

Agenda Item #: 3-C-8

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: March 17, 2009

Consent

Regular

Workshop

Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: Six Resolutions declaring the acquisition of properties designated as Parcels 106 and 110 as permanent right-of-way easements and Parcels 206, 209, 210 and 217 as permanent embankment easements necessary for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

SUMMARY: This action will adopt six Resolutions to authorize the filing of eminent domain proceedings against six parcels whose total appraised value is \$70,300.

District 6 (PM)

Background and Justification: The property owners of Parcels 106, 110, 206, 209, 210 and 217 have not accepted the offers to purchase made by Palm Beach County. It is therefore necessary to file eminent domain proceedings to acquire these six parcels. The acquisition of Parcels 106 and 110 are required as permanent right-of-way easements and Parcels 206, 209, 210 and 217 as permanent embankment easements. These parcels are required for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard. This acquisition is part of an intersection improvement project shown on the current Five-Year Road Program and is for a public purpose and necessity deemed to be in the best interest of Palm Beach County.

Attachments:

- 1. Location Map
- 2. Resolutions (6) with Exhibit "A" and Exhibit "B"

Recommended by: *MR* *Ornelis A. Fernandez* *2/20/09* *Fuller*
Division Director Date

Approved by: *A. T. J. [unclear]* *7/17/10*

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	<u>\$70,300</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u>\$70,300</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>

ADDITIONAL FTE POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No _____
 Budget Acct No.: Fund 3503 Dept. 361 Unit 0620 Object 6120
 Program

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

Road Impact Fee Fund - Zone 3
 Seminole Pratt Whitney Rd @ Northlake Blvd

Appraised Values - Parcels	106	\$18,900.00
	110	\$18,800.00
	206	\$ 8,300.00
	209	\$ 8,400.00
	210	\$ 7,200.00
	217	\$ 8,700.00
Total		<u>\$70,300.00</u>

C. Departmental Fiscal Review: _____ *[Signature]*

III. REVIEW COMMENTS

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

[Signature] 3-2-09

 OFMB

[Signature] 3/13/09

 Contract Dev. and Control

NO action JP 2/26/09

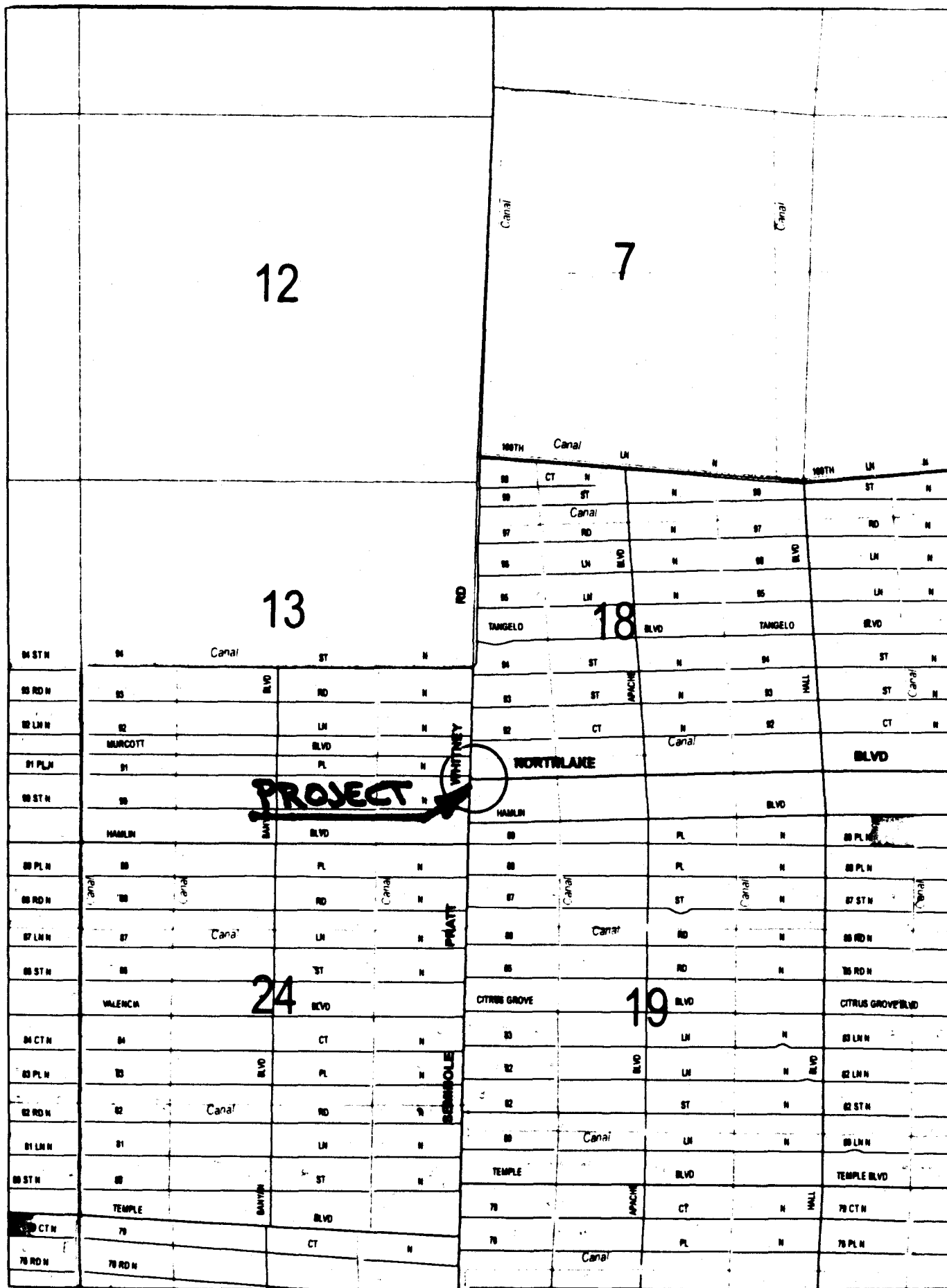
B. Approved as to Form and Legal Sufficiency:

[Signature]

 Assistant County Attorney

C. Other Department Review:

LOCATION MAP



RESOLUTION NO. R-2009-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 106 AS A PERMANENT RIGHT-OF-WAY EASEMENT NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND NORTHLAKE BOULEVARD 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 widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 106 as a permanent right-of-way easement acquisition; and,

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County; and,

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, 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 106 for a permanent right-of-way easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard 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, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 106 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:

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are 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 "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further 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 "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public purpose; a permanent right-of-way easement acquisition necessary for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

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:

John F. Koons, Chairman	_____
Burt Aaronson, Vice Chairman	_____
Karen T. Marcus	_____
Shelley Vana	_____
District Four	_____
Jess R. Santamaria	_____
Addie L. Greene	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2009.

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

LEGAL DESCRIPTION: PARCEL 106

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

BEING THE SOUTH 20 FEET OF THE NORTH 70 FEET OF THE NORTH 389.49 FEET OF THE SOUTH 638.49 FEET OF THE WEST 239 FEET OF THE EAST 4211 FEET OF SAID SECTION 18; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 18, NORTH 88°47'17" EAST, A DISTANCE OF 1096.67 FEET; THENCE, NORTH 01°12'43" WEST, A DISTANCE OF 567.82 FEET TO THE POINT OF BEGINNING

THENCE, FROM THE POINT OF BEGINNING, NORTH 03°50'06" WEST, A DISTANCE OF 20.02 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 239.00 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 20.02 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 239.00 FEET TO THE POINT OF BEGINNING.

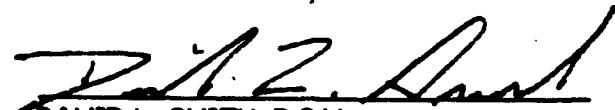
SAID PARCEL CONTAINING 4780.00 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR NORTH 88°47'17" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.


DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4951

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NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

156



ARCADIS LNW

Lawson, Noble & Webb, Inc.

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
(561) 684-6686 LB6674

EXHIBIT "A"
PAGE 2 OF 2

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

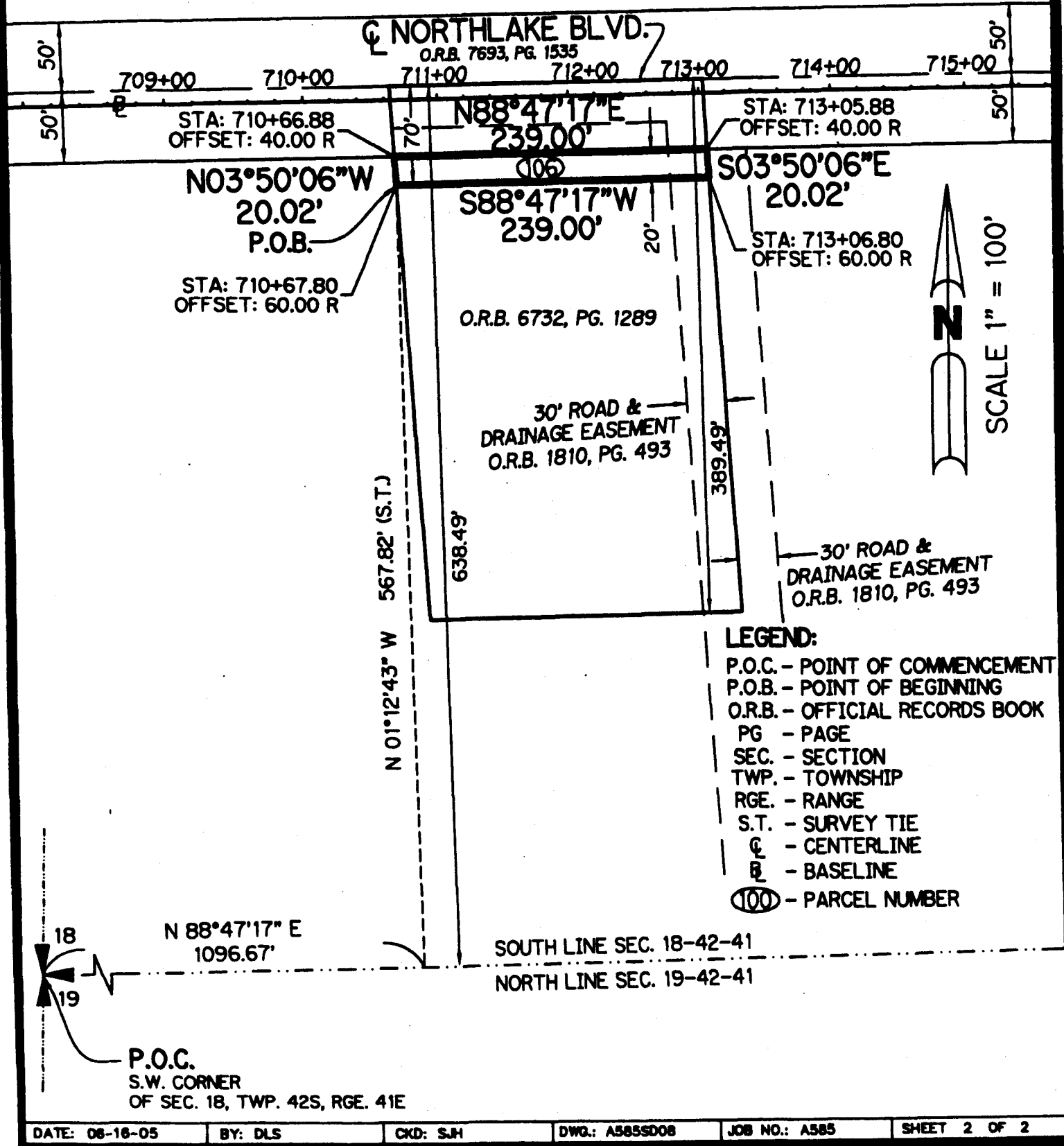


EXHIBIT "B"

