

Agenda Item #: 3-C-7

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 5, 2012

☒ Consent ☐ Regular
☐ Workshop ☐ Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A Restrictive Covenant over five water management areas owned by Palm Beach County (County), which will protect the designated planted littoral shelves as approved by the County Department of Environmental Resources Management.


SUMMARY: Approval of the Restrictive Covenant will provide for perpetual preservation over the area designated as planted littoral shelves on five County owned water management areas.

District 6 (MRE)

Background and Justification: The County owns five parcels of land located on the east and west sides of Seminole Pratt Whitney Road between 61st Place North and 68th Street North. These parcels of land are to be utilized as water management areas needed for the Seminole Pratt Whitney Road, from the M Canal to south of Orange Boulevard, project. In accordance with the Palm Beach County Unified Land Development Code (ULDC), Article 4 Chapter D, Excavation, the County, as owner of the land, must provide for, construct and perpetually maintain planted littoral shelves around the water management areas. These littoral shelves as described in the attached Exhibits "A" and "B" have been reviewed by Environmental Resources Management (ERM) and found to be in compliance with the ULDC. The approval of this Restrictive Covenant is deemed in the best interest of the County and will satisfy the requirements of ERM and the ULDC.

Attachments:

1. Location Map
2. Restrictive Covenant with Exhibits "A" and "B"

Recommended by: 

Division Director

4/12/12 
Date

Approved by: 

County Engineer

5/2/12
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	*\$ -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

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

Recommended Sources of Funds/Summary of Fiscal Impact:

*This item has no fiscal impact.

C. Departmental Fiscal Review: Alicia Kovalainen

III. REVIEW COMMENTS

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

[Signature]
OFMB
5/3/12
5/3/12
5/3/12
cc [Signature]
5/10/12

[Signature] 5/11/12
Contract Dev. and Control
5-11-12 [Signature]

B. Approved as to Form and Legal Sufficiency:

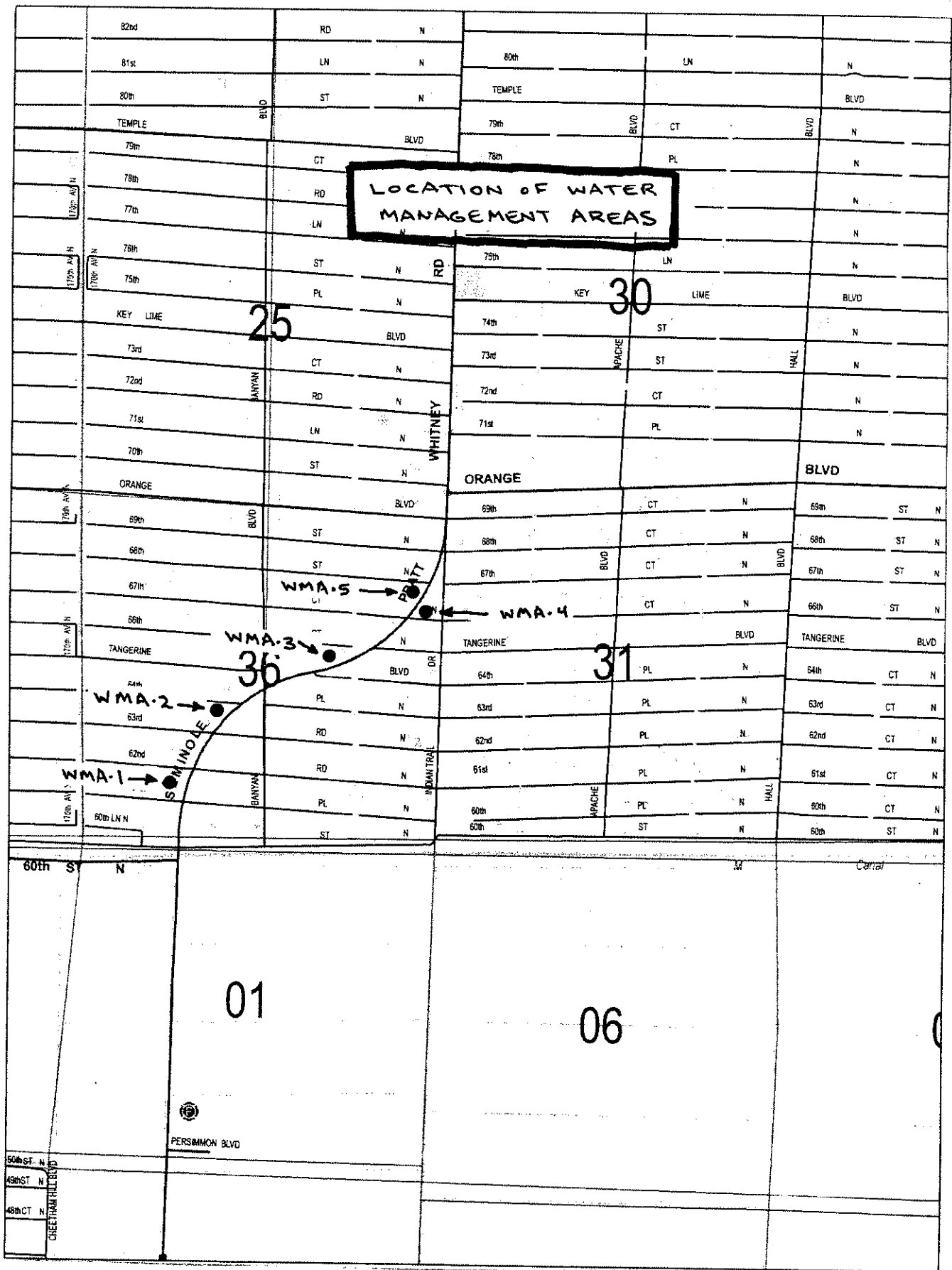
[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

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

ATTACHMENT 1
LOCATION MAP



WILL CALL 1066

Prepared by: Marlene R. Everitt, Esq., Asst. County Attorney
Return to: Right-of-Way Acquisition Section
Post Office Box 21229, West Palm Beach, FL 33416
Attention: Ed Handy
Account No.: 1010

PROJECT NO.: 97511C2B
PROJECT: Seminole Pratt Whitney Rd.
LIMITS: M Canal-So. of Orange Blvd.
PARCEL NOS.: WRA-1 – WRA-5

RESTRICTIVE COVENANT

This Restrictive Covenant, made and executed this ____ day of _____, 2012, by Palm Beach County, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, FL 33416, hereinafter called the Owner.

WITNESSETH:

Whereas, Palm Beach County is the owner of a certain parcels of land as described in Official Record Book 22322, Page 0258; Official Record Book 24044, Page 1751
Official Record Book 22830, Page 1413; Official Record Book 23322, Page 1041
Official Record Book 22719, Page 1330, Public Records of Palm Beach County, Florida;
and,

Whereas, said parcels of land are to be utilized as water management tracts with designated planted littoral shelves as described in Exhibit "A", attached hereto and made a part hereof; and,

Whereas, the Pond and Lake Plan and Details containing the Littoral Planting Detail are set forth in Exhibit "B", attached hereto and made a part hereof; and,

Whereas, said Plan and Details for the Littoral Area are approved by the Palm Beach County Department of Environmental Resources Management (ERM).

NOW, THEREFORE, in accordance with the Palm Beach County Unified Land Development Code (ULDC), Article 4 Chapter D, Excavation, the Owner, its successors, heirs and assigns, must provide for and perpetually maintain the planted littoral shelves as more specifically provided for in Exhibits "A" and "B", attached hereto. Furthermore, it is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections or to chemically, mechanically or manually remove, damage or destroy any plants in the reclaimed areas and planted littoral zone as set forth in Exhibits "A" and "B" attached hereto, except, upon the express, written approval from the Director of ERM or the Palm Beach County Zoning Division, as applicable. It is the responsibility of the Owner, its successors, heirs and assigns, to maintain the required survivorship and coverage of the reclaimed upland and planted littoral areas as set forth in Exhibits "A" and "B" attached hereto and to insure ongoing removal of prohibited and invasive non-native plant species from these areas. The littoral areas shall be constructed and perpetually maintained in compliance with the planting plan requirements of the ULDC, Article 4 Chapter D, Excavation, and planting plans as approved by ERM and set forth in Exhibits "A" and "B". These restrictions shall be deemed covenants running with the land.

IN WITNESS WHEREOF, Palm Beach County has caused this Restrictive Covenant to be executed on this ____ day of _____, 2012.

