

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	\$134,400	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$134,400	-0-	-0-	-0-	-0-

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No _____
Budget Acct No.: Fund 3500 Dept. 361 Unit 1167 Object 6120
Program

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

Transportation Improvement Fund
Central Blvd & Indiantown Rd

Appraisal - Parcel 101	\$ 70,900.00
- Parcel 301	\$ 2,300.00
- Parcel 102	\$ 56,200.00
- Parcel 302	\$ 5,000.00
Fiscal Impact	\$134,400.00

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

III. REVIEW COMMENTS

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

[Signature] 11-2-06
OFMB

[Signature] 11/19/06
Contract Dev. and Control

B. Approved as to Form and Legal Sufficiency:

[Signature]
Assistant County Attorney

This item complies with current County policies.

C. Other Department Review:

Department Director

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

Location Map

R42

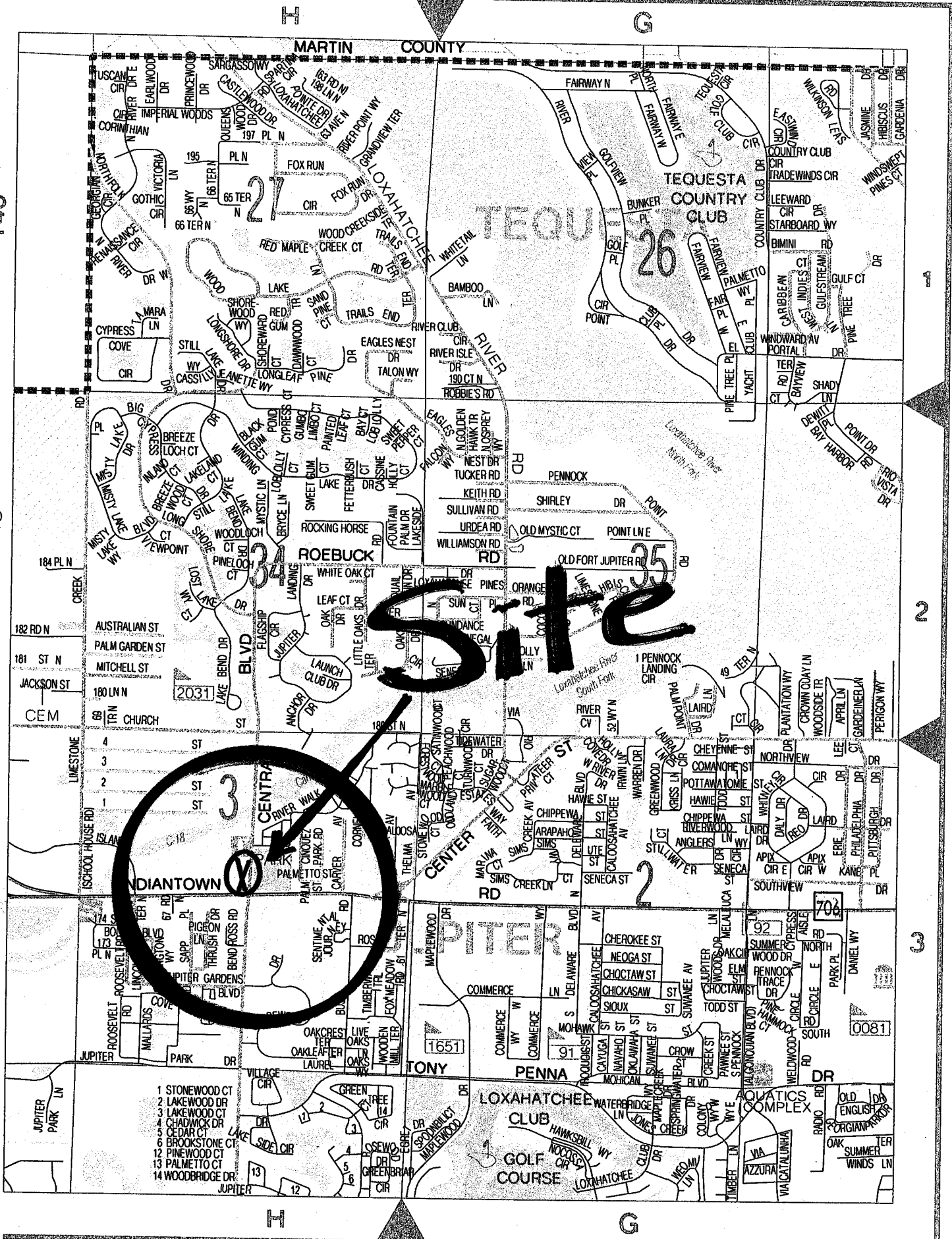
NO CONTRACTING MAP

R42

6

H

G



- 1 STONEMOUNT CT
- 2 LAKEWOOD DR
- 3 CHADWICK DR
- 4 CEDAR CT
- 5 BROOKSTONE CT
- 6 PINEMOUNT CT
- 7 PALMETTO CT
- 8 WOODBRIDGE DR
- 9 JUPITER
- 10
- 11
- 12
- 13
- 14

