Agenda Item #: 3-C-10

Date

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 3, 2008	[X]	Consent Workshop		Regular Public
Hearing Department: Submitted By: Engineering and Public Works Submitted For: Right-of-Way Acquisition Sec		Workshop	I J '	·
Project No.: 2003513				
I. EXECUT	IVE BRI	<u>IEF</u>		
Motion and Title: Staff recommends motion to	o:			
A) approve a County Deed conveying to Old M Road right-of-way in Section 28, Township 41 So which is no longer required by Palm Beach Cour award of the construction contract for the new road Donald Ross Road (Project) and	uth, Rang ity (Coun	ge 42 East that all ty), with actual	buts the pl transfer o	lat of Old Marsl
B) accept four Drainage Easements from Old drainage facilities for the Project.	Marsh th	at are required	for the c	construction o
SUMMARY: This action will convey to Old Malonger required by the County upon award of the four Drainage Easements from Old Marsh needed	construc	tion contract for	d right-of r the Proj	-way that is no ect, and accept
District 1 (PK)				
Background and Justification: A Development of No. R-85-1225, required the conveyance of 120 and Because of a change to the Comprehensive Plant conveyed to the County is no longer required. Partners, who conveyed the 120 feet to the County of-way which is no longer required by the County of-way which is no longer required by the County of the County at no cost, the four Drainage Easement conveyance to Old Marsh of the Jog Road right-of contract has been awarded by the County and immediately thereafter. The new west right-of-way Marsh will be designated as a Limited Access established on Jog Road along the frontage of Old acceptance of the four Drainage easements are for a be in the best interest of Palm Beach County.	feet of rig , approximally in 1985 pere-converse required f-way will the corray line be Line to d Marsh.	ght-of-way to the mately 57 feet of sh, the successor, has requested to veyed to them. Of I for the constru- be recorded only eveyance of the everyance of the everyance any ac The approval of	of the 120 or in title that the pool of the 120 or in title that the pool of the ction of the easementhis convices poin of this Convices this Convices poin of this Convices the Convices that the Convices the Conv	for Jog Road. I feet that was to Old Marsh ortion of right- will convey to the Project. The the construction this will occur reyance to Old this from being unty Deed and
Attachments: 1. Location Map 2. County Deed with Exhibit "A" 3. Drainage Easements with Exhibit "A"				
Recommended by:				
Division Director			D	ate

County Engineer

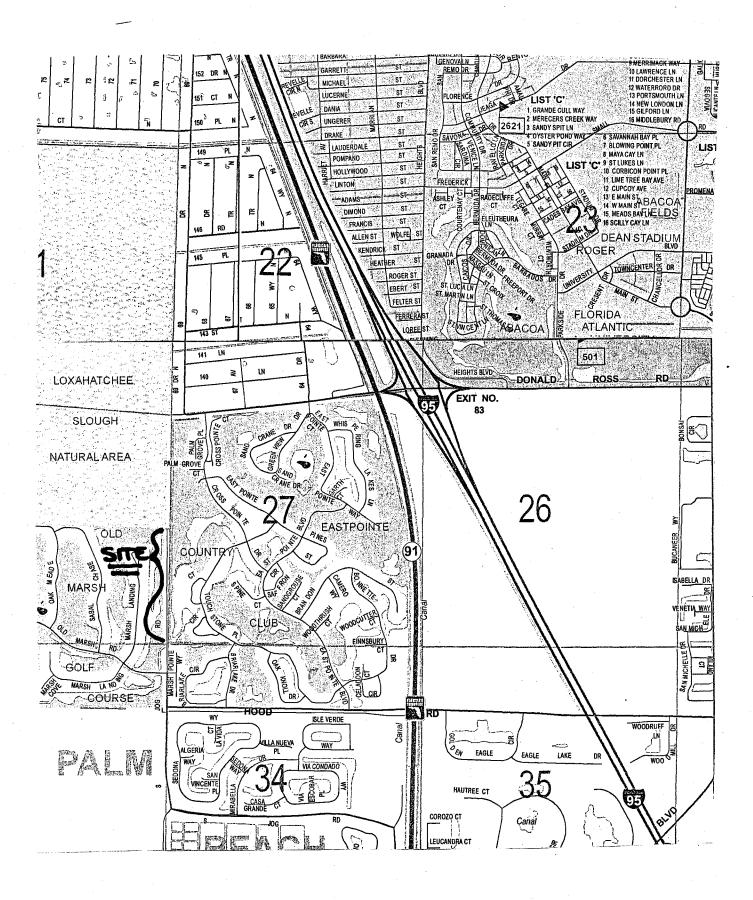
II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:
Fiscal Years 2008 2009 2010 2011 2012 Capital Expenditures \$ -0- -0- -0- -0- -0- -0- Operating Costs -0- -0- -0- -0- -0- -0- -0- External Revenues -0- -0- -0- -0- -0- -0- -0- Program Income (County) -0- -0- -0- -0- -0- -0- -0- In-Kind Match (County) -0- -0- -0- -0- -0- -0- -0- NET FISCAL IMPACT \$ -0- -0- -0- -0- -0- -0- -0-
ADDITIONAL FTE POSITIONS (Cumulative)
Is Item Included in Current Budget? Yes No Budget Acct No.: Fund Dept Unit Object Program
B. Recommended Sources of Funds/Summary of Fiscal Impact:
This item has no additional fiscal impact.
C. Departmental Fiscal Review: R. \ Dowl ≤ 5 58
III. REVIEW COMMENTS
A. OFMB Fiscal and/or Contract Dev. and Control Comments:
aborthet, 5:14:08 1 Am. 1 feath 511-
OFMB Syldos Contract Dev. and Control
B. Approved as to Form
and Legal Sufficiency:
. Poul F. 1' 5/16/08.
Assistant County Attorney
C. Other Department Review:

Department Director

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

I:\WP\AgendaPage2\Agnpgtwo2008\00230.No Impact



RETURN TO:

NAME:

PALM BEACH COUNTY R/W ACQUISITION SECTION

POST OFFICE BOX 21229

ADDRESS:

WEST PALM BEACH, FLORIDA 33416

ATTN: ED HANDY

ACCT. NO.: 1010 W/C BOX 1066

COUNTY DEED

THIS DEED, made this_ subdivision of the State of Florida, party of party of the second part.	by PALM BEACH COUNTY, a political the first part, and OLD MARSH GOLF CLUB, INC.,
(\$10.00) Dollars to it in hand paid by the packnowledged, has granted, bargained and	he first part, for and in consideration of the sum of Ten parties of the second part, receipt whereof is hereby d sold to the parties of the second part, their heirs and and lying and being in Palm Beach County, Florida:
Property more particularly described in Exh	nibit "A", attached hereto and made a part hereof.
	of the first part has caused these presents to be ty Commissioners acting by the Chairperson or Vice esaid.
ATTEST: SHARON R. BOCK, Clerk & Comptroller	PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY:	DV.
BY:Clerk (or Deputy Clerk)	BY:Addie L. Greene, Chairperson
APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY: County Attorney	This instrument prepared by: Paul King, Assistant County Attorney Palm Beach County P.O. Box 21229 West Palm Beach, FL 33416
STATE OF FLORIDA COUNTY OF PALM BEACH	
The foregoing instrument was acknowledge	ed before me thisday of, 2008
by	Chairperson or Vice Chair, Board of County
Commissioners, who is personally known	to me or who has produced as
identification and who did not take an oath.	
Typed name of Acknowledger Deputy Clerk	

TWO (2) PARCELS OF LAND IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION THE RIGHT-OF-WAY OF JOG ROAD, RECORDED IN OFFICIAL RECORD BOOK 4778, PAGE 1792, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT POINT OF BEGINNING No.1, AT THE NORTHEAST CORNER OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62, OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, S01"14'38"W FOR 2096.15 FEET TO POINT "A":

THENCE S87°22'47"E FOR 25.99 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 7675.94 FEET, WHERE A RADIAL LINE BEARS S87°17'39"E; THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°19'55" FOR 312.40 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 7617.44 FEET;

THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3'47'38" FOR 504.39 FEET TO A POINT OF TANGENCY;

THENCE NO174'38"E FOR 1279.31 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT OF OLD MARSH GOLF CLUB; THENCE ALONG SAID EXTENSION, N87'21'29"W FOR 57.01 FEET TO POINT OF BEGINNING No.1.

CONTAINING 2.50 ACRES (108,885 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

COMMENCE AT ABOVE—DESCRIBED POINT "A"; THENCE CONTINUE ALONG SAID EAST PLAT BOUNDARY, S0174'38"W FOR 20.01 FEET TO POINT OF BEGINNING No.2; THENCE CONTINUE ALONG SAID EAST PLAT BOUNDARY, S0174'38"W FOR 191.48 FEET TO THE SOUTH LINE OF SAID SECTION 28;

THENCE ALONG SAID SOUTH LINE, S89'35'06"E FOR 23.50 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 7675.94 FEET,

WHERE A RADIAL LINE BEARS S88'51'57"E;

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT,

THROUGH A CENTRAL ANGLE OF 1°25'20" FOR 190.54 FEET; THENCE N87°22'47"W FOR 25.51 FEET TO POINT OF BEGINNING No.2.

CONTAINING 4,605 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S01"14'38"W ALONG THE EAST BOUNDARY OF OLD MARSH GOLF CLUB.

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

O.R.B.- OFFICIAL RECORD BOOK P.B.- PLAT BOOK

50'LT - DISTANCE LEFT OF BASELINE

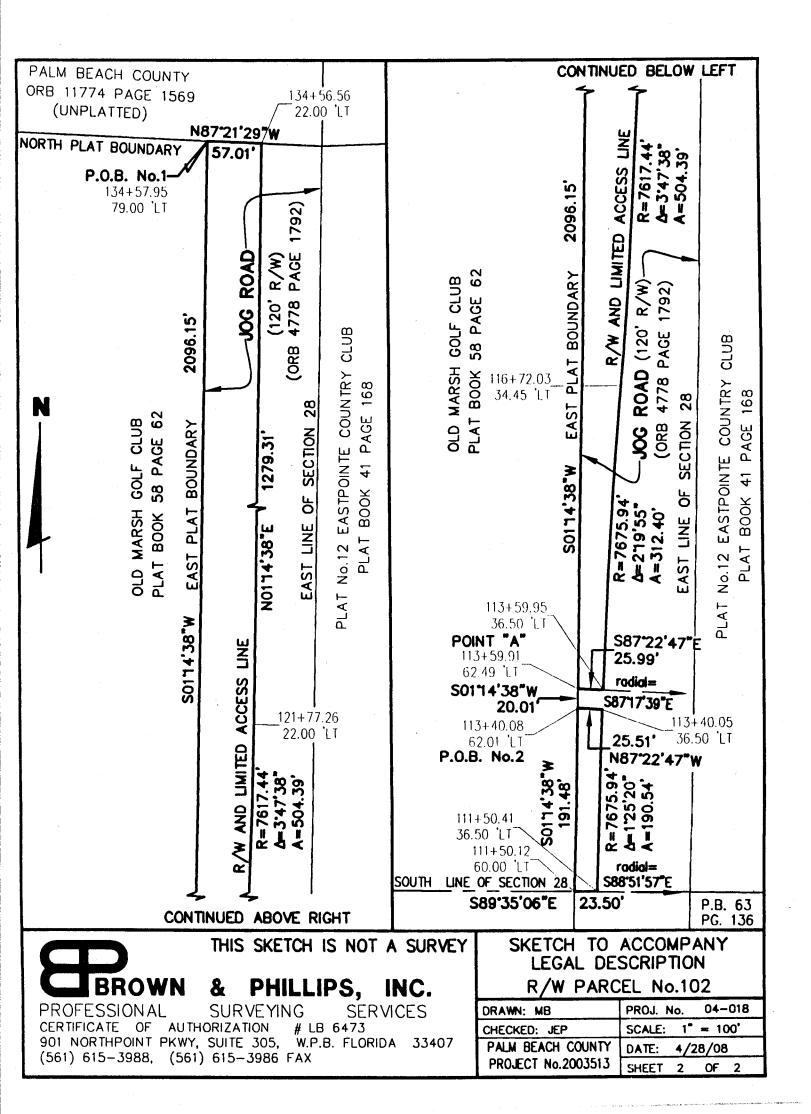
JOHN E. PHILLIPS III
SURVEYOR AND MAPPER
STATE OF FLORIDA No. 4826
DATE: 4/28/06

