 sf
Living Space	996 sf	
Garage	336 sf	
<b>Residence</b>		7,469 sf
Lunging Building	5,000 sf	
Covered Arena	28,380 sf	
Lounge	4,410 sf	
Breeding Shed	900 sf	
Generator Building	500 sf	
Generator Building	300 sf	
Manure Bins (4)	826 sf	
	91,258 sf	112,178 sf

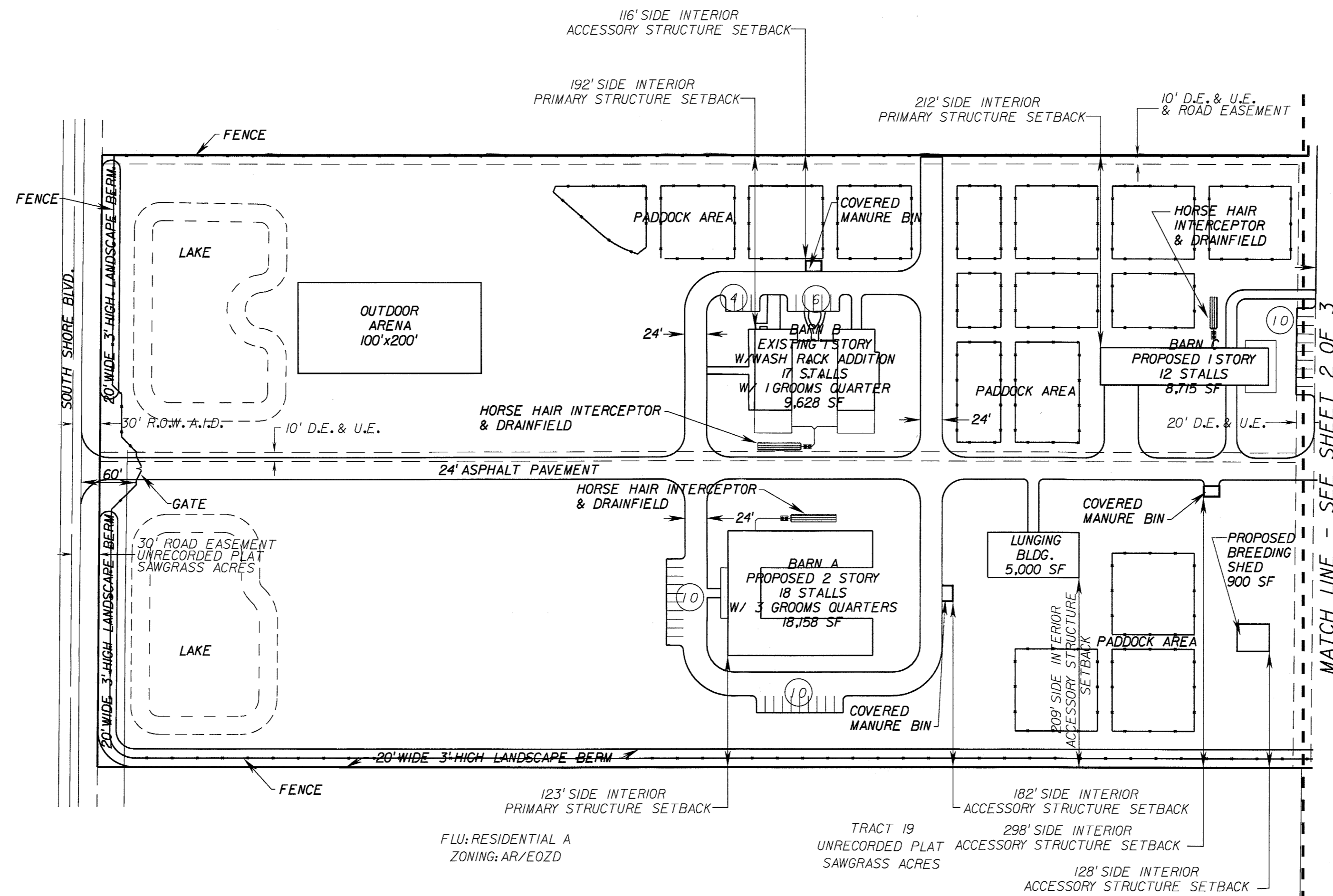
Total Floor Area Ratio (0.20 MAX.)	0.03
Total Building Coverage (20% MAX.)	3.7%
Impervious Area	13%
Buildings	2.58 Ac
Pavement/Driveways/Paths	6.24 Ac
Pervious Area	75%
Open Space	52.10 Ac
Water Surface	12%
Water Surface	8.25 Ac

Number of Stalls	63
Number of Grooms Quarters	14
Building Height	35 Feet Max.
Parking Required	= 56
Grooms Quarters - 2 Space/Unit x 9 Units	= 18
Caretaker's Residence - 2 Space/Residence	= 2
Main Residence (6 bedroom) - 2 Space/Residence + 1 Space/bedroom over 3 bedrooms	= 5
BARN A - 1 Space/3 Stalls x 18 Stalls + 2 Spaces/unit x 3 unit	= 12
BARN B - 1 Space/3 Stalls x 17 Stalls + 2 Spaces/unit x 1 unit	= 8
BARN C - 1 Space/3 Stalls x 12 Stalls	= 4
BARN D - 1 Space/3 Stalls x 16 Stalls + 2 Spaces/unit x 1 unit	= 7
TOTAL	= 56
Parking Provided	= 78

