

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	<u>\$161,700</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u>\$161,700</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes No

Budget Account No:

Fund	3500	Dept	361	Unit	0727	Object	6120	\$111,400
Fund	3503	Dept	361	Unit	0727	Object	6120	\$50,300

Recommended Sources of Funds/Summary of Fiscal Impact:

Transportation Improvement Fund
 Road Impact Fee Fund - Zone 3
 Seminole Pratt/High School to Orange Ave

Appraisals - 45 Parcels \$161,700

C. Departmental Fiscal Review: *A. White*

III. REVIEW COMMENTS

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

<u> <i>[Signature]</i> </u> OFMB 2/2/11	<u> <i>[Signature]</i> </u> Contract Dev. and Control 2/4/11
---	--

B. Approved as to Form and Legal Sufficiency:

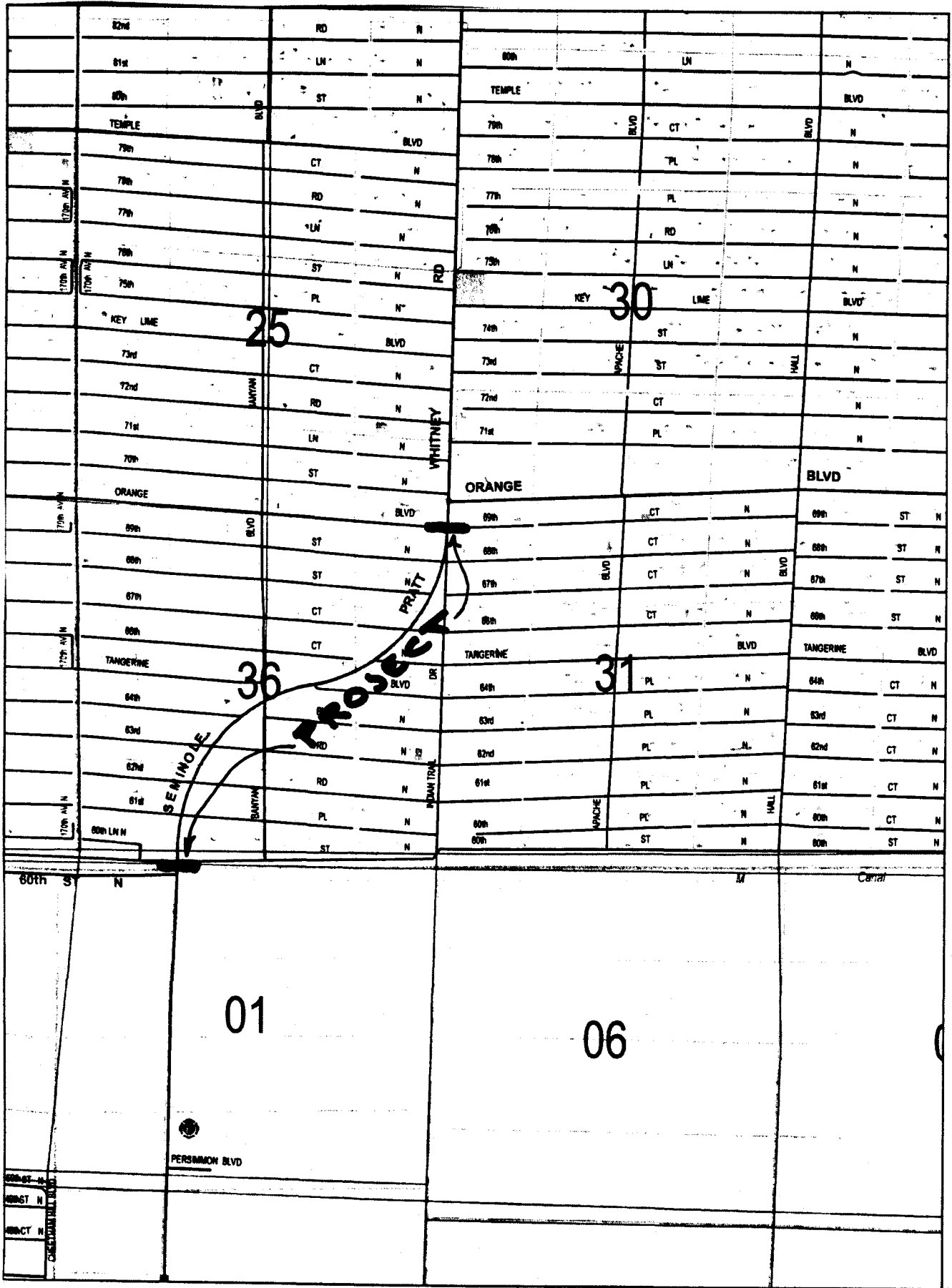
 [Signature]
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

ATTACHMENT 1 LOCATION MAP



RESOLUTION NO. R-2011-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 203 AS A PERMANENT EASEMENT ACQUISITION, NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE SEMINOLE PRATT WHITNEY ROAD FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD PROJECT TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, necessary for the widening and construction of improvements for the Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 203 as a Permanent Easement acquisition; and,

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

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 203 for the necessary Permanent Easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvements of Seminole Pratt Whitney Road from M Canal to south of Orange Boulevard and as such, the acquisition of said property is for a public use and purpose deemed to be in the best interest of Palm Beach County; and,

WHEREAS, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 203 the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public use and purpose; a Permanent Easement necessary for the widening and construction of improvements for Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Karen T. Marcus, Chair	_____
Commissioner Shelley Vana, Vice Chair	_____
Commissioner Paulette Burdick	_____
Commissioner Steven L. Abrams	_____
Commissioner Burt Aaronson	_____
Commissioner Jess R. Santamaria	_____
Commissioner Priscilla A. Taylor	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2011.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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