BROWN & PHILLIPS, INC.

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

LEGAL DESCRIPTION R/W PARCEL No.102

DRAWN: MB	PROJ. No. 04-018
	SCALE: NONE
PALM BEACH COUNTY	DATE: 4/28/08
PROJECT No.2003513	SHEET 1 OF 2



RETURN TO:

NAME:

PALM BEACH COUNTY R/W ACQUISITION SECTION

POST OFFICE BOX 21229

ADDRESS:

WEST PALM BEACH, FLORIDA 33416

ATTN: ED HANDY

ACCT. NO.: 1010 W/C BOX 1066

COUNTY DEED

THIS DEED, made this_subdivision of the State of Florida, party of party of the second part.	by PALM BEACH COUNTY, a political the first part, and OLD MARSH GOLF CLUB, INC.,
(\$10.00) Dollars to it in hand paid by the paacknowledged, has granted, bargained and	ne first part, for and in consideration of the sum of Ten arties of the second part, receipt whereof is hereby sold to the parties of the second part, their heirs and ad lying and being in Palm Beach County, Florida:
Property more particularly described in Exh	ibit "A", attached hereto and made a part hereof.
IN WITNESS WHEREOF the said party of executed in its name by its Board of County Chair of said Board, the day and year afore	of the first part has caused these presents to be y Commissioners acting by the Chairperson or Vice said.
ATTEST: SHARON R. BOCK, Clerk & Comptroller	PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BV.	DV.
BY: Clerk (or Deputy Clerk)	BY:Addie L. Greene, Chairperson
APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY: County Attorney	This instrument prepared by: Paul King, Assistant County Attorney Palm Beach County P.O. Box 21229 West Palm Beach, FL 33416
STATE OF FLORIDA COUNTY OF PALM BEACH	
The foregoing instrument was acknowledge	d before me thisday of, 2008
by	Chairperson or Vice Chair, Board of County
Commissioners, who is personally known to	o me or who has produced as
identification and who did not take an oath.	
Typed name of Acknowledger	
Deputy Clerk	

TWO (2) PARCELS OF LAND IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION THE RIGHT-OF-WAY OF JOG ROAD, RECORDED IN OFFICIAL RECORD BOOK 4778, PAGE 1792, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH:

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WHERE A RADIAL LINE BEARS S88'51'57"E;

THENCE NORTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1"25'20" FOR 190.54 FEET;

THENCE N87°22'47"W FOR 25.51 FEET TO POINT OF BEGINNING No.2.

CONTAINING 4,605 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S01"14'38"W ALONG THE EAST BOUNDARY OF OLD MARSH GOLF CLUB.

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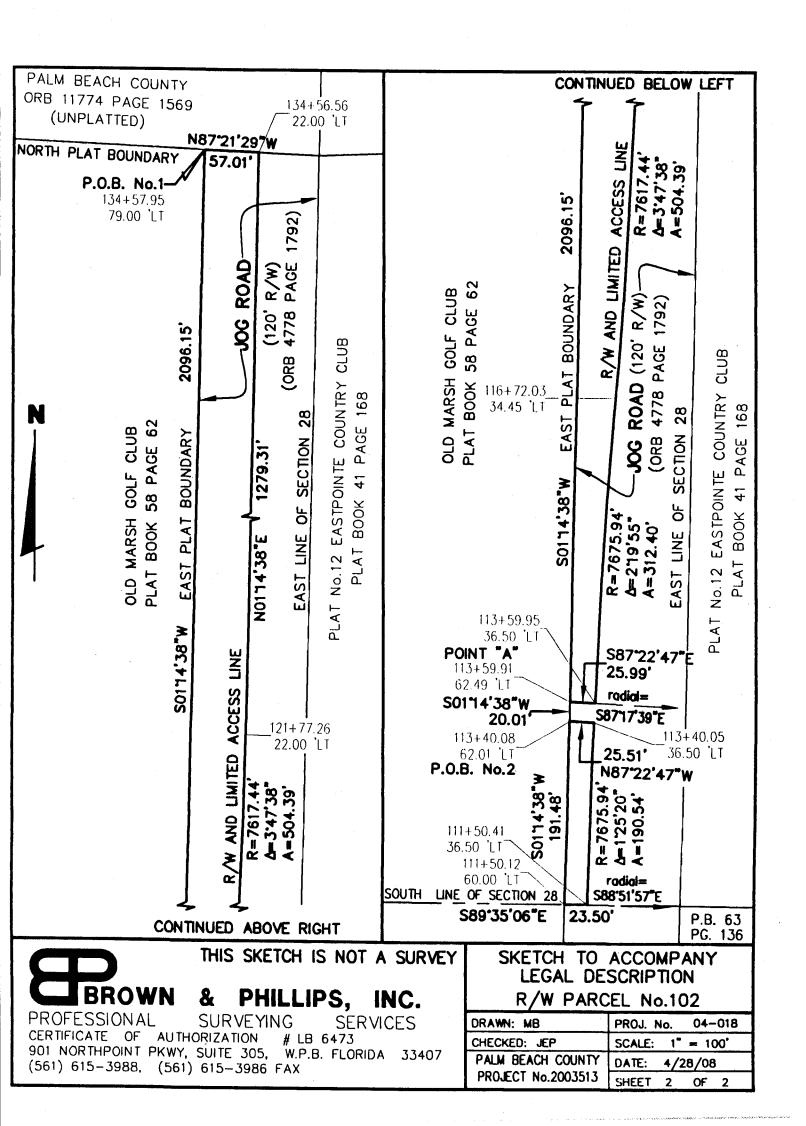
JOHN E. PHILLIPS III
SURVEYOR AND MAPPER
STATE OF FLORIDA No. 4826
DATE: 4/28/06

