

3H-8

Agenda Item #:

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: June 17, 2008 [X] Consent [] Regular
[] Ordinance [] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Declaration of Easement in favor of Palm Beach County Water Utilities Department to provide water service to South County Regional Park, Parcel A.

Summary: The County is developing the South County Regional Park - Parcel A property for use as a public park and golf course. Parcel A consists of 540.02 acres of land located west of University Drive and north of Glades Road in Boca Raton. As part of the development of this site, the County installed water main pipes throughout the Property, starting from the southern boundary and meandering in a northerly direction to make a connection to existing pipes. The water main easement is approximately 20' x 7,250' and contains approximately 145,000 sq. feet (3.33 acres). The Declaration will be recorded to provide notice of the existence and location of the water main pipes. (PREM) District 5 (HJF)

Background and Justification: Construction of the Property was substantially completed in December 2007. The Declaration of Easement provides public notice of the existence of the water main pipes.

Attachments:

- 1. Location Map
- 2. Declaration of Easement

Recommended By: Ret Army Wolf Department Director 5/22/08 Date

Approved By: R. Weisman County Administrator 6/6/08 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>-0--</u></u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____
 Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

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

No fiscal impact

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<p><u>Abwillhite 6.2.08</u> OFMB, 6/2/08 CN 5/20/08</p>	<p><u>Ann. J. Jacent 6/3/08</u> Contract Development and Control 6/3/08</p>
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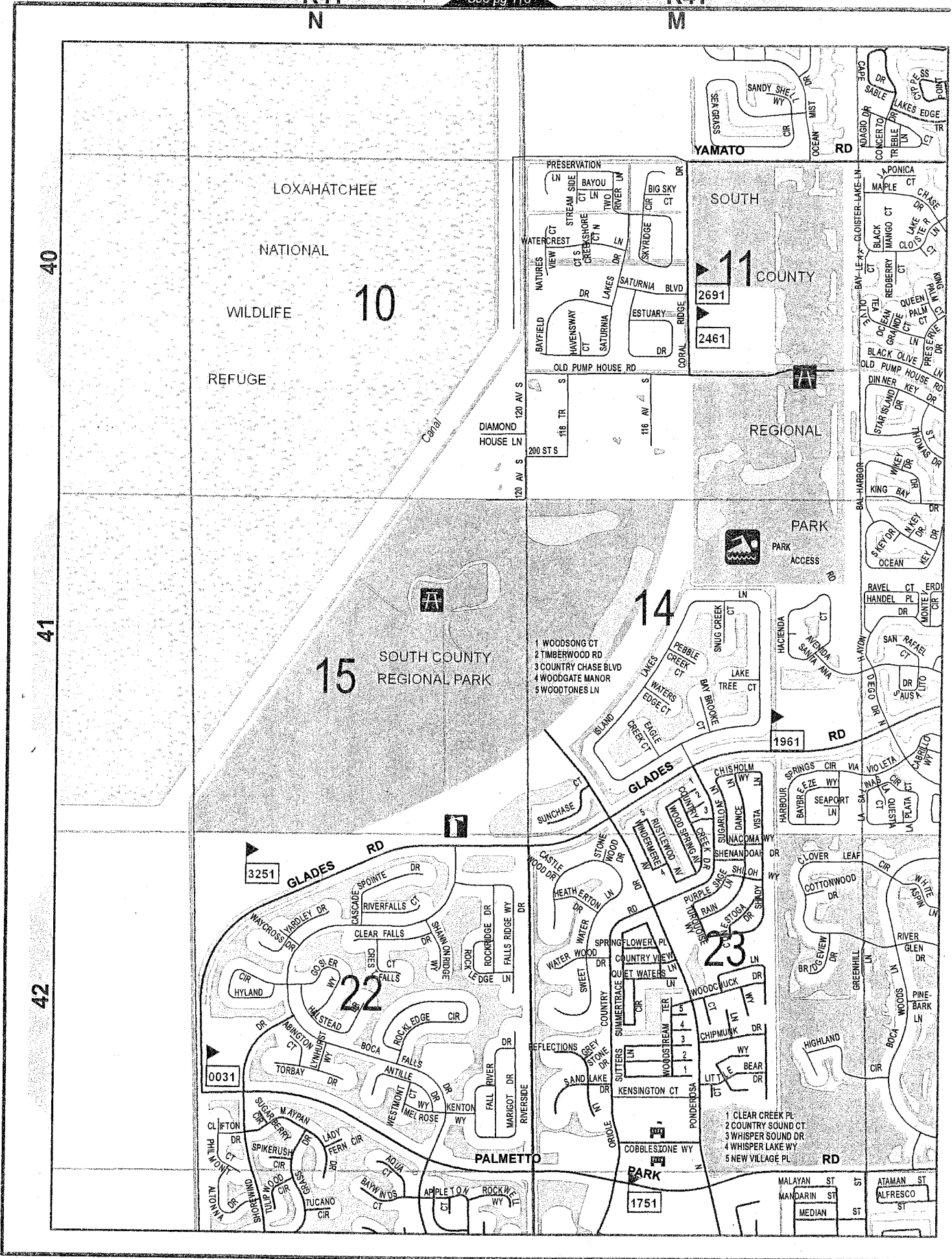
B. Legal Sufficiency:

X Jal 6/4/08
 Assistant County Attorney

C. Other Department Review:

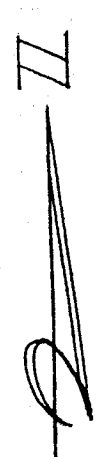
 Department Director

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



ATTACHMENT #1

LOCATION MAP



Prepared by & Return to:
Jeff Bolton, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCNs: 00-41-47-14-01-026-0010 and 00-41-47-15-01-049-0000

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made _____,
by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("County"),
whose address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791.