SEE PG 14

6

RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF PROPERTY KNOWN AS PARCEL 101 AS A PARTIAL TAKE IN FEE SIMPLE FOR RIGHT-OF-WAY, NECESSARY FOR THE IMPROVEMENT OF THE INTERSECTION OF CENTRAL BOULEVARD AND INDIANTOWN ROAD, 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 improvement of the intersection of Central Boulevard and Indiantown Road, 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, Alternative Routes or Methodologies, Long Range Plans, and the Environment, as applicable to this parcel and as set forth in Exhibit "A", attached hereto and incorporated herein, prior to determining that the acquisition of Parcel 101 is necessary; and,

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 101, which is more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 101 for the necessary Partial Take in Fee Simple for Right-of-Way, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: the improvement of the intersection of Central Boulevard and Indiantown Road, 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 101 is necessary for right-of-way, thereon with the construction to be undertaken by Palm Beach County as to the intersection of Central Boulevard and Indiantown Road, thereon and adjacent thereto. The right-of-way Partial Take in Fee Simple of the 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 improvement of the intersection of Central Boulevard and Indiantown Road,

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 the value of the property described in Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and the 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 Engineer and County Attorney 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 for Right-of-Way.

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:

Karen T. Marcus	_____
Jeff Koons	_____
Warren H. Newell	_____
Mary McCarty	_____
Burt Aaronson	_____

Addie L. Greene	_____

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

SHARON R. BOCK,
Clerk and Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

CENTRAL BOULEVARD RIGHT-TURN LANE FROM SOUTHBOUND CENTRAL BOULEVARD TO WESTBOUND INDIANTOWN ROAD (STATE ROAD 706) PALM BEACH COUNTY, PROJECT # 2006602

SAFETY

Central Boulevard is currently a four (4) lane divided urban roadway at the intersection with Indiantown Road (SR 706). The existing southbound lane configuration at this intersection consists of two (2) thru lanes, two (2) dedicated left-turn lanes, and one (1) dedicated right-turn lane. The construction widening of the SB to WB right-turn lane along Central Boulevard will increase traffic operational characteristics and reduce intersection congestion thereby improving overall intersection safety. 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 adding the right-turn lane improvements was estimated during the early stages of design. The appropriate funding for design, right-of-way acquisition and construction will be funded by Toll Brothers, Inc. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

ALTERNATE ROUTES

Central Boulevard is a heavily traveled roadway which provides the most direct route to Interstate 95 and the Florida's Turnpike, for vehicles traveling from the northern limits of the Town of Jupiter, located in Palm Beach County. Development Order (D.O.) Conditions established by the Town of Jupiter indicate that an additional right-turn lane is needed at this location as part of the required infrastructure improvements associated with the Jupiter Country Club, currently under construction south of Indiantown Road, west of the Florida's Turnpike.

Because the D.O. Conditions specifically identify the need for an additional right-turn lane at this location, alternate routes for the right-turn lane were not considered.

LONG RANGE PLANNING

The improvement of this intersection is in conformance with Palm Beach County's 2030 Long Range Transportation Plan. 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

Central Boulevard 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 right-turn lane construction along Central Boulevard at the intersection of Indiantown Road.

PARTIAL TAKE IN FEE FOR ADDITIONAL RIGHT OF WAY

In order to meet D.O. Conditions established by the Town of Jupiter, an additional right-turn lane is required to satisfy infrastructure improvements associated with Jupiter Country Club. To meet the D.O. Condition requirements, additional right of way will need to be acquired which will vary in width from approximately 11.33' to 13.69'.

An examination of existing conditions in the area adjacent to the proposed acquisition indicates that no buildings or parking areas would be negatively impacted.

EASEMENT ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING, AND GRADING

Temporary Construction Easements (TCE's) are required (expiring after construction) adjacent to the right-turn lane in order to give construction vehicles access to the outside edges of the work area. The TCE's are also used to re-grade the existing ground to prevent ponding of surface water and re-direct it to proper outfall, and to grade and harmonize the adjacent properties with the road right-of-way.

DESCRIPTION: PARCEL 101

A PARCEL OF LAND LYING IN THE EAST ONE-QUARTER (E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE N.01°54'36"E. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3; A DISTANCE OF 138.69 FEET TO A POINT OF INTERSECTION WITH A LINE 70.00 FEET NORTH OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 706 (INDIANTOWN ROAD), AS SHOWN ON ROAD PLAT BOOK 6, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°22'40"W. ALONG SAID PARALLEL LINE AND NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 706 (INDIANTOWN ROAD) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93190-2521, A DISTANCE OF 78.77 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6856, PAGE 127 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE N.45°43'31"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.67 FEET; THENCE N.03°04'22"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 134.51 FEET; THENCE S.88°22'40"W., A DISTANCE OF 11.85 FEET; THENCE S.02°50'52"W., A DISTANCE OF 125.55 FEET; THENCE S.45°36'53"W., A DISTANCE OF 58.66 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 706 (INDIANTOWN ROAD); THENCE N.88°22'40"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 2,217 SQUARE FEET/0.051 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°54'36"E ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. O.R.B. - DENOTES OFFICIAL RECORD BOOK

