

Agenda Item is over 50 pages; may be viewed in the Minutes Department

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: June 18, 2013

Consent Regular
 Workshop Public Hearing

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: 24 Resolutions to declare the acquisition of property designated as Parcels 101, 102, 103, 104, 105, 106, 107, and 108 as Perpetual Right-of-Way Easements; Parcels 201, 202, 203, 204, 205, 206, 207, and 208 as Permanent Easements; Parcels 302, 303, 304, 305, 306, and 307 as Temporary Construction Easements; Parcels 1 and 2 as Fee Simple Whole Take acquisitions necessary for the construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project.



SUMMARY: The adoption of these Resolutions will initiate eminent domain proceedings against 24 parcels having a total appraised value of \$137,000.

District 6 (MRE)

Background and Justification: The property owners of Parcels 101, 102, 103, 104, 105, 106, 107, and 108 as Perpetual Right-of-Way Easements; Parcels 201, 202, 203, 204, 205, 206, 207, and 208 as Permanent Easements; Parcels 302, 303, 304, 305, 306, and 307 as Temporary Construction Easements; Parcels 1 and 2 as Fee Simple Whole Take acquisitions, have not accepted the offers to purchase made by Palm Beach County (County). It is therefore necessary to file eminent domain proceedings to acquire these parcels. The acquisition of these parcels is necessary for the construction and improvement of the 60th Street North, from West of Royal Palm Boulevard to East of Royal Palm Beach Boulevard project which is shown on the current Five-Year Road Program. The project also includes reconstruction of the Royal Palm Beach Boulevard bridge over the M-Canal along with necessary pavement modifications on Royal Palm Beach Boulevard. The acquisition of these parcels is for a public purpose and necessity, which is deemed to be in the best interest of the County.

Attachments:

- 1. Location Map
- 2. Resolutions (24) with Exhibit "A" and Exhibit "B"

Recommended by:  Donald G. Ferminady 5/13/13 
Division Director Date

Approved by:  S. T. Wald 5/24/13
County Engineer Date

SLW

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	<u>\$137,000</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>\$137,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes X No

Budget Account No:
Fund 3503 Dept 361 Unit 1116 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact:

Road Impact Fees - Zone 3 Fund
Acreage Access Road - Persimmon Blvd. to 60th Street

C. Departmental Fiscal Review: *Alice Kovalanien*

III. REVIEW COMMENTS

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

 N. Davis 5/30/2013
OFMB *5/28 5/28*

 Dr. J. Jacobson 6/3/13
Contract Dev. and Control
6-3-13 B. Whelan

B. Approved as to Form and Legal Sufficiency:

 Morgan Platt 6/6/13
Assistant County Attorney

C. Other Department Review:

_____:
Department Director

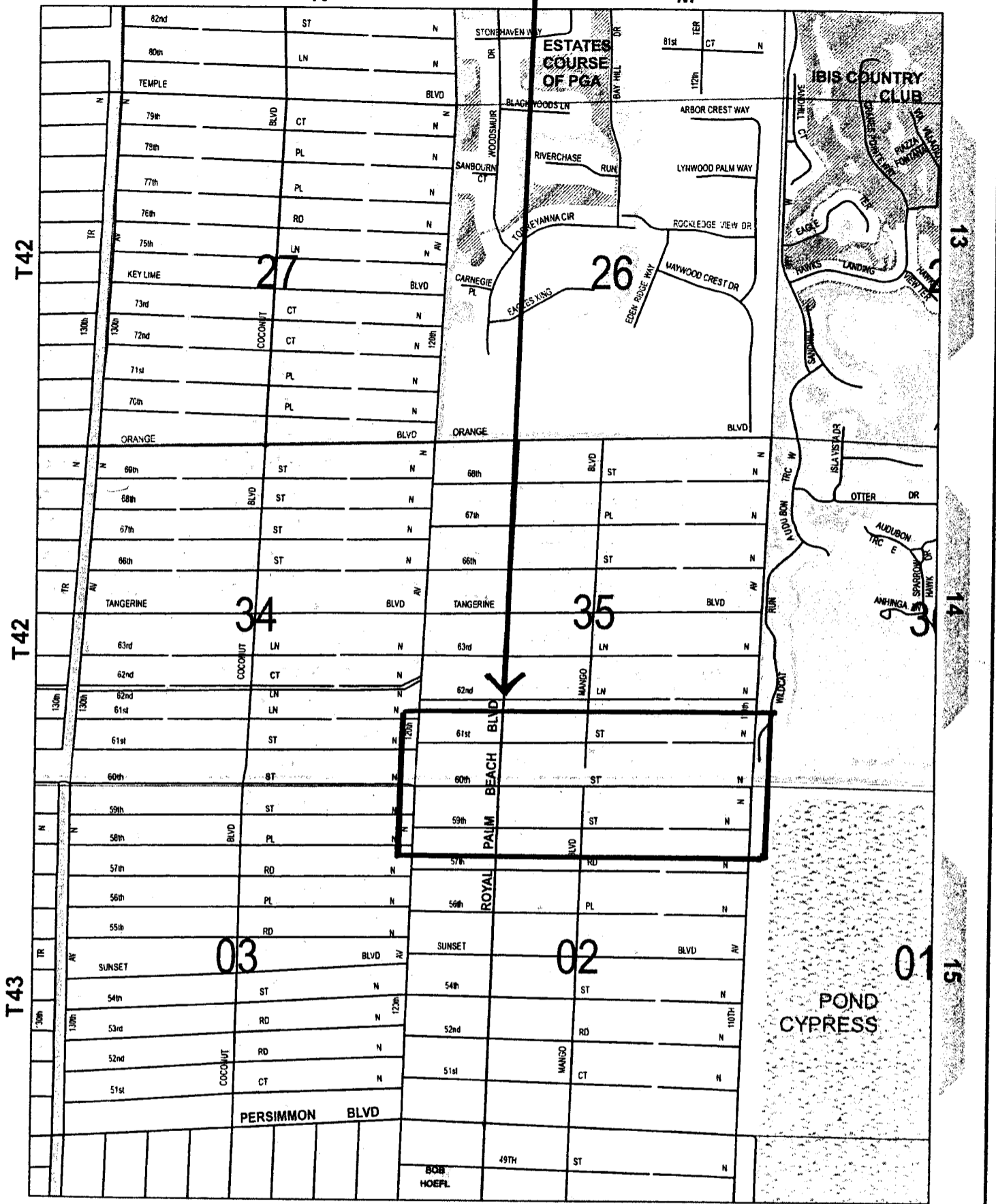
This summary is not to be used as a basis for payment.

R41

R41

N

M



RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 101, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 101 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 101, for 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 101 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

ROAD EASEMENT 101

A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 688.66 FEET TO THE SOUTH LINE OF A 30' ROAD EASEMENT FOR 59th STREET NORTH, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID SOUTH LINE, N89°56'51"E FOR 40.02 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE N89°56'51"E FOR 25.00 FEET;

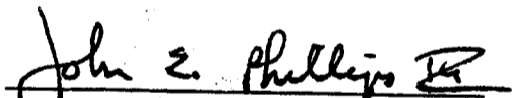
THENCE S43°45'38"W FOR 34.62 FEET;


THENCE S04°23'34"W FOR 38.17 FEET TO THE SAID EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N01°41'42"E FOR 63.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 369 SQUARE FEET, MORE OR LESS.

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


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

 <p style="text-align: right; font-size: small;">E-Mail: info@brown-phillips.com</p> <p>BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX</p>	<p>ROAD EASEMENT 101</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: small;">PROJ. No. 05-056E</td> <td style="width: 50%; font-size: small;">DRAWN: MB</td> </tr> <tr> <td style="font-size: small;">LEGAL DESCRIPTION</td> <td style="font-size: small;">SCALE: 1"=30'</td> </tr> <tr> <td style="font-size: small;">ROYAL PALM BEACH BLVD</td> <td style="font-size: small;">DATE: 10/3/12</td> </tr> <tr> <td></td> <td style="font-size: small;">SHEET 1 OF 3</td> </tr> </table>	PROJ. No. 05-056E	DRAWN: MB	LEGAL DESCRIPTION	SCALE: 1"=30'	ROYAL PALM BEACH BLVD	DATE: 10/3/12		SHEET 1 OF 3
PROJ. No. 05-056E	DRAWN: MB								
LEGAL DESCRIPTION	SCALE: 1"=30'								
ROYAL PALM BEACH BLVD	DATE: 10/3/12								
	SHEET 1 OF 3								

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

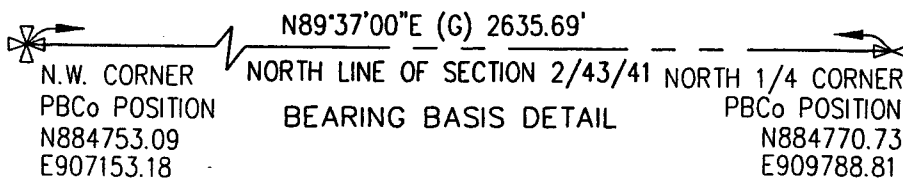
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

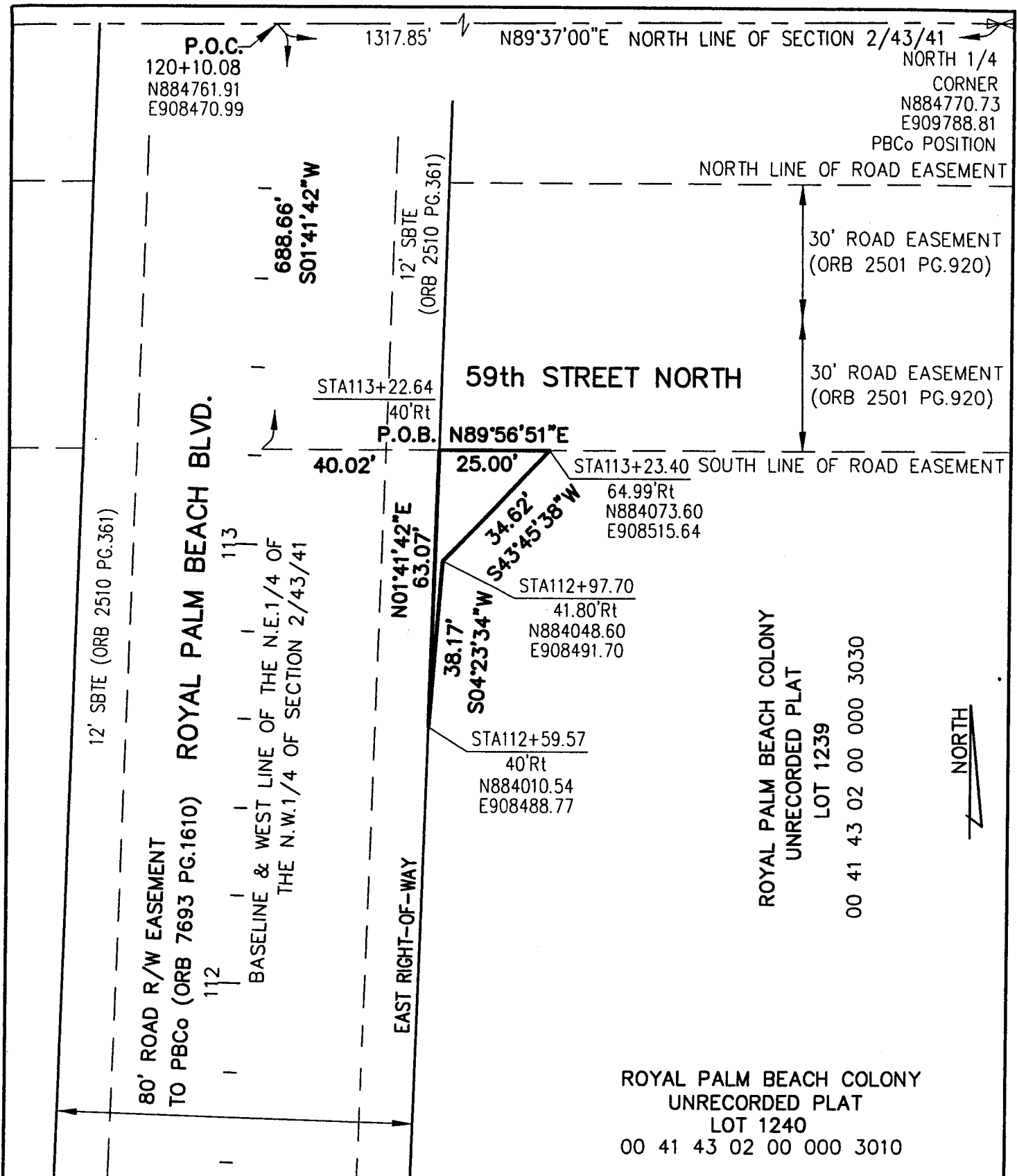
4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		

- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-philips.com	
	ROAD EASEMENT 101	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 10/3/12 SHEET 2 OF 3



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

ROAD EASEMENT 101	
(This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY	SCALE: 1"=30'
LEGAL DESCRIPTION	DATE: 10/3/12
ROYAL PALM BEACH BLVD.	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 102, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 102 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 102, for 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 102 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

ROAD EASEMENT 102

A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 493.99 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;

THENCE ALONG SAID SOUTH LINE, N89°51'53"E FOR 40.02 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY, S01°41'42"W FOR 134.71 FEET TO THE NORTH LINE, OF A 30' ROAD EASEMENT FOR 59th STREET NORTH, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;

THENCE ALONG SAID NORTH LINE, N89°56'51"E FOR 25.00 FEET;

THENCE N34°14'25"W FOR 28.10 FEET TO A LINE LYING 8.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;

THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 111.47 FEET TO THE SAID SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;


THENCE ALONG SAID SOUTH LINE, S89°51'53"W FOR 8.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,337 SQUARE FEET, MORE OR LESS.


THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.

REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

E-Mail: info@brown-phillips.com

 **BROWN & PHILLIPS, INC.**
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 102

PROJ. No. 05-056E

DRAWN: MB

LEGAL DESCRIPTION

SCALE: 1"=30'

ROYAL PALM BEACH BLVD

DATE: 10/3/12

SHEET 1 OF 3

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

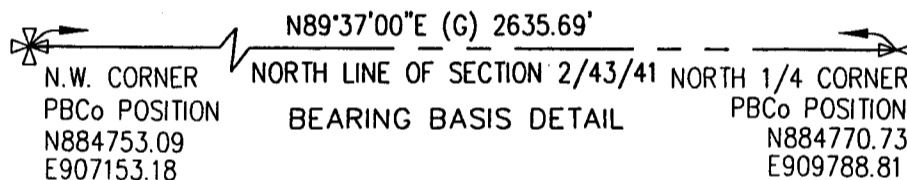
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

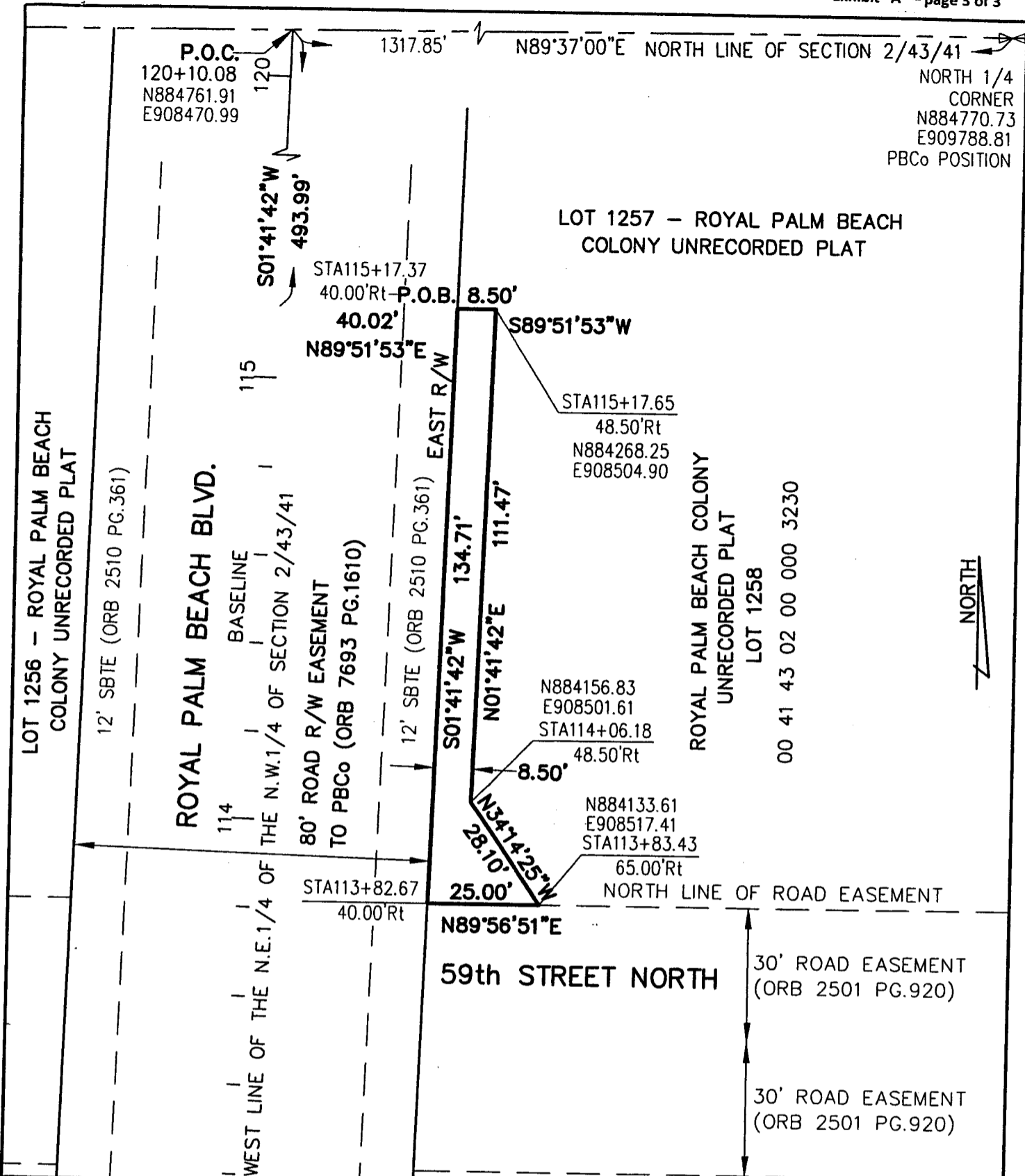
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		

- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com	ROAD EASEMENT 102	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES	SCALE: 1"=30'
	ROYAL PALM BEACH BLVD	DATE: 10/3/12
	SHEET 2 OF 3	



B **BROWN & PHILLIPS, INC.**
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

ROAD EASEMENT 102 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY	SCALE: 1"=30'
LEGAL DESCRIPTION	DATE: 10/3/12
ROYAL PALM BEACH BLVD	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 103, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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, for 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

ROAD EASEMENT 103

A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 493.99 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;

THENCE ALONG SAID SOUTH LINE, N89°51'53"E FOR 40.02 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY N01°41'42"E FOR 164.72 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;

THENCE ALONG SAID NORTH LINE, N89°46'55"E FOR 20.51 FEET TO A LINE LYING 20.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;

THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 30.02 FEET TO THE SOUTH LINE OF A 30' DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;

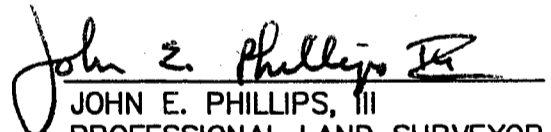
THENCE ALONG SAID SOUTH LINE, S89°46'55"W FOR 12.01 FEET TO A LINE LYING 8.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;


THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 134.72 FEET TO THE SAID SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;

THENCE ALONG SAID SOUTH LINE, S89°51'53"W FOR 8.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,760 SQUARE FEET, MORE OR LESS.

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


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 3-14-13

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com		ROAD EASEMENT 103	
	PROJ. No. 05-056E		DRAWN: MB	
	LEGAL DESCRIPTION		SCALE: 1"=30'	
	ROYAL PALM BEACH BLVD		DATE: 3/14/13	
				SHEET 1 OF 3

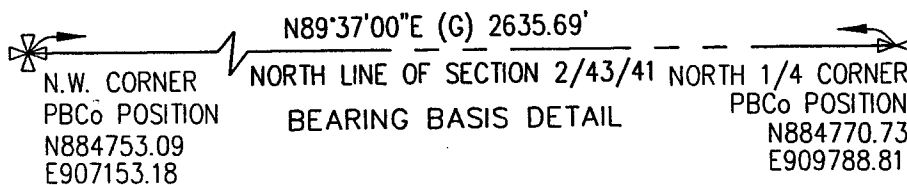
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

