

Agenda Item #: 3-C-2

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: September 12, 2006

☒ Consent

☐ Regular

☐ Workshop

☐ Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

Project No.: 97511 B

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: Resolutions declaring the acquisition of properties designated as Parcels 3B, 5A and 6 as whole-takes in fee simple for retention ponds; Parcels 100, 101, 102, 103, 104, 105, 106, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 120, 121, 122, 123, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 163, 164, 165, 167, 169, 171, 172, 173, 174, 175, 177, 178, 179, 180, 181, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192 and 198 as partial takes in fee simple for the necessary Right-of-Way; Parcels 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 213, 215, 217, 218, 220, 221, 222, 223, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 263, 264, 265, 267, 269, 271, 272, 273, 274, 275, 277, 278, 279, 280, 281, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293 and 298 as Permanent Easements;

(Continued on page 3)

Summary: This action will initiate Eminent Domain Proceedings against 250 parcels for retention ponds, right-of-way and easements with an estimated appraised or settled but unclosed value of \$4,821,843.

District: 6 (PM)

Background and Justification: On February 1, 2005, the Board of County Commissioners granted approval to appraise and acquire rights-of-way for projects shown on the Five-Year Road Program. The acquisition of these parcels is required for the construction and improvements of Seminole Pratt Whitney Road from south of Okeechobee Boulevard to north of Sycamore Drive. This acquisition is for a public purpose and necessity, which is deemed to be in the best interest of Palm Beach County.

Attachments:

1. Location Map
2. Resolutions with Exhibit "A" and Exhibit "B"

Recommended by:


Division Director

8/13/06
Date

Approved by:


County Engineer

8/14/06
Date

Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u>\$4,821,843</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No ____
Budget Acct No.: Fund 3503 Dept. 361 Unit 0699 Object 6120
Program

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

Road Impact Fee Fund - Zone 3
Seminole Pratt Whitney/S of Okeechobee to N of Sycamore

Appraised Values - 223 Parcels	\$4,498,744
Settled but Unclosed - 27 Parcels	\$ 323,099
Fiscal Impact	<u>\$4,821,843</u>

C. Departmental Fiscal Review: R.D. Ward 8/4/06

III. REVIEW COMMENTS

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

<u>Elizabeth Gleser 8/16/06</u> OFMB	<u>N/A</u> Contract Dev. and Control
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pm 8/16/06

B. Approved as to Form and Legal Sufficiency:

Mike Thompson
Assistant County Attorney

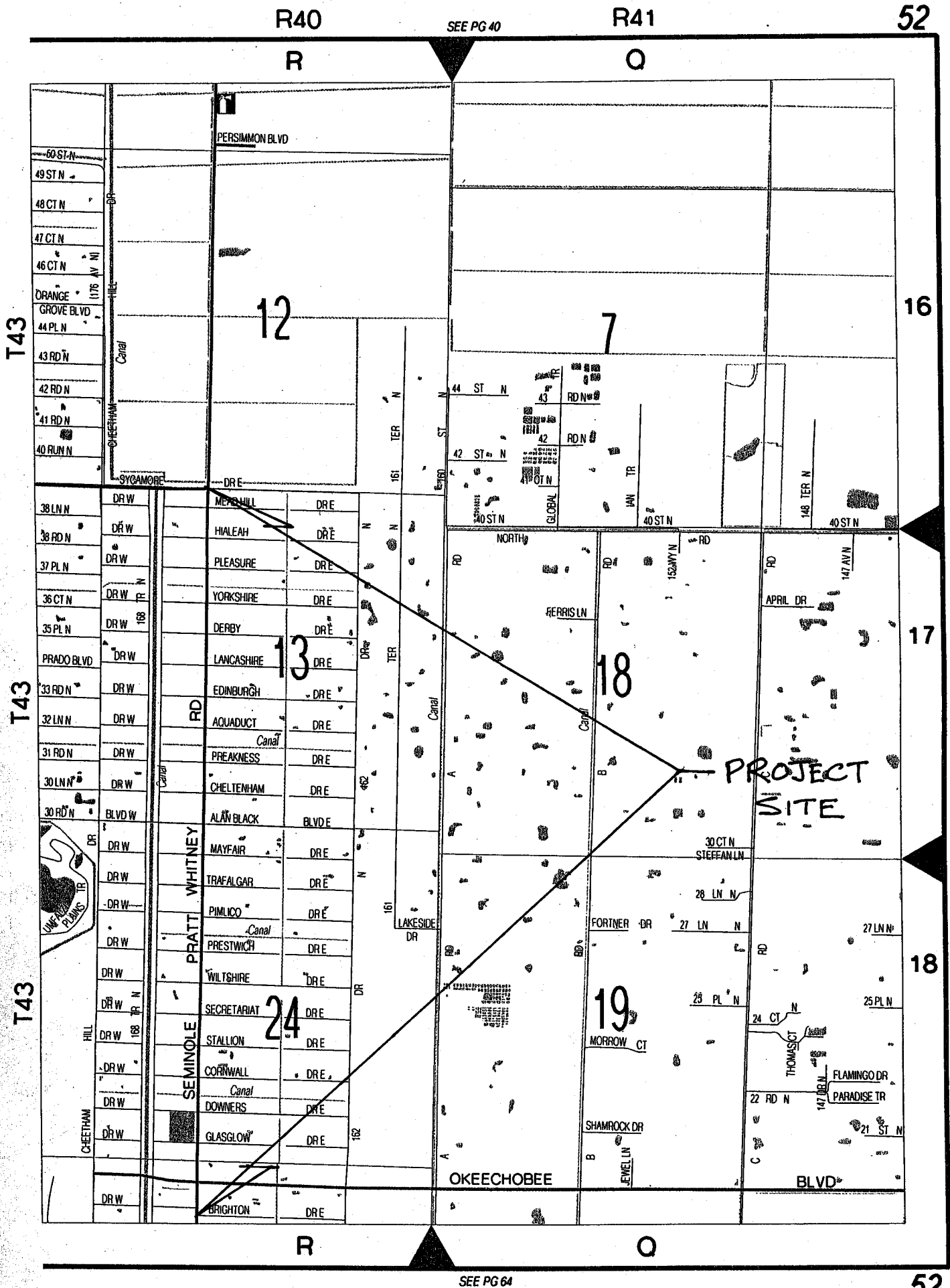
C. Other Department Review:

Department Director

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

Motion and Title (Continued from Page 1)

and Parcels 300, 301, 302, 303, 304, 305, 306, 309, 310, 311, 312, 313, 315, 317, 318, 320, 321, 322, 323, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, 367, 369, 371, 372, 373, 374, 375, 377, 378, 379, 380, 381, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392 and 398 as Temporary Construction Easements, necessary for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, to be a public necessity, authorizing the selection of appraisers and filing of Eminent Domain Proceedings.



RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF A PROPERTY KNOWN AS PARCEL 3B AS A WHOLE TAKE IN FEE SIMPLE FOR THE RETENTION POND, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF SEMINOLE PRATT WHITNEY ROAD, FROM SOUTH OF OKEECHOBEE BOULEVARD TO NORTH OF SYCAMORE DRIVE, TO BE A PUBLIC NECESSITY, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of this parcel; and,

WHEREAS, the Board of County Commissioners of Palm Beach County is exercising its authority of Eminent Domain pursuant to Florida Statutes 73, 74, 127 and 337.27, as amended; and,

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, prior to determining that the acquisition of Parcel 3B as set forth on Exhibit "A" attached hereto and incorporated herein in.

