

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

=====  
Meeting Date: August 17, 2010 [ ] Consent [ ] Regular  
[ ] Workshop [X] Public Hearing

Department:

Submitted By: Engineering and Public Works  
Submitted For: Land Development Division

=====  
**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to:**

- A) Adopt a Resolution to abandon a portion of Saranac Avenue, a forty foot wide right-of-way within West Gate Estates (Northern Section), as recorded in Plat Book 8, Page 38, Public Records of Palm Beach County, Florida; and
- B) Approve a County Declaration of Easement.

**SUMMARY:** Adoption of this Resolution and approval of the County Declaration of Easement will allow for the construction of a new Fire Rescue Station at the northwest corner of Oswego Avenue and Seminole Boulevard.

District 2 (PK)

**Background and Policy Issues:** The owner, Palm Beach County (County), is constructing a new Fire Rescue Station 24 on the west side of Seminole Boulevard, which will replace the existing Fire Station 24 located on the north side of Saranac Avenue. The location of the subject right-of-way is in conflict with the construction of the proposed Fire Rescue Station, necessitating the need for the abandonment. A Unity of Title over Lots 16-23, Block 57, West Gate Estates (Northern Section), Plat Book 8, Page 38, as well as Tract F, West Gate Realty Company's Replat, West Gate Estates, Plat Book 15, Page 66, will be recorded for this project simultaneously with the abandonment. Any future development of these lots will be subject to the provisions of Article 11 of the Unified Land Development Code.

A County Declaration of Easement for a portion of the abandoned area is required to reserve access rights over this abandoned portion of the roadway to allow egress for emergency vehicles from the new Fire Rescue Station to Seminole Boulevard. Utility service providers have no objection to the vacation.

In accordance with the exemption in the Right-of-Way Abandonment and Plat Vacation Ordinance 86-18, as amended by Ordinance No. 2002-034, governmental agencies are exempt from the privilege fee.

**Attachments:**

- 1. Location Sketch
- 2. Resolution with Legal Description and Sketch
- 3. County Declaration of Easement

=====  
Recommended by: Jannelle Koerner 07/14/10 [Signature]  
Interim Division Director Date

Approved by: S. J. Webb 7/21/10  
County Engineer Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	* \$ 0				
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Budget Account No.: Fund \_\_\_\_\_ Agency \_\_\_\_\_ Org. \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

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

\* No additional fiscal impact as a result of this item.

**C. Departmental Fiscal Review:** Abillite

**III. REVIEW COMMENTS**

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

[Signature]  
 OFMB  
 M&C 7-26-10 7/22/10  
 [Signature]

[Signature] 7/28/10  
 Contract Dev. and Control

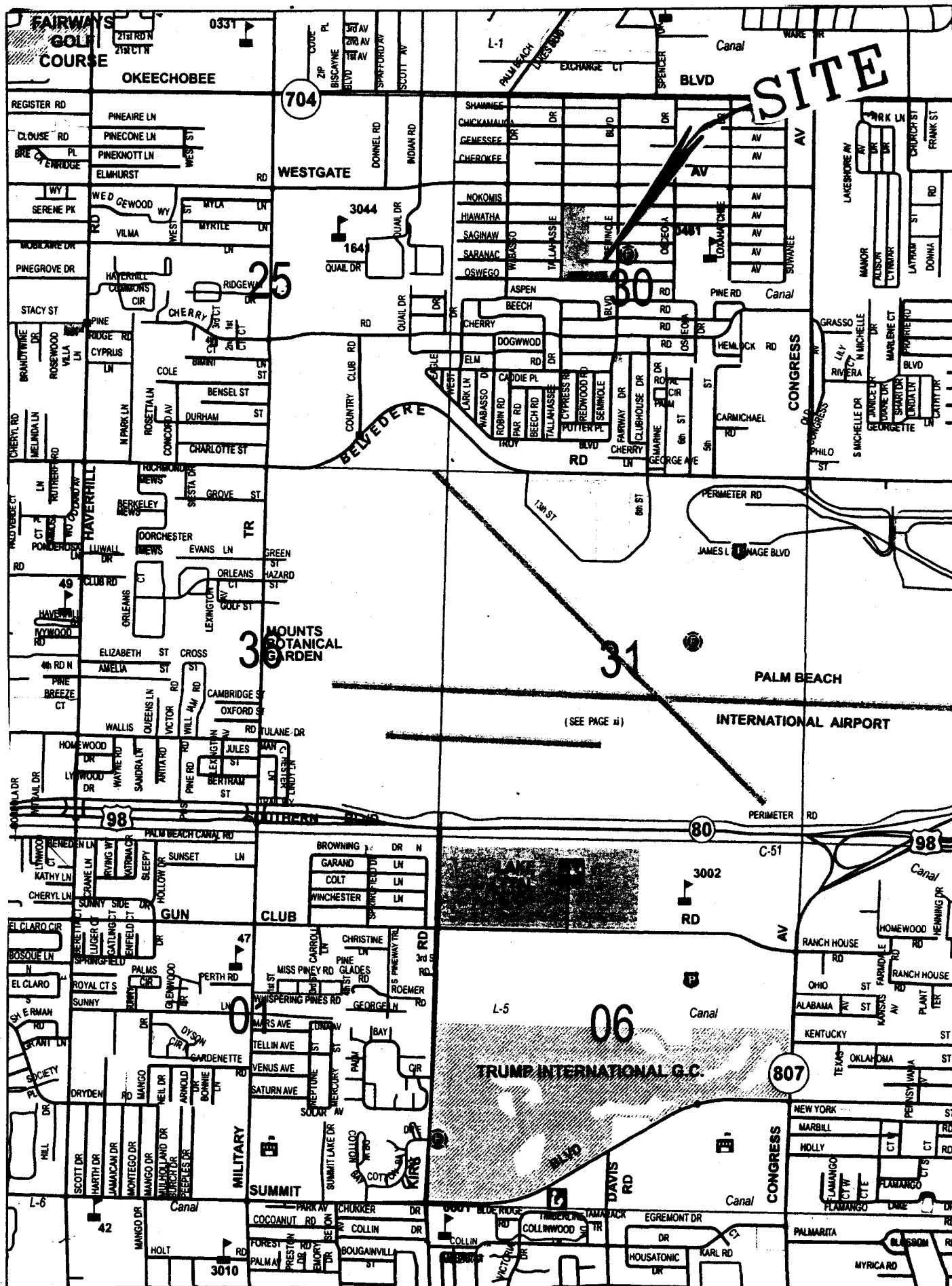
**B. Legal Sufficiency:**

[Signature] 7/29/10  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Division Director

