

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: June 16, 2009 [X] Consent [] Regular
[] Ordinance [] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Declaration of Easement for water and sewer mains at the County-owned Airport Center complex in unincorporated West Palm Beach.

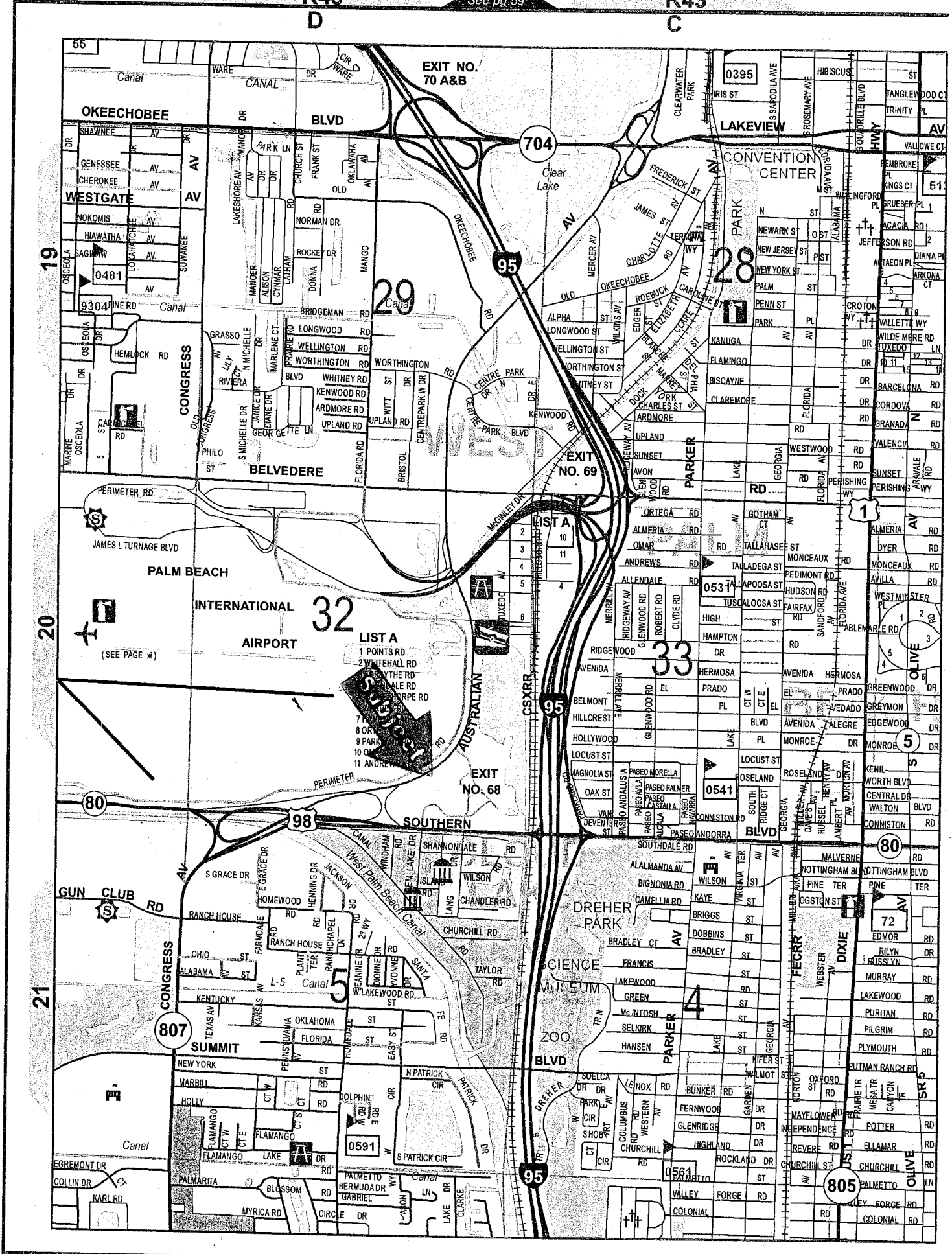
Summary: The Palm Beach County Water Utilities Department (PBCWUD) installed a new underground water main at the 100 Australian Avenue Building in the Airport Center complex, located at the northeast corner of Australian Avenue and Southern Boulevard in unincorporated West Palm Beach. An easement is needed for the new water main as well as reconciling all other previously-installed onsite water and sewer lines. All improvements associated with this easement are located underground. The easement is being granted to PBCWUD at no charge as it provides utility service to County facilities. The water main easement area is approximately 3,736 feet long and 20 feet wide and contains 74,730 square feet (1.72 acres) and the sanitary sewer main easement area is approximately 1,883 feet long and 20 feet wide and contains 37,675 square feet (0.86 acres) for a total area of 112,405 square feet (2.58 acres). The Declaration will be recorded to provide notice of the existence and location of the water and sewer lines and appurtenant facilities. (PREM) District 2 (HJF)

Background and Justification: The United States of America conveyed the 35.81-acre property that now comprises Airport Center to the County Department of Airports in 1961. The County acquired this land from the Department of Airports in 1983 for \$3,650,000.