CERTIFICATE:

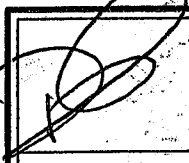
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 27, 2006. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

PARCEL NO. 101

SHEET 1 OF 2



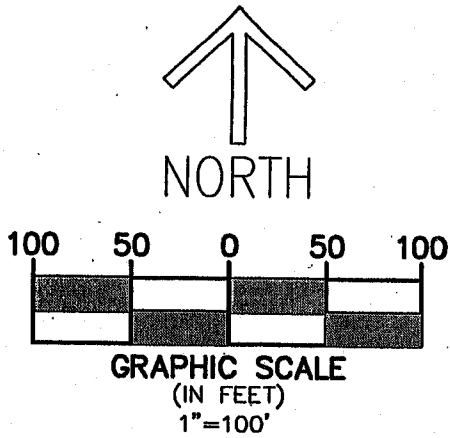
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	7/27/06
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	4886CENT

**CENTRAL BOULEVARD PARCEL 101
SKETCH OF DESCRIPTION**



UNPLATTED

12' FLORIDA POWER AND LIGHT EASEMENT
(OFFICIAL RECORD BOOK 4549, PAGE 258)

N. RIGHT-OF-WAY LINE
STATE ROAD 706 (INDIANTOWN ROAD)
FLORIDA DEPT. OF TRANSPORTATION
SECTION 93190-2521

W. RIGHT-OF-WAY LINE
(O.R.B. 6856, PAGE 127)

CENTRAL BLVD.
NORTH-SOUTH 1/4 SECTION LINE
SECTION 3-41-42

S88°22'40"W
11.85'

S02°50'52"W
125.55'

N03°04'22"E
134.51'

S45°36'53"W
58.66'

N45°43'31"E
45.67'

N88°22'40"E
20.10'

S88°22'40"W
78.77'

N01°54'36"E
138.69'

POINT OF BEGINNING

BASELINE OF SURVEY (ROAD PLAT BOOK 6, PAGE 147)
STATE ROAD 706 (INDIANTOWN ROAD)

POINT OF COMMENCEMENT
S.E. CORNER OF THE N.W. 1/4
SECTION 3-41-42

EAST-WEST 1/4 SECTION LINE
SECTION 3-41-42

PARCEL NO. 101

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.
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SURVEYOR NO. 5005
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DATE	7/27/06
DRAWN BY	JC
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	4886CENT

CENTRAL BOULEVARD PARCEL 101
SKETCH OF DESCRIPTION

RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF PROPERTY KNOWN AS PARCEL 102 AS A PARTIAL TAKE IN FEE SIMPLE FOR RIGHT-OF-WAY, NECESSARY FOR THE IMPROVEMENT OF THE INTERSECTION OF CENTRAL BOULEVARD AND INDIANTOWN ROAD, 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 improvement of the intersection of Central Boulevard and Indiantown Road, 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, Alternative Routes or Methodologies, Long Range Plans, and the Environment, as applicable to this parcel and as set forth in Exhibit "A", attached hereto and incorporated herein, prior to determining that the acquisition of Parcel 102 is necessary; and,

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 102, which is more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 102 for the necessary Partial Take in Fee Simple for Right-of-Way, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: the improvement of the intersection of Central Boulevard and Indiantown Road, 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 102 is necessary for right-of-way, thereon with the construction to be undertaken by Palm Beach County as to the intersection of Central Boulevard and Indiantown Road, thereon and adjacent thereto. The right-of-way Partial Take in Fee Simple of the 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 improvement of the intersection of Central Boulevard and Indiantown Road,

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 the value of the property described in Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and the 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.
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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 for Right-of-Way.

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:

Karen T. Marcus	_____
Jeff Koons	_____
Warren H. Newell	_____
Mary McCarty	_____
Burt Aaronson	_____

Addie L. Greene	_____

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

SHARON R. BOCK,
Clerk and Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

CENTRAL BOULEVARD RIGHT-TURN LANE FROM SOUTHBOUND CENTRAL BOULEVARD TO WESTBOUND INDIANTOWN ROAD (STATE ROAD 706) PALM BEACH COUNTY, PROJECT # 2006602

SAFETY

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COST

The cost of adding the right-turn lane improvements was estimated during the early stages of design. The appropriate funding for design, right-of-way acquisition and construction will be funded by Toll Brothers, Inc. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

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An examination of existing conditions in the area adjacent to the proposed acquisition indicates that no buildings or parking areas would be negatively impacted.