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



**ABANDONING A PORTION OF 40' WIDE RIGHT-OF-WAY OF  
SARANAC AVENUE  
WITHIN WEST GATE ESTATES (NORTHERN SECTION) PLAT BOOK 8, PAGE 38**

**ATTACHMENT 1**

**LOCATION SKETCH**

**N**



**RESOLUTION NO. R-2010 \_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING A PORTION OF SARANAC AVENUE, A FORTY FOOT WIDE RIGHT-OF-WAY WITHIN WEST GATE ESTATES (NORTHERN SECTION), AS RECORDED IN PLAT BOOK 8, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND APPROVING THE COUNTY DECLARATION OF EASEMENT.**

**WHEREAS**, the Board of County Commissioners of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, and the petition of Palm Beach County, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on August 17, 2010, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County in and for that portion of Saranac Avenue; and

**WHEREAS**, said petition to vacate was submitted by Palm Beach County; and

**WHEREAS**, a Unity of Title over Lots 16-23, Block 57, West Gate Estates (Northern Section), Plat Book 8, Page 38, as well as Tract F, West Gate Realty Company's Replat, West Gate Estates, Plat Book 15, Page 66, will be recorded for this project simultaneously with the abandonment. Any future development of these lots will be subject to the provisions of Article 11 of the Unified Land Development Code; and

**WHEREAS**, in accordance with Ordinance No. 86-18, as amended, notice of the holding of such meeting was duly published in the Palm Beach Post on August 1, 2010; and

**RESOLUTION NO. R-2010-\_\_\_\_\_**

**WHEREAS**, this Board did hold said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

**WHEREAS**, the chair of the Board of County Commissioners is hereby authorized to approve the County Declaration of Easement.

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

1. The foregoing recitals are hereby reaffirmed and ratified.
2. A Unity of Title over Lots 16-23, Block 57, West Gate Estates (Northern Section), Plat Book 8, Page 38, as well as Tract F, West Gate Realty Company's Replat, West Gate Estates, Plat Book 15, Page 66, will be recorded for this project simultaneously with the abandonment. Any future development of these lots will be subject to the provisions of Article 11 of the Unified Land Development Code.
3. The Chair of the Board of County Commissioners is hereby authorized to approve the County Declaration of Easement, attached and made a part hereof.
4. The right-of-way is hereby abandoned and closed as right-of-way and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to the right-of-way, more fully described in the legal description and sketch attached hereto and made a part hereof.

**RESOLUTION NO. R-2010\_\_\_\_\_**

5. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Ordinance No. 86-18.

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:

Commissioner Burt Aaronson, Chair	-
Commissioner Karen T. Marcus, Vice Chair	-
Commissioner Jeff Koons	-
Commissioner Shelley Vana	-
Commissioner Steven L. Abrams	-
Commissioner Jess R. Santamaria	-
Commissioner Priscilla A. Taylor	-

The Chair thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

**Sharon R. Bock, Clerk & Comptroller**

BY: \_\_\_\_\_  
Deputy Clerk

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
County Attorney

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 40 FOOT ROAD RIGHT-OF-WAY OF SARANAC AVENUE PER THE PLAT OF WEST GATE ESTATES (NORTHERN SECTION) AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING BETWEEN BLOCK 57 OF SAID PLAT AND TRACT 'F', WEST GATE REALTY COMPANY'S REPLAT OF PART OF BLOCKS 11, 14, 15, 29, 41, 51, 52, AND 54, WEST GATE ESTATES AS RECORDED IN PLAT BOOK 15, PAGE 66 OF SAID PUBLIC RECORDS; BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 30 OF SAID BLOCK 57; BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 16 OF SAID BLOCK 57 AND THE EAST LINE OF THE ABANDONED SARANAC AVENUE ACCORDING TO RESOLUTION NO. R-80-269 AS RECORDED IN OFFICIAL RECORDS BOOK 3250, PAGE 1567 OF SAID PUBLIC RECORDS.

CONTAINING 15,151 SQUARE FEET (0.35 ACRES), MORE OR LESS.

**ABBREVIATIONS**

- R/W - RIGHT-OF-WAY
- O.R.B. - OFFICIAL RECORD BOOK
- ☉ - CENTERLINE
- (P) - PLAT BEARING OR DISTANCE
- (M) - MEASURED BEARING OR DISTANCE

<b>LEGEND</b>	
⊕	VALVE
□	CATCH BASIN
○	SANITARY MANHOLE
⊙	SIGN

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

*Anthony Brown*  
ANTHONY BROWN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4977  
DATE: 2/17/09

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

<b>SKETCH OF BOUNDARY SURVEY</b>	
DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: NONE
FIELD BOOK: PBC #10	DATE: 2-4-09