Attachments:

- 1. Location Map
- 2. Declaration of Easement

Recommended By: [Signature] Army Wong 5/25/09
Department Director Date
Approved By: [Signature] 6/4/09
County Administrator Date



LOCATION MAP

ATTACHMENT # 1



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

PCN: 00-43-43-32-00-000-1090
00-43-43-32-00-000-5040

DECLARATION OF EASEMENT

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

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

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

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

WITNESSETH:

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

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

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

ATTEST:

COUNTY:

**SHARON R. BOCK
CLERK & COMPTROLLER**

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

By: _____
Deputy Clerk

By: _____
John F. Koons, Chairman

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
Assistant County Attorney

By: REH Anthony Wolf
Department Director

EXHIBIT "A"

THE PROPERTY

A parcel of land in Section 32, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Commence at the Southeast corner of Section 32, Township 43 South, Range 43 East, Palm Beach County, Florida;

Thence North 00°05'28" East, along the East line of said Section 32, a distance of 100.06 feet;

Thence North 87°53'48" West, a distance of 100.06 feet;

Thence North 00°05'28" East, a distance of 72.38 feet to a point on the limited access right-of-way line recorded in Official Record Book 2112, Page 1709 in the public records of Palm Beach County, Florida and the Point of Beginning;

Thence South 84°53'05" West, a distance of 201.27 feet;

Thence North 89°40'10" West, a distance of 89.48 feet;

Thence North 01°19'47" East, a distance of 6.56 feet;

Thence North 89°40'10" West, a distance of 6.56 feet;

Thence South 01°19'47" West, a distance of 6.56 feet;

Thence North 89°40'10" West, a distance of 226.62 feet;

Thence North 88°40'13" West, a distance of 86.60 feet;

Thence North 75°10'29" West, a distance of 50.61 feet;

Thence North 88°40'13" West, a distance of 321.94 feet;

Thence South 01°19'47" West, a distance of 11.81 feet;

Thence North 88°40'13" West, a distance of 45.55 feet;

Thence North 75°10'29" West, a distance of 50.61 feet;

Thence North 88°40'13" West, a distance of 63.73 feet;

Thence North 01°19'47" East, a distance of 8.95 feet;

Thence North 88°40'13" West, a distance of 6.56 feet;

Thence South 01°19'47" West, a distance of 8.95 feet;

Thence North 88°40'13" West, a distance of 19.58 feet;

Thence North 87°53'48" West, a distance of 211.66 feet;

Thence continue North 87°53'48" West, a distance of 138.23 feet;

Thence North 49°45'57" West, a distance of 58.99 feet;

Thence North 87°57'00" West, a distance of 57.90 feet;

Thence North 02°21'13" East, a distance of 129.25 feet to the beginning of a curve whose radius point bears South 87°38'47" East, a distance of 92.85 feet;

Thence Northeast along the arc of said curve through a central angle of 56°13'47" a distance of 91.12 feet;

Thence North 58°35'00" East, a distance of 44.20 feet to a point on the East right-of-way line of Australian Avenue recorded in Road Plat Book 5, Page 47, in the public records of said Palm Beach County, the following courses follow said East right-of-way line;
Thence North 12°53'48" West, a distance of 143.61 feet to the beginning of a curve whose radius point bears North 77°06'12" East, a distance of 240.00 feet;
Thence Northeast along the arc of said curve through a central angle of 71°44'08" a distance of 300.49 feet to the point of curvature of a reverse curve, whose radius point bears North 31°09'40" West, a distance of 1,444.35 feet;
Thence Northeast along the arc of said curve through a central angle of 44°40'41", a distance of 1,126.27 feet;
Thence South 78°01'17" East, departing from said East right-of-way line a distance of 80.00 feet;
Thence South 08°00'00" East, a distance of 132.00 feet;
Thence South 68°00'00" East, a distance of 205.00 feet;
Thence South 48°05'00" East, a distance of 170.00 feet;
Thence South 78°17'00" East, a distance of 60.00 feet;
Thence South 07°30'00" West, a distance of 210.00 feet;
Thence South 67°00'00" East, a distance of 40.00 feet;
Thence South 14°00'00" West, a distance of 40.00 feet;
Thence South 40°00'00" East, a distance of 90.00 feet;
Thence South 35°00'00" West, a distance of 60.00 feet;
Thence South 00°00'00" East, a distance of 155.00 feet;
Thence North 90°00'00" East, a distance of 155.00 feet;
Thence South 00°00'00" East, a distance of 235.00 feet;
Thence South 29°54'32" East, a distance of 300.00 feet;
Thence South 00°05'28" West, a distance of 192.13 feet to the Point of Beginning.

Contains: 35.812 acres (1,559,973 square feet), more or less

EXHIBIT "B"

THE EASEMENT PREMISES

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST:
 THENCE NORTH 00°05'28" EAST, A DISTANCE OF 100.06 FEET;
 THENCE NORTH 87°53'48" WEST, A DISTANCE OF 100.06 FEET;
 THENCE NORTH 00°05'28" EAST, A DISTANCE OF 72.38 FEET TO A POINT ON THE SOUTH LINE OF THE AIRPORT HILTON CENTRE AS SHOWN ON A BOUNDARY SURVEY ON FILE IN THE SURVEY SECTION OF THE COUNTY ENGINEER DRAWING NUMBER S-3-02-1717;
 THENCE SOUTH 84°53'05" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 176.01 FEET;
 THENCE NORTH 42°33'55" WEST, A DISTANCE OF 191.99 FEET TO THE BEGINNING OF SAID CENTERLINE:
 THENCE CONTINUE NORTH 42°33'55" WEST, A DISTANCE OF 49.61 FEET TO REFERENCE POINT 'A';
 THENCE CONTINUE NORTH 42°33'55" WEST, A DISTANCE OF 70.97 FEET TO REFERENCE POINT 'B';
 THENCE CONTINUE NORTH 42°33'55" WEST, A DISTANCE OF 113.00 FEET TO REFERENCE POINT 'C';
 THENCE CONTINUE NORTH 42°33'55" WEST, A DISTANCE OF 314.09 FEET TO REFERENCE POINT 'D';
 THENCE CONTINUE NORTH 42°33'55" WEST, A DISTANCE OF 92.73 FEET TO REFERENCE POINT 'E';
 THENCE CONTINUE NORTH 42°33'55" WEST, A DISTANCE OF 149.59 FEET;
 THENCE NORTH 11°00'36" EAST, A DISTANCE OF 40.24 FEET;
 THENCE NORTH 01°25'44" WEST, A DISTANCE OF 29.37 FEET;
 THENCE NORTH 40°26'17" WEST, A DISTANCE OF 4.90 FEET;
 THENCE NORTH 80°28'21" WEST, A DISTANCE OF 9.08 FEET;
 THENCE NORTH 88°34'16" WEST, A DISTANCE OF 63.76 FEET;
 THENCE SOUTH 89°02'45" WEST, A DISTANCE OF 22.32 FEET;
 THENCE SOUTH 52°33'38" WEST, A DISTANCE OF 12.93 FEET;
 THENCE SOUTH 44°33'50" WEST, A DISTANCE OF 65.86 FEET;
 THENCE SOUTH 75°39'54" WEST, A DISTANCE OF 4.56 FEET;
 THENCE NORTH 89°07'49" WEST, A DISTANCE OF 30.07 FEET TO REFERENCE POINT 'F';
 THENCE NORTH 86°12'43" WEST, A DISTANCE OF 35.90 FEET;
 THENCE SOUTH 86°36'41" WEST, A DISTANCE OF 53.82 FEET;
 THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 286.57 FEET TO REFERENCE POINT "M" AND THE END OF SAID CENTERLINE.

TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'A':
 THENCE SOUTH 48°51'54" WEST, A DISTANCE OF 24.03 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'B':
 THENCE SOUTH 47°07'07" WEST, A DISTANCE OF 206.79 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH


A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'C':
 THENCE NORTH 49°27'22" EAST, A DISTANCE OF 102.76 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

W. S. [Signature]

CONTINUED SHEET 2

PROJECT DESCRIPTION SKETCH AIRPORT HILTON CENTER PALM BEACH COUNTY WATER UTILITIES WATER MAIN EASEMENT SECTION 32, TOWNSHIP 43 S. RANGE 43 E	DESIGN FILE NAME S-1-08-2820.DGN	DRAWING NO. S-1-08-2820	SCALE: NONE	NO.	REVISION	BY	DATE
	FIELD BOOK NO. 1123L JR		APPROVED: NONE	1	REVISE EGMT. WIDTH	MC	1/7/08
PROJECT NO. 2003244	SHEET 7	DATE 3/25/08	DRAWN: CAD	CHECKED: CMM	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411		

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'D':
THENCE SOUTH 42°28'14" WEST, A DISTANCE OF 14.57 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'E':
THENCE NORTH 47°20'13" EAST, A DISTANCE OF 208.77 FEET TO REFERENCE POINT 'G':
THENCE CONTINUE NORTH 47°20'13" EAST, A DISTANCE OF 11.78 FEET TO REFERENCE POINT 'H':
THENCE CONTINUE NORTH 47°20'13" EAST, A DISTANCE OF 124.36 FEET TO REFERENCE POINT 'I':
THENCE CONTINUE NORTH 47°20'13" EAST, A DISTANCE OF 38.50 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'F':
THENCE SOUTH 00°24'12" EAST, A DISTANCE OF 23.77 FEET TO REFERENCE POINT 'J':
THENCE CONTINUE SOUTH 00°24'12" EAST, A DISTANCE OF 39.33 FEET:
THENCE SOUTH 44°01'08" EAST, A DISTANCE OF 203.43 FEET:
THENCE SOUTH 12°48'13" EAST, A DISTANCE OF 26.48 FEET:
THENCE SOUTH 01°27'59" WEST, A DISTANCE OF 52.55 FEET:
THENCE SOUTH 02°48'03" WEST, A DISTANCE OF 124.16 FEET:
THENCE SOUTH 44°02'22" WEST, A DISTANCE OF 21.48 FEET:
THENCE SOUTH 50°14'01" WEST, A DISTANCE OF 23.48 FEET TO REFERENCE POINT 'K':
THENCE CONTINUE SOUTH 50°14'01" WEST, A DISTANCE OF 8.83 FEET TO REFERENCE POINT 'L':
THENCE CONTINUE SOUTH 50°14'01" WEST, A DISTANCE OF 17.29 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'G':
THENCE SOUTH 44°17'49" EAST, A DISTANCE OF 52.43 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'H':
THENCE SOUTH 42°56'33" EAST, A DISTANCE OF 46.61 FEET TO THE END OF SAID CENTERLINE.

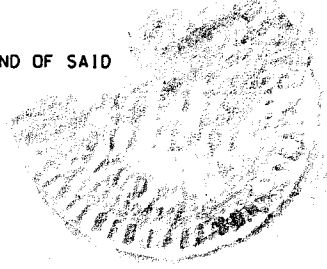
ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'I':
THENCE SOUTH 46°07'33" EAST, A DISTANCE OF 40.97 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

CONTINUED SHEET 3



A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'J':
THENCE NORTH 89°35'48" EAST, A DISTANCE OF 20.60 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'K':
THENCE NORTH 39°34'58" WEST, A DISTANCE OF 9.95 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'L':
THENCE SOUTH 49°53'00" EAST, A DISTANCE OF 33.59 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT WATER MAIN EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT REFERENCE POINT 'M', SAID POINT BEING A POINT ON A CURVE, WHOSE RADIUS POINT BEARS NORTH 33°43'07" WEST A DISTANCE OF 1444.35 FEET;
THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'27", A DISTANCE OF 64.47 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, WHOSE RADIUS POINT BEARS SOUTH 31°09'40" EAST, A DISTANCE OF 240.00 FEET;
THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'11", A DISTANCE OF 24.59 FEET TO THE BEGINNING OF SAID CENTERLINE:
THENCE SOUTH 34°56'56" WEST, A DISTANCE OF 51.41 FEET;
THENCE SOUTH 24°35'32" WEST, A DISTANCE OF 53.60 FEET;
THENCE SOUTH 00°26'31" WEST, A DISTANCE OF 37.94 FEET;
THENCE SOUTH 04°35'50" WEST, A DISTANCE OF 33.31 FEET;
THENCE SOUTH 09°14'08" WEST, A DISTANCE OF 32.72 FEET;
THENCE SOUTH 06°49'37" EAST, A DISTANCE OF 178.83 FEET;
THENCE SOUTH 18°41'10" EAST, A DISTANCE OF 68.18 FEET;
THENCE SOUTH 36°58'02" EAST, A DISTANCE OF 23.73 FEET;
THENCE SOUTH 42°31'10" EAST, A DISTANCE OF 126.42 FEET;
THENCE SOUTH 45°37'17" EAST, A DISTANCE OF 53.65 FEET;
THENCE SOUTH 55°09'03" EAST, A DISTANCE OF 24.50 FEET;
THENCE SOUTH 73°00'24" EAST, A DISTANCE OF 37.27 FEET;
THENCE SOUTH 85°01'03" EAST, A DISTANCE OF 41.22 FEET;
THENCE SOUTH 02°29'00" WEST, A DISTANCE OF 47.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY WAY LINE OF SOUTHERN BOULEVARD ALSO BEING THE SOUTH LINE OF THE AIRPORT HILTON CENTRE AS SHOWN ON PALM BEACH COUNTY DRAWING S-3-02-1717 AND THE END OF SAID CENTERLINE.

