

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 | <u>* See below</u> | _____ | _____ | _____ | _____ |
| # 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.

W 8-3-11

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

| | |
|---|---|
| <p><i>[Signature]</i> 8/9/11 _____ OFMB</p> | <p><i>[Signature]</i> 8/26/11 _____ Contract Development and Control.</p> |
|---|---|

B. Legal Sufficiency:

[Signature] 8/22/11

 Assistant County Attorney

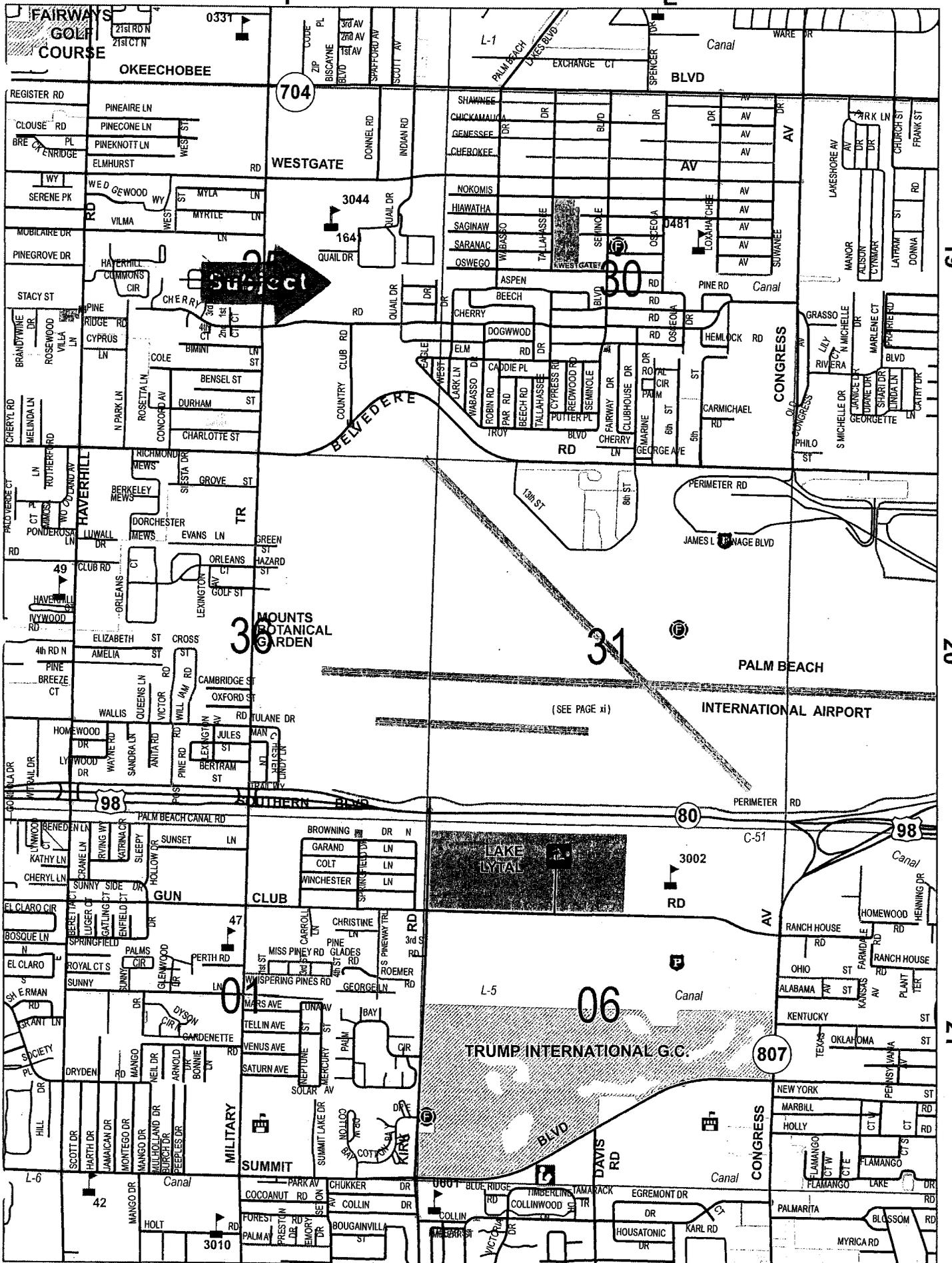
C. Other Department Review:

 Department Director

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

F

E



F

E

LOCATION MAP



T 43

T 43

T 44

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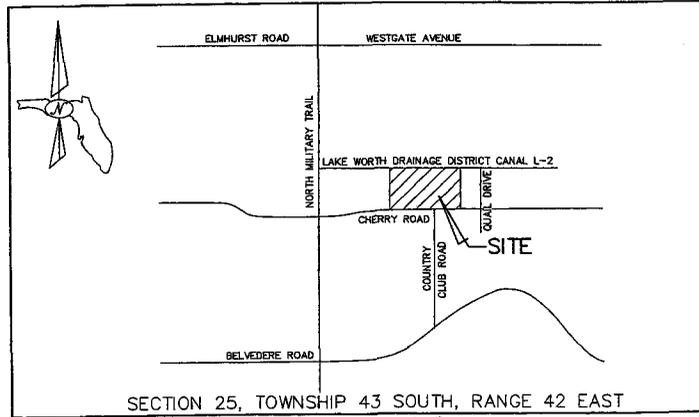
21

CHERRY ROAD COMPLEX PLAT

LYING IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

MAY 2011



SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
LOCATION MAP
NOT TO SCALE

DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA
KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

CHERRY ROAD COMPLEX PLAT

LYING IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1.
ALL THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LESS THE SOUTH 30 FEET OF THE NORTH 797 FEET, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2.
BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID POINT BEING 1950.00 FEET NORTH OF SOUTH LINE OF SECTION 25;
THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 700.00 FEET TO A POINT, SAID POINT BEING 52 FEET AS MEASURED AT RIGHT ANGLES, SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;
THENCE RUN EASTERLY ALONG A LINE 52 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 615.00 FEET;
THENCE RUN SOUTHERLY AT AN ANGLE OF 89°39'00" WITH PRECEDING COURSE, MEASURED FROM WEST TO SOUTH A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING,
THENCE RUN WESTERLY A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING,
LESS THE EAST 30 FEET THEREOF, PREVIOUSLY CONVEYED FOR DRAINAGE AND DITCH PURPOSES WITH RIGHT OF EGRESS AND INGRESS OVER SAID STRIP, BY DEED RECORDED IN DEED BOOK 999, PAGE 444, PALM BEACH COUNTY RECORDS,
AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE COUNTY OF PALM BEACH IN THE STATE OF FLORIDA, BY DEED RECORDED IN OFFICIAL RECORD BOOK 770, PAGE 123, PALM BEACH COUNTY, FLORIDA,
AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL ROAD RIGHT-OF-WAY BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6694, PAGE 934, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 25;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, N88°50'51"W FOR 761.98 FEET TO THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF PLAT No.5 OF GOLFVIEW HEIGHTS, RECORDED IN PLAT BOOK 24, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID NORTHERLY EXTENSION, S01°28'24"W FOR 82.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT No.5 OF GOLFVIEW HEIGHTS, AND THE POINT OF BEGINNING;
THENCE ALONG THE WEST BOUNDARY OF SAID PLAT, S01°28'24"W FOR 860.32 FEET TO THE NORTH RIGHT-OF-WAY OF CHERRY ROAD, RECORDED IN OFFICIAL RECORD BOOK 6694, PAGE 934 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING COURSES:
THENCE N88°40'34"W FOR 6.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 320.00 FEET;
THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°00'00" FOR 55.85 FEET TO A POINT OF TANGENCY;
THENCE S81°19'28"W FOR 30.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.00 FEET;
THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°43'19" FOR 49.21 FEET TO A POINT OF TANGENCY;
THENCE N88°57'15"W FOR 444.94 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER OF SECTION 25, PER PALM BEACH COUNTY RIGHT-OF-WAY PROCUREMENT MAP, DRAWING No.3-60-022;
THENCE ALONG SAID WEST LINE, S01°23'45"W FOR 10.00 FEET TO THE NORTH RIGHT-OF-WAY OF CHERRY ROAD PER SAID PALM BEACH COUNTY RIGHT-OF-WAY PROCUREMENT MAP;
THENCE ALONG SAID RIGHT-OF-WAY, N88°57'15"W FOR 671.42 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SAID SOUTHEAST QUARTER OF SECTION 25, PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION DATA;
THENCE ALONG SAID WEST LINE, N01°27'34"E FOR 888.81 FEET TO THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, RECORDED IN OFFICIAL RECORD BOOK 6973, PAGE 1773 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID SOUTH LINE, S88°50'51"E FOR 1286.74 FEET TO THE POINT OF BEGINNING.

TABULAR DATA
CHERRY ROAD COMPLEX PLAT
TOTAL AREA THIS PLAT: 19.82 acres
CONTROL No.1973-157
USE: GOVERNMENT SERVICES
PROPERTY CONTROL NUMBER: 00-42-43-25-00-000-000-2510
ZONING: PO
FUTURE LAND USE: INST/ND
PROJECT NUMBER: 05000-222

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A"
- UTILITY EASEMENTS
- LIMITED ACCESS EASEMENT

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER.

SAID TRACT A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 6973, PAGE 1773, OFFICIAL RECORD BOOK 23599, PAGE 1204, AND OFFICIAL RECORD BOOK 23599, PAGE 1208, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____ 2011.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BOARD OF COUNTY COMMISSIONERS

BY: _____
KAREN T. MARCUS, CHAIR
ATTEST: _____
SHARON R. BOCK
CLERK & COMPTROLLER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SOUTHEAST GUARANTY & TITLE, INC.
DATED: _____ BY: _____
KENNETH L. TOWNSEND, PRESIDENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

JOHN E. PHILLIPS, II, P.S.M.
LICENSE NO. 4828
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS _____ DAY OF _____ 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON A GRID BEARING OF N88°57'15"W (NAD 83, 1990 ADJUSTMENT) ALONG THE CENTERLINE OF CHERRY ROAD.
- PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6473".
PERMANENT REFERENCE MONUMENT (P.R.M.) NAIL WITH DISK STAMPED "PRM LB6473".
- NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:
A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR - 1.0000384
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION: NONE
- ABBREVIATIONS:
PRC - PALM BEACH COUNTY
LWDD - LAKE WORTH DRAINAGE DISTRICT
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
ORB - OFFICIAL RECORD BOOK
PG. - PAGE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.A.E. - LIMITED ACCESS EASEMENT
WMT - WATER MANAGEMENT TRACT
FPL - FLORENCE POWER & LIGHT
PRM - PERMANENT REFERENCE MONUMENT
(M) - MEASURED DIMENSION
(C) - CALCULATED DIMENSION
R - RADIUS
A - CENTRAL ANGLE
A - ARC LENGTH
C - CENTERLINE
R/W - RIGHT-OF-WAY
F.S. - FLORIDA STATUTES
NAD - NORTH AMERICAN DATUM
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK
D.B. - DEED BOOK
(G) - GRID DIMENSION

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- PLAT AREA: 19.82 ACRES, MORE OR LESS.

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS II, P.S.M. 4828

BP BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY., SUITE 119
WEST PALM BEACH, FLORIDA 33407
561-615-3988, 615-3986 FAX

BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER'S SEAL

SURVEYOR'S SEAL

S:\2009 drawing files\09-057\09-057 PLAT.dwg, 6/1/2011 2:06:26 PM



Department of Engineering
and Public Works

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



Palm Beach County
Board of County
Commissioners

Karen T. Marcus, Chair
Sheiley Vana, Vice Chair

Paulette Burdick
Steven L. Abrams
Burt Aaronson
Jess R. Santamaria
Priscilla A. Taylor

County Administrator

Robert Weisman

"An Equal Opportunity
Affirmative Action Employer"

RECEIVED

JUN 28 2011

June 15, 2011

Palm Beach County
Facilities Development & Operations Department
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

TECHNICAL COMPLIANCE

Control No: 5000-222
Surveyor: Brown & Phillips, Inc.
Plat Name: Cherry Road Complex Plat

Technical Compliance is hereby granted for the above-referenced preliminary plat,
and the following established:

Recording Cost: \$45

In order to have the plat recorded, the following must be submitted to the Land
Development Division prior to expiration of Technical Compliance approval:

1. The reproducible final plat, fully executed in permanent black ink and suitable for recording. The Title Certification date must be within three (3) months prior to the date of plat recordation.
2. Copies of recorded easements or deeds as required by the County Engineer. The copies must have the Clerk and Comptroller's stamped Official Records Book and page number.
3. A copy of the current tax receipt. Tax receipts are considered current until April 1 of the year following receipt of the tax bill.
4. A certified statement from the Surveyor-of-Record stating that there have been no changes to the plat since issuance of Technical Compliance or, if changes have been made, the statement must itemize each change and be accompanied by a plat print with all revisions highlighted.
5. A check payable to the Clerk and Comptroller - Palm Beach County for the above noted recording cost.
6. The recorded property owners' association documents or other such maintenance and use documents applicable to the property encompassed by the plat, or an exception letter explaining why such documents are not required to be submitted for the plat.

All of the above items must be submitted at one time as a package. Incomplete packages will not be accepted for processing.

TECHNICAL COMPLIANCE
(Page 2 of 2)

June 15, 2011

CHERRY ROAD COMPLEX PLAT

The County Engineer's approval must be obtained prior to any construction or installation of berms, plantings, trees, landscaping, street lighting, or any other above-ground structures within the platted streets or recorded drainage or lake maintenance easements.

This Technical Compliance will be in force for a period of six (6) months from the date given below and cannot be extended per Article 11.B.3.E of the Unified Land Development Code.

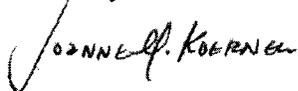
We also request a **digital copy of the plat** be provided in DWG format with line work in NAD83 State Plane Florida East feet Coordinate System. Please include an index of layers and the following disclaimer:

"The data contained on this disk is provided for informational purposes only. It is not a final survey and should not be relied upon as such. The surveyor shall not be held liable for any alterations to the data that might occur after the disk is submitted to Palm Beach County."

If you have any questions, please call George F. McDermott at (561) 684-4090.

Sincerely,

EFFECTIVE DATE: 06/23/2011



Joanne M. Koerner, P.E., Director
Land Development Division

JMK:GFM

PC: County Attorney's Office
Surveyor: Brown & Phillips, Inc.

REF: 5000-222gm1tcl