**SURVEY REPORT**

1. THIS IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE MINIMUM TECHNICAL STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. FIELD WORK COMPLETED ON JANUARY 27, 2009.
2. SURVEY BASED ON:
  - A) WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38
  - B) WEST GATE REALTY COMPANY'S REPLAT OF PART OF BLOCKS 11, 14, 15, 29, 41, 51, 52 AND 54, WEST GATE ESTATES, PLAT BOOK 15, PAGE 66
  - C) PALM BEACH COUNTY OFFICIAL RECORDS BOOK 3250, PAGE 1567
3. BEARINGS BASED ON AN ASSUMED BEARING OF S00°00'00"E ALONG THE CENTERLINE OF SEMINOLE BOULEVARD.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO RECORD INSTRUMENTS REGARDING ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS HAVE BEEN FURNISHED. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. ● DENOTES SET #4 IRON ROD WITH BROWN & PHILLIPS, INC. CAP, UNLESS NOTED OTHERWISE.
6. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY, CENTERS OF SUCH FEATURES ARE CORRECTLY LOCATED.
7. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN HEREON.
8. THE CONTRACTED PURPOSE OF THIS SURVEY IS TO MEET THE SURVEY REQUIREMENTS FOR THE RIGHT-OF-WAY ABANDONMENT OF SARANAC AVENUE.
9. THE SKETCH OF SURVEY AND THE SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.
10. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
  - A) PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.



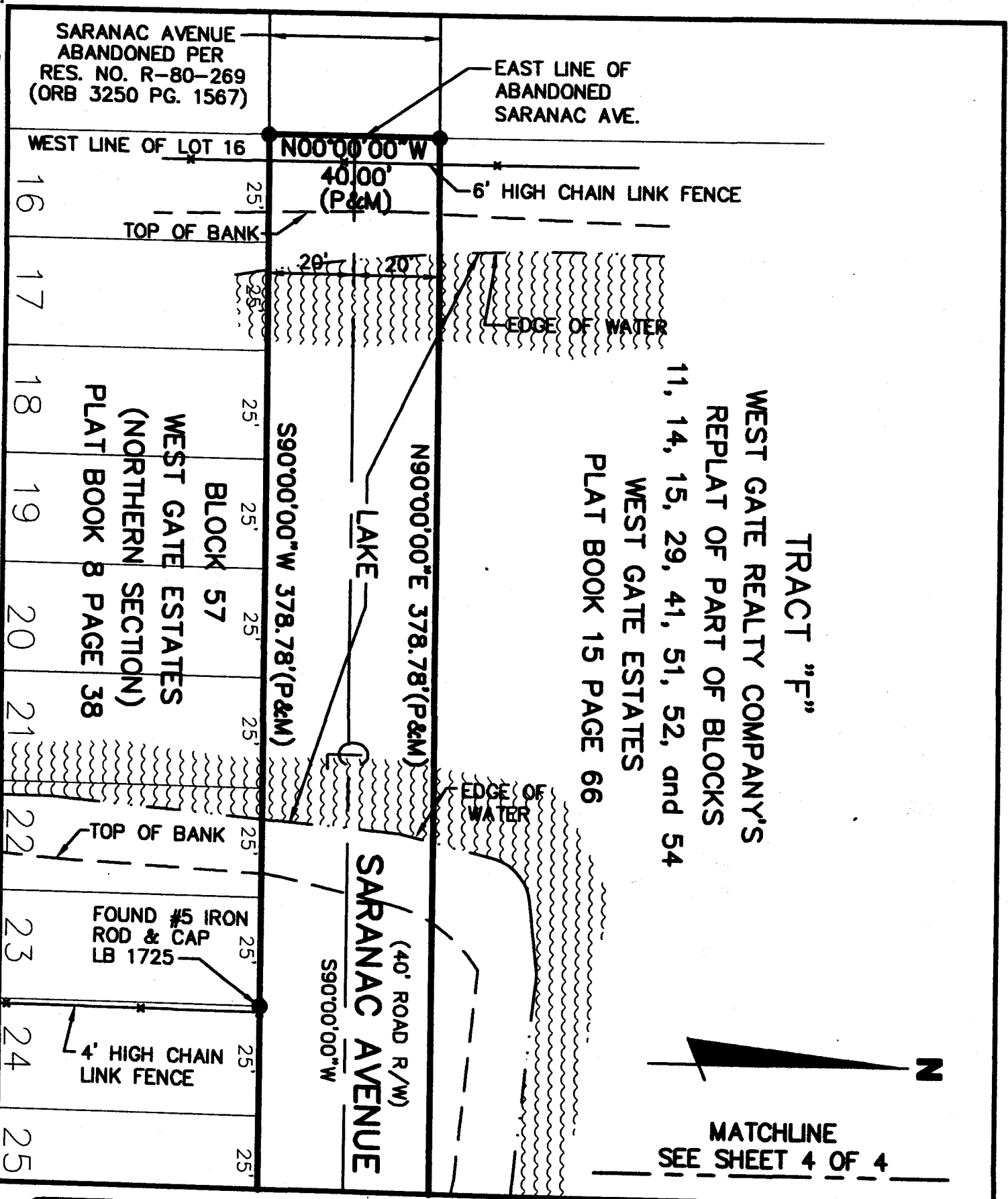
**BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407  
 (561) 615-3988, (561) 615-3986 FAX

**SKETCH OF  
BOUNDARY SURVEY**

DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: NONE
FIELD BOOK: PBC #10	DATE: 2-4-09



