

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: July 22, 2008

☒ Consent

☐ Regular

☐ Workshop

☐ Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

Project No. : 2001504

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: A Resolution designating certain land owned by Palm Beach County (County) as Parcel 102 for Right-of-Way, Parcel 202 for an Embankment Easement and Parcels 302A, 302B and 302C for Temporary Construction Easements, necessary for the widening and construction of improvements on Boca Rio Road, from Palmetto Park Road to Glades Road (Project).

SUMMARY: This action designates certain County-owned land as either Right-of-Way, Embankment Easement and/or Temporary Construction Easements necessary to construct the Project.

District 5 (PK)

Background and Justification: The County owns a parcel of land located on the west side of Boca Rio Road approximately 1/8th of a mile south of Via Ancho Road. A five acre portion of said parcel of land is being leased by The Haven, Inc., a not for profit corporation, as a residential facility for abused and neglected children. It has been determined that certain parcels which are part of the leased portion designated as Parcels 102, 202, 302A, 302B and 302C are required for Right-of-Way, an Embankment Easement and Temporary Construction Easements that are necessary for the widening and construction of improvements on Boca Rio Road, from Palmetto Park Road to Glades Road. The County will be responsible for the relocation of signage, fencing, landscaping, irrigation system, and asphalt paving. The County will coordinate with The Haven, Inc. and be responsible for the placement of directional signage at their existing driveways. The Property and Real Estate Management Division has reviewed and supports this action. The adoption of this Resolution will designate County-owned property as Right-of-Way, an Embankment Easement and Temporary Construction Easements, and is in the best interest of Palm Beach County.

Attachments:

1. Location Map
2. Resolution with Exhibit "A"

Recommended by: _____

Division Director

Date

Approved by: _____

County Engineer

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact: See Comment Section B.

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	\$ -0-	-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	\$ -0- X	-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.

* It has not been determined how much cost will be involved in the relocation of the signage, fencing, landscaping, irrigation system and asphalt paving. However, this will be done in the construction portion of the widening and improvements of Boca Rio Road from Palmetto Park Road to Glades Road (Project) and the cost will be included in that construction contract.

