

Agenda Item #: **3-C-9**

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: June 8, 2010

☒ 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:

- A) Accept a City Deed, a Drainage Easement, a Permanent Line of Sight Easement, and a Permanent Pedestrian Sidewalk Easement from the Town of Jupiter (Jupiter) in connection with Indian Creek Parkway; and
- B) Approve a County Deed in favor of Jupiter for the unused portion of Indian Creek Parkway.

SUMMARY: Approval of this item will allow acceptance of a deed and related easements, and will allow approval of a Palm Beach County Deed to Jupiter, all in connection with Indian Creek Parkway.

District 1 (PK)

Background and Justification: Palm Beach County (County) owns property for the former alignment of Indian Creek Parkway. The road was re-aligned and the property for the new alignment was donated to the County. Portions of the new alignment are owned by Jupiter. This portion of Indian Creek Parkway is within the city limits of Jupiter.

Jupiter has requested that the County transfer the unused portion of the old alignment to them. Staff has reviewed the request and recommends approval. Jupiter will deed all of the right-of-way within the new alignment to the County. Staff also recommends that a Drainage Easement, a Permanent Line of Sight Easement and a Permanent Pedestrian Sidewalk Easement be retained on the property to be transferred.

Jupiter has executed the required deed and easements; therefore, staff recommends acceptance of these documents and approval of the County Deed.

Attachments:

- 1. Location Map
- 2. Copy of City Deed with Exhibit "A"
- 3. Copy of Drainage Easement with Exhibit "A"
- 4. Copy of Permanent Line of Sight Easement with Exhibit "A"
- 5. Copy of Permanent Pedestrian Sidewalk Easement with Exhibit "A"
- 6. County Deed with Exhibit "A"

Recommended by: _____

Division Director

Date

Approved by: _____

County Engineer

Date

KAT

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	* \$ -0-	-0-	-0-	-0-	-0-

ADDITIONAL FTE

POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes _____

No _____

Budget Acct No.: Fund _____ Dept. _____ Unit _____ Object _____
Program

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

*

This item has a negligible fiscal impact due to decreased maintenance costs.

C. Departmental Fiscal Review: _____

Atwellhite

III. REVIEW COMMENTS

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

[Signature] 5/25/10
OFMB 5/25-24-10
2/1/10

[Signature] 5/25/10
Contract Dev. and Control

B. Approved as to Form and Legal Sufficiency:

[Signature] 5/26/10
Assistant County Attorney

C. Other Department Review:

Department Director

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

Location Map

2

Sunday 6

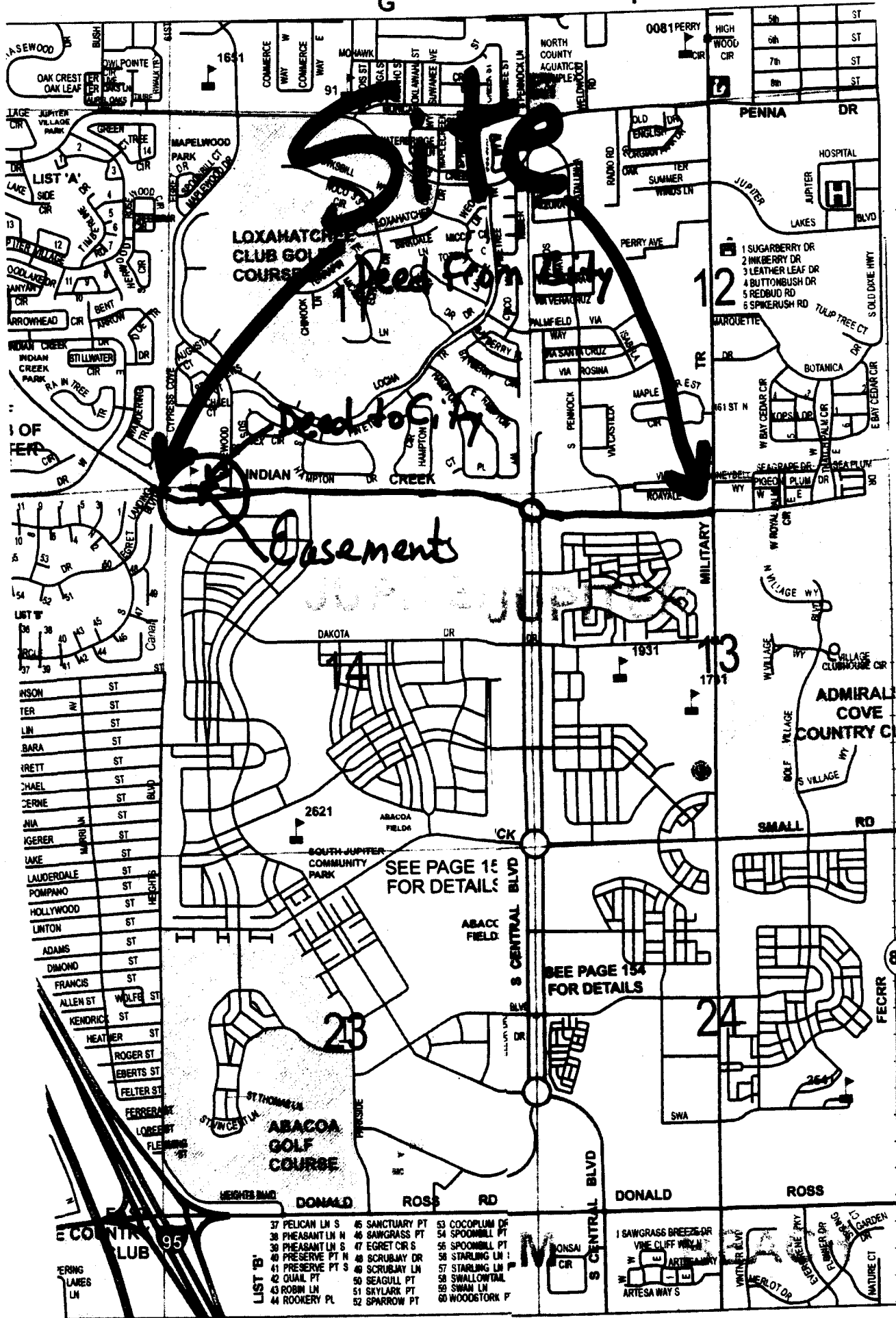
R42

G

R 42

F

See pg 7



Supply:

G

F

RETURN TO:
PALM BEACH COUNTY
NAME: R/W ACQUISITION SECTION
POST OFFICE BOX 21229
ADDRESS: WEST PALM BEACH, FLORIDA 33416
ATTN: KAT CHOPIN
ACCT. NO.: 1010 W/C BOX 1066

CITY DEED

THIS DEED, made this _____ by the TOWN OF JUPITER, a corporate body politic pursuant to the Constitution of the State of Florida, party of the first part, and, PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 3200 North Jog Road, 3rd Floor, West Wing, West Palm Beach, Florida 33401, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Property more particularly described in Exhibit "A", attached hereto and made a part hereof.

Pursuant to Section 270.11, Florida Statutes, the party of the first part has agreed, at the request of the party of the second part, not to reserve any phosphate, minerals, metals or petroleum interests in the subject property.

IN WITNESS WHEREOF, the said party has hereto set its hand and seal the day and year first above written.