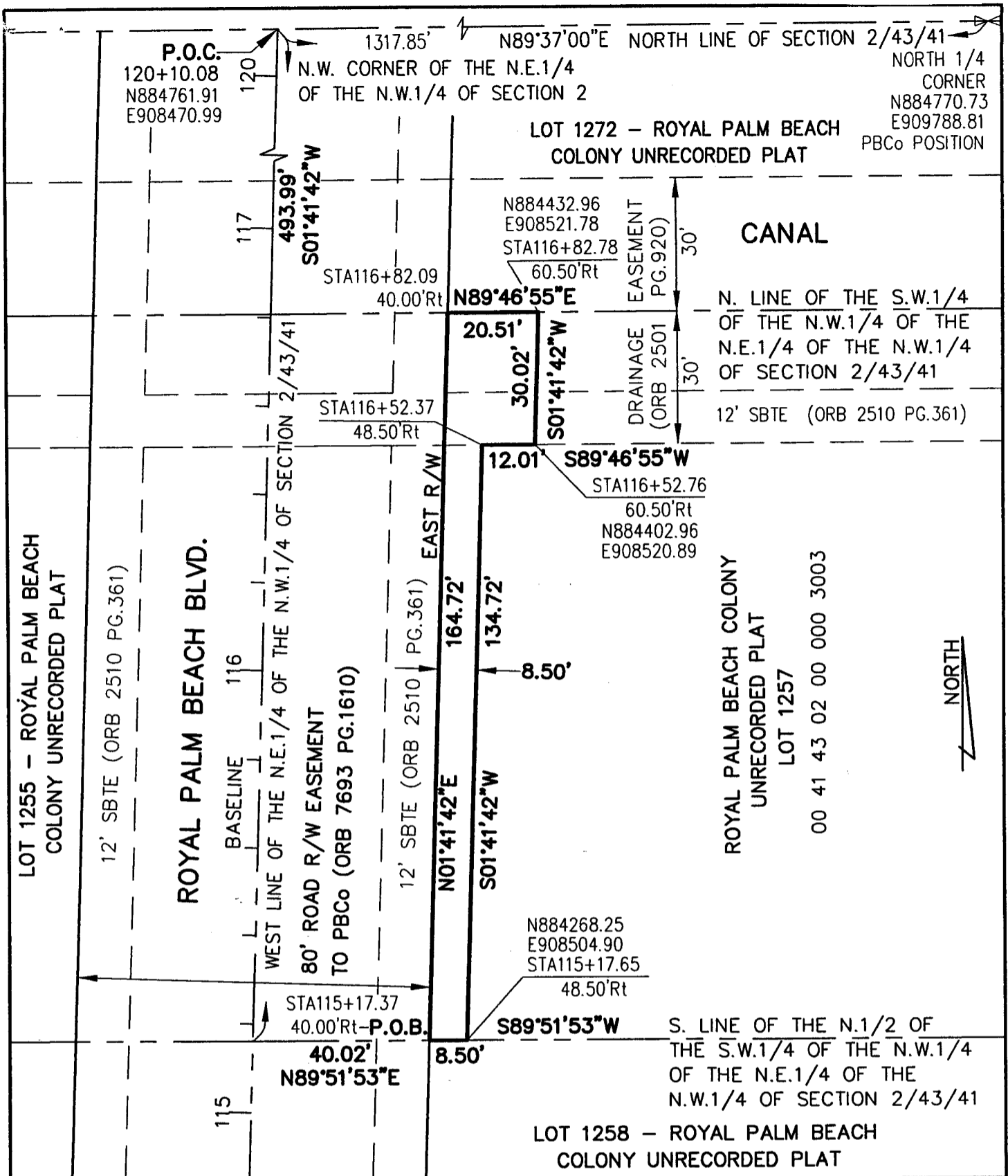
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



E-Mail: info@brown-phillips.com BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	ROAD EASEMENT 103	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'
		DATE: 3/14/13
SHEET 2 OF 3		



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

ROAD EASEMENT 103 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION ROYAL PALM BEACH BLVD.	SCALE: 1"=30' DATE: 3/14/13 SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 104, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 104 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 104, for 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 104 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

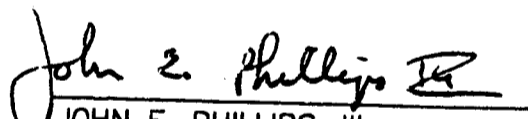
ROAD EASEMENT 104

A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 164.66 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°41'57"E FOR 40.02 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;
 THENCE ALONG SAID RIGHT-OF-WAY S01°41'42"W FOR 164.72 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SAID SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°46'55"E FOR 20.51 FEET TO A LINE LYING 20.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 164.75 FEET TO THE SAID SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, S89°41'57"W FOR 20.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,377 SQUARE FEET, MORE OR LESS.

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


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

E-Mail: info@brown-phillips.com



BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 104

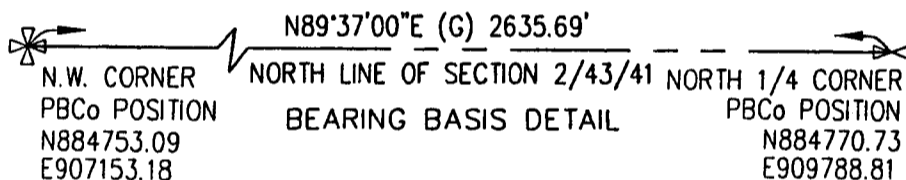
PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD	DATE: 10/3/12
	SHEET 1 OF 3

NOTES:

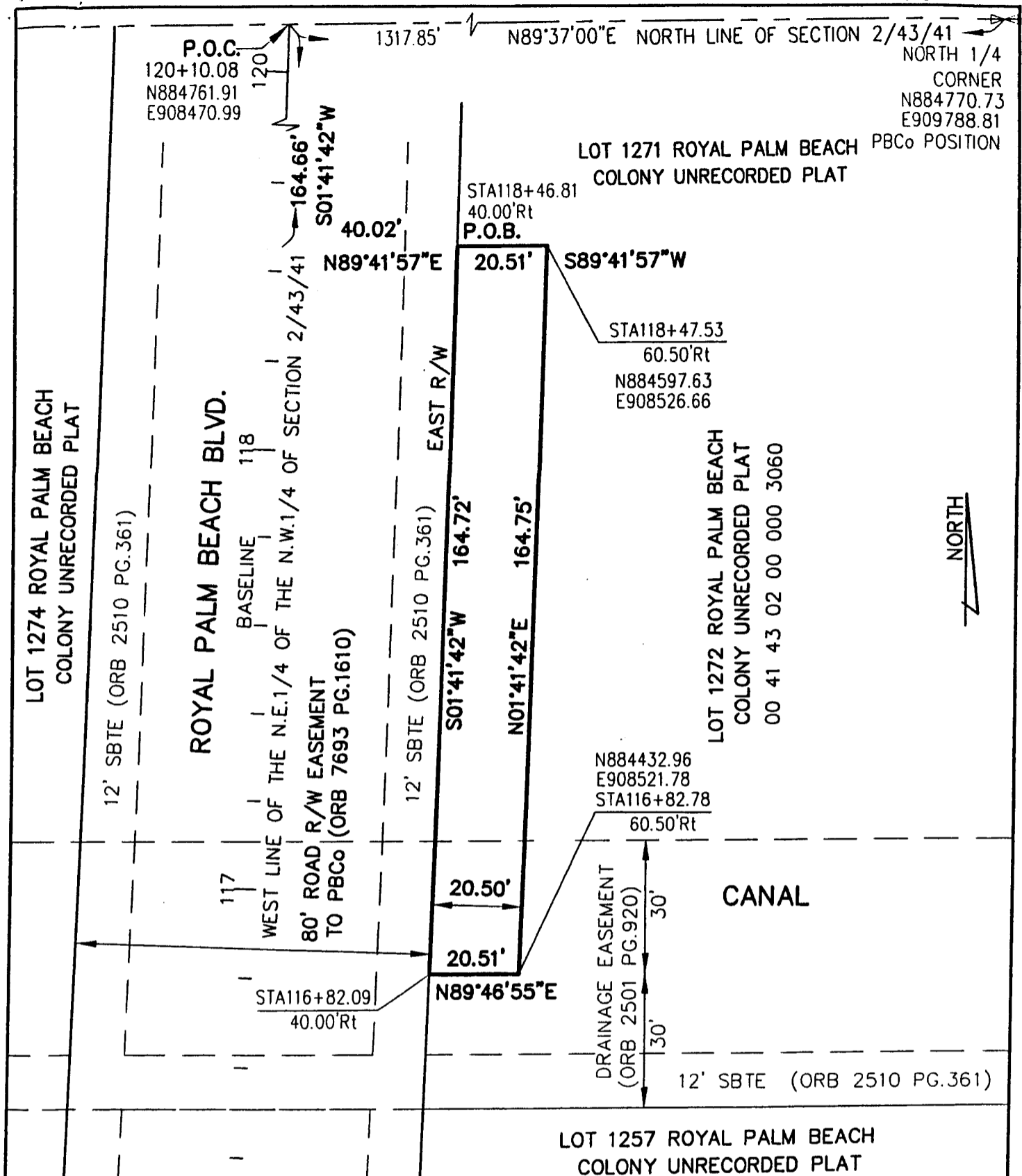
- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.
 NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com	ROAD EASEMENT 104
PROJ. No. 05-056E	DRAWN: MB
DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 10/3/12 SHEET 2 OF 3



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

ROAD EASEMENT 104 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD	DATE: 10/3/12
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 105, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 105 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 105, for 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 105 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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


ROAD EASEMENT 105


A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 164.66 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°41'57"E FOR 40.02 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;
 THENCE ALONG SAID RIGHT-OF-WAY N01°41'42"E FOR 124.69 FEET TO THE SOUTH LINE OF A 40' ROAD EASEMENT FOR 60th STREET NORTH, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID SOUTH LINE, N89°37'00"E FOR 60.51 FEET;
 THENCE S45°39'21"W FOR 57.58 FEET TO A LINE LYING 20.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 84.72 FEET TO THE SAID SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, S89°41'57"W FOR 20.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,356 SQUARE FEET, MORE OR LESS.

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


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

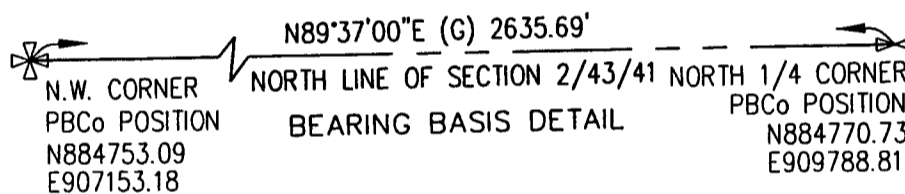
E-Mail: info@brown-phillips.com		ROAD EASEMENT 105	
 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	PROJ. No. 05-056E	DRAWN: MB	
	LEGAL DESCRIPTION	SCALE: 1"=30'	
	ROYAL PALM BEACH BLVD	DATE: 10/3/12	
		SHEET 1 OF 3	

NOTES:

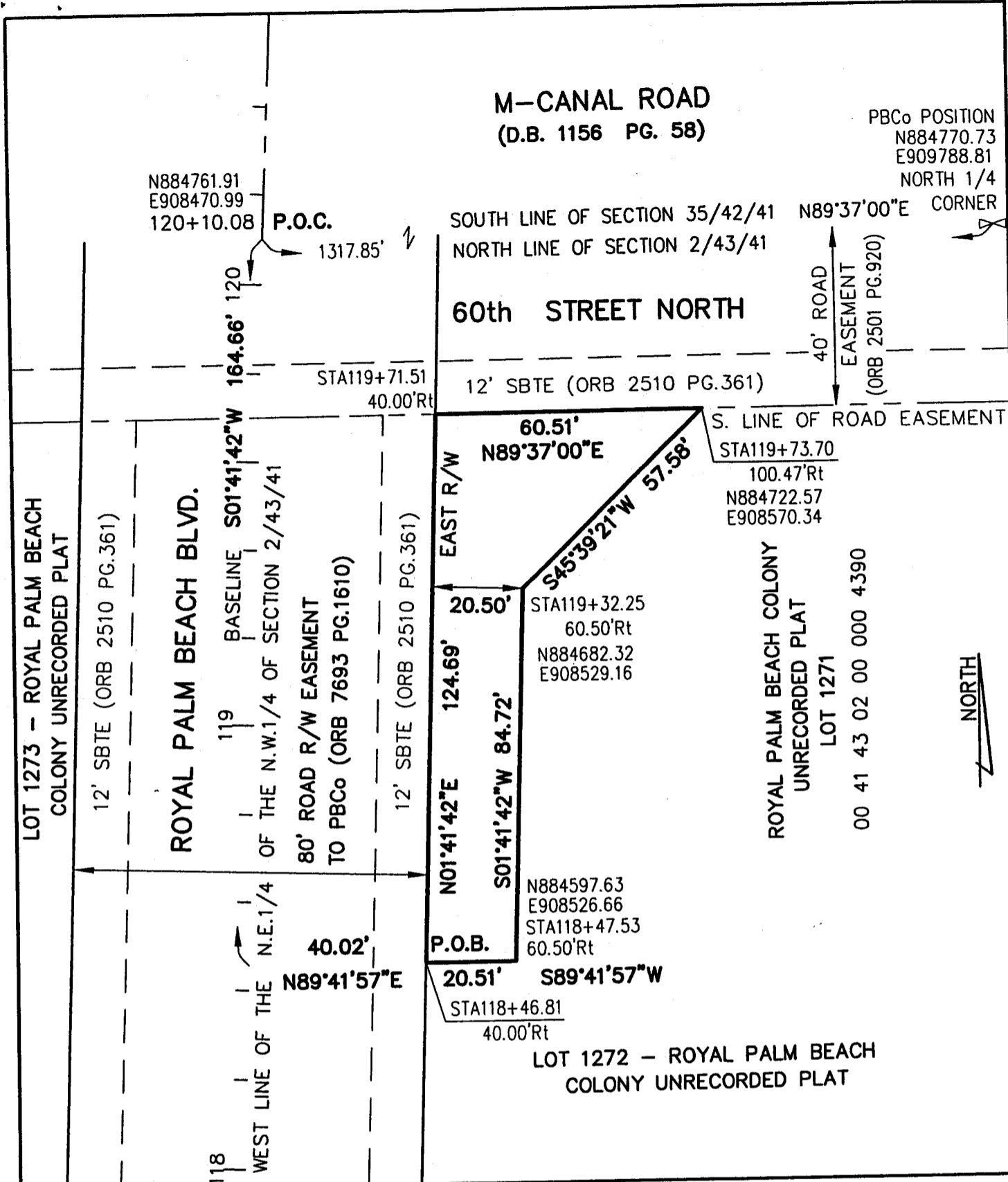
- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.
 NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
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- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



E-Mail: info@brown-phillips.com		ROAD EASEMENT 105		
BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	PROJ. No. 05-056E	DRAWN: MB		
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'		
		DATE: 10/3/12		
		SHEET 2 OF 3		



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 105 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 10/3/12
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 106, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 106 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 106, for 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 106 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

ROAD EASEMENT 106


A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, N02°42'29"E FOR 509.31 FEET TO THE SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID SOUTH LINE, N89°32'44"E FOR 40.06 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;
 THENCE ALONG SAID RIGHT-OF-WAY S02°42'29"W FOR 178.88 FEET TO THE NORTH LINE OF THE SOUTH 330.00 FEET OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID NORTH LINE, N89°37'00"E FOR 10.43 FEET TO A LINE LYING 10.42 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, N02°42'29"E FOR 56.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6,322.32 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°06'37" FOR 122.52 FEET TO THE SAID SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35;
 THENCE ALONG SAID SOUTH LINE, S89°32'44"W FOR 9.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,815 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com		ROAD EASEMENT 106	
	PROJ. No. 05-056E		DRAWN: MB	
	LEGAL DESCRIPTION		SCALE: 1"=30'	
	ROYAL PALM BEACH BLVD		DATE: 10/3/12	
				SHEET 1 OF 3

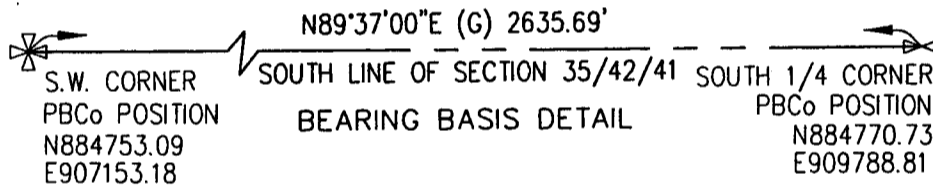
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

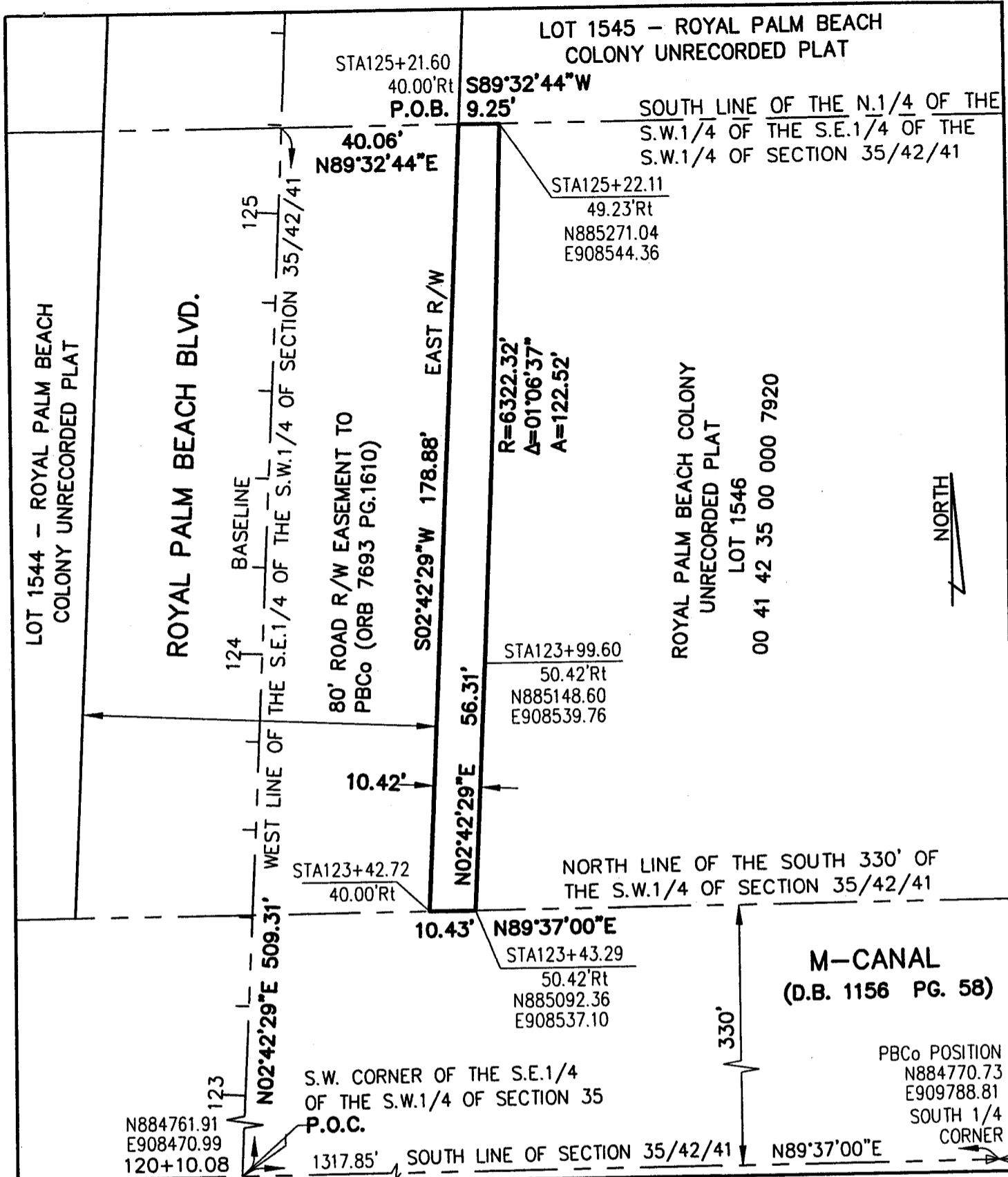
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com	ROAD EASEMENT 106	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES	SCALE: 1"=30'
	ROYAL PALM BEACH BLVD	DATE: 10/3/12
	SHEET 2 OF 3	



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 106 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 10/3/12
	SHEET 3 OF 3

E-Mail: info@brown-phillips.com

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS – PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS – PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 107, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 107 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 107, for 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 107 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

ROAD EASEMENT 107

A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, N02°42'29"E FOR 509.31 FEET TO THE SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID SOUTH LINE, N89°32'44"E FOR 40.06 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;
 THENCE ALONG SAID RIGHT-OF-WAY N02°42'29"E FOR 139.74 FEET TO THE SOUTH LINE OF 61st STREET NORTH, A 60' ROAD EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID SOUTH LINE, N89°31'19"E FOR 25.00 FEET;
 THENCE S39°13'17"W FOR 31.94 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,322.32 FEET, WHERE A RADIAL LINE BEARS N89°26'40"W;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°02'32" FOR 115.00 FEET TO THE SAID SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35;
 THENCE ALONG SAID SOUTH LINE, S89°32'44"W FOR 9.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,275 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

ROAD EASEMENT 107	
PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 10/3/12
SHEET 1 OF 3	

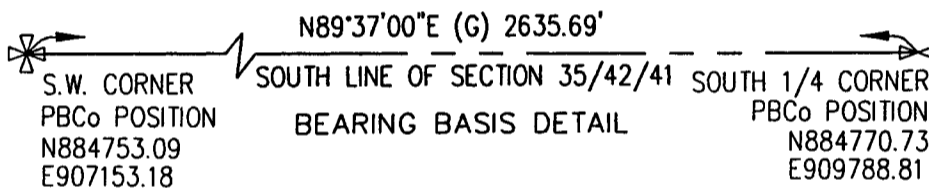
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