Sharon R. Bock, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

SEMINOLE-PRATT WHITNEY ROAD
PERMANENT EASEMENT
PARCEL PE-203

A PORTION OF A PARCEL OF LAND LYING WITHIN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 19829 AT PAGE 1980 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, ALSO BEING A PORTION OF TRACT M-302 OF AN UNRECORDED SUBDIVISION OF SAID SECTION 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1165.70 FEET; THENCE SOUTH $00^{\circ}38'10''$ EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 4046.49 FEET TO THE SOUTH RIGHT-OF-WAY EASEMENT LINE OF 62ND. ROAD N., AS RECORDED IN OFFICIAL RECORDS BOOK 1687 AT PAGE 1749 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG SAID SOUTH RIGHT-OF-WAY EASEMENT LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 394.52 FEET; THENCE SOUTH $32^{\circ}39'50''$ EAST, LEAVING SAID SOUTH RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 29.69 FEET TO THE NORTHWEST ROAD RIGHT-OF-WAY EASEMENT LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7693 AT PAGE 1626 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2480.23 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH $69^{\circ}22'44''$ WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWEST ROAD RIGHT-OF-WAY EASEMENT LINE, THROUGH A CENTRAL ANGLE OF $04^{\circ}29'47''$, A DISTANCE OF 194.64 FEET TO THE SOUTH LINE OF SAID TRACT M-302; THENCE NORTH $86^{\circ}14'15''$ WEST ALONG SAID SOUTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 15.35 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND CONCENTRIC WITH THE PREVIOUS CURVE, HAVING A RADIUS OF 2495.23 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH $73^{\circ}57'02''$ WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ}49'42''$, A DISTANCE OF 210.27 FEET; THENCE SOUTH $32^{\circ}39'50''$ EAST, A DISTANCE OF 18.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 3037 SQUARE FEET OR 0.0697 ACRES, MORE OR LESS.

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294

METRIC PLAZA-CORPORATE HEADQUARTERS

13940 SW 136 ST, SUITE 200

MIAMI, FLORIDA 33186

PHONE (305) 235-5098 FAX: (305) 251-5894



SEMINOLE-PRATT WHITNEY ROAD
PERMANENT EASEMENT
PARCEL PE-203

PROJ. NO.

97511-C2

SHEET NO.

1 OF 3

11-03-10

LEGEND

(C)	• CALCULATED DIMENSION	P.O.B.	• POINT OF BEGINNING
(D)	• DEED DIMENSION	P.O.C.	• POINT OF COMMENCEMENT
E.	• EAST	R	• RADIUS
EASMT	• EASEMENT	RGE.	• RANGE
(F)	• FIELD MEASURED	RT	• RIGHT
L	• ARC LENGTH	R/W	• RIGHT-OF-WAY
LT	• LEFT	S.	• SOUTH
N.	• NORTH	SEC.	• SECTION
(NR)	• NON-RADIAL	TWP.	• TOWNSHIP
O.R.B.	• OFFICIAL RECORDS BOOK	W.	• WEST
PBC	• PALM BEACH COUNTY	☉	• CENTERLINE
PG.	• PAGE	Δ	• CENTRAL ANGLE

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND WERE OBTAINED FROM SECTION DATA PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 86°14'15" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS SKETCH OF DESCRIPTION WAS PREPARED AS PART OF PREPARING A LEGAL DESCRIPTION AND IT IS NOT A SURVEY.
- 4- THIS DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF A FIELD SURVEY. THE INFORMATION SHOWN IS BASED ON PLATS, DEEDS AND OTHER INFORMATION. A SURVEY OF THE PROPERTY MAY REVEAL DIFFERENT PROPERTY DIMENSIONS, LOCATIONS AND OTHER INFORMATION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AS SET FORTH IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY

REPRODUCTIONS OF THIS DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER.

Daniel A. Groves
 DANIEL A. GROVES
 FLORIDA PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4625

SIGNATURE DATE:
 11-03-10

METRIC ENGINEERING INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
 METRIC PLAZA-CORPORATE HEADQUARTERS
 13940 SW 136 ST, SUITE 200
 MIAMI, FLORIDA 33186
 PHONE (305) 235-5098 FAX: (305) 251-5894



DRAWN
 RIVERA
 CHECKED
 GROVES
 APPROVED
 GROVES

SEMINOLE-PRATT WHITNEY ROAD
 PERMANENT EASEMENT
 PARCEL PE-203

PROJ. NO.
 97511-C2
 SHEET NO.
 3 OF 3

**SEMINOLE PRATT WHITNEY ROAD
FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD
PALM BEACH COUNTY, PROJECT #1997511C2B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane highway running north from SR 80 to Northlake Blvd, including the segment described above, and is subject to heavy truck traffic. The widening of this segment of roadway to four (4) lanes with a raised median will improve the overall safety for users by providing an additional lane in each direction for smoother traffic flow, as well as allowing turning vehicles to separate from the stream of through traffic. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program. During the design of the roadway, all reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

EXHIBIT "B", 2 of 2

ENVIRONMENTAL IMPACTS

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

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Seminole Pratt Whitney Road from the M Canal to south of Orange Blvd:

**ACQUISITIONS FOR PERMANENT ROAD RIGHT OF WAY EASEMENTS -
PARCELS 103, 105, 109, 113, 123, 124, 126, 127 & 132**

Currently, the County owns a Road Right of Way Easement interest in Seminole Pratt Whitney Road, totaling 120 ft in width, and has access rights for roadway construction in most of the side streets. The parcels to be acquired represent acquisitions outside of the 120 ft mainline and side street easements at intersections and are required to construct properly functioning intersections (pavement, curb & gutter, etc.).

**ACQUISITIONS FOR PERMANENT EMBANKMENT EASEMENTS -
PARCELS 201, 202, 204, 206, 217, 218, 219, 220, 221, 222, 224, 225, 227, 228**

Areas where the finished sidewalk elevation will be 2 ft. or more above or below existing grade and impact outside of the 120 ft mainline or side street easements require acquisition of a permanent embankment easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent embankment easements to convey that ponded water into the roadway drainage system or to adjacent canals.

**ACQUISITIONS FOR PERMANENT EASEMENTS -
PARCELS 203, 205, 207, 208, 209, 210, 211, 212, 213, 214, 216, 223, 226, 230**

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 120 ft mainline or side street easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement prevents the abutting owner from intercepting, redirecting or eliminating the surface runoff into the roadway drainage system. Maintaining this drainage system is instrumental in preventing long term flooding of the adjacent properties.

**ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING -
PARCELS 307, 315, 316, 317, 329, 331, 332, 333**

Temporary Construction Easements (expiring after construction) are required adjacent to the Road Right of Way Easement or Permanent Easements in order to re-grade the existing ground to match and harmonize with existing grades on adjacent properties.