BY: _____

Karen J. Golonka, Mayor

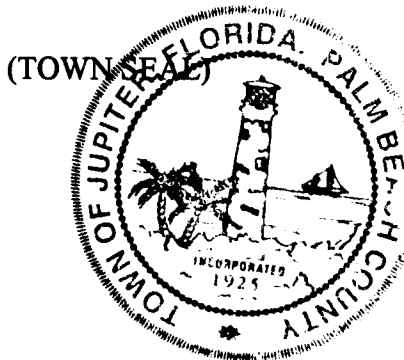
ATTESTED BY: _____

Sally M. Boylan, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____

Thomas J. Baird
Town Attorney



The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by **KAREN J. GOLOMKA**, Mayor of the Town of Jupiter. She is personally known to me or has produced a Florida drivers license as identification and did not take an oath.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____

[NOTARY SEAL]

Exhibit "A" to City Ord
1 of 7

PARCEL 1

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST:
THENCE SOUTH 02°12'30" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 36.79
FEET TO POINT OF BEGINNING;
THENCE CONTINUE SOUTH 02°12'30" WEST, ALONG SAID SECTION LINE A DISTANCE OF 23.21 FEET TO A
POINT ON A LINE PARALLEL WITH AND 60.00 FEET SOUTH OF WHEN MEASURED AT RIGHT ANGLES TO THE
NORTH LINE OF SAID SECTION 14 AND THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD
BOOK 4107, PAGE 430, PUBLIC RECORDS OF SAID PALM BEACH COUNTY;
THENCE SOUTH 88°08'56" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 54.11 FEET TO A POINT ON
THE NORTH RIGHT-OF-WAY LINE OF INDIAN CREEK PARKWAY SAID RIGHT-OF-WAY LINE BEING 120.00
FEET NORTH OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 11328, PAGE 1055.
PARCEL 1


PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND A POINT ON A NON-TANGENT CURVE WHOSE RADIUS
BEARS NORTH 23°14'45" EAST, A DISTANCE OF 895.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE THROUGH A
CENTRAL ANGLE OF 03°45'41", A DISTANCE OF 58.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 610 SQUARE FEET OR 0.014 ACRE MORE OR LESS.

TOGETHER WITH

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING
SOUTH 88°08'56" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

WC Otterdye

PROJECT NO. 2004606	SHEET 7	SHEET 1	PROJECT:		DESCRIPTION SKETCH INDIAN CREEK PARKWAY SECTIONS 11, 13 & 14, TWP 41 S. RGE 42 E		SCALE AS SHOWN ON DRAWING BY DATE 11/08	REVISION 1 ADD DETAILS A & B PER TOWN OF JUPITER SKETCH	BY WCE	DATE 11/08		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2800 NORTH JOG ROAD WEST PALM BEACH, FL 33411
			DESIGN FILE NAME S-1-09-3002.DGN	DRAWING NO. S-1-09-3002	FIELD BOOK NO. 1303B							

PARCEL 2

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES FOR INDIAN CREEK PARKWAY IN THE TOWN OF JUPITER LYING IN SECTIONS 11, 13 AND 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER SECTION CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE SOUTH 86°19'04" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 A DISTANCE OF 60.25 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (120' RIGHT-OF-WAY); THENCE SOUTH 01°33'18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 432.50 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE POINT OF BEGINNING OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 4107, PAGE 430, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 45°31'39" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORD BOOK 4107, PAGE 430, A DISTANCE OF 34.72 FEET; THENCE SOUTH 89°30'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 1285.03 FEET TO BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS, NORTH 00°30'00" WEST A DISTANCE OF 2804.79 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 17°11'15", A DISTANCE OF 841.38 FEET; THENCE NORTH 73°18'45" WEST ALONG SAID NORTH LINE A DISTANCE OF 505.51 FEET TO BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS SOUTH 16°14'15" WEST A DISTANCE OF 2924.80 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 14°50'11" A DISTANCE OF 757.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 14; THENCE NORTH 88°08'56" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 2800.68 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS SOUTH 01°51'04" WEST A DISTANCE OF 3880.00 FEET; THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°55'49", A DISTANCE OF 740.19 FEET; THENCE SOUTH 80°55'15" WEST, A DISTANCE OF 21.80 FEET; THENCE NORTH 48°36'56" WEST, A DISTANCE OF 31.83 FEET; THENCE SOUTH 86°06'39" WEST, A DISTANCE OF 108.55 FEET; THENCE SOUTH 41°23'04" WEST, A DISTANCE OF 53.99 FEET; THENCE SOUTH 80°55'15" WEST, A DISTANCE OF 69.80 FEET TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET SOUTH OF WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 14, SAID LINE BEING THE SOUTH LINE OF THE LAND DESCRIBED IN SAID OFFICIAL RECORD BOOK 4107, PAGE 430; (THE REMAINING COURSES FOLLOW SAID SOUTH LINE) THENCE SOUTH 88°08'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 3793.26 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS SOUTH 01°51'04" WEST A DISTANCE OF 2804.80 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'11" A DISTANCE OF 726.29 FEET; THENCE SOUTH 73°18'45" EAST, A DISTANCE OF 505.51 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS NORTH 16°41'15" EAST, A DISTANCE OF 2924.79 FEET; THENCE EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°11'15" A DISTANCE OF 877.37 FEET; THENCE NORTH 89°30'00" EAST A DISTANCE OF 1278.93 FEET; THENCE SOUTH 44°28'21" EAST A DISTANCE OF 35.98 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MILITARY TRAIL; THENCE NORTH 01°33'18" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 170.11 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19.0062 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING SOUTH 88°08'56" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

Exhibit "A" to City Deal
3 of 7

POC PARCEL 1
NW CORNER
SECTION 14
TWP 41 S.
RGE 42 E
PB CO POSITION

S02°12'30"W
36.79'

POB
PARCEL 1

S02°12'30"W
23.21'

N 23°14'45"E
RADIAL

DIOCESE OF PALM BEACH

N 1/4 CORNER
SECTION 14
TWP 41 S.
RGE 42 E
PB CO POSITION

N LINE SECTION 14

JUPITER OWNED/COUNTY MAINTAINED
ORB 3698, PG 1448

R = 895.00'
CA = 03°45'41"
A = 58.75'

JUPITER OWNED/COUNTY MAINTAINED
ORB 4107, PG 430

S88°08'56"E
54.11'

N R/W LINE

COUNTY OWNED AND MAINTAINED
ORB 11328, PG 1055
INDIAN CREEK PARKWAY

S R/W LINE

W LINE SECTION 14

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
TWP = TOWNSHIP
RGE = RANGE
R = RADIUS LENGTH
CA = CENTRAL ANGLE
A = ARC LENGTH
ORB = OFFICIAL RECORD BOOK
o = CHANGE IN DIRECTION
R/W = RIGHT-OF-WAY

SECTION 14
TWP 41 S
RGE 42 E

THIS IS NOT A SURVEY



NOT TO
SCALE

PROJECT NO. 2004606
S-1-09-3002
DESCRIPTION SKETCH INDIAN CREEK PARKWAY

Sheet 3 of 7

Exhibit "A" to City Seed
5 of 7

CONTINUED SHEET 6

THIS IS NOT A SURVEY

CONTINUED SHEET 4

- PDC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- TWP = TOWNSHIP
- RGE = RANGE
- R = RADIUS LENGTH
- CA = CENTRAL ANGLE
- A = ARC LENGTH
- ORB = OFFICIAL RECORD BOOK
- = CHANGE IN DIRECTION
- R/W = RIGHT-OF-WAY
- PB = PLAT BOOK
- BCC = PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