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 3B, which is more fully described in Exhibit "B".

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 3B for the necessary Whole Take in Fee Simple for the retention pond, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, and as such, the acquisition of said property is a public necessity deemed to be in the best interest of Palm Beach County; and,

WHEREAS, a Whole-Take in Fee Simple of the property identified as Parcel 3B is for the purpose of constructing a retention pond for the roadway improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, thereon with the construction to be undertaken by Palm Beach County as to thereon and adjacent thereto;

WHEREAS, the property to be acquired through the use of Eminent Domain as authorized by this resolution is not being acquired for the purpose of abating or eliminating public nuisances, slum or blight conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and,

WHEREAS, the acquisition of this parcel is necessary for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive.

WHEREAS, in order to accomplish the acquisition of this parcel the County Engineer and the County Attorney are authorized to take legal action, including the filing of eminent domain proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to employ real estate appraisers for the purpose of securing an appraisal of value of the property described on Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and County Attorney are hereby further authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain proceedings, the real property described in Exhibit "B", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain proceedings are prosecuted to judgment.
4. The County Attorney and the County Engineer are hereby authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "B" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "B" is to be used for the following public purpose: Whole Take in Fee Simple. The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

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

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

**SEMINOLE PRATT WHITNEY ROAD FROM SOUTHERN BOULEVARD (SR 80) TO
OKEECHOBEE BOULEVARD & FROM OKEECHOBEE BOULEVARD TO
SYCAMORE DRIVE
PALM BEACH COUNTY, PROJECTS # 1997511A & 1997511B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane rural roadway. The widening of Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive as a four (4) lane (ultimate 6 lane) divided roadway will improve the overall safety for all users of this roadway due to the construction of a raised landscaped median to separate vehicles traveling in opposite directions. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive, from a two (2) lane to a four (4) lane divided roadway, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program in fiscal years 1997 through 2008. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of this parcel for this project fit into the planned funding for this project, and the acquisition of this parcel was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Seminole Pratt Whitney Road is a heavily traveled roadway, which provides the most direct route for vehicles traveling in a north-south direction through the heart of the Acreage/Loxahatchee communities. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map), has for many years, defined this route as a route to be improved to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F. S. and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors.

Alternate routes were considered in lieu of improving Seminole Pratt Whitney Road. Construction of an alternate route through the Acreage/Loxahatchee communities would have disrupted or displaced numerous residential properties, be more costly and result in unnecessary impacts to the environment.

LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2030 Long Range Transportation Plan, which requires a 120 ft. wide right-of-way for an ultimate 6-lane roadway. The 2030 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Seminole Pratt Whitney Road exists along an established roadway corridor and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project is, or is expected to be permitted through the appropriate environmental regulatory agencies.

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Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road, from Southern Boulevard to Okeechobee Boulevard and from Okeechobee Boulevard to Sycamore Drive.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY**SEMINOLE PRATT WHITNEY ROAD CORRIDOR – SR 80 TO SYCAMORE DRIVE**

In conformance to the 2030 Long Range Transportation Plan, Seminole Pratt Whitney Road is to be reconstructed to provide 4 lanes of an ultimate 6 lane section. The Comprehensive Plan requires that 120 ft be available for construction, therefore an additional 20 ft must be acquired.

An examination of existing conditions on Seminole Pratt Whitney Road notes that many residences are already fairly close to the Seminole Pratt Whitney Road right of way (within 45 – 50 ft) and would be severely impacted by an acquisition along one side of Seminole Pratt Whitney Road only. A more fair and equitable taking would acquire only 10 ft from each side, which is the method being followed for acquisition of parcels along this corridor.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY**OKEECHOBEE BOULEVARD CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY ROAD**

In furtherance of this project, acquisition (in fee simple) of corner clips only is being sought at this location, incorporated into the right of way widening(s) along Seminole Pratt Whitney Road. No additional right of way widening is required for

this project along Okeechobee Boulevard, so it is not necessary to impact additional properties.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**SYCAMORE DRIVE CORRIDOR - WEST OF SEMINOLE
PRATT WHITNEY ROAD**

Due to heavy traffic volumes through the intersection of Seminole Pratt Whitney Road and Sycamore Drive, Sycamore Drive must be widened to 4 lanes, with accompanying sidewalk, shoulders and standard setback, an additional 11 ft of right of way is needed. Due to the availability of unimproved land along the north side of Sycamore Drive, a total widening of 11 ft is being sought along that side affecting one (1) property owner.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**EXISTING SIDE STREETS INTERSECTING WITH SEMINOLE PRATT
WHITNEY ROAD**

Widening of the existing Seminole Pratt Whitney Road right of way, beyond the 10 ft for future 6 laning, is required to provide for matching of the existing intersecting road surface. To provide consistency of ownership and maintenance responsibility along the right of way edge, the widening in these areas will be acquired in conformance to the right of way, in fee simple.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**1 POND SITE (2 PARCELS) REQUIRED FROM SR 80 TO SOUTH OF
OKEECHOBEE BOULEVARD**

In accordance with the Pond Siting Report prepared by Crossroads Engineering and Surveying (an Erdman Anthony Company) through March 5, 2005 as well as their previous Drainage Report, it was determined that one single pond was the most practical way to address drainage needs for this segment of roadway. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in two parcels (including this one) being selected for the pond site.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**6 POND SITES (6 PARCELS) REQUIRED FROM SOUTH OF OKEECHOBEE
BOULEVARD TO SYCAMORE DRIVE**

In accordance with the Pond Siting Report prepared by CH2M Hill dated Feb. 17, 2005 as well as their previous Stormwater Management Report dated July, 2005, it was determined that seven (7) pond sites will be required for this project. One site, already owned and being utilized by Palm Beach County, will be enlarged. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in a total of eight (8) parcels (including this one) being acquired for use as pond sites.

EASEMENT ACQUISITIONS FOR PERMANENT EASEMENTS

Areas where the finished sidewalk elevation will be 2 ft or more above or below existing grade require acquisition of a permanent easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent easements to convey that ponding water into the roadway drainage system or to adjacent canals.

EASEMENT ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING

Temporary Construction Easements are required (expiring after construction) adjacent to the widened right of way (or the Permanent Easements if acquired) in order to give construction vehicles access to the outside edges of the work area. In some cases these TCE's are also used to regrade the existing ground to prevent ponding of surface water and to direct it to a proper outfall.

EASEMENT ACQUISITIONS FOR DRAINAGE EASEMENTS

Typically, drainage ponds are placed along the right of way and adjacent to existing canals to minimize the impacts to adjacent properties and to provide the shortest and most direct route for drainage outfall. In this case a drainage easement is being sought over the existing roadway easement to connect the roadway drainage system to the pond site approximately 450 ft east of Seminole Pratt Whitney Road.

A PARCEL OF LAND IN SECTION 24, TOWNSHIP 43 SOUTH,
RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 340.92 FEET, OF THE NORTH 1766.00 FEET,
OF THE EAST 200.00 FEET, OF THE WEST 1420.00 FEET,
OF SAID SECTION 24.

CONTAINING 1.57 ACRES, MORE OR LESS.