SURVEYORS REPORT:

BEARINGS CITED ARE GRID, NAD 83/90. THE EAST LINE OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST BEARS N00°05'28"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

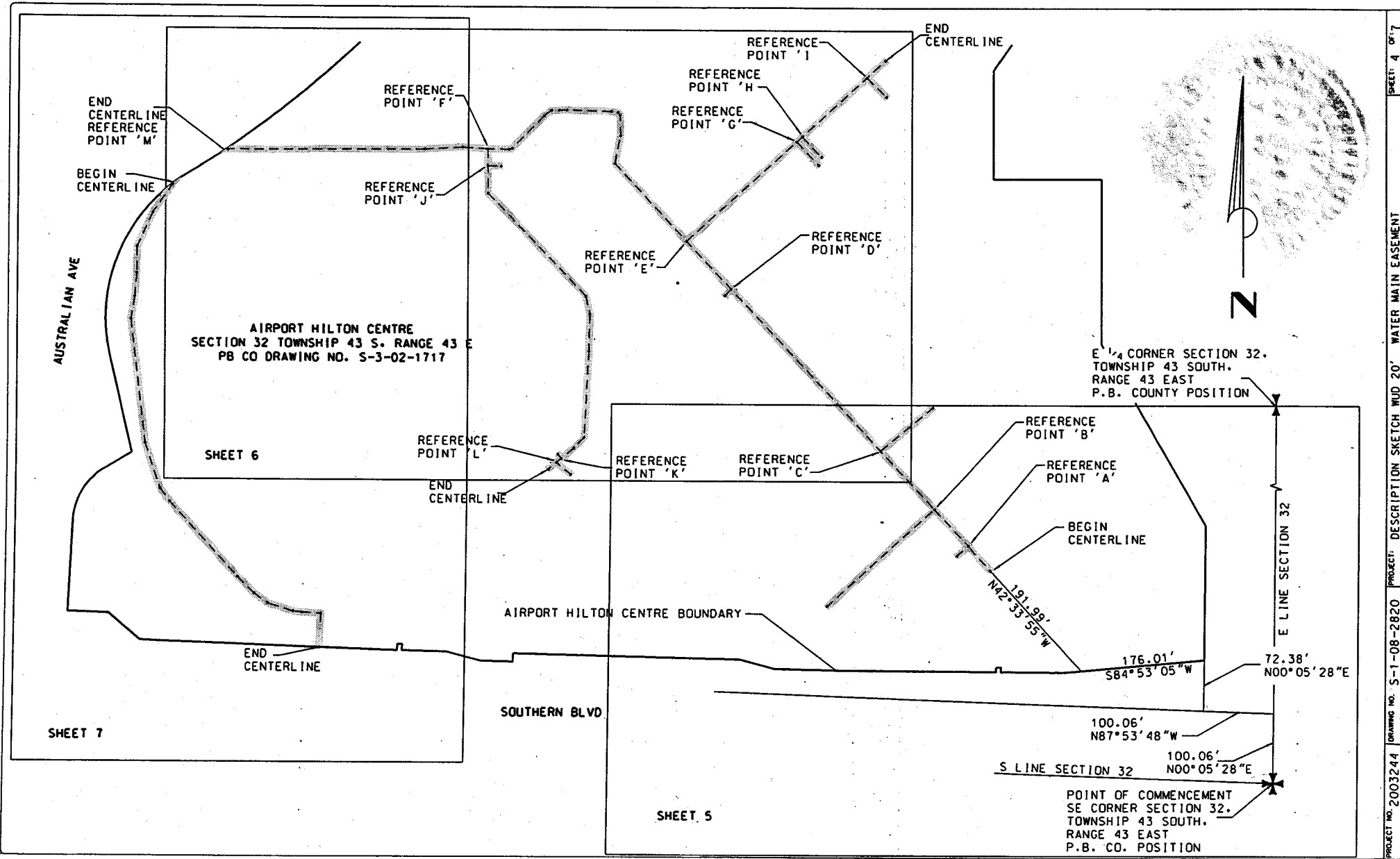
THIS IS NOT A SURVEY

THIS INSTRUMENT PREPARED BY WILLIAM ETHERIDGE, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 N JOG RD, WEST PALM BEACH, FL 33411-2745.

THE WATER MAINS WERE FIELD LOCATED BY PALM BEACH COUNTY WATER UTILITIES AND TIED IN BY THE PALM BEACH COUNTY SURVEY SECTION.