**SEMINOLE PRATT WHITNEY ROAD AT NORTHLAKE BLVD.
PALM BEACH COUNTY, PROJECT # 1997512A3**

SAFETY

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

COST

The cost of improving Seminole Pratt Whitney Road south of Northlake Blvd., and Northlake Blvd. east of Seminole Pratt Whitney Road from existing two lane roads to four lane divided roadways, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction has been budgeted in the County's Five Year Road program. During the design of the roadways, reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

ENVIRONMENTAL IMPACTS

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

Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road south of Northlake Blvd. and of Northlake Blvd. east of Seminole Pratt Whitney Road.

**ACQUISITION FOR PERMANENT RIGHT OF WAY EASEMENTS –
PARCELS 106 & 110**

**NORTHLAKE BLVD. CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY
ROAD**

In furtherance of the LRTP, a right of way measuring 140 ft. will be required along this roadway. In anticipation of future development along much of the north side right of way, acquisition of only 20 ft. along the south side is being pursued at this time. This will allow near term construction within 120 ft. right of way with a future widening to the north when required.

**EASEMENT ACQUISITIONS FOR PERMANENT EMBANKMENT
EASEMENTS – PARCELS 206, 209, 210 & 217**

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

LEGAL DESCRIPTION: PARCEL 106

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

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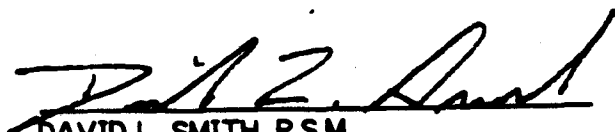
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SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATION:

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PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4951

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DATE: 08-18-05

BY: DLS

CKD: SJH

DWG.: A5655008

JOB NO: A565

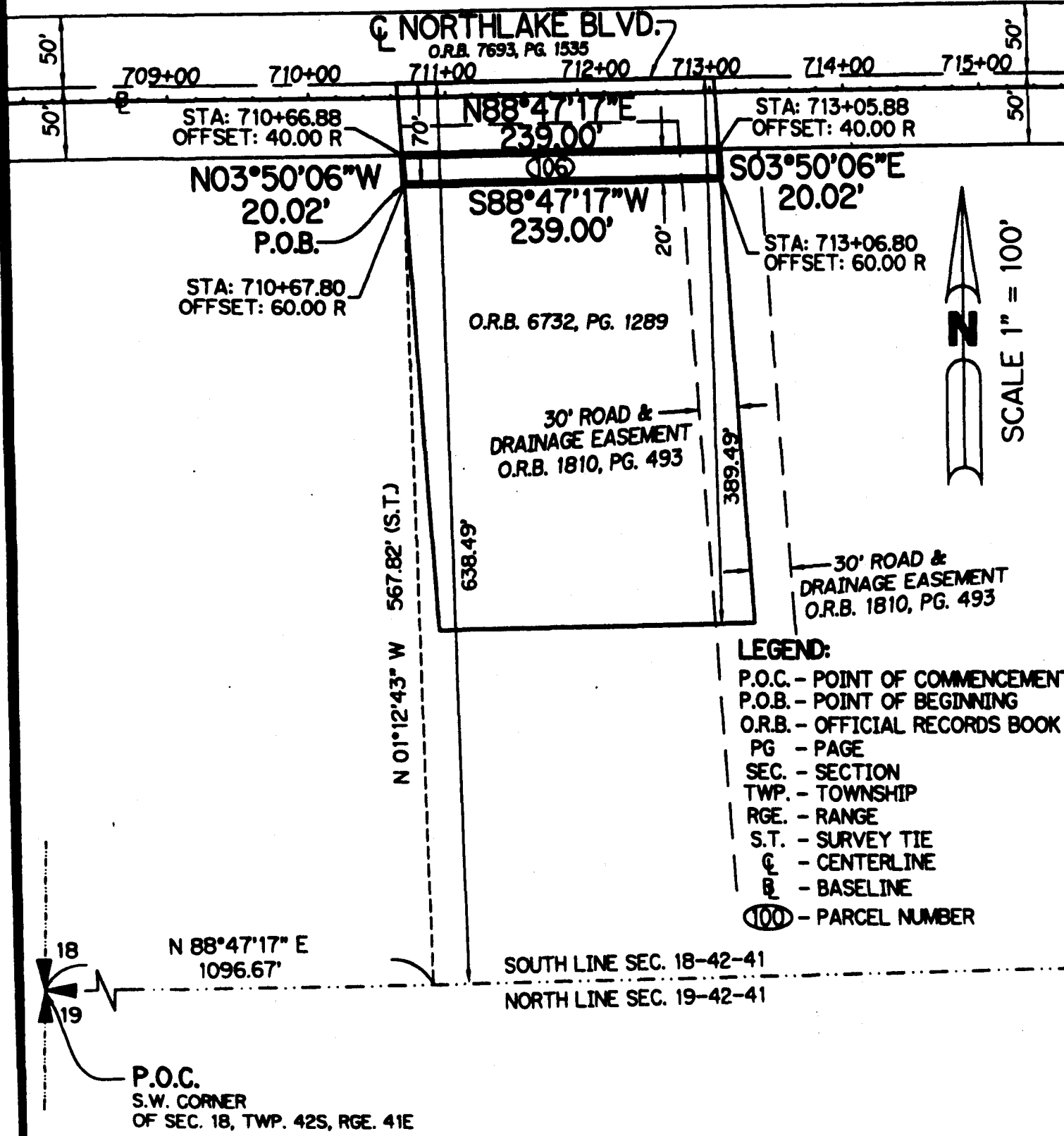
SHEET 1 OF 2

156

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 420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
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EXHIBIT "A."
PAGE 2 OF 2

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!



RESOLUTION NO. R-2009-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 110 AS A PERMANENT RIGHT-OF-WAY EASEMENT NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND NORTHLAKE BOULEVARD 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 widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 110 as a permanent right-of-way easement acquisition; and,

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County; and,

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, 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 110 for a permanent right-of-way easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard 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, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 110 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:

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are 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 "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further 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 "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public purpose; a permanent right-of-way easement acquisition necessary for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

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:

John F. Koons, Chairman	_____
Burt Aaronson, Vice Chairman	_____
Karen T. Marcus	_____
Shelley Vana	_____
District Four	_____
Jess R. Santamaria	_____
Addie L. Greene	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2009.

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

LEGAL DESCRIPTION: PARCEL 110

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

BEING THE SOUTH 20 FEET OF THE NORTH 70 FEET OF THE NORTH 389.49 FEET OF THE SOUTH 638.49 FEET OF THE WEST 209 FEET OF THE EAST 5047 FEET OF SAID SECTION 18; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 18, NORTH 88°47'17" EAST, A DISTANCE OF 260.67 FEET; THENCE, NORTH 01°12'43" WEST, A DISTANCE OF 567.82 FEET TO THE POINT OF BEGINNING

THENCE, FROM THE POINT OF BEGINNING, NORTH 03°50'06" WEST, A DISTANCE OF 20.02 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 209.00 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 20.02 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.


SAID PARCEL CONTAINING 4180.00 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

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SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATION:

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DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4951

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DATE: 06-15-05

BY: DLS

CKD: SJH

DWG.: A585SD12

JOB NO: A585

SHEET 1 OF 2

ARCADIS LNW Lawson, Noble & Webb, Inc.

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
(561) 684-6686 LB8674

EXHIBIT "A"
PAGE 2 OF 2

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!

☒ NORTHLAKE BLVD.

O.R.B. 7693, PG. 1535

700+00 701+00 702+00 703+00 704+00 705+00 706+00 707+00

STA: 702+30.88
OFFSET: 40.00 R

STA: 704+39.88
OFFSET: 40.00 R

N03°50'06"W
20.02'
P.O.B.

S88°47'17"W
209.00'

S03°50'06"E
20.02'

STA: 704+40.80
OFFSET: 60.00 R

STA: 702+31.80
OFFSET: 60.00 R

O.R.B. 2680, PG. 17



SCALE 1" = 100'

☒ SEMINOLE PRAT WHITNEY ROAD

WEST LINE SEC. 18-42-41

60'

50'

50'

50'

N 01°12'43" W 567.82 (S.T.)

638.49'

389.49'

LEGEND:

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORDS BOOK
- PG - PAGE
- SEC. - SECTION
- TWP. - TOWNSHIP
- RGE. - RANGE
- S.T. - SURVEY TIE
- ☒ - CENTERLINE
- ☒ - BASELINE
- ⑩ - PARCEL NUMBER

N 88°47'17" E
260.67'

SOUTH LINE SEC. 18-42-41

NORTH LINE SEC. 19-42-41

P.O.C.
S.W. CORNER
OF SEC. 18, TWP. 42S, RGE. 41E

DATE: 08-16-05

BY: DLS

CKD: S.J.H

DWG.: A585SD12

JOB NO.: A585

SHEET 2 OF 2

EXHIBIT "B"

**SEMINOLE PRATT WHITNEY ROAD AT NORTHLAKE BLVD.
PALM BEACH COUNTY, PROJECT # 1997512A3**

SAFETY

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

COST

The cost of improving Seminole Pratt Whitney Road south of Northlake Blvd., and Northlake Blvd. east of Seminole Pratt Whitney Road from existing two lane roads to four lane divided roadways, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction has been budgeted in the County's Five Year Road program. During the design of the roadways, reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

ENVIRONMENTAL IMPACTS

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



Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road south of Northlake Blvd. and of Northlake Blvd. east of Seminole Pratt Whitney Road.