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	08/30/2016	EST	PER DRC COMMENTS
2	09/20/2016	EST	PER VOW COMMENTS
3	10/18/2016	EST	REMOVED DRIVEWAY CONNECTION
4	11/17/2016	EST	REMOVED DRIVEWAY CONN. TO ELIMINATE GUARDRAIL
5	05/17/2017	EST	PER CLIENT COMMENTS

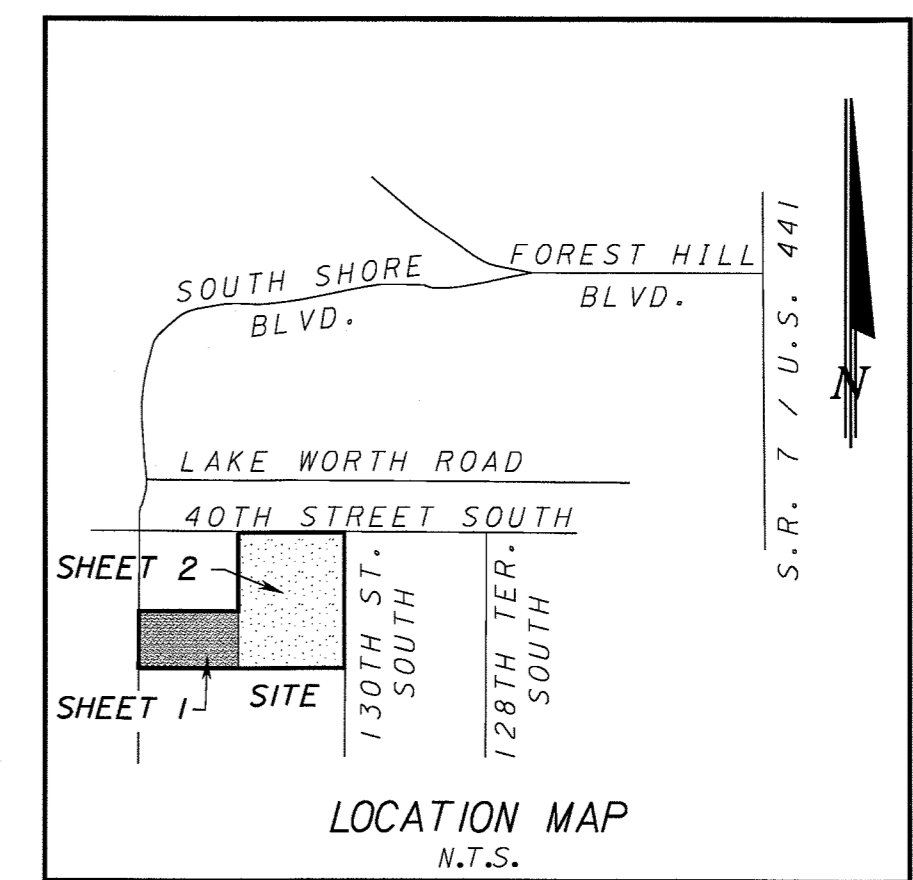
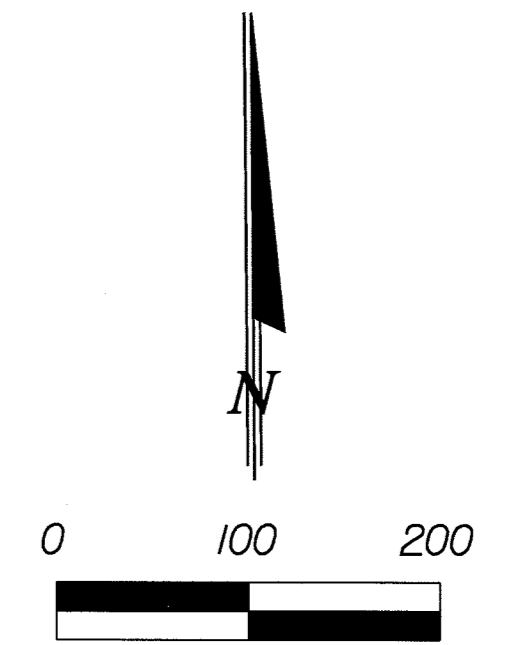
### CONDITIONS OF APPROVAL:

- 16-103 (2016-043 SP):**
- THE SITE PLAN MEETS THE REQUIREMENTS OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS RELATED TO SITE PLAN AND FINAL SUBDIVISION PLANS AND IS CERTIFIED FOR THE PARTICULAR SITE DESIGN BASED ON THE PLANS LAST DATED NOVEMBER 17, 2016. ANY CHANGES DUE TO ENGINEERING OR BUILDING PERMITS MAY REQUIRE A FUTURE SITE PLAN AMENDMENT. (PLANNING AND ZONING)
  - ENGINEERING/LAND DEVELOPMENT PERMITS MEETING ALL APPLICABLE REQUIREMENTS OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, AS WELL AS, STATE AND FEDERAL REGULATIONS AND GUIDELINES MUST BE APPLIED FOR, APPROVED, AND ISSUED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKEN PLACE. (ENGINEERING)
  - NO STRUCTURES MAY BE CONSTRUCTED OR PLACED IN UTILITY, DRAINAGE, LANDSCAPE, LAKE MAINTENANCE OR OTHER EASEMENTS OR WITHIN RIGHTS OF WAY (PLANNING AND ZONING/ENGINEERING).
  - ALL MANURE BINS SHALL MEET THE BMP REQUIREMENTS. (PLANNING AND ZONING)
  - THE GATES AT THE 130TH AVENUE SOUTH DRIVEWAY MUST BE LOCATED SO THAT A WB-50 TRUCK CAN BE ACCOMMODATED WITHOUT OBSTRUCTING THE RIGHTS-OF-WAY. (TRAFFIC)
  - MUST SUBMIT A GEOREFERENCED DWG OR DWF FILE OF THE CERTIFIED SITE PLAN. (PLANNING AND ZONING)
- 17-068 (2017-043 WASI):**
- ALL PREVIOUS CONDITIONS OF APPROVAL SHALL APPLY.
  - THE ADDITIONAL GENERATOR ROOMS SHALL NOT HAVE ANY LIVING QUARTERS WITHIN THEM.