ABACOA-CENTRAL BLVD PLAT
PB 85, PG 152
R/W DEDICATED TO
AND ACCEPTED BY THE BCC

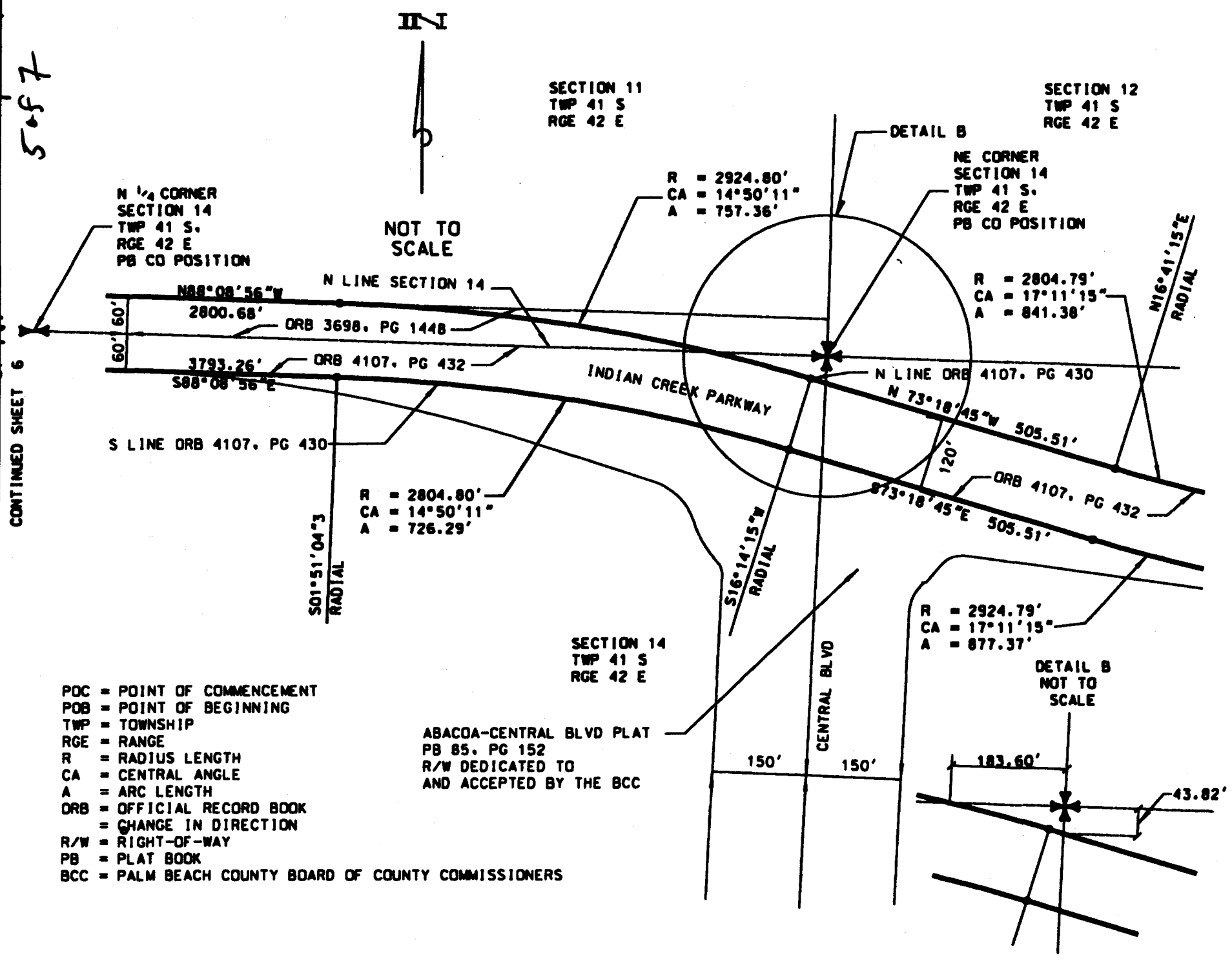
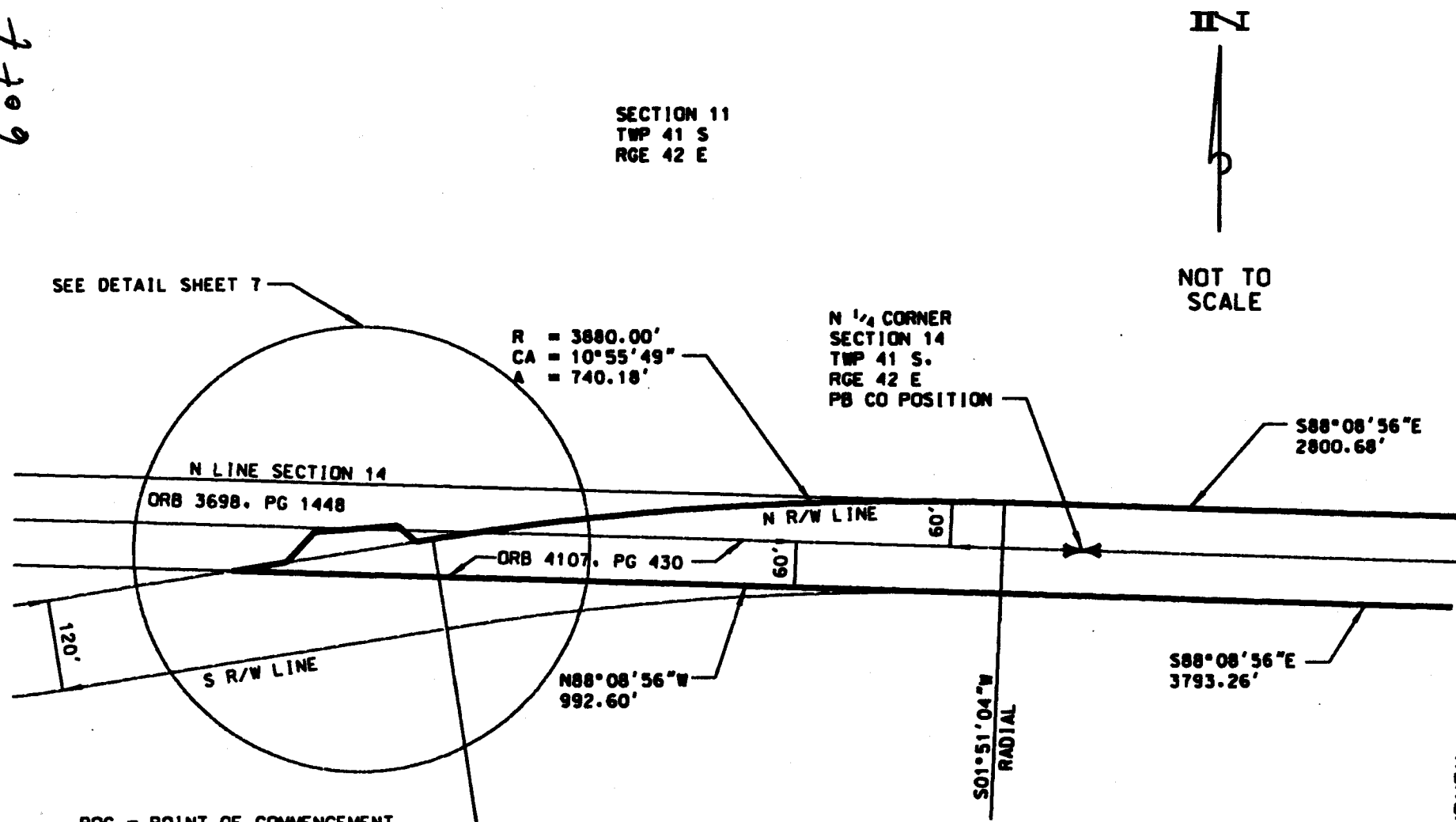