BROWN & PHILLIPS, INC.

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

LEGAL DESCRIPTION R/W PARCEL No.102

DRAWN: MB	PROJ. No. 04-018
CHECKED: JEP	SCALE: NONE
PALM BEACH COUNTY	DATE: 4/28/08
PROJECT No.2003513	SHEET 1 OF 2



Right-of-way Acquisition Section
Name: Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: EP HANDY W/C BOX 1066 This Instrument Prepared by:
Name: Paul F. King, Assistant County Attorney
Palm Beach County
Address: Post Office Box 21229
West Palm Beach, Florida 33416 NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE PCN: 00-42-41-28-01-007-0010 SPACE ABOVE THIS LINE FOR PROCESSING DATA (Corporation) PROJECT NO. 2003513

ROAD NAME: Jog Road / Donald Ross Road

PARCEL NO. 201 DRAINAGE EASEMENT GaltClub THIS EASEMENT, made this _____day of ______, 200___, between Old Marsh Homeowners Association, Inc., as the party of the first part, and PALM BEACH COUNTY, a political subdivision of the State of Florida, as the party of the second part. WITNESSETH: That the party of the first part, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant(s) unto the party of the second part, its successors and assigns, for the purpose of a perpetual drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, to-wit: Property more particularly described in Exhibit "A" attached hereto and made a part hereof. This drainage easement shall be used to permanently install and maintain, when necessary, a pipe or pipes underground for the purposes of carrying water to, and or from, water retention areas. This drainage easement shall be non-exclusive, provided, however, that the grantors and their successors and assigns, shall be permanently prohibited from removing or interfering with the operation, functioning, maintenance, when necessary, or repair of any underground pipe or pipes installed by the grantee in the drainage easement area. To the extent that the grantors and their successors and assigns hinder or obstruct the operation, functioning, maintenance, or repair of any underground pipe or pipes installed in the drainage easement area, the grantee shall not be liable or responsible for the cost of removal of the obstruction. The installation of the pipe or pipes under the land shall not extend beyond the limits outlined in the attached legal description. The party of the second part shall have the right, but not the obligation, to remove and use any or all of the soil and/or subsoil, in accordance with current and future construction plans, within the easement area. TO HAVE AND TO HOLD THE SAME unto the party of the second part, its successors and assigns forever IN WITNESS WHEREOF, the said party has hereto set its hand(s) and seal(s) the day and year first above written. (CORPORATE SEAL) Signed, sealed and delivered in the presence of: (Signature of two witnesses required by Florida law) WITNESS Signature (Required) CORPORATION NAME - TYPED OR PRINTED SIGNATURE OF PRESIDENT TYPED OR PRINTED NAME OF WITNESS What I haisport TYPED OR PRINTED NAME OF PRESIDENT Jarry T. Marren SIGNATURE OF SECRETARY WITNESS SIGNATURE (Required) ARRY TO MARKEN

YPED OR PRINTED NAME OF SECRETARY

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT;
THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, SO1"14'38"W FOR
1402.92 FEET TO THE POINT OF BEGINNING;
THENCE S88'45'22"E FOR 56.02 FEET TO A NON—TANGENT CURVE,
CONCAVE TO THE WEST, HAVING A RADIUS OF 7617.44 FEET,
WHERE A RADIAL LINE BEARS N87'50'13"W;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 0"27'05" FOR 60.01 FEET;
THENCE N88'45'22"W FOR 136.82 FEET;
THENCE N01"14'38"E FOR 60.00 FEET;
THENCE S88'45'22"E FOR 82.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,248 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S01"14"38"W ALONG THE EAST BOUNDARY OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62.

ABBREVIATIONS

WMME - WATER MANAGEMENT

P.O.B.— POINT OF BEGINNING
P.O.C.— POINT OF COMMENCEMENT
R/W — RIGHT—OF—WAY
O.R.B.— OFFICIAL RECORD BOOK
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RIGHT OF BASELINE

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.

