

AGENDA ITEM SUMMARY

Meeting Date: **November 16, 2010** ☒ **Consent** ☐ **Regular**
 ☐ **Ordinance** ☐ **Public Hearing**

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the Olympia Civic Site plat.

Summary: The County, on behalf of Fire Rescue, acquired title to a 2.76 acre parcel of property from the Village of Wellington (Village) in April 2004. It is located on the south side of Stribling Way (formerly known as Pierson Road), east of US 441. Fire Rescue Station No. 30 is located on this site. The Village and the School Board also have parcels within the limits of the Olympia Civic Site plat. As a condition of the site plan approval, the Village is requiring the overall civic site property be platted. The County, Village and the School Board will each sign the Plat as property owners. **(PREM) District 6 (HJF)**

Background and Justification: Originally, the County on behalf of Fire Rescue acquired a 2.07 acre civic site within the Wellington Green Mall project at the southwest corner of Forest Hill Boulevard and U.S. 441. Subsequently, the Forest Hill Wellington West (Olympia) PUD being developed by Minto Communities at the southeast corner of Forest Hill Boulevard and U.S. 441 was approved and included a 2.0 acre civic site for a fire station. This site ("Minto Civic Site") was conveyed to both the Village and the County jointly. The location of the Minto Civic Site was relocated within the PUD at the request of the Village and the School Board to accommodate the School Board's planned middle school. Fire Rescue preferred the relocated Minto Civic Site location over either the Wellington Green or the original Minto site. On December 9, 2003 (R-2003-1995), the Board authorized an exchange of property with the Village. The Village conveyed a 2.76 acre fire station site within the Minto PUD to the County; the County conveyed the 2.07 acre Wellington Green civic site to the Village; and the County conveyed/released the County's 50% interest in the original Minto Civic Site to the Village. The County completed construction of Fire Rescue Station No. 30 in May 2006. The School Board has completed construction of the two schools adjacent to the fire station. Now that the construction of the schools by the School Board is completed, the Village is requiring that the overall civic site property be platted, which plat includes the parcels owned by the Village, the School Board and the County. The School Board is anticipated to approve this Plat at its November 10, 2010 meeting.

Attachments:

1. Location Map
2. Plat

Recommended By: [Signature] 10/20/10
Department Director Date

Approved By: [Signature] 11/1/10
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	0 <i>see below</i>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

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

** No fiscal impact.*

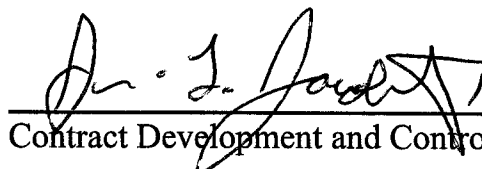
C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:



OFMB



Contract Development and Control

B. Legal Sufficiency:

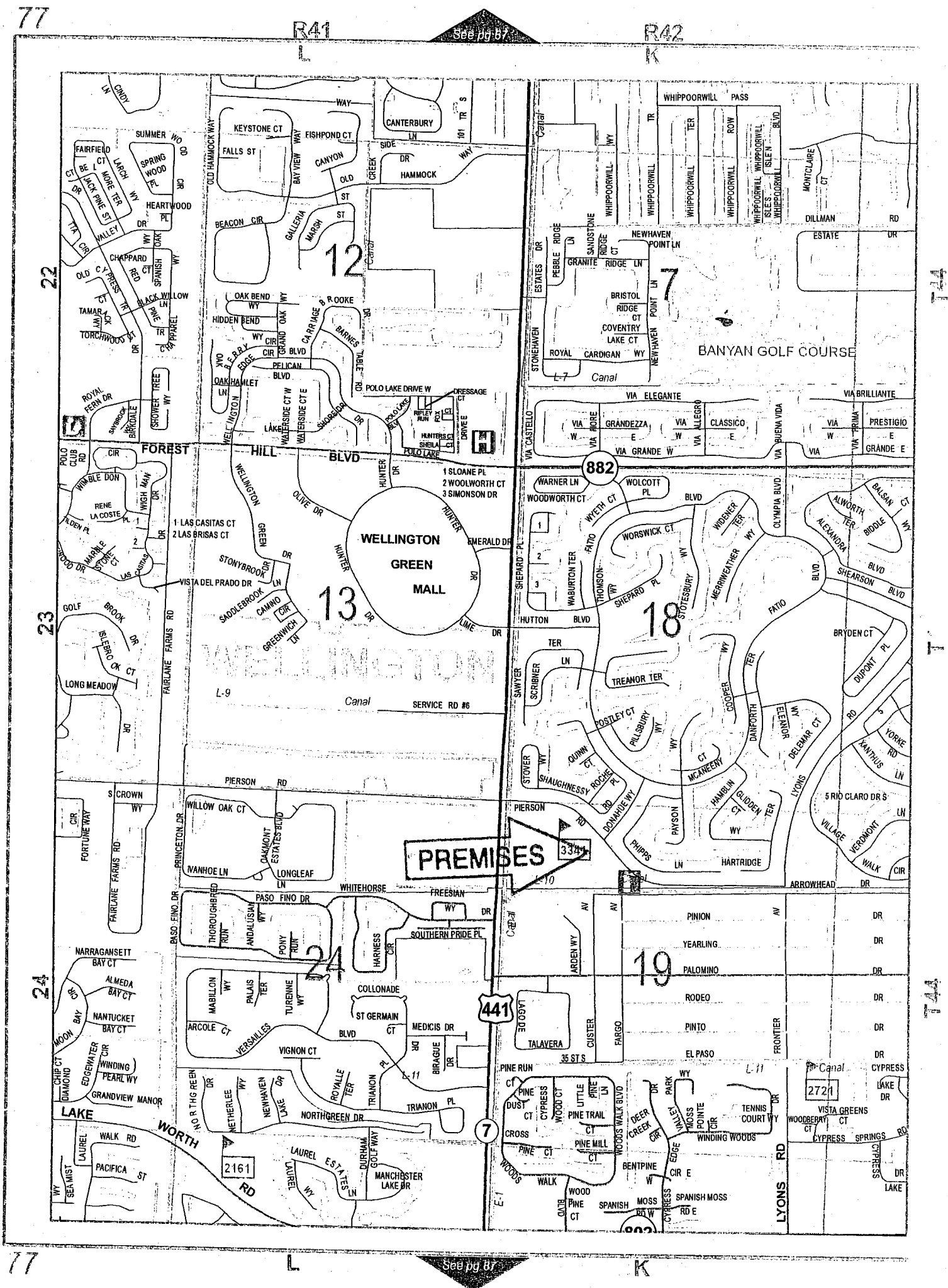


Assistant County Attorney

C. Other Department Review:

Department Director

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



OLYMPIA CIVIC SITE

BEING A REPLAT OF PORTIONS OF TRACT 35 AND OF TRACTS 46 THROUGH 55, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 3,
RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY
SITUATE IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
AUGUST, 2010

SITE ACREAGES	
TRACT "A"	34.82 AC. ±
TRACT "B"	11.80 AC. ±
TRACT "C"	9.53 AC. ±
TRACT "D"	2.76 AC. ±
TRACT "E"	0.89 AC. ±
TRACT "F"	0.12 AC. ±
TRACT "G"	0.05 AC. ±
TOTAL	49.97 AC. ±

COORDINATE TABLE

GRID COORDINATES DETERMINED BY TRAVERSE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	836240.349	918286.409	SET 4"x4" CM - P.R.M.
2	837602.606	918332.220	SET MAG NAIL & DISK - P.R.M.
3	837581.670	918952.459	SET MAG NAIL & DISK - P.R.M.
4	837306.558	917554.296	SET MAG NAIL & DISK - P.R.M.
5	836605.857	918203.625	SET MAG NAIL & DISK - P.R.M.
6	836306.832	918830.295	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
7	836304.863	918809.109	SET 4"x4" CM - P.R.M. AND ALSO A 4"x4" CM UNDERNEATH P.R.M.
8	836336.476	920771.841	SET 4"x4" CM - P.R.M. AND ALSO A 4"x4" CM UNDERNEATH P.R.M.
9	836316.478	920772.174	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
10	836283.528	918830.683	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
11	836287.516	917904.838	SET 4"x4" CM - P.R.M. AND ALSO A 4"x4" CM UNDERNEATH P.R.M.
12	836280.234	917458.083	SET 4"x4" CM - P.R.M.
13	834913.924	916175.217	FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT "PALMCO"
14	837642.585	918333.564	SET MAG NAIL & DISK
15	837620.848	918953.808	SET MAG NAIL & DISK
16	837333.845	917563.638	SET #5 IRON ROD & CAP "ADAM & BRADY"
17	836633.044	918232.967	SET MAG NAIL & DISK
18	836346.973	918829.625	SET MAG NAIL & DISK
19	836344.858	918808.430	SET MAG NAIL & DISK
20	836378.471	920771.173	SET MAG NAIL & DISK
21	836377.488	920833.186	SET MAG NAIL & DISK
22	836317.126	920810.369	FOUND BROKEN 4"x4" CM
23	836245.557	921151.076	FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT "PFB 25"
24	836289.606	923481.204	FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT "PFB 26"
25	837607.335	918285.539	PALM BEACH COUNTY SURVEY DEPARTMENT COORDINATE - NOTHING FOUND
26	834320.668	918840.473	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.
27	836300.872	918940.814	SET 4"x4" CM - P.R.M. AND ALSO A #5 ROD & CAP UNDERNEATH P.R.M.

BEARING DATUM NOTE

COORDINATES SHOWN ARE GRID
DATUM = N.A.D. 83, 1980 ADJUSTMENT
ZONE = FLORIDA 18N
LENS UNIT = US SURVEY FOOT
COORDINATE SYSTEM LINE STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000000
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
NAD 83 TO NAD 2011
GRID TO PLAY BEARING = 0°12'30" COUNTER CLOCKWISE
(N.A.D. = NORTH AMERICAN DATUM)

LAND SURVEYOR'S NOTES

BOUNDARY SURVEY LINES SHALL BE RECORDED BY THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
THERE SHALL BE NO BUILDING OR ANY UTILITY STRUCTURE PLACED ON DRAINAGE BASINS OR UTILITY BASINS, WITHOUT WRITTEN CONSENT.

THERE SHALL BE NO THING OR THINGS PLACED ON UTILITY BASINS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE BASINS, WITHOUT WRITTEN CONSENT FROM THE WATER AND/OR SEWER PROVIDER.

LANDSCAPING OR OTHER UTILITY BASINS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE BASINS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE BASINS SHALL HAVE FIRST PRIORITY, UTILITY BASINS SHALL HAVE SECOND PRIORITY AND ALL OTHER BASINS SHALL BE SUBORDINATE TO THOSE WITH THEIR PRIORITY BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

THE SURVEY, AS SHOWN HEREON, REFERS TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (N.A.D.) 83, 1980 ADJUSTMENT, AS DETERMINED BY PALM BEACH COUNTY SURVEY DEPARTMENT. BEARING DATUM WAS DETERMINED FROM A TRIANGULAR NETWORK PALM BEACH COUNTY CONTROL STATIONS "TOLSON", "TOP 20" AND "TOP 20". THE SOUTH LINE OF THIS PLAT BEING SOUTH 89°14'00" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. ALL DISTANCES SHOWN HEREON ARE GROUND.

THE BEARING DATUM OF ALL NECESSARY UTILITY BASINS, AS SHOWN HEREON, WERE DETERMINED TO CONFORM WITH THE BEARING DATUM AND CURVES OF THE PLAT.

THE FOLLOWING IS WRITTEN AND APPLIED TO THE UNDERLYING PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, TOWNSHIP 44 SOUTH, RANGE 42 EAST, FLORIDA. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH RECONSTRUCTS LINES SHOWN IN ALL OR PART OF A PREVIOUS PLAT FILED OF PUBLIC RECORDS SHALL, UPON RECONSTRUCTION OF THE REPLAT, AUTOMATICALLY AND EXCLUSIVELY UPDATE AND AMEND ALL OF THE PREVIOUS PLAT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DISPOSITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR OTHER FORM OF THE PLAT. THERE MAY BE ADDITIONAL DISTURBANCES NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

TRACT CURVES CREATED BY THIS PLAT WERE FORMED BY A #5 STEEL ROD AND PLASTIC CAP, OR BY A #5 IRON ROD AND PLASTIC CAP.

IN THE EVENT OF ANY DISCREPANCY BETWEEN THE PLAT AND THE FIELD, THE PLAT SHALL PREVAIL, UNLESS OTHERWISE NOTED. SEE COORDINATE TABLE FOR SETTING RECORDED POINTS PLACED DIRECTLY BELOW PLAT FOR A NETWORK.

- ① DISCREPANCY SET MAG NAIL & DISK STAMPED "A & B ENL. 30-42", UNLESS OTHERWISE NOTED.
- ② DISCREPANCY FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE MONUMENT.
- ③ DISCREPANCY SET MAG NAIL & DISK STAMPED "A & B ENL. 30-42", UNLESS OTHERWISE NOTED.
- ④ DISCREPANCY SET #5 IRON ROD & PLASTIC CAP.
- ⑤ DISCREPANCY CONCRETE MONUMENT FOUND.

LEGEND

- P.B. - REFERS TO POINT # IN COORDINATE TABLE
- O.R.B. - PERMANENT REVERSE MONUMENT
- R.W. - OFFICIAL RECORD BOOK
 P.B. PLAT NO. 3 | - REPLY OF SURV || C | - PALM BEACH FARMS COMPANY |
| D | - CALCULATED FROM DEED OR PLAT |
| E | - DEED DESCRIPTION METHOD |
| F | - BOUNDARY |
| G | - ARC LENGTH |
| H | - CENTRAL ANGLE |
| I | - BEARING ACCORDING TO P.B. & PLAT NO. 3 |
| J | - CENTER LINE |

SHEET INDEX

- DESCRIPTIONS AND APPROVALS - SHEET 1
- TRACT BOUNDARIES - SHEET 2
- EXEMPTIONS BY THIS PLAT - SHEET 3
- EXISTING RECORDED EASEMENTS - SHEET 4

ADAM & BRADY, INC.
1001 N. W. 10th Ave., Suite 100
Fort Lauderdale, Florida 33304
Tel: (954) 578-7800
Fax: (954) 578-7801
www.adambrady.com

OLYMPIA CIVIC SITE
TRACT BOUNDARIES

Dr. JS F.B. 0-6/1-17
Ck. DP Date: AUGUST 2010
Job. No. 08018

FP 2033
SHEET 2 OF 4

BEING A REPLAY OF PORTIONS OF TRACT 35 AND OF TRACTS 46 THROUGH 53, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 3,
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SITUATE IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
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VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
AUGUST, 2010

CENTER LINE OF A 10' WIDE
FLORIDA POWER & LIGHT
UTILITY EASEMENT
PER O.R.B. 19795,
PAGE 1830

TANGENT	BEARING	DISTANCE	
T163	S38°43'25"W	5.00'	
T164	S29°30'43"W	21.58'	
T165	S46°36'22"E	10.00'	
CURVE	RADIUS	ARC LENGTH	Δ
C1	945'	122.04'	07°23'58"

OLYMPIA PLAT II
PLAT BOOK 36, PAGES 1-34

BELLSOUTH
TELECOMMUNICATIONS, INC.
COMMUNICATION &
ELECTRIC
UTILITY EASEMENT
PER O.R.B. 17161,
PAGE 795

TANGENT	BEARING	DISTANCE
T143	S46°50'35"W	328.20'
T144	S22°12'19"W	182.00'
T145	S67°47'41"E	10.00'
T146	N22°12'19"E	179.82'
T147	N46°50'35"E	325.95'
T148	N42°49'00"W	10.00'

PALM BEACH COUNTY
WATER & SEWER UTILITY
EASEMENT
PER O.R.B. 20400,
PAGE 1534

TANGENT	BEARING	DISTANCE
T149	S44°36'04"E	23.71'
T150	S02°50'20"W	69.15'
T151	S47°21'28"E	141.86'
T152	N89°10'46"E	77.60'
T153	N43°06'06"E	61.14'
T154	N48°53'54"W	38.23'
T155	S43°06'06"W	20.00'
T156	S40°53'54"E	8.84'
T157	S43°06'06"W	61.68'
T158	S59°10'46"W	48.09'
T159	N47°12'28"E	124.82'
T160	N02°50'20"E	68.57'
T161	N44°36'04"W	31.87'
T162	S47°11'02"W	20.00'

FLORIDA POWER
& LIGHT COMPANY
UTILITY EASEMENT
PER O.R.B. 20468,
PAGE 1163

TANGENT	BEARING	DISTANCE
T123	S88°04'00"E	19.99'
T124	S74°52'37"E	43.83'
T125	N88°04'00"W	58.00'
T126	S24°36'18"W	4.25'
T127	S01°34'50"E	208.98'
T128	S28°30'51"E	80.14'
T129	S00°58'20"E	300.09'
T130	S19°27'06"E	92.77'
T131	S70°53'45"E	12.14'
T132	N10°06'18"E	5.00'
T133	S70°53'45"E	20.00'
T134	S19°06'15"W	20.00'
T135	N70°53'45"W	20.00'
T136	N10°06'15"E	5.00'
T137	N70°53'45"W	19.99'
T138	N19°27'06"W	99.21'
T139	N00°58'20"W	299.17'
T140	N28°30'51"W	80.05'
T141	N01°34'50"W	213.77'
T142	N24°36'18"E	13.27'

CENTER LINE OF
BELLSOUTH
TELECOMMUNICATIONS, INC.
UTILITY EASEMENT
PER O.R.B. 16861,
PAGE 126

TANGENT	BEARING	DISTANCE
T152	S46°50'35"W	35.98'
T153	S22°12'19"W	132.14'
T154	S71°26'43"W	270.36'
T155	S88°36'44"W	401.87'
T156	S32°13'39"W	17.80'
T157	N89°36'44"E	413.66'
T158	N21°28'43"E	278.64'
T159	N22°12'19"E	171.72'

PALM BEACH COUNTY
WATER UTILITY EASEMENT
PER O.R.B. 15652,
PAGE 1678

TANGENT	BEARING	DISTANCE
T175	N00°58'20"W	21.08'
T176	S72°31'45"E	101.47'
T177	N55°13'31"E	48.28'
T178	N02°12'11"E	41.80'
T179	N87°48'23"W	18.00'
T180	N02°12'11"E	20.00'
T181	S87°48'23"E	8.00'
T182	N02°12'11"E	143.25'
T183	N87°48'23"W	9.06'
T184	N02°11'57"E	20.00'
T185	S87°48'23"E	9.06'
T186	N02°12'11"E	86.28'
T187	S47°11'00"W	45.67'
T188	N71°23'56"W	185.80'
T189	N42°49'00"W	41.80'
T190	S71°23'56"E	173.88'
T191	N47°11'00"E	30.81'
T192	S24°58'56"W	56.09'
T193	N47°11'00"E	32.00'
T194	N40°44'58"W	203.67'
T195	N43°17'02"W	273.06'
T196	N48°39'58"E	30.00'
T197	S42°49'00"E	80.97'
T198	S42°49'00"E	478.11'
T199	S37°38'36"W	20.28'
T200	N42°49'00"W	39.90'
T201	S24°58'56"W	56.09'
T202	S42°49'00"E	52.48'
T203	S47°11'02"W	30.00'
T204	N42°49'00"W	533.42'
T205	S39°36'01"W	113.07'
T206	S02°12'11"E	110.92'
T207	S87°48'23"E	20.84'
T208	S01°34'50"W	10.00'
T209	N87°48'23"W	20.99'
T210	S02°12'11"E	137.25'
T211	S55°13'31"E	68.12'
T212	N72°31'45"W	104.55'
T213	N47°11'00"E	60.39'
T214	S42°49'00"E	8.01'
T215	S47°11'00"W	7.66'
T216	S42°49'00"E	23.72'
T217	S39°36'01"W	98.22'
T218	N02°12'11"E	83.24'
T219	N47°11'00"E	47.19'
T220	S50°20'51"E	7.71'
T221	S24°58'56"W	52.05'
T222	N42°49'00"W	27.30'

PALM BEACH COUNTY
WATER UTILITY EASEMENT
PER O.R.B. 21039,
PAGE 1796

TANGENT	BEARING	DISTANCE
T1	S87°47'16"E	198.67'
T2	N01°29'47"W	28.19'
T3	S88°04'00"E	20.04'
T4	S01°29'47"E	28.28'
T5	S87°47'16"E	23.36'
T6	S52°02'25"E	86.94'
T7	S85°08'02"E	31.02'
T8	N46°24'35"E	41.14'
T9	N43°52'02"E	32.66'
T10	N55°05'08"E	29.04'
T11	S77°04'34"E	68.40'
T12	N55°05'30"E	19.09'
T13	S75°34'48"E	32.18'
T14	N14°25'12"E	4.28'
T15	S73°11'57"E	19.53'
T16	S16°38'15"W	19.47'
T17	S73°03'41"E	45.82'
T18	S65°25'07"E	87.36'
T19	N27°48'29"E	19.29'
T20	S87°11'51"E	20.00'
T21	S22°48'28"W	16.15'
T22	S57°47'06"E	102.61'
T23	S39°28'21"E	42.85'
T24	S85°13'22"E	48.86'
T25	S32°22'27"E	26.17'
T26	N85°13'22"E	75.89'
T27	N39°28'21"W	48.08'
T28	N57°47'06"E	107.37'
T29	N65°25'07"E	95.80'
T30	N73°03'41"W	84.38'
T31	N16°38'15"E	15.10'
T32	N75°34'48"W	21.60'
T33	S55°05'30"W	18.78'
T34	N77°04'34"W	76.99'
T35	S13°27'20"W	11.86'
T36	N76°32'40"W	10.00'
T37	N13°27'20"E	13.33'
T38	S55°05'08"E	16.53'
T39	S33°52'02"W	31.12'
T40	S46°24'35"W	25.34'
T41	N85°08'02"E	45.96'
T42	N52°02'25"W	86.43'
T43	N87°47'16"W	215.00'
T44	S00°27'20"W	101.82'
T44-1	S10°31'45"E	3.28'
T45	S00°25'51"E	90.72'
T46	N89°01'40"E	26.09'
T47	S00°58'20"E	258.83'
T48	N89°27'51"E	256.01'
T49	N00°41'26"W	11.34'
T50	N89°18'32"E	13.45'
T51	N00°51'18"W	77.52'
T52	N69°08'44"E	20.00'
T53	S00°51'18"E	77.48'
T54	N89°01'40"E	25.15'
T55	S00°58'20"E	11.50'
T56	N89°01'40"E	10.63'
T57	S00°58'20"E	11.00'
T58	N89°01'40"E	255.94'
T59	N47°14'10"E	350.89'
T60	S42°42'18"E	20.00'
T61	S47°14'10"W	358.49'
T62	S89°01'40"W	284.18'
T63	S00°58'48"E	139.77'
T64	S88°31'51"W	41.21'
T65	N45°26'52"E	28.30'
T66	N00°55'46"W	120.78'
T67	S89°27'51"W	254.64'
T68	N01°13'03"W	265.44'
T69	N22°24'36"W	40.98'
T70	N00°25'51"W	59.17'
T71	S85°27'48"W	10.03'
T72	N00°25'51"W	58.19'
T73	S88°43'58"E	8.57'
T74	N00°27'20"E	113.55'

STREBLING WAY
FORMERLY KNOWN AS PIERSON ROAD

U.S. 401 (STATE ROAD NO. 7)
LAKE WORTH DRAINAGE DISTRICT E-1 CANAL

LAKE WORTH DRAINAGE DISTRICT E-1 CANAL

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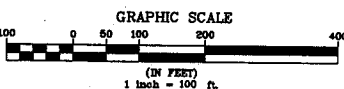
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NOTES

- THE SHOWN PORTION OF ALL EXISTING UTILITY EASEMENTS IS SHOWN AS SHOWN ON THIS PLAN.
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A&B ENGINEERING, INC.
2001 Palm Beach Blvd., Suite 100
West Palm Beach, Florida 33411
Phone: (561) 866-7400
Fax: (561) 866-7401
Email: info@abengineering.com

OLYMPIA CIVIC SITE
EXISTING RECORDED EASEMENTS

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Dr. JS F.B. 0-6/1-17
Ck. DP Date: AUGUST 2010
Job. No. 08018
FP 2041
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