RESOLUTION NO. R-2011-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 103, A PERPETUAL RIGHT-OF-WAY EASEMENT, NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE SEMINOLE PRATT WHITNEY ROAD FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD PROJECT TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, necessary for the widening and construction of improvements for the Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard project in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 103 as a perpetual right-of-way easement acquisition; and,

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

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 103, a perpetual right-of-way easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public use and purpose, to wit: the widening and construction of improvements for Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard and as such, the acquisition of said property is for a public use and purpose deemed to be in the best interest of Palm Beach County; and,

WHEREAS, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 103 the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public use and purpose; a perpetual right-of-way easement necessary for the widening and construction of improvements for Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Karen T. Marcus, Chair	_____
Commissioner Shelley Vana, Vice Chair	_____
Commissioner Paulette Burdick	_____
Commissioner Steven L. Abrams	_____
Commissioner Burt Aaronson	_____
Commissioner Jess R. Santamaria	_____
Commissioner Priscilla A. Taylor	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2011.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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

Sharon R. Bock, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

SEMINOLE-PRATT WHITNEY ROAD
RIGHT-OF-WAY EASEMENT
PARCEL 103

A PORTION OF A PARCEL OF LAND LYING WITHIN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 19829 AT PAGE 1980 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, ALSO BEING A PORTION OF TRACT M-302 OF AN UNRECORDED SUBDIVISION OF SAID SECTION 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1165.70 FEET; THENCE SOUTH $00^{\circ}38'10''$ EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 4046.49 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID TRACT M-302 WITH THE SOUTH ROAD RIGHT-OF-WAY EASEMENT LINE OF 62ND. ROAD N., AS RECORDED IN OFFICIAL RECORDS BOOK 1687 AT PAGE 1749 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG SAID SOUTH ROAD RIGHT-OF-WAY EASEMENT LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 419.52 FEET TO THE NORTHWEST ROAD RIGHT-OF-WAY EASEMENT LINE OF SEMINOLE PRATT-WHITNEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7693 AT PAGE 1626 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2480.23 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH $68^{\circ}48'05''$ WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWEST ROAD RIGHT-OF-WAY EASEMENT LINE, THROUGH A CENTRAL ANGLE OF $00^{\circ}34'39''$, A DISTANCE OF 25.00 FEET; THENCE NORTH $32^{\circ}39'50''$ WEST, LEAVING SAID NORTHWEST ROAD RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 29.69 FEET TO THE SOUTH ROAD RIGHT-OF-WAY EASEMENT LINE OF SAID 62ND. ROAD N.; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG SAID SOUTH ROAD RIGHT-OF-WAY EASEMENT LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 298 SQUARE FEET OR 0.0068 ACRES, MORE OR LESS.

METRIC ENGINEERING

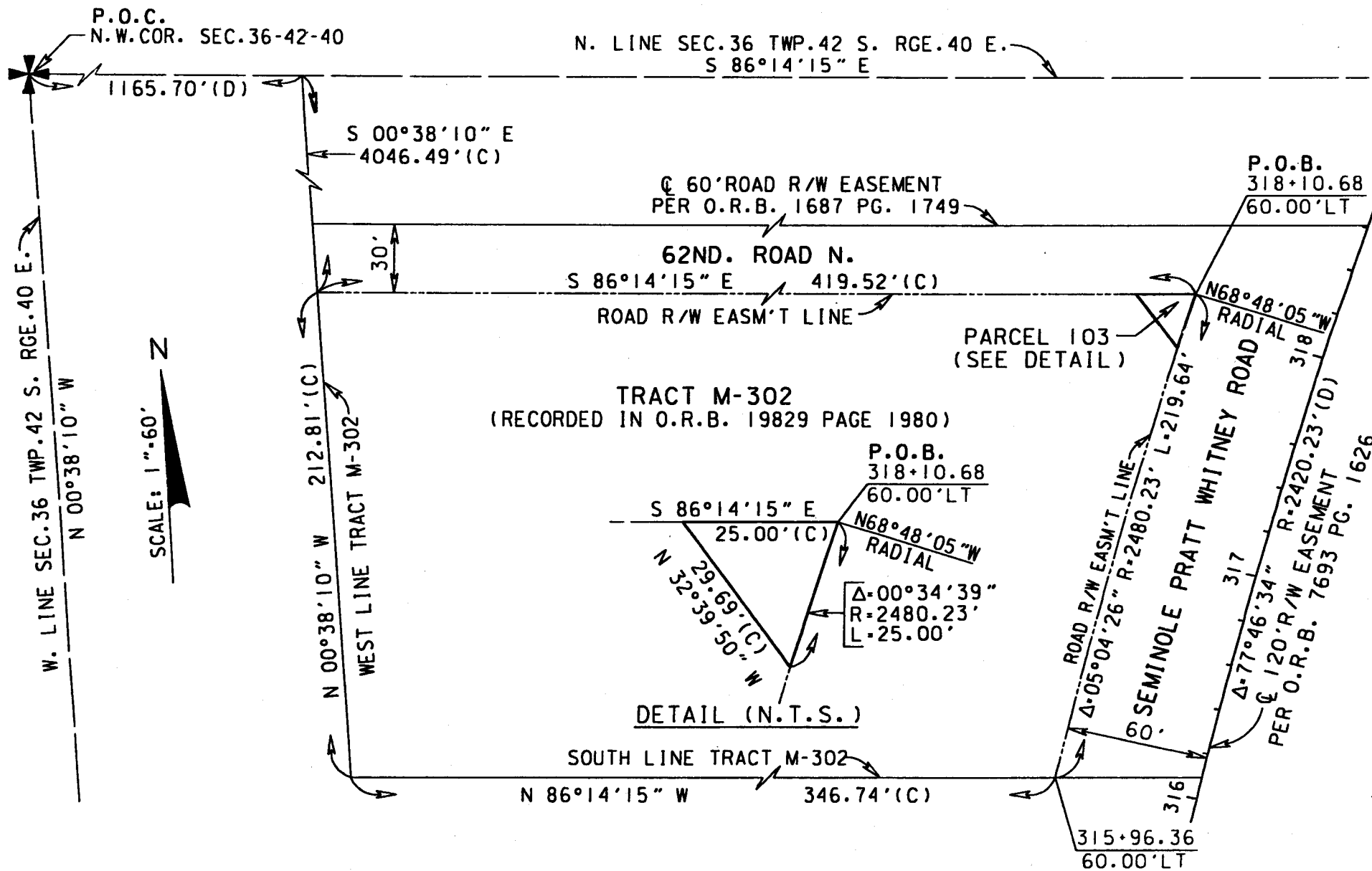
CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294