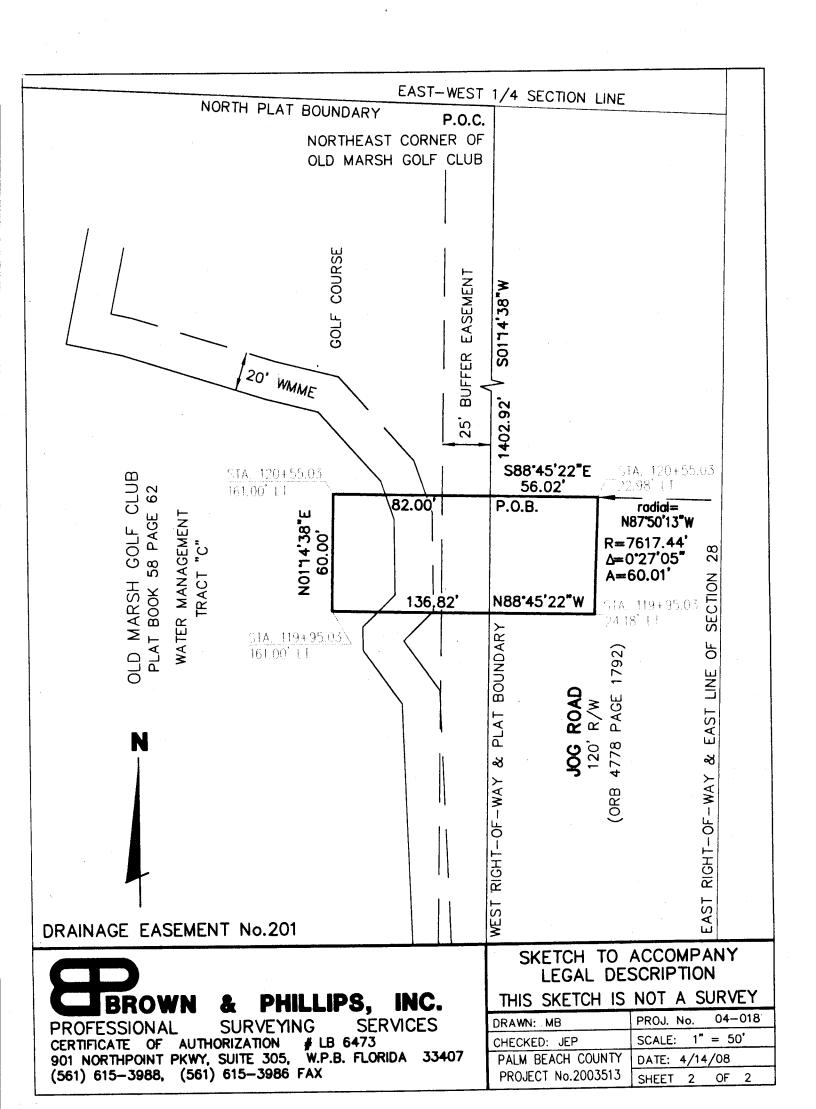
JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: APR 1 4 2008

BROWN & PHILLIPS, INC.

MAINTENANCE EASEMENT

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

DRAWN: MB	PROJ. No. 04-018
CHECKED: JEP	SCALE: NONE
PALM BEACH COUNTY	DATE: 4/14/08
PROJECT No.2003513	SHEET 1 OF 2



Return to:

Right-of-Way Acquisition Section Palm'Beach County Engineering Post Office Box 21229 West Palm Beach, Florida 33416 Attn: ED WANDY Acct. No.: 1010 W/C BOX 1

This Instrument Prepared by:
Name: Paul F. King, Assistant County Attorney
Palm Beach County
Address: Post Office Box 21229
West Palm Beach Florida 33416

W/C BOX 1066

West Palm Beach, Florida 33416			
•			OT TO BE RECORDED
			T BOARD OF COUNTY S ACCEPTANCE DATE
PCN: 00-42-41-28-01-007-0010	SPACE ABOVE THIS	LINE FOR PROCESSING DATA	S ACCEPTANCE DATE
(Corporation)		PROJECT NO. 200	
		ROAD NAME: Jog PARCEL NO. 202	Road / Donald Ross Road
	DRAINAG	E EASEMENT	Got Club
THIS EASEMENT, made this	rtv of the first	, 200_, betwee part, and PALM BEACH COUI arty of the second part.	n Old Marsh Hemeewners NTY, a political
WITNESSETH: That the party of dollar and other valuable cons unto the party of the second drainage easement over, upon, Palm Beach County, Florida, t	siderations, recei part, its succes under, through a	ipt whereof is hereby ackn sors and assigns, for th	lowledged, hereby grant(s)
Property more particular	ly described in E	Exhibit "A" attached heret	o and made a part hereof
This drainage easement shall be or pipes underground for the This drainage easement shall successors and assigns, shall operation, functioning, maint installed by the grantee in the successors and assigns hinder any underground pipe or pipes liable or responsible for the pipes under the land shall description. The party of the second part so all of the soil and/or su within the easement area. TO HAVE AND TO HOLD THE SAME forever. IN WITNESS WHEREOF, the said pabove written.	purposes of carry be non-exclusive be permanently enance, when nece ne drainage easeme or obstruct the installed in the cost of removal o not extend beyo shall have the ric bsoil, in accorda	ring water to, and or from provided, however, that prohibited from removing essary, or repair of any cent area. To the extent the operation, functioning, red drainage easement area, of the obstruction. The induction of the limits outlined ance with current and further of the second part, its	m, water retention areas to the grantors and their or interfering with the underground pipe or pipes at the grantors and their maintenance, or repair of the grantee shall not be stallation of the pipe of in the attached legalon, to remove and use any ture construction plans as successors and assigns
(CORPORATE SEAL)			
Signed, sealed and delivered (Signature of two witnesses (in the presence required by Flori	of: da law)	
WITNESS Signature (Require	d)	BY: Xllluneflll	- TYPED-OR PRINTED OF PRESIDENT
TYPED OR PRINTED NAME OF WITH	NESS	TYPED OR PRINTED	NAME OF PRESIDENT
		ATTEST: Sarry T.	marren
WITNESS SIGNATURE (Required	<u>d)</u>	120.0-1	OF SECRETARY MARREN NAME OF SECRETARY
TYPED OR PRINTED NAME OF WITH	NESS		
		LIA TT TAIL	CADDRECC
STATE OF		MAILING	G ADDRESS
OTAL OI			

The foregoing instrument was acknowledged before me this _____ by _______ of ______, a ______ corporation, on behalf of the corporation. He/she is personally known to me or has produced ______ as identification.

Witness my hand and official seal this _____ day of _

Signed: Notary Public in and for the County and State aforementioned

_, 200___.