### DEVELOPMENT REGULATIONS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			MAX. FAR	MAX. BLDG. COVER	MAX. BLDG. HEIGHT	SETBACKS (PRINCIPAL/ACCESSORY)			
	SIZE	WIDTH	DEPTH				FRONT	SIDE INTERIOR	SIDE CORNER	REAR
EOZD	10.0 AC	300'	300'	0.20	20%	35'	100'	50' / 25'	80' / 25'	100' / 25'



### DEVELOPMENT TEAM

#### PLANNER/ENGINEER/SURVEYOR:

SEXTON ENGINEERING ASSOCIATES, INC.  
110 PONCE DE LEON, SUITE 100  
ROYAL PALM BEACH, FLORIDA 33411  
PHONE 561-792-3122

#### ARCHITECT:

UNIVERSAL ENGINEERING, INC.  
8721 WELLINGTON VIEW DRIVE  
WELLINGTON, FLORIDA  
PHONE 561-204-5000

PETITION NO: 17-068 (2017-043 WASAI)  
APPROVED DATE: 5/31/17  
P&Z PROJECT MANAGER: [Signature]

RECEIVED  
MAY 27 2017  
WELLINGTON PLANNING AND ZONING DEPARTMENT

## SITE PLAN

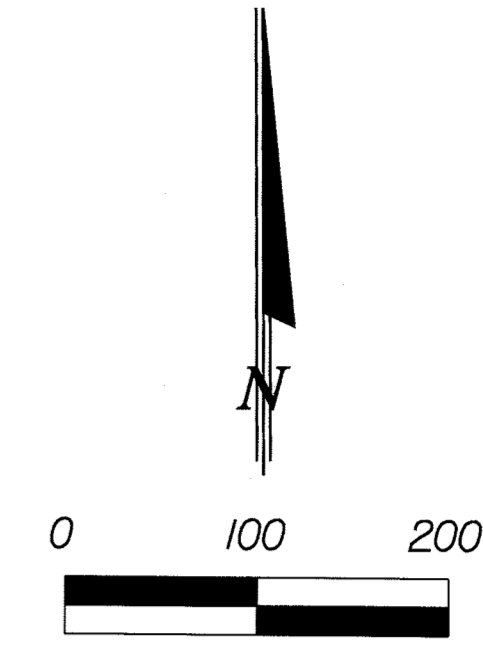
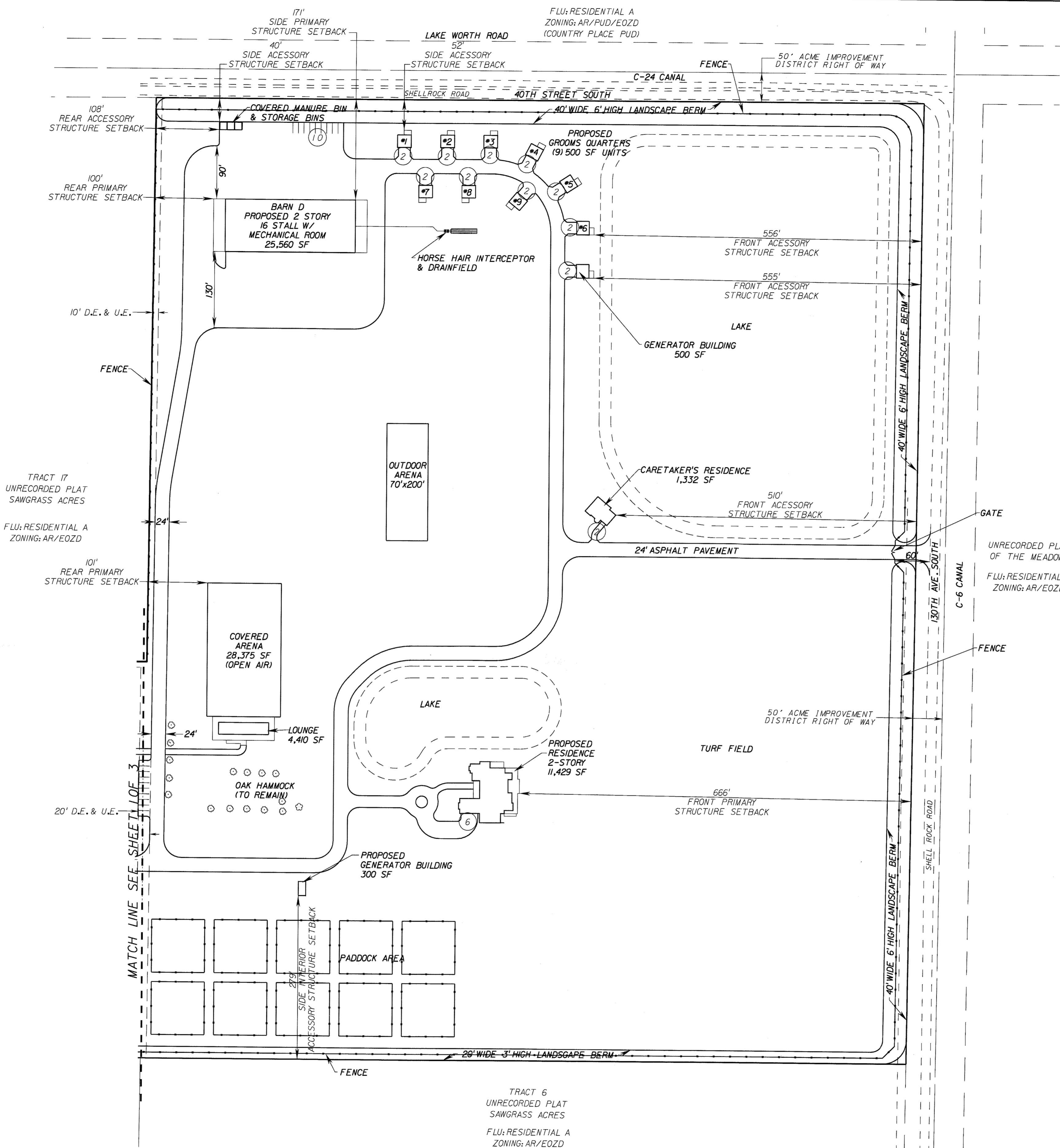
SEXTON ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS AND SURVEYORS