Exhibit "A" to City Ord

6 of 7



- POC = POINT OF COMMENCEMENT
- PGB = POINT OF BEGINNING
- TWP = TOWNSHIP
- RGE = RANGE
- R = RADIUS LENGTH
- CA = CENTRAL ANGLE
- A = ARC LENGTH
- ORB = OFFICIAL RECORD BOOK
- o = CHANGE IN DIRECTION
- R/W = RIGHT-OF-WAY
- PB = PLAT BOOK

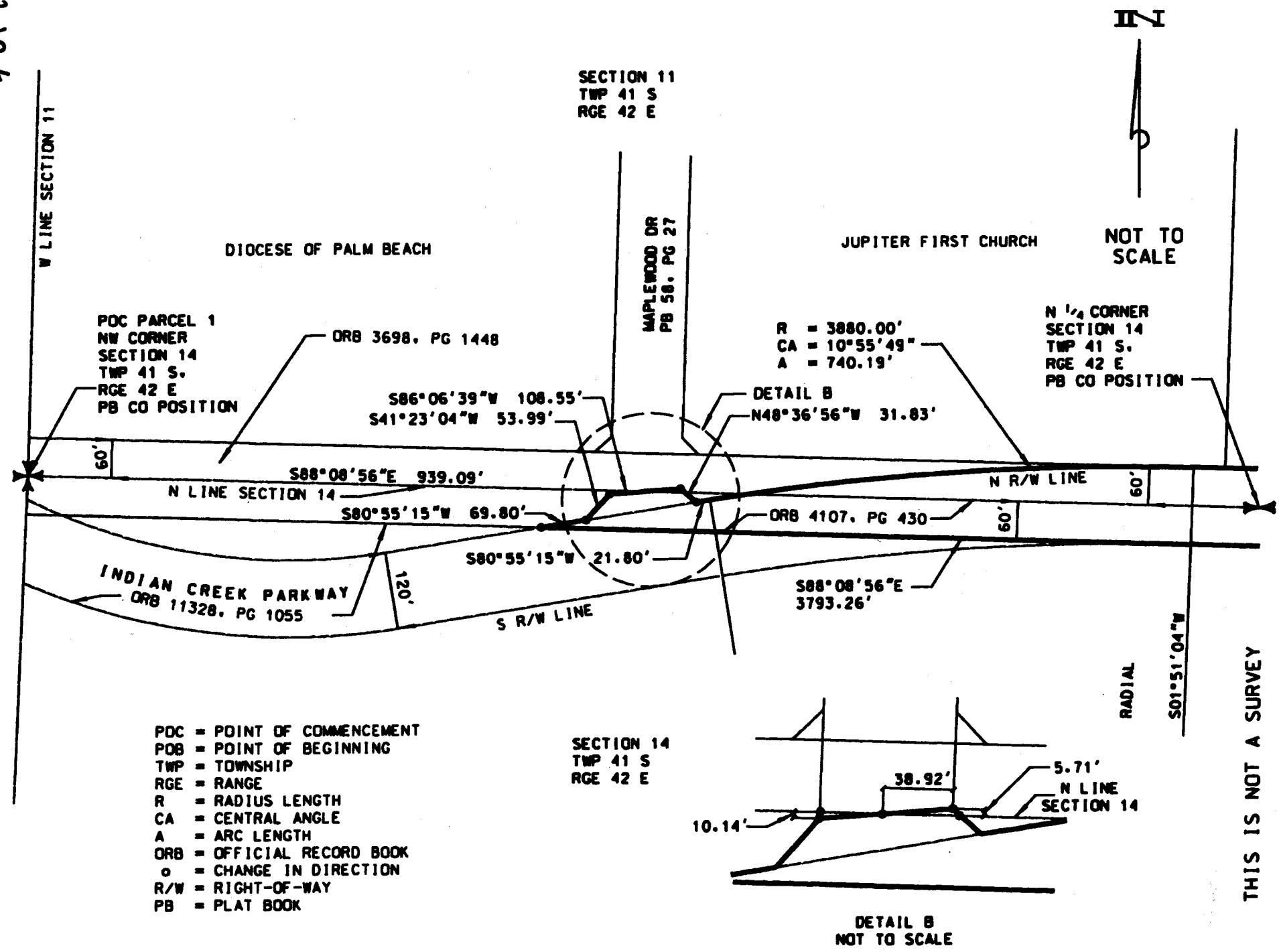
SECTION 11
TWP 41 S
RGE 42 E

SECTION 14
TWP 41 S
RGE 42 E

THIS IS NOT A SURVEY

CONTINUED SHEET 5

Exhibit "A" to City Deed
7 of 7



Return to:
Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: KAT CHOPIN
Acct. No.: 1010 W/C BOX 1066

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

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO. 2004606

ROAD NAME: INDIAN CREEK PARKWAY
PARCEL NO. N/A

DRAINAGE EASEMENT

THIS EASEMENT, made this _____ day of _____, 2010, between the TOWN OF JUPITER, as the party of the first part, and PALM BEACH COUNTY, a political subdivision of the State of Florida, as the party of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant(s) unto the party of the second part, its successors and assigns, for the purpose of a perpetual drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, to-wit:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

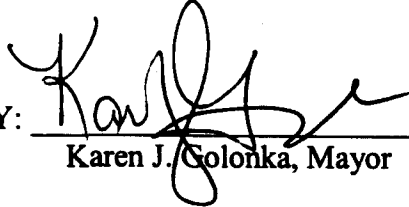
This drainage easement shall be used to permanently install and maintain, when necessary, a pipe or pipes underground for the purposes of carrying water to, and or from, water retention areas. This drainage easement shall be non-exclusive, provided, however, that the party of the first part and their successors and assigns, shall be permanently prohibited from removing or interfering with the operation, functioning, maintenance, when necessary, or repair of any underground pipe or pipes installed by the party of the second part in the drainage easement area. To the extent that the party of the first part and their successors and assigns hinder or obstruct the operation, functioning, maintenance, or repair of any underground pipe or pipes installed in the drainage easement area, the party of the second part shall not be liable or responsible for the cost of removal of the obstruction. The installation of the pipe or pipes under the land shall not extend beyond the limits outlined in the attached legal description.

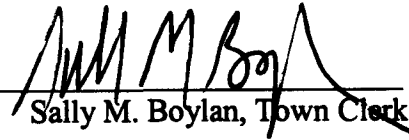
The party of the second part shall have the right, but not the obligation, to remove and use any or all of the soil and/or subsoil, in accordance with current and future construction plans, within the easement area.

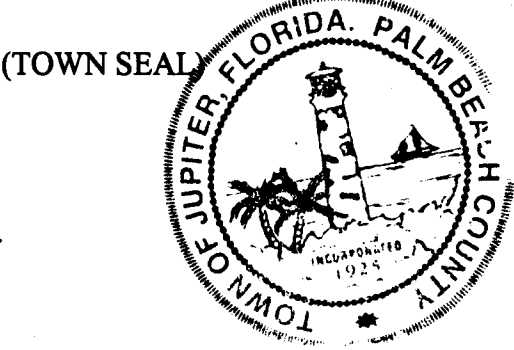
Maintenance shall be the obligation of the party of the first part, however, the party of the second part reserves the right, but not the obligation, to maintain the facilities.