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT;
THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, S0174'38"W FOR
489.79 FEET TO THE POINT OF BEGINNING;
THENCE S88'45'22"E FOR 57.00 FEET;
THENCE S0174'38"W FOR 50.00 FEET;
THENCE N88'45'22"W FOR 116.00 FEET;
THENCE N0174'38"E FOR 50.00 FEET;
THENCE S88'45'22"E FOR 59.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,800 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S0174'38"W ALONG THE EAST BOUNDARY OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62.

ABBREVIATIONS

WMME - WATER MANAGEMENT

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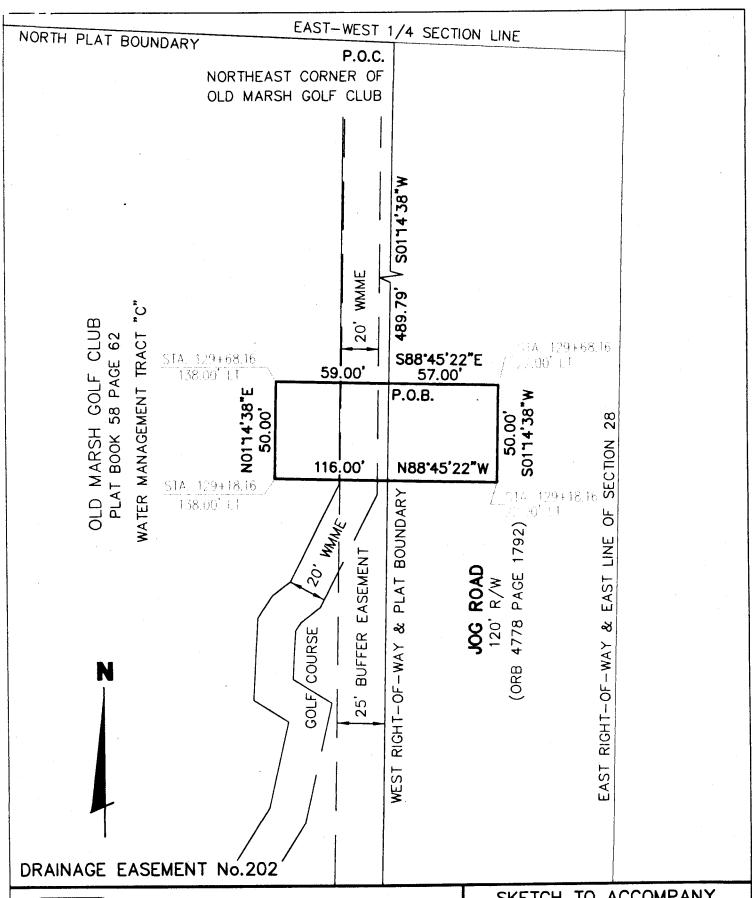
JOHN E. PHILLIPS IN PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA No. 4826 DATE: APR 1 4 2008

BROWN & PHILLIPS, INC.

MAINTENANCE EASEMENT

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CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407
(561) 615-3988, (561) 615-3986 FAX

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CHECKED: JEP	SCALE: NONE
PALM BEACH COUNTY	DATE: 4/14/08
PROJECT No.2003513	SHEET 1 OF 2



BROWN & PHILLIPS, INC.

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901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407

(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY LEGAL DESCRIPTION THIS SKETCH IS NOT A SURVEY

DRAWN: MB	PROJ. No. 04-018
CHECKED: JEP	SCALE: 1" = 50'
PALM BEACH COUNTY	DATE: 4/14/08
PROJECT No.2003513	SHEET 2 OF 2

Return to:

Return to:

Right-of-Way Acquisition Section
Name:
Palm Beach County Engineering
Post Office Box 21229
Address:
West Palm Beach, Florida 33416
Attn: ED MANDY
Acct. No.: 1010 W/C BOX 1

W/C BOX 1066

This Instrument Prepared by:
Name:
Paul F. King, Assistant County Attorney
Palm Beach County

Address:
Post Office Box 21229
West Palm Beach, Florida 33416

		W		TO BE RECORDED BOARD OF COUNT
PCN: 00-42-41-28-01-007-0010	SPACE ABOVE THI	COMMISS S LINE FOR PROCESSING DATA	IONERS	ACCEPTANCE DATE
(Corporation)	Marie Commission of the Commis	PROJECT ROAD NA PARCEL	NO. 20035: AME: Jog Ro NO. 203	
		GE EASEMENT		Gult Club
THIS EASEMENT, made this A zsociatio n, Inc., as the pa subdivision of the State of	arty of the first	nart and DAIM DEA	CU COUNTY	Old March Homoowmans
WITNESSETH: That the party odollar and other valuable contents the party of the second drainage easement over, upon Palm Beach County, Florida,	isiderations, rece part, its succe under through	ipt whereof is here	by acknow for the r	ledged, hereby grant(s
Property more particula	arly described in	Exhibit "A" attache	d hereto a	and made a part hereof
This drainage easement shall or pipes underground for the This drainage easement shall successors and assigns, shal operation, functioning, main installed by the grantee in the Successors and assigns hinde any underground pipe or pipe liable or responsible for the pipes under the land shall description.	purposes of carr be non-exclusive l be permanently tenance, when nec the drainage easem r or obstruct the s installed in the cost of removal	ying water to, and e, provided, however prohibited from reessary, or repair contains area. To the ex operation, function of the obstruction.	or from, er, that temoving or of any und tent that oning, mai t area, th	water retention areas the grantors and their interfering with the erground pipe or pipe the grantors and their ntenance, or repair or e grantee shall not be allation of the pipe or
The party of the second part or all of the soil and/or s within the easement area.	ubsoil, in accord	lance with current	and futur	re construction plans
TO HAVE AND TO HOLD THE SAM forever. IN WITNESS WHEREOF, the said above written.	•			
(CORPORATE SEAL)				
Signed, sealed and delivered (Signature of two witnesses	l in the presence required by Flor	of: ida law)		
WITNESS Signature (Require	ed)	BY: Nilluu	phu	TYPED OR PRINTED PRESIDENT
TYPED OR PRINTED NAME OF WI	TNESS	MULLAS	Llun	- 1
WITNESS SIGNATURE (Require	ed)	2 1	•	Marrer SECRETARY ARREN
TYPED OR PRINTED NAME OF WI	TNESS	TÝPEĎ ŎŔ F	PRÍNTED NA	AME OF SECRETARY
			MAILING A	DDRESS
STATE OF	· · · · · · · · · · · · · · · · · · ·			
COUNTY OF		•		
The foregoing instrument was of, a He/she is personally known t	acknowledged bef	ore me this corporation,	by , on behal	f of the corporation.
witness my hand and official				
India and official		ned:		•