**ACQUISITION FOR PERMANENT RIGHT OF WAY EASEMENTS -
PARCELS 106 & 110**

NORTHLAKE BLVD. CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY ROAD

In furtherance of the LRTP, a right of way measuring 140 ft. will be required along this roadway. In anticipation of future development along much of the north side right of way, acquisition of only 20 ft. along the south side is being pursued at this time. This will allow near term construction within 120 ft. right of way with a future widening to the north when required.

**EASEMENT ACQUISITIONS FOR PERMANENT EMBANKMENT
EASEMENTS - PARCELS 206, 209, 210 & 217**

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

LEGAL DESCRIPTION: PARCEL 110

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

BEING THE SOUTH 20 FEET OF THE NORTH 70 FEET OF THE NORTH 389.49 FEET OF THE SOUTH 638.49 FEET OF THE WEST 209 FEET OF THE EAST 5047 FEET OF SAID SECTION 18; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 18, NORTH 88°47'17" EAST, A DISTANCE OF 260.67 FEET; THENCE, NORTH 01°12'43" WEST, A DISTANCE OF 567.82 FEET TO THE POINT OF BEGINNING

THENCE, FROM THE POINT OF BEGINNING, NORTH 03°50'06" WEST, A DISTANCE OF 20.02 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 209.00 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 20.02 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.


SAID PARCEL CONTAINING 4180.00 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR NORTH 88°47'17" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.


DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4951

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

DATE: 08-15-05

BY: DLS

CKD: SJH

DWG: A5853012

JOB NO: A585

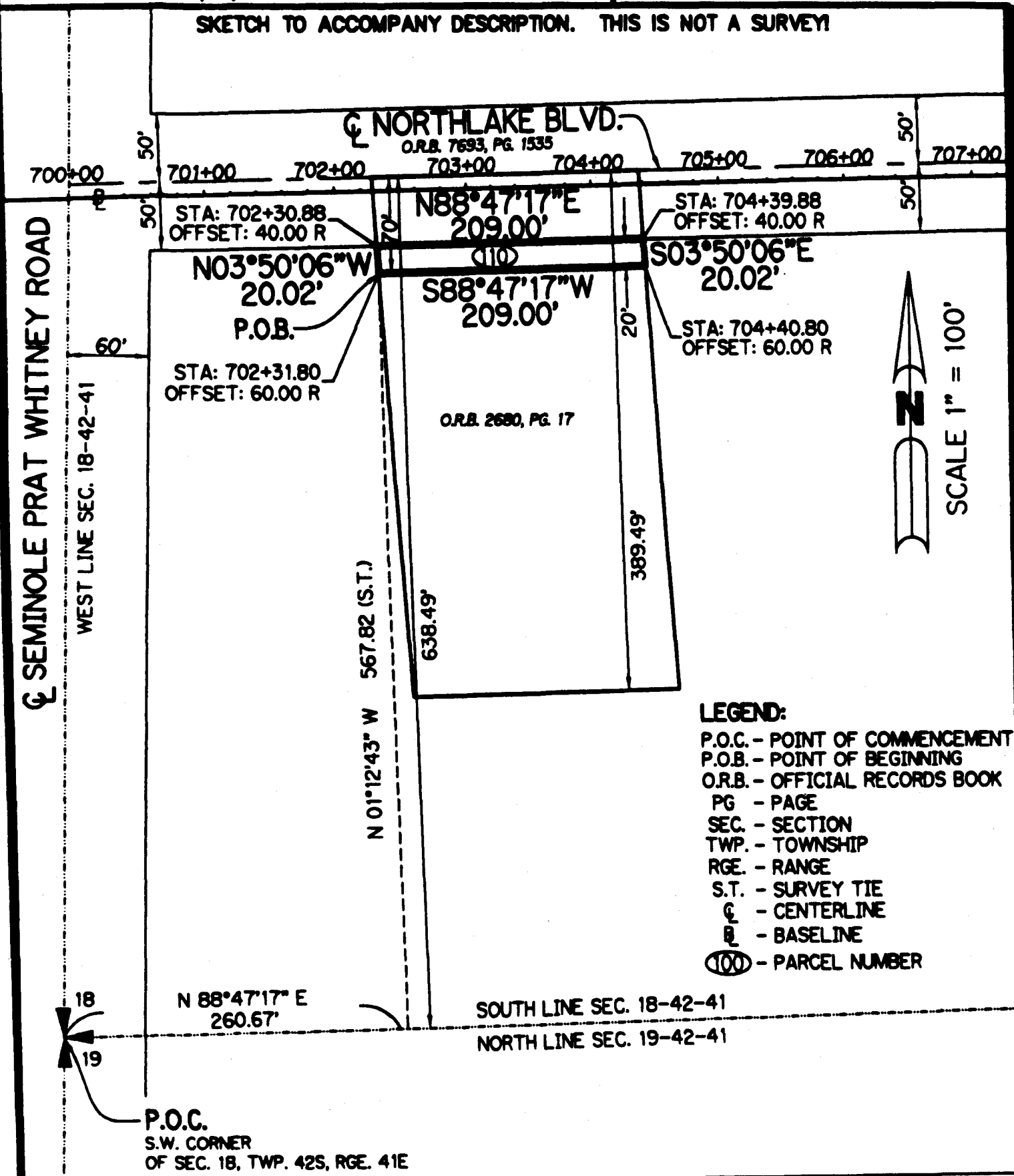
SHEET 1 OF 2

#110

ARCADIS LNW
Lawson, Noble & Webb, Inc.
 CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
 420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA
 (561) 684-8888 LB8674

EXHIBIT "A"
PAGE 2 OF 2

SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!



- LEGEND:**
- P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - O.R.B. - OFFICIAL RECORDS BOOK
 - PG - PAGE
 - SEC. - SECTION
 - TWP. - TOWNSHIP
 - RGE. - RANGE
 - S.T. - SURVEY TIE
 - ☉ - CENTERLINE
 - - BASELINE
 - ⑩ - PARCEL NUMBER

RESOLUTION NO. R-2009-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 206 AS A PERMANENT EMBANKMENT EASEMENT NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND NORTHLAKE BOULEVARD 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 widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 206 as a permanent embankment easement; and,

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County; and,

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, 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 206 for a permanent embankment easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard 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, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 206 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:

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are 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 "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further 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 "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public purpose; a permanent embankment easement acquisition necessary for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

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:

John F. Koons, Chairman	_____
Burt Aaronson, Vice Chairman	_____
Karen T. Marcus	_____
Shelley Vana	_____
District Four	_____
Jess R. Santamaria	_____
Addie L. Greene	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2009.

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

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

LEGAL DESCRIPTION: PARCEL 206 - 11' E.E.

A STRIP OF LAND, 11.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20160, PAGE 1816, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88°47'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1,097.17 FEET; THENCE NORTH 01°12'43" WEST, A DISTANCE OF 556.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 03°50'06" WEST, A DISTANCE OF 11.01 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 208.97 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 11.01 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 208.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,299 SQUARE FEET, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR NORTH 88°47'17" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

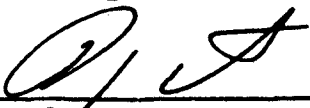
NOTE:

THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS IN THIS AREA MADE BY OTHER LICENSED SURVEYORS, THEY ARE IN AGREEMENT WITH THE FIRST SURVEYS OF PARCELS MADE IN THIS SECTION AS DEPICTED ON THE UNRECORDED PLATS FOR ROYAL PALM BEACH (SHEET 1 OF 12) OF SAID SECTION 18 BY WOOD, BEARD AND ASSOCIATES. THE DESCRIPTIONS OF PARCELS IN THIS AREA, IF LAID OUT BY ACCEPTED METHODS, WOULD NOT BE IN AGREEMENT WITH LOCATION OF THE PARCELS AS LAID OUT AND IN USE AND WOULD BE IN DIRECT CONFLICT WITH THE LINES OF OCCUPATION.

DISTANCES IN THIS SECTION ARE NOT MEASURED PERPENDICULAR FROM THE LINE CALLED OUT IN THE DESCRIPTION, BUT ALONG AND PARALLEL WITH THE SOUTH LINE AND THE EAST LINE OF SAID SECTION 18.


CERTIFICATION:

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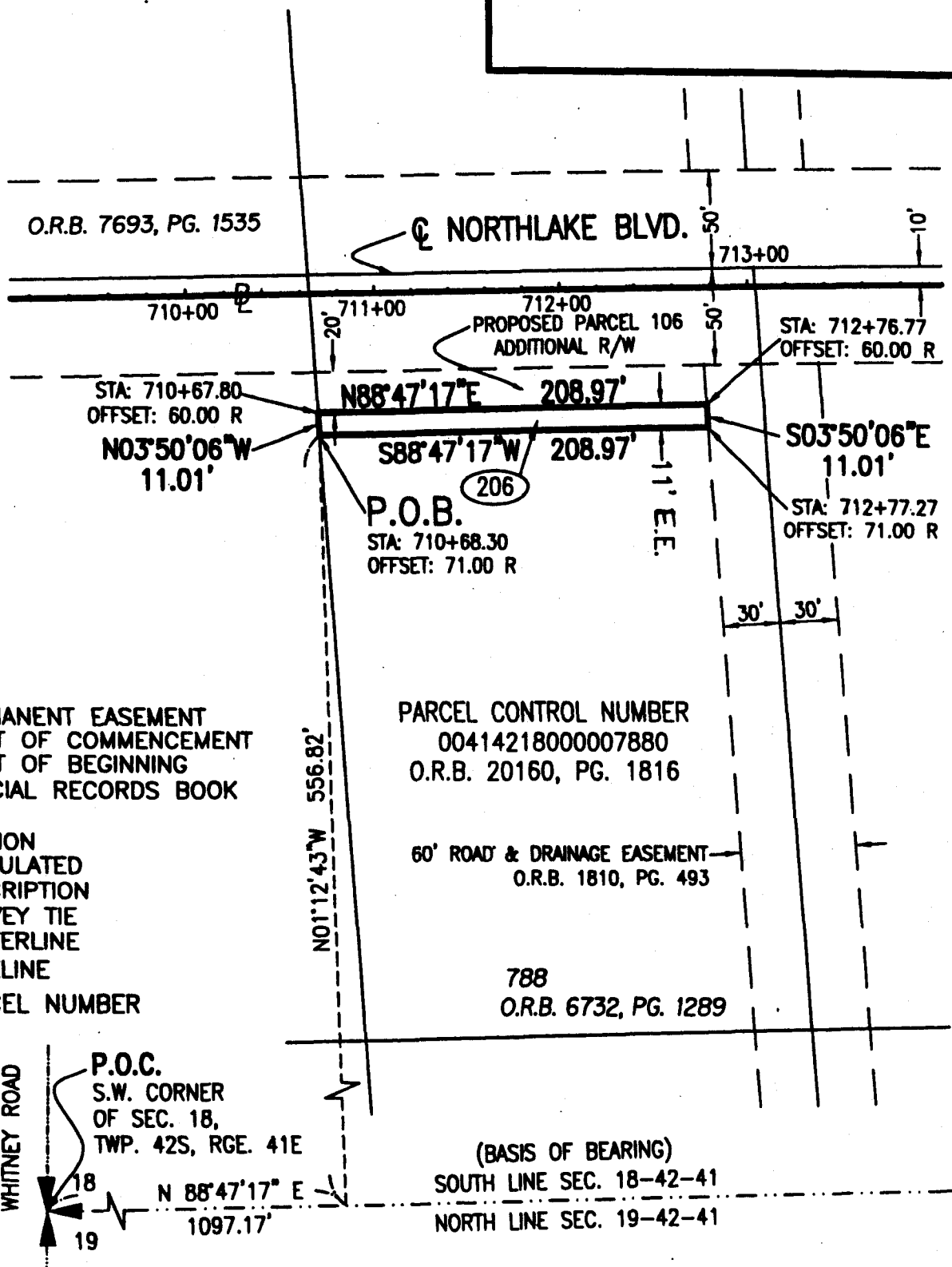


PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 1/12/07

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 2081 Vista Parkway West Palm Beach, Florida 33411 Tel: (888) 887-7000 Fax: (888) 887-7751 www.arcadis-us.com	PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 100'	CHECKED BY PCW
	SHEET TITLE		DATE: 1/12/07	DRAWN BY BEJ
			PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD46
	SHEET 1 OF 2			

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



LEGEND:

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- P.O.C. - POINT OF COMMENCEMENT
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- ☐ - BASELINE
- (100) - PARCEL NUMBER

PARCEL CONTROL NUMBER
00414218000007880
O.R.B. 20160, PG. 1816

60' ROAD & DRAINAGE EASEMENT
O.R.B. 1810, PG. 493

788
O.R.B. 6732, PG. 1289

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ARCADIS
ARCADIS U.S., Inc.
2081 Vista Parkway
West Palm Beach, Florida 33411

Tel: (888) 687-7000 Fax: (888) 687-7751
www.arcadis-us.com

PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 80'	CHECKED BY PCW
SHEET TITLE		DATE: 1/12/07	DRAWN BY BEJ
SHEET 2 OF 2		PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD46

EXHIBIT "B"

SEMINOLE PRATT WHITNEY ROAD AT NORTHLAKE BLVD. PALM BEACH COUNTY, PROJECT # 1997512A3

SAFETY

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

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**ACQUISITION FOR PERMANENT RIGHT OF WAY EASEMENTS –
PARCELS 106 & 110**

**NORTHLAKE BLVD. CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY
ROAD**

In furtherance of the LRTP, a right of way measuring 140 ft. will be required along this roadway. In anticipation of future development along much of the north side right of way, acquisition of only 20 ft. along the south side is being pursued at this time. This will allow near term construction within 120 ft. right of way with a future widening to the north when required.

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EASEMENTS – PARCELS 206, 209, 210 & 217**

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**SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!**

LEGAL DESCRIPTION: PARCEL 206 - 11' E.E.

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PERRY C. WHITE
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 1/12/07

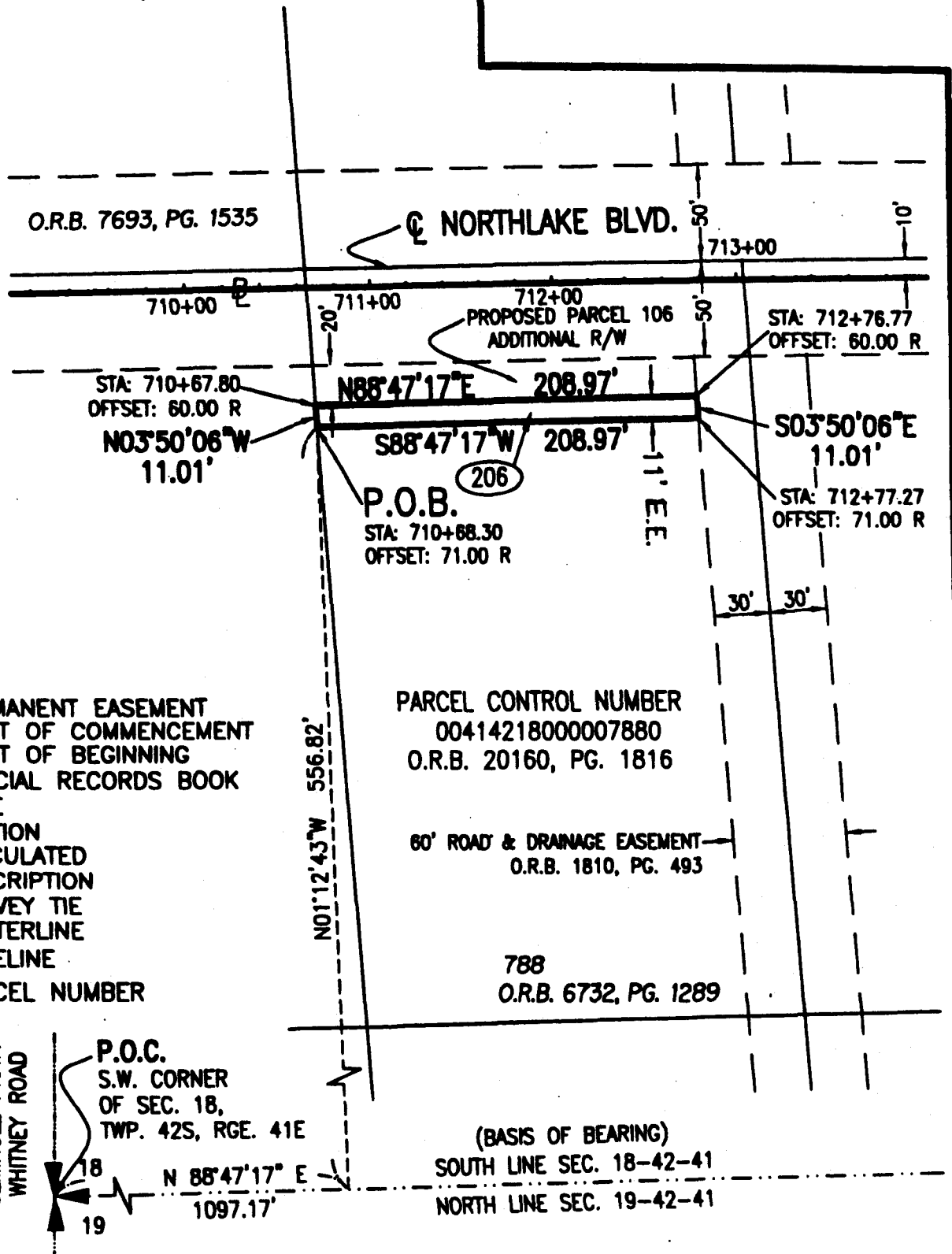
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				SHEET TITLE		DATE: 1/12/07	DRAWN BY BEJ
		SHEET 1 OF 2				PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD46
				2081 Vista Parkway West Palm Beach, Florida 33411 Tel: (801) 887-7000 Fax: (801) 887-7751 www.arcadis-us.com			

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



SCALE 1" = 80'



LEGEND:

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SEMINOLE PRATT
WHITNEY ROAD

P.O.C.
S.W. CORNER
OF SEC. 18,
TWP. 42S, RGE. 41E

PARCEL CONTROL NUMBER
00414218000007880
O.R.B. 20160, PG. 1816

60' ROAD & DRAINAGE EASEMENT
O.R.B. 1810, PG. 493

788
O.R.B. 6732, PG. 1289

(BASIS OF BEARING)
SOUTH LINE SEC. 18-42-41
NORTH LINE SEC. 19-42-41

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2001 Vista Parkway
West Palm Beach, Florida 33411

Tel: (888) 887-7000 Fax: (888) 887-7781
www.arcadis-us.com

PROJECT MANAGER
PCW

DEPARTMENT MANAGER
PCW

SCALE:
1" = 80'

CHECKED BY
PCW

SHEET TITLE

DATE:
1/12/07

DRAWN BY
BEJ

PROJECT NUMBER

DRAWING NUMBER

WP00A585

A585SD46

SHEET 2 OF 2

RESOLUTION NO. R-2009-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 209 AS A PERMANENT EMBANKMENT EASEMENT NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND NORTHLAKE BOULEVARD 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 widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 209 as a permanent embankment easement; and,

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County; and,

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, 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 209 for a permanent embankment easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard 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, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 209 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:

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are 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 "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further 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 "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public purpose; a permanent embankment easement acquisition necessary for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

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:

John F. Koons, Chairman	_____
Burt Aaronson, Vice Chairman	_____
Karen T. Marcus	_____
Shelley Vana	_____
District Four	_____
Jess R. Santamaria	_____
Addie L. Greene	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2009.

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

**SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!**

LEGAL DESCRIPTION: PARCEL 209 - 14' E.E.

A STRIP OF LAND, 14.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19795, PAGE 1475, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88°47'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 470.31 FEET; THENCE NORTH 01°12'43" WEST, A DISTANCE OF 553.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 03°50'06" WEST, A DISTANCE OF 14.01 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 209.00 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 14.01 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,926 SQUARE FEET, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR NORTH 88°47'17" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

NOTE:

THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS IN THIS AREA MADE BY OTHER LICENSED SURVEYORS, THEY ARE IN AGREEMENT WITH THE FIRST SURVEYS OF PARCELS MADE IN THIS SECTION AS DEPICTED ON THE UNRECORDED PLATS FOR ROYAL PALM BEACH (SHEET 1 OF 12) OF SAID SECTION 18 BY WOOD, BEARD AND ASSOCIATES. THE DESCRIPTIONS OF PARCELS IN THIS AREA, IF LAID OUT BY ACCEPTED METHODS, WOULD NOT BE IN AGREEMENT WITH LOCATION OF THE PARCELS AS LAID OUT AND IN USE AND WOULD BE IN DIRECT CONFLICT WITH THE LINES OF OCCUPATION.