C. Departmental Fiscal Review: R. D. Ward 6/3/08

III. REVIEW COMMENTS

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

Atwillhite 7.8.08
OFMB
SW 7/8/08 CN 7/13/08

Don J. Jacoby 7/19/08
Contract Dev. and Control
Done 7/19/08

B. Approved as to Form and Legal Sufficiency:

Paul F. J. 7/14/08
Assistant County Attorney

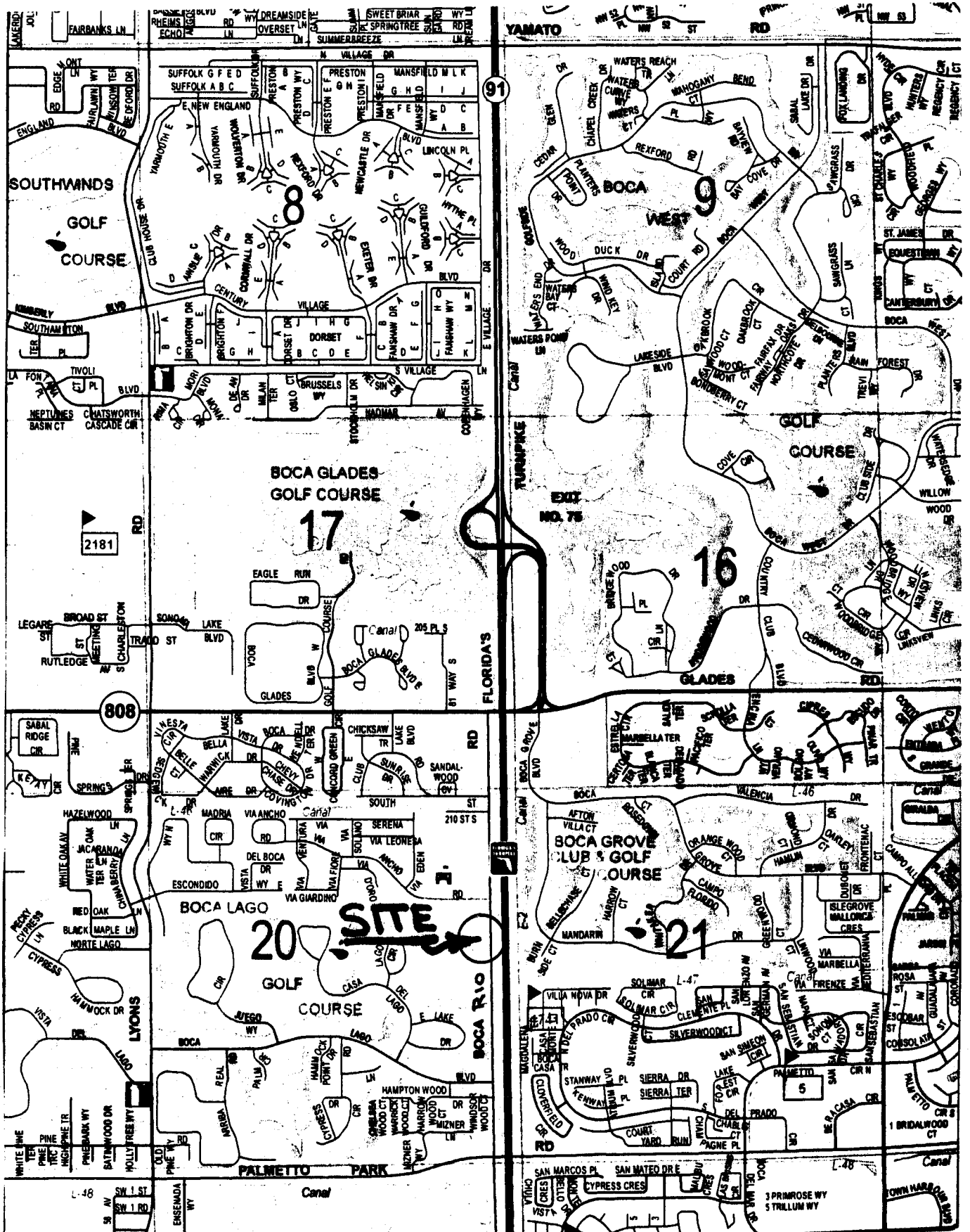
C. Other Department Review:

Department Director

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

I:\WPVAgendaPage2\Agnpgtwo2008\Boca Rio Rd ROW.No Impact

LOCATION MAP



RESOLUTION NO. R-2008-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DESIGNATING CERTAIN LAND OWNED BY PALM BEACH COUNTY AS PARCEL 102 FOR RIGHT-OF-WAY, PARCEL 202 FOR AN EMBANKMENT EASEMENT AND PARCELS 302A, 302B AND 302C FOR TEMPORARY CONSTRUCTION EASEMENTS, THAT ARE NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS ON BOCA RIO ROAD, FROM PALMETTO PARK ROAD TO GLADES ROAD.

WHEREAS, Palm Beach County owns a parcel of land located on the west side of Boca Rio Road south of Via Ancho Road; and,

WHEREAS, a five acre portion of this parcel of land is leased by The Haven, Inc.; and,

WHEREAS, certain parcels which are part of the leased portion are necessary for the widening and construction of improvements on Boca Rio Road, from Palmetto Park Road to Glades Road; and,

WHEREAS, these parcels are known as Parcel 102 for Right-of-Way, Parcel 202 for an Embankment Easement, Parcels 302A, 302B and 302C for Temporary Construction Easements and are described in the attached Exhibit "A"; and,

WHEREAS, Palm Beach County will be responsible for the relocation of signage, fencing, landscaping, irrigation system, sod, and asphalt paving that The Haven, Inc. has located within the required parcels; and,

WHEREAS, Palm Beach County is willing to coordinate with The Haven, Inc. and be responsible for the placement of directional signage at their existing driveways; and,

WHEREAS, the Property and Real Estate Division has reviewed and supports this action; and,

WHEREAS, the adoption of this Resolution will designate Palm Beach County owned land as Parcel 102 for Right-of-Way, Parcel 202 for an Embankment Easement and Parcels 302A, 302B and 302C for Temporary Construction Easements, necessary for the widening and construction of improvements on Boca Rio Road, from Palmetto Park Road to Glades Road; and,

WHEREAS; the adoption of this Resolution is in the best interest of Palm Beach County.

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

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is hereby designated as Parcel 102 for Right-of-Way, Parcel 202 for an Embankment Easement and Parcels 302A, 302B and 302C for Temporary Construction Easements and are to be used for the public purposes as stated and are necessary for the widening and construction of improvements on Boca Rio Road, from Palmetto Park Road to Glades Road.