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT;
THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, SO1"4'38"W FOR 52.95 FEET TO THE POINT OF BEGINNING;
THENCE S88'45'22"E FOR 57.00 FEET;
THENCE S01"4'38"W FOR 50.00 FEET;
THENCE N88'45'22"W FOR 113.00 FEET;
THENCE N01"14'38"E FOR 50.00 FEET;
THENCE S88'45'22"E FOR 56.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,650 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S01"14'38"W ALONG THE EAST BOUNDARY OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62.

ABBREVIATIONS

WMME - WATER MANAGEMENT

P.O.B.— POINT OF BEGINNING
P.O.C.— POINT OF COMMENCEMENT
R/W — RIGHT—OF—WAY
O.R.B.— OFFICIAL RECORD BOOK
P.B.— PLAT BOOK
STA — STATION
50'LT or 50'RT — DISTANCE LEFT OR
RIGHT OF BASELINE

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.

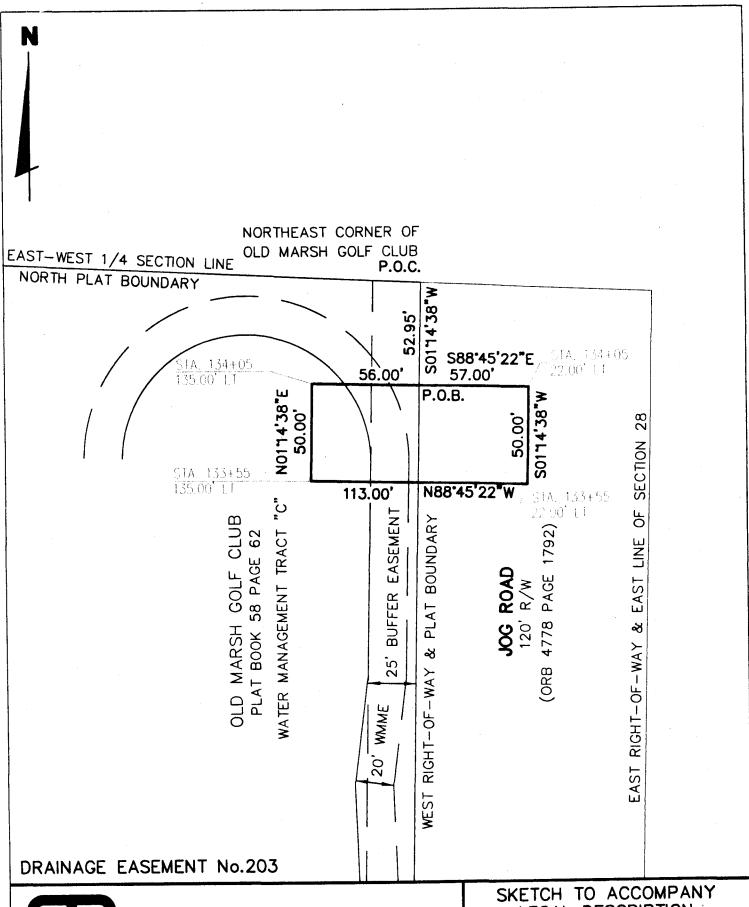
JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: APR 1 4 2008

BROWN & PHILLIPS, INC.

MAINTENANCE EASEMENT

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

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CHECKED: JEP	SCALE: NONE
	DATE: 4/14/08
PROJECT No.2003513	SHEET 1 OF 2



BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473

901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407

(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MB PROJ. No. 04-018

CHECKED: JEP SCALE: 1" = 50'