WHEREAS, County is the owner of that certain real property located within Palm
Beach County, Florida as set forth on **Exhibit "A"** attached hereto and made a part hereof
(the "Property"); and

WHEREAS, County desires to create an easement over, upon and under such
property for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines
of merger or unity of title and remain valid and in effect upon a subsequent conveyance of
the Property by County.

WITNESSETH:

NOW THEREFORE, County does hereby declare, grant and create a perpetual in
gross utility easement for the benefit of County upon the real property legally described in
Exhibit "B", attached hereto (the "Easement Premises"). This easement shall be for the
purpose of water and sewer utilities and shall include the right at any time to install, operate,
maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand,
tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant
facilities and equipment in, on, over, under and across the Easement Premises. This easement
or portion thereof can be utilized for a wastewater pump station and said pump station may
be fenced in for access control purposes.

The easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, the County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:

COUNTY:

**SHARON R. BOCK
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
Assistant County Attorney

By: Robert Anthony Wolf
Department Director

EXHIBIT "A"

THE PROPERTY

ALL OF THE PROPERTY AS DESCRIBED IN THE SOUTH COUNTY REGIONAL PARK PARCEL A PLAT, RECORDED IN PLAT BOOK 111, PAGES 49 THROUGH 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"

THE EASEMENT PREMISES

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010

LEGAL DESCRIPTION:

A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A SOUTH COUNTY REGIONAL PARK-PARCEL A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, AT PAGES 49 THROUGH 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTIONS 14 AND 15, TOWNSHIP 47 SOUTH, RANGE 41 EAST, THE SIDES OF WHICH LIE 10 FEET TO THE RIGHT AND TO THE LEFT OF THE FOLLOWING DESCRIBED CENTERLINE OF EASEMENT (THE SIDES OF SAID EASEMENT SHOULD BE LENGTHENED AND/OR SHORTENED AS TO FORM A CONTINUOUS EASEMENT):

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE S01°16'36"E ALONG THE WEST LINE OF SAID SECTION 22 FOR A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF PARCEL A, SOUTH COUNTY REGIONAL PARK-PARCEL A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, AT PAGES 49 THROUGH 51; THENCE N89°44'51"E ALONG THE SOUTH LINE OF SAID PARCEL A FOR A DISTANCE OF 1570.52 FEET TO A POINT ON A TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTH HAVING A RADIUS OF 6611.18 FEET AND A CENTRAL ANGLE OF 08°52'32" FOR AN ARC DISTANCE OF 1024.12 FEET; THENCE N65°50'51"E FOR 417.23 FEET TO THE POINT OF BEGINNING, THE PRECEDING TWO COURSES ALSO BEING ON THE SOUTH LINE OF SAID PARCEL A; THENCE N15°31'59"W DEPARTING FROM THE SAID SOUTH LINE OF SAID PARCEL A FOR A DISTANCE OF 24.35 FEET; THENCE N00°47'16"E FOR 80.01 FEET; THENCE N21°17'24"E FOR 37.46 FEET; THENCE N41°26'38"E FOR 50.16 FEET; THENCE N42°48'02"E FOR 49.75 FEET; THENCE N65°58'39"E FOR 49.96 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "A"; THENCE CONTINUE N65°58'39"E FOR A DISTANCE OF 76.06 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "B "; THENCE N65°12'26"E FOR 338.39 FEET; THENCE N58°11'22"E FOR 59.19 FEET; THENCE N58°18'24"E FOR 63.86 FEET TO A POINT ON A TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 549.92 FEET AND A CENTRAL ANGLE OF 21°29'22" FOR AN ARC DISTANCE OF 206.25 FEET; THENCE N79°47'46"E FOR 5.00 FEET; THENCE N81°28'53"E FOR 98.01 FEET; THENCE N79°47'46"E FOR 5.00 FEET TO A POINT ON A TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTH HAVING A RADIUS OF 789.91 FEET AND A CENTRAL ANGLE OF 18°24'45" FOR AN ARC DISTANCE OF 253.84 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "C"; THENCE CONTINUE EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTH HAVING A RADIUS OF 789.91 FEET AND A CENTRAL ANGLE OF 03°28'52" FOR AN ARC DISTANCE OF 47.99 FEET; THENCE N57°54'09"E FOR 2.75 FEET TO A POINT ON A TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 629.88 FEET AND A CENTRAL ANGLE OF 27°08'18" FOR AN ARC DISTANCE OF 298.34 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARS S28°45'06"E FROM THE RADIUS OF THE NEXT DESCRIBED CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5958.00 FEET AND A CENTRAL ANGLE OF 06°14'56" FOR AN ARC DISTANCE OF 649.79 FEET TO A POINT ON A TANGENT CURVE, SAID POINT TO BE KNOWN HEREINAFTER AS POINT "D"; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5958.00 FEET AND A CENTRAL ANGLE OF 00°51'41" FOR AN ARC DISTANCE OF 89.56 FEET; THENCE N29°40'57"E FOR 79.77 FEET; THENCE N05°42'38"E FOR 56.28 FEET; THENCE N03°00'32"W FOR 56.30 FEET TO A POINT ON A TANGENT CURVE; THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE EAST HAVING A RADIUS OF 1125.12 FEET AND A CENTRAL ANGLE OF 31°03'57" FOR AN ARC DISTANCE OF 610.04 FEET TO A POINT ON A TANGENT CURVE, SAID POINT TO BE KNOWN HEREINAFTER AS POINT "E"; THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE EAST HAVING A RADIUS OF 1125.12 FEET AND A CENTRAL ANGLE OF 05°10'57" FOR AN ARC DISTANCE OF 101.77 FEET; THENCE N33°14'22"E FOR 74.42 FEET TO A POINT ON A TANGENT CURVE; THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE WEST HAVING A RADIUS OF 681.85 FEET AND A CENTRAL ANGLE OF 40°19'15" FOR AN ARC DISTANCE OF 479.84 FEET; THENCE

REVISIONS



E.B. NO. 0003449

Heller - Weaver and Sheremeta, inc.

Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	11/07/2007
SCALE:	N/A
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	1 OF 13
FILE NO.	07-96102.033-SS1

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010

LEGAL DESCRIPTION CONTINUED:

N07°04'52"W FOR 1.86 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "F"; THENCE CONTINUE N07°04'52"W FOR 16.22 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "G"; THENCE S81°45'01"W FOR 135.91 FEET; THENCE S83°23'16"W FOR 339.56 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "H"; THENCE N03°58'54"W FOR 43.20 FEET; THENCE N28°50'18"W FOR 517.48 FEET; THENCE N74°03'17"W FOR 4.88 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "I"; THENCE CONTINUE N74°03'17"W FOR 95.59 FEET; THENCE N88°21'48"W FOR 21.01 FEET; THENCE N00°55'54"E FOR 40.42 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "J"; THENCE CONTINUE N00°55'54"E FOR A DISTANCE OF 13.79 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE N26°33'54"W FOR 12.83 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "B"; THENCE N29°10'48"W FOR 84.30 FEET; THENCE N41°11'58"W FOR 80.01 FEET; THENCE N46°49'17"W FOR 80.08 FEET; THENCE N46°51'53"W FOR 15.21 FEET; THENCE N01°51'45"W FOR 24.61 FEET; THENCE N43°12'23"E FOR 135.55 FEET; THENCE N46°12'51"W FOR 76.74 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "K"; THENCE N46°13'08"W FOR 3.32 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "L"; THENCE N46°48'51"W FOR 15.63 FEET; THENCE N00°25'32"E FOR 40.40 FEET; THENCE N46°24'38"W FOR 163.74 FEET; THENCE N24°23'48"W FOR 60.28 FEET; THENCE N66°27'51"W FOR 98.17 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "M" THENCE N65°55'28"W FOR 5.15 FEET; THENCE N15°31'58"W FOR 70.58 FEET; THENCE N58°16'30"W FOR 121.33 FEET; THENCE N14°11'46"W FOR 139.05 FEET; THENCE S76°15'03"W FOR 67.74 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "C"; THENCE N30°01'24"W FOR 10.38 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "D"; THENCE N31°40'32"W FOR 10.52 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "E"; THENCE N64°23'52"W FOR 10.32 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "F"; THENCE S86°57'38"W FOR 16.32 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

REVISIONS	 E.B. NO. 0003449	Heller - Weaver and Sheremeta, inc. Engineers ... Surveyors and Mappers 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483 (561) 243-8700 - Phone (561) 243-8777 - Fax	DATE:	11/07/2007
			SCALE:	N/A
			DRAWN BY:	W.ROLLE
			CHECKED BY:	D. LAAK
			SHEET:	2 OF 13
		FILE NO.	07-96102.033-SS2	

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010

LEGAL DESCRIPTION CONTINUED:

AND

BEGIN AT THE AFOREMENTIONED POINT "G"; THENCE N81°54'31"E FOR 63.94 FEET TO A POINT TO BE KNOWN
HEREINAFTER AS POINT "N"; THENCE N79°41'43"E FOR 40.78 FEET TO THE POINT OF TERMINATION OF THIS
CENTERLINE EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "H"; THENCE S84°17'22"W FOR 13.04 FEET TO THE POINT OF
TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "I"; THENCE N16°02'13"E FOR 137.55 FEET; THENCE N38°36'54"E FOR 99.83
FEET; THENCE N60°49'39"E FOR 67.77 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "O"; THENCE
CONTINUE N60°49'39"E FOR 26.60 FEET; THENCE N81°55'54"E FOR 183.82 FEET; THENCE N10°52'30"W FOR 36.05
FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "P"; THENCE CONTINUE N10°52'30"W FOR 10.00 FEET TO
THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "J"; THENCE N88°27'07"W FOR 22.96 FEET TO THE POINT OF
TERMINATION.

AND

BEGIN AT THE AFOREMENTIONED POINT "K"; THENCE S42°53'24"W FOR 31.89 FEET TO THE POINT OF
TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "L"; THENCE N44°14'10"E FOR 15.61 FEET TO THE POINT OF
TERMINATION OF THIS CENTERLINE OF EASEMENT.


AND

BEGIN AT THE AFOREMENTIONED POINT "M"; THENCE S22°30'41"W FOR 33.47 FEET TO THE POINT OF
TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "N"; THENCE N03°44'58"E FOR 55.00 FEET TO THE POINT OF TERMINATION
OF THIS CENTERLINE EASEMENT.

AND

REVISIONS	 E.B. NO. 0003449	Heller - Weaver and Sheremeta, inc. Engineers ... Surveyors and Mappers 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483 (561) 243-8700 - Phone (561) 243-8777 - Fax	DATE:	11/07/2007
			SCALE:	N/A
			DRAWN BY:	W.ROLLE
			CHECKED BY:	D. LAAK
			SHEET:	3 OF 13
		FILE NO.	07-96102.033-SS3	

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010

LEGAL DESCRIPTION CONTINUED:

BEGIN AT THE AFOREMENTIONED POINT "O"; THENCE S28°53'51"E FOR 36.87 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

AND

BEGIN AT THE AFOREMENTIONED POINT "P"; THENCE S77°39'39"W FOR 14.83 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE OF EASEMENT.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA.

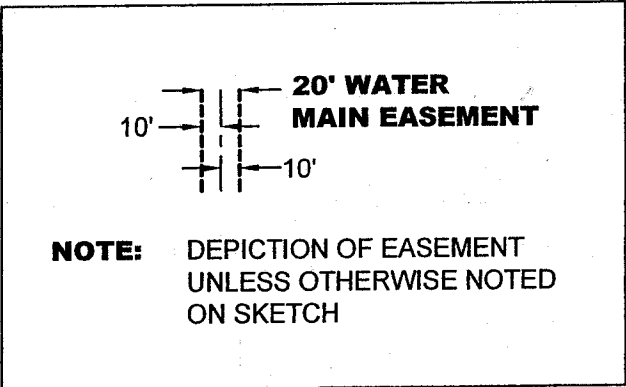
CONTAINING 145,000 SQUARE FEET MORE OR LESS.