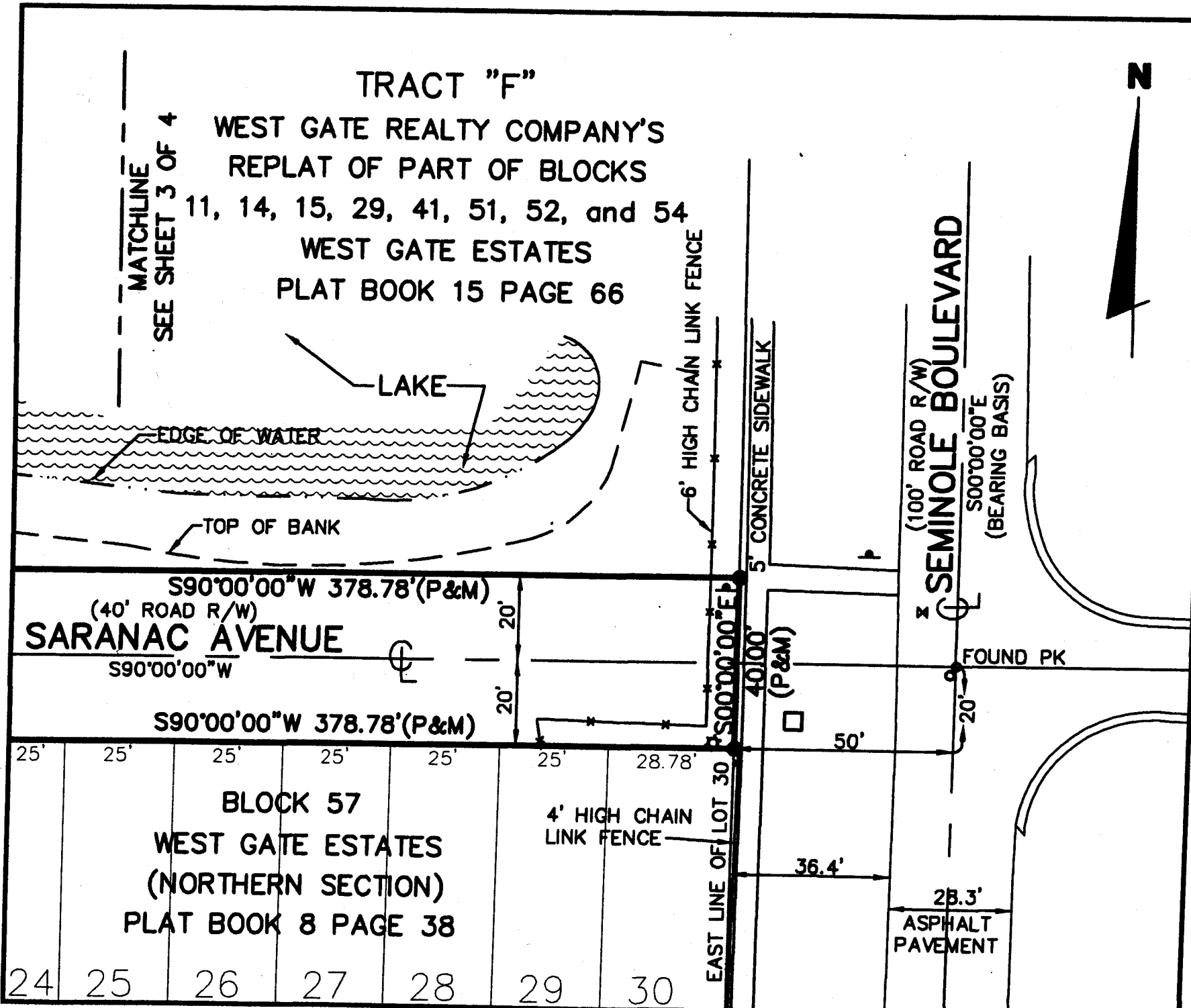


TRACT "F"  
 WEST GATE REALTY COMPANY'S  
 REPLAT OF PART OF BLOCKS  
 WEST GATE ESTATES  
 11, 14, 15, 29, 41, 51, 52, and 54  
 PLAT BOOK 15 PAGE 66

N  
 MATCHLINE  
 SEE SHEET 4 OF 4

**B BROWN & PHILLIPS, INC.**  
 PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
 (561) 615-3988, (561) 615-3986 FAX

SKETCH OF BOUNDARY SURVEY	
DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: 1" = 30'
FIELD BOOK: PBC #10	DATE: 2-4-09



SKETCH OF  
 BOUNDARY SURVEY

DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: 1" = 30'

**B BROWN & PHILLIPS, INC.**  
 PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
 (561) 615-1088

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

PCN: N/A Former Right-of-Way

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

**WHEREAS**, County desires to create an easement over, upon and under the Property for the benefit of the Benefited Property; 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 ingress and egress easement upon the Property to serve the Benefited Property. This easement shall be for the purpose of access to the Benefited Property. County shall have the right at any time to construct, maintain, install, operate, service, reconstruct, remove, relocate, repair, improve, expand, tie into, inspect, and utilize the Property for vehicular and pedestrian access, drainage for legal positive outfall, and installation of signage, fencing, and lighting. Any improvements to the Property must be reviewed and approved by the Palm Beach County Engineering Department prior to installation.

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**

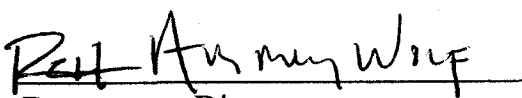
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Burt Aaronson, Chair

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By:   
Assistant County Attorney

By:   
Department Director

THE EAST 178.78 FEET OF THE  
FOLLOWING LEGAL DESCRIPTION:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 40 FOOT ROAD RIGHT-OF-WAY OF SARANAC AVENUE PER THE PLAT OF WEST GATE ESTATES (NORTHERN SECTION) AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING BETWEEN BLOCK 57 OF SAID PLAT AND TRACT 'F', WEST GATE REALTY COMPANY'S REPLAT OF PART OF BLOCKS 11, 14, 15, 29, 41, 51, 52, AND 54, WEST GATE ESTATES AS RECORDED IN PLAT BOOK 15, PAGE 66 OF SAID PUBLIC RECORDS; BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 30 OF SAID BLOCK 57; BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 16 OF SAID BLOCK 57 AND THE EAST LINE OF THE ABANDONED SARANAC AVENUE ACCORDING TO RESOLUTION NO. R-80-269 AS RECORDED IN OFFICIAL RECORDS BOOK 3250, PAGE 1567 OF SAID PUBLIC RECORDS.

CONTAINING 15,151 SQUARE FEET (0.35 ACRES), MORE OR LESS.

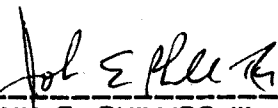
NOTE - THE EAST 178.78' CONTAINS 7,151 SQUARE FEET (0.16 ACRES), MORE OR LESS.