BEARING BASIS: S01°17'23"W ALONG THE WEST LINE OF SECTION 24.

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

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- R.P.B.- ROAD PLAT BOOK
- O.R.B.- OFFICIAL RECORD BOOK
- D.B.- DEED BOOK
- CL - CENTERLINE
- ITWCD - INDIAN TRAIL WATER CONTROL DISTRICT
- (D) - DEED DIMENSION

John E. Phillips III

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: OCT 03 2005



PROJECT NO.: 97511 B

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN:	MDB	PROJ. No.	99-083
CHECKED:	JEP	SCALE:	NONE
DATE:	9/29/05	SHEET	1 OF 2
SEMINOLE PRATT WHITNEY ROAD POND #3 B			

S88°19'04"E

NORTH LINE OF SECTION 24

PIMLICO DRIVE

60' ROAD & DRAINAGE EASEMENT
(ORB 1886 PG.377)

S88°19'04"E 200.00'

SOUTH LINE OF THE NORTH 1425.08' OF SECTION 24

S01°17'23"W 1766'
WEST LINE OF SECTION 24S01°17'23"W 340.92'
EAST LINE OF THE WEST 1220' OF SECTION 24

POND #3

S01°17'23"W 340.92'
EAST LINE OF THE WEST 1420' OF SECTION 2460' ROAD & DRAINAGE
EASEMENT (ORB 1886 PG.377)

S88°19'04"E 200.00'

1420' SOUTH LINE OF THE NORTH 1766' OF SECTION 24



THIS SKETCH IS NOT A SURVEY

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 99-083
CHECKED: JEP	SCALE: 1"=60'
DATE: 9/29/05	SHEET 2 OF 2
SEMINOLE PRATT WHITNEY ROAD POND #3 B	

RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF A PROPERTY KNOWN AS PARCEL 100 AS A PARTIAL TAKE IN FEE SIMPLE, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF SEMINOLE PRATT WHITNEY ROAD, FROM SOUTH OF OKEECHOBEE BOULEVARD TO NORTH OF SYCAMORE DRIVE, TO BE A PUBLIC NECESSITY, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of this parcel; and,

WHEREAS, the Board of County Commissioners of Palm Beach County is exercising its authority of Eminent Domain pursuant to Florida Statutes 73, 74, 127 and 337.27, as amended; and,

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, prior to determining that the acquisition of Parcel 100 as set forth on Exhibit "A" attached hereto and incorporated herein in.

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 100, which is more fully described in Exhibit "B".

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 100 for the necessary Partial Take in Fee Simple, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, and as such, the acquisition of said property is a public necessity deemed to be in the best interest of Palm Beach County; and,

WHEREAS, a Partial-Take in Fee Simple of the property identified as Parcel 100 is necessary for right-of-way, thereon with the construction to be undertaken by Palm Beach County as to Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, thereon and adjacent thereto. The right-of-way Partial-Take in Fee Simple in parcel is granted upon the condition that the construction limits shall not extend beyond the limits outlined in the legal description of said property; and,

WHEREAS, the property to be acquired through the use of Eminent Domain as authorized by this resolution is not being acquired for the purpose of abating or eliminating public nuisances, slum or blight conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and,

WHEREAS, the acquisition of this parcel is necessary for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive.

WHEREAS, in order to accomplish the acquisition of this parcel the County Engineer and the County Attorney are authorized to take legal action, including the filing of eminent domain proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to employ real estate appraisers for the purpose of securing an appraisal of value of the property described on Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and County Attorney are hereby further authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain proceedings, the real property described in Exhibit "B", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain proceedings are prosecuted to judgment.
4. The County Attorney and the County Engineer are hereby authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "B" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "B" is to be used for the following public purpose: Partial Take in Fee Simple. The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

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

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

**SEMINOLE PRATT WHITNEY ROAD FROM SOUTHERN BOULEVARD (SR 80) TO
OKEECHOBEE BOULEVARD & FROM OKEECHOBEE BOULEVARD TO
SYCAMORE DRIVE
PALM BEACH COUNTY, PROJECTS # 1997511A & 1997511B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane rural roadway. The widening of Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive as a four (4) lane (ultimate 6 lane) divided roadway will improve the overall safety for all users of this roadway due to the construction of a raised landscaped median to separate vehicles traveling in opposite directions. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive, from a two (2) lane to a four (4) lane divided roadway, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program in fiscal years 1997 through 2008. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of this parcel for this project fit into the planned funding for this project, and the acquisition of this parcel was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Seminole Pratt Whitney Road is a heavily traveled roadway, which provides the most direct route for vehicles traveling in a north-south direction through the heart of the Acreage/Loxahatchee communities. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map), has for many years, defined this route as a route to be improved to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F. S. and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors.

Alternate routes were considered in lieu of improving Seminole Pratt Whitney Road. Construction of an alternate route through the Acreage/Loxahatchee communities would have disrupted or displaced numerous residential properties, be more costly and result in unnecessary impacts to the environment.

LONG RANGE PLANNING

Page 2 of 4

The development of this project is in conformance with Palm Beach County's 2030 Long Range Transportation Plan, which requires a 120 ft. wide right-of-way for an ultimate 6-lane roadway. The 2030 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Seminole Pratt Whitney Road exists along an established roadway corridor and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project is, or is expected to be permitted through the appropriate environmental regulatory agencies.

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Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road, from Southern Boulevard to Okeechobee Boulevard and from Okeechobee Boulevard to Sycamore Drive.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

SEMINOLE PRATT WHITNEY ROAD CORRIDOR – SR 80 TO SYCAMORE DRIVE

In conformance to the 2030 Long Range Transportation Plan, Seminole Pratt Whitney Road is to be reconstructed to provide 4 lanes of an ultimate 6 lane section. The Comprehensive Plan requires that 120 ft be available for construction, therefore an additional 20 ft must be acquired.

An examination of existing conditions on Seminole Pratt Whitney Road notes that many residences are already fairly close to the Seminole Pratt Whitney Road right of way (within 45 – 50 ft) and would be severely impacted by an acquisition along one side of Seminole Pratt Whitney Road only. A more fair and equitable taking would acquire only 10 ft from each side, which is the method being followed for acquisition of parcels along this corridor.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

OKEECHOBEE BOULEVARD CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY ROAD

In furtherance of this project, acquisition (in fee simple) of corner clips only is being sought at this location, incorporated into the right of way widening(s) along Seminole Pratt Whitney Road. No additional right of way widening is required for

this project along Okeechobee Boulevard, so it is not necessary to impact additional properties.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**SYCAMORE DRIVE CORRIDOR - WEST OF SEMINOLE
PRATT WHITNEY ROAD**

Due to heavy traffic volumes through the intersection of Seminole Pratt Whitney Road and Sycamore Drive, Sycamore Drive must be widened to 4 lanes, with accompanying sidewalk, shoulders and standard setback, an additional 11 ft of right of way is needed. Due to the availability of unimproved land along the north side of Sycamore Drive, a total widening of 11 ft is being sought along that side affecting one (1) property owner.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**EXISTING SIDE STREETS INTERSECTING WITH SEMINOLE PRATT
WHITNEY ROAD**

Widening of the existing Seminole Pratt Whitney Road right of way, beyond the 10 ft for future 6 laning, is required to provide for matching of the existing intersecting road surface. To provide consistency of ownership and maintenance responsibility along the right of way edge, the widening in these areas will be acquired in conformance to the right of way, in fee simple.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**1 POND SITE (2 PARCELS) REQUIRED FROM SR 80 TO SOUTH OF
OKEECHOBEE BOULEVARD**

In accordance with the Pond Siting Report prepared by Crossroads Engineering and Surveying (an Erdman Anthony Company) through March 5, 2005 as well as their previous Drainage Report, it was determined that one single pond was the most practical way to address drainage needs for this segment of roadway. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in two parcels (including this one) being selected for the pond site.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**6 POND SITES (6 PARCELS) REQUIRED FROM SOUTH OF OKEECHOBEE
BOULEVARD TO SYCAMORE DRIVE**

In accordance with the Pond Siting Report prepared by CH2M Hill dated Feb. 17, 2005 as well as their previous Stormwater Management Report dated July, 2005, it was determined that seven (7) pond sites will be required for this project. One site, already owned and being utilized by Palm Beach County, will be enlarged. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in a total of eight (8) parcels (including this one) being acquired for use as pond sites.