TO HAVE AND TO HOLD THE SAME unto the party of the second part, its successors and assigns forever.

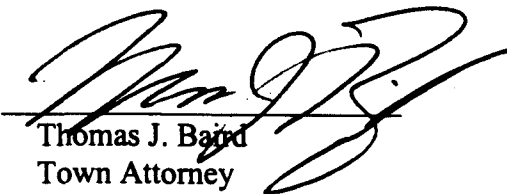
IN WITNESS WHEREOF, the said party has hereto set its hand and seal the day and year first above written.

BY: 
Karen J. Golonka, Mayor

ATTESTED BY: 
Sally M. Boylan, Town Clerk



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
Thomas J. Baird
Town Attorney

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by **KAREN J. GOLONKA**, Mayor of the Town of Jupiter. She is personally known to me or has produced a Florida drivers license as identification and did not take an oath.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE SOUTH 02°12'30" WEST, ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 36.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN CREEK PARKWAY SAID RIGHT-OF-WAY LINE BEING 120.00 FEET NORTH OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 11328, PAGE 1055, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 27°00'26" EAST A DISTANCE OF 895.00 FEET; THENCE SOUTHEAST ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°14'38", A DISTANCE OF 206.88 FEET TO A POINT ON A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 64°50'48" EAST A DISTANCE OF 60.00 FEET SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°34'42", A DISTANCE OF 104.28 FEET; THENCE SOUTH 08°47'52" EAST, A DISTANCE OF 11.55 FEET; THENCE SOUTH 10°31'00" EAST, A DISTANCE OF 9.26 FEET; THENCE SOUTH 14°02'35" EAST, A DISTANCE OF 10.29 FEET; THENCE SOUTH 69°55'05" WEST, A DISTANCE OF 8.11 FEET; THENCE SOUTH 51°21'52" EAST, A DISTANCE OF 14.07 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE AND A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 07°23'23" EAST, A DISTANCE OF 895.00 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°22'25", A DISTANCE OF 99.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.342 SQUARE FEET OR 0.0767 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING SOUTH 88°08'56" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

W. C. ELLIS


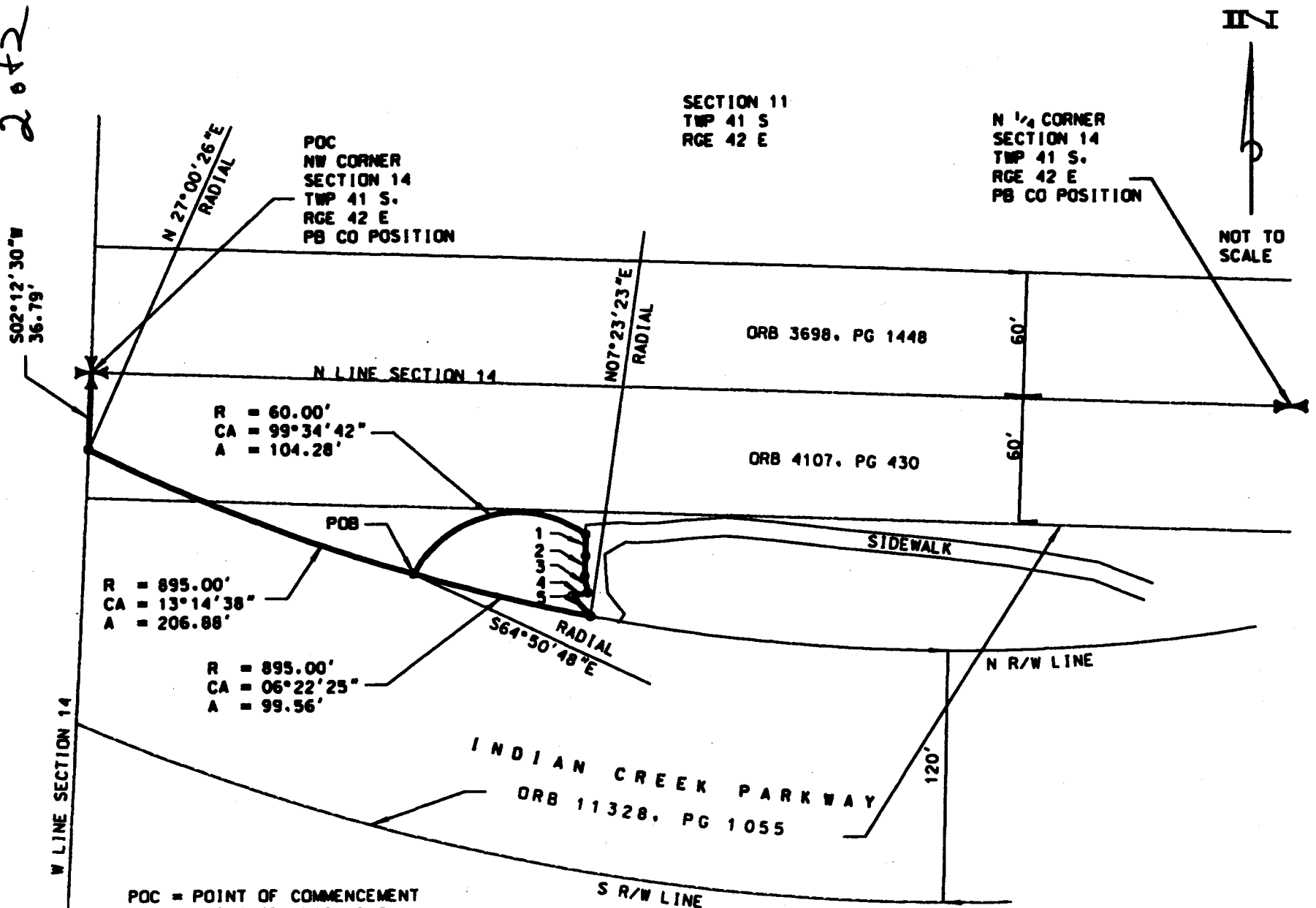
PROJECT NO. 2004606	SHEET 2	PROJECT DESCRIPTION SKETCH INDIAN CREEK PARKWAY DRAINAGE EASEMENT SECTION 14, TWP 41 S, RGE 42 E	DESIGN FILE NAME S-1-09-3006.DGN	DRAWING NO. S-1-09-3006	SCALE AS SHOWN DATE 8/28/08	FIELD BOOK NO. 13038	REVISION		BY	DATE
						PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2200 NORTH JOG ROAD WEST PALM BEACH, FL 33411				

Exhibit 'A' to Drain Case
2 of 2



POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
TWP = TOWNSHIP
RGE = RANGE
R = RADIUS LENGTH
CA = CENTRAL ANGLE
A = ARC LENGTH
ORB = OFFICIAL RECORD BOOK
o = CHANGE IN DIRECTION
R/W = RIGHT-OF-WAY

SECTION 14
TWP 41 S
RGE 42 E

LINE TABLE			
1.	S	08°47'52"	E 11.55'
2.	S	10°31'00"	E 9.26'
3.	S	14°02'35"	E 10.29'
4.	S	69°55'05"	W 8.11'
5.	S	51°21'52"	E 14.07'

THIS IS NOT A SURVEY

Return to:
Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: KAT CHOPIN
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:

Name: Paul F. King
Assistant County Attorney
Address: Post Office Box 21229
West Palm Beach, FL 33416

**NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE**

PCN: _____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____

ROAD NAME: INDIAN CREEK PARKWAY
PARCEL NO. N/A

PROJECT NO. 2004606

PERMANENT LINE OF SIGHT EASEMENT

THIS EASEMENT, made this ____ day of _____, 2010, between the TOWN OF JUPITER, the party of the first part, and PALM BEACH COUNTY, a political subdivision of the State of Florida, as the party of the second part.