NOTES:

- 1) THIS SKETCH AND LEGAL DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY ("THIS IS NOT A SURVEY").
- 2) NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF A FLORIDA REGISTERED LAND SURVEYOR.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL A, SOUTH COUNTY REGIONAL PARK-PARCEL A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, AT PAGES 49 THROUGH 51 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 89°47'32" EAST.

LEGEND:

- R RADIUS
- L ARC LENGTH
- Δ DELTA
- O.R.B. OFFICIAL RECORD BOOK
- P.C.N. PROPERTY CONTROL NUMBER
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- P.O.T. POINT OF TERMINATION



HELLER WEAVER AND SHEREMETA, INC.
FLORIDA STATE L.B. NO. 3449

BY: DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REG. NO. 5118

REVISIONS



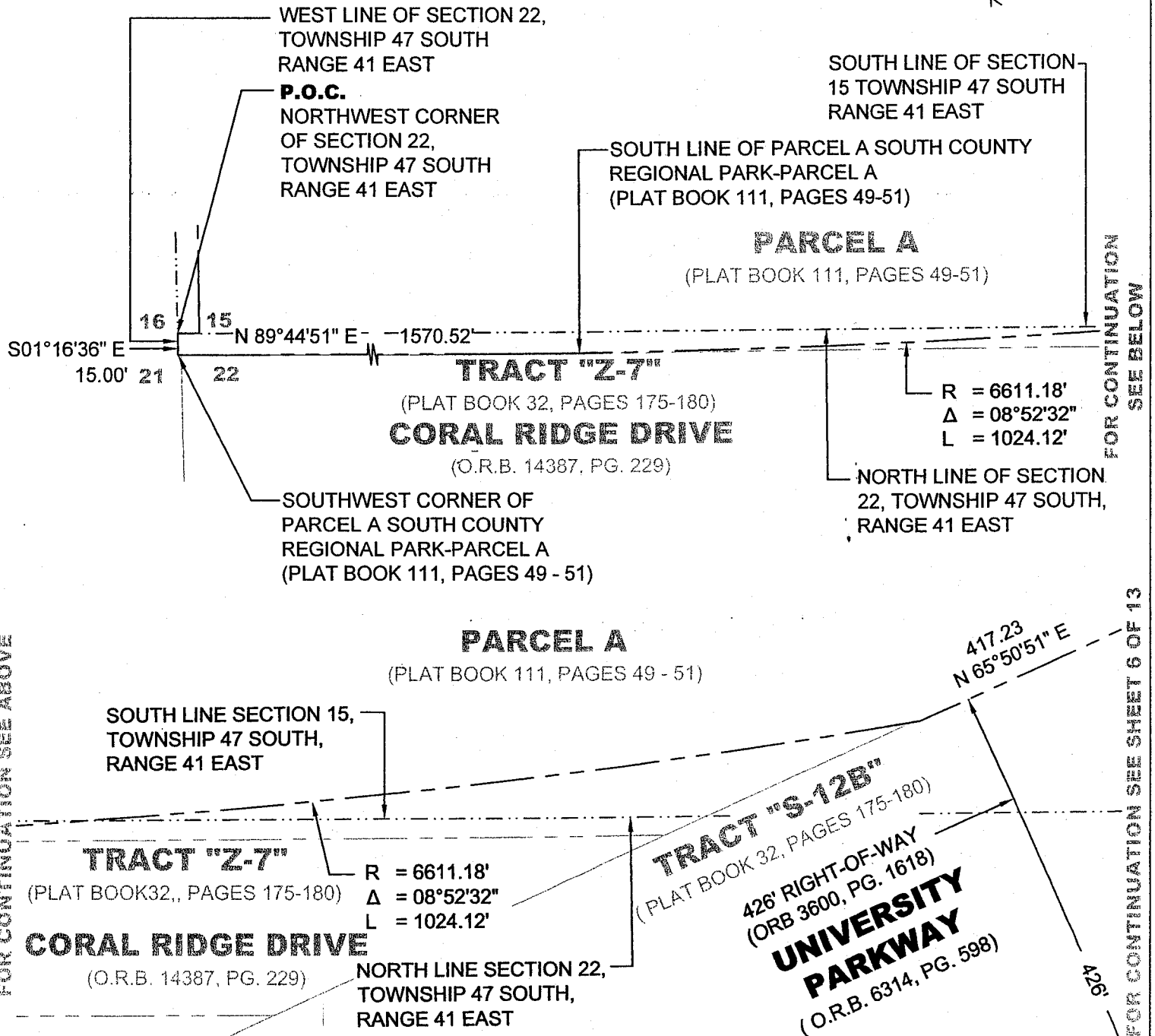
Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	11/07/2007
SCALE:	N/A
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	4 OF 13
FILE NO.	07-96102.033-SS4

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



FOR CONTINUATION SEE ABOVE

FOR CONTINUATION SEE BELOW

FOR CONTINUATION SEE SHEET 6 OF 13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS



E.B. NO. 0003449

Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	11/07/2007
SCALE:	1" = 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	5 OF 13
FILE NO.	07-96102.033-SS5