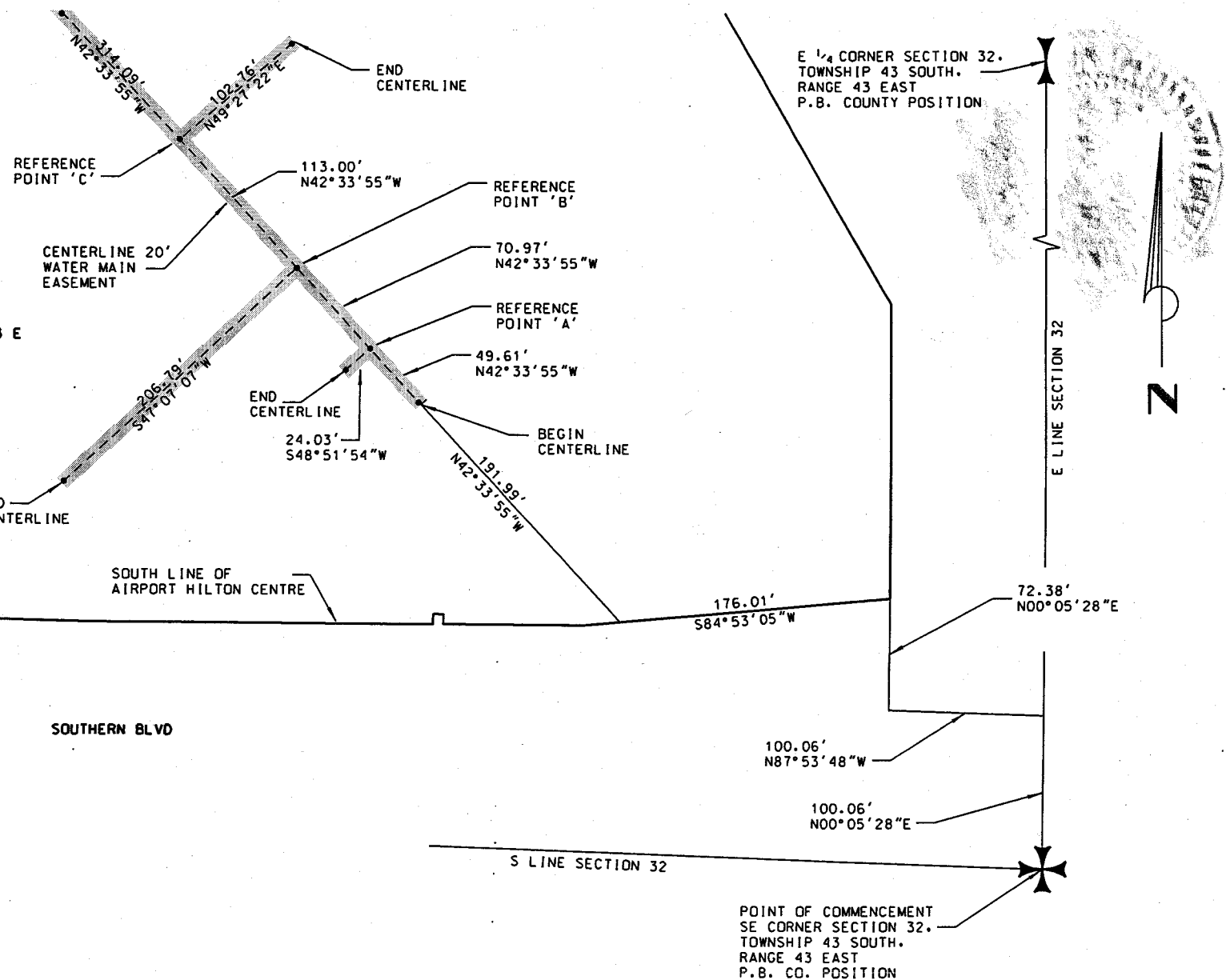
THE PROPOSED WATER MAIN THAT BEGINS AT REFERENCE POINT 'B' WAS ELECTRONICALLY COPIED FROM DRAWING 05100 XR.DWG SUPPLIED BY CIVIL DESIGN, INC.

SIDE LINES ARE TO BE SHORTENED OR LENGTHENED TO END AT PROPERTY LINES.