BEARINGS BASED ON AN ASSUMED BEARING OF S00°00'00"E ALONG THE CENTERLINE OF SEMINOLE BOULEVARD.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

ABBREVIATIONS

R/W - RIGHT-OF-WAY  
O.R.B. - OFFICIAL RECORD BOOK  
C - CENTERLINE

  
-----  
JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA/No. 4826  
DATE: 5/6/10

 **BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

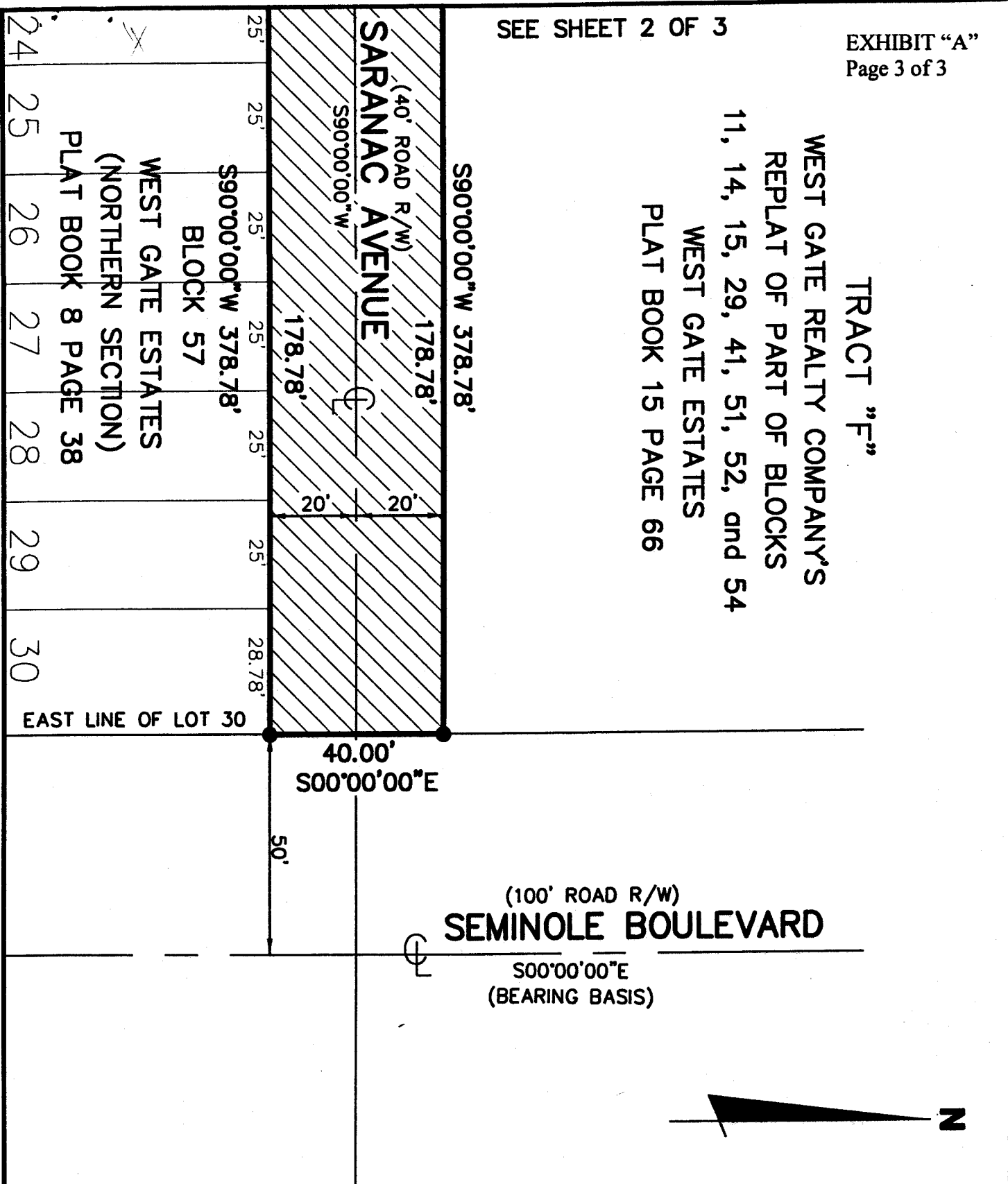
LEGAL DESCRIPTION  
AND SKETCH

DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: NONE
	DATE: 5/6/10
	SHEET 1 OF 3



SEE SHEET 2 OF 3

TRACT "F"  
WEST GATE REALTY COMPANY'S  
REPLAT OF PART OF BLOCKS  
11, 14, 15, 29, 41, 51, 52, and 54  
WEST GATE ESTATES  
PLAT BOOK 15 PAGE 66



**B BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: 1" = 30'
	DATE: 5/6/10
	SHEET 3 OF 3

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING LOTS 24 THROUGH 30, INCLUSIVE, BLOCK 57, OF WEST GATE ESTATES (NORTHERN SECTION), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOT B OF THE REPLAT OF PART OF BLOCK 57, WEST GATE ESTATES, RECORDED IN PLAT BOOK 18, PAGE 94 OF SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE NORTHEAST CORNER OF LOT 30, BLOCK 57 OF SAID WEST GATE ESTATES (NORTHERN SECTION);  
THENCE ALONG THE EAST LINE OF SAID LOT 30 AND WEST RIGHT-OF-WAY LINE OF SEMINOLE BOULEVARD, S00°00'00"E FOR 205.00 FEET;  
THENCE S45°00'00"W FOR 35.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OSWEGO AVENUE;  
THENCE ALONG SOUTH LINE OF SAID LOT B AND NORTH RIGHT-OF-WAY LINE, S90°00'00"W FOR 153.78 FEET TO THE WEST LINE OF SAID LOT B;  
THENCE ALONG SAID WEST LINE, N00°00'00"W FOR 230.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF SAID BLOCK 57 AND THE SOUTH RIGHT-OF-WAY LINE OF SARANAC AVENUE;  
THENCE ALONG THE NORTH LINE OF SAID LOTS 24 THROUGH 30 AND SOUTH RIGHT-OF-WAY LINE, N90°00'00"E FOR 178.78 FEET TO THE POINT OF BEGINNING.