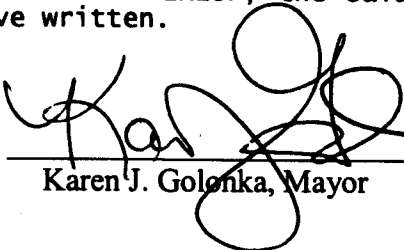
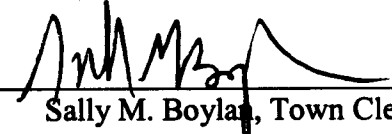
WITNESSETH: That the party of the first part, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant(s) unto the party of the second part, its successors and assigns, for the purpose of a permanent line of sight easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, to-wit:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

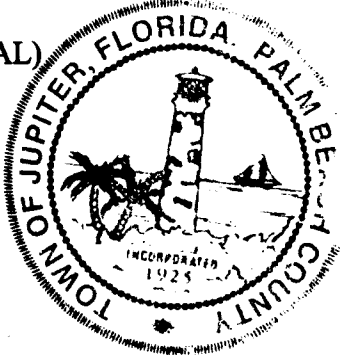
This area shall be kept clear of visual obstructions in accordance with FDOT Index 546. Maintenance shall be the obligation of the party of the first part, however, the party of the second part reserves the right, but not the obligation, to maintain the easement area.

TO HAVE AND TO HOLD THE SAME unto the party of the second part, its successors and assigns forever.

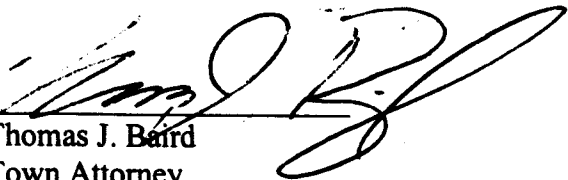
IN WITNESS WHEREOF, the said party has hereto set its hand and seal the day and year first above written.

BY:  ATTESTED BY: 
Karen J. Golonka, Mayor Sally M. Boylan, Town Clerk

(TOWN SEAL)



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
Thomas J. Baird
Town Attorney

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by KAREN J. GOLONKA, Mayor of the Town of Jupiter. She is personally known to me or has produced a Florida drivers license as identification and did not take an oath.

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

[NOTARY SEAL]

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST:
THENCE SOUTH 02°12'30" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 36.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN CREEK PARKWAY SAID RIGHT-OF-WAY LINE BEING 120.00 FEET NORTH OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 11328, PAGE 1055, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SAID POINT BEING ON A NON TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 27°00'26" EAST A DISTANCE OF 895.00 FEET;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17°30'33", A DISTANCE OF 273.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE EASTERLY ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 18°34'38", A DISTANCE OF 290.19 FEET TO A POINT OF TANGENCY;
THENCE NORTH 80°55'15" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.63 FEET;
THENCE SOUTH 89°58'17" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 296.45 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.442 SQUARE FEET OR 0.0560 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING SOUTH 88°08'56" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

W. C. Thordy


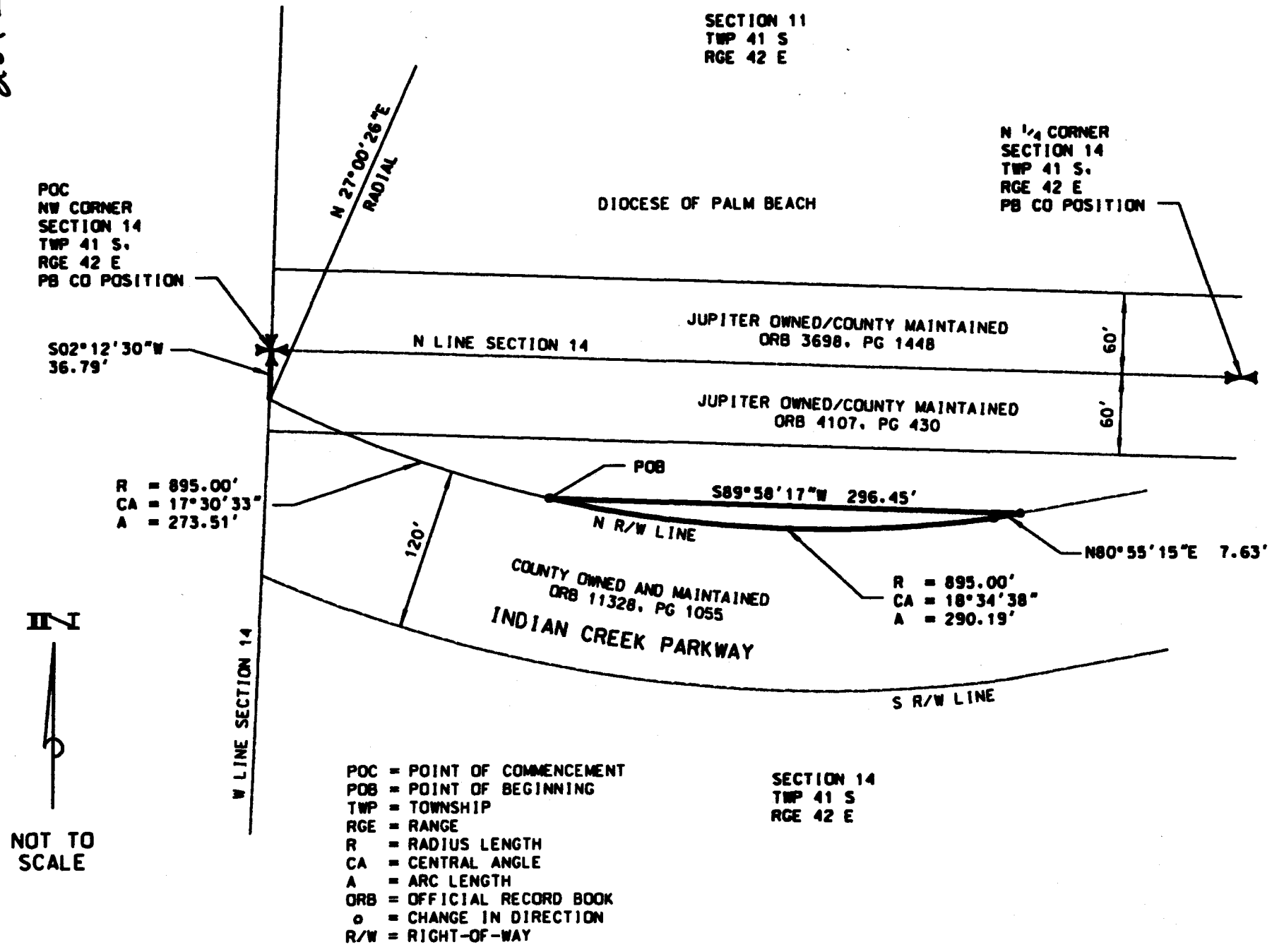
PROJECT NO. 2004606	SHEET 2	DATE 1	PROJECT:		NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2800 NORTH JOG ROAD, WEST PALM BEACH, FL 33411
			DESCRIPTION SKETCH INDIAN CREEK PARKWAY SECTION 11, TWP 41 S. RGE 42 E							
DESIGN FILE NAME S-1-09-3003.DGN			DRAWING NO. S-1-09-3003		FIELD BOOK NO. 1303B					