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:

Addie L. Greene, Chairperson	_____
John F. Koons, Vice Chair	_____
Karen T. Marcus	_____
Robert J. Kanjian	_____
Mary McCarty	_____
Burt Aaronson	_____
Jess R. Santamaria	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2008.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY,
FLORIDA, BY ITS BOARD OF
COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

10910

LEGAL DESCRIPTION
BOCA RIO ROAD
RIGHT-OF-WAY ACQUISITION
PARCEL 102

Being a portion of Tract 60, ~~Block 79~~ PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 45, also being a portion of that parcel described in Deed Book 838, Page 343, Public Records of Palm Beach County, Florida, said portion being more particularly described as follows:

BEGINNING at a point on a line that is 60.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway, said point being on the north line of Tract 60, Block 79; thence South 01°05'04" East along a line that is 60.00 feet west of and parallel with said west right-of-way line, 635.54 feet to a point on a line that is 25.00 feet north of and parallel with the south line of Tract 60, Block 79; thence South 89°36'53" West along a line that is 25.00 feet north of and parallel with said south line, 10.00 feet; thence North 01°05'04" West along a line that is 70.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway, 635.54 feet to a point on the north line of Tract 60, Block 79; thence North 89°37'48" East along said north line, 10.00 feet to the POINT OF BEGINNING.

Containing 6,355 square feet, or 0.146 acres, more or less.

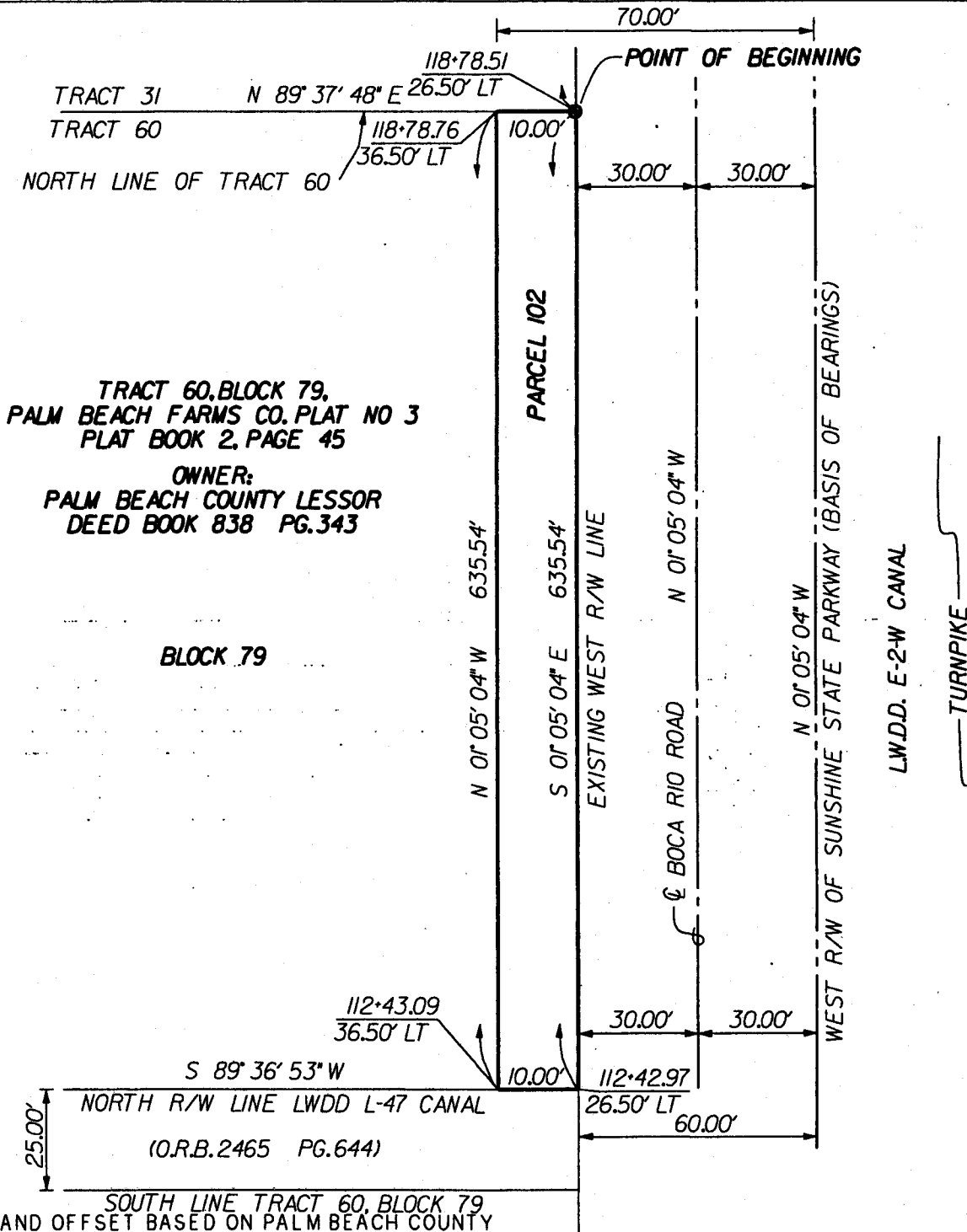
Bearings refer to the State Plane Grid Datum, N.A.D. 1983, 1990 Adjustment; the west line of the Sunshine State Parkway bearing: North 01°05'04" West.