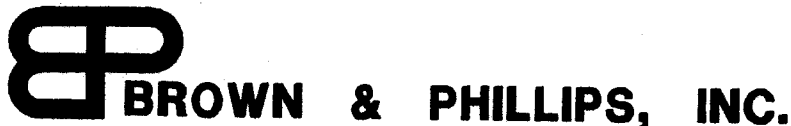
CONTAINING 40,807 SQUARE FEET (0.94 ACRES), MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

**ABBREVIATIONS**

- P.O.B.- POINT OF BEGINNING
- R/W - RIGHT-OF-WAY
- O.R.B.- OFFICIAL RECORD BOOK
- CL - CENTERLINE
- (P)- PLATTED BEARING OR DISTANCE
- (M)- MEASURED BEARING OR DISTANCE
- CONC.- CONCRETE

  
ANTHONY BROWN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4977  
DATE: 9/29/09



**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

**SKETCH OF BOUNDARY SURVEY  
PROPOSED PBC FIRE-  
RESCUE STATION No. 24**

DRAWN: DKN	PROJ. No. 08-088
CHECKED: TB	SCALE: NONE
FIELD BOOK: PBC 10	DATE: 6-18-09
PAGES: 11-15	SHEET 1 OF 5



**SURVEY REPORT**

1. THIS IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE MINIMUM TECHNICAL STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. FIELD WORK COMPLETED ON NOVEMBER 3, 2008.
2. SURVEY BASED ON:
  - A) WEST GATE ESTATES (NORTHERN SECTION), PLAT BOOK 8, PAGE 38
  - B) WEST GATE REALTY COMPANY'S REPLAT OF PART OF BLOCKS 11, 14, 15, 29, 41, 51, 52 AND 54, WEST GATE ESTATES, PLAT BOOK 15, PAGE 66
  - C) REPLAT OF PART OF BLOCK 57, WEST GATE ESTATES, PLAT BOOK 18, PAGE 94
  - D) PALM BEACH COUNTY OFFICIAL RECORD BOOK 10327, PAGE 676
  - E) PALM BEACH COUNTY OFFICIAL RECORD BOOK 21895, PAGE 1244-1250
  - F) PALM BEACH COUNTY OFFICIAL RECORD BOOK 21895, PAGES 1253-1255
3. BEARINGS BASED ON AN ASSUMED BEARING OF S00°00'00"E ALONG THE CENTERLINE OF SEMINOLE BOULEVARD.
4. RECORD INSTRUMENTS SHOWN HEREON WERE FURNISHED IN SOUTHEAST GUARANTY & TITLE, INC., TITLE COMMITMENT NO. 2902020 WITH EFFECTIVE DATE OF 4/23/2009 @ 8:00 AM.  
  
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
5. ● DENOTES SET #4 IRON ROD WITH BROWN & PHILLIPS, INC. CAP, UNLESS NOTED OTHERWISE.
6. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY, CENTERS OF SUCH FEATURES ARE CORRECTLY LOCATED.
7. FLOOD ZONE "B" PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 120192-0155-B, WITH EFFECTIVE DATE OF OCTOBER 15, 1982.
8. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN HEREON.
9. THE PROPOSED USE OF THE SUBJECT PROPERTY IS A PALM BEACH COUNTY FIRE-RESCUE STATION.  
THIS USE FALLS WITHIN THE SUBURBAN RISK CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE  
ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY STANDARDS FOR THIS CLASSIFICATION.
10. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
  - A) PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