VISTA CENTER CORPORATE PARK
2081 VISTA PARKWAY, SUITE 310
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX (561) 640-1312

DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
RIGHT-OF-WAY EASEMENT
PARCEL 103

PROJ. NO.
97511-C2
SHEET NO.
1 OF 3



METRIC ENGINEERING
 CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
 VISTA CENTER CORPORATE PARK
 2081 VISTA PARKWAY, SUITE 310
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 640-1306 FAX (561) 640-1312



DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
 RIGHT-OF-WAY EASEMENT
 PARCEL 103

PROJ. NO.
97511-C2
 SHEET NO.
2 OF 3

SURVEYOR'S NOTES:
 1.-THIS IS NOT A SURVEY
 2.-SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 3.-SEE SHEET 1 FOR LEGAL DESCRIPTION
 4.-SEE SHEET 3 FOR SURVEYOR'S NOTES

6-14-10

LEGEND

(C)	• CALCULATED DIMENSION	P.O.B.	• POINT OF BEGINNING
(D)	• DEED DIMENSION	P.O.C.	• POINT OF COMMENCEMENT
E.	• EAST	R	• RADIUS
EASM'T	• EASEMENT	RGE.	• RANGE
(F)	• FIELD MEASURED	RT	• RIGHT
L	• ARC LENGTH	R/W	• RIGHT-OF-WAY
LT	• LEFT	S.	• SOUTH
N.	• NORTH	SEC.	• SECTION
(NR)	• NON-RADIAL	TWP.	• TOWNSHIP
(N.T.S.)	• NOT TO SCALE	W.	• WEST
O.R.B.	• OFFICIAL RECORDS BOOK	☉	• CENTERLINE
PBC	• PALM BEACH COUNTY	Δ	• CENTRAL ANGLE
PG.	• PAGE		

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND WERE OBTAINED FROM SECTION DATA PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 86°14'15" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS SKETCH OF DESCRIPTION WAS PREPARED AS PART OF PREPARING A LEGAL DESCRIPTION AND IT IS NOT A SURVEY.
- 4- THIS DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF A FIELD SURVEY. THE INFORMATION SHOWN IS BASED ON PLATS, DEEDS AND OTHER INFORMATION. A SURVEY OF THE PROPERTY MAY REVEAL DIFFERENT PROPERTY DIMENSIONS, LOCATIONS AND OTHER INFORMATION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY

REPRODUCTIONS OF THIS DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER.

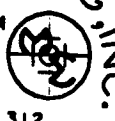
Daniel A. Groves

DANIEL A. GROVES
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 4625

SIGNATURE DATE:

6-14-10

METRIC ENGINEERING INC.
CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
VISTA CENTER CORPORATE PARK
2081 VISTA PARKWAY, SUITE 310
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312



DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
RIGHT-OF-WAY EASEMENT
PARCEL 103

PROJ. NO.
97511-C2
SHEET NO.
3 OF 3

EXHIBIT "B". 1 of 2

**SEMINOLE PRATT WHITNEY ROAD
FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD
PALM BEACH COUNTY, PROJECT #1997511C2B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane highway running north from SR 80 to Northlake Blvd, including the segment described above, and is subject to heavy truck traffic. The widening of this segment of roadway to four (4) lanes with a raised median will improve the overall safety for users by providing an additional lane in each direction for smoother traffic flow, as well as allowing turning vehicles to separate from the stream of through traffic. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program. During the design of the roadway, all reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

EXHIBIT "B", 2 of 2

ENVIRONMENTAL IMPACTS

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

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Seminole Pratt Whitney Road from the M Canal to south of Orange Blvd:

**ACQUISITIONS FOR PERMANENT ROAD RIGHT OF WAY EASEMENTS -
PARCELS 103, 105, 109, 113, 123, 124, 126, 127 & 132**

Currently, the County owns a Road Right of Way Easement interest in Seminole Pratt Whitney Road, totaling 120 ft in width, and has access rights for roadway construction in most of the side streets. The parcels to be acquired represent acquisitions outside of the 120 ft mainline and side street easements at intersections and are required to construct properly functioning intersections (pavement, curb & gutter, etc.).

**ACQUISITIONS FOR PERMANENT EMBANKMENT EASEMENTS -
PARCELS 201, 202, 204, 206, 217, 218, 219, 220, 221, 222, 224, 225, 227, 228**

Areas where the finished sidewalk elevation will be 2 ft. or more above or below existing grade and impact outside of the 120 ft mainline or side street easements require acquisition of a permanent embankment easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent embankment easements to convey that ponded water into the roadway drainage system or to adjacent canals.

**ACQUISITIONS FOR PERMANENT EASEMENTS -
PARCELS 203, 205, 207, 208, 209, 210, 211, 212, 213, 214, 216, 223, 226, 230**

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 120 ft mainline or side street easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement prevents the abutting owner from intercepting, redirecting or eliminating the surface runoff into the roadway drainage system. Maintaining this drainage system is instrumental in preventing long term flooding of the adjacent properties.

**ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING -
PARCELS 307, 315, 316, 317, 329, 331, 332, 333**

Temporary Construction Easements (expiring after construction) are required adjacent to the Road Right of Way Easement or Permanent Easements in order to re-grade the existing ground to match and harmonize with existing grades on adjacent properties.

RESOLUTION NO. R-2011-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 201 AS A PERMANENT EMBANKMENT EASEMENT ACQUISITION, NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE SEMINOLE PRATT WHITNEY ROAD FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD PROJECT TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, necessary for the widening and construction of improvements for the Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 201 as a Permanent Embankment Easement acquisition; and,

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

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, more fully described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 201 for the necessary Permanent Embankment Easement acquisition, which is more fully described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvements of Seminole Pratt Whitney Road from M Canal to south of Orange Boulevard and as such, the acquisition of said property is for a public use and purpose deemed to be in the best interest of Palm Beach County; and,

WHEREAS, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 201 the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public use and purpose; a Permanent Embankment Easement necessary for the widening and construction of improvements for Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Karen T. Marcus, Chair	_____
Commissioner Shelley Vana, Vice Chair	_____
Commissioner Paulette Burdick	_____
Commissioner Steven L. Abrams	_____
Commissioner Burt Aaronson	_____
Commissioner Jess R. Santamaria	_____
Commissioner Priscilla A. Taylor	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2011.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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

Sharon R. Bock, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

EXHIBIT "A"

SEMINOLE-PRATT WHITNEY ROAD
EMBANKMENT EASEMENT
PARCEL EE-201

A PORTION OF A PARCEL OF LAND LYING WITHIN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5235 AT PAGE 508 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, ALSO BEING A PORTION OF TRACT M-299 OF AN UNRECORDED SUBDIVISION OF SAID SECTION 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE SOUTH 86°14'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1165.70 FEET; THENCE SOUTH 00°38'10" EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 4745.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT M-299; THENCE SOUTH 86°14'15" EAST, ALONG THE NORTH LINE OF SAID TRACT M-299 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 252.41 FEET TO THE WEST ROAD RIGHT-OF-WAY EASEMENT LINE OF SEMINOLE PRATT-WHITNEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7693 AT PAGE 1626 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2480.23 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 85°09'37" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST ROAD RIGHT-OF-WAY EASEMENT LINE, THROUGH A CENTRAL ANGLE OF 03°07'30", A DISTANCE OF 135.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°42'53" WEST, ALONG SAID WEST ROAD RIGHT-OF-WAY EASEMENT LINE, DISTANCE OF 107.00 FEET TO THE SOUTH LINE OF SAID TRACT M-299; THENCE NORTH 86°14'15" WEST, ALONG SAID SOUTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 17.01 FEET TO A LINE LYING 17.00 FEET WEST OF AND PARALLEL WITH SAID WEST ROAD RIGHT-OF-WAY EASEMENT LINE; THENCE NORTH 01°42'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 106.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND CONCENTRIC WITH THE PREVIOUS CURVE, HAVING A RADIUS OF 2497.23 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°45'56", A DISTANCE OF 33.37 FEET; THENCE SOUTH 87°31'11" EAST, ALONG A LINE RADIAL TO THE FOLLOWING DESCRIBED CURVE CONCAVE TO THE EAST AND CONCENTRIC WITH THE FIRST DESCRIBED CURVE, HAVING A RADIUS OF 2488.23 FEET, A DISTANCE OF 9.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°21'22", A DISTANCE OF 102.32 FEET TO THE NORTH LINE OF SAID TRACT M-299; THENCE SOUTH 86°14'15" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 3197 SQUARE FEET OR 0.0734 ACRES, MORE OR LESS.

METRIC ENGINEERING G.I.N.C.

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294

VISTA CENTER CORPORATE PARK
2081 VISTA PARKWAY, SUITE 310
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312

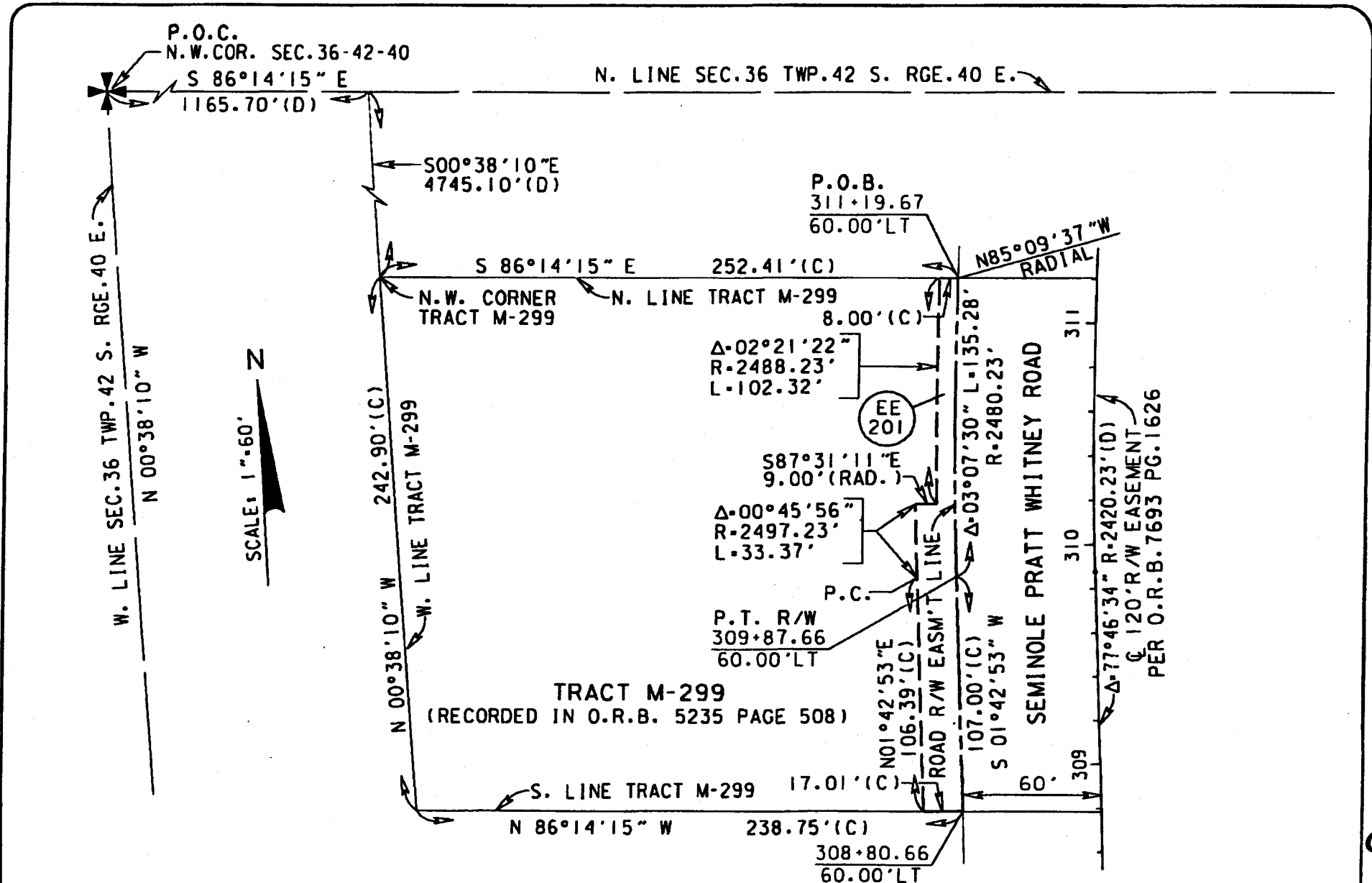


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GROVES

SEMINOLE-PRATT WHITNEY ROAD
EMBANKMENT EASEMENT
PARCEL EE-201

PROJ. NO.
97511-C2
SHEET NO.
1 OF 3

6-15-10



METRIC ENGINEERING INC.
CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
VISTA CENTER CORPORATE PARK
2081 VISTA PARKWAY, SUITE 310
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX (561) 640-1312

DRAWN: RIVERA
CHECKED: GROVES
APPROVED: GROVES

**SEMINOLE-PRATT WHITNEY ROAD
EMBANKMENT EASEMENT
PARCEL EE-201**

PROJ. NO. 97511-C2
SHEET NO. 2 OF 3

SURVEYOR'S NOTES:
1.-THIS IS NOT A SURVEY
2.-SKETCH TO ACCOMPANY LEGAL DESCRIPTION
3.-SEE SHEET 1 FOR LEGAL DESCRIPTION
4.-SEE SHEET 3 FOR SURVEYOR'S NOTES

6-15-10

EXHIBIT "A"
Page 2 of 3

LEGEND

(C)	•	CALCULATED DIMENSION	P.O.B.	•	POINT OF BEGINNING
(D)	•	DEED DIMENSION	P.O.C.	•	POINT OF COMMENCEMENT
E.	•	EAST	P.T.	•	POINT OF TANGENCY
EASM'T	•	EASEMENT	R	•	RADIUS
(F)	•	FIELD MEASURED	RGE.	•	RANGE
L	•	ARC LENGTH	RT	•	RIGHT
LT	•	LEFT	R/W	•	RIGHT-OF-WAY
N.	•	NORTH	S.	•	SOUTH
(NR)	•	NON-RADIAL	SEC.	•	SECTION
O.R.B.	•	OFFICIAL RECORDS BOOK	TWP.	•	TOWNSHIP
P.C.	•	POINT OF CURVATURE	W.	•	WEST
PBC	•	PALM BEACH COUNTY	☉	•	CENTERLINE
PG.	•	PAGE	Δ	•	CENTRAL ANGLE

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND WERE OBTAINED FROM SECTION DATA PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 86°14'15" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS SKETCH OF DESCRIPTION WAS PREPARED AS PART OF PREPARING A LEGAL DESCRIPTION AND IT IS NOT A SURVEY.
- 4- THIS DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF A FIELD SURVEY. THE INFORMATION SHOWN IS BASED ON PLATS, DEEDS AND OTHER INFORMATION. A SURVEY OF THE PROPERTY MAY REVEAL DIFFERENT PROPERTY DIMENSIONS, LOCATIONS AND OTHER INFORMATION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY

REPRODUCTIONS OF THIS DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER.

Daniel A. Groves

DANIEL A. GROVES
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 4625

SIGNATURE DATE:

6-15-10

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
VISTA CENTER CORPORATE PARK
2081 VISTA PARKWAY, SUITE 310
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PHONE (561) 640-1306 FAX (561) 640-1312



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SEMINOLE-PRATT WHITNEY ROAD
EMBANKMENT EASEMENT
PARCEL EE-201

PROJ. NO.
97511-C2
SHEET NO.
3 OF 3

EXHIBIT "B", 1 of 2

**SEMINOLE PRATT WHITNEY ROAD
FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD
PALM BEACH COUNTY, PROJECT #1997511C2B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane highway running north from SR 80 to Northlake Blvd, including the segment described above, and is subject to heavy truck traffic. The widening of this segment of roadway to four (4) lanes with a raised median will improve the overall safety for users by providing an additional lane in each direction for smoother traffic flow, as well as allowing turning vehicles to separate from the stream of through traffic. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program. During the design of the roadway, all reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

ENVIRONMENTAL IMPACTS

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

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Seminole Pratt Whitney Road from the M Canal to south of Orange Blvd:

**ACQUISITIONS FOR PERMANENT ROAD RIGHT OF WAY EASEMENTS -
PARCELS 103, 105, 109, 113, 123, 124, 126, 127 & 132**

Currently, the County owns a Road Right of Way Easement interest in Seminole Pratt Whitney Road, totaling 120 ft in width, and has access rights for roadway construction in most of the side streets. The parcels to be acquired represent acquisitions outside of the 120 ft mainline and side street easements at intersections and are required to construct properly functioning intersections (pavement, curb & gutter, etc.).

**ACQUISITIONS FOR PERMANENT EMBANKMENT EASEMENTS -
PARCELS 201, 202, 204, 206, 217, 218, 219, 220, 221, 222, 224, 225, 227, 228**

Areas where the finished sidewalk elevation will be 2 ft. or more above or below existing grade and impact outside of the 120 ft mainline or side street easements require acquisition of a permanent embankment easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent embankment easements to convey that ponded water into the roadway drainage system or to adjacent canals.

**ACQUISITIONS FOR PERMANENT EASEMENTS -
PARCELS 203, 205, 207, 208, 209, 210, 211, 212, 213, 214, 216, 223, 226, 230**

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 120 ft mainline or side street easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement prevents the abutting owner from intercepting, redirecting or eliminating the surface runoff into the roadway drainage system. Maintaining this drainage system is instrumental in preventing long term flooding of the adjacent properties.

**ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING -
PARCELS 307, 315, 316, 317, 329, 331, 332, 333**

Temporary Construction Easements (expiring after construction) are required adjacent to the Road Right of Way Easement or Permanent Easements in order to re-grade the existing ground to match and harmonize with existing grades on adjacent properties.

RESOLUTION NO. R-2011-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 307 AS A TEMPORARY CONSTRUCTION EASEMENT ACQUISITION, NECESSARY FOR THE WIDENING AND CONSTRUCTION OF IMPROVEMENTS FOR THE SEMINOLE PRATT WHITNEY ROAD FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD PROJECT TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners of Palm Beach County, necessary for the widening and construction of improvements for the Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 307 as a Temporary Construction Easement acquisition; and,

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

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

WHEREAS, this Board has considered the required factors pursuant to Florida law including Safety, Costs, Alternate Routes or Methodologies, Long Range Plans and the Environment, as applicable to this parcel, as described in Exhibit "B"; and,

WHEREAS, after considering the factors as set forth above, this Board has determined that the acquisition of the real property identified as Parcel 307 for the necessary Temporary Construction Easement acquisition, described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvements of Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard and as such, the acquisition of said property is for a public use and purpose deemed to be in the best interest of Palm Beach County; and,

WHEREAS, the Temporary Construction Easement designated as Parcel 307 is necessary for the purpose of tying in and harmonizing the adjacent property to include driveways, walkways, etc. with the construction and improvements to be undertaken by Palm Beach County for the before mentioned project; and,

WHEREAS, this Temporary Construction Easement is granted upon the condition that any necessary grading and/or sloping shall not extend beyond the limits as outlined in Exhibit "A" and that the Temporary Construction Easement shall expire two years from the date of acquisition or upon acceptance by the Board of County Commissioners of the completed construction, whichever is earlier; and,

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

WHEREAS, in order to accomplish the acquisition of Parcel 307 the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

- a. This Board adopts and ratifies those matters set forth in the foregoing recitals.
- b. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for Palm Beach County to acquire in its own name by donation, purchase or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
- c. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public use and purpose; a Temporary Construction Easement necessary for the widening and construction of improvements for Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Karen T. Marcus, Chair	_____
Commissioner Shelley Vana, Vice Chair	_____
Commissioner Paulette Burdick	_____
Commissioner Steven L. Abrams	_____
Commissioner Burt Aaronson	_____
Commissioner Jess R. Santamaria	_____
Commissioner Priscilla A. Taylor	_____

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2011.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

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

Sharon R. Bock, Clerk & Comptroller

BY: _____
County Attorney

BY: _____
Deputy Clerk

SEMINOLE-PRATT WHITNEY ROAD
 TEMPORARY CONSTRUCTION EASEMENT
 PARCEL TCE-307

A PORTION OF A PARCEL OF LAND LYING WITHIN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11850 AT PAGE 1313 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, ALSO BEING A PORTION OF TRACT M-216 OF AN UNRECORDED SUBDIVISION OF SAID SECTION 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 2260.10 FEET; THENCE SOUTH $00^{\circ}38'10''$ EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 2741.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT M-216; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG THE NORTH (MOST NORTHERLY) LINE OF SAID TRACT M-216 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 204.60 FEET TO THE EAST LINE OF SAID TRACT M-216; THENCE SOUTH $00^{\circ}38'10''$ EAST, ALONG SAID EAST LINE, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID TRACT M-216; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG SAID NORTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 108.15 FEET TO THE NORTHWESTERLY ROAD RIGHT-OF-WAY EASEMENT LINE OF SEMINOLE PRATT-WHITNEY ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7693 AT PAGE 1626 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2480.23 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH $32^{\circ}43'29''$ WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHWESTERLY ROAD RIGHT-OF-WAY EASEMENT LINE, THROUGH A CENTRAL ANGLE OF $03^{\circ}39'35''$, A DISTANCE OF 158.42 FEET; THENCE NORTH $36^{\circ}23'04''$ WEST, ALONG A LINE RADIAL TO THE FOLLOWING DESCRIBED CURVE CONCAVE TO THE SOUTHEAST AND CONCENTRIC WITH THE PREVIOUS CURVE, HAVING A RADIUS OF 2484.23 FEET, A DISTANCE OF 4.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $03^{\circ}32'07''$, A DISTANCE OF 153.28 FEET TO THE NORTH LINE OF SAID TRACT M-216; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 6.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 624 SQUARE FEET OR 0.0143 ACRES, MORE OR LESS.

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294

VISTA CENTER CORPORATE PARK
 2081 VISTA PARKWAY, SUITE 310
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 640-1306 FAX: (561) 640-1312



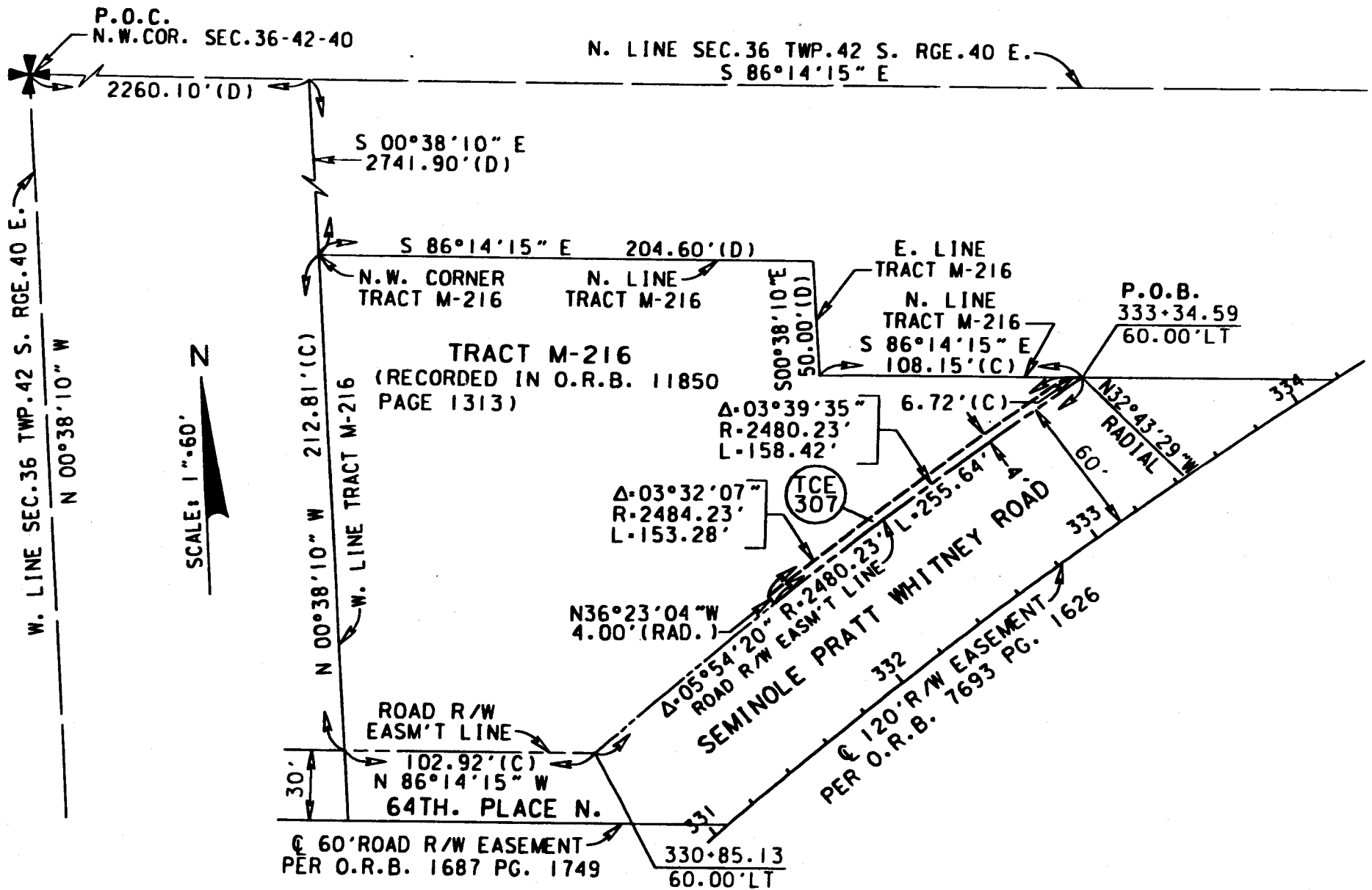
DRAWN
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 GROVES
 APPROVED
 GROVES

6-14-10

SEMINOLE-PRATT WHITNEY ROAD
 TEMPORARY CONSTRUCTION
 EASEMENT
 PARCEL TCE-307

PROJ. NO.
 97511-C2
 SHEET NO.
 1 OF 3

EXHIBIT "A"
2 of 3



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2 OF 3

SURVEYOR'S NOTES:
 1.-THIS IS NOT A SURVEY
 2.-SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 3.-SEE SHEET 1 FOR LEGAL DESCRIPTION
 4.-SEE SHEET 3 FOR SURVEYOR'S NOTES

6-14-10

LEGEND

(C)	•	CALCULATED DIMENSION	P.O.B.	•	POINT OF BEGINNING
(D)	•	DEED DIMENSION	P.O.C.	•	POINT OF COMMENCEMENT
E.	•	EAST	R	•	RADIUS
EASM'T	•	EASEMENT	RGE.	•	RANGE
(F)	•	FIELD MEASURED	RT	•	RIGHT
L	•	ARC LENGTH	R/W	•	RIGHT-OF-WAY
LT	•	LEFT	S.	•	SOUTH
N.	•	NORTH	SEC.	•	SECTION
(NR)	•	NON-RADIAL	TWP.	•	TOWNSHIP
O.R.B.	•	OFFICIAL RECORDS BOOK	W.	•	WEST
PBC	•	PALM BEACH COUNTY	☉	•	CENTERLINE
PG.	•	PAGE	Δ	•	CENTRAL ANGLE

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND WERE OBTAINED FROM SECTION DATA PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH $86^{\circ}14'15''$ EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS SKETCH OF DESCRIPTION WAS PREPARED AS PART OF PREPARING A LEGAL DESCRIPTION AND IT IS NOT A SURVEY.
- 4- THIS DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF A FIELD SURVEY. THE INFORMATION SHOWN IS BASED ON PLATS, DEEDS AND OTHER INFORMATION. A SURVEY OF THE PROPERTY MAY REVEAL DIFFERENT PROPERTY DIMENSIONS, LOCATIONS AND OTHER INFORMATION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY

REPRODUCTIONS OF THIS DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER.

Daniel A. Groves

DANIEL A. GROVES
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 4625

SIGNATURE DATE:

6-14-10

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EASEMENT
PARCEL TCE-307

PROJ. NO.
97511-C2
SHEET NO.
3 OF 3

**SEMINOLE PRATT WHITNEY ROAD
FROM THE M CANAL TO SOUTH OF ORANGE BOULEVARD
PALM BEACH COUNTY, PROJECT #1997511C2B**

SAFETY

Seminole Pratt Whitney Road is currently a two (2) lane highway running north from SR 80 to Northlake Blvd, including the segment described above, and is subject to heavy truck traffic. The widening of this segment of roadway to four (4) lanes with a raised median will improve the overall safety for users by providing an additional lane in each direction for smoother traffic flow, as well as allowing turning vehicles to separate from the stream of through traffic. The design of this project has been done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving Seminole Pratt Whitney Road was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road program. During the design of the roadway, all reasonable efforts have been made to minimize the areas to be acquired through condemnation.

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

ALTERNATE ROUTES

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

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

LONG RANGE PLANNING

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

ENVIRONMENTAL IMPACTS

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

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Seminole Pratt Whitney Road from the M Canal to south of Orange Blvd:

**ACQUISITIONS FOR PERMANENT ROAD RIGHT OF WAY EASEMENTS -
PARCELS 103, 105, 109, 113, 123, 124, 126, 127 & 132**

Currently, the County owns a Road Right of Way Easement interest in Seminole Pratt Whitney Road, totaling 120 ft in width, and has access rights for roadway construction in most of the side streets. The parcels to be acquired represent acquisitions outside of the 120 ft mainline and side street easements at intersections and are required to construct properly functioning intersections (pavement, curb & gutter, etc.).

**ACQUISITIONS FOR PERMANENT EMBANKMENT EASEMENTS -
PARCELS 201, 202, 204, 206, 217, 218, 219, 220, 221, 222, 224, 225, 227, 228**

Areas where the finished sidewalk elevation will be 2 ft. or more above or below existing grade and impact outside of the 120 ft mainline or side street easements require acquisition of a permanent embankment easement. This easement prevents the abutting owner from removing the underlying fill and thereby undermining the sidewalk. In cases where surface water ponding could occur on the adjacent property, it might require the placement of drainage structures within the permanent embankment easements to convey that ponded water into the roadway drainage system or to adjacent canals.

**ACQUISITIONS FOR PERMANENT EASEMENTS -
PARCELS 203, 205, 207, 208, 209, 210, 211, 212, 213, 214, 216, 223, 226, 230**

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 120 ft mainline or side street easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement prevents the abutting owner from intercepting, redirecting or eliminating the surface runoff into the roadway drainage system. Maintaining this drainage system is instrumental in preventing long term flooding of the adjacent properties.

**ACQUISITIONS FOR TEMPORARY ACCESS, SLOPING & GRADING -
PARCELS 307, 315, 316, 317, 329, 331, 332, 333**

Temporary Construction Easements (expiring after construction) are required adjacent to the Road Right of Way Easement or Permanent Easements in order to re-grade the existing ground to match and harmonize with existing grades on adjacent properties.