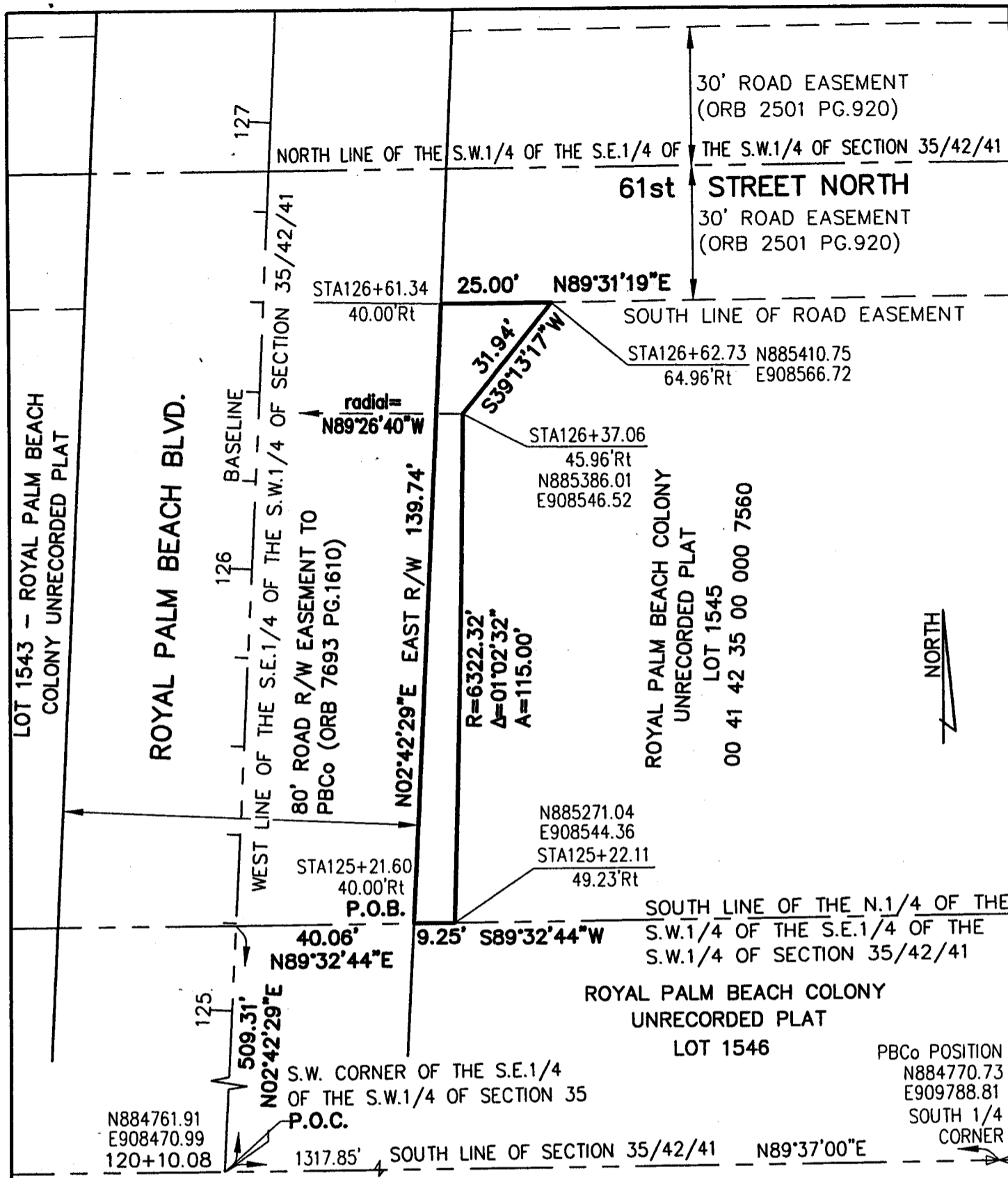
P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



E-Mail: info@brown-phillips.com

BP BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 107	
PROJ. No. 05-056E	DRAWN: MB
DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 10/3/12
	SHEET 2 OF 3



E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 107 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30' DATE: 10/3/12
ROYAL PALM BEACH BLVD	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 108, AS A PERPETUAL RIGHT-OF-WAY EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 108 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 108, for 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 108 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

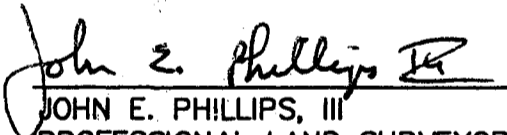
ROAD EASEMENT 108

A PARCEL OF LAND FOR ROAD EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, N02°42'29"E FOR 709.12 FEET TO THE NORTH LINE OF A 30' ROAD EASEMENT FOR 61st STREET NORTH, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID NORTH LINE, N89°31'19"E FOR 40.06 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG SAID NORTH LINE, N89°31'19"E FOR 25.00 FEET;
 THENCE N42°51'17"E FOR 33.70 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,322.32 FEET, WHERE A RADIAL LINE BEARS S89°33'48"W;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°08'43" FOR 16.02 FEET TO THE SAID EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD;
 THENCE ALONG SAID RIGHT-OF-WAY, S02°42'29"W FOR 40.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 330 SQUARE FEET, MORE OR LESS.

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


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 108

PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD	DATE: 10/3/12
	SHEET 1 OF 3

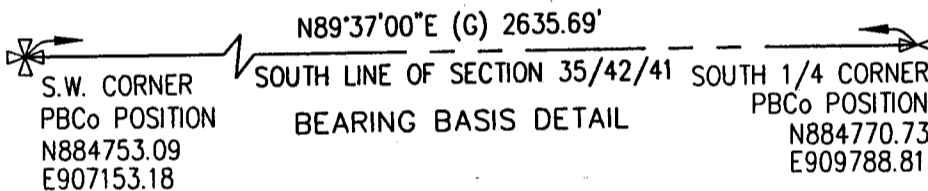
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

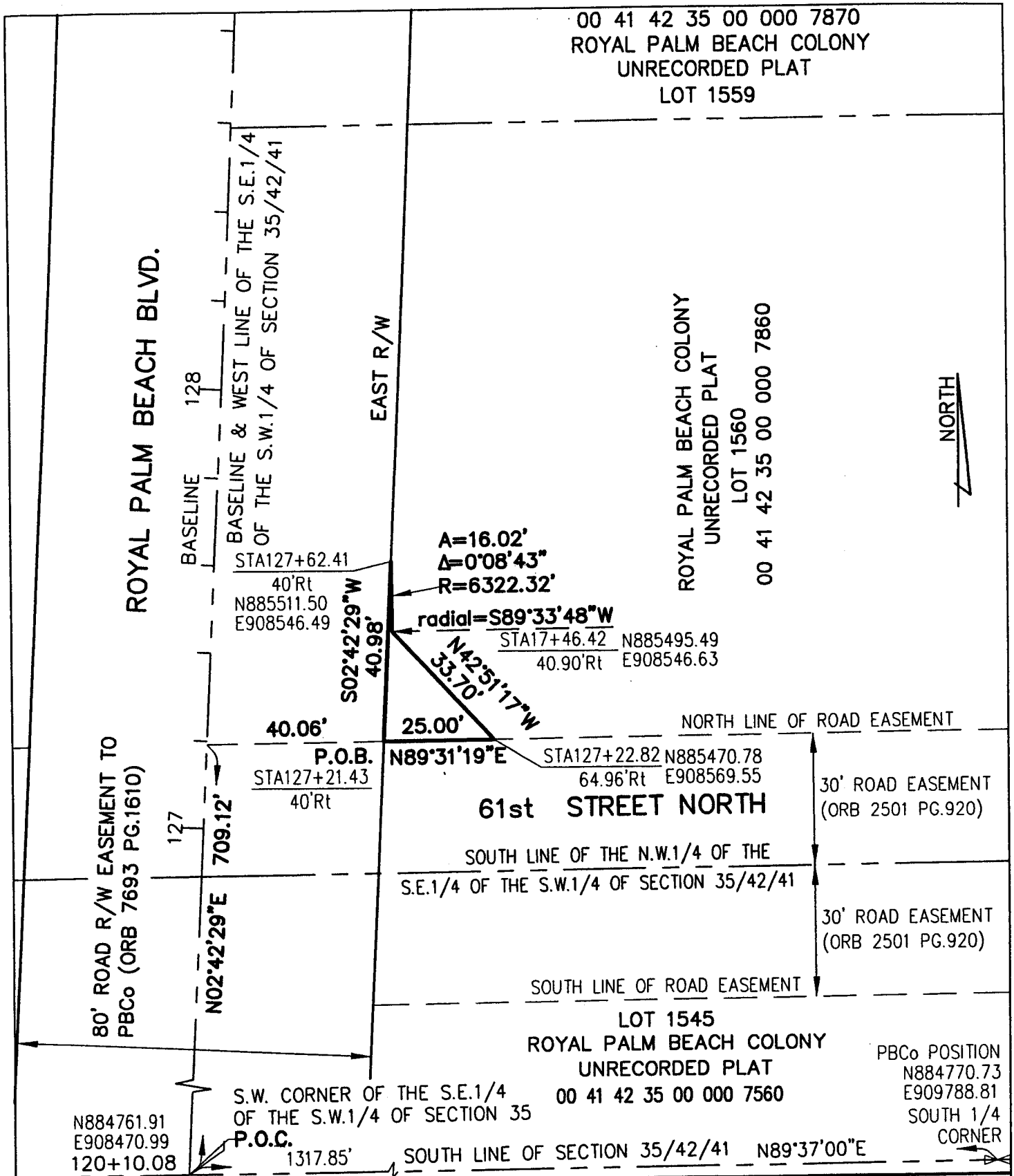
P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



E-Mail: info@brown-phillips.com

BP BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 108	
PROJ. No. 05-056E	DRAWN: MB
DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 10/3/12
	SHEET 2 OF 3



E-Mail: info@brown-phillips.com

B **BROWN & PHILLIPS, INC.**
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

ROAD EASEMENT 108 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30' DATE: 10/3/12
ROYAL PALM BEACH BLVD.	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS – PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS – PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

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 EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 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 a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 easement necessary for the construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

PERMANENT EASEMENT 201


A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 823.31 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°58'11"E FOR 40.02 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;
 THENCE ALONG SAID EAST RIGHT-OF-WAY, N01°41'42"E FOR 71.64 FEET;
 THENCE N04°23'34"E FOR 38.17 FEET;
 THENCE N43°45'38"E FOR 15.70 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,845.13 FEET, WHERE A RADIAL LINE BEARS N85°52'07"W;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°25'09" FOR 50.09 FEET;
 THENCE S01°41'42"W FOR 71.10 FEET TO THE SAID SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°58'11"W FOR 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,185 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com		PERMANENT EASEMENT 201	
	PROJ. No. 05-056E		DRAWN: MB	
	LEGAL DESCRIPTION ROYAL PALM BEACH BLVD		SCALE: 1"=30'	
			DATE: 10/3/12	
		SHEET 1 OF 3		

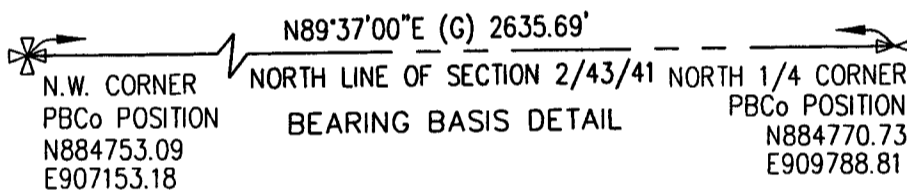
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