ATTEST:

**PALM BEACH COUNTY, a political subdivision of
the State of Florida**

**SHARON R. BOCK,
Clerk & Comptroller**

BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Shelley Vana, Chair

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By: _____
County Attorney

**SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-5**

A PORTION OF TRACT M-21 OF AN UNRECORDED SUBDIVISION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 22719 AT PAGE 1330 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING A STRIP OF LAND 8.3 FEET WIDE LYING PARALLEL AND CONCENTRIC WITH AND 8.3 FEET EASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY, BEING INTERIOR TO THE CLOSED GEOMETRIC FIGURE OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36, THENCE NORTH $86^{\circ}14'15''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 570.37 FEET; THENCE SOUTH $03^{\circ}45'45''$ WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 1050.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $86^{\circ}14'15''$ EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 238.25 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $115^{\circ}09'27''$, A DISTANCE OF 32.16 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2321.23 FEET AND LYING 39.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH 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, A RADIAL LINE TO SAID CURVE BEARS SOUTH $61^{\circ}04'48''$ EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}45'23''$, A DISTANCE OF 111.67 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $62^{\circ}05'10''$, A DISTANCE OF 17.34 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 39.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY EASEMENT LINE OF A CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 1687 AT PAGE 1749 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH $86^{\circ}14'15''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 181.08 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $85^{\circ}36'05''$, A DISTANCE OF 23.90 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 54.15 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT M-21; THENCE NORTH $00^{\circ}38'10''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 99.50 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHERLY NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $94^{\circ}23'55''$, A DISTANCE OF 26.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 5845 SQUARE FEET OR 0.1342 ACRES, MORE OR LESS.

METRIC ENGINEERING

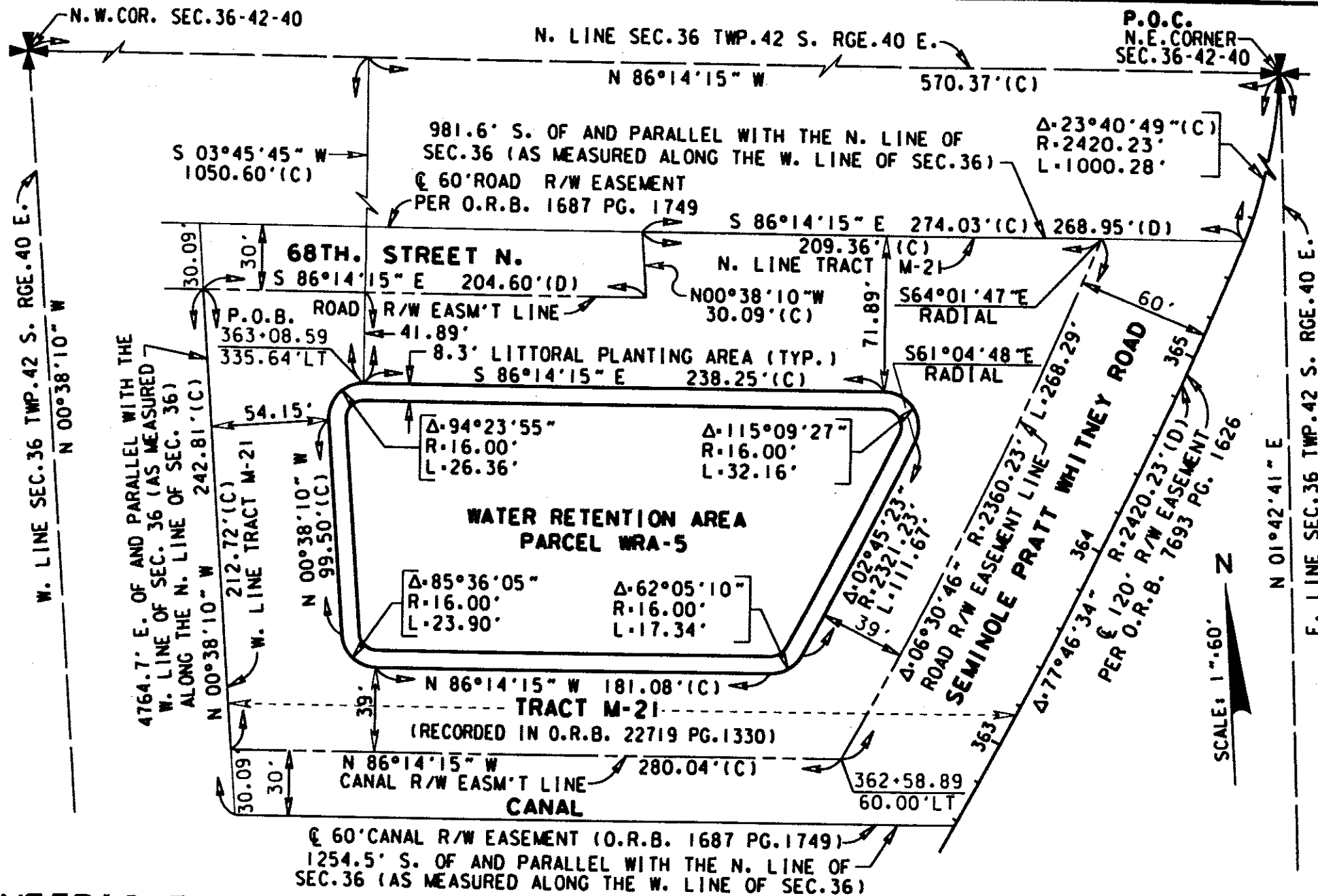
CONSULTING ENGINEERS, PLANNERS, SURVEYORS LB 2294
CORPORATE HEADQUARTERS
METRIC PLAZA
13940 S.W. 136TH ST., SUITE 200
MIAMI, FLORIDA 33186
PHONE (305) 235-5098 FAX (305) 251-5894



DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-5

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



METRIC ENGINEERING

CONSULTING ENGINEERS, PLANNERS, SURVEYORS, LB 2294
CORPORATE HEADQUARTERS
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DRAMA
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LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-5

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 REPORT

EXHIBIT "A"
2 of 15

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	(TYP.)	• TYPICAL
PBC	• PALM BEACH COUNTY	W.	• WEST
PG.	• PAGE	CL	• CENTERLINE
		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:

11-03-10

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
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METRIC PLAZA
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SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-5

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

**SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-4**

A PORTION OF TRACT M-14 OF AN UNRECORDED SUBDIVISION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23322 AT PAGES 1041 THROUGH 1043 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING A STRIP OF LAND 8.4 FEET WIDE LYING PARALLEL AND CONCENTRIC WITH AND 8.4 FEET EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY, BEING INTERIOR TO THE CLOSED GEOMETRIC FIGURE OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36, THENCE SOUTH $01^{\circ}42'41''$ WEST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1493.86 FEET; THENCE NORTH $86^{\circ}14'15''$ WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 60.04 FEET TO THE POINT OF INTERSECTION OF THE WEST ROAD RIGHT-OF-WAY EASEMENT LINE OF INDIAN TRAIL DRIVE WITH THE NORTH ROAD RIGHT-OF-WAY EASEMENT LINE OF 67TH. COURT N. BOTH AS RECORDED IN OFFICIAL RECORDS BOOK 1687 AT PAGE 1749 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH $86^{\circ}14'15''$ WEST ALONG SAID NORTH ROAD RIGHT-OF-WAY EASEMENT LINE AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 267.01 FEET; THENCE NORTH $03^{\circ}45'45''$ EAST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $122^{\circ}12'30''$, A DISTANCE OF 34.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2519.23 FEET AND LYING 39.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE SOUTHEASTERLY 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, A RADIAL LINE TO SAID CURVE BEARS SOUTH $54^{\circ}01'45''$ EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}35'32''$, A DISTANCE OF 113.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $60^{\circ}23'02''$, A DISTANCE OF 16.86 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 42.70 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY EASEMENT LINE OF A CANAL AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1687 AT PAGE 1749; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 147.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $87^{\circ}56'56''$, A DISTANCE OF 24.56 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 39.00 WEST OF AND PARALLEL WITH THE WEST ROAD RIGHT-OF-WAY EASEMENT LINE OF SAID INDIAN TRAIL DRIVE; THENCE SOUTH $01^{\circ}42'41''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 98.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $92^{\circ}03'04''$, A DISTANCE OF 25.71 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 39.00 FEET NORTH OF AND PARALLEL WITH THE NORTH ROAD RIGHT-OF-WAY EASEMENT LINE OF SAID 67TH. COURT N.; THENCE NORTH $86^{\circ}14'15''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 210.01 FEET TO THE POINT OF POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 5417 SQUARE FEET OR 0.1243 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