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DESCRIPTION: PARCEL 102

A PARCEL OF LAND LYING IN THE EAST ONE-QUARTER (E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE N.01°54'36"E. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 138.69 FEET TO A POINT OF INTERSECTION WITH A LINE 70.00 FEET NORTH OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 706 (INDIANTOWN ROAD), AS SHOWN ON ROAD PLAT BOOK 6, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°22'40"W. ALONG SAID PARALLEL LINE AND NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 706 (INDIANTOWN ROAD) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93190-2521, A DISTANCE OF 78.77 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6856, PAGE 127 OF SAID PUBLIC RECORDS; THENCE N.45°43'31"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.67 FEET; THENCE N.03°04'22"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 134.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.03°04'22"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 208.52 FEET; THENCE N.87°09'03"W., A DISTANCE OF 12.63 FEET; THENCE S.02°50'52"W., A DISTANCE OF 209.45 FEET; THENCE N.88°22'40"E., A DISTANCE OF 11.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 2,555 SQUARE FEET/0.059 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°54'36"E ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. O.R.B. - DENOTES OFFICIAL RECORD BOOK

CERTIFICATE:


I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 27, 2006. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

PARCEL NO. 102

SHEET 1 OF 2



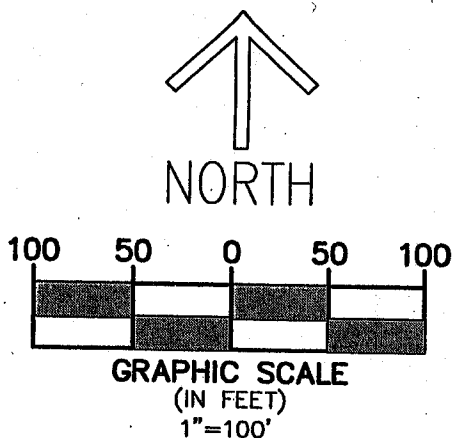
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	7/2/706
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	4886CENT

**CENTRAL BOULEVARD PARCEL 102
 SKETCH OF DESCRIPTION**



UNPLATTED

N. RIGHT-OF-WAY LINE
STATE ROAD 706 (INDIANTOWN ROAD)
FLORIDA DEPT. OF TRANSPORTATION
SECTION 93190-2521

POINT OF BEGINNING

N88°22'40"E
11.85'

N87°09'03"W
12.63'

S02°50'52"W
209.45'

N03°04'22"E
208.52'

W. RIGHT-OF-WAY LINE
(O.R.B. 6856, PAGE 127)

CENTRAL BLVD.
NORTH-SOUTH 1/4 SECTION LINE
SECTION 3-41-42

N45°43'31"E
45.67'

N03°04'22"E
134.51'

S88°22'40"W
78.77'

N01°54'36"E
138.69'

BASELINE OF SURVEY (ROAD PLAT BOOK 6, PAGE 147)

STATE ROAD 706 (INDIANTOWN ROAD)

EAST-WEST 1/4 SECTION LINE
SECTION 3-41-42

POINT OF COMMENCEMENT
S.E. CORNER OF THE N.W. 1/4
SECTION 3-41-42

PARCEL NO. 102

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

CENTRAL BOULEVARD PARCEL 102
SKETCH OF DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 7/27/06
DRAWN BY JC
F.B./PG. N/A
SCALE AS SHOWN
JOB NO. 4886CENT2

RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF PROPERTY KNOWN AS PARCEL 301 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE IMPROVEMENT OF THE INTERSECTION OF CENTRAL BOULEVARD AND INDIANTOWN ROAD, 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 improvement of the intersection of Central Boulevard and Indiantown Road, 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, Alternative Routes or Methodologies, Long Range Plans, and the Environment, as applicable to this parcel and as set forth in Exhibit "A", attached hereto and incorporated herein, prior to determining that the acquisition of Parcel 301 is necessary; and,

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 301, which is more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 301 for the necessary Temporary Construction Easement, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: the improvement of the intersection of Central Boulevard and Indiantown Road, 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 301 is necessary for the purpose of tying in and harmonizing said property and driveways, walkways, etc., thereon with the improvement to be undertaken by Palm Beach County as to the intersection of Central Boulevard and Indiantown Road, adjacent thereto. This Temporary Construction Easement is granted upon the condition that the sloping and/or grading upon and above said land shall not extent beyond the limits outlined in the legal description of said property. This Temporary Construction Easement shall expire 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 improvement of the intersection of Central Boulevard and Indiantown Road,

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 the value of the property described in Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and the 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 Engineer and County Attorney 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:

Karen T. Marcus	_____
Jeff Koons	_____
Warren H. Newell	_____
Mary McCarty	_____
Burt Aaronson	_____

Addie L. Greene	_____

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

SHARON R. BOCK,
Clerk and Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

**CENTRAL BOULEVARD RIGHT-TURN LANE FROM SOUTHBOUND CENTRAL
BOULEVARD TO WESTBOUND INDIANTOWN ROAD (STATE ROAD 706)
PALM BEACH COUNTY, PROJECT # 2006602**

SAFETY

Central Boulevard is currently a four (4) lane divided urban roadway at the intersection with Indiantown Road (SR 706). The existing southbound lane configuration at this intersection consists of two (2) thru lanes, two (2) dedicated left-turn lanes, and one (1) dedicated right-turn lane. The construction widening of the SB to WB right-turn lane along Central Boulevard will increase traffic operational characteristics and reduce intersection congestion thereby improving overall intersection safety. 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 adding the right-turn lane improvements was estimated during the early stages of design. The appropriate funding for design, right-of-way acquisition and construction will be funded by Toll Brothers, Inc. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

ALTERNATE ROUTES

Central Boulevard is a heavily traveled roadway which provides the most direct route to Interstate 95 and the Florida's Turnpike, for vehicles traveling from the northern limits of the Town of Jupiter, located in Palm Beach County. Development Order (D.O.) Conditions established by the Town of Jupiter indicate that an additional right-turn lane is needed at this location as part of the required infrastructure improvements associated with the Jupiter Country Club, currently under construction south of Indiantown Road, west of the Florida's Turnpike.