Exhibit "A" to Sight Case
20f2



Return to:
Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: KAT CHOPIN
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:

Name: Paul F. King
Assistant County Attorney
Address: Post Office Box 21229
West Palm Beach, FL 33416

**NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE**

PCN: _____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____

PROJECT NO. 2004606

ROAD NAME: INDIAN CREEK PARKWAY
PARCEL NO. N/A

PERMANENT PEDESTRIAN SIDEWALK EASEMENT

THIS EASEMENT, made this _____ day of _____, 2010, between the TOWN OF JUPITER, the party of the first part, and PALM BEACH COUNTY, a political subdivision of the State of Florida, as the party of the second part.

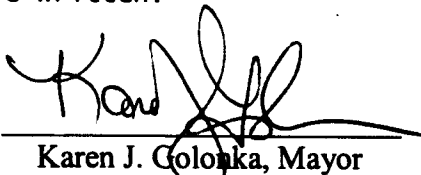
WITNESSETH: That the party of the first part, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant(s) unto the party of the second part, its successors and assigns, for the purpose of a permanent pedestrian sidewalk easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, to-wit:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

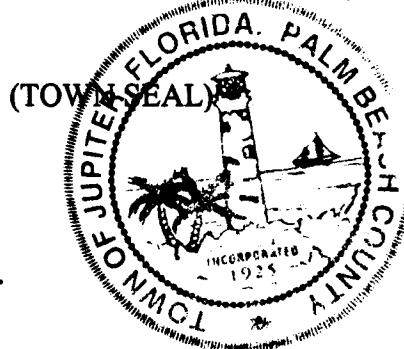
This easement is for public use. Maintenance shall be the responsibility of the party of the first part, however, the party of the second part reserves the right, but not the obligation, to maintain the facilities.

TO HAVE AND TO HOLD THE SAME unto the party of the second part, its successors and assigns forever.

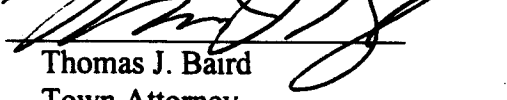
IN WITNESS WHEREOF, the said party has hereto set its hand and seal the day and year first above written.

BY: 
Karen J. Golonka, Mayor

ATTESTED BY: 
Sally M. Boylan, Town Clerk



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: 
Thomas J. Baird
Town Attorney

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by **KAREN J. GOLOMKA**, Mayor of the Town of Jupiter. She is personally known to me or has produced a Florida drivers license as identification and did not take an oath.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____


[NOTARY SEAL]

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST:
THENCE SOUTH 02°12'30" WEST, ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 60.00 FEET
TO A POINT ON A LINE 60.00 FEET SOUTH OF WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF
SAID SECTION 14:
THENCE SOUTH 88°08'56" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 329.64 FEET TO THE
POINT OF BEGINNING:
THENCE NORTH 74°51'31" EAST, A DISTANCE OF 4.90 FEET;
THENCE NORTH 77°23'45" EAST, A DISTANCE OF 19.28 FEET;
THENCE NORTH 86°27'55" EAST, A DISTANCE OF 19.66 FEET;
THENCE NORTH 87°57'11" EAST, A DISTANCE OF 41.73 FEET;
THENCE NORTH 87°01'06" EAST, A DISTANCE OF 53.32 FEET;
THENCE NORTH 88°22'00" EAST, A DISTANCE OF 32.65 FEET;
THENCE SOUTH 89°02'29" EAST, A DISTANCE OF 48.72 FEET;
THENCE SOUTH 76°50'34" EAST, A DISTANCE OF 29.82 FEET;
THENCE SOUTH 70°11'34" EAST, A DISTANCE OF 10.53 FEET;
THENCE NORTH 84°34'13" EAST, A DISTANCE OF 20.43 FEET;
THENCE SOUTH 89°06'11" EAST, A DISTANCE OF 37.83 FEET;
THENCE NORTH 79°41'40" EAST, A DISTANCE OF 32.24 FEET;
THENCE SOUTH 89°54'39" EAST, A DISTANCE OF 34.07 FEET;
THENCE SOUTH 86°01'03" EAST, A DISTANCE OF 27.48 FEET;
THENCE SOUTH 73°35'44" EAST, A DISTANCE OF 64.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE
OF INDIAN CREEK PARKWAY SAID RIGHT-OF-WAY LINE BEING 120.00 FEET NORTH OF THE SOUTH LINE OF THE
PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 11328, PAGE 1055, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA
THENCE SOUTH 80°55'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 23.24 FEET;
THENCE NORTH 73°35'44" WEST, A DISTANCE OF 42.05 FEET;
THENCE NORTH 86°01'03" WEST, A DISTANCE OF 26.06 FEET;
THENCE NORTH 89°54'39" WEST, A DISTANCE OF 32.82 FEET;
THENCE SOUTH 79°41'40" WEST, A DISTANCE OF 32.31 FEET;
THENCE NORTH 89°06'11" WEST, A DISTANCE OF 38.25 FEET;
THENCE SOUTH 84°34'13" WEST, A DISTANCE OF 22.12 FEET;
THENCE NORTH 70°11'34" WEST, A DISTANCE OF 12.19 FEET;
THENCE NORTH 76°50'34" WEST, A DISTANCE OF 28.17 FEET;
THENCE NORTH 89°02'29" WEST, A DISTANCE OF 47.43 FEET;
THENCE SOUTH 88°22'00" WEST, A DISTANCE OF 32.30 FEET;
THENCE SOUTH 87°01'06" WEST, A DISTANCE OF 53.29 FEET;
THENCE SOUTH 87°57'11" WEST, A DISTANCE OF 41.68 FEET;
THENCE SOUTH 86°27'55" WEST, A DISTANCE OF 18.74 FEET;
THENCE SOUTH 77°23'46" WEST, A DISTANCE OF 18.27 FEET;
THENCE SOUTH 74°51'31" WEST, A DISTANCE OF 15.95 FEET;
THENCE SOUTH 80°01'14" WEST, A DISTANCE OF 13.24 FEET;
THENCE SOUTH 86°47'04" WEST, A DISTANCE OF 4.06 FEET;
THENCE SOUTH 49°32'29" WEST, A DISTANCE OF 12.77 FEET;
THENCE SOUTH 12°25'11" EAST, A DISTANCE OF 20.39 FEET;
THENCE SOUTH 47°04'47" EAST, A DISTANCE OF 14.37 FEET;
THENCE SOUTH 23°31'21" WEST, A DISTANCE OF 5.48 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY
LINE AND A POINT ON A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 06°25'40" EAST A
DISTANCE OF 895.00 FEET;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°57'42", A DISTANCE
OF 15.02 FEET;
THENCE NORTH 51°21'52" WEST, A DISTANCE OF 14.07 FEET;
THENCE NORTH 69°55'05" EAST, A DISTANCE OF 8.11 FEET;
THENCE NORTH 14°02'35" WEST, A DISTANCE OF 10.29 FEET;
THENCE NORTH 10°31'00" WEST, A DISTANCE OF 9.26 FEET;
THENCE NORTH 08°47'52" WEST, A DISTANCE OF 16.63 FEET;
THENCE NORTH 77°56'50" EAST, A DISTANCE OF 18.77 FEET;
THENCE NORTH 86°47'06" EAST, A DISTANCE OF 6.57 FEET;
THENCE NORTH 80°01'14" EAST, A DISTANCE OF 12.20 FEET;
THENCE NORTH 74°51'31" EAST, A DISTANCE OF 10.82 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.678 SQUARE FEET OR 0.130 ACRES.