EASEMENT ACQUISITIONS FOR PERMANENT EASEMENTS

Areas where the finished sidewalk elevation will be 2 ft or more above or below existing grade require acquisition of a permanent easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent easements to convey that ponding water into the roadway drainage system or to adjacent canals.

EASEMENT ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING

Temporary Construction Easements are required (expiring after construction) adjacent to the widened right of way (or the Permanent Easements if acquired) in order to give construction vehicles access to the outside edges of the work area. In some cases these TCE's are also used to regrade the existing ground to prevent ponding of surface water and to direct it to a proper outfall.

EASEMENT ACQUISITIONS FOR DRAINAGE EASEMENTS

Typically, drainage ponds are placed along the right of way and adjacent to existing canals to minimize the impacts to adjacent properties and to provide the shortest and most direct route for drainage outfall. In this case a drainage easement is being sought over the existing roadway easement to connect the roadway drainage system to the pond site approximately 450 ft east of Seminole Pratt Whitney Road.

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 43 SOUTH,
RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH
1518.00 FEET OF SAID SECTION 25, WITH THE WEST RIGHT-OF-WAY
OF SEMINOLE PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4,
PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID WEST RIGHT-OF-WAY,
N01°32'54"E FOR 278.00 FEET TO THE SOUTH LINE OF THE NORTH
1240.00 FEET OF SAID SECTION 25;
THENCE ALONG SAID SOUTH LINE, N88°30'09"W FOR 35.00 FEET;
THENCE S01°32'54"W FOR 60.02 FEET;
THENCE S43°27'06"E FOR 35.35 FEET;
THENCE S01°32'54"W FOR 192.96 FEET TO THE SAID SOUTH LINE
OF THE NORTH 1518.00 FEET OF SECTION 25;
THENCE ALONG SAID SOUTH LINE, S88°30'09"E FOR 10.00 FEET
TO THE POINT OF BEGINNING.

CONTAINING 4593 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S01°32'54"W ALONG THE WEST RIGHT-OF-WAY
OF SEMINOLE PRATT WHITNEY ROAD.

ABBREVIATIONS

P.O.B.— POINT OF BEGINNING
P.O.C.— POINT OF COMMENCEMENT
R/W — RIGHT-OF-WAY
R.P.B.— ROAD PLAT BOOK
O.R.B.— OFFICIAL RECORD BOOK
D.B.— DEED BOOK
C — CENTERLINE
ITWCD — INDIAN TRAIL WATER CONTROL DISTRICT
(D) — DEED DIMENSION

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT
COMPRISE THE COMPLETE LEGAL DESCRIPTION.
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH
ACCOMPANY EACH OTHER.

REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL
RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND
MAPPER NOTED BELOW.

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 12/9/05



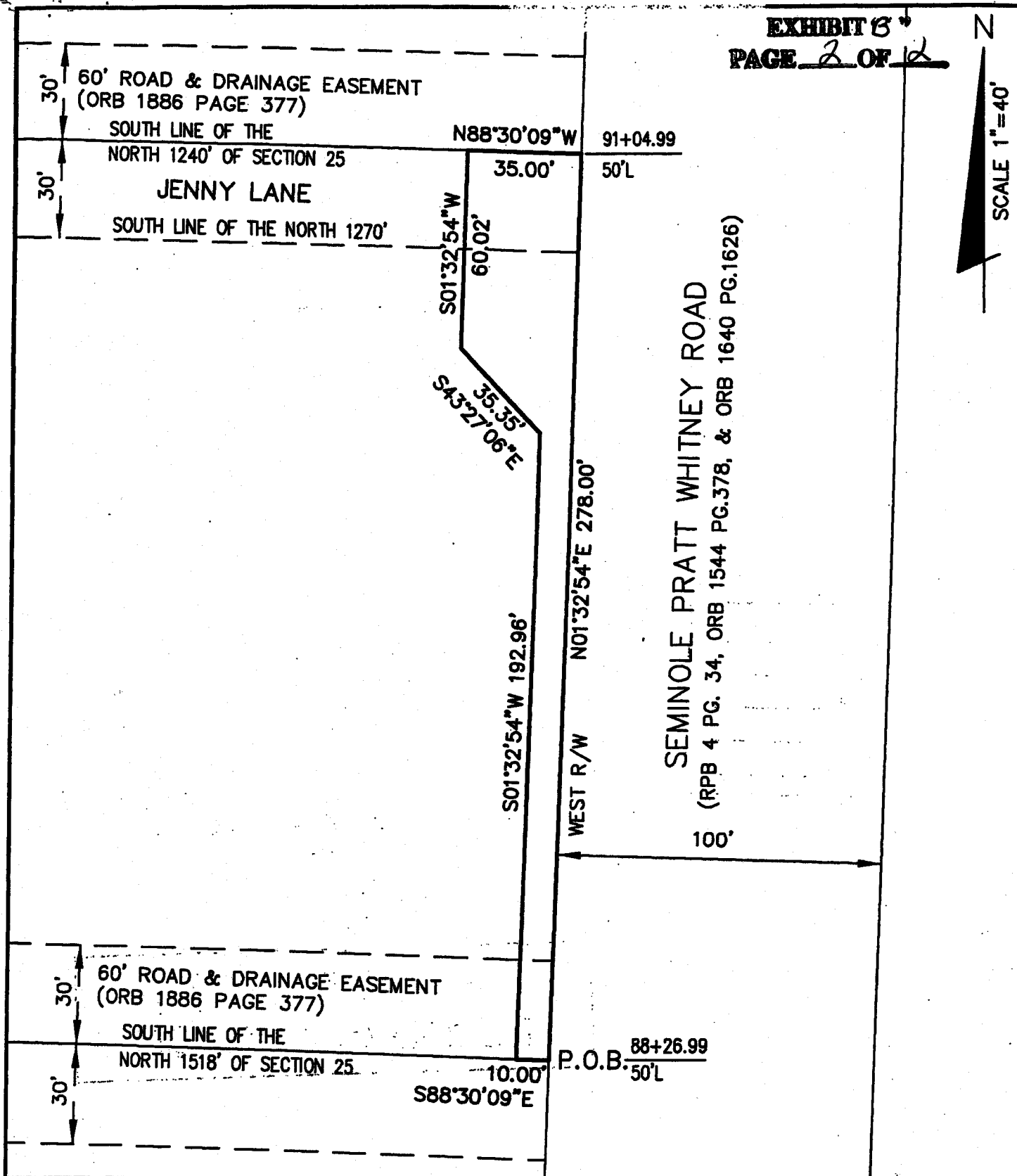
PROJECT NUMBER 97511 B

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN:	MDB	PROJ. No. 99-083
CHECKED:	JEP	SCALE: NONE
DATE:	12/8/05	SHEET 1 OF 2
SEMINOLE PRATT WHITNEY ROAD PARCEL 100		