Because the D.O. Conditions specifically identify the need for an additional right-turn lane at this location, alternate routes for the right-turn lane were not considered.

LONG RANGE PLANNING

The improvement of this intersection is in conformance with Palm Beach County's 2030 Long Range Transportation Plan. 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

Central Boulevard 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 right-turn lane construction along Central Boulevard at the intersection of Indiantown Road.

PARTIAL TAKE IN FEE FOR ADDITIONAL RIGHT OF WAY

In order to meet D.O. Conditions established by the Town of Jupiter, an additional right-turn lane is required to satisfy infrastructure improvements associated with Jupiter Country Club. To meet the D.O. Condition requirements, additional right of way will need to be acquired which will vary in width from approximately 11.33' to 13.69'.

An examination of existing conditions in the area adjacent to the proposed acquisition indicates that no buildings or parking areas would be negatively impacted.

EASEMENT ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING, AND GRADING

Temporary Construction Easements (TCE's) are required (expiring after construction) adjacent to the right-turn lane in order to give construction vehicles access to the outside edges of the work area. The TCE's are also used to re-grade the existing ground to prevent ponding of surface water and re-direct it to proper outfall, and to grade and harmonize the adjacent properties with the road right-of-way.

DESCRIPTION: PARCEL 301

A PARCEL OF LAND LYING IN THE EAST ONE-QUARTER (E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE N.01°54'36"E. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 138.69 FEET TO A POINT OF INTERSECTION WITH A LINE 70.00 FEET NORTH OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 706 (INDIANTOWN ROAD), AS SHOWN ON ROAD PLAT BOOK 6, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°22'40"W. ALONG SAID PARALLEL LINE AND NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 706 (INDIANTOWN ROAD) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93190-2521, A DISTANCE OF 78.77 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6856, PAGE 127 OF SAID PUBLIC RECORDS; THENCE N.45°43'31"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.67 FEET; THENCE N.03°04'22"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 134.51; THENCE S.88°22'40"W., A DISTANCE OF 11.85 FEET TO THE POINT OF BEGINNING; THENCE S.02°50'52"W., A DISTANCE OF 125.49 FEET; THENCE S.45°37'04"W., A DISTANCE OF 4.44 FEET; THENCE N.02°51'03"E., A DISTANCE OF 128.51 FEET; THENCE N.88°22'40"E., A DISTANCE OF 3.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 382 SQUARE FEET/0.009 ACRES MORE OR LESS,

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°54'36"E ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. O.R.B. - DENOTES OFFICIAL RECORD BOOK

CERTIFICATE:

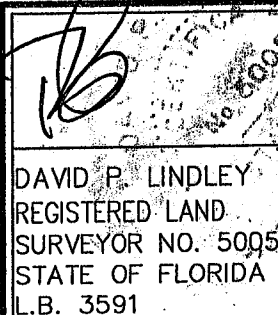
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 27, 2006. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