DISTANCES IN THIS SECTION ARE NOT MEASURED PERPENDICULAR FROM THE LINE CALLED OUT IN THE DESCRIPTION, BUT ALONG AND PARALLEL WITH THE SOUTH LINE AND THE EAST LINE OF SAID SECTION 18.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS LEGAL DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

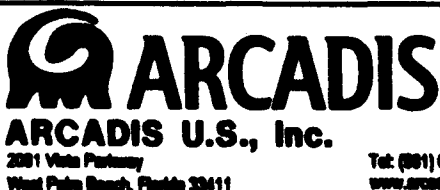
DATE: 1/12/07

REV: 9/10/07 BEJ

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

REV: 4/24/07 BEJ

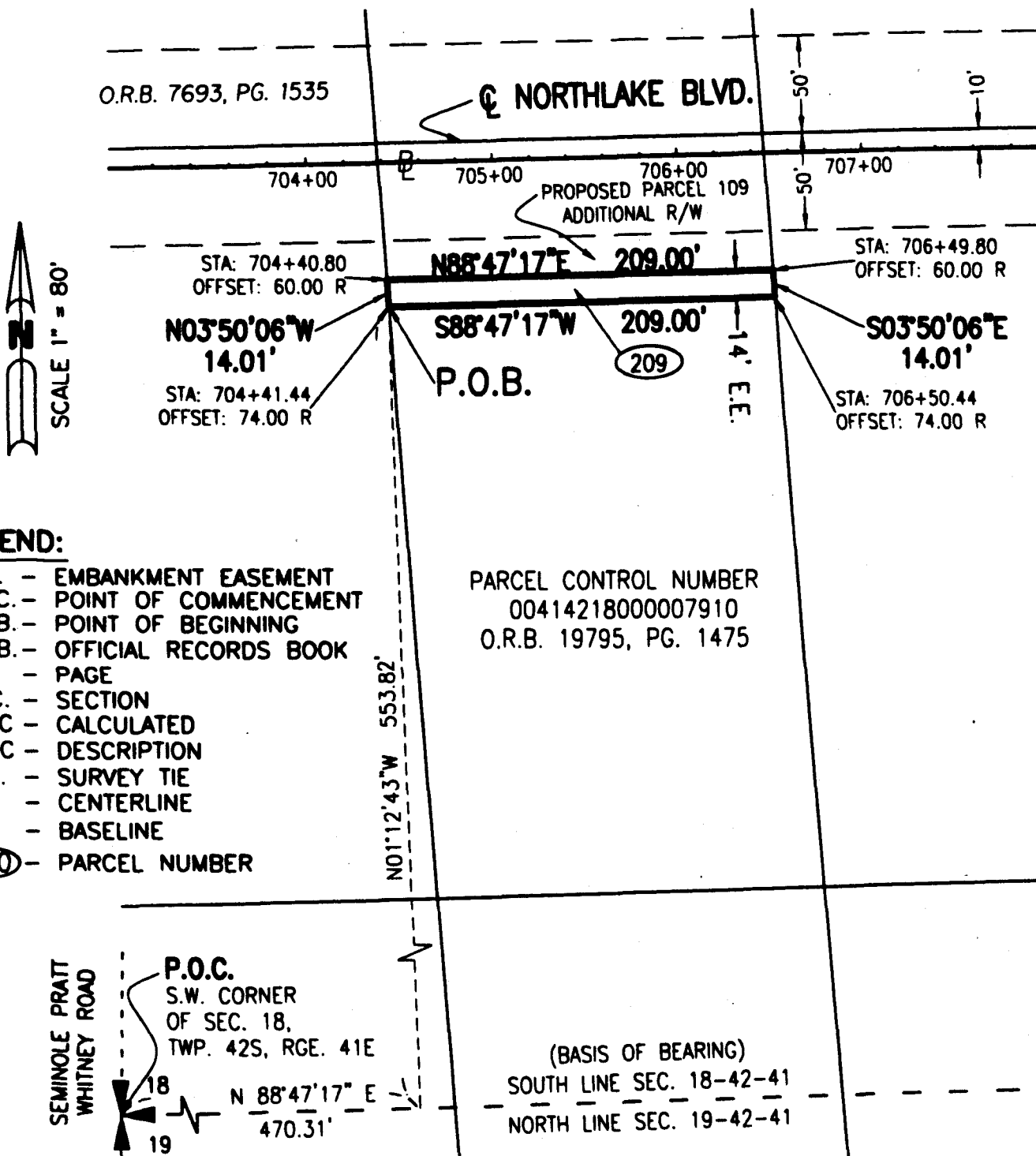
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PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 100'	CHECKED BY PCW
SHEET TITLE 14' EMBANKMENT EASEMENT		DATE: 1/12/07	DRAWN BY BEJ
SHEET 1 OF 2		PROJECT NUMBER WPO0A585	DRAWING NUMBER A585SD47

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



<p>ARCADIS ARCADIS U.S., Inc. 2001 Vista Parkway West Palm Beach, Florida 33411</p>	PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 80'	CHECKED BY PCW
	SHEET TITLE 14' EMBANKMENT EASEMENT		DATE: 1/12/07	DRAWN BY BEJ
	SHEET 2 OF 2		PROJECT NUMBER WPO0A585	DRAWING NUMBER A585SD47

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EXHIBIT "B"

**SEMINOLE PRATT WHITNEY ROAD AT NORTHLAKE BLVD.
PALM BEACH COUNTY, PROJECT # 1997512A3**

SAFETY

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

COST

The cost of improving Seminole Pratt Whitney Road south of Northlake Blvd., and Northlake Blvd. east of Seminole Pratt Whitney Road from existing two lane roads to four lane divided roadways, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction has been budgeted in the County's Five Year Road program. During the design of the roadways, reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

ENVIRONMENTAL IMPACTS

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

Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road south of Northlake Blvd. and of Northlake Blvd. east of Seminole Pratt Whitney Road.

**ACQUISITION FOR PERMANENT RIGHT OF WAY EASEMENTS –
PARCELS 106 & 110**

**NORHLAKE BLVD. CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY
ROAD**

In furtherance of the LRTP, a right of way measuring 140 ft. will be required along this roadway. In anticipation of future development along much of the north side right of way, acquisition of only 20 ft. along the south side is being pursued at this time. This will allow near term construction within 120 ft. right of way with a future widening to the north when required.

**EASEMENT ACQUISITIONS FOR PERMANENT EMBANKMENT
EASEMENTS – PARCELS 206, 209, 210 & 217**

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

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

LEGAL DESCRIPTION: PARCEL 209 - 14' E.E.

A STRIP OF LAND, 14.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19795, PAGE 1475, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88°47'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 470.31 FEET; THENCE NORTH 01°12'43" WEST, A DISTANCE OF 553.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 03°50'06" WEST, A DISTANCE OF 14.01 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 209.00 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 14.01 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,926 SQUARE FEET, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR NORTH 88°47'17" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

NOTE:

THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS IN THIS AREA MADE BY OTHER LICENSED SURVEYORS, THEY ARE IN AGREEMENT WITH THE FIRST SURVEYS OF PARCELS MADE IN THIS SECTION AS DEPICTED ON THE UNRECORDED PLATS FOR ROYAL PALM BEACH (SHEET 1 OF 12) OF SAID SECTION 18 BY WOOD, BEARD AND ASSOCIATES. THE DESCRIPTIONS OF PARCELS IN THIS AREA, IF LAID OUT BY ACCEPTED METHODS, WOULD NOT BE IN AGREEMENT WITH LOCATION OF THE PARCELS AS LAID OUT AND IN USE AND WOULD BE IN DIRECT CONFLICT WITH THE LINES OF OCCUPATION.

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CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS LEGAL DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 1/12/07

REV: 9/10/07 BEJ

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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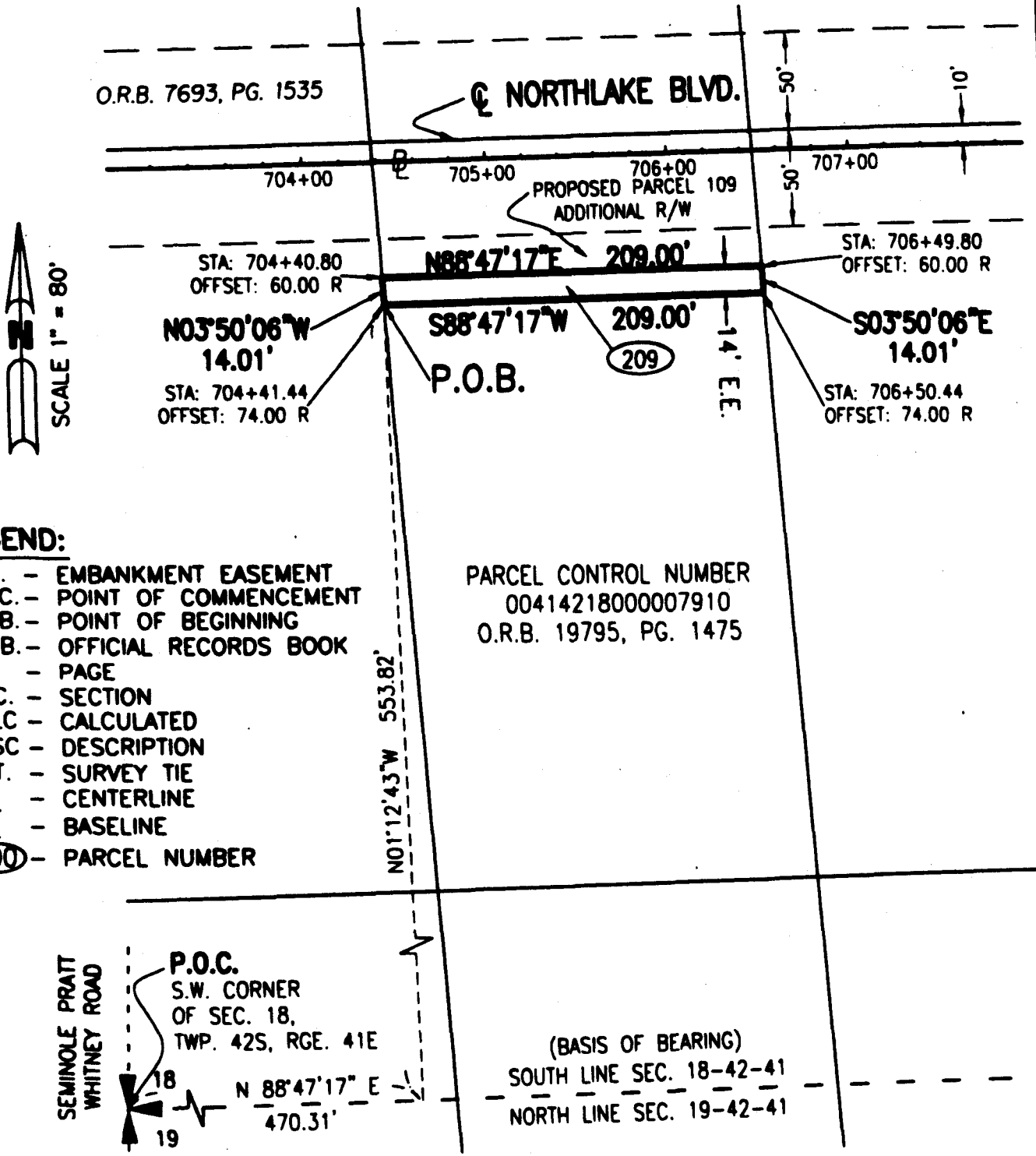
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REV: 4/24/07 BEJ

PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 100'	CHECKED BY PCW
		DATE: 1/12/07	DRAWN BY BEJ
SHEET TITLE 14' EMBANKMENT EASEMENT		PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD4
SHEET 1 OF 2			

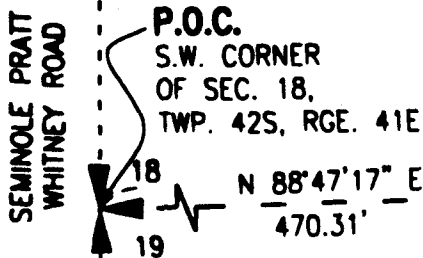
JB 7062

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



LEGEND:

- E.E. - EMBANKMENT EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORDS BOOK
- PG - PAGE
- SEC. - SECTION
- CALC - CALCULATED
- DESC - DESCRIPTION
- S.T. - SURVEY TIE
- CL - CENTERLINE
- BL - BASELINE
- (100) - PARCEL NUMBER



PARCEL CONTROL NUMBER
00414218000007910
O.R.B. 19795, PG. 1475

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PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 80'	CHECKED BY PCW
SHEET TITLE 14' EMBANKMENT EASEMENT		DATE: 1/12/07	DRAWN BY BEJ
SHEET 2 OF 2		PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD4

RESOLUTION NO. R-2009-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 210 AS A PERMANENT EMBANKMENT EASEMENT NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND NORTHLAKE BOULEVARD 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 widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 210 as a permanent embankment easement; and,

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County; and,

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, 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 210 for a permanent embankment easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard 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, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 210 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:

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are 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 "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further 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 "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public purpose; a permanent embankment easement acquisition necessary for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

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:

John F. Koons, Chairman	_____
Burt Aaronson, Vice Chairman	_____
Karen T. Marcus	_____
Shelley Vana	_____
District Four	_____
Jess R. Santamaria	_____
Addie L. Greene	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2009.

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

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

LEGAL DESCRIPTION: PARCEL 210 - 12' EMBANKMENT EASEMENT

A STRIP OF LAND, 12.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2680, PAGE 17, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88°47'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 261.22 FEET; THENCE NORTH 01°12'43" WEST, A DISTANCE OF 555.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 03°50'06" WEST, A DISTANCE OF 12.01 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 209.00 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 12.01 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,508 SQUARE FEET, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR NORTH 88°47'17" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

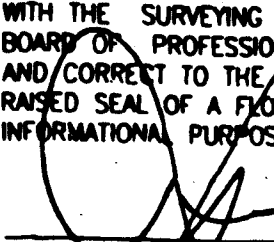
NOTE:

THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS IN THIS AREA MADE BY OTHER LICENSED SURVEYORS, THEY ARE IN AGREEMENT WITH THE FIRST SURVEYS OF PARCELS MADE IN THIS SECTION AS DEPICTED ON THE UNRECORDED PLATS FOR ROYAL PALM BEACH (SHEET 1 OF 12) OF SAID SECTION 18 BY WOOD, BEARD AND ASSOCIATES. THE DESCRIPTIONS OF PARCELS IN THIS AREA, IF LAID OUT BY ACCEPTED METHODS, WOULD NOT BE IN AGREEMENT WITH LOCATION OF THE PARCELS AS LAID OUT AND IN USE AND WOULD BE IN DIRECT CONFLICT WITH THE LINES OF OCCUPATION.

DISTANCES IN THIS SECTION ARE NOT MEASURED PERPENDICULAR FROM THE LINE CALLED OUT IN THE DESCRIPTION, BUT ALONG AND PARALLEL WITH THE SOUTH LINE AND THE EAST LINE OF SAID SECTION 18.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS LEGAL DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.


WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA
DATE: 1/12/07

REV: 2/29/08 BEJ

REV: 9/10/07 BEJ

REV: 4/24/07 BEJ

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



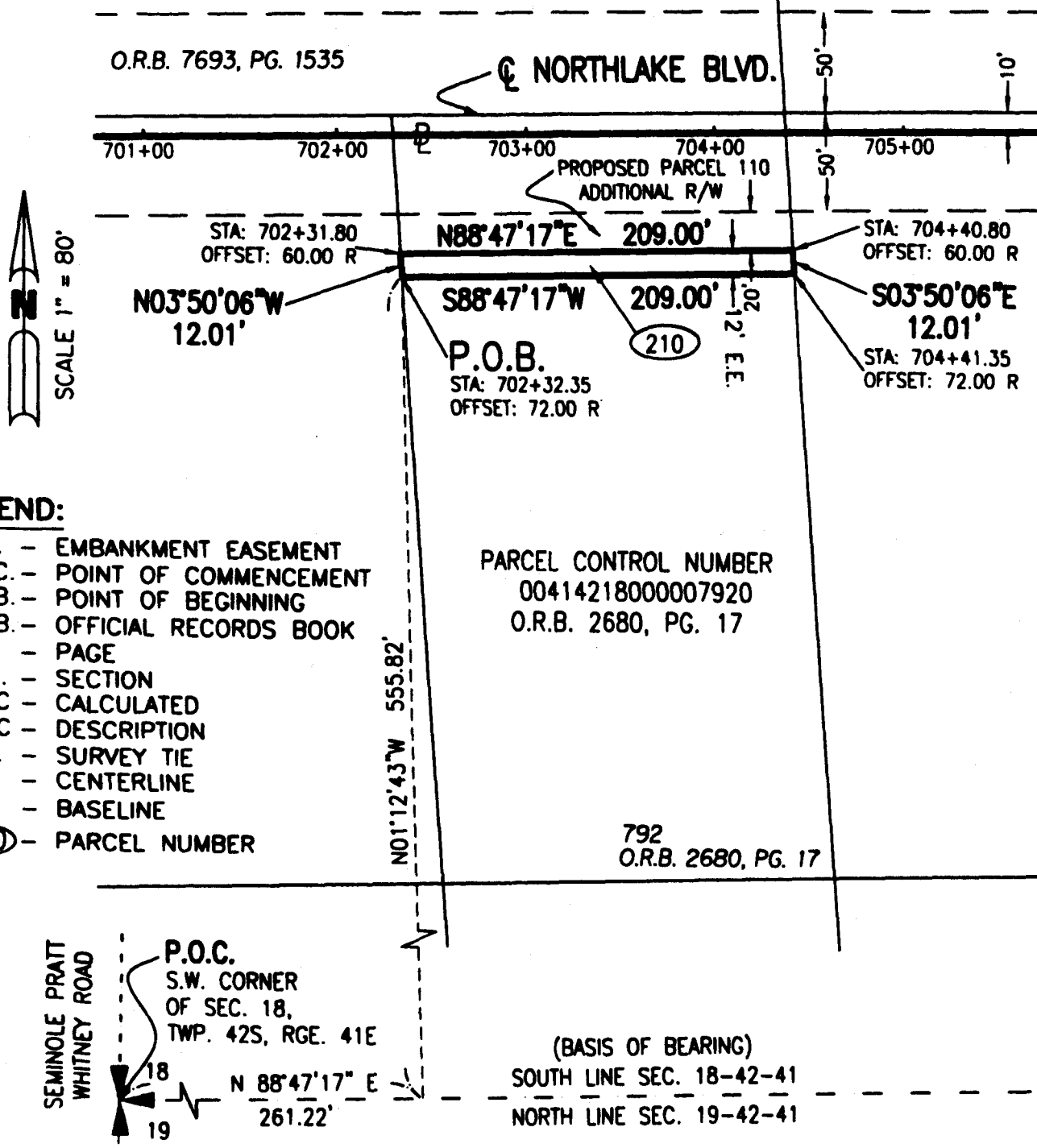
ARCADIS U.S., Inc.

2001 Vista Parkway
West Palm Beach, Florida 33411

Tel: (801) 687-7000 Fax: (801) 687-7751
www.arcadis-us.com

PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 100'	CHECKED BY PCW
SHEET TITLE 12' E.E. NORTHLAKE BLVD.		DATE: 1/12/07	DRAWN BY BEJ
SHEET 1 of 2		PROJECT NUMBER WPO0A585	DRAWING NUMBER A585SD48

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



LEGEND:

- E.E. - EMBANKMENT EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORDS BOOK
- PG - PAGE
- SEC. - SECTION
- CALC - CALCULATED
- DESC - DESCRIPTION
- S.T. - SURVEY TIE
- Ⓢ - CENTERLINE
- Ⓡ - BASELINE
- Ⓢ - PARCEL NUMBER

PARCEL CONTROL NUMBER
00414218000007920
O.R.B. 2680, PG. 17

792
O.R.B. 2680, PG. 17

SEMINOLE PRATT
WHITNEY ROAD

P.O.C.
S.W. CORNER
OF SEC. 18,
TWP. 42S, RGE. 41E

N 88°47'17" E
261.22'

(BASIS OF BEARING)
SOUTH LINE SEC. 18-42-41
NORTH LINE SEC. 19-42-41

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West Palm Beach, Florida 33411

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PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 80'	CHECKED BY PCW
SHEET TITLE 12' E.E. NORTHLAKE BLVD.		DATE: 1/12/07	DRAWN BY BEJ
SHEET 2 OF 2		PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD48

EXHIBIT "B"

**SEMINOLE PRATT WHITNEY ROAD AT NORTHLAKE BLVD.
PALM BEACH COUNTY, PROJECT # 1997512A3**

SAFETY

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

COST

The cost of improving Seminole Pratt Whitney Road south of Northlake Blvd., and Northlake Blvd. east of Seminole Pratt Whitney Road from existing two lane roads to four lane divided roadways, had been estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction has been budgeted in the County's Five Year Road program. During the design of the roadways, reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

ENVIRONMENTAL IMPACTS

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

Below is a more detailed outline of the reasons for each type of acquisition needed for the improvement of Seminole Pratt Whitney Road south of Northlake Blvd. and of Northlake Blvd. east of Seminole Pratt Whitney Road.

**ACQUISITION FOR PERMANENT RIGHT OF WAY EASEMENTS –
PARCELS 106 & 110**

**NORTHLAKE BLVD. CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY
ROAD**

In furtherance of the LRTP, a right of way measuring 140 ft. will be required along this roadway. In anticipation of future development along much of the north side right of way, acquisition of only 20 ft. along the south side is being pursued at this time. This will allow near term construction within 120 ft. right of way with a future widening to the north when required.