N
SCALE 1"=40'



THIS SKETCH IS NOT A SURVEY

PROJECT NUMBER 97511 B

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN:	MDB	PROJ. No. 99-083
CHECKED:	JEP	SCALE: 1"=40'
DATE:	12/8/05	SHEET 2 OF 2
SEMINOLE PRATT WHITNEY ROAD PARCEL 100		

RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF A PROPERTY KNOWN AS PARCEL 200 AS A PERMANENT EASEMENT, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF SEMINOLE PRATT WHITNEY ROAD, FROM SOUTH OF OKEECHOBEE BOULEVARD TO NORTH OF SYCAMORE DRIVE, TO BE A PUBLIC NECESSITY, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of this parcel; and,

WHEREAS, the Board of County Commissioners of Palm Beach County is exercising its authority of Eminent Domain pursuant to Florida Statutes 73, 74, 127 and 337.27, as amended; and,

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel and as set forth on Exhibit "A" attached hereto and incorporated herein, prior to determining that the acquisition of Parcel 200 is necessary.

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 200, which is more fully described in Exhibit "B".

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 200 is necessary

for the following public purpose, to wit: the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, and as such, the acquisition of said property is a public necessity deemed to be in the best interest of Palm Beach County; and,

WHEREAS, a Permanent Easement of the property identified as Parcel 200 is for the following purposes and uses: permanently install and maintain facilities for transporting storm water runoff, both above ground swales and buried pipes and structures to, and/or from, water retention areas; Constructing and permanently maintaining an embankment to secure and preserve the structural integrity of the construction and improvements of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, thereon and adjacent thereto. The filling, sloping, and/or grading upon the above parcel shall not extend beyond the limits outlined in the legal descriptions of said property; and,

WHEREAS, the property to be acquired through the use of Eminent Domain as authorized by this resolution is not being acquired for the purpose of abating or eliminating public nuisances, slum or blight conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and,

WHEREAS, the acquisition of this parcel is necessary for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive.

WHEREAS, in order to accomplish the acquisition of this parcel the County Engineer and the County Attorney are authorized to take legal action, including the filing of eminent domain proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to employ real estate appraisers for the purpose of securing an appraisal of value of the property described on Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and County Attorney are hereby further authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain proceedings, the real property described in Exhibit "B", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain proceedings are prosecuted to judgment.
4. The County Attorney and the County Engineer are hereby authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "B" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "B" is to be used for the following public purpose: Permanent Easement. The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

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

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

**SEMINOLE PRATT WHITNEY ROAD FROM SOUTHERN BOULEVARD (SR 80) TO
OKEECHOBEE BOULEVARD & FROM OKEECHOBEE BOULEVARD TO
SYCAMORE DRIVE
PALM BEACH COUNTY, PROJECTS # 1997511A & 1997511B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane rural roadway. The widening of Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive as a four (4) lane (ultimate 6 lane) divided roadway will improve the overall safety for all users of this roadway due to the construction of a raised landscaped median to separate vehicles traveling in opposite directions. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive, from a two (2) lane to a four (4) lane divided roadway, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program in fiscal years 1997 through 2008. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of this parcel for this project fit into the planned funding for this project, and the acquisition of this parcel was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Seminole Pratt Whitney Road is a heavily traveled roadway, which provides the most direct route for vehicles traveling in a north-south direction through the heart of the Acreage/Loxahatchee communities. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map), has for many years, defined this route as a route to be improved to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F. S. and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors.

Alternate routes were considered in lieu of improving Seminole Pratt Whitney Road. Construction of an alternate route through the Acreage/Loxahatchee communities would have disrupted or displaced numerous residential properties, be more costly and result in unnecessary impacts to the environment.

LONG RANGE PLANNING

Page 2 of 4

The development of this project is in conformance with Palm Beach County's 2030 Long Range Transportation Plan, which requires a 120 ft. wide right-of-way for an ultimate 6-lane roadway. The 2030 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Seminole Pratt Whitney Road exists along an established roadway corridor and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project is, or is expected to be permitted through the appropriate environmental regulatory agencies.

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Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road, from Southern Boulevard to Okeechobee Boulevard and from Okeechobee Boulevard to Sycamore Drive.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

SEMINOLE PRATT WHITNEY ROAD CORRIDOR – SR 80 TO SYCAMORE DRIVE

In conformance to the 2030 Long Range Transportation Plan, Seminole Pratt Whitney Road is to be reconstructed to provide 4 lanes of an ultimate 6 lane section. The Comprehensive Plan requires that 120 ft be available for construction, therefore an additional 20 ft must be acquired.

An examination of existing conditions on Seminole Pratt Whitney Road notes that many residences are already fairly close to the Seminole Pratt Whitney Road right of way (within 45 – 50 ft) and would be severely impacted by an acquisition along one side of Seminole Pratt Whitney Road only. A more fair and equitable taking would acquire only 10 ft from each side, which is the method being followed for acquisition of parcels along this corridor.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

OKEECHOBEE BOULEVARD CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY ROAD

In furtherance of this project, acquisition (in fee simple) of corner clips only is being sought at this location, incorporated into the right of way widening(s) along Seminole Pratt Whitney Road. No additional right of way widening is required for

this project along Okeechobee Boulevard, so it is not necessary to impact additional properties.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**SYCAMORE DRIVE CORRIDOR - WEST OF SEMINOLE
PRATT WHITNEY ROAD**

Due to heavy traffic volumes through the intersection of Seminole Pratt Whitney Road and Sycamore Drive, Sycamore Drive must be widened to 4 lanes, with accompanying sidewalk, shoulders and standard setback, an additional 11 ft of right of way is needed. Due to the availability of unimproved land along the north side of Sycamore Drive, a total widening of 11 ft is being sought along that side affecting one (1) property owner.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**EXISTING SIDE STREETS INTERSECTING WITH SEMINOLE PRATT
WHITNEY ROAD**

Widening of the existing Seminole Pratt Whitney Road right of way, beyond the 10 ft for future 6 laning, is required to provide for matching of the existing intersecting road surface. To provide consistency of ownership and maintenance responsibility along the right of way edge, the widening in these areas will be acquired in conformance to the right of way, in fee simple.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**1 POND SITE (2 PARCELS) REQUIRED FROM SR 80 TO SOUTH OF
OKEECHOBEE BOULEVARD**

In accordance with the Pond Siting Report prepared by Crossroads Engineering and Surveying (an Erdman Anthony Company) through March 5, 2005 as well as their previous Drainage Report, it was determined that one single pond was the most practical way to address drainage needs for this segment of roadway. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in two parcels (including this one) being selected for the pond site.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**6 POND SITES (6 PARCELS) REQUIRED FROM SOUTH OF OKEECHOBEE
BOULEVARD TO SYCAMORE DRIVE**

In accordance with the Pond Siting Report prepared by CH2M Hill dated Feb. 17, 2005 as well as their previous Stormwater Management Report dated July, 2005, it was determined that seven (7) pond sites will be required for this project. One site, already owned and being utilized by Palm Beach County, will be enlarged. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in a total of eight (8) parcels (including this one) being acquired for use as pond sites.