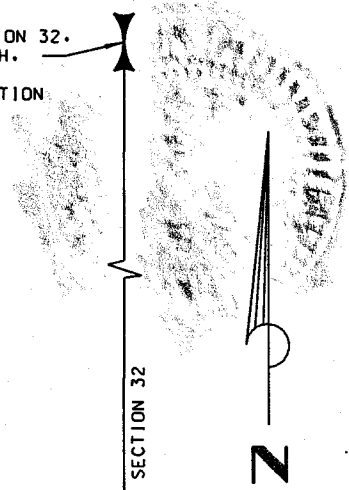


PROJECT NO. 2003244 DRAWING NO. S-1-08-2820 PROJECT: DESCRIPTION SKETCH WUD 20' WATER MAIN EASEMENT SHEET: 4 OF 7

AIRPORT HILTON CENTRE
SECTION 32 TOWNSHIP 43 S. RANGE 43 E
PB CO DRAWING NO. S-3-02-1717



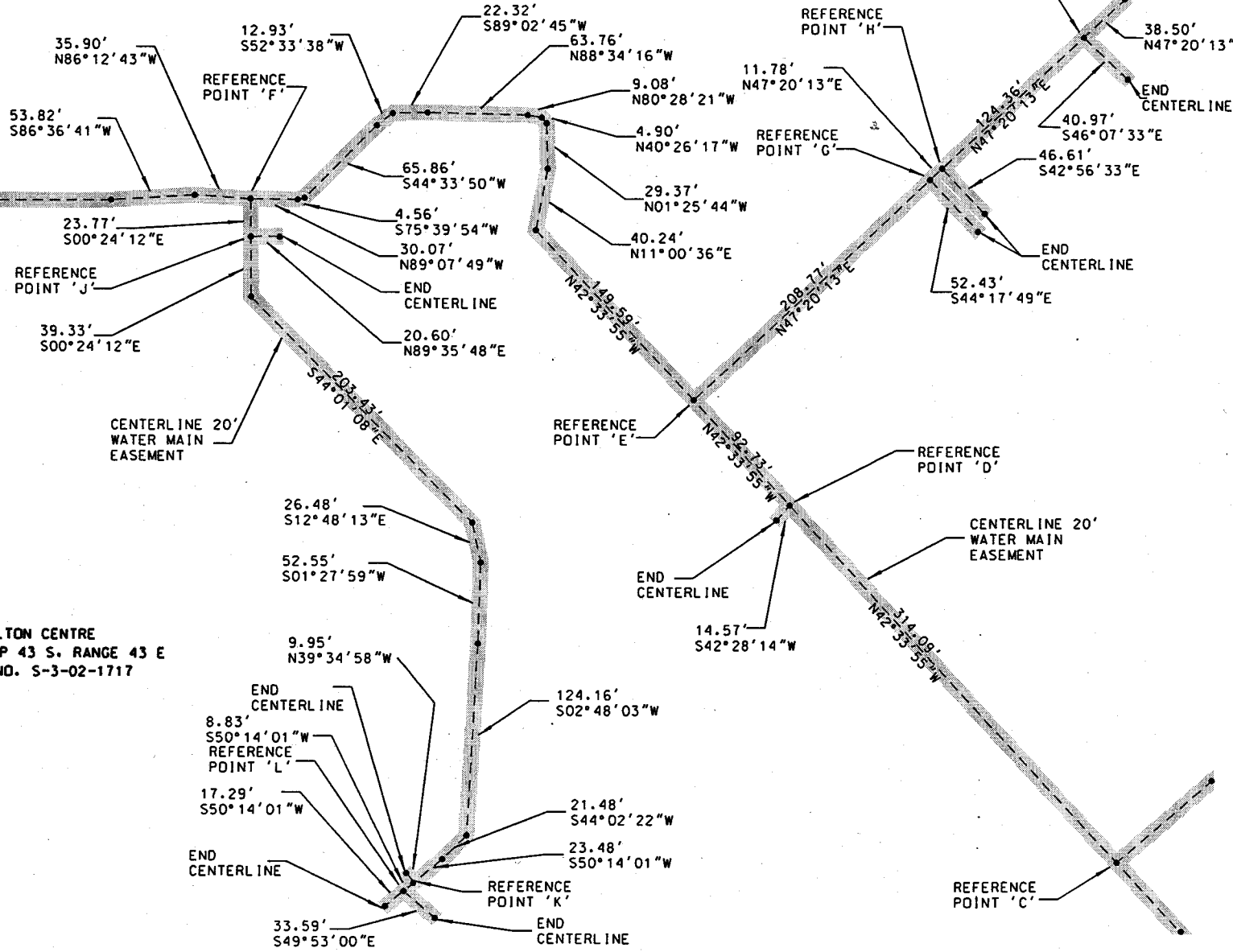
E 1/4 CORNER SECTION 32.
TOWNSHIP 43 SOUTH.
RANGE 43 EAST
P.B. COUNTY POSITION



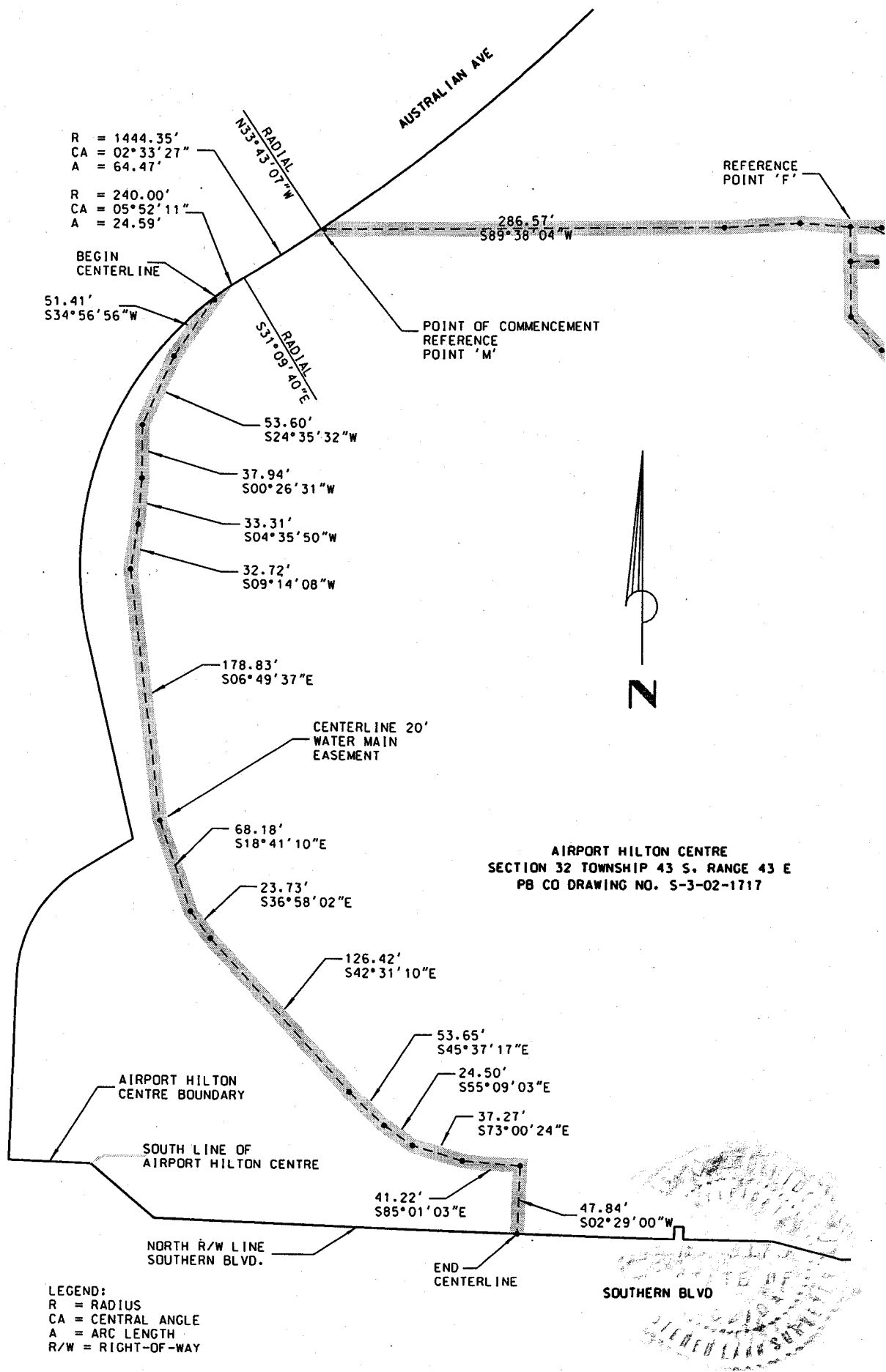
PROJECT NO. 2003244 DRAWING NO. S-1-08-2820 PROJECT: DESCRIPTION SKETCH WUD 20' WATER MAIN EASEMENT SHEET 5 OF 7