**EASEMENT ACQUISITIONS FOR PERMANENT EMBANKMENT
EASEMENTS – PARCELS 206, 209, 210 & 217**

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

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

LEGAL DESCRIPTION: PARCEL 210 - 12' EMBANKMENT EASEMENT

A STRIP OF LAND, 12.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2680, PAGE 17, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 88°47'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 261.22 FEET; THENCE NORTH 01°12'43" WEST, A DISTANCE OF 555.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 03°50'06" WEST, A DISTANCE OF 12.01 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 209.00 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 12.01 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,508 SQUARE FEET, MORE OR LESS.

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE IS ASSUMED TO BEAR NORTH 88°47'17" EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

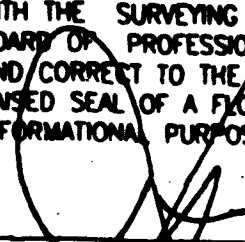
NOTE:

THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS IN THIS AREA MADE BY OTHER LICENSED SURVEYORS, THEY ARE IN AGREEMENT WITH THE FIRST SURVEYS OF PARCELS MADE IN THIS SECTION AS DEPICTED ON THE UNRECORDED PLATS FOR ROYAL PALM BEACH (SHEET 1 OF 12) OF SAID SECTION 18 BY WOOD, BEARD AND ASSOCIATES. THE DESCRIPTIONS OF PARCELS IN THIS AREA, IF LAID OUT BY ACCEPTED METHODS, WOULD NOT BE IN AGREEMENT WITH LOCATION OF THE PARCELS AS LAID OUT AND IN USE AND WOULD BE IN DIRECT CONFLICT WITH THE LINES OF OCCUPATION.

DISTANCES IN THIS SECTION ARE NOT MEASURED PERPENDICULAR FROM THE LINE CALLED OUT IN THE DESCRIPTION, BUT ALONG AND PARALLEL WITH THE SOUTH LINE AND THE EAST LINE OF SAID SECTION 18.

CERTIFICATION:

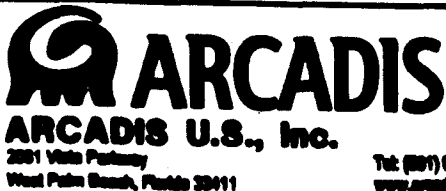
I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS LEGAL DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.


WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA
DATE: 1/12/07

REV: 2/29/08 BEJ
REV: 9/10/07 BEJ

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

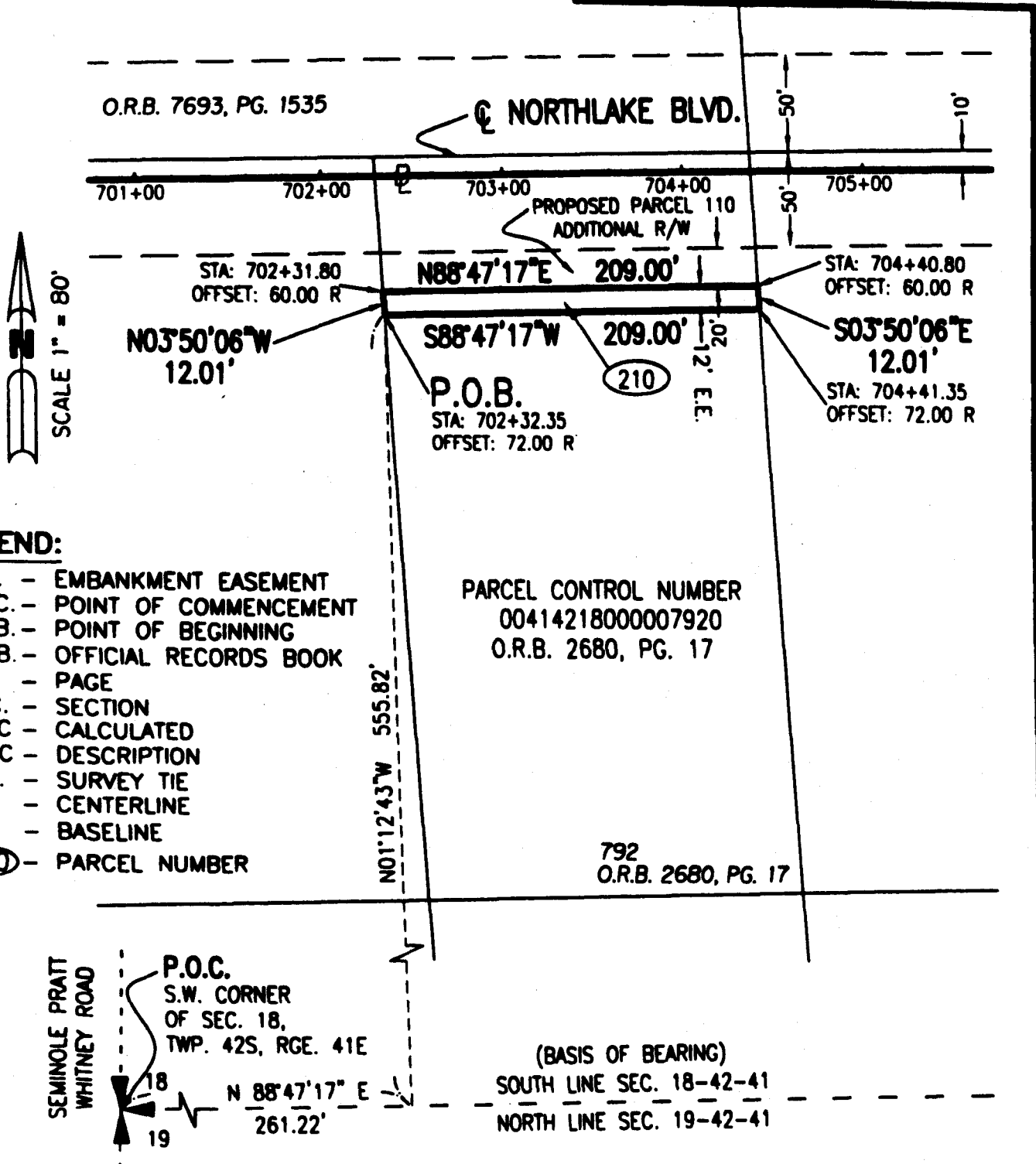
REV: 4/24/07 BEJ



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PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 100'	CHECKED BY PCW
SHEET TITLE 12 E.E. NORTHLAKE BLVD.		DATE: 1/12/07	DRAWN BY BEJ
SHEET 1 OF 2		PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD48

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



LEGEND:

- E.E. - EMBANKMENT EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
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- ▬ - BASELINE
- ⑩ - PARCEL NUMBER

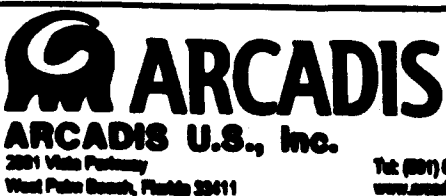
SEMINOLE PRATT
WHITNEY ROAD

P.O.C.
S.W. CORNER
OF SEC. 18,
TWP. 42S, RGE. 41E

N 88°47'17" E
261.22'

(BASIS OF BEARING)
SOUTH LINE SEC. 18-42-41
NORTH LINE SEC. 19-42-41

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PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 80'	CHECKED BY PCW
SHEET TITLE 12' E.E. NORTHLAKE BLVD.		DATE: 1/12/07	DRAWN BY BEJ
SHEET 2 OF 2		PROJECT NUMBER WPO0A585	DRAWING NUMBER A585SD48

RESOLUTION NO. R-2009-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 217 AS A PERMANENT EMBANKMENT EASEMENT NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE INTERSECTION OF SEMINOLE PRATT WHITNEY ROAD AND NORTHLAKE BOULEVARD 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 widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 217 as a permanent embankment easement; and,

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County; and,

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, 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 217 for a permanent embankment easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public purpose, to wit: the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard 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, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 217 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:

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are 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 "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further 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 "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public purpose; a permanent embankment easement acquisition necessary for the widening and construction of improvements for the intersection of Seminole Pratt Whitney Road and Northlake Boulevard.

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:

John F. Koons, Chairman	_____
Burt Aaronson, Vice Chairman	_____
Karen T. Marcus	_____
Shelley Vana	_____
District Four	_____
Jess R. Santamaria	_____
Addie L. Greene	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2009.

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

**SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!**

LEGAL DESCRIPTION: PARCEL 217

A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17654, PAGE 136, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTH 01°25'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 688.55 FEET; THENCE NORTH 88°47'17" EAST, ALONG A LINE 50.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE CENTERLINE OF NORTHLAKE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 7693, PAGE 1535 AND OFFICIAL RECORDS BOOK 1810, PAGE 493, SAID PUBLIC RECORDS, A DISTANCE OF 1,059.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 03°50'06" WEST, A DISTANCE OF 10.01 FEET; THENCE NORTH 88°47'17" EAST, A DISTANCE OF 208.97 FEET; THENCE SOUTH 03°50'06" EAST, A DISTANCE OF 10.01 FEET; THENCE SOUTH 88°47'17" WEST, A DISTANCE OF 208.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,090 SQUARE FEET, MORE OR LESS.