IRON SPRING FARM  
WELLINGTON, FLORIDA

PROJ. NO. 1719 DATE 07/25/2016  
SHEET 1 OF 3 SCALE 1"=100'



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	08/30/2016	EST	PER DRC COMMENTS
2	09/20/2016	EST	PER VOW COMMENTS
3	10/18/2016	EST	REMOVED DRIVEWAY CONNECTION
4	11/17/2016	EST	REMOVED DRIVEWAY CONN. TO ELIMINATE GUARDRAIL
5	05/17/2017	EST	PER CLIENT COMMENTS



PETITION NO: 17-060  
 APPROVED DATE: 03/11/17  
 P&Z PROJECT MANAGER: [Signature]

**SITE PLAN**

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**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL. REGISTRATIONS: LB0006837, EB 0007864

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**IRON SPRING FARM**  
**WELLINGTON, FLORIDA**

PROJ. NO. 1719  
 DATE 07/25/2016  
 SCALE 1"=100'  
 SHEET 2 OF 3

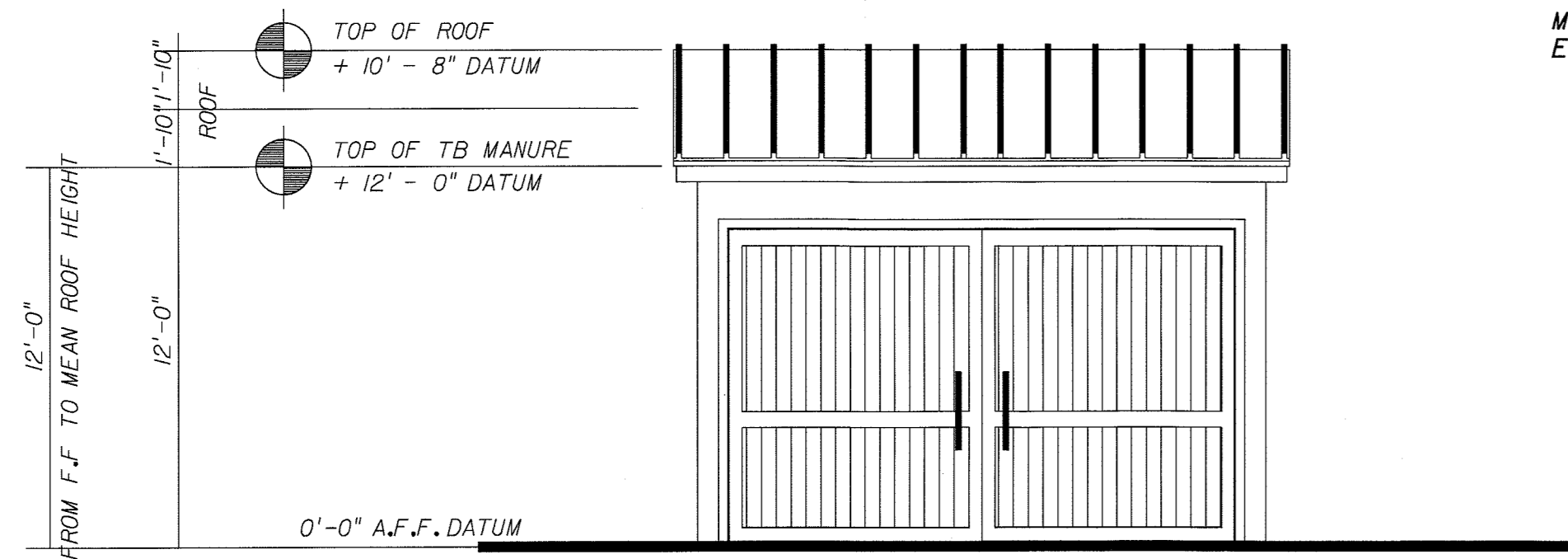
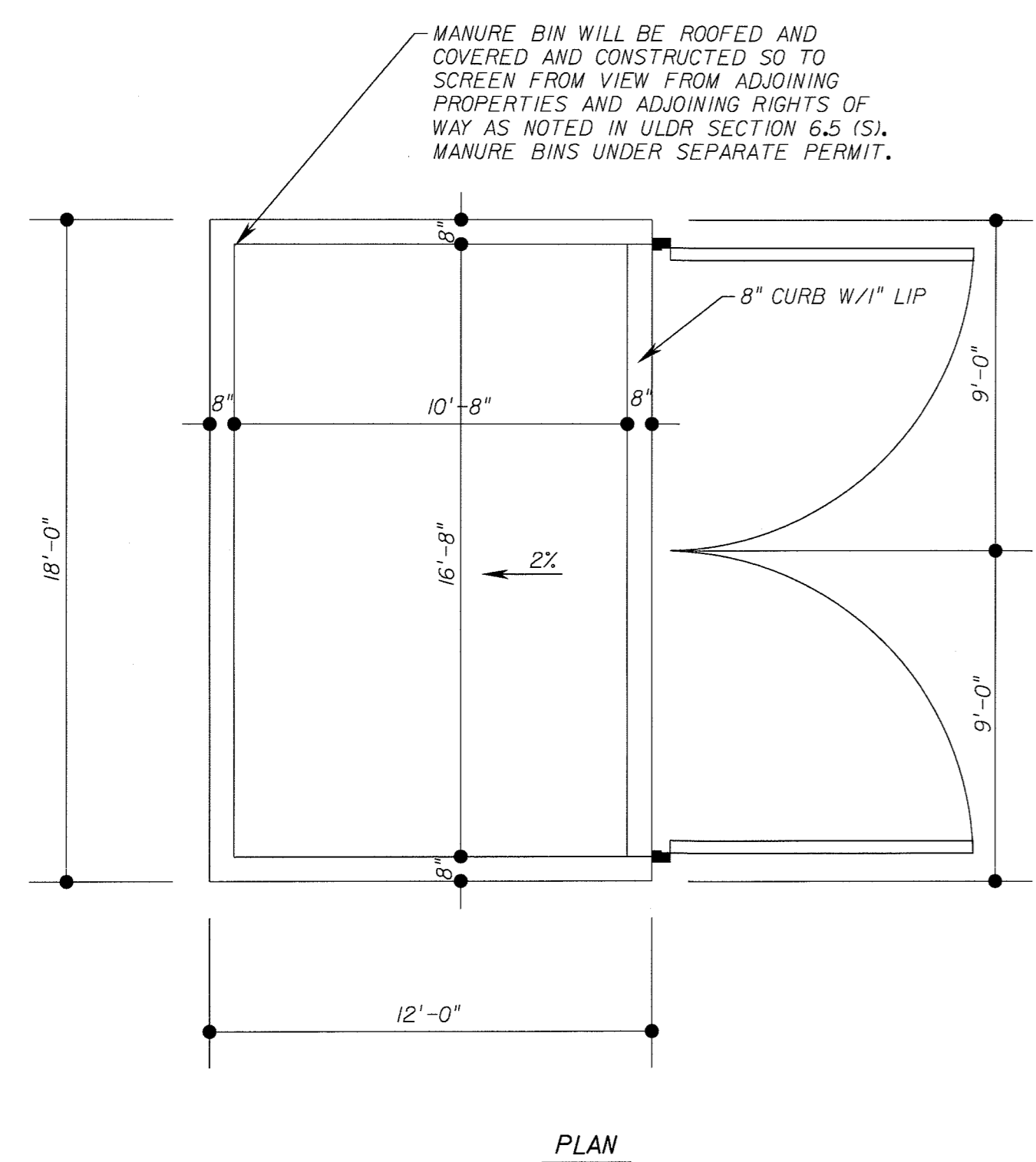


**REGULATING PLAN**

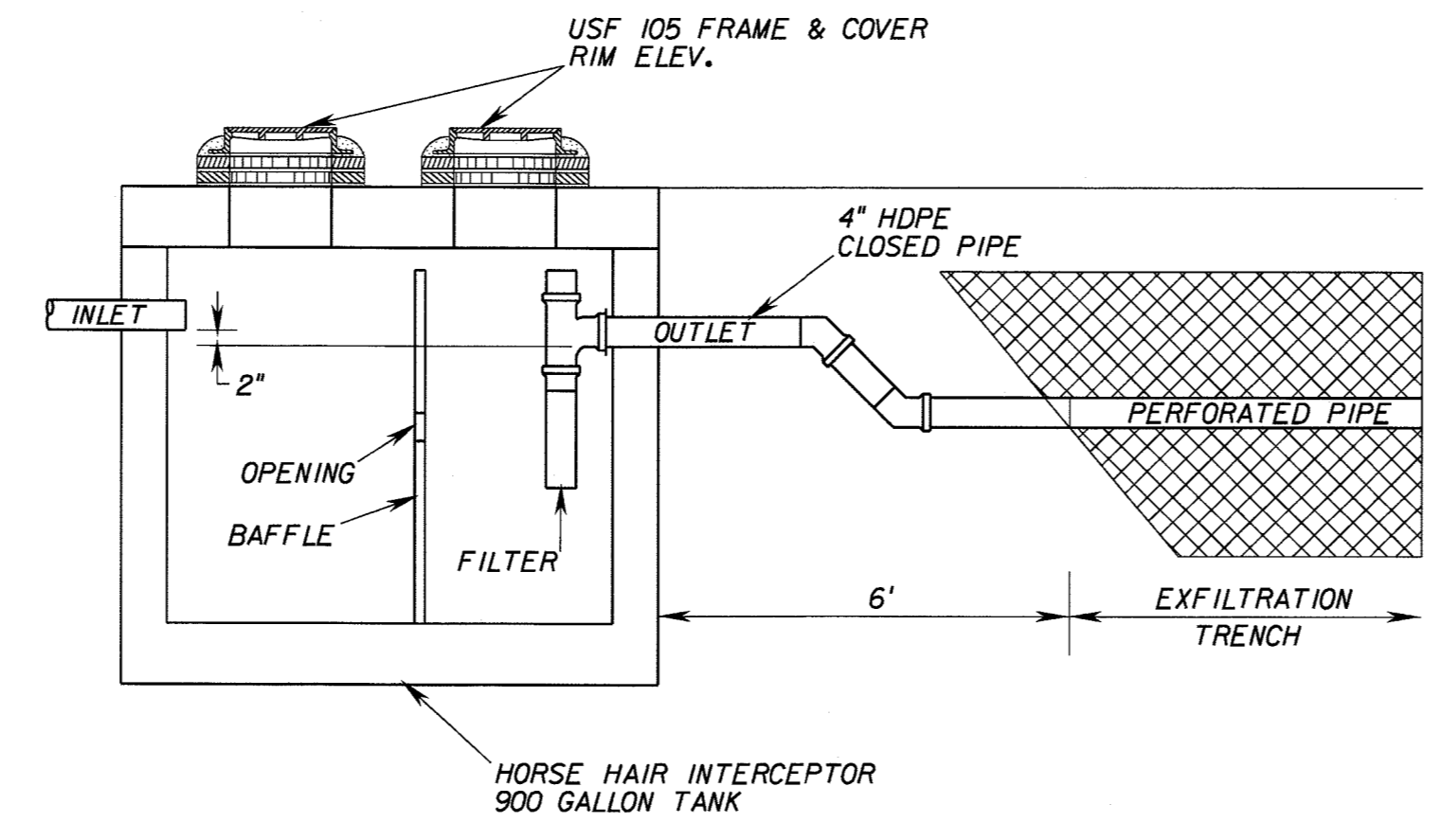
PROJ. NO. 1719 SCALE N.T.S. DATE 07/25/2016 SHEET 3 OF 3

**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 F.L. REGISTRATIONS: LB0006837, EB 0007864

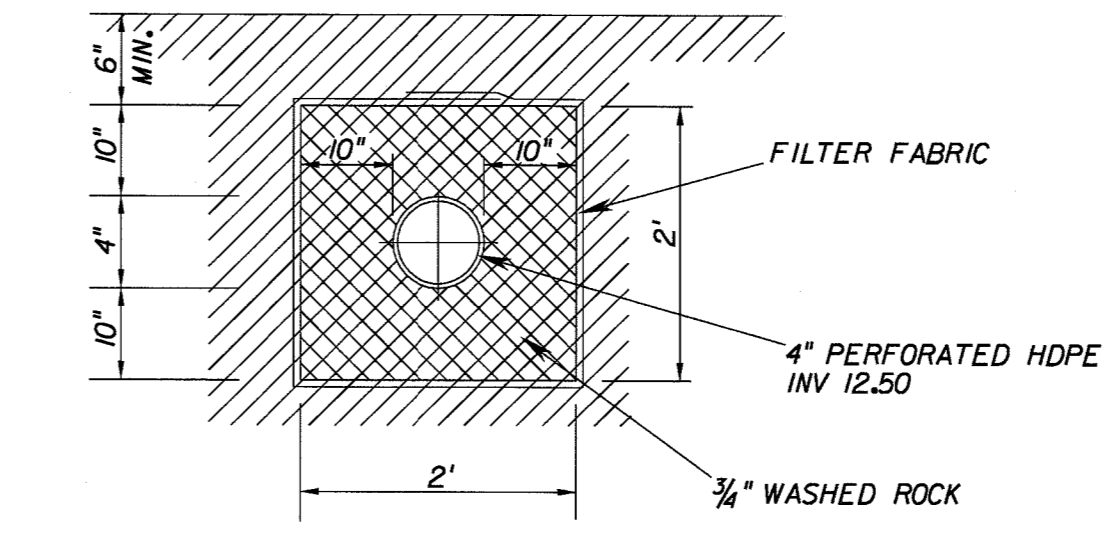
**IRON SPRING FARM**  
**WELLINGTON, FLORIDA**



**MANURE BIN**

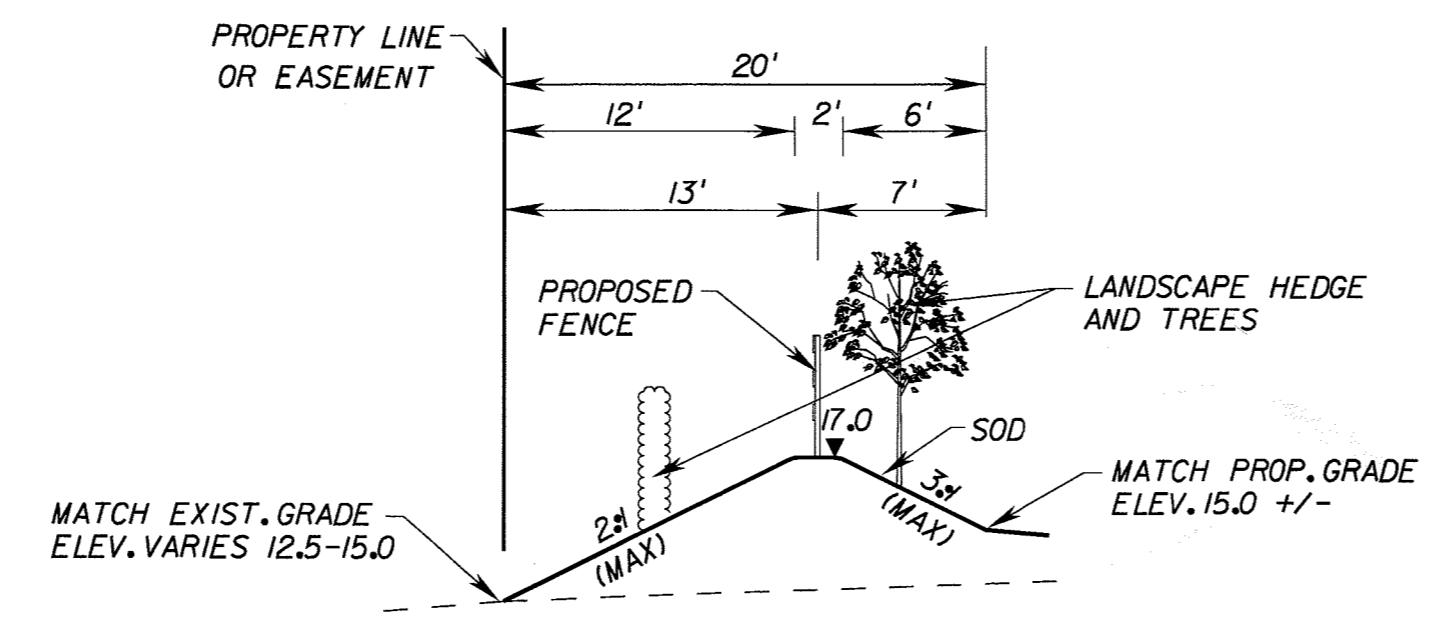


**HORSE HAIR INTERCEPTOR WITH EXFILTRATION TRENCH**

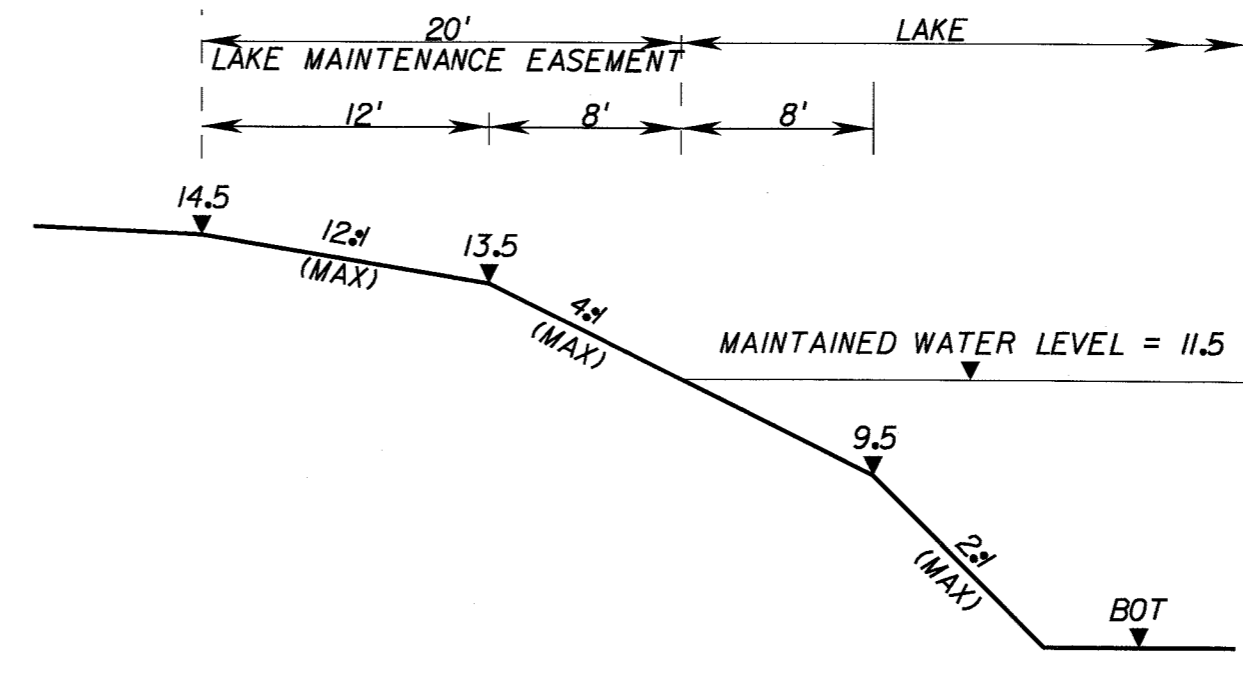


**EXFILTRATION TRENCH SECTION**

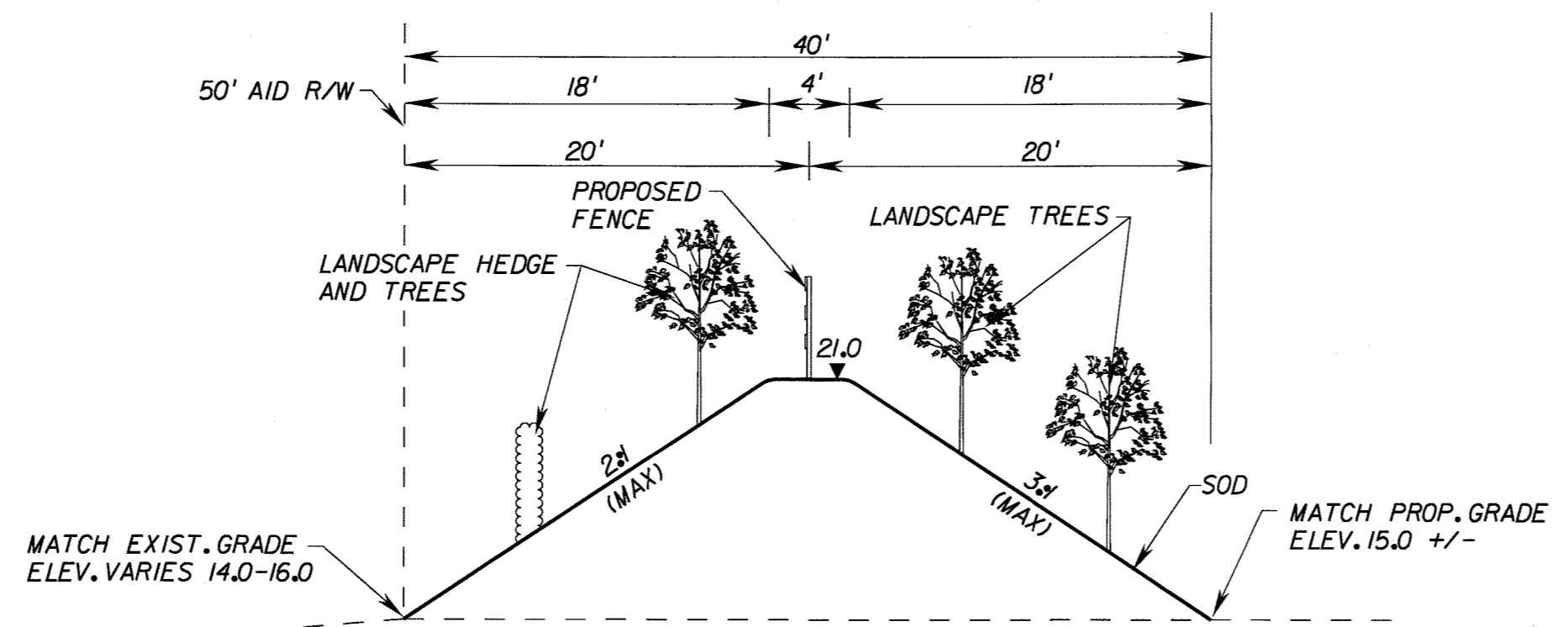
**HORSE WASH DRAINAGE DETAILS**



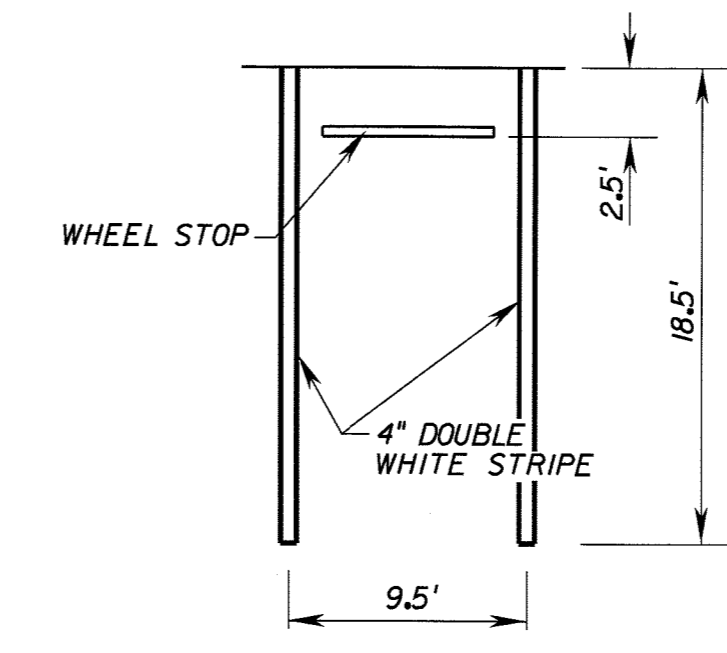
**20' LANDSCAPE BERM SECTION**



**TYPICAL LAKE SECTION**



**40' LANDSCAPE BERM SECTION**



**STANDARD PARKING 90° ANGLED**

NOTE: PARKING STRIPES SHALL BE PAINTED WHITE, SHALL BE 4" WIDE, AND SHALL HAVE NO LESS THAN 8" AND NO MORE THAN 16" BETWEEN THE INSIDE EDGES OF THE DOUBLE STRIPES

**STANDARD PARKING**

PETITION NO: 17-048  
 APPROVED DATE: 5/31/17  
 P&Z PROJECT MANAGER: [Signature]

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	08/30/2016	EST	PER DRC COMMENTS
2	09/20/2016	EST	PER VOW COMMENTS
5	05/17/2017	EST	PER VOW COMMENTS