EASEMENT ACQUISITIONS FOR PERMANENT EASEMENTS

Areas where the finished sidewalk elevation will be 2 ft or more above or below existing grade require acquisition of a permanent easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent easements to convey that ponding water into the roadway drainage system or to adjacent canals.

EASEMENT ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING

Temporary Construction Easements are required (expiring after construction) adjacent to the widened right of way (or the Permanent Easements if acquired) in order to give construction vehicles access to the outside edges of the work area. In some cases these TCE's are also used to regrade the existing ground to prevent ponding of surface water and to direct it to a proper outfall.

EASEMENT ACQUISITIONS FOR DRAINAGE EASEMENTS

Typically, drainage ponds are placed along the right of way and adjacent to existing canals to minimize the impacts to adjacent properties and to provide the shortest and most direct route for drainage outfall. In this case a drainage easement is being sought over the existing roadway easement to connect the roadway drainage system to the pond site approximately 450 ft east of Seminole Pratt Whitney Road.

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 43 SOUTH,
RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH
1518.00 FEET OF SAID SECTION 25, WITH THE WEST RIGHT-OF-WAY
OF SEMINOLE PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4,
PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID SOUTH LINE, N88°30'09"W FOR 10.00 FEET TO
THE POINT OF BEGINNING;
THENCE CONTINUE N88°30'09"W FOR 16.00 FEET;
THENCE PARALLEL WITH THE SAID WEST RIGHT-OF-WAY, N01°32'54"E
FOR 208.97 FEET;
THENCE S43°27'06"E FOR 22.63 FEET;
THENCE PARALLEL WITH THE SAID WEST RIGHT-OF-WAY, S01°32'54"W
FOR 192.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 3215 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N01°32'54"E ALONG THE WEST RIGHT-OF-WAY
OF SEMINOLE PRATT WHITNEY ROAD.

ABBREVIATIONS

P.O.B.- POINT OF BEGINNING
P.O.C.- POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
R.P.B.- ROAD PLAT BOOK
O.R.B.- OFFICIAL RECORD BOOK
D.B.- DEED BOOK
CL - CENTERLINE
ITWCD - INDIAN TRAIL WATER CONTROL DISTRICT
(D) - DEED DIMENSION

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT
COMPRISE THE COMPLETE LEGAL DESCRIPTION.
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH
ACCOMPANY EACH OTHER.

REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL
RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND
MAPPER NOTED BELOW.

John E. Phillips III

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: APR 05 2006

PBC PROJECT #97511B



BROWN & PHILLIPS, INC.

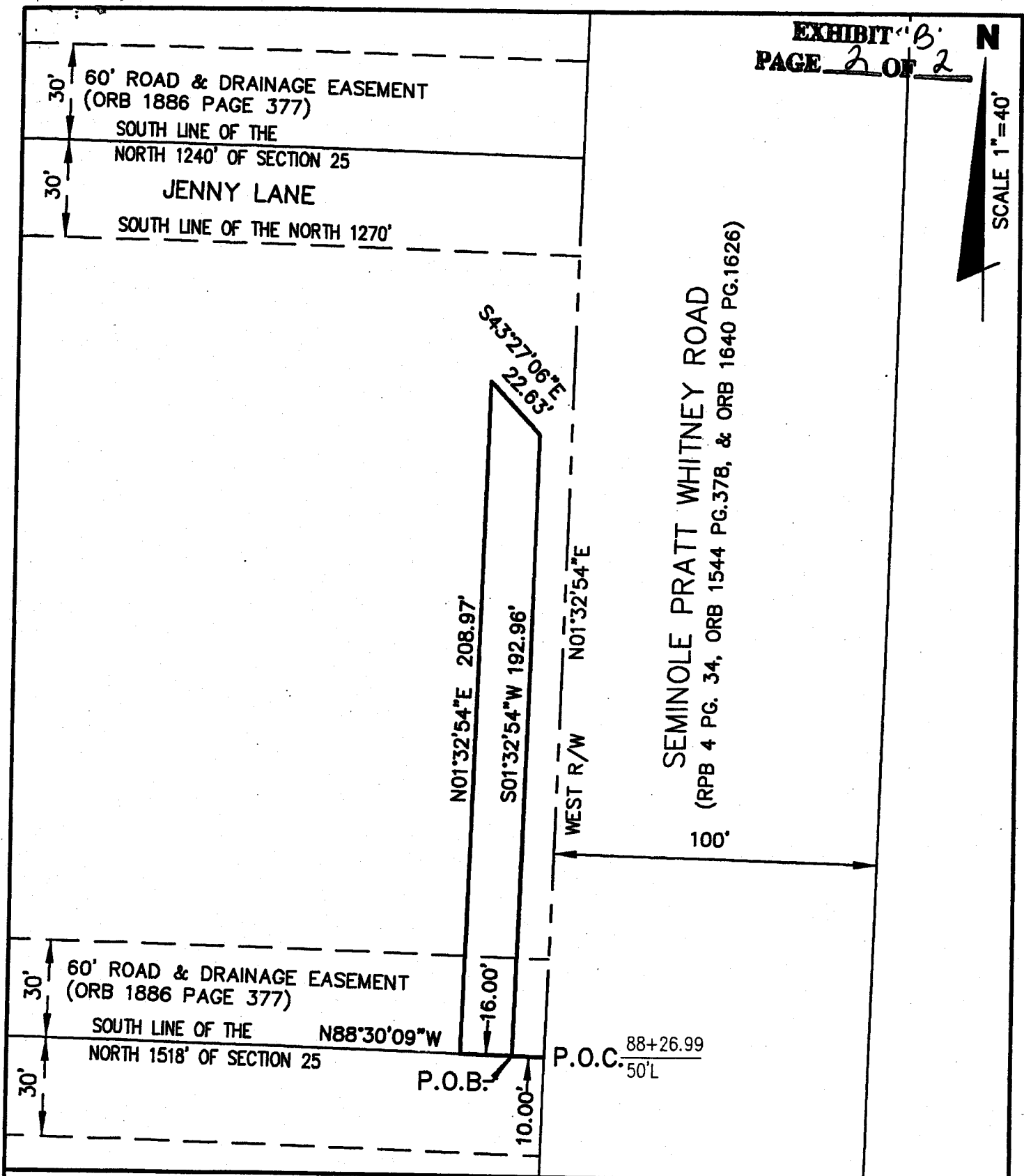
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN:	MDB	PROJ. No. 99-083
CHECKED:	JEP	SCALE: NONE
DATE:	12/8/05	SHEET 1 OF 2
SEMINOLE PRATT WHITNEY ROAD EASEMENT 200		

N

SCALE 1"=40'



THIS SKETCH IS NOT A SURVEY



BROWN & PHILLIPS, INC.