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SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

NOTE:

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CERTIFICATION:

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 WILBUR F. DIVINE
 PROFESSIONAL LAND SURVEYOR AND MAPPER
 LICENSE NO. 4190, STATE OF FLORIDA

DATE: 1/12/07

REV: 9/10/07 BEJ

REV: 4/24/07 BEJ

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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LB 7002

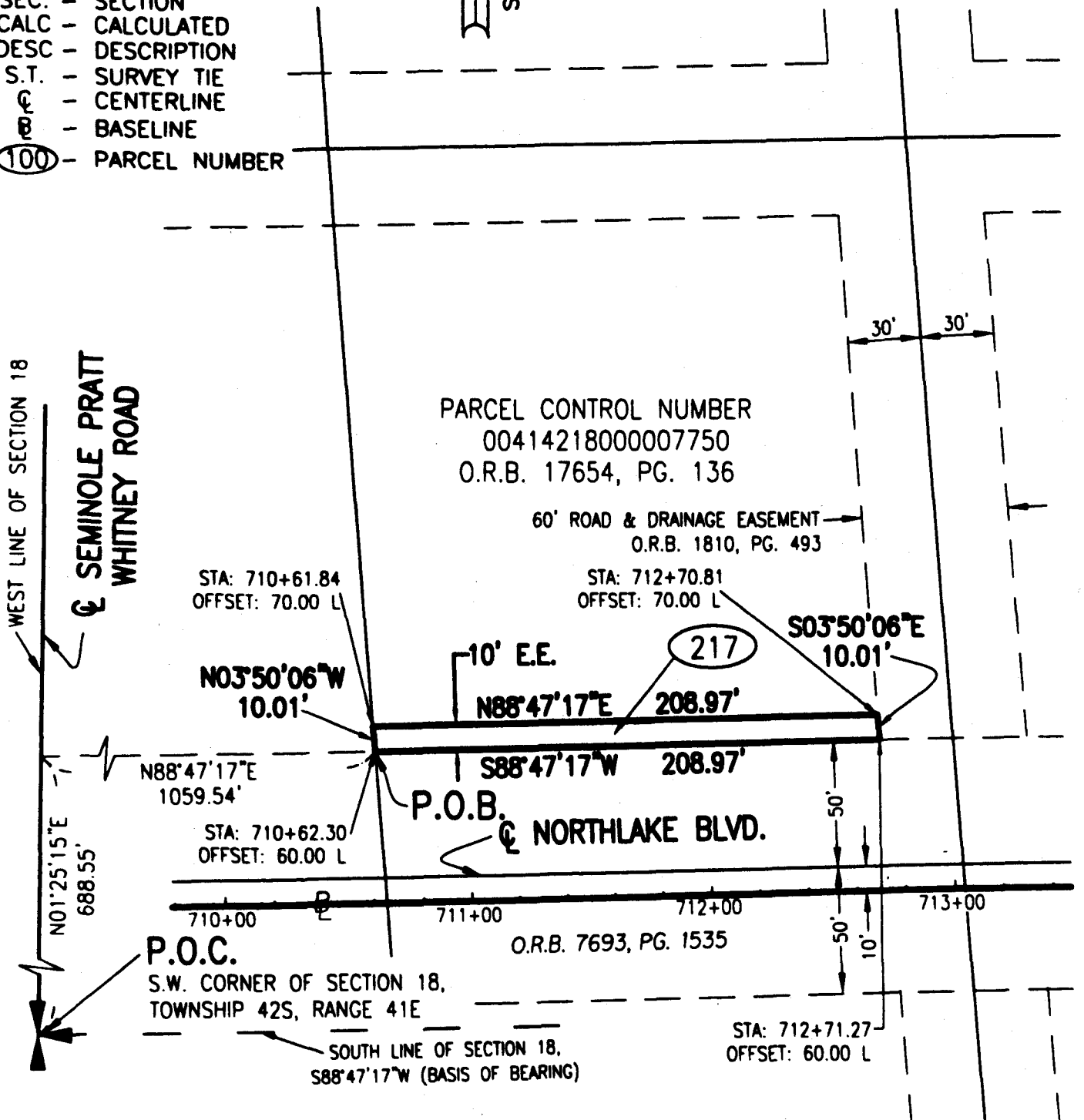
PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 100'	CHECKED BY PCW
SHEET TITLE 10' EMBANKMENT EASEMENT		DATE: 1/12/07	DRAWN BY BEJ
SHEET 1 OF 2		PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD45

SKETCH TO ACCOMPANY DESCRIPTION.

THIS IS NOT A SURVEY!

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- CALC - CALCULATED
- DESC - DESCRIPTION
- S.T. - SURVEY TIE
- CL - CENTERLINE
- BL - BASELINE
- (100) - PARCEL NUMBER



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LB 7062	PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 600'	CHECKED BY PCW
	SHEET TITLE 10' EMBANKMENT EASEMENT		DATE: 1/12/07	DRAWN BY BEJ
SHEET 2 of 2			PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD45

EXHIBIT "B"

SEMINOLE PRATT WHITNEY ROAD AT NORTHLAKE BLVD. PALM BEACH COUNTY, PROJECT # 1997512A3

SAFETY

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**ACQUISITION FOR PERMANENT RIGHT OF WAY EASEMENTS -
PARCELS 106 & 110**

NORTHLAKE BLVD. CORRIDOR - EAST OF SEMINOLE PRATT WHITNEY ROAD

In furtherance of the LRTP, a right of way measuring 140 ft. will be required along this roadway. In anticipation of future development along much of the north side right of way, acquisition of only 20 ft. along the south side is being pursued at this time. This will allow near term construction within 120 ft. right of way with a future widening to the north when required.

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EASEMENTS - PARCELS 206, 209, 210 & 217**

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**SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!**

LEGAL DESCRIPTION: PARCEL 217

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NOTE:

THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS IN THIS AREA MADE BY OTHER LICENSED SURVEYORS, THEY ARE IN AGREEMENT WITH THE FIRST SURVEYS OF PARCELS MADE IN THIS SECTION AS DEPICTED ON THE UNRECORDED PLATS FOR ROYAL PALM BEACH (SHEET 1 OF 12) OF SAID SECTION 18 BY WOOD, BEARD AND ASSOCIATES. THE DESCRIPTIONS OF PARCELS IN THIS AREA, IF LAID OUT BY ACCEPTED METHODS, WOULD NOT BE IN AGREEMENT WITH LOCATION OF THE PARCELS AS LAID OUT AND IN USE AND WOULD BE IN DIRECT CONFLICT WITH THE LINES OF OCCUPATION.

DISTANCES IN THIS SECTION ARE NOT MEASURED PERPENDICULAR FROM THE LINE CALLED OUT IN THE DESCRIPTION, BUT ALONG AND PARALLEL WITH THE SOUTH LINE AND THE EAST LINE OF SAID SECTION 18.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS LEGAL DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.


WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 1/12/07

REV: 9/10/07 BEJ

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

REV: 4/24/07 BEJ

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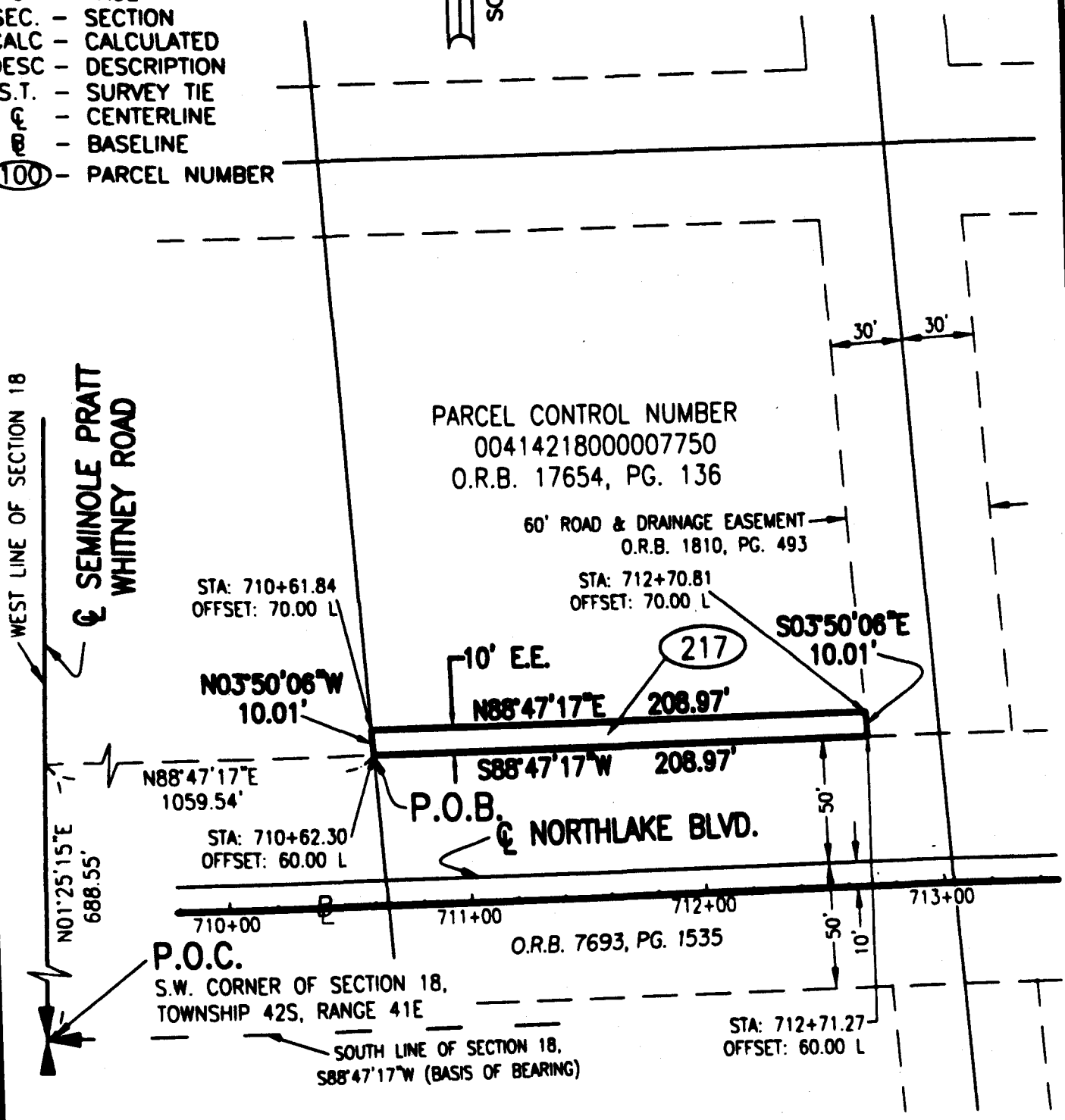
PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 100'	CHECKED BY PCW
SHEET TITLE 10 - EMBANKMENT EASEMENT		DATE: 1/12/07	DRAWN BY BEJ
SHEET 1 OF 2		PROJECT NUMBER WP00A585	DRAWING NUMBER A585SD4

LB 7062

**SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!**

LEGEND:

- E.E. - EMBANKMENT EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORDS BOOK
- PG - PAGE
- SEC. - SECTION
- CALC - CALCULATED
- DESC - DESCRIPTION
- S.T. - SURVEY TIE
- ☉ - CENTERLINE
- - BASELINE
- ⑩ - PARCEL NUMBER



 ARCADIS U.S., Inc. 2801 Vista Parkway West Palm Beach, Florida 33411 Tel: (801) 807-7000 Fax: (801) 807-7701 www.arcadis-us.com	PROJECT MANAGER PCW	DEPARTMENT MANAGER PCW	SCALE: 1" = 600'	CHECKED BY PCW	
	SHEET TITLE 10 EMBANKMENT EASEMENT		DATE: 1/12/07	DRAWN BY BEJ	
	SHEET 2 OF 2		PROJECT NUMBER WPO0A585	DRAWING NUMBER A585SD4	
	LIB 7062				