SHEET 1 of 2
LS 6995-102

EXHIBIT "A"

2 of 10

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID DATUM; THE WEST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY, BEING N 01° 05' 04" W (N.A.D. 1983, 1990 ADJUSTMENT.)



TRACT 60, BLOCK 79,
PALM BEACH FARMS CO. PLAT NO 3
PLAT BOOK 2, PAGE 45

OWNER:
PALM BEACH COUNTY LESSOR
DEED BOOK 838 PG. 343

BLOCK 79

STATION AND OFFSET BASED ON PALM BEACH COUNTY
PROJECT 2001504 CENTERLINE OF CONSTRUCTION
THIS SKETCH DOES NOT REPRESENT
A BOUNDARY SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS LEGAL
DESCRIPTION AND SKETCH MEETS THE TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS
PURSUANT TO SECTION 472.029, FLORIDA STATUTES.

ADAIR & BRADY, INC.
LB-604

BY: Dennis Painter FOR THE FIRM
DENNIS PAINTER
REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3542



ADAIR & BRADY, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

3461 FAIRLANE FARMS ROAD
WELLINGTON, FL 33414

(561) 383-7480 (561) 383-7485 FAX

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL AFFIXED.

SHEET 2 OF 2

SKETCH OF
LEGAL DESCRIPTION PARCEL 102
BOCA RIO ROAD

DRAWN: FH	DATE	W.O. 00065
FIELD:	02-01-05	
F.B.	SCALE	LS 6995-102
PG.	NONE	

\\ADAIR\PROJECTS\00065-BRR\LEGAL_PARCEL_02

SUSERS

2/3/2006

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SEC. 20

TWP. 47

RG. 42

EXHIBIT "A"

3 of 10

**LEGAL DESCRIPTION
BOCA RIO ROAD
EMBANKMENT EASEMENT
PARCEL 202**

Being a portion of Tract 60, **Block 79**; PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 45, also being a portion of that parcel described in Deed Book 838, Page 343, Public Records of Palm Beach County, Florida, said portion being more particularly described as follows:

BEGINNING at a point on a line that is 70.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway, said point being on the north line of Tract 60, Block 79; thence South 01°05'04" East along a line that is 70.00 feet west of and parallel with said west right-of-way line, 459.43 feet; thence South 88°54'56" West perpendicular to the previous course, 10.00 feet to a point on a line that is 80.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence North 01°05'04" West along said parallel line, 177.49 feet; thence North 06°25'24" West, 64.49 feet; thence North 09°21'54" East, 33.08 feet to a point on a line that is 80.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence North 01°05'04" West along said parallel line, 185.32 feet to the north line of Tract 60, Block 79; thence North 89°37'48" East along said north line, 10.00 feet to the POINT OF BEGINNING.

Containing 4,885 square feet, or 0.112 acres, more or less.

Bearings refer to the State Plane Grid Datum, N.A.D. 1983, 1990 Adjustment; the west line of the Sunshine State Parkway bearing: North 01°05'04" West.