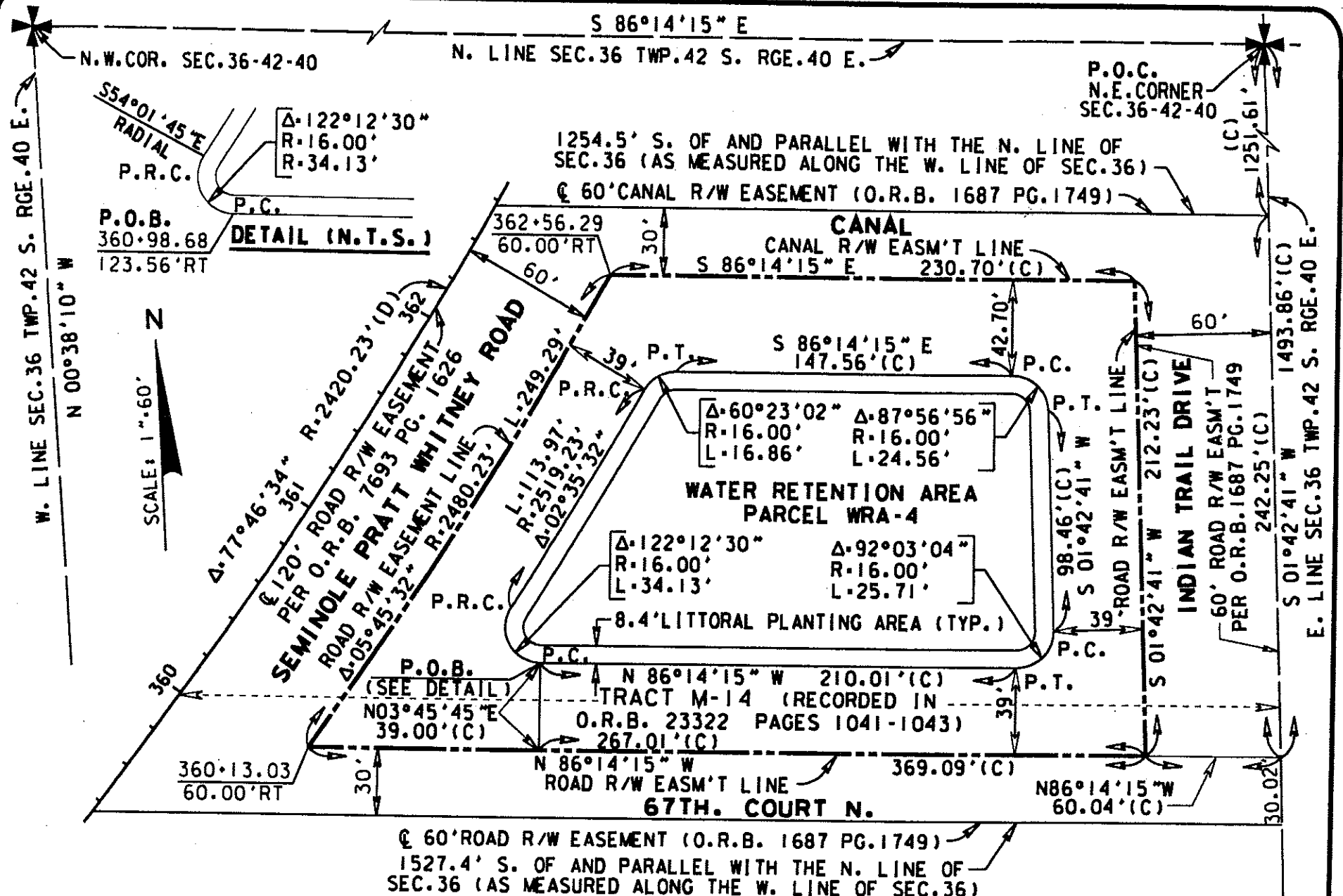


DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-4

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

3-12-12



METRIC ENGINEERING, INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2284
 VISTA CENTER CORPORATE PARK
 2081 VISTA PARKWAY, SUITE 310
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 640-1306 FAX: (561) 640-1312

APPROVED
 GROVES
 GROVES

SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-4

PROJ. NO.
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SHEET NO.
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 3.- SEE SHEET 1 FOR LEGAL DESCRIPTION
 4.- SEE SHEET 3 FOR SURVEYOR'S NOTES

3-12-12

51505
 EXHIBIT "A"

LEGEND

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

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Daniel A. Groves

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

PREPARED 8-5-10
REVISED 8-23-22/1041
3-12-12

SIGNATURE DATE:

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



SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-4

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

**SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-3**

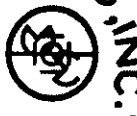
A PORTION OF TRACT M-158 OF AN UNRECORDED SUBDIVISION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 22830 AT PAGE 1413 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING A STRIP OF LAND 8.3 FEET WIDE LYING PARALLEL AND CONCENTRIC WITH AND 8.3 FEET EASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY, BEING INTERIOR TO THE CLOSED GEOMETRIC FIGURE OF THE FOLLOWING DESCRIBED LINE:

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 3425.70 FEET; THENCE SOUTH $00^{\circ}38'10''$ EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 2256.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT M-158; THENCE NORTH $86^{\circ}14'15''$ WEST, ALONG THE NORTH LINE OF SAID TRACT M-158 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 338.40 FEET; THENCE SOUTH $03^{\circ}45'45''$ WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 45.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $86^{\circ}14'15''$ EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 287.98 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $85^{\circ}36'05''$, A DISTANCE OF 23.90 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 39.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT M-158; THENCE SOUTH $00^{\circ}38'10''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 33.25 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $78^{\circ}06'45''$, A DISTANCE OF 21.81 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2519.23 FEET AND LYING 39.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH 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, A RADIAL LINE TO SAID CURVE BEARS NORTH $12^{\circ}31'25''$ WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $06^{\circ}43'48''$, A DISTANCE OF 295.91 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $108^{\circ}37'03''$, A DISTANCE OF 30.33 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 49.86 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT M-158; THENCE NORTH $00^{\circ}38'10''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 133.63 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $94^{\circ}23'55''$, A DISTANCE OF 26.36 FEET TO THE POINT OF POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 6865 SQUARE FEET OR 0.1576 ACRES, MORE OR LESS.

METRIC ENGINEERING, INC.

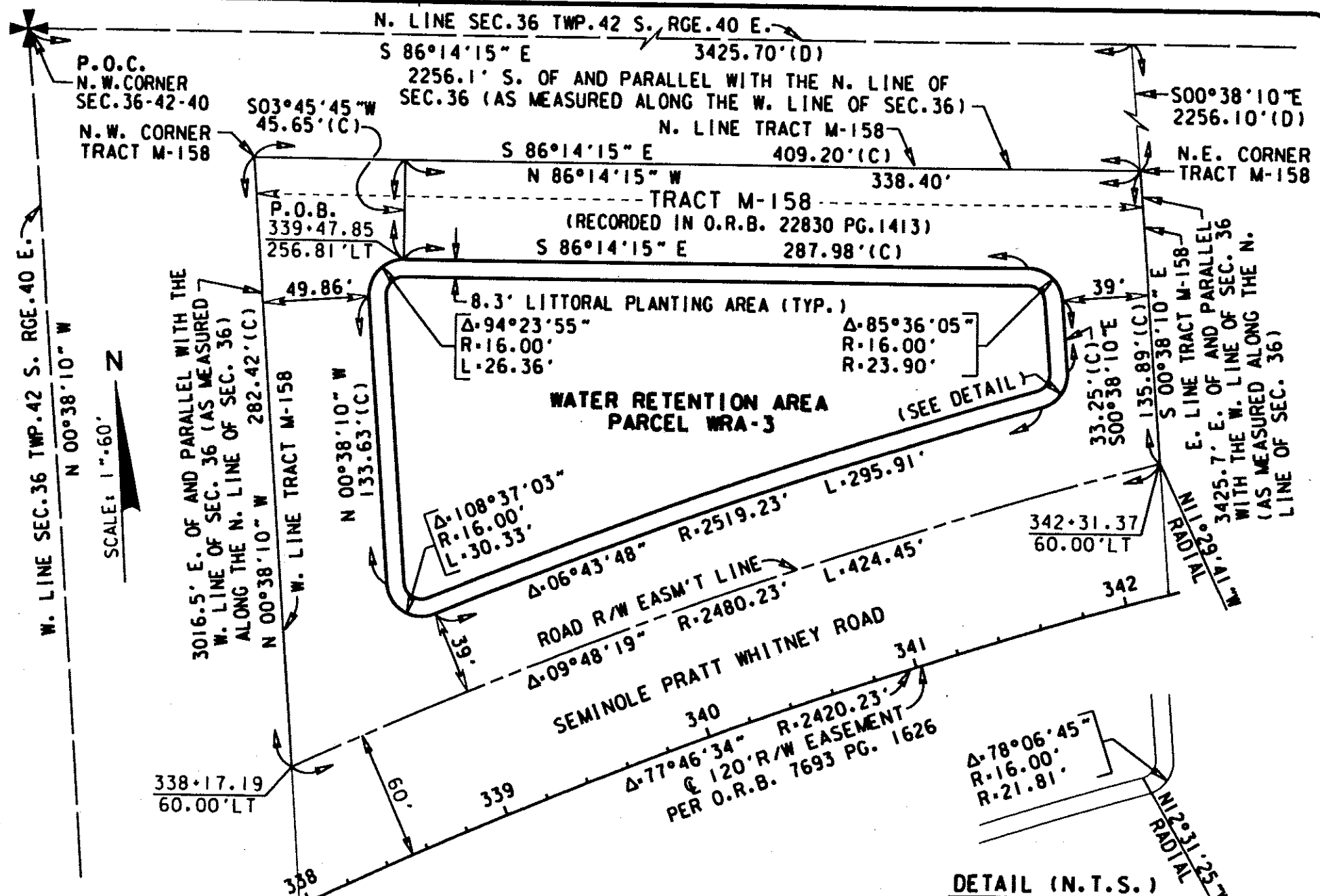
CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
CORPORATE HEADQUARTERS
METRIC PLAZA
13940 S.W. 136TH ST., SUITE 200
MIAMI, FLORIDA 33186
PHONE (305) 235-5098 FAX: (305) 251-5894



DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-3

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



METRIC ENGINEERING, INC.
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS LB 2284
 CORPORATE HEADQUARTERS
 METRIC PLAZA
 13940 S.W. 136TH ST., SUITE 200
 MIAMI, FLORIDA 33186
 PHONE (305) 235-5098 FAX: (305) 251-5894

DRAWN
D. RIVERA
CHECKED
W. HAERS
APPROVED
W. HAERS

**SEMINOLE-PRATT WHITNEY ROAD
 LITTORAL PLANTING AREA
 WATER RETENTION AREA
 PARCEL WRA-3**

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 REPORT

DETAIL (N.T.S.)

EXHIBIT "A"
 8 of 15

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	(TYP.)	• TYPICAL
O.R.B.	• OFFICIAL RECORDS BOOK	W.	• WEST
PBC	• PALM BEACH COUNTY	CL	• CENTERLINE
PG.	• PAGE	Δ	• CENTRAL ANGLE

SURVEYOR'S NOTES

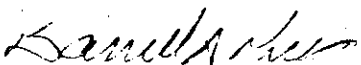
- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND WERE OBTAINED FROM SECTION DATA PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 86°14'15" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 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
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 4625

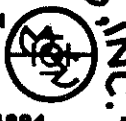
SIGNATURE DATE:

11-03-10

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
CORPORATE HEADQUARTERS
METRIC PLAZA

13940 S.W. 136TH ST., SUITE 200
MIAMI, FLORIDA 33186
PHONE (305) 235-5098 FAX: (305) 251-5894



SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-3

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

EXHIBIT "A"

10 of 15

SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-2

A PORTION OF TRACT M-255 OF AN UNRECORDED SUBDIVISION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 16612 AT PAGE 1835 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING A STRIP OF LAND 8.3 FEET WIDE LYING PARALLEL AND CONCENTRIC WITH AND 8.3 FEET EASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY, BEING INTERIOR TO THE CLOSED GEOMETRIC FIGURE OF THE FOLLOWING DESCRIBED LINE:

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 1850.90 FEET; THENCE SOUTH $00^{\circ}38'10''$ EAST, PARALLEL WITH THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3014.89 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID TRACT M-255 WITH THE SOUTH ROAD RIGHT-OF-WAY EASEMENT LINE OF 64TH. PLACE 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 68.04 FEET; THENCE SOUTH $03^{\circ}45'45''$ WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 47.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $86^{\circ}14'15''$ EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 238.09 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $132^{\circ}21'09''$, A DISTANCE OF 36.96 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2519.23 FEET AND LYING 39.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH 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, A RADIAL LINE TO SAID CURVE BEARS NORTH $43^{\circ}53'06''$ WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}47'42''$, A DISTANCE OF 122.90 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $50^{\circ}26'34''$, A DISTANCE OF 14.09 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 39.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL M-255; THENCE NORTH $86^{\circ}14'15''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 149.84 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $85^{\circ}36'05''$, A DISTANCE OF 23.90 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 46.95 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT M-255; THENCE NORTH $00^{\circ}38'10''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 93.67 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHERLY NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $94^{\circ}23'55''$, A DISTANCE OF 26.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 5642 SQUARE FEET OR 0.1295 ACRES, MORE OR LESS.

METRIC ENGINEERING

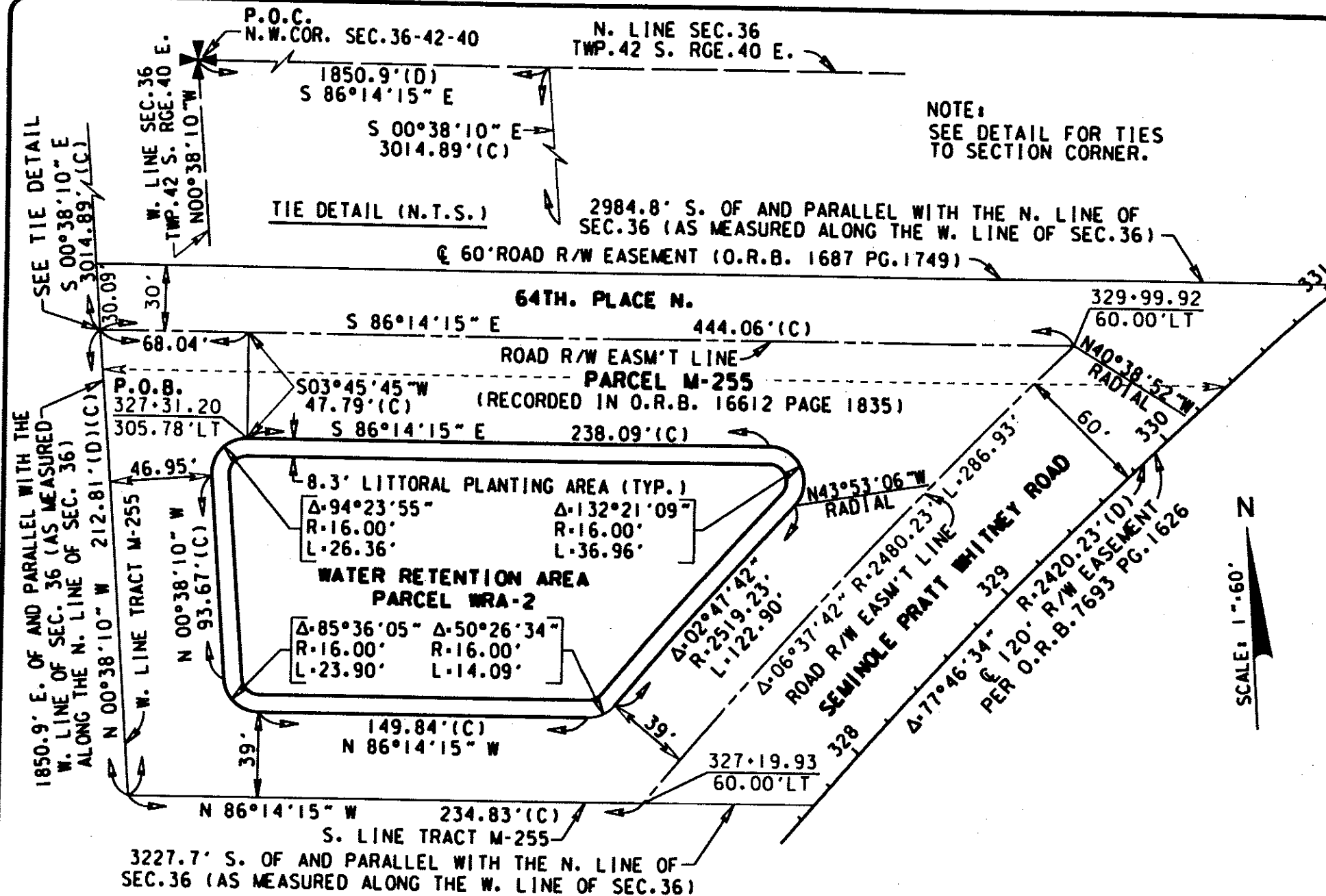
CONSULTING ENGINEERS, PLANNERS, SURVEYORS LB 2294
CORPORATE HEADQUARTERS
METRIC PLAZA
13940 S.W. 136TH ST., SUITE 200
MIAMI, FLORIDA 33186
PHONE (305) 235-5098 FAX: (305) 251-5894



DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-2

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



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

**DRIVER
RIVERA
CHECKED
GROVES
APPROVED
GROVES**

**SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-2**

**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

EXHIBIT "A"
11 of 15

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	(TYP.)	• TYPICAL
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 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:

11-03-10

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294

CORPORATE HEADQUARTERS
METRIC PLAZA

13940 S.W. 136TH ST., SUITE 200

MIAMI, FLORIDA 33186

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



SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-2

PROJ. NO.