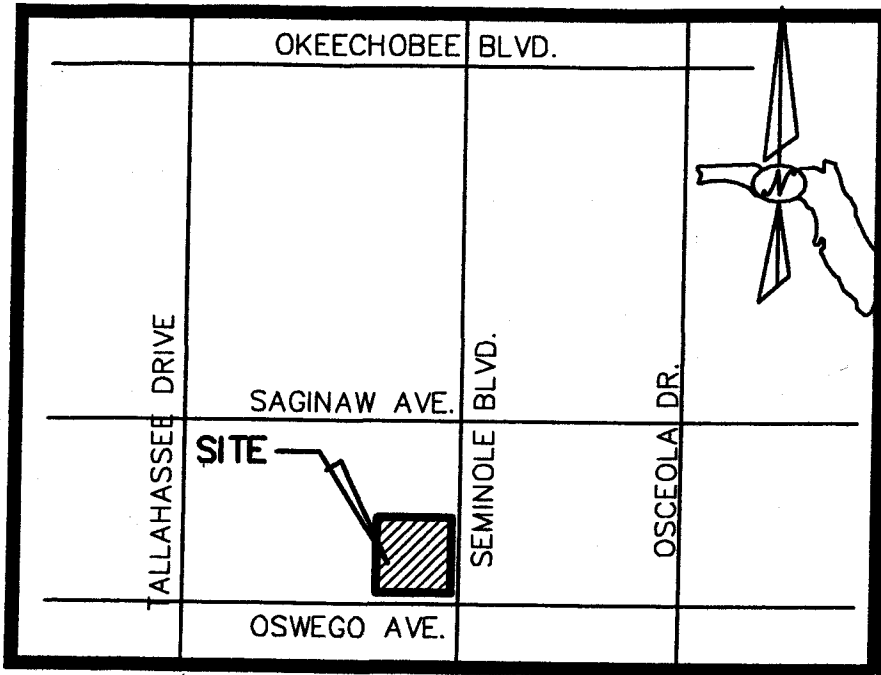


**BROWN & PHILLIPS, INC.**

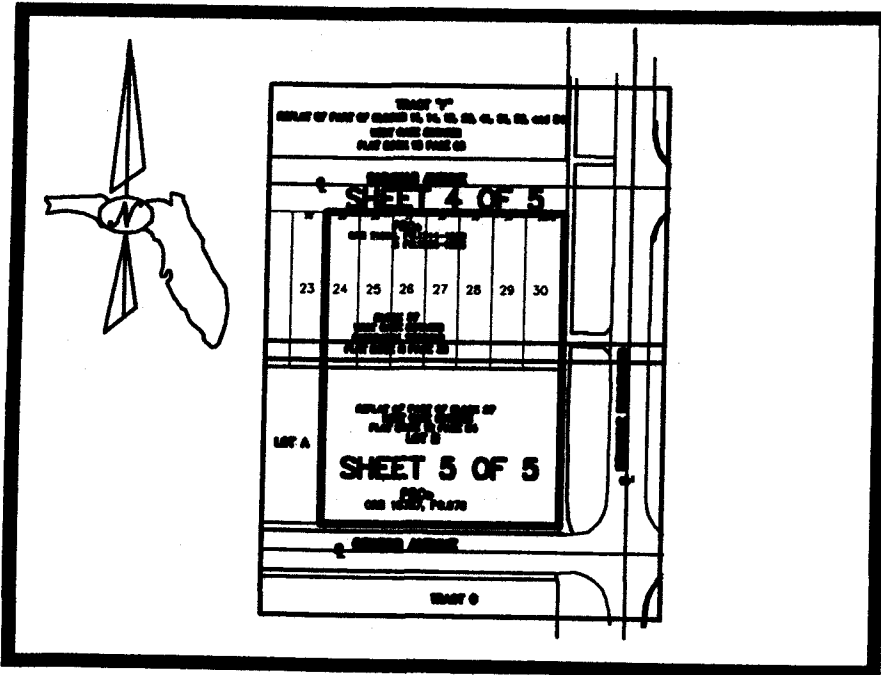
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

**SKETCH OF BOUNDARY SURVEY  
PROPOSED PBC FIRE-  
RESCUE STATION No. 24**

<b>DRAWN:</b> DKN	<b>PROJ. No.</b> 08-068
<b>CHECKED:</b> TB	<b>SCALE:</b> NONE
<b>FIELD BOOK:</b> PBC 10	<b>DATE:</b> 6-18-09
<b>PAGES:</b> 11-15	<b>SHEET</b> 2 OF 5



**VICINITY MAP**  
N.T.S.



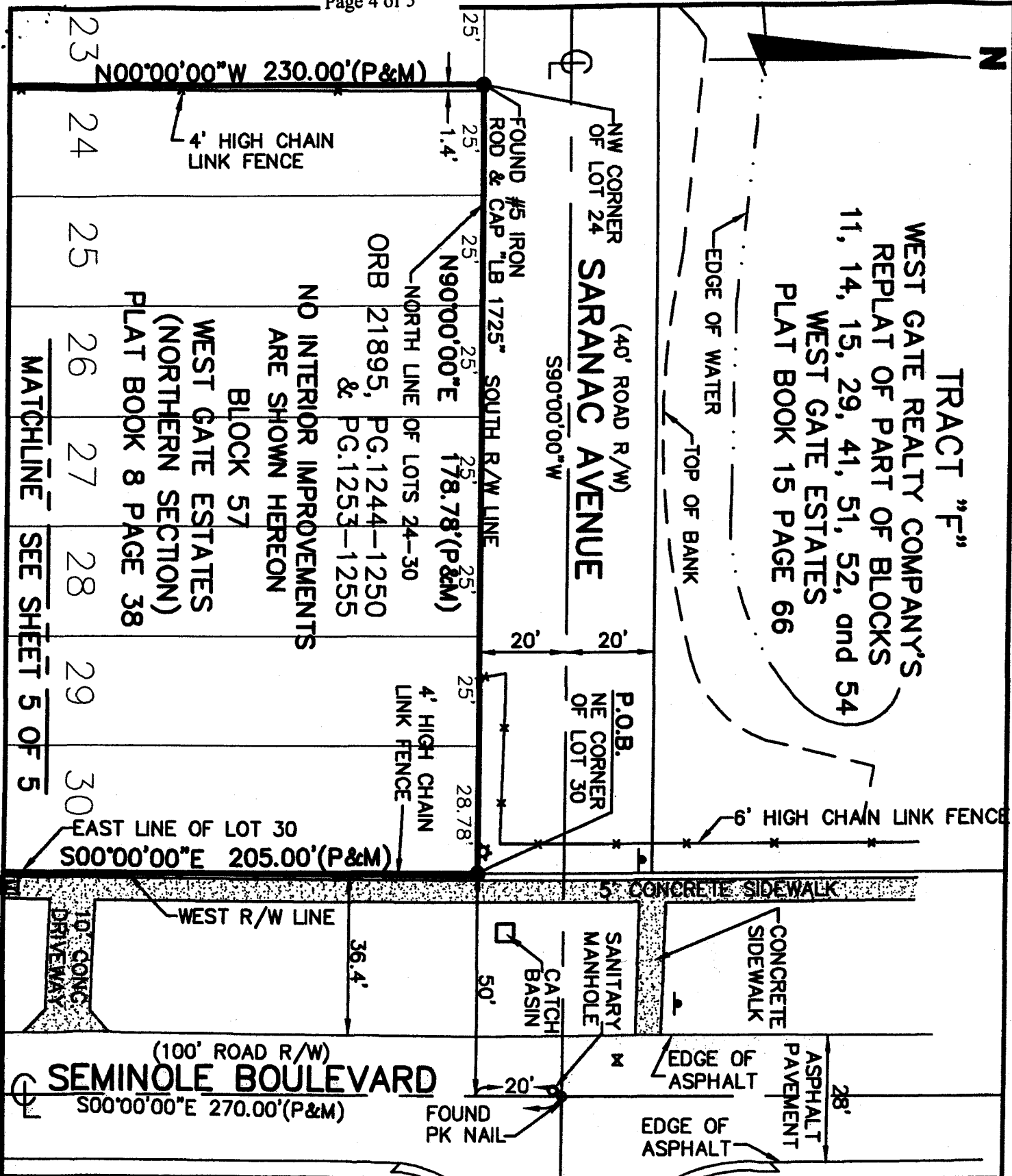
**KEY MAP**  
N.T.S.