AUSTRALIAN AVE

AIRPORT HILTON CENTRE
SECTION 32 TOWNSHIP 43 S. RANGE 43 E
PB CO DRAWING NO. S-3-02-1717



PROJECT NO. 2003244 DRAWING NO. S-1-08-2820 PROJECT DESCRIPTION SKETCH WUD 20' WATER MAIN EASEMENT SHEET 6 OF 7



R = 1444.35'
 CA = 02°33'27"
 A = 64.47'

R = 240.00'
 CA = 05°52'11"
 A = 24.59'

REFERENCE POINT 'F'

BEGIN CENTERLINE

51.41'
 S34°56'56"W

POINT OF COMMENCEMENT REFERENCE POINT 'M'

53.60'
 S24°35'32"W

37.94'
 S00°26'31"W

33.31'
 S04°35'50"W

32.72'
 S09°14'08"W

178.83'
 S06°49'37"E

CENTERLINE 20' WATER MAIN EASEMENT

68.18'
 S18°41'10"E

23.73'
 S36°58'02"E

126.42'
 S42°31'10"E

53.65'
 S45°37'17"E

24.50'
 S55°09'03"E

37.27'
 S73°00'24"E

AIRPORT HILTON CENTRE BOUNDARY

SOUTH LINE OF AIRPORT HILTON CENTRE

41.22'
 S85°01'03"E

47.84'
 S02°29'00"W

NORTH R/W LINE SOUTHERN BLVD.

END CENTERLINE

SOUTHERN BLVD

AIRPORT HILTON CENTRE
 SECTION 32 TOWNSHIP 43 S. RANGE 43 E
 PB CO DRAWING NO. S-3-02-1717

LEGEND:
 R = RADIUS
 CA = CENTRAL ANGLE
 A = ARC LENGTH
 R/W = RIGHT-OF-WAY

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT SANITARY SEWER LINE EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST:
 THENCE NORTH 00°05'28" EAST, A DISTANCE OF 100.06 FEET;
 THENCE NORTH 87°53'48" WEST, A DISTANCE OF 100.06 FEET;
 THENCE NORTH 00°05'28" EAST, A DISTANCE OF 72.38 FEET TO A POINT ON THE SOUTH LINE OF THE AIRPORT HILTON CENTRE AS SHOWN ON A BOUNDARY SURVEY ON FILE IN THE SURVEY SECTION OF THE COUNTY ENGINEER DRAWING NUMBER S-3-02-1717;
 THENCE SOUTH 84°53'05" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 158.96 FEET;
 THENCE NORTH 42°51'57" WEST, A DISTANCE OF 275.63 FEET TO THE BEGINNING OF SAID CENTERLINE;
 THENCE CONTINUE NORTH 42°51'57" WEST, A DISTANCE OF 182.32 FEET TO REFERENCE POINT 'A';
 THENCE CONTINUE NORTH 42°51'57" WEST, A DISTANCE OF 186.00 FEET TO REFERENCE POINT 'E';
 THENCE CONTINUE NORTH 42°51'57" WEST, A DISTANCE OF 189.12 FEET TO REFERENCE POINT 'B';
 THENCE CONTINUE NORTH 42°51'57" WEST, A DISTANCE OF 122.30 FEET TO REFERENCE POINT 'C';
 THENCE CONTINUE NORTH 42°51'57" WEST, A DISTANCE OF 83.07 FEET;
 THENCE SOUTH 66°34'02" WEST, A DISTANCE OF 31.65 FEET;
 THENCE SOUTH 76°29'12" WEST, A DISTANCE OF 26.27 FEET;
 THENCE SOUTH 81°18'03" WEST, A DISTANCE OF 71.27 FEET;
 THENCE SOUTH 89°54'01" WEST, A DISTANCE OF 42.39 FEET;
 THENCE NORTH 89°49'58" WEST, A DISTANCE OF 360.31 FEET;
 THENCE NORTH 56°23'20" WEST, A DISTANCE OF 8.94 FEET TO A POINT ON THE WEST LINE OF SAID AIRPORT HILTON CENTRE ALSO BEING THE END OF SAID CENTERLINE;

TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT SANITARY SEWER LINE EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'A':
 THENCE NORTH 47°08'15" EAST, A DISTANCE OF 115.61 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT SANITARY SEWER LINE EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT REFERENCE POINT 'B':
 THENCE NORTH 47°05'54" EAST, A DISTANCE OF 155.11 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

A STRIP OF LAND 20.00 FEET IN WIDTH FOR A PALM BEACH COUNTY WATER UTILITIES DEPARTMENT SANITARY SEWER LINE EASEMENT LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:


BEGIN AT REFERENCE POINT 'C':
 THENCE SOUTH 46°48'40" WEST, A DISTANCE OF 199.21 FEET TO THE END OF SAID CENTERLINE.

ALSO TOGETHER WITH

BEGIN AT REFERENCE POINT 'E':
 THENCE NORTH 48°01'20" EAST, A DISTANCE OF 110.18 FEET TO THE END OF SAID CENTERLINE.