97511-C2

SHEET NO.

3 OF 3

**SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-1**

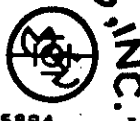
A PORTION OF TRACT M-301 OF AN UNRECORDED SUBDIVISION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 22322 AT PAGE 258 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, BEING A STRIP OF LAND 8.4 FEET WIDE LYING PARALLEL AND CONCENTRIC WITH AND 8.4 FEET EASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY, BEING INTERIOR TO THE CLOSED GEOMETRIC FIGURE OF THE FOLLOWING DESCRIBED LINE:

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 4259.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT M-301; THENCE SOUTH $86^{\circ}14'15''$ EAST, ALONG THE NORTH LINE OF SAID TRACT M-301 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 67.23 FEET; THENCE SOUTH $03^{\circ}45'45''$ WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 51.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $86^{\circ}14'15''$ EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 209.72 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $100^{\circ}31'59''$, A DISTANCE OF 28.07 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2519.23 FEET AND LYING 39.00 FEET NORTHWESTERLY OF AND CONCENTRIC WITH 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, A RADIAL LINE TO SAID CURVE BEARS NORTH $75^{\circ}42'16''$ WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}03'15''$, A DISTANCE OF 90.31 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 16.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $81^{\circ}31'15''$, A DISTANCE OF 22.76 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 39.00 FEET NORTH OF AND PARALLEL WITH THE NORTH ROAD RIGHT-OF-WAY EASEMENT LINE OF 61ST. PLACE N. AS RECORDED IN OFFICIAL RECORDS BOOK 1687 AT PAGE 1749 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH $86^{\circ}14'15''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 187.82 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $85^{\circ}36'05''$, A DISTANCE OF 23.90 FEET TO THE POINT OF TANGENCY AND A POINT ON A LINE LYING 44.85 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT M-301; THENCE NORTH $00^{\circ}38'10''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 89.90 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 16.00 FEET; THENCE NORTHERLY NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $94^{\circ}23'55''$, A DISTANCE OF 26.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 5481 SQUARE FEET OR 0.1258 ACRES, MORE OR LESS.

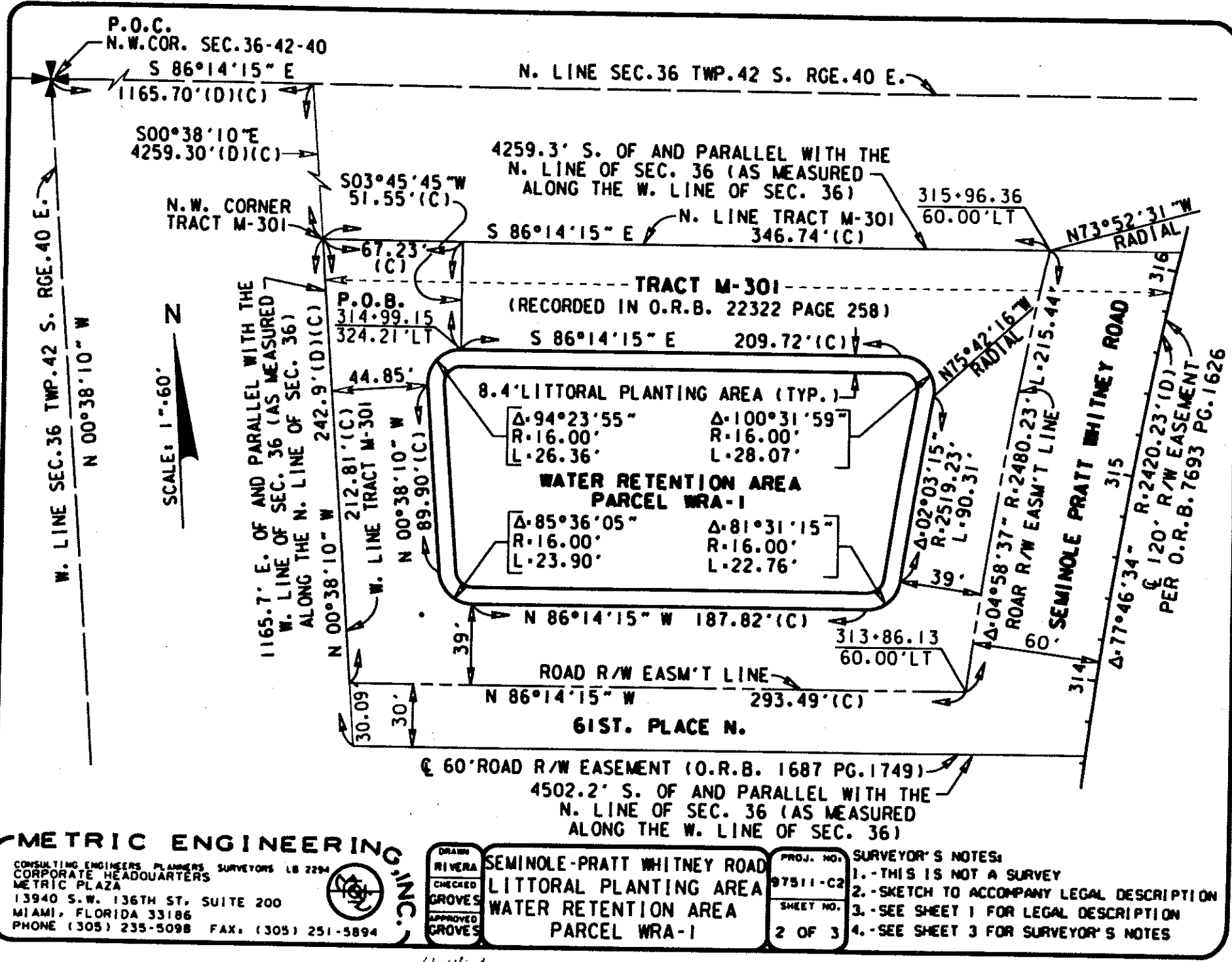
METRIC ENGINEERING

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



SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-1

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



METRIC ENGINEERING, INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS LG 2204
 CORPORATE HEADQUARTERS
 METRIC PLAZA
 13940 S.W. 136TH ST. SUITE 200
 MIAMI, FLORIDA 33186
 PHONE (305) 235-5098 FAX: (305) 251-5894

DRAWN
RIVERA
CHECKED
GROVES
APPROVED
GROVES

SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-1

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

EXHIBIT "A"
 14 of 15

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	(TYP.)	• TYPICAL
PBC	• PALM BEACH COUNTY	W.	• WEST
PG.	• PAGE	☉	• CENTERLINE
		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:

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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:

11-10-10

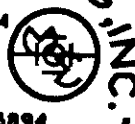
METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
CORPORATE HEADQUARTERS
METRIC PLAZA

13940 S.W. 136TH ST., SUITE 200

MIAMI, FLORIDA 33186

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



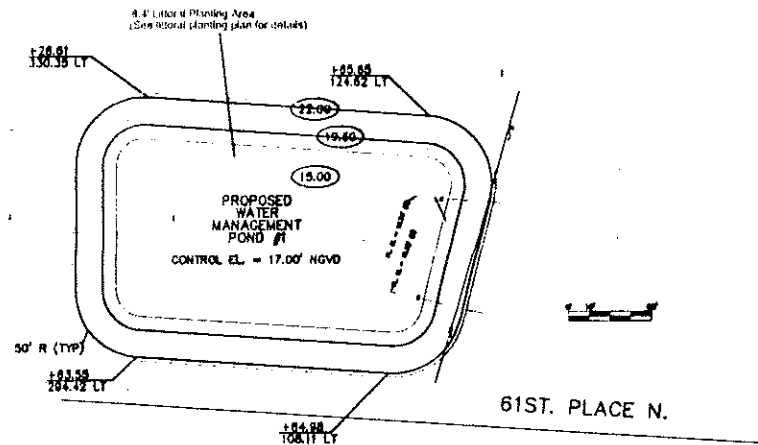
SEMINOLE-PRATT WHITNEY ROAD
LITTORAL PLANTING AREA
WATER RETENTION AREA
PARCEL WRA-1

PROJ. NO.