20' WATER MAIN EASEMENT

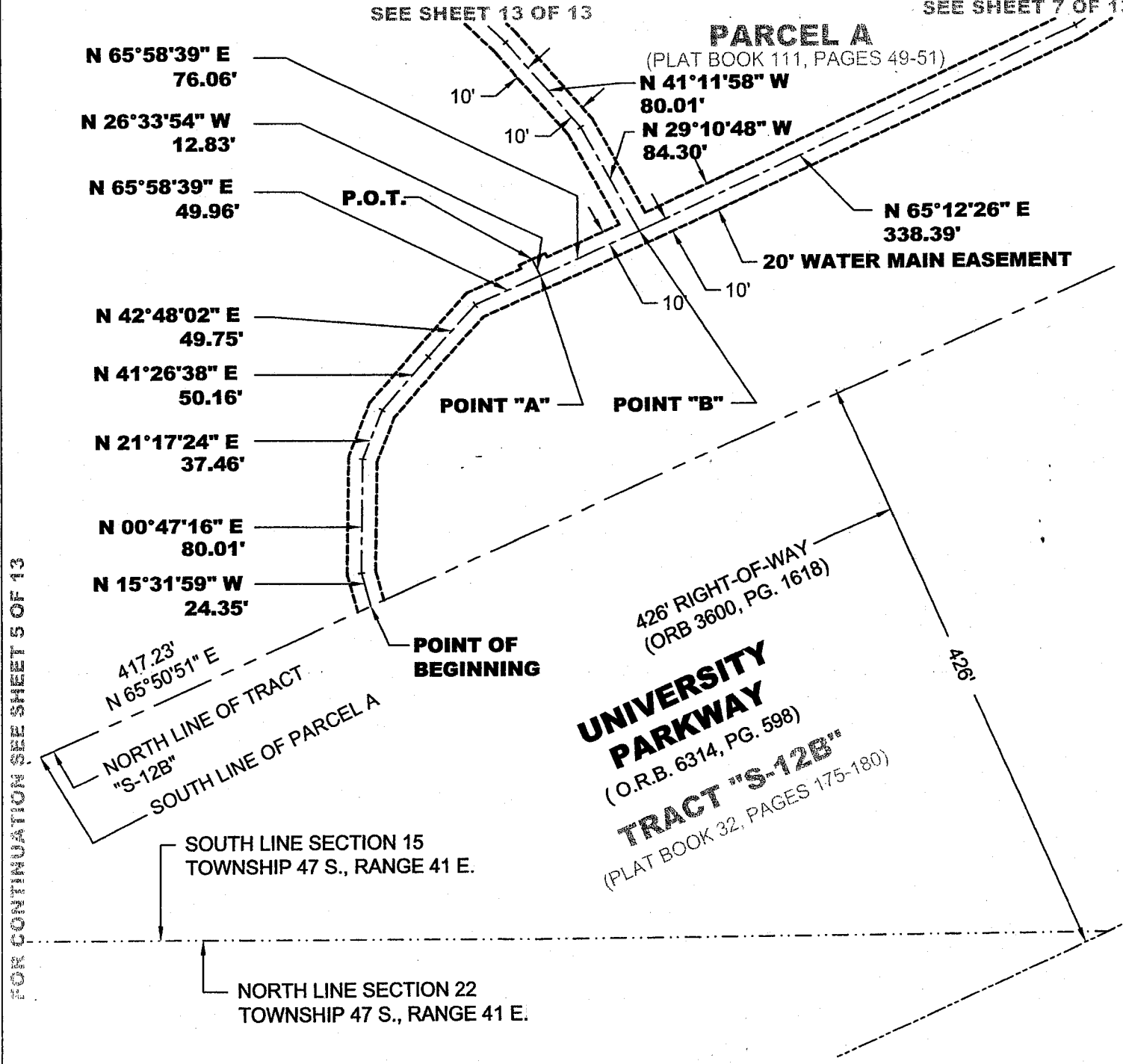
**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



FOR CONTINUATION
SEE SHEET 13 OF 13

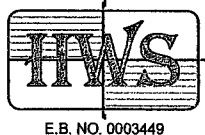
FOR CONTINUATION
SEE SHEET 7 OF 13



FOR CONTINUATION SEE SHEET 5 OF 13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS



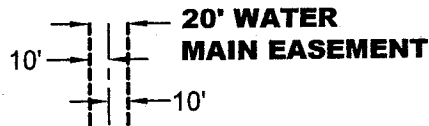
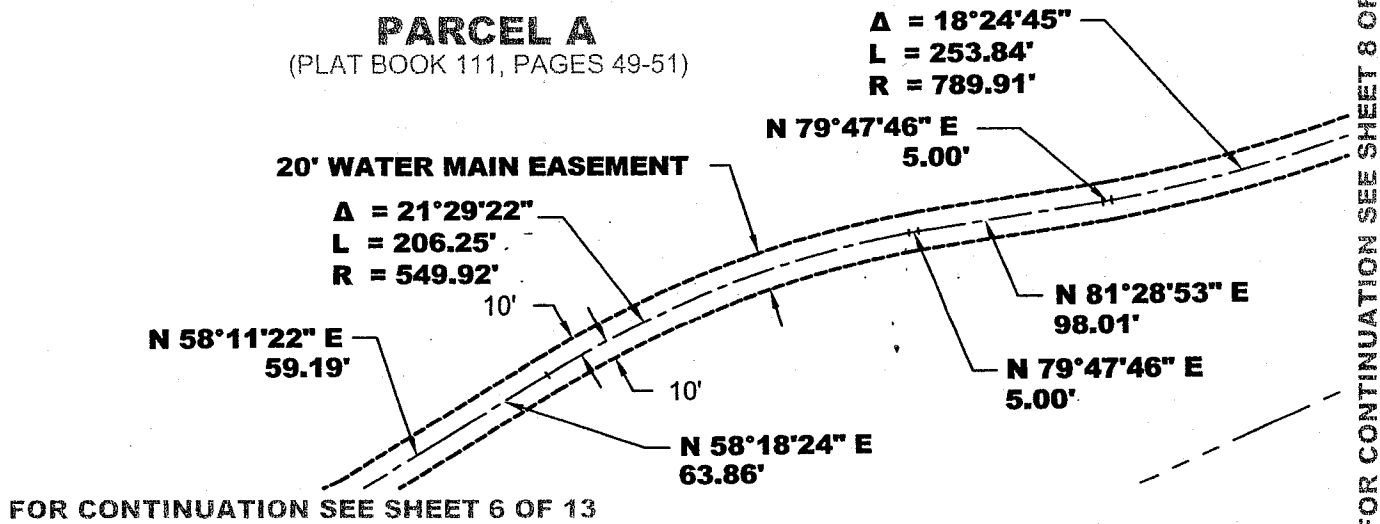
Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	6/05/07
SCALE:	1" = 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	6 OF 13
FILE NO.	07-96102.033-SS6