PARCEL NO. 301

SHEET 1 OF 2



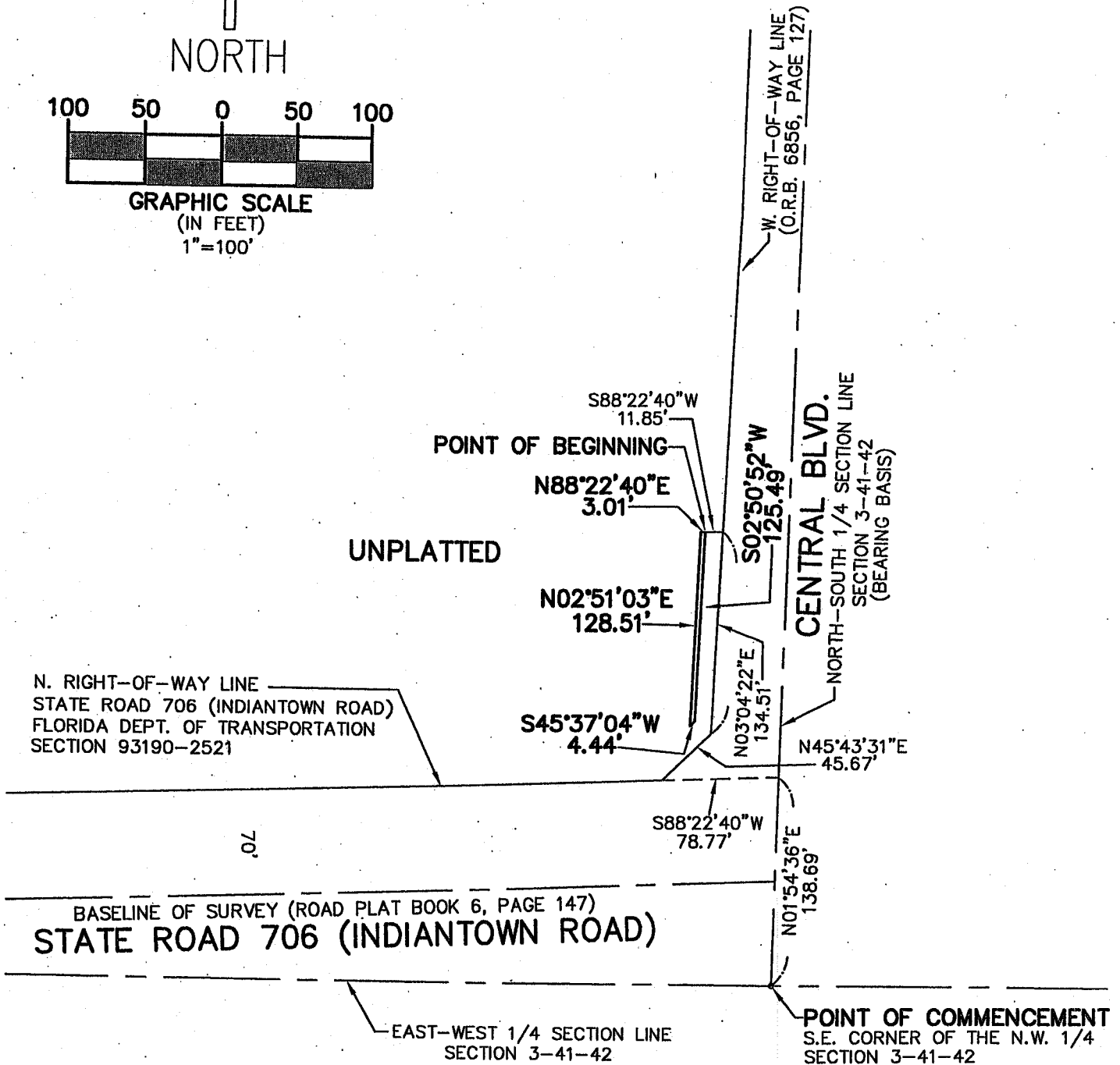
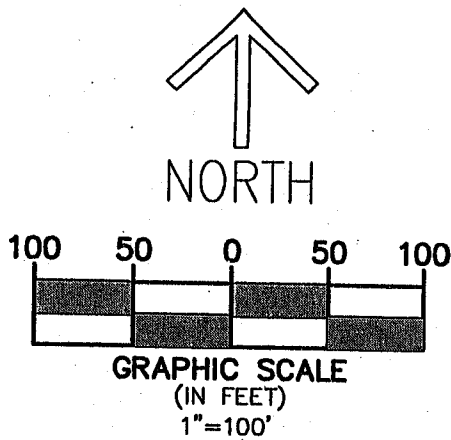
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	7/27/06
DRAWN BY	JC
F.B./PG.	N/A
SCALE	AS SHOWN
JOB NO.	4886CTEMP

**CENTRAL BOULEVARD PARCEL 301
 TEMPORARY CONSTRUCTION EASEMENT
 SKETCH OF DESCRIPTION**



PARCEL NO. 301

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	7/27/06
DRAWN BY	JC
F.B./ PG	N/A
SCALE	AS SHOWN
JOB NO.	4886CTEMP

**CENTRAL BOULEVARD PARCEL 301
 TEMPORARY CONSTRUCTION EASEMENT
 SKETCH OF DESCRIPTION**

RESOLUTION NO. R-2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ADOPTING THIS RESOLUTION DECLARING THE ACQUISITION OF PROPERTY KNOWN AS PARCEL 302 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE IMPROVEMENT OF THE INTERSECTION OF CENTRAL BOULEVARD AND INDIANTOWN ROAD, 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 improvement of the intersection of Central Boulevard and Indiantown Road, 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, Alternative Routes or Methodologies, Long Range Plans, and the Environment, as applicable to this parcel and as set forth in Exhibit "A", attached hereto and incorporated herein, prior to determining that the acquisition of Parcel 302 is necessary; and,

WHEREAS, this Board has considered the required factors under Florida Law, as they apply to Parcel 302, which is more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 302 for the necessary Temporary Construction Easement, which is more fully described in Exhibit "B", is necessary for the following public purpose, to wit: the improvement of the intersection of Central Boulevard and Indiantown Road, 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 302 is necessary for the purpose of tying in and harmonizing said property and driveways, walkways, etc., thereon with the improvement to be undertaken by Palm Beach County as to the intersection of Central Boulevard and Indiantown Road, adjacent thereto. This Temporary Construction Easement is granted upon the condition that the sloping and/or grading upon and above said land shall not extent beyond the limits outlined in the legal description of said property. This Temporary Construction Easement shall expire 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 improvement of Central Boulevard and Indiantown Road,

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 the value of the property described in Exhibit "B" for the purpose of acquiring said property through Eminent Domain.
3. The County Engineer and the 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 Engineer and County Attorney 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:

Karen T. Marcus	_____
Jeff Koons	_____
Warren H. Newell	_____
Mary McCarty	_____
Burt Aaronson	_____

Addie L. Greene	_____

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

SHARON R. BOCK,
Clerk and Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

CENTRAL BOULEVARD RIGHT-TURN LANE FROM SOUTHBOUND CENTRAL BOULEVARD TO WESTBOUND INDIANTOWN ROAD (STATE ROAD 706) PALM BEACH COUNTY, PROJECT # 2006602

SAFETY

Central Boulevard is currently a four (4) lane divided urban roadway at the intersection with Indiantown Road (SR 706). The existing southbound lane configuration at this intersection consists of two (2) thru lanes, two (2) dedicated left-turn lanes, and one (1) dedicated right-turn lane. The construction widening of the SB to WB right-turn lane along Central Boulevard will increase traffic operational characteristics and reduce intersection congestion thereby improving overall intersection safety. 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 adding the right-turn lane improvements was estimated during the early stages of design. The appropriate funding for design, right-of-way acquisition and construction will be funded by Toll Brothers, Inc. During the design of the roadway, reasonable efforts were made to minimize the areas to be acquired through condemnation.

ALTERNATE ROUTES

Central Boulevard is a heavily traveled roadway which provides the most direct route to Interstate 95 and the Florida's Turnpike, for vehicles traveling from the northern limits of the Town of Jupiter, located in Palm Beach County. Development Order (D.O.) Conditions established by the Town of Jupiter indicate that an additional right-turn lane is needed at this location as part of the required infrastructure improvements associated with the Jupiter Country Club, currently under construction south of Indiantown Road, west of the Florida's Turnpike.

Because the D.O. Conditions specifically identify the need for an additional right-turn lane at this location, alternate routes for the right-turn lane were not considered.

LONG RANGE PLANNING

The improvement of this intersection is in conformance with Palm Beach County's 2030 Long Range Transportation Plan. 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

Central Boulevard 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 right-turn lane construction along Central Boulevard at the intersection of Indiantown Road.

PARTIAL TAKE IN FEE FOR ADDITIONAL RIGHT OF WAY

In order to meet D.O. Conditions established by the Town of Jupiter, an additional right-turn lane is required to satisfy infrastructure improvements associated with Jupiter Country Club. To meet the D.O. Condition requirements, additional right of way will need to be acquired which will vary in width from approximately 11.33' to 13.69'.

An examination of existing conditions in the area adjacent to the proposed acquisition indicates that no buildings or parking areas would be negatively impacted.

EASEMENT ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING, AND GRADING

Temporary Construction Easements (TCE's) are required (expiring after construction) adjacent to the right-turn lane in order to give construction vehicles access to the outside edges of the work area. The TCE's are also used to re-grade the existing ground to prevent ponding of surface water and re-direct it to proper outfall, and to grade and harmonize the adjacent properties with the road right-of-way.

DESCRIPTION: PARCEL 302

A PARCEL OF LAND LYING IN THE EAST ONE-QUARTER (E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE N.01°54'36"E. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 138.69 FEET TO A POINT OF INTERSECTION WITH A LINE 70.00 FEET NORTH OF AND PARALLEL WITH THE BASELINE OF STATE ROAD NO. 706 (INDIANTOWN ROAD), AS SHOWN ON ROAD PLAT BOOK 6, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°22'40"W. ALONG SAID PARALLEL LINE AND NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 706 (INDIANTOWN ROAD) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93190-2521, A DISTANCE OF 78.77 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6856, PAGE 127 OF SAID PUBLIC RECORDS; THENCE N.45°43'31"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.67 FEET; THENCE N.03°04'22"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 134.51 FEET; THENCE S.88°22'40"W., A DISTANCE OF 11.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°22'40"W., A DISTANCE OF 3.01 FEET; THENCE N.02°51'03"E., A DISTANCE OF 137.74 FEET; THENCE N.70°20'20"W., A DISTANCE OF 24.02 FEET; THENCE N.02°48'23"W., A DISTANCE OF 9.37 FEET; THENCE N.35°15'35"E., A DISTANCE OF 27.94 FEET; THENCE N.77°30'55"E., A DISTANCE OF 12.38 FEET; THENCE S.02°50'52"W., A DISTANCE OF 180.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 1,238 SQUARE FEET/0.028 ACRES MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N01°54'36"E ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. O.R.B. - DENOTES OFFICIAL RECORD BOOK

CERTIFICATE:

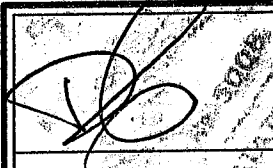
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 27, 2006. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

PARCEL NO. 302

SHEET 1 OF 2



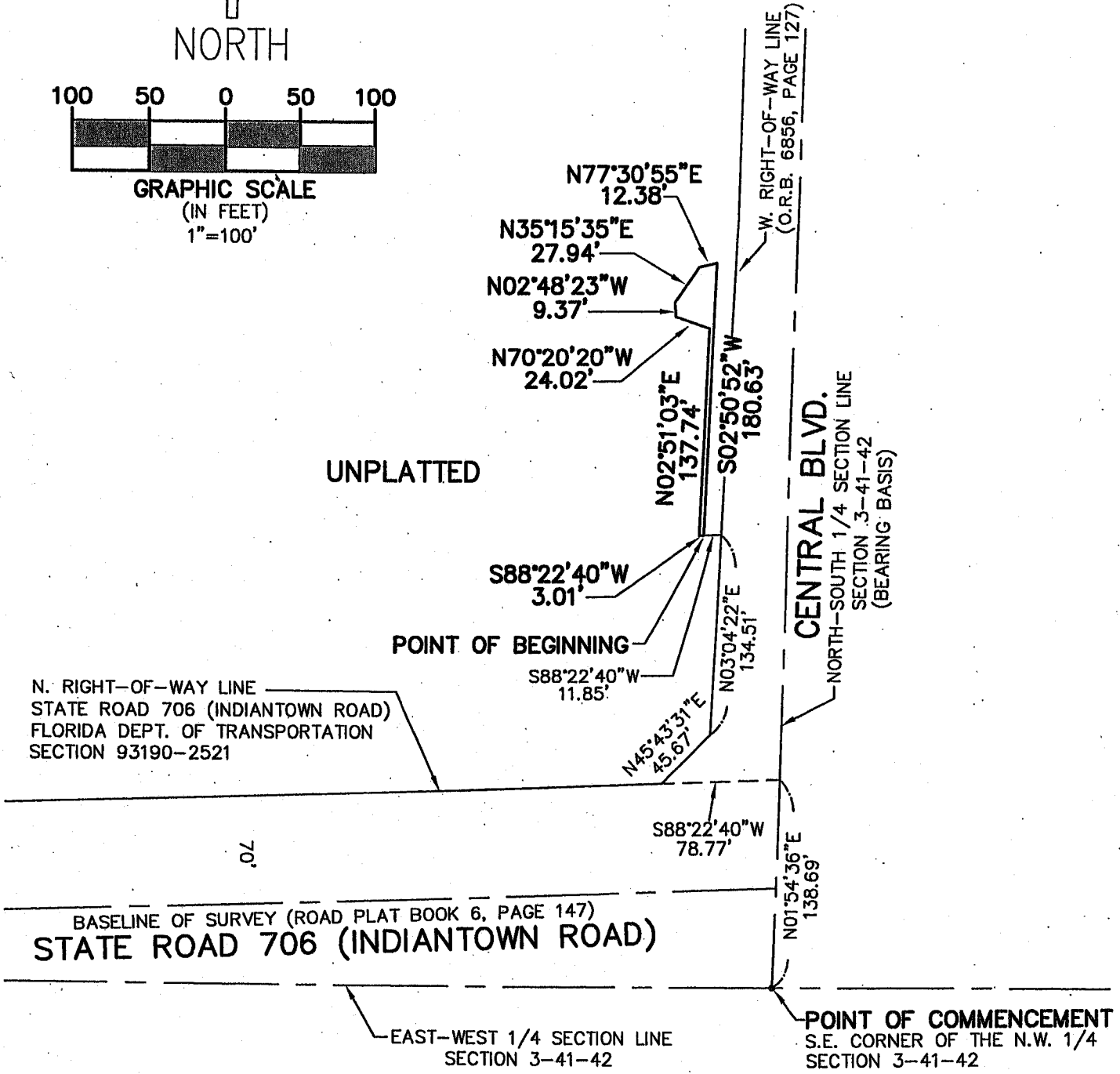
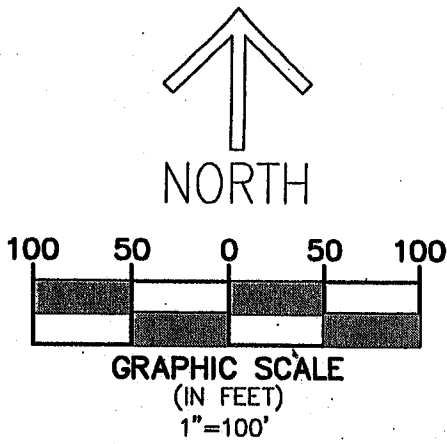
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	4/07/06
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	4886CTEMP

**CENTRAL BOULEVARD PARCEL 302
 TEMPORARY CONSTRUCTION EASEMENT
 SKETCH OF DESCRIPTION**



PARCEL NO. 302

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
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DAVID P. LINDLEY
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 SURVEYOR NO. 5005
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DATE	7/27/06
DRAWN BY	JC
F.B. / PG.	N/A
SCALE	AS SHOWN
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**CENTRAL BOULEVARD PARCEL 302
 TEMPORARY CONSTRUCTION EASEMENT
 SKETCH OF DESCRIPTION**