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

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 99-083
CHECKED: JEP	SCALE: 1"=40'
DATE: 12/8/05	SHEET 2 OF 2
SEMINOLE PRATT WHITNEY ROAD EASEMENT 200	

RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF A PROPERTY KNOWN AS PARCEL 300 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF SEMINOLE PRATT WHITNEY ROAD, FROM SOUTH OF OKEECHOBEE BOULEVARD TO NORTH OF SYCAMORE DRIVE, TO BE A PUBLIC NECESSITY, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of this parcel; and,

WHEREAS, the Board of County Commissioners of Palm Beach County is exercising its authority of Eminent Domain pursuant to Florida Statutes 73, 74, 127 and 337.27, as amended; and,

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, prior to determining that the acquisition of Parcel 300 as set forth on Exhibit "A" attached hereto and incorporated herein in.

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 300, which is more fully described in Exhibit "B".

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 300 for the necessary Temporary Construction Easement, which is more fully described in Exhibit "B",

is necessary for the following public purpose, to wit: the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, and as such, the acquisition of said property is a public necessity deemed to be in the best interest of Palm Beach County; and,

WHEREAS, a Temporary Construction Easement on property identified as Parcel 300 is necessary for the purpose of tying in and harmonizing said property and driveways, walkways, etc., thereon with the construction and improvement to be undertaken by Palm Beach County as to Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive, adjacent thereto. This Temporary Construction Easement is granted upon the condition that the sloping and/or grading upon and above land shall not extend beyond the limits outlined in the legal descriptions of said property. This Temporary Construction Easement shall expire in two years from the date of acquisition or upon the acceptance of the completed construction by the Palm Beach County Board of County Commissioners, whichever is earlier; and,

WHEREAS, the property to be acquired through the use of Eminent Domain as authorized by this resolution is not being acquired for the purpose of abating or eliminating public nuisances, slum or blight conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and,

WHEREAS, the acquisition of this parcel is necessary for the construction and improvement of Seminole Pratt Whitney Road, from south of Okeechobee Boulevard to north of Sycamore Drive.

WHEREAS, in order to accomplish the acquisition of this parcel the County Engineer and the County Attorney are authorized to take legal action, including the filing of eminent domain proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to employ real estate appraisers for the purpose of securing an appraisal of value of the property described on Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and County Attorney are hereby further authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain proceedings, the real property described in Exhibit "B", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain proceedings are prosecuted to judgment.
4. The County Attorney and the County Engineer are hereby authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "B" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "B" is to be used for the following public purpose: Temporary Construction Easement. The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

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

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

**SEMINOLE PRATT WHITNEY ROAD FROM SOUTHERN BOULEVARD (SR 80) TO
OKEECHOBEE BOULEVARD & FROM OKEECHOBEE BOULEVARD TO
SYCAMORE DRIVE
PALM BEACH COUNTY, PROJECTS # 1997511A & 1997511B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane rural roadway. The widening of Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive as a four (4) lane (ultimate 6 lane) divided roadway will improve the overall safety for all users of this roadway due to the construction of a raised landscaped median to separate vehicles traveling in opposite directions. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road from Southern Boulevard to Sycamore Drive, from a two (2) lane to a four (4) lane divided roadway, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program in fiscal years 1997 through 2008. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of this parcel for this project fit into the planned funding for this project, and the acquisition of this parcel was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Seminole Pratt Whitney Road is a heavily traveled roadway, which provides the most direct route for vehicles traveling in a north-south direction through the heart of the Acreage/Loxahatchee communities. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map), has for many years, defined this route as a route to be improved to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F. S. and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors.

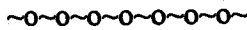
Alternate routes were considered in lieu of improving Seminole Pratt Whitney Road. Construction of an alternate route through the Acreage/Loxahatchee communities would have disrupted or displaced numerous residential properties, be more costly and result in unnecessary impacts to the environment.

LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2030 Long Range Transportation Plan, which requires a 120 ft. wide right-of-way for an ultimate 6-lane roadway. The 2030 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Seminole Pratt Whitney Road exists along an established roadway corridor and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project is, or is expected to be permitted through the appropriate environmental regulatory agencies.



Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road, from Southern Boulevard to Okeechobee Boulevard and from Okeechobee Boulevard to Sycamore Drive.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY**SEMINOLE PRATT WHITNEY ROAD CORRIDOR – SR 80 TO SYCAMORE DRIVE**

In conformance to the 2030 Long Range Transportation Plan, Seminole Pratt Whitney Road is to be reconstructed to provide 4 lanes of an ultimate 6 lane section. The Comprehensive Plan requires that 120 ft be available for construction, therefore an additional 20 ft must be acquired.

An examination of existing conditions on Seminole Pratt Whitney Road notes that many residences are already fairly close to the Seminole Pratt Whitney Road right of way (within 45 – 50 ft) and would be severely impacted by an acquisition along one side of Seminole Pratt Whitney Road only. A more fair and equitable taking would acquire only 10 ft from each side, which is the method being followed for acquisition of parcels along this corridor.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY**OKEECHOBEE BOULEVARD CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY ROAD**

In furtherance of this project, acquisition (in fee simple) of corner clips only is being sought at this location, incorporated into the right of way widening(s) along Seminole Pratt Whitney Road. No additional right of way widening is required for

this project along Okeechobee Boulevard, so it is not necessary to impact additional properties.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**SYCAMORE DRIVE CORRIDOR - WEST OF SEMINOLE
PRATT WHITNEY ROAD**

Due to heavy traffic volumes through the intersection of Seminole Pratt Whitney Road and Sycamore Drive, Sycamore Drive must be widened to 4 lanes, with accompanying sidewalk, shoulders and standard setback, an additional 11 ft of right of way is needed. Due to the availability of unimproved land along the north side of Sycamore Drive, a total widening of 11 ft is being sought along that side affecting one (1) property owner.

FEE ACQUISITION FOR ADDITIONAL RIGHT OF WAY

**EXISTING SIDE STREETS INTERSECTING WITH SEMINOLE PRATT
WHITNEY ROAD**

Widening of the existing Seminole Pratt Whitney Road right of way, beyond the 10 ft for future 6 laning, is required to provide for matching of the existing intersecting road surface. To provide consistency of ownership and maintenance responsibility along the right of way edge, the widening in these areas will be acquired in conformance to the right of way, in fee simple.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**1 POND SITE (2 PARCELS) REQUIRED FROM SR 80 TO SOUTH OF
OKEECHOBEE BOULEVARD**

In accordance with the Pond Siting Report prepared by Crossroads Engineering and Surveying (an Erdman Anthony Company) through March 5, 2005 as well as their previous Drainage Report, it was determined that one single pond was the most practical way to address drainage needs for this segment of roadway. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in two parcels (including this one) being selected for the pond site.

FEE ACQUISITIONS FOR WATER MANAGEMENT POND PARCELS

**6 POND SITES (6 PARCELS) REQUIRED FROM SOUTH OF OKEECHOBEE
BOULEVARD TO SYCAMORE DRIVE**

In accordance with the Pond Siting Report prepared by CH2M Hill dated Feb. 17, 2005 as well as their previous Stormwater Management Report dated July, 2005, it was determined that seven (7) pond sites will be required for this project. One site, already owned and being utilized by Palm Beach County, will be enlarged. An extensive review and comparison of available sites (acquisition and construction costs) in the area resulted in a total of eight (8) parcels (including this one) being acquired for use as pond sites.