20' WATER MAIN EASEMENT

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SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



NOTE: DEPICTION OF EASEMENT UNLESS OTHERWISE NOTED ON SKETCH

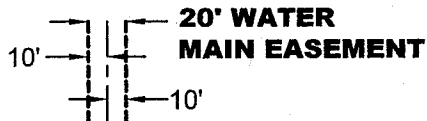
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS		Heller - Weaver and Sheremeta, inc. Engineers ... Surveyors and Mappers 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483 (561) 243-8700 - Phone (561) 243-8777 - Fax	DATE:	11/07/2007
			SCALE:	1" - 100'
			DRAWN BY:	W.ROLLE
			CHECKED BY:	D. LAAK
			SHEET:	7 OF 13
FILE NO.	07-96102.033-SS7			

20' WATER MAIN EASEMENT

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SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



NOTE: DEPICTION OF EASEMENT
UNLESS OTHERWISE NOTED
ON SKETCH



PARCEL A
(PLAT BOOK 111, PAGES 49-51)

$\Delta = 06^{\circ}14'56''$
 $L = 649.79'$
 $R = 5958.00'$

$\Delta = 27^{\circ}08'18''$
 $L = 298.34'$
 $R = 629.88'$

$\Delta = 03^{\circ}28'52''$
 $L = 47.99'$
 $R = 789.91'$

N 30°01'24" W
10.38'

P.O.T.



N 57°54'09" E
2.75'

POINT "C"

$\Delta = 18^{\circ}24'45''$
 $L = 253.84'$
 $R = 789.91'$

NORTH LINE OF TRACT "S-12B"
(P.B. 32, PGS. 175-180)

TRACT "S-12B"
(PLAT BOOK 32, PAGES 175-180)

RADIAL BEARING
S28°45'06"E

20' WATER MAIN EASEMENT

UNIVERSITY PARKWAY
(O.R.B. 6314, PG. 598)

426' RIGHT-OF-WAY
(ORB 3600, PG. 1618)

426'

FOR CONTINUATION SEE SHEET 7 OF 13

FOR CONTINUATION SEE SHEET 9 OF 13

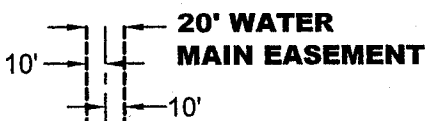
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS	 E.B. NO. 0003449	Heller - Weaver and Sheremeta, inc. Engineers ... Surveyors and Mappers 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483 (561) 243-8700 - Phone (561) 243-8777 - Fax	DATE:	11/07/2007
			SCALE:	1" - 100'
			DRAWN BY:	W.ROLLE
			CHECKED BY:	D. LAAK
			SHEET:	8 OF 13
FILE NO.	07-96102.033-SS8			

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



FOR CONTINUATION SEE SHEET 10 OF 13

NOTE: DEPICTION OF EASEMENT
UNLESS OTHERWISE NOTED
ON SKETCH

$\Delta = 31^{\circ}03'57''$
 $L = 610.04'$
 $R = 1125.12'$

PARCEL A
(PLAT BOOK 111, PAGES 49-51)

EAST LINE OF
SECTION 15,
TOWNSHIP 47S.,
RANGE 41E.

PARCEL A
(PLAT BOOK 111, PAGES 49-51)

WEST LINE OF SECTION 14,
TOWNSHIP 47S., RANGE 41E.

20' WATER MAIN EASEMENT

$N 03^{\circ}00'32'' W$
 $56.30'$

$N 05^{\circ}42'38'' E$
 $56.28'$

$N 29^{\circ}40'57'' E$
 $79.77'$

$\Delta = 00^{\circ}51'41''$
 $L = 89.56'$
 $R = 5958.00'$

$N 31^{\circ}40'32'' W$
 $10.52'$

$\Delta = 06^{\circ}14'56''$
 $L = 649.79'$
 $R = 5958.00'$

P.O.T.

POINT "D"

NORTH LINE OF TRACT "S-12B"
(P.B. 32, PGS. 175-180)

TRACT "S-12B"
(PLAT BOOK 32,
PAGES 175-180)

426' RIGHT-OF-WAY
(ORB 3600, PG. 1618)

**UNIVERSITY
PARKWAY**
(O.R.B. 6314, PG. 598)

FOR CONTINUATION SEE SHEET 8 OF 13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS



Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	11/07/2007
SCALE:	1" - 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	9 OF 13
FILE NO.	07-96102.033-SS9

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010

FOR CONTINUATION SEE SHEET 11 of 13



WEST LINE OF SECTION 14,
TOWNSHIP 47S., RANGE 41E.

EAST LINE OF SECTION 15,
TOWNSHIP 47S., RANGE 41E.

$\Delta = 40^{\circ}19'15''$
 $L = 479.84'$
 $R = 681.85'$

$N 33^{\circ}14'22'' E$
74.42'

P.O.T.