**SHEET 1 of 2
LS 6995-202**

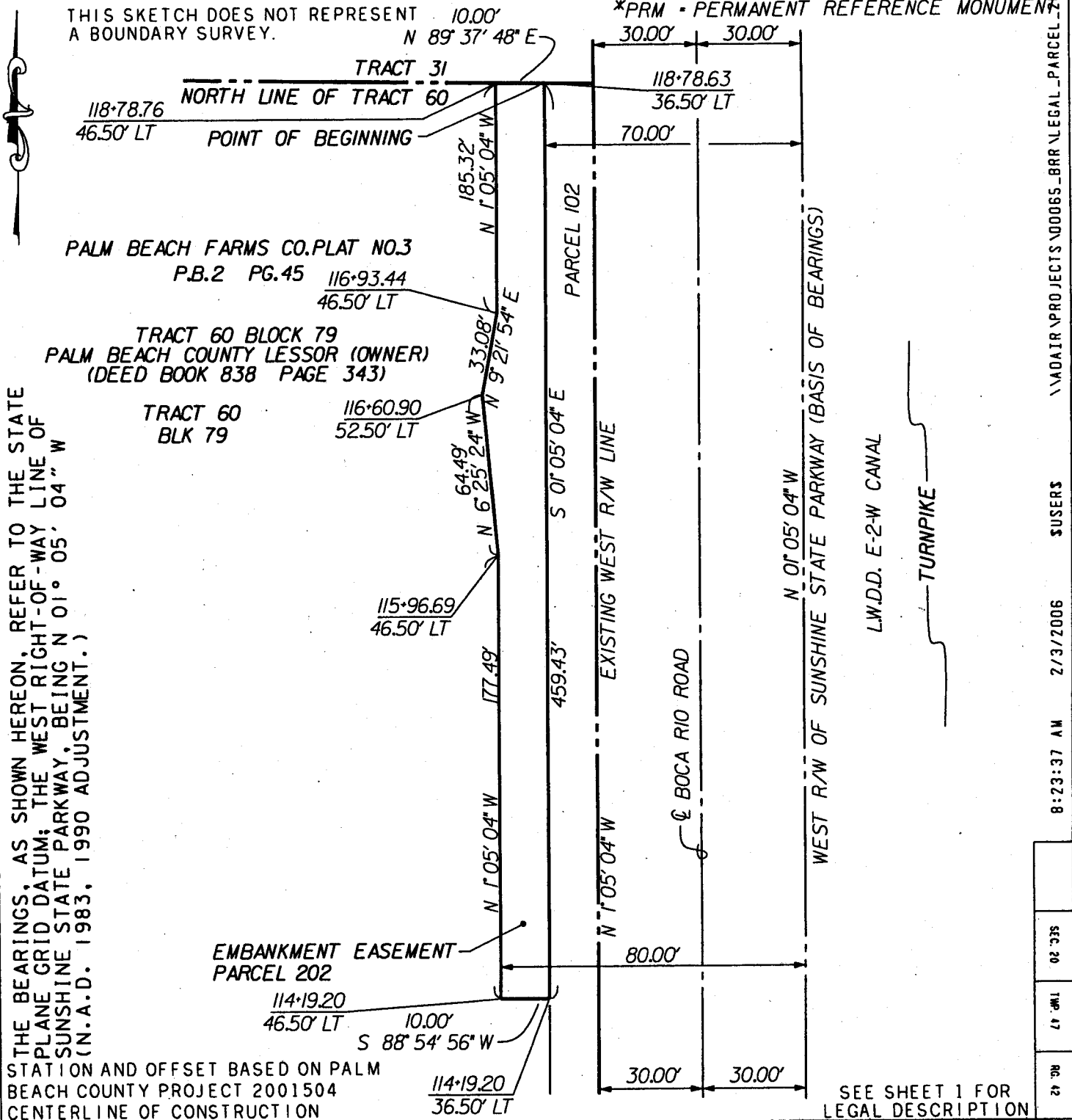
EXHIBIT "A"

4.010

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID DATUM; THE WEST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY, BEING N 01° 05' 04" W (N.A.D. 1983, 1990 ADJUSTMENT.)

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

*PRM - PERMANENT REFERENCE MONUMENT



STATION AND OFFSET BASED ON PALM BEACH COUNTY PROJECT 2001504 CENTERLINE OF CONSTRUCTION

SEE SHEET 1 FOR LEGAL DESCRIPTION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.029, FLORIDA STATUTES.

ADAI & BRADY, INC.
LB-604

BY: FOR THE FIRM

DENNIS PAINTER
REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3542



ADAI & BRADY, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

3461 FAIRLANE FARMS ROAD

WELLINGTON, FL 33414

(561) 383-7480 (561) 383-7485 FAX

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL AFFIXED.