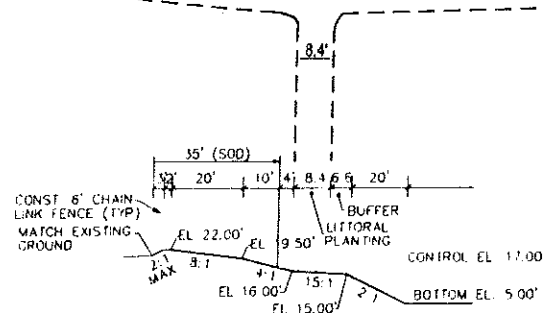
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SHEET NO.

3 OF 3



Littoral Zone 1 (0.13 acres) Plant List					
Scientific Name	Common Name	Quan.	Size	Density	Planting Depth (in feet)
<i>Sagittaria lancifolia</i>	duck potato	275	br	2' o.c.	-0.8' to -1.0'
<i>Pontederia cordata</i>	pickerelweed	550	br	2' o.c.	-1.0' to -1.5'
<i>Thalia geniculata</i>	fire flag	204	br	2' o.c.	-1.0'
<i>Scirpus validus</i>	bulrush	204	br	2' o.c.	-1.0' to -2.0'
<i>Nuphar luteum</i>	spatterdock	137	br	2' o.c.	-2.0'



Section A-A
N.T.S.

Littoral Zone Guarantee for Non-Phased Excavations		
Linear Shoreline (feet)	Required Littoral (square feet)	Provided Littoral (square feet)
678	5,424	5,481

- Following the completion of the pond and littoral zone construction, the planting areas shall be surveyed and field staked as follows:
Zone A: -0.8' to -1.0'
Zone B: -1.0' to -1.5'
Zone C: -1.5' to -2.0'

- The littoral zone planting areas shall be inspected prior to planting. If any part of the planting area is graded steeper than a 10:1 slope, planting shall not occur until regrading is complete. Any growth of exotic and/or nuisance species shall be treated with an appropriate state approved herbicide before plants are installed.
- The planting density (generally 2 feet on center) was used to determine the number of plants required for each area. The planting contractor shall use his own discretion to mix the species within each Planting Zone (A, B and C) in such a way as to achieve a natural appearance.

Littoral Zone Planting, Maintenance, and Monitoring Plan

In compliance with Palm Beach County Department of Environmental Resources Management (ERM) excavation requirements, a littoral zone planting, maintenance, and monitoring plan has been prepared for the water retention pond that will be constructed in association with the improvements of Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The planting zones, species, and spacing for the planted littoral zones of the Water Management Tract (WMT) are presented herein. The total proposed planting area for the WMT is 5,481 sq. ft. (0.13 ac.). The soils in the proposed pond site are Riviera fine sand, depressional; therefore, the addition of a 6-inch sand/top soil layer is not proposed. Five species will be planted with an average spacing of 2 feet on-center. ERM will be notified 48 hours prior to completion of littoral zone planting.

Ordinary Water Line (Control Elevation = 17.0' NGVD) as determined by Metric Engineering, Inc.

Maintenance and monitoring. The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

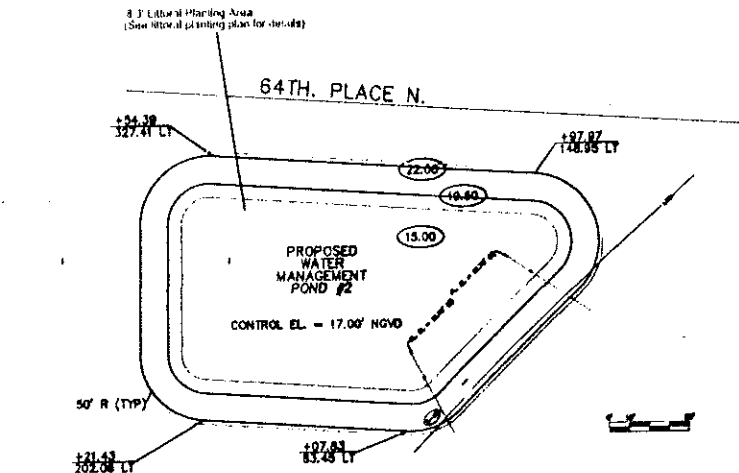
- Excavation activity. The applicant shall submit an annual report to DRO indicating the status of the excavation activity. The report shall include, but not be limited to, the status of:
 - the current phase(s) of excavation;
 - all phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
 - amount of material extracted and amount of material removed from the site;
 - Condition of perimeter buffers and landscaping; and
 - Status of compliance with conditions of approval and applicable requirements in this Section.
- Initial maintenance and monitoring of reclaimed upland areas and littoral and upland planting areas. The planted littoral zones and planted upland areas shall be inspected and monitored for at least one year after planting. Equipment storage, maintenance and service areas shall be monitored until completion of the excavation activity for contamination by regulated substances. The maintenance and monitoring program shall comply with the following requirements:
 - Maintenance, inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:
 - 80% coverage criterion for the planted littoral zone from the 180 day monitoring period; and,
 - 80% survivorship for the planted upland area from the 180 day monitoring period;
 - Exotic plant species. Complete removal of the following plant species from the planted littoral zone and upland areas, as applicable:
 - prohibited and invasive non-native plant species as defined by Art. 14.C.; and
 - invasive species, such as cattails, primrose willows and water hyacinth.
 - Regulated substances. Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the "Regulated Substance Best Management Practices for the Construction Industry."
 - Submittals for monitoring programs. Submittal of monitoring reports for each monitoring period shall be required. The planted littoral zone reports shall be submitted to ERM and the reclaimed upland planting reports shall be submitted to the Zoning Division. These monitoring reports shall represent the monitoring periods commencing with a time zero report, 90 day, 180 day and 360 day reports.

The time zero monitoring report shall include an as-built drawing signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project and shall be submitted within 30 days of the initial planting. Each subsequent report shall be submitted within 30 days of the completion of the monitoring period. If following the first year of the maintenance and monitoring period, the County finds the planted littoral or reclaimed planted upland areas to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by the County to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met.

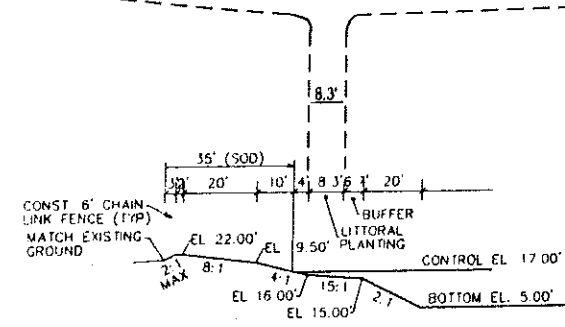
e. Content of monitoring reports. Each monitoring report, including the time zero report, shall assess the species, numbers, and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time.

In addition, the report shall detail the species, numbers and locations of additional plantings that were made to attain the eight percent (80%) survivorship/coverage criteria, if such plantings were necessary.

- Long-Term Maintenance and Monitoring of reclaimed upland areas and littoral and upland planting areas. After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone and planted upland reclamation area, shall maintain these areas in the following manner:
 - The reclaimed upland areas shall maintain a minimum survivorship of 80 percent, and the planted littoral zone shall maintain a minimum coverage of 80 percent.
 - Exotic and invasive non-native plant species as defined by Art. 14.C. and invasive species, such as cattails, primrose willows and water hyacinth, shall be restricted to a coverage of less than ten percent of the required planted littoral zone. No exotic or invasive non-native plant species shall be permitted in the upland areas.
- Repair, reconstruction modification. DRO approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the Director of the Palm Beach County Department of Environmental Resources Management shall be obtained prior to modification of the planted littoral zones.



Littoral Zone 2 (0.13 acres) Plant List						Planting Depth (in feet)
Scientific Name	Common Name	Quan.	Size	Density		
<i>Sagittaria lancifolia</i>	duck potato	282	br	2' o.c.	-0.8' to -1.0'	
<i>Pontederia cordata</i>	pickerelweed	564	br	2' o.c.	-1.0' to -1.5'	
<i>Thalia geniculata</i>	fire flag	212	br	2' o.c.	-1.0'	
<i>Scirpus validus</i>	bulrush	212	br	2' o.c.	-1.0' to -2.0'	
<i>Nuphar luteum</i>	spatterdock	141	br	2' o.c.	-2.0'	



Section A-A
N.T.S.

Littoral Zone Guarantee for Non-Phased Excavations		
Linear Shoreline (feet)	Required Littoral (square feet)	Provided Littoral (square feet)
705	5,640	5,642

- Following the completion of the pond and littoral zone construction, the planting areas shall be surveyed and field staked as follows:
Zone A: -0.8' to -1.0'
Zone B: -1.0' to -1.5'
Zone C: -1.5' to -2.0'
- The littoral zone planting areas shall be inspected prior to planting. If any part of the planting area is graded steeper than a 10:1 slope, planting shall not occur until regrading is complete. Any growth of exotic and/or nuisance species shall be treated with an appropriate state approved herbicide before plants are installed.
- The planting density (generally 2 feet on center) was used to determine the number of plants required for each area. The planting contractor shall use his own discretion to mix the species within each Planting Zone (A, B and C) in such a way as to achieve a natural appearance.

Littoral Zone Planting, Maintenance, and Monitoring Plan

In compliance with Palm Beach County Department of Environmental Resources Management (ERM) excavation requirements, a littoral zone planting, maintenance, and monitoring plan has been prepared for the water retention pond that will be constructed in association with the improvements of Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The planting zones, species, and spacing for the planted littoral zones of the Water Management Tract (WMT) are presented herein. The total proposed planting area for the WMT is 5,642 sq. ft. (0.13 ac.). The soils in the proposed pond site are Riverine fine sand, depression; therefore, the addition of a 6-inch sand/top soil layer is not proposed. Five species will be planted with an average spacing of 2 feet on-center. ERM will be notified 48 hours prior to completion of littoral zone planting.

Ordinary Water Line (Control Elevation = 17.0' NGVD) as determined by Metric Engineering, Inc.

Maintenance and monitoring. The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

- Excavation activity. The applicant shall submit an annual report to DRO indicating the status of the excavation activity. The report shall include, but not be limited to, the status of:
 - the current phase(s) of excavation;
 - all phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
 - amount of material extracted and amount of material removed from the site;
 - Condition of perimeter buffers and landscaping; and
 - Status of compliance with conditions of approval and applicable requirements in this Section.
- Initial maintenance and monitoring of reclaimed upland areas and littoral and upland planting areas. The planted littoral zones and planted upland areas shall be inspected and monitored for at least one year after planting. Equipment storage, maintenance and service areas shall be monitored until completion of the excavation activity for contamination by regulated substances. The maintenance and monitoring program shall comply with the following requirements:
 - Maintenance, inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:
 - 80% coverage criterion for the planted littoral zone from the 180 day monitoring period; and,
 - 80% survivorship for the planted upland area from the 180 day monitoring period;
 - Exotic plant species. Complete removal of the following plant species from the planted littoral zone and upland areas, as applicable:
 - prohibited and invasive non-native plant species as defined by Art. 14.C.; and
 - invasive species, such as cattails, primrose willows and water hyacinth.
 - Regulated substances. Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the "Regulated Substance Best Management Practices for the Construction Industry."
 - Submittals for monitoring programs. Submittal of monitoring reports for each monitoring period shall be required. The planted littoral zone reports shall be submitted to ERM and the reclaimed upland planting reports shall be submitted to the Zoning Division. These monitoring reports shall represent the monitoring periods commencing with a time zero report, 90 day, 180 day and 360 day reports.

The time zero monitoring report shall include an as-built drawing signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project and shall be submitted within 30 days of the completion of the monitoring period. Each subsequent report shall be submitted within 30 days of the completion of the monitoring period, if following the first year of the maintenance and monitoring period, the County finds the planted littoral or reclaimed planted upland areas to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by the County to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met.

Content of monitoring reports. Each monitoring report, including the time zero report, shall assess the species, numbers, and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time.

In addition, the report shall detail the species, numbers and locations of additional plantings that were made to attain the eight percent (80%) survivorship/coverage criteria, if such plantings were necessary.

- Long-Term Maintenance and Monitoring of reclaimed upland areas and littoral and upland planting areas. After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone and planted upland reclamation area, shall maintain these areas in the following manner:
 - The reclaimed upland areas shall maintain a minimum survivorship of 80 percent, and the planted littoral zone shall maintain a minimum coverage of 80 percent;
 - Exotic and invasive non-native plant species as defined by Art. 14.C. and invasive species, such as cattails, primrose willows and water hyacinth, shall be restricted to a coverage of less than ten percent of the required planted littoral zone. No exotic or invasive non-native plant species shall be permitted in the upland areas.
- Repair, reconstruction modification. DRO approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the Director of the Palm Beach County Department of Environmental Resources Management shall be obtained prior to modification of the planted littoral zones.

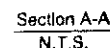
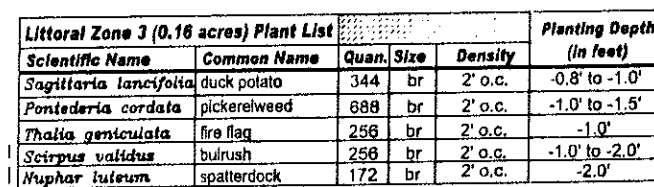
Lotspeich and Associates, Inc.
ECOLOGICAL CONSULTANTS
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(407) 740-8482 Fax (407) 645-1385 • Mail: Lotspeich@aol.com

File:	2k-209-24x36_25A10
Job No.:	2000-209.33
Date:	22 Jul 2010
Prepared by:	BEH

Seminole Pratt Whitney Road
M Canal to south of Orange Blvd.
In Sections 25 & 36, Township 42 South, Range 40 East
Palm Beach County, Florida

Water Retention Pond 2
Planting Plan

North
2
FIGURE
SEE ABOVE



1. Following the completion of the pond and littoral zone construction, the planting areas shall be surveyed and field staked as follows:

Zone A: -0.8' to -1.0'
Zone B: -1.0' to -1.5'
Zone C: -1.5' to -2.0'
2. The littoral zone planting areas shall be inspected prior to planting, if any part of the planting area is graded steeper than a 10:1 slope, planting shall not occur until regrading is complete. Any growth of exotic and/or nuisance species shall be treated with an appropriate state approved herbicide before plants are installed.
3. The planting density (generally 2 feet on center) was used to determine the number of plants required for each area. The planting contractor shall use his own discretion to mix the species within each Planting Zone (A, B and C) in such a way as to achieve a natural appearance.

4. **Repair, reconstruction modification.** DRO approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the Director of the Palm Beach County Department of Environmental Resources Management shall be obtained prior to modification of the planted littoral zones.

Littoral Zone Guarantee for Non-Phased Excavations			
Linear Shoreline (feet)	Required Littoral (square feet)	Provided Littoral (square feet)	
671	5,368	5,417	

- Following the completion of the pond and littoral zone construction, the planting areas shall be surveyed and fluid staked as follows:
Zone A: 0.8' to -1.0'
Zone B: -1.0' to -1.5'
Zone C: -1.5' to -2.0'
- The littoral zone planting area shall be inspected prior to planting. If any part of the planting area is graded steeper than a 10:1 slope, planting shall not occur until regrading is complete. Any growth of exotic and/or nuisance species shall be treated with an appropriate time approved herbicide before plants are installed.
- The planting density (generally 2 feet on center) was used to determine the number of plants required for each area. The planting contractor shall use his own discretion to mix the species within each planting zone (A, B and C) in such a way as to achieve a natural appearance.

Littoral Zone Planting, Maintenance, and Monitoring Plan

In compliance with Palm Beach County Department of Environmental Resources Management (ERM) excavation requirements, a littoral zone planting, maintenance, and monitoring plan has been prepared for the water retention pond that will be constructed in association with the improvements of Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The planting zones, species, and spacing for the planned littoral zones for the WAT is 5,417 sq. ft. Tract (WAT) are presented herein. The total proposed planting area for the WAT is 5,417 sq. ft. (0.12 ac.). The soils in the proposed pond site are Boca fine sand and Riviera fine sand, depressional; therefore, the addition of a 6-inch sandtop soil layer is not proposed. Five species will be planted with an average spacing of 2 feet on-center. ERM will be notified 48 hours prior to completion of littoral zone planting.

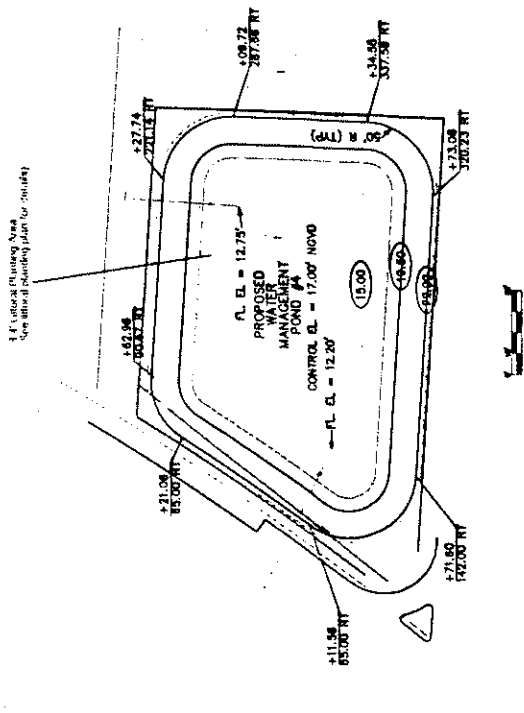
Ordinary Water Line (Control Elevation = 17.0' NGVD) as determined by Metric Engineering, Inc.

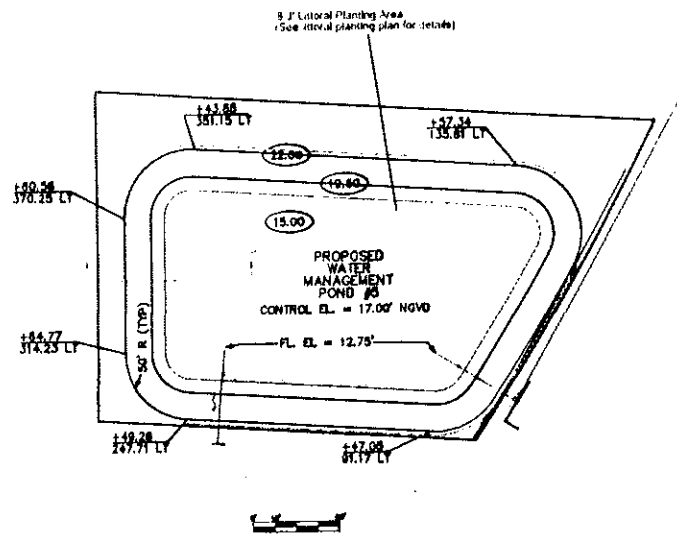
Maintenance and monitoring. The following maintenance and monitoring program is required for all planted littoral zones and shall be completed within 30 days of the completion of the planting.

- all phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
- amount of material extracted and amount of material removed from the site;
- Condition of perimeter buffers and landscaping, and
- Status of compliance with conditions of approval and applicable requirements in this Section.

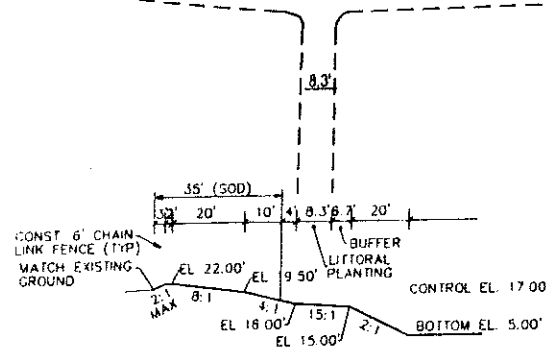
- Initial maintenance and monitoring of reclaimed upland areas and littoral and planted littoral zones shall be completed within 30 days of the completion of the excavation and shall be monitored for at least one year after planting. Equipment storage, maintenance and service areas shall be monitored until completion of the excavation activity for contamination by regulated substances. The maintenance and monitoring program shall comply with the following requirements:

- Maintenance, inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:
 - 80% coverage criterion for the planted littoral zone from the 180 day monitoring period; and,
 - 90% survivorship for the planted upland area from the 180 day monitoring period.
- Exotic plant species. Complete removal of the following plant species from the planted littoral zone and upland areas as applicable:
 - prohibited and invasive non-native plant species as defined by Art. 14.C.; and
 - invasive species, such as cattails, papyrus, willows and water hyacinth.
- Regulated substances. Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the "Regulated Substance Best Management Practices for the Construction Industry."
- Submittals for monitoring programs. Submittal of monitoring reports for each monitoring period shall be required. The planted littoral zone reports shall be submitted to ERM and the reclaimed upland planting reports shall be submitted to the zoning division. These monitoring reports shall be submitted during the following periods commencing with a time zero report, 90 day, 180 day and 360 day reports.





Littoral Zone 5 (0.13 acres) Plant List					Planting Depth
Scientific Name	Common Name	Quan.	Size	Density	(in feet)
<i>Sagittaria lancifolia</i>	duck potato	292	br	2' o.c.	-0.8' to -1.0'
<i>Pontederia cordata</i>	pickerelweed	584	br	2' o.c.	-1.0' to -1.5'
<i>Thalia geniculata</i>	fire flag	220	br	2' o.c.	-1.0'
<i>Scirpus validus</i>	bulrush	220	br	2' o.c.	-1.0' to -2.0'
<i>Nuphar luteum</i>	spatterdock	148	br	2' o.c.	-2.0'



Section A-A
N.T.S.

Littoral Zone Guarantee for Non-Phased Excavations		
Linear Shoreline (feet)	Required Littoral (square feet)	Provided Littoral (square feet)
730	5,840	5,845

- Following the completion of the pond and littoral zone construction, the planting areas shall be surveyed and field staked as follows:
Zone A: -0.8' to -1.0'
Zone B: -1.0' to -1.5'
Zone C: -1.5' to -2.0'
- The littoral zone planting areas shall be inspected prior to planting. If any part of the planting area is graded steeper than a 10:1 slope, planting shall not occur until regrading is complete. Any growth of exotic and/or nuisance species shall be treated with an appropriate state approved herbicide before plants are installed.
- The planting density (generally 2 feet on center) was used to determine the number of plants required for each area. The planting contractor shall use his own discretion to mix the species within each Planting Zone (A, B and C) in such a way as to achieve a natural appearance.

Littoral Zone Planting, Maintenance, and Monitoring Plan

In compliance with Palm Beach County Department of Environmental Resources Management (ERM) excavation requirements, a littoral zone planting, maintenance, and monitoring plan has been prepared for the water retention pond that will be constructed in association with the improvements of Seminole Pratt Whitney Road from the M Canal to south of Orange Boulevard.

The planting zones, species, and spacing for the planted littoral zones of the Water Management Tract (WMT) are presented herein. The total proposed planting area for the WMT is 5,845 sq. ft. (0.13 ac.). The soils in the proposed pond site are Boca fine sand, Riviera fine sand, and Riviera fine sand, depressional; therefore, the addition of a 6-inch sand/top soil layer is not proposed. Five species will be planted with an average spacing of 2 feet on-center. ERM will be notified 48 hours prior to completion of littoral zone planting.

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Maintenance and monitoring. The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

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 - the current phase(s) of excavation;
 - all phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
 - amount of material extracted and amount of material removed from the site;
 - Condition of perimeter buffers and landscaping, and
 - Status of compliance with conditions of approval and applicable requirements in this Section.
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- Repair, reconstruction modification. DRO approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the Director of the Palm Beach County Department of Environmental Resources Management shall be obtained prior to modification of the planted littoral zones.

The time zero monitoring report shall include an as-built drawing signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project and shall be submitted within 30 days of the initial planting. Each subsequent report shall be submitted within 30 days of the completion of the monitoring period. If following the first year of the maintenance and monitoring period, the County finds the planted littoral or reclaimed planted upland area to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by the County to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met.

Content of monitoring reports. Each monitoring report, including the time zero report, shall assess the species, numbers, and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time.

In addition, the report shall detail the species, numbers and locations of additional plantings that were made to attain the eight percent (80%) survivorship/coverage criteria, if such plantings were necessary.



Lotspeich and Associates, Inc.
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File: 2k-209-24x36_25A10
Job No.: 2000-209.33
Date: 22 Jul 2010
Prepared by: BEH

Seminole Pratt Whitney Road
M Canal to south of Orange Blvd.

In Sections 25 & 36, Township 42 South, Range 40 East
Palm Beach County, Florida

Water Retention Pond 5
Planting Plan



5
FIGURE

SEE ABOVE