$\Delta = 05^{\circ}10'57''$
 $L = 101.77'$
 $R = 1125.12'$

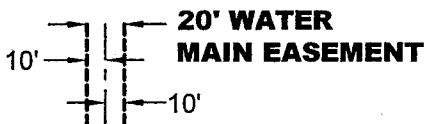
$N 64^{\circ}23'52'' W$
10.32'

POINT "E"

$\Delta = 31^{\circ}03'57''$
 $L = 610.04'$
 $R = 1125.12'$

PARCEL A
(PLAT BOOK 111, PAGES 49-51)

PARCEL A
(PLAT BOOK 111, PAGES 49-51)



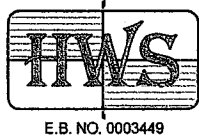
**20' WATER
MAIN
EASEMENT**

NOTE: DEPICTION OF EASEMENT
UNLESS OTHERWISE NOTED
ON SKETCH

FOR CONTINUATION SEE SHEET 9 OF 13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS



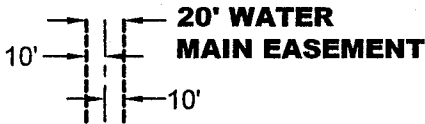
Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
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(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	11/07/2007
SCALE:	1" - 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	10 OF 13
FILE NO.	07-96102.033-SS10

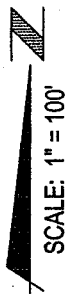
20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



NOTE: DEPICTION OF EASEMENT
UNLESS OTHERWISE NOTED
ON SKETCH



EAST LINE OF SECTION 15,
TOWNSHIP 47S., RANGE 41E.

WEST LINE OF SECTION 14,
TOWNSHIP 47S., RANGE 41E.

PARCEL A
(PLAT BOOK 111, PAGES 49-51)

FOR CONTINUATION SEE SHEET 12 OF 13

**20' WATER
MAIN
EASEMENT**

PARCEL A
(PLAT BOOK 111, PAGES 49-51)

**N 28°50'18" W
517.48'**

**S 83°23'16" W
339.56'**

**S 81°45'01" W
135.91'**

**N 03°58'54" W
43.20'**

**S 84°17'22" W
13.04'**

**N 07°04'52" W
16.22'**
P.O.T.
**S 86°57'38" W
16.32'**

POINT "F"
**N 07°04'52" W
1.86'**

DETAIL "A"

**S 86°57'38" W
16.32'**

**N 07°04'52" W
16.22'**

**20' WATER MAIN
EASEMENT**

Δ = 40°19'15"
L = 479.84'
R = 681.85'

POINT "F"
DETAIL "A"

P.O.T.

**N 79°41'43" E
40.78'**

P.O.T.

**N 03°44'58" E
55.00'**

POINT "N"

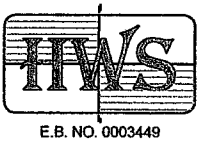
**N 81°54'31" E
63.94'**

POINT "G"

FOR CONTINUATION SEE SHEET 10 OF 13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS



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DATE:	11/07/2007
SCALE:	1"-100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	11 OF 13
FILE NO.	07-96102.033-SS11

20' WATER MAIN EASEMENT

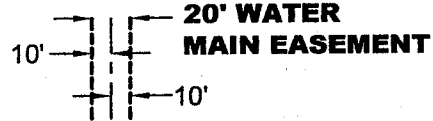
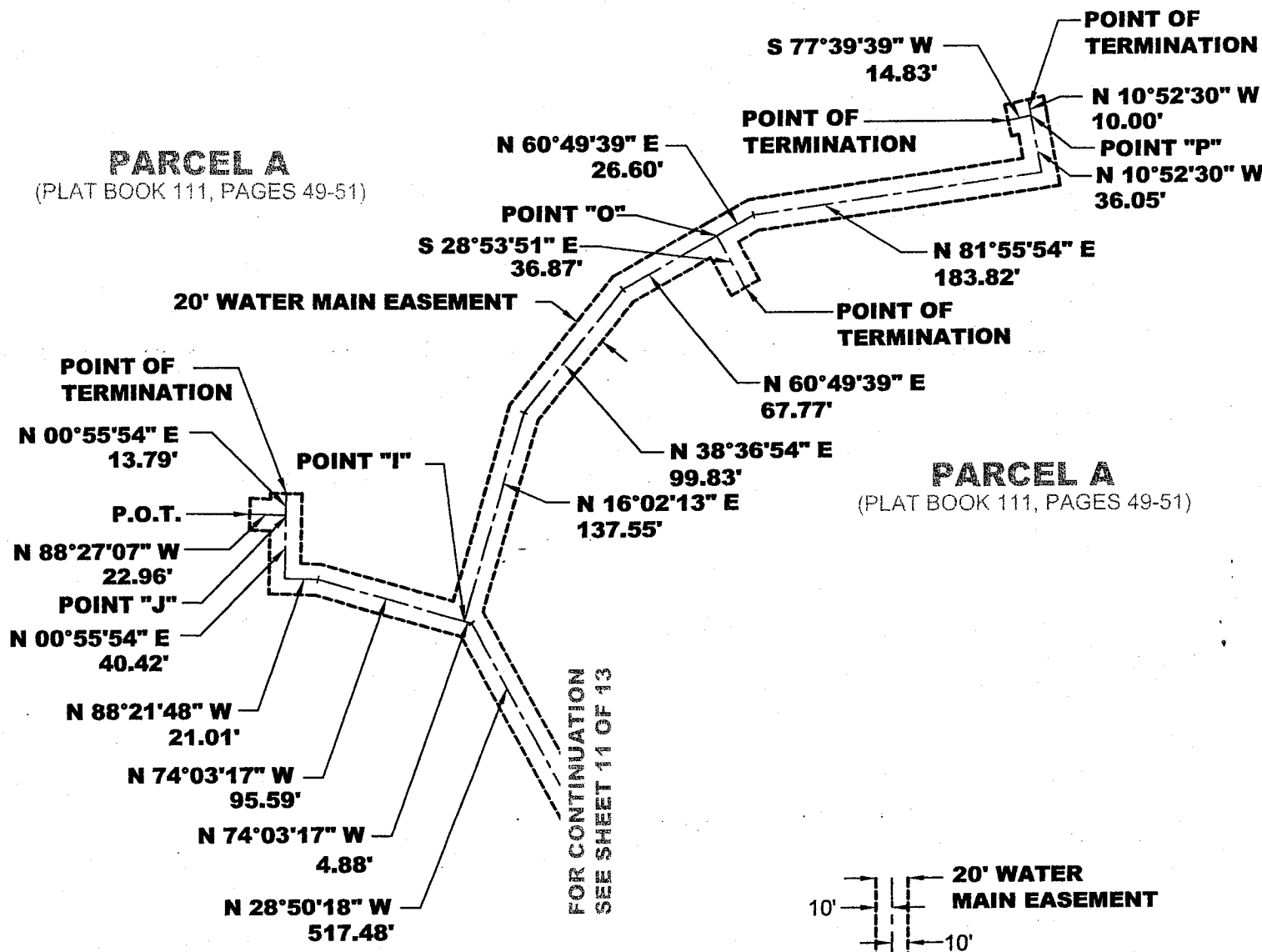
**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