W C Ettinger

SHEET 1 OF 3 PROJECT NO. 2004606	PROJECT DESCRIPTION SKETCH INDIAN CREEK PARKWAY SIDEWALK EASEMENT SECTION 14, TWP 41 S, RGE 42 E		SCALE AS SHOWN DATE 8/28/08 FILED IN 13038	NO. REVISION BY DATE	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2800 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	DESIGN FILE NAME S-1-09-3005.DGN			DRAWING NO. S-1-09-3005	

2. + 3



**NOT TO
SCALE**

N 1/4 CORNER
SECTION 14
TWP 41 S.
RGE 42 E
PA CO POSITION

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
TWP = TOWNSHIP
RGE = RANGE
R = RADIUS LENGTH
CA = CENTRAL ANGLE
A = ARC LENGTH
ORB = OFFICIAL RECORD BOOK
o = CHANGE IN DIRECTION
R/W = RIGHT-OF-WAY

THIS IS NOT A SURVEY

LINE TABLE:

1	SOUTH	02°12'30"	WEST	60.00'
2	SOUTH	88°08'56"	EAST	329.64'
3	NORTH	74°51'31"	EAST	4.90'
4	NORTH	77°23'45"	EAST	19.28'
5	NORTH	86°27'55"	EAST	19.66'
6	NORTH	87°57'11"	EAST	41.73'
7	NORTH	87°01'06"	EAST	53.32'
8	NORTH	88°22'00"	EAST	32.65'
9	SOUTH	89°02'29"	EAST	48.72'
10	SOUTH	76°50'34"	EAST	29.82'
11	SOUTH	70°11'34"	EAST	10.53'
12	NORTH	84°34'13"	EAST	20.43'
13	SOUTH	89°06'11"	EAST	37.83'
14	NORTH	79°41'40"	EAST	32.24'
15	SOUTH	89°54'39"	EAST	34.07'
16	SOUTH	86°01'03"	EAST	27.48'
17	SOUTH	73°35'44"	EAST	64.12'
18	SOUTH	80°55'15"	WEST	23.24'
19	NORTH	73°35'44"	WEST	42.05'
20	NORTH	86°01'03"	WEST	26.06'
21	NORTH	89°54'39"	WEST	32.82'
22	SOUTH	79°41'40"	WEST	32.31'
23	NORTH	89°06'11"	WEST	38.25'
24	SOUTH	84°34'13"	WEST	22.12'
25	NORTH	70°11'34"	WEST	12.19'
26	NORTH	76°50'34"	WEST	28.17'
27	NORTH	89°02'29"	WEST	47.43'
28	SOUTH	88°22'00"	WEST	32.30'
29	SOUTH	87°01'06"	WEST	53.29'
30	SOUTH	87°57'11"	WEST	41.68'
31	SOUTH	86°27'55"	WEST	18.74'
32	SOUTH	77°23'46"	WEST	18.27'
33	SOUTH	74°51'31"	WEST	15.95'
34	SOUTH	80°01'14"	WEST	13.24'
35	SOUTH	86°47'04"	WEST	4.06'
36	SOUTH	49°32'29"	WEST	12.77'
37	SOUTH	12°25'11"	EAST	20.39'
38	SOUTH	47°04'47"	EAST	14.37'
39	SOUTH	23°31'21"	WEST	5.48'
40	NORTH	51°21'52"	WEST	14.07'
41	NORTH	69°55'05"	EAST	8.11'
42	NORTH	14°02'35"	WEST	10.29'
43	NORTH	10°31'00"	WEST	9.26'
44	NORTH	08°47'52"	WEST	16.63'
45	NORTH	77°56'50"	EAST	18.77'
46	NORTH	86°47'06"	EAST	6.57'
47	NORTH	80°01'14"	EAST	12.20'
48	NORTH	74°51'31"	EAST	10.82'

CURVE TABLE:

A RADIAL BEARINGS NORTH 06°25'40" EAST
RADIUS 895.00'
CENTRAL ANGLE OF 00°57'42"
ARC LENGTH 15.02'

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING SOUTH 88°08'56" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

RETURN TO:

PALM BEACH COUNTY
NAME: R/W ACQUISITION SECTION
POST OFFICE BOX 21229
ADDRESS: WEST PALM BEACH, FLORIDA 33416
ATTN: KAT CHOPIN
ACCT. NO.: 1010 W/C BOX 1066

COUNTY DEED

THIS DEED, made this _____ by PALM BEACH COUNTY, a political subdivision of the State of Florida, party of the first part, and the TOWN OF JUPITER, a corporate body politic pursuant to the Constitution of the State of Florida, whose legal mailing address is 210 Military Trail, Jupiter, Florida 33458, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Property more particularly described in Exhibit "A", attached hereto and made a part hereof.

Pursuant to Section 270.11, Florida Statutes, the party of the first part has agreed, at the request of the party of the second part, not to reserve any phosphate, minerals, metals or petroleum interests in the subject property.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

ATTEST:
SHARON R. BOCK, Clerk & Comptroller

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

BY: _____
Clerk (or Deputy Clerk)

BY: _____
Burt Aaronson, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

This instrument prepared by:
Paul King, Assistant County Attorney
Palm Beach County
P.O. Box 21229
West Palm Beach, FL 33416

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____, Chair or Vice -Chair, Board of County Commissioners, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Typed name of Acknowledger
Deputy Clerk
271-LGL
Rev. 11/12/08

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST:
THENCE SOUTH 02°12'30" WEST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 36.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN CREEK PARKWAY SAID RIGHT-OF-WAY LINE BEING 120.00 FEET NORTH OF THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 11328, PAGE 1055, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A NON TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 27°00'26" EAST A DISTANCE OF 895.00 FEET;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 03°45'41", A DISTANCE OF 58.75 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE EASTERLY ALONG SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32°19'30" A DISTANCE OF 504.94 FEET TO A POINT OF TANGENCY;
THENCE NORTH 80°55'15" EAST, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 239.64 FEET TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET SOUTH OF WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 14 AND THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4107, PAGE 430, PUBLIC RECORDS OF SAID PALM BEACH COUNTY;
THENCE NORTH 88°08'56" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 731.48 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28.417 SQUARE FEET OR 0.6524 ACRES.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING SOUTH 88°08'56" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

W. C. Elmer


PROJECT NO. 2004606	SHEET 2	OF 1	PROJECT:		DATE 8/28/08	SCALE AS SHOWN C&G PLAN FIELD BOOK NO. 13038	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2800 NORTH JOG ROAD WEST PALM BEACH, FL 33411
			DESCRIPTION SKETCH INDIAN CREEK PARKWAY SECTION 14, TWP 41 S. RGE 42 E								
			DESIGN FILE NAME S-1-09-3011.DGN	DRAWING NO. S-1-09-3011							

Exhibit "A" to Co. Deed
20f2