CONTINUED SHEET 2

W. Clarke

PROJECT NO. 2003244	SHEET NO. 1	OF 3	PROJECT:		SCALE: NONE	NO.	REVISION	BY	DATE	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2200 NORTH JOG ROAD WEST PALM BEACH, FL 33411
			DESCRIPTION SKETCH AIRPORT HILTON CENTER PALM BEACH COUNTY WATER UTILITIES SANITARY SEWER EASEMENT SECTION 32, TOWNSHIP 43 S, RANGE 43 E				1	REVISE ESMT WIDTH	WJC	
DESIGN FILE NAME			DRAWING NO.		APPROVED BY	DATE	2	REVISE ESMT	WJC	3/24/08
S-1-08-2818.DGN			S-1-08-2818		DRAWN BY	DATE				
					CHECKED BY	DATE				
					FIELD BOOK NO.					
					1123L JR					

SURVEYORS REPORT:

BEARINGS CITED ARE GRID, NAD 83/90. THE EAST LINE OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST BEARS $000^{\circ}05'28''E$ AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

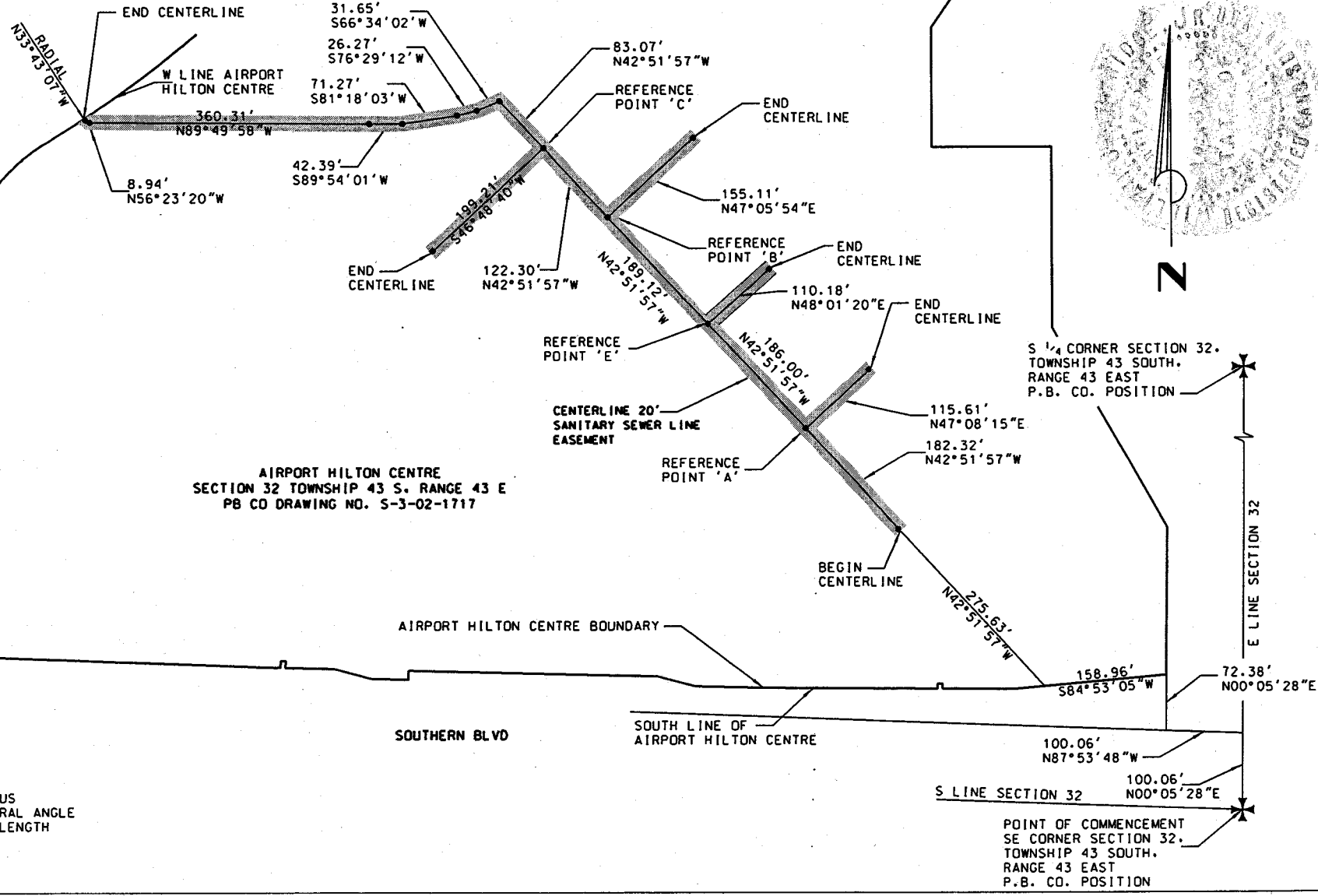
THIS INSTRUMENT PREPARED BY WILLIAM ETHERIDGE, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 N JOG RD, WEST PALM BEACH, FL 33411-2745.

THE SANITARY SEWER LINES WERE FIELD LOCATED BY PALM BEACH COUNTY WATER UTILITIES AND TIED IN BY THE PALM BEACH COUNTY SURVEY SECTION.

SIDE LINES ARE TO BE SHORTENED OR LENGTHENED TO END AT PROPERTY LINES.



AUSTRALIAN AVE



AIRPORT HILTON CENTRE
SECTION 32 TOWNSHIP 43 S. RANGE 43 E
PB CO DRAWING NO. S-3-02-1717

AIRPORT HILTON CENTRE BOUNDARY

SOUTHERN BLVD

SOUTH LINE OF
AIRPORT HILTON CENTRE

LEGEND:
R = RADIUS
CA = CENTRAL ANGLE
A = ARC LENGTH

PROJECT NO. 2003244 DRAWING NO. S-1-08-2818 PROJECT DESCRIPTION SKETCH 20' WUD SANITARY SEWER EASEMENT SHEET 3 OF 3