<b>LEGEND</b>	
✕	VALVE
☆	WOOD POWER POLE
⊠	WATER METER
⊙	FIRE HYDRANT
▲	SIGN
⊞	ELECTRIC BOX
⊞	MAIL BOX
←	GUY ANCHOR

**BP BROWN & PHILLIPS, INC.**  
 PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
 (561) 615-3988, (561) 615-3986 FAX

**SKETCH OF BOUNDARY SURVEY  
 PROPOSED PBC FIRE-  
 RESCUE STATION No. 24**

DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: NONE
FIELD BOOK: PBC 10	DATE: 6-18-09
PAGES: 11-15	SHEET 3 OF 5

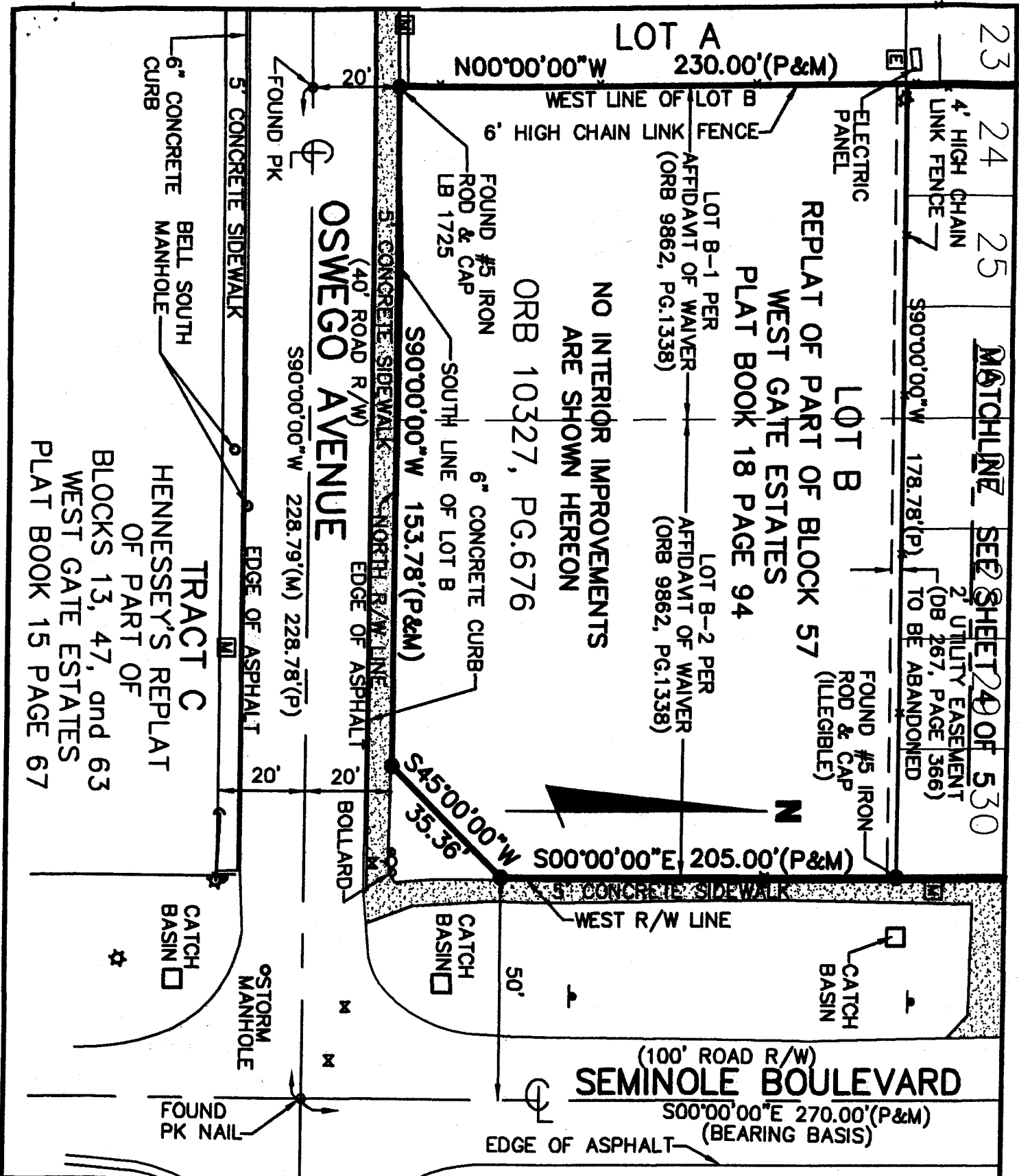


**B BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
 (561) 615-3988, (561) 615-3986 FAX

SKETCH OF BOUNDARY SURVEY  
 PROPOSED PBC FIRE-  
 RESCUE STATION No. 24

DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: 1" = 30'
FIELD BOOK: PBC 10	DATE: 6-18-09
PAGES: 11-15	SHEET 4 OF 5



23  
24  
25  
MATCHLINE SEE SHEET 24 OF 530

**SKETCH OF BOUNDARY SURVEY  
PROPOSED PBC FIRE-  
RESCUE STATION No. 24**

DRAWN: DKN	PROJ. No. 08-068
CHECKED: TB	SCALE: 1" = 30'
FIELD BOOK: PBC 10	DATE: 6-18-09
PAGES: 11-15	SHEET 5 OF 5

**B BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX