

PREPARED BY: Martin J. Shatto, PSM  
DATE: 4-20-2010

PARCEL NO.: 103  
F.P. NO.: 406143  
STATE ROAD NO. 91  
COUNTY: PALM BEACH

**FEE SIMPLE LIMITED ACCESS RIGHT-OF-WAY**

THAT PART OF:

Blocks 5 and 6 of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2 at Page 45, of the Public Records of Palm Beach County, Florida, in Section 33, Township 43 South, Range 42 East, Palm Beach County, Florida, said part being more particularly described as follows:

COMMENCE at a found pk nail and disk (stamped "LB 4396") marking the intersection of the Westerly Existing Right of Way line of Cleary Road as recorded in Official Record Book 18457 at Pages 961 through 965, and the Southerly Existing Canal Right of Way line of Lake Worth Drainage District's L-3 Canal as recorded in Deed Book 67 at Page 416, of said Public Records of Palm Beach County; thence South 89°03'21" West, along said Southerly Existing Canal Right of Way line, a distance of 644.42 feet to a line being 25.00 feet Easterly of and parallel with the Easterly Existing Limited Access Right of Way line of State Road Number 91 as shown on sheets 2 and 3 of the Florida Department of Transportation Right of Way Map, project 406143-1 dated 06-04-08 with the latest revision dated 4-20-2010 and the POINT OF BEGINNING; Thence South 40°38'55" West, along said parallel line, a distance of 495.37 feet; Thence South 34°27'35" East, a distance of 20.70 feet to a line being 45.00 feet Easterly of and parallel with the aforementioned Easterly Existing Limited Access Right of Way line of State Road Number 91; Thence South 40°38'55" West, along said parallel line, a distance of 18.63 feet; Thence South 34°27'35" East, a distance of 305.69 feet to a line being 58.00 feet Westerly of and parallel with said Westerly Existing Right of Way line of Cleary Road; Thence along said parallel line the following two (2) courses; South 74°52'40" West, a distance of 75.18 feet to the beginning of a curve to the left having a radius of 815.00 feet, a central angle of 08°51'29" and a chord bearing South 70°26'56" West; Thence Southeasterly along the arc of said curve, a distance of 126.00 feet; Thence North 46°07'09" West, a distance of 210.92 feet to a line being 25.00 feet Easterly of and parallel with the Easterly Existing Limited Access Right of Way line of State Road Number 91; Thence Southeasterly along said parallel line the following three (3) courses; South 40°38'55" West, a distance of 736.99 to the beginning of curve to the left having a radius of 11,334.16 feet, a central angle of 09°03'29" and a chord bearing South 36°07'10" West; Thence Southeasterly along the arc of said curve, a distance of 1,791.86 feet; Thence South 30°59'04" West, a distance of 113.74 feet to the Southerly line of Tract 23 of said Block 6; Thence South 89°04'01" West, along said Southerly line of Tract 23, a distance of 29.45 feet to the aforementioned Easterly Existing Limited Access Right of Way line of State Road Number 91; Thence North 30°59'04" East, along said Easterly Existing Limited Access Right of Way line, a distance of 129.57 feet to the beginning of a non-tangent curve to the right having a radius of 11,359.16 feet, a central angle of 09°03'29" and a chord bearing North 36°07'10" East;

Thence Northeasterly along the arc of said curve, a distance of 1,795.82 feet; Thence North 40°38'55" East, along said Easterly Existing Limited Access Right of Way line, a distance of 1472.16 feet to the aforementioned Southerly Existing Canal Right of Way line of Lake Worth Drainage District's L-3 Canal; Thence North 89°03'21" East, along said Southerly Existing Canal Right of Way line, a distance of 33.43 feet to the POINT OF BEGINNING.

Containing 3.256 acres, more or less.

Together with all rights of ingress, egress, light, air and view between grantors remaining property and any facility constructed on the above described property.

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Martin J. Shatto  
P.S.M. No.: 5219

Date: \_\_\_\_\_

**NOT VALID UNLESS SIGNED AND SEALED**

PARENT TRACT - 47.815 ACRES

TAKE - 3.528 ACRES

REMAINDER - 44.287 ACRES

PARCEL 103



PALM BEACH COUNTY  
(UNINCORPORATED)

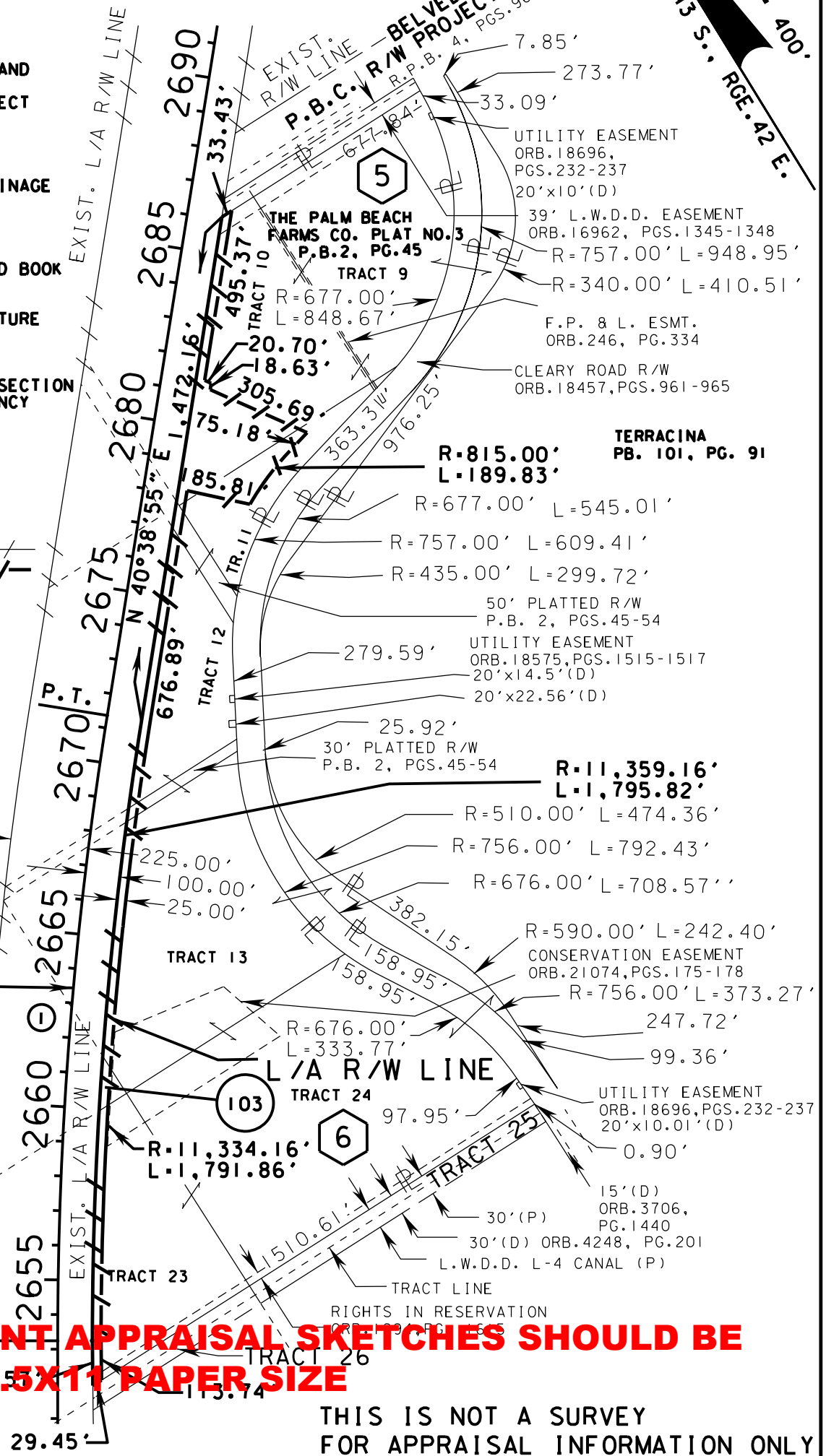
SCALE: 1" = 400'  
SEC. 33, TWP. 43 S., RGE. 42 E.

LEGEND

- B . BASELINE
- CO. . COMPANY
- (D) . DEED
- D . DEGREE OF CURVATURE
- Δ . DELTA
- (E) . EASTING
- ESMT. . EASEMENT
- EXIST. . EXISTING
- FP & L . FLORIDA POWER AND LIGHT
- F.P. ID. . FINANCIAL PROJECT IDENTIFICATION
- INC. . INCORPORATED
- L . LENGTH
- L/A . LIMITED ACCESS
- L.W.D.D. . LAKE WORTH DRAINAGE DISTRICT
- N/A . NOT APPLICABLE
- NO. . NUMBER
- (N) . NORTHING
- ORB. . OFFICIAL RECORD BOOK
- (P) . PLAT
- P . PROPERTY LINE
- P.C. . POINT OF CURVATURE
- P.B. . PLAT BOOK
- PG. . PAGE
- PGS. . PAGES
- P.I. . POINT OF INTERSECTION
- P.T. . POINT OF TANGENCY
- R . RADIUS
- R/W . RIGHT OF WAY
- RGE. . RANGE
- SEC. . SECTION
- S.R. . STATE ROAD
- T . TANGENT
- TR. . TRACT
- TWP. . TOWNSHIP
- EXIST. R/W . EXIST. R/W
- EXIST. L/A R/W . EXIST. L/A R/W

Ⓚ CURVE NO. ①  
 P.I. STA. 2662+32.24  
 (N) 856,366.056  
 (E) 930,143.068  
 Δ = 09°03'29" (RT)  
 D = 00°30'00"  
 T = 907.70'  
 L = 1,811.63'  
 R = 11,459.16'  
 P.C. STA. 2653+24.54  
 (N) 855,592.861  
 (E) 929,667.574  
 P.T. STA. 2671+36.17  
 (N) 857,054.750  
 (E) 930,734.362

SURVEY S.R. 91  
(FLORIDA'S TURNPIKE)



**NOTE: CURRENT APPRAISAL SKETCHES SHOULD BE SET-UP FOR 8.5X11 PAPER SIZE**

THIS IS NOT A SURVEY  
FOR APPRAISAL INFORMATION ONLY

		FLORIDA DEPARTMENT OF TRANSPORTATION			
		PARCEL SKETCH - NOT A SURVEY			
		STATE ROAD NO. 91		PALM BEACH COUNTY	
REV. PAR. 103	G. CHILL	04/27/10	BY	DATE	PREPARED BY:
REV. PAR. 103	J. EDGAR	04/08/09	DRAWN	T. LAIRD	04/20/10
REVISION	BY	DATE	CHECKED	J. SHATTO	04/20/10
			F.P. ID. 406143-1 SECTION N/A		DATA SOURCE:
					N/A
					SHEET 1 OF 2

PARENT TRACT - 47.815 ACRES

TAKE - 3.528 ACRES

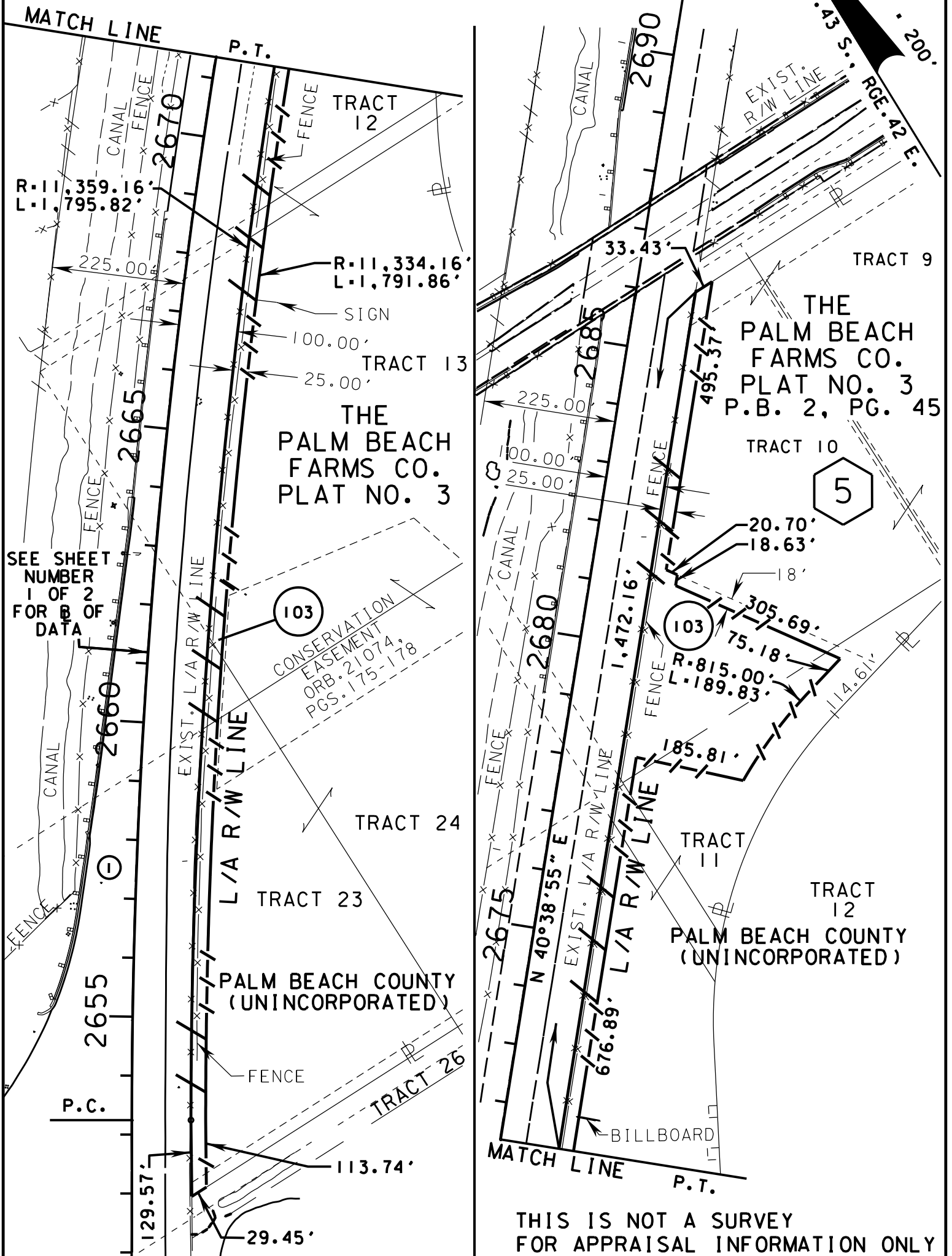
REMAINDER - 44.287 ACRES

**NOTE: CURRENT APPRAISAL SKETCHES SHOULD BE SET-UP FOR 8.5X11 PAPER SIZE**

PARCEL 103



SCALE : 1" = 200'  
 SEC. 33, TWP. 43 S., RGE. 42 E.



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FLORIDA DEPARTMENT OF TRANSPORTATION  
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 91

PALM BEACH COUNTY

REV. PAR. 103	G. CHILL	04/27/10	BY	DATE	PREPARED BY:	DATA SOURCE:
REV. PAR. 103	J. EDGAR	04/08/09	DRAWN	T. LAIRD	04/20/10	WANTMAN GROUP, INC.
REVISION	BY	DATE	CHECKED	J. SHATTO	04/20/10	F.P. ID. 406143-1 SECTION N/A
						N/A
						SHEET 2 OF 2