SHEET 2 OF 2

SKETCH OF
LEGAL DESCRIPTION PARCEL 202
BOCA RIO ROAD

DRAWN: FH	DATE	W.O. 00065
FIELD:	02-02-05	
F.B.	SCALE	LS 6995-202
PG.	NONE	

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SUSERS

2/3/2006

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SEC 20

TWP 47

RG 42

EXHIBIT "A"

5 of 10

LEGAL DESCRIPTION
BOCA RIO ROAD
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 302A

Being a portion of Tract 60, Block 79, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 45, also being a portion of that parcel described in Deed Book 838, Page 343, Public Records of Palm Beach County, Florida, said portion being more particularly described as follows:

BEGINNING at a point on a line that is 25.00 feet north of and parallel with the south line of Tract 60, Block 79; said point also being on a line that is 70.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence South 89°36'53" West along said line that is 25.00 feet north of and parallel with the south line of Tract 60, Block 79, a distance of 32.00 feet to a point on a line that is 102.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence North 01°05'04" West along said parallel line, 17.00 feet to a point on a line that is 42.00 feet north of and parallel with the south line of Tract 60, Block 79; thence North 89°36'53" East along said parallel line 32.00 feet to a point on a line that is 70.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence South 01°05'04" East along said parallel line, 17.00 feet to the POINT OF BEGINNING.

Containing 544 square feet, or 0.012 acres, more or less.

Bearings refer to the State Plane Grid Datum, N.A.D. 1983, 1990 Adjustment; the west line of the Sunshine State Parkway bearing: North 01°05'04" West.

SHEET 1 of 2
LS 6995-302A

EXHIBIT "A"
6 of 10

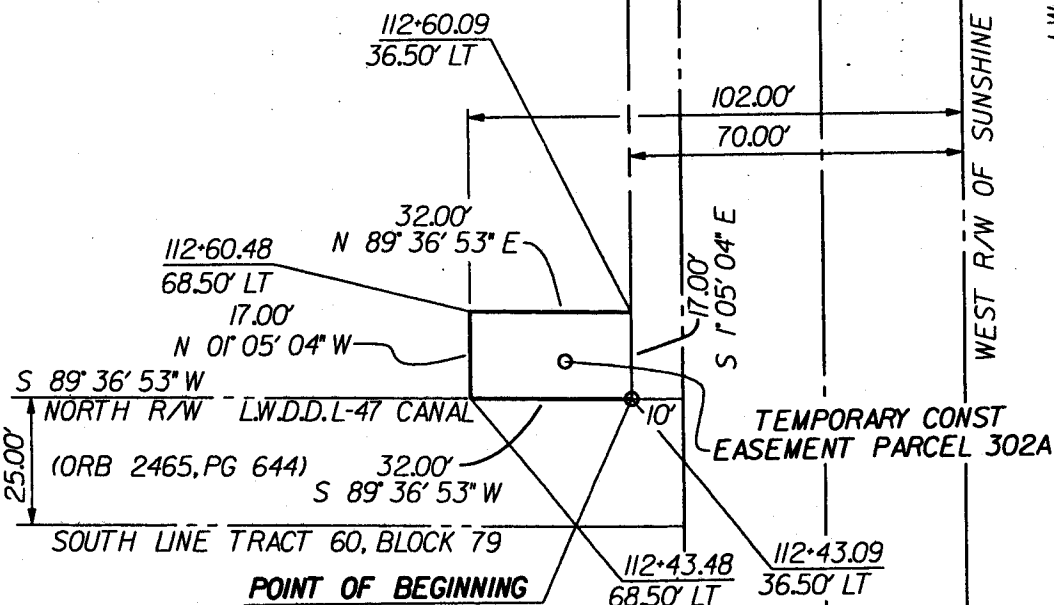
THIS SKETCH DOES NOT REPRESENT
A BOUNDARY SURVEY.

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE
PLANE GRID DATUM; THE WEST RIGHT-OF-WAY LINE OF
SUNSHINE STATE PARKWAY, BEING N 01° 05' 04" W
(N.A.D. 1983, 1990 ADJUSTMENT.)

PALM BEACH FARMS CO. PLAT NO.3
P.B.2 PG.45

TRACT 60 BLOCK 79
PALM BEACH COUNTY LESSOR (OWNER)
(DEED BOOK 838 PAGE 343)

TRACT 60
BLK 79



STATION AND OFFSET BASED ON PALM BEACH COUNTY
PROJECT 2001504 CENTERLINE OF CONSTRUCTION

SEE SHEET 1 FOR
LEGAL DESCRIPTION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS LEGAL
DESCRIPTION AND SKETCH MEETS THE TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS
PURSUANT TO SECTION 472.029, FLORIDA STATUTES.