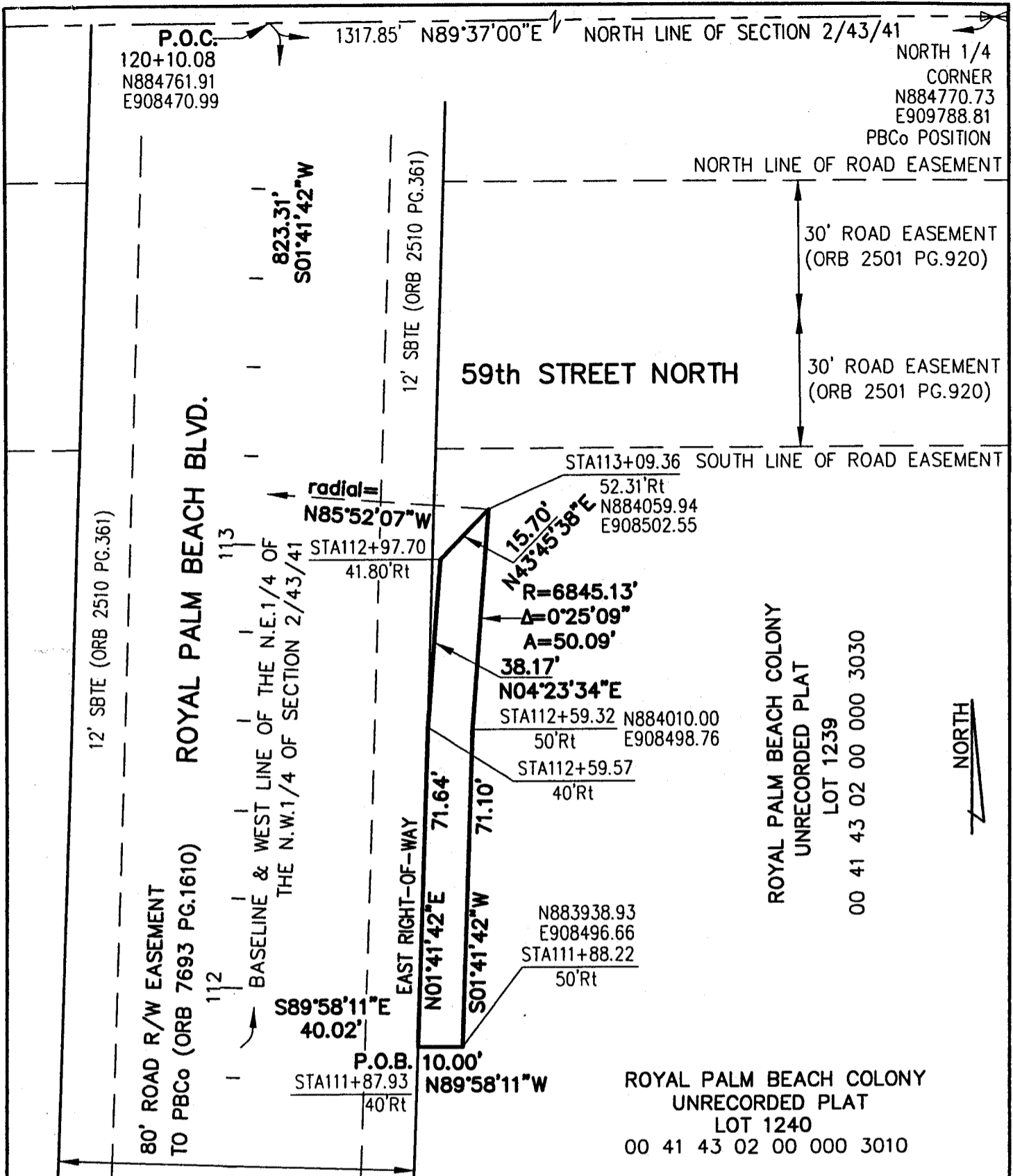
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com PERMANENT EASEMENT 201	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'
		DATE: 10/3/12 SHEET 2 OF 3



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PERMANENT EASEMENT 201 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 10/3/12
	SHEET 3 OF 3

E-Mail: info@brown-phillips.com

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 202, AS A PERMANENT EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 202 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 202, for a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 202 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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


PERMANENT EASEMENT 202


A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 493.99 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°51'53"E FOR 48.52 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N89°51'53"E FOR 10.01 FEET TO A LINE LYING 18.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 125.58 FEET;
 THENCE N34°14'25"W FOR 17.04 FEET TO A LINE LYING 8.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 111.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,185 SQUARE FEET, MORE OR LESS.

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


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com		PERMANENT EASEMENT 202	
	PROJ. No. 05-056E		DRAWN: MB	
	LEGAL DESCRIPTION		SCALE: 1"=30'	
	ROYAL PALM BEACH BLVD		DATE: 10/3/12	
				SHEET 1 OF 3

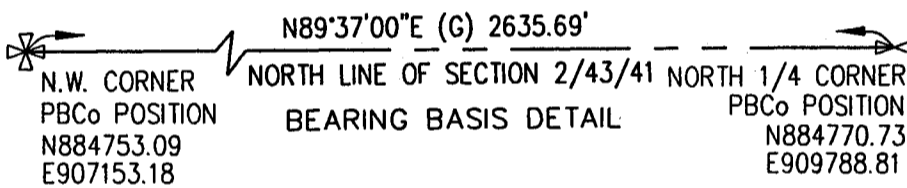
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

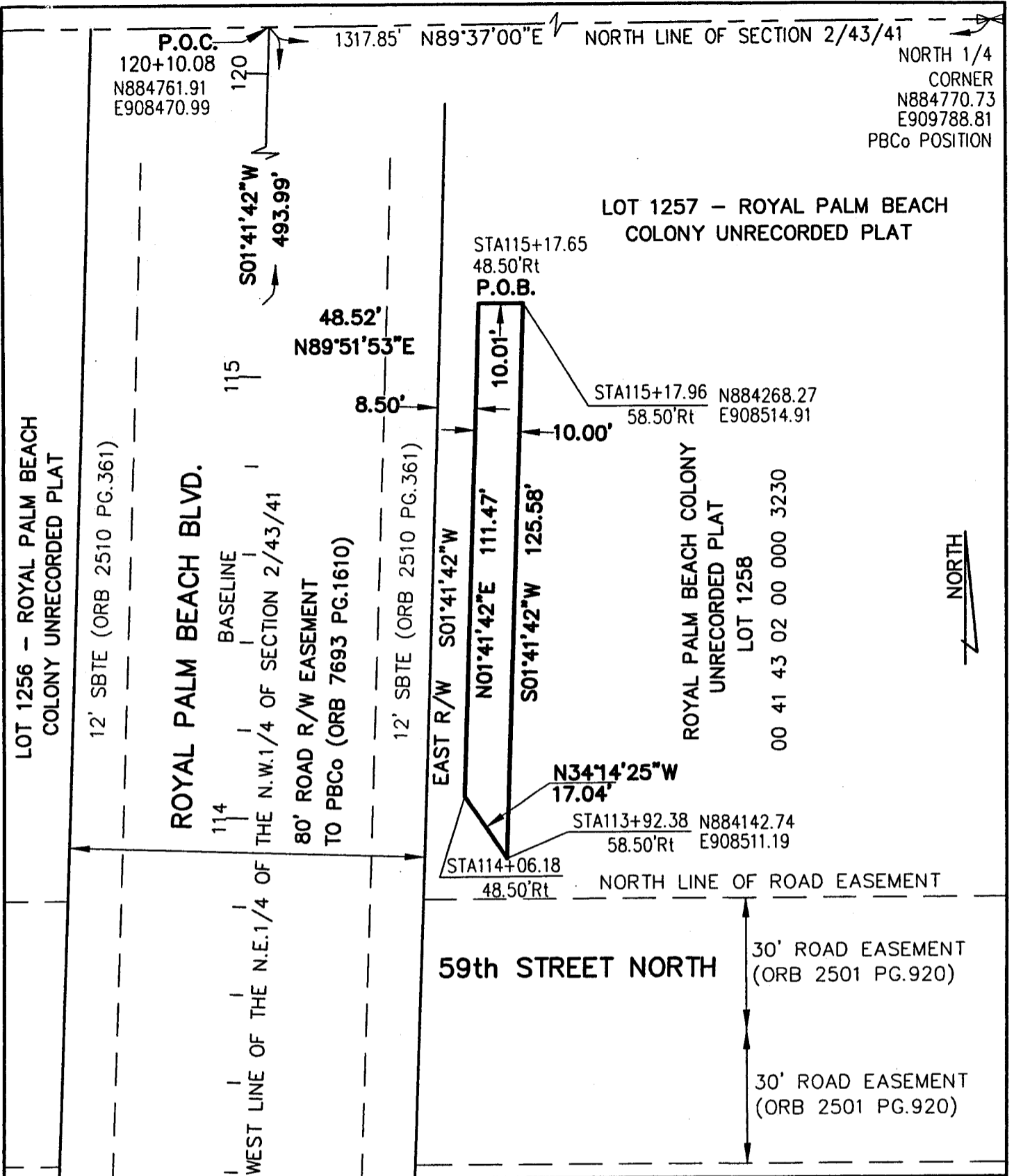
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com PERMANENT EASEMENT 202	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 10/3/12
	SHEET 2 OF 3	



BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PERMANENT EASEMENT 202 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 10/3/12
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS – PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS – PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

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 CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

PERMANENT EASEMENT 203

A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 493.99 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°51'53"E FOR 48.52 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N89°51'53"E FOR 10.01 FEET TO A LINE LYING 18.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 134.73 FEET TO THE SOUTH LINE OF A 30' DRAINAGE EASEMENT; RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID SOUTH LINE, S89°46'55"W FOR 10.01 FEET TO A LINE LYING 8.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 134.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,347 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 3-14-13

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX
 E-Mail: info@brown-phillips.com

PERMANENT EASEMENT 203	
PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD	DATE: 3/14/13
	SHEET 1 OF 3

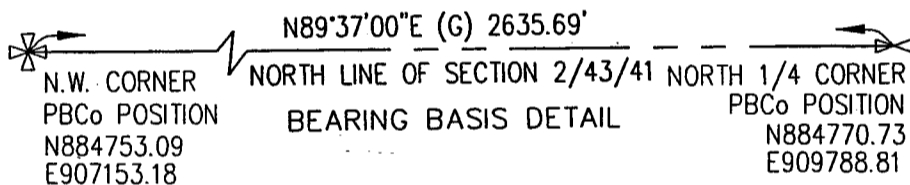
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

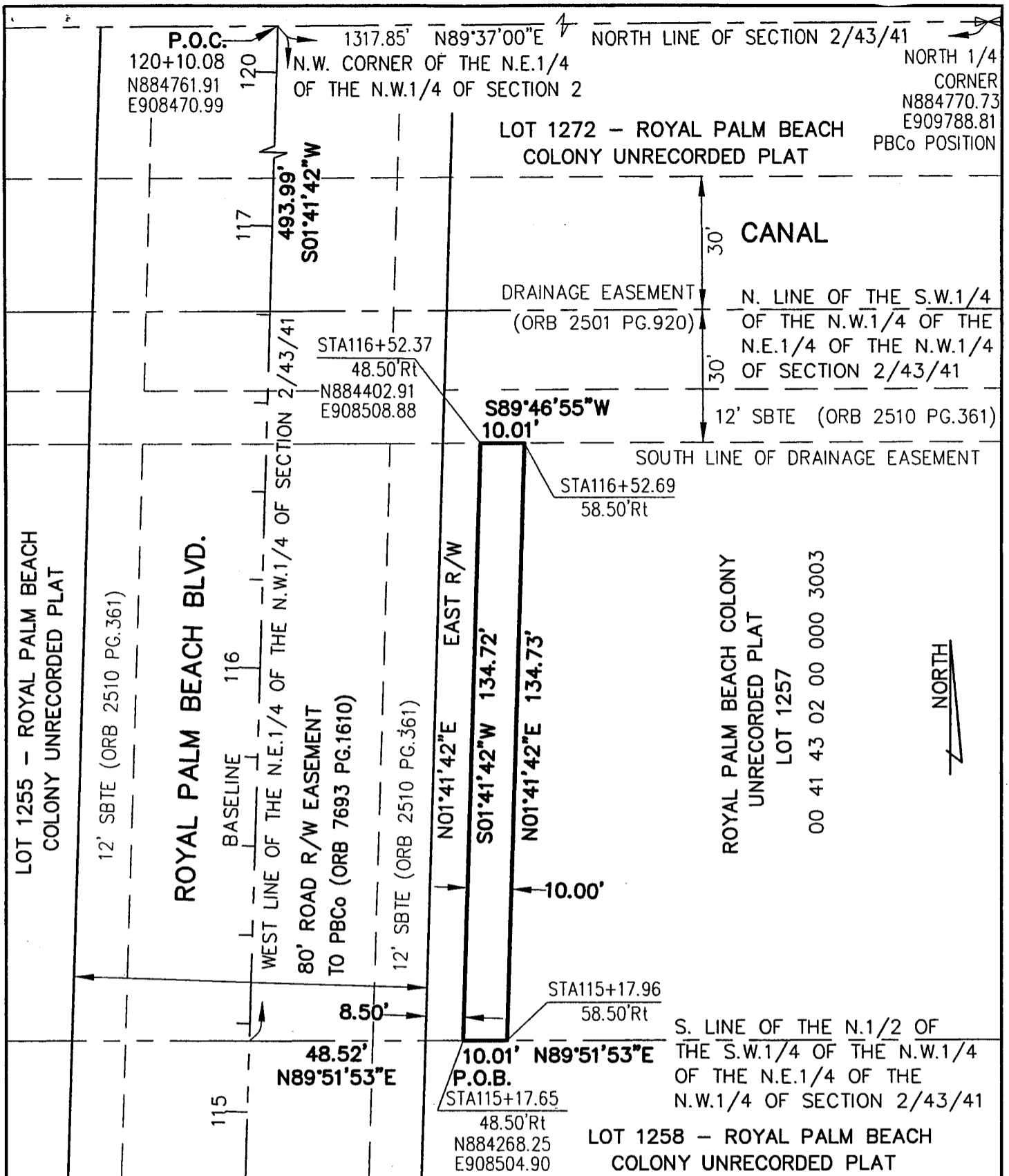
P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



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 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PERMANENT EASEMENT 203	
PROJ. No. 05-056E	DRAWN: MB
DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 3/14/13
	SHEET 2 OF 3



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PERMANENT EASEMENT 203 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 3/14/13
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 204, AS A PERMANENT EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 204 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 204, for a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 204 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

PERMANENT EASEMENT 204

A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 164.66 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°41'57"E FOR 60.53 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N89°41'57"E FOR 10.01 FEET TO A LINE LYING 30.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 134.75 FEET TO THE NORTH LINE OF A 30' DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID NORTH LINE, S89°46'55"W FOR 10.01 FEET TO A LINE LYING 20.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 134.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,347 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PERMANENT EASEMENT 204

PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD	DATE: 10/3/12
	SHEET 1 OF 3

NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

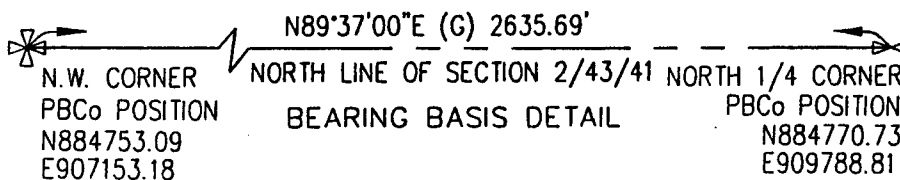
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

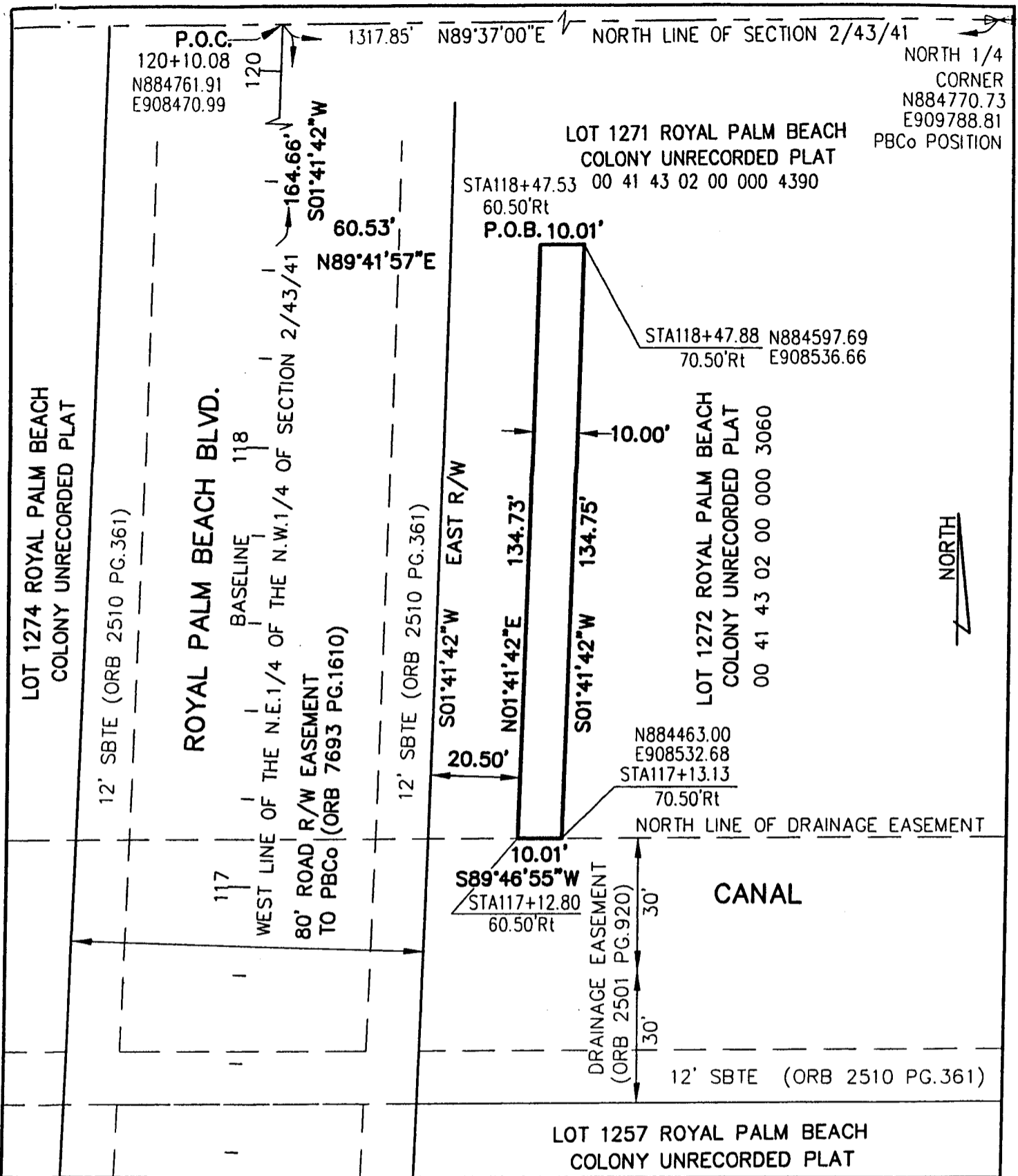
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		

- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com	
	PERMANENT EASEMENT 204	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 10/3/12 SHEET 2 OF 3



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

PERMANENT EASEMENT 204 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY	SCALE: 1"=30'
LEGAL DESCRIPTION	DATE: 10/3/12
ROYAL PALM BEACH BLVD	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 205, AS A PERMANENT EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 205 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 205, for a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 205 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

PERMANENT EASEMENT 205


A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 164.66 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°41'57"E FOR 60.53 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N89°41'57"E FOR 10.01 FEET TO A LINE LYING 30.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 94.74 FEET;
 THENCE S45°39'21"W FOR 14.41 FEET TO A LINE LYING 20.50 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 84.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 897 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com		PERMANENT EASEMENT 205	
	PROJ. No. 05-056E		DRAWN: MB	
	LEGAL DESCRIPTION ROYAL PALM BEACH BLVD		SCALE: 1"=30'	
			DATE: 10/3/12	
		SHEET 1 OF 3		

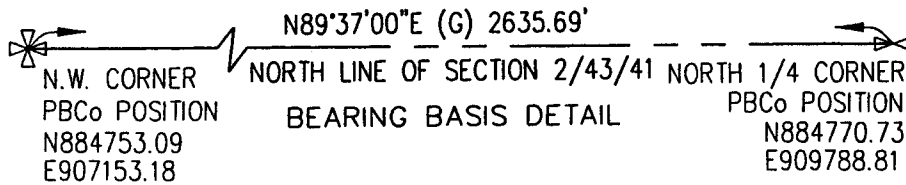
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

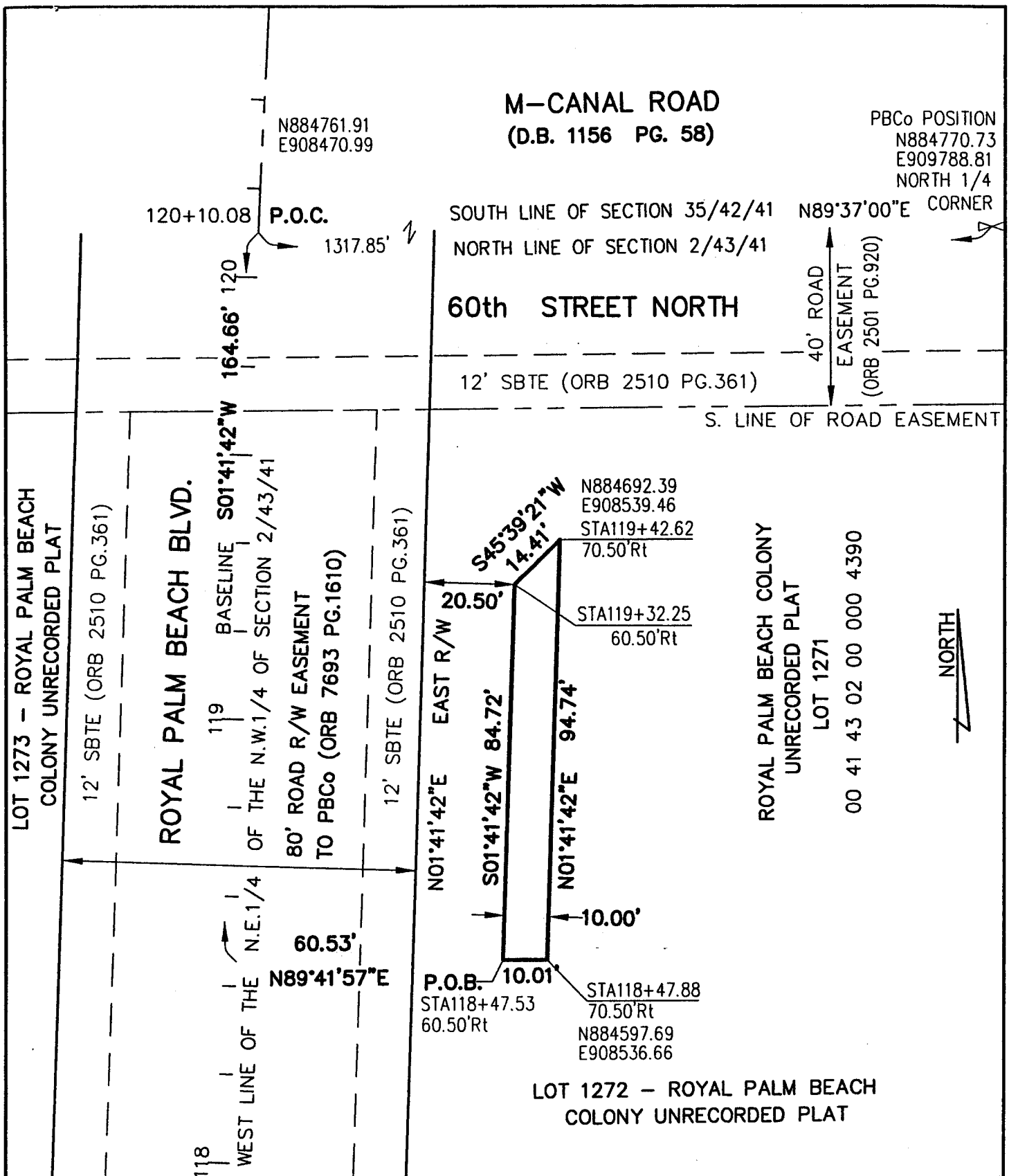
P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



E-Mail: info@brown-phillips.com

BP
BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PERMANENT EASEMENT 205	
PROJ. No. 05-056E	DRAWN: MB
DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 10/3/12
	SHEET 2 OF 3



B BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PERMANENT EASEMENT 205 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY	SCALE: 1"=30'
LEGAL DESCRIPTION	DATE: 10/3/12
ROYAL PALM BEACH BLVD.	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 206, AS A PERMANENT EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 206 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 206, for a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 206 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

PERMANENT EASEMENT 206


A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, N02°42'29"E FOR 509.31 FEET TO THE SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID SOUTH LINE, N89°32'44"E FOR 49.31 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N89°32'44"E FOR 10.01 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,332.32 FEET, WHERE A RADIAL LINE BEARS N88°24'20"W;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°06'49" FOR 123.07 FEET TO A POINT OF TANGENCY;
 THENCE S02°42'29"W FOR 55.77 FEET TO THE NORTH LINE OF THE SOUTH 330.00 FEET OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID NORTH LINE, S89°37'00"W FOR 10.00 FEET;
 THENCE N02°42'29"E FOR 56.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 6322.32 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°06'37" FOR 122.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,788 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

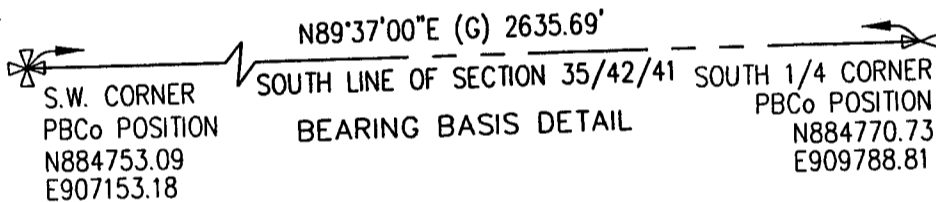
E-Mail: info@brown-phillips.com		PERMANENT EASEMENT 206	
 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	PROJ. No. 05-056E	DRAWN: MB	
	LEGAL DESCRIPTION	SCALE: 1"=30'	
	ROYAL PALM BEACH BLVD	DATE: 10/3/12	
		SHEET 1 OF 3	

NOTES:

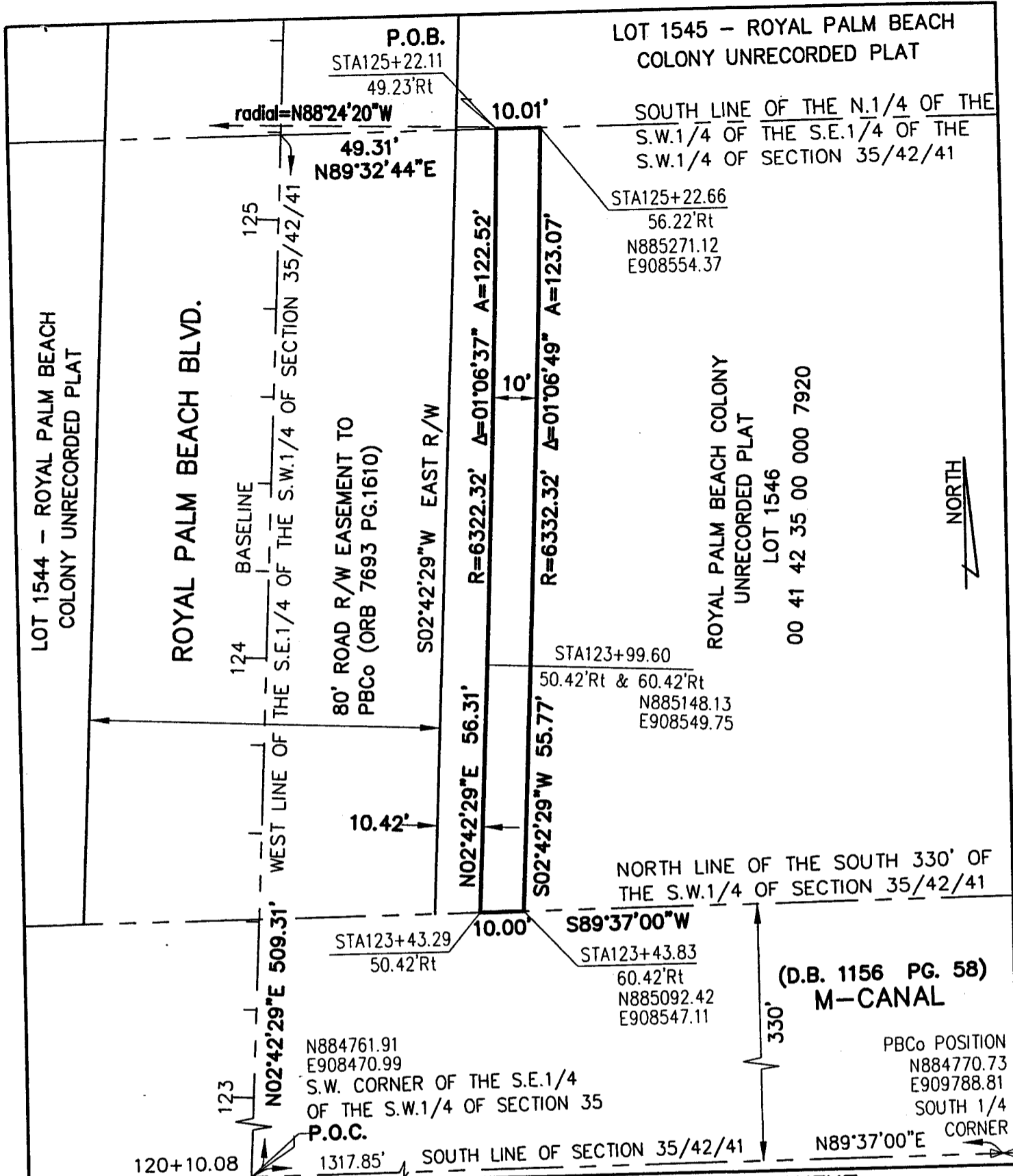
- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.
 NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



E-Mail: info@brown-phillips.com		PERMANENT EASEMENT 206		
BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	PROJ. No. 05-056E	DRAWN: MB		
	DESCRIPTION NOTES		SCALE: 1"=30'	
	ROYAL PALM BEACH BLVD		DATE: 10/3/12	
			SHEET 2 OF 3	



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PERMANENT EASEMENT 206 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 10/3/12
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 207, AS A PERMANENT EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 207 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 207, for a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 207 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

PERMANENT EASEMENT 207


A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER, N02°42'29"E FOR 509.31 FEET TO THE SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID SOUTH LINE, N89°32'44"E FOR 49.31 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N89°32'44"E FOR 10.01 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,332.32 FEET, WHERE A RADIAL LINE BEARS N88°24'20"W
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°09'07" FOR 127.30 FEET;
 THENCE S39°13'17"W FOR 15.99 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 6322.32 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°02'32" FOR 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,212 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

E-Mail: info@brown-phillips.com		PERMANENT EASEMENT 207	
 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	PROJ. No. 05-056E		DRAWN: MB
	LEGAL DESCRIPTION ROYAL PALM BEACH BLVD		SCALE: 1"=30'
			DATE: 10/3/12
		SHEET 1 OF 3	

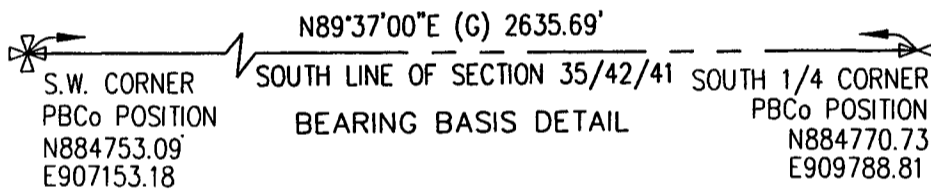
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