PARCEL A
(PLAT BOOK 111, PAGES 49-51)

PARCEL A
(PLAT BOOK 111, PAGES 49-51)



NOTE: DEPICTION OF EASEMENT UNLESS OTHERWISE NOTED ON SKETCH

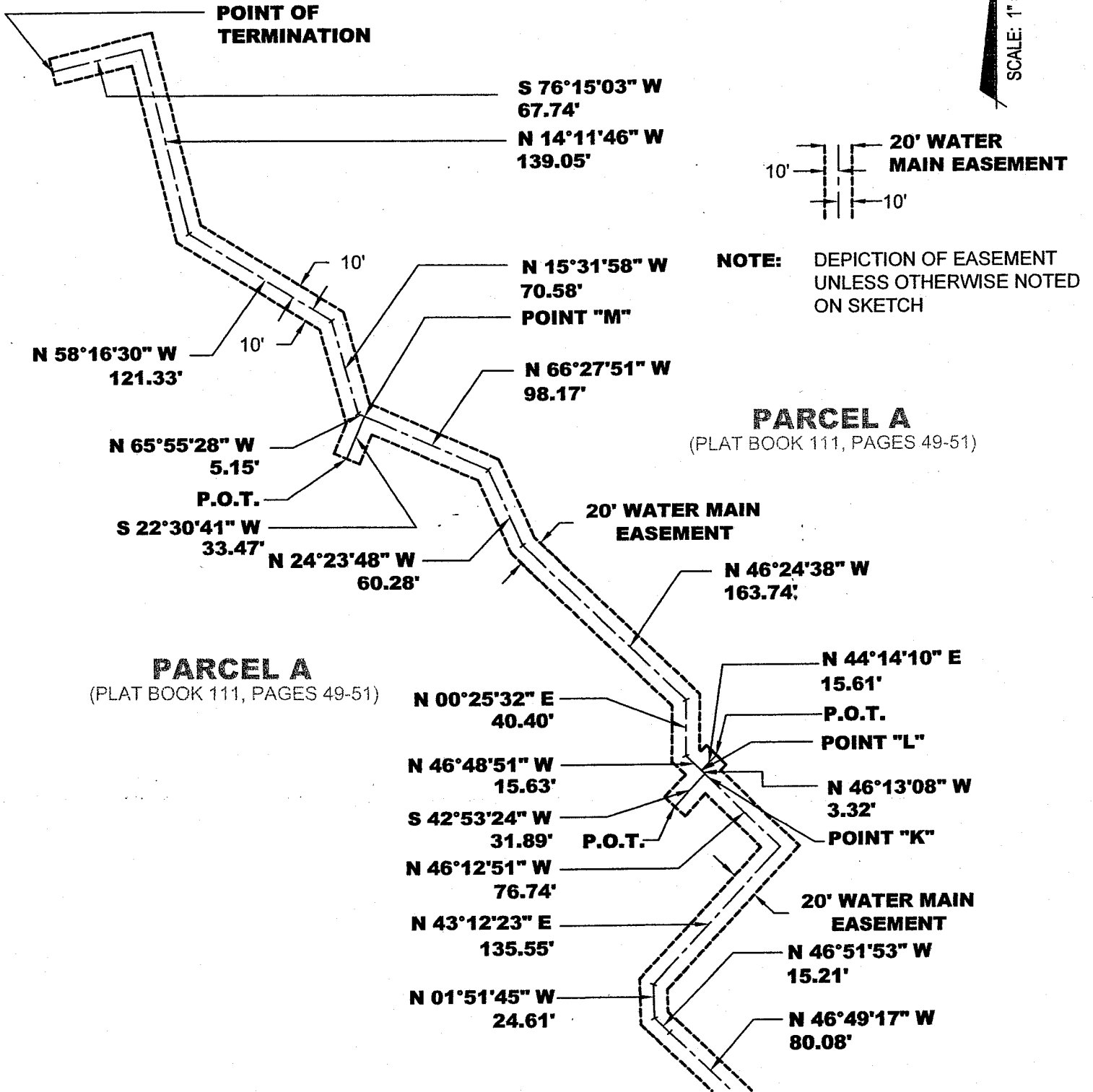
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS 	 E.B. NO. 0003449	Heller - Weaver and Sheremeta, inc. Engineers ... Surveyors and Mappers 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483 (561) 243-8700 - Phone (561) 243-8777 - Fax		DATE: 11/07/2007
				SCALE: 1"=100'
				DRAWN BY: W.ROLLE
				CHECKED BY: D. LAAK
				SHEET: 12 OF 13
		FILE NO. 07-96102.033-SS12		

20' WATER MAIN EASEMENT

**A 20 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL A
SOUTH COUNTY REGIONAL PARK-PARCEL A
PLAT BOOK 111, PAGES 49-51**

FOR PCN # 00-41-47-14-01-026-0010



PARCEL A
(PLAT BOOK 111, PAGES 49-51)

PARCEL A
(PLAT BOOK 111, PAGES 49-51)

FOR CONTINUATION SEE SHEET 6 OF 13

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REVISIONS



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DATE:	11/07/2007
SCALE:	1" - 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	13 OF 13
FILE NO.	07-96102.033-SS13