ADAIR & BRADY, INC.
LB-604

BY: Dennis Painter FOR THE FIRM
DENNIS PAINTER
REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3542



ADAIR & BRADY, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
3461 FAIRLANE FARMS ROAD
WELLINGTON, FL 33414
(561) 383-7480 (561) 383-7485 FAX

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL AFFIXED.

SHEET 2 OF 2

SKETCH OF
LEGAL DESCRIPTION PARCEL 302A
BOCA RIO ROAD

DRAWN: FH	DATE 02-02-05	W.O. 00065
FIELD:	SCALE NONE	LS 6995-302A
F.B.		
PG.		

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SEC 20
TAB 47
PG 42

EXHIBIT "A"

7 of 10

**LEGAL DESCRIPTION
BOCA RIO ROAD
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 302B**

Being a portion of Tract 60, ~~Block 79~~, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 45, also being a portion of that parcel described in Deed Book 838, Page 343, Public Records of Palm Beach County, Florida, said portion being more particularly described as follows:

Commencing at a point on a line that is 80.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway, said point being on the north line of Tract 60, Block 79; thence South 01°05'04" East along a line that is 80.00 feet west of and parallel with said west right-of-way line, 185.32 feet; thence South 09°21'54" West, 33.08 feet; thence South 06°25'24" East, 64.49 feet to a point on a line that is 80.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence South 01°05'04" East along said parallel line, 121.19 feet to the POINT OF BEGINNING; thence continue South 01°05'04" East along said parallel line, 39.32 feet; thence South 57°28'00" West, 36.39 feet; to a point on a line that is 111.05 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence North 01°05'04" West along said parallel line, 88.86 feet; thence South 46°32'13" East, 43.56 feet to the POINT OF BEGINNING.

Containing 1,990 square feet, or 0.046 acres, more or less.

Bearings refer to the State Plane Grid Datum, N.A.D. 1983, 1990 Adjustment; the west line of the Sunshine State Parkway bearing: North 01°05'04" West.

**SHEET 1 of 2
LS 6995-302B**

THIS SKETCH DOES NOT REPRESENT
A BOUNDARY SURVEY.

*PRM - PERMANENT REFERENCE MONUMENT

TRACT 31 10' 10'
N 89° 37' 48" E NORTH LINE TRACT 60

POINT OF COMMENCEMENT

PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2 PG. 45

TRACT 60 BLOCK 79
PALM BEACH COUNTY LESSOR (OWNER)
(DEED BOOK 838 PAGE 343)

TRACT 60
BLK 79

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE
PLANE GRID DATUM; THE WEST RIGHT-OF-WAY LINE OF
SUNSHINE STATE PARKWAY, BEING N 01° 05' 04" W
(N.A.D. 1983, 1990 ADJUSTMENT.)

TEMPORARY CONST EASEMENT
PARCEL 302B

121.19' S 01° 05' 04" E
43.56' S 46° 32' 13" E
115° 06.06 S 77.55' LT
88.86' N 01° 05' 04" W
114° 75.50 S 46.50' LT
39.32' S 01° 05' 04" E
114° 36.19 S 46.50' LT
114° 17.20 S 77.55' LT
36.39' S 57° 28' 00" W
EMBANKMENT EASEMENT

NORTH R/W LW.D.D. L-47 CANAL

POINT OF BEGINNING

EXISTING WEST R/W LINE

BOCA RIO ROAD

WEST R/W OF SUNSHINE STATE PARKWAY (BASIS OF BEARINGS)

LW.D.D. E-2-W CANAL

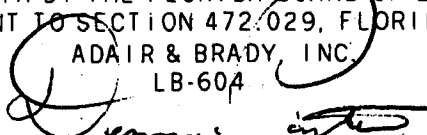
TURNPIKE

STATION AND OFFSET BASED ON PALM BEACH COUNTY
PROJECT 2001504 CENTERLINE OF CONSTRUCTION

SEE SHEET 1 FOR
LEGAL DESCRIPTION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS LEGAL
DESCRIPTION AND SKETCH MEETS THE TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS
PURSUANT TO SECTION 472.029, FLORIDA STATUTES.