EASEMENT ACQUISITIONS FOR PERMANENT EASEMENTS

Areas where the finished sidewalk elevation will be 2 ft or more above or below existing grade require acquisition of a permanent easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent easements to convey that ponding water into the roadway drainage system or to adjacent canals.

EASEMENT ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING

Temporary Construction Easements are required (expiring after construction) adjacent to the widened right of way (or the Permanent Easements if acquired) in order to give construction vehicles access to the outside edges of the work area. In some cases these TCE's are also used to regrade the existing ground to prevent ponding of surface water and to direct it to a proper outfall.

EASEMENT ACQUISITIONS FOR DRAINAGE EASEMENTS

Typically, drainage ponds are placed along the right of way and adjacent to existing canals to minimize the impacts to adjacent properties and to provide the shortest and most direct route for drainage outfall. In this case a drainage easement is being sought over the existing roadway easement to connect the roadway drainage system to the pond site approximately 450 ft east of Seminole Pratt Whitney Road.

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 43 SOUTH,
RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH
1518.00 FEET OF SAID SECTION 25, WITH THE WEST RIGHT-OF-WAY
OF SEMINOLE PRATT WHITNEY ROAD, RECORDED IN ROAD PLAT BOOK 4,
PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID SOUTH LINE, N88°30'09"W FOR 26.00 FEET TO
THE POINT OF BEGINNING;
THENCE CONTINUE N88°30'09"W FOR 10.00 FEET;
THENCE PARALLEL WITH THE SAID WEST RIGHT-OF-WAY, N01°32'54"E
FOR 278.00 FEET TO THE SOUTH LINE OF THE NORTH 1240.00 FEET OF
SAID SECTION 25;
THENCE ALONG SAID SOUTH LINE, S88°30'09"E FOR 1.00 FOOT;
THENCE PARALLEL WITH THE SAID WEST RIGHT-OF-WAY, S01°32'54"W
FOR 60.02 FEET;
THENCE S43°27'06"E FOR 12.73 FEET;
THENCE PARALLEL WITH THE SAID WEST RIGHT-OF-WAY, S01°32'54"W
FOR 208.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2199 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N01°32'54"E ALONG THE WEST RIGHT-OF-WAY
OF SEMINOLE PRATT WHITNEY ROAD.

ABBREVIATIONS

P.O.B.- POINT OF BEGINNING
P.O.C.- POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
R.P.B.- ROAD PLAT BOOK
O.R.B.- OFFICIAL RECORD BOOK
D.B.- DEED BOOK
C - CENTERLINE
ITWCD - INDIAN TRAIL WATER CONTROL DISTRICT
TCE - TEMPORARY CONSTRUCTION EASEMENT

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT
COMPRISE THE COMPLETE LEGAL DESCRIPTION.
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH
ACCOMPANY EACH OTHER.

REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID
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RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND
MAPPER NOTED BELOW.

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 2/7/05



PROJECT NUMBER 97511 B

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN:	MDB	PROJ. No. 99-083
CHECKED:	JEP	SCALE: NONE
DATE:	12/8/05	SHEET 1 OF 2
SEMINOLE PRATT WHITNEY ROAD TCE 300		

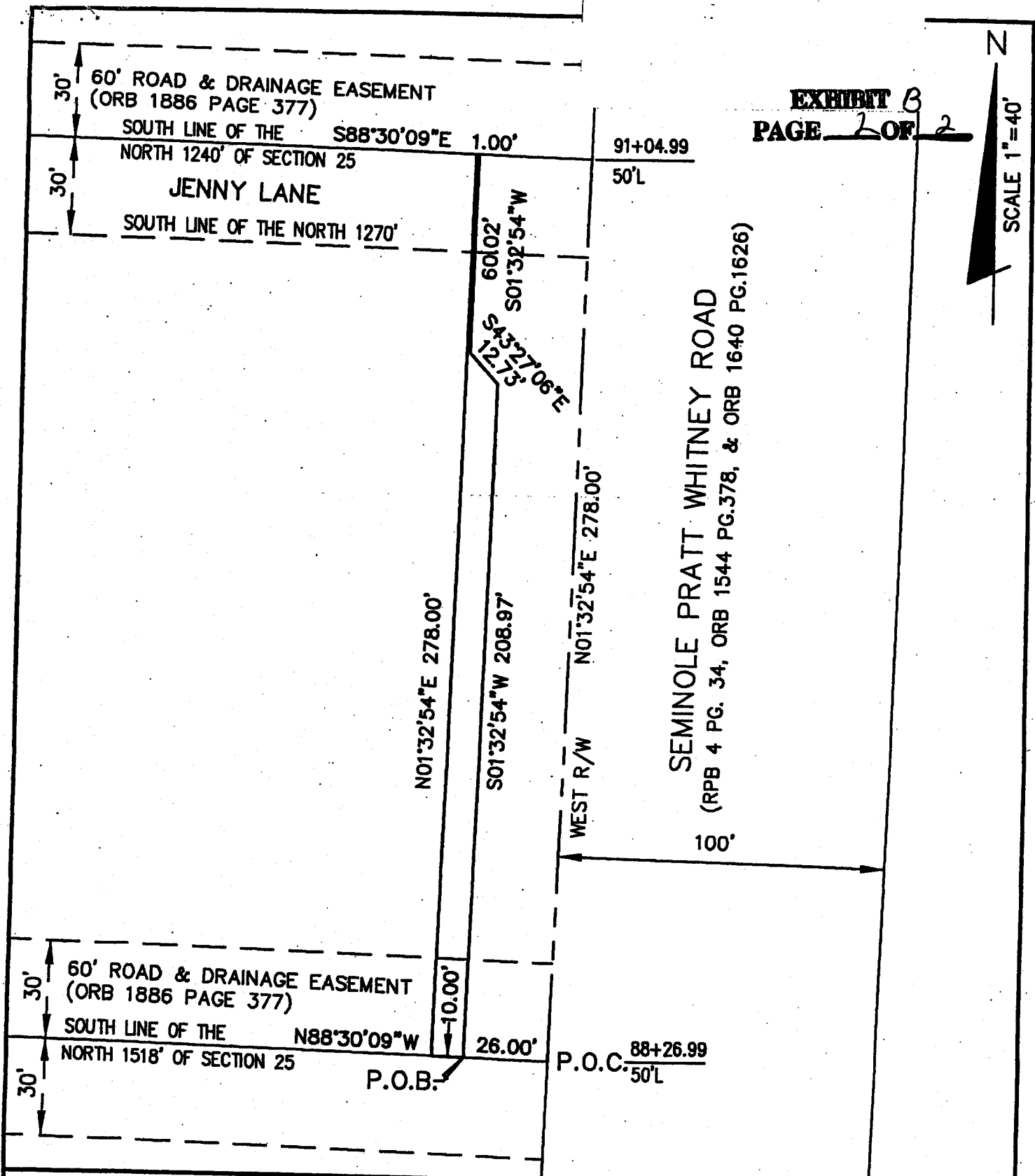


EXHIBIT B
PAGE 2 OF 2



THIS SKETCH IS NOT A SURVEY
PROJECT NUMBER 97511 B

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DRAWN:	MDB	PROJ. No.	99-083
CHECKED:	JEP	SCALE:	1"=40'
DATE:	12/8/05	SHEET	2 OF 2
SEMINOLE PRATT WHITNEY ROAD TCE 300			