PALM BEACH COUNTY DATE: 4/14/08

PROJECT No.2003513 SHEET 2 OF 2

roturn to: Right-of-Way Acquisition Section Final Beach County Engineering Post Office Box 21229 West Palm Beach, Florida 33416 Attn: ED WANDY Name: Acct. No.: 1010 W/C BOX 1066 This Instrument Prepared by:
Name: Paul F. King, Assistant County Attorney
Palm Beach County
Address: Post Office Box 21229
West Palm Beach, Florida 33416 NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE PCN: 00-42-41-28-01-007-0010 SPACE ABOVE THIS LINE FOR PROCESSING DATA (Corporation) PROJECT NO. 2003513 ROAD NAME: Jog Road / Donald Ross Road PARCEL NO. 204 DRAINAGE EASEMENT , between Old Marsh Homeowners THIS EASEMENT, made this _____day of ______, 200___, between Old Marsh Home Association, Inc., as the party of the first part, and PALM BEACH COUNTY, a political subdivision of the State of Florida, as the party of the second part. WITNESSETH: That the party of the first part, for and in consideration of the sum of ONE (\$1.00 dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant(s unto the party of the second part, its successors and assigns, for the purpose of a perpetua drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, to-wit: Property more particularly described in Exhibit "A" attached hereto and made a part hereof. This drainage easement shall be used to permanently install and maintain, when necessary, a pipe or pipes underground for the purposes of carrying water to, and or from, water retention areas. This drainage easement shall be non-exclusive, provided, however, that the grantors and their successors and assigns, shall be permanently prohibited from removing or interfering with the operation, functioning, maintenance, when necessary, or repair of any underground pipe or pipes installed by the grantee in the drainage easement area. To the extent that the grantors and their successors and assigns hinder or obstruct the operation, functioning, maintenance, or repair of any underground pipe or pipes installed in the drainage easement area, the grantee shall not be liable or responsible for the cost of removal of the obstruction. The installation of the pipe or pipes under the land shall not extend beyond the limits outlined in the attached legal description. description. The party of the second part shall have the right, but not the obligation, to remove and use any or all of the soil and/or subsoil, in accordance with current and future construction plans, within the easement area. TO HAVE AND TO HOLD THE SAME unto the party of the second part, its successors and assigns forever IN WITNESS WHEREOF, the said party has hereto set its hand(s) and seal(s) the day and year first above written. (CORPORATE SEAL) Signed, sealed and delivered in the presence of: (Signature of two witnesses required by Florida law) WITNESS Signature (Required) PRPORATION NAME - TYPES OR PRINTED TYPED OR PRINTED NAME OF WITNESS muha I Mucant TYPED OR PRINTED NAME OF PRESIDENT SIGNATURE OF ATTEST: arren WITNESS SIGNATURE (Required) MARREN OR PRINTED NAME OF SECRETARY TYPED OR PRINTED NAME OF WITNESS MAILING ADDRESS STATE OF_

ne this _____ by ____ __ corporation, on behalf of the corporation. _____ as identification. The foregoing instrument was acknowledged before me this _ He/she is personally known to me or has produced _ Witness my hand and official seal this _____ day of ____ Signed: _ Notary Public in and for

COUNTY OF_

A PARCEL OF LAND IN SECTIONS 28 AND 33, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE ALONG THE EAST LINE OF SAID SECTION 28, NO1"14'38"E FOR 47.58 FEET; THENCE S58"27'05"W FOR 142.69 FEET TO THE EAST BOUNDARY OF THE PLAT OF OLD MARSH GOLF CLUB, RECORDED IN PLAT BOOK 58, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID PLAT BOUNDARY, S01"08'16"W FOR 47.53 FEET; THENCE N58"27"05"E FOR 142.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,705 SQUARE FEET, MORE OR LESS.

BEARING BASIS: NO1"14'38"E ALONG THE EAST LINE OF SECTION 28.

ABBREVIATIONS

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R/W – RIGHT-OF-WAY
O.R.B. – OFFICIAL RECORD BOOK
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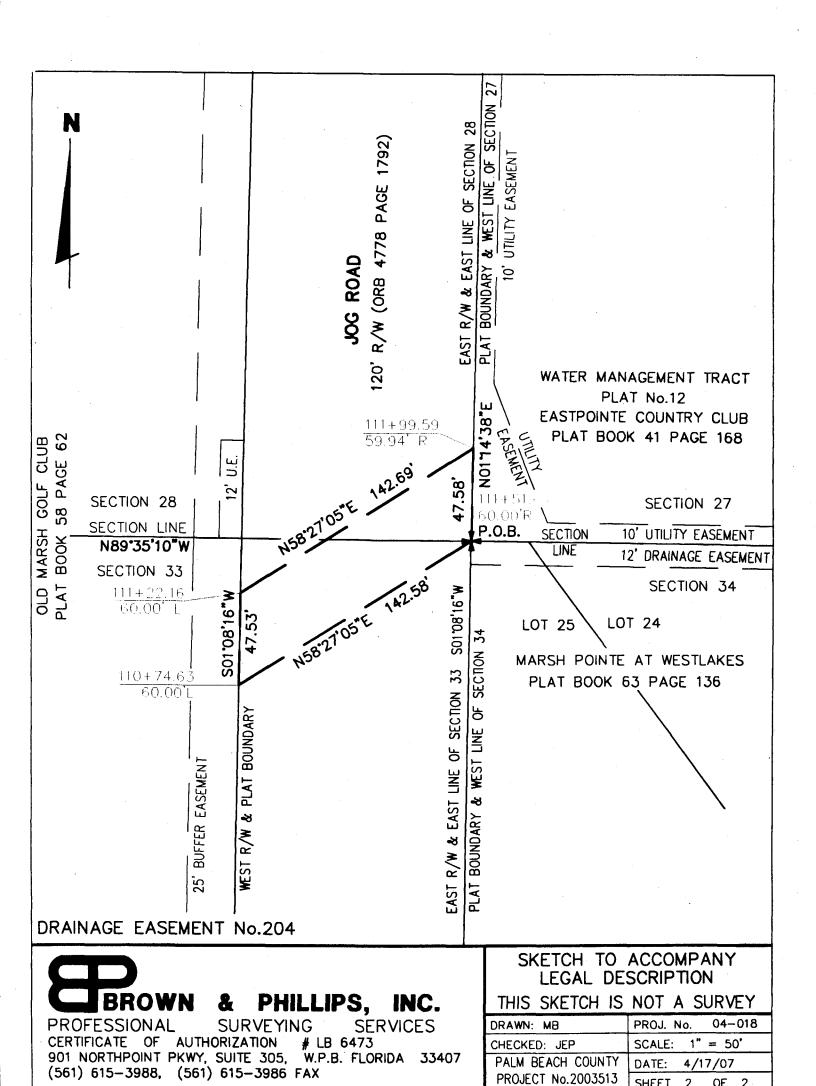
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JOHN E. PHILLIPS III \ \ \ PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA No. 4826
DATE: APR 1 9 2007

BROWN & PHILLIPS, INC.

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

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PALM BEACH COUNTY	DATE: 4/17/07
PROJECT No.2003513	SHEET 1 OF 2



SHEET