ADAIR & BRADY, INC.
LB-604

BY:  FOR THE FIRM

DENNIS PAINTER
REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3542



ADAIR & BRADY, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
3461 FAIRLANE FARMS ROAD
WELLINGTON, FL 33414
(561) 383-7480 (561) 383-7485 FAX

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL AFFIXED.

SHEET 2 OF 2

SKETCH OF
LEGAL DESCRIPTION PARCEL 302B
BOCA RIO ROAD

DRAWN: FH	DATE	W.O. 00065
FIELD:	02-02-05	
F.B.	SCALE	LS 6995-302B
PG.	NONE	

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SUSERS

2/3/2006

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SEC 20

TWP 47

RG 42

EXHIBIT "A"

9 of 10

LEGAL DESCRIPTION
BOCA RIO ROAD
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 302C

Being a portion of Tract 60, ~~Block 79~~, PALM BEACH FARMS COMPANY PLAT NO. 3, as recorded in Plat Book 2, Page 45, also being a portion of that parcel described in Deed Book 838, Page 343, Public Records of Palm Beach County, Florida, said portion being more particularly described as follows:

Commencing at a point on a line that is 80.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway, said point being on the north line of Tract 60, Block 79; thence South 01°05'04" East along a line that is 80.00 feet west of and parallel with said west right-of-way line, 185.32 feet; thence South 09°21'54" West, 33.08 feet to the POINT OF BEGINNING; thence South 06°25'24" East, 64.49 feet to a point on a line that is 80.00 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence South 01°05'04" East along said parallel line 39.79 feet; thence South 49°10'52" West, 40.37 feet to a point on a line that is 111.05 feet west of and parallel with the west right-of-way line of the Sunshine State Parkway; thence North 01°05'04" West along said parallel line, 86.91 feet; thence North 88°54'56" East perpendicular to the previous course, 10.00 feet; thence North 05°37'23" East, 43.19 feet; thence North 88°54'56" East, 10.00 feet to the POINT OF BEGINNING.

Containing 2,899 square feet, or 0.067 acres, more or less.

Bearings refer to the State Plane Grid Datum, N.A.D. 1983, 1990 Adjustment; the west line of the Sunshine State Parkway bearing: North 01°05'04" West.

SHEET 1 of 2
LS 6995-302C

EXHIBIT "A"

10.910

THIS SKETCH DOES NOT REPRESENT
A BOUNDARY SURVEY.

POINT OF COMMENCEMENT

N 89° 37' 48" E TRACT 31
NORTH LINE TRACT 60

185.32'
S 1° 05' 04" E

EMBANKMENT EASEMENT

POINT OF BEGINNING

116.60.90 N 88° 54' 56" E
62.50' LT 43.19'
116.18.00 N 05° 37' 23" E
67.54' LT 10.00'
116.18.00 N 88° 54' 56" E
77.54' LT

TEMPORARY CONST EASEMENT
PARCEL 302C

115.31.10
77.54' LT

40.37'
S 49° 10' 52" W
115.56.91
46.50' LT

PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2 PG. 45
TRACT 60 BLOCK 79
PALM BEACH COUNTY LESSOR (OWNER)
(DEED BOOK 838 PAGE 343)

TRACT 60
BLK 79

25.00' NORTH R/W - L.W.D.D. L-47 CANAL
SOUTH LINE TRACT 60, BLOCK 79

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE
PLANE GRID DATUM; THE WEST RIGHT-OF-WAY LINE OF
SUNSHINE STATE PARKWAY, BEING N 01° 05' 04" W
(N.A.D. 1983, 1990 ADJUSTMENT.)

STATION AND OFFSET BASED ON PALM BEACH COUNTY
PROJECT 2001504 CENTERLINE OF CONSTRUCTION

SEE SHEET 1 FOR
LEGAL DESCRIPTION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS LEGAL
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SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS
PURSUANT TO SECTION 472.029, FLORIDA STATUTES.

ADAIR & BRADY, INC.
LB-604

BY: *[Signature]* FOR THE FIRM
DENNIS PAINTER
REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO. 3542



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CONSULTING ENGINEERS • LAND SURVEYORS
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NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL AFFIXED.

SHEET 2 OF 2

SKETCH OF
LEGAL DESCRIPTION PARCEL 302C
BOCA RIO ROAD

DRAWN: FH	DATE	W.O. 00065
FIELD:	02-02-05	
F.B.	SCALE	LS 6995-302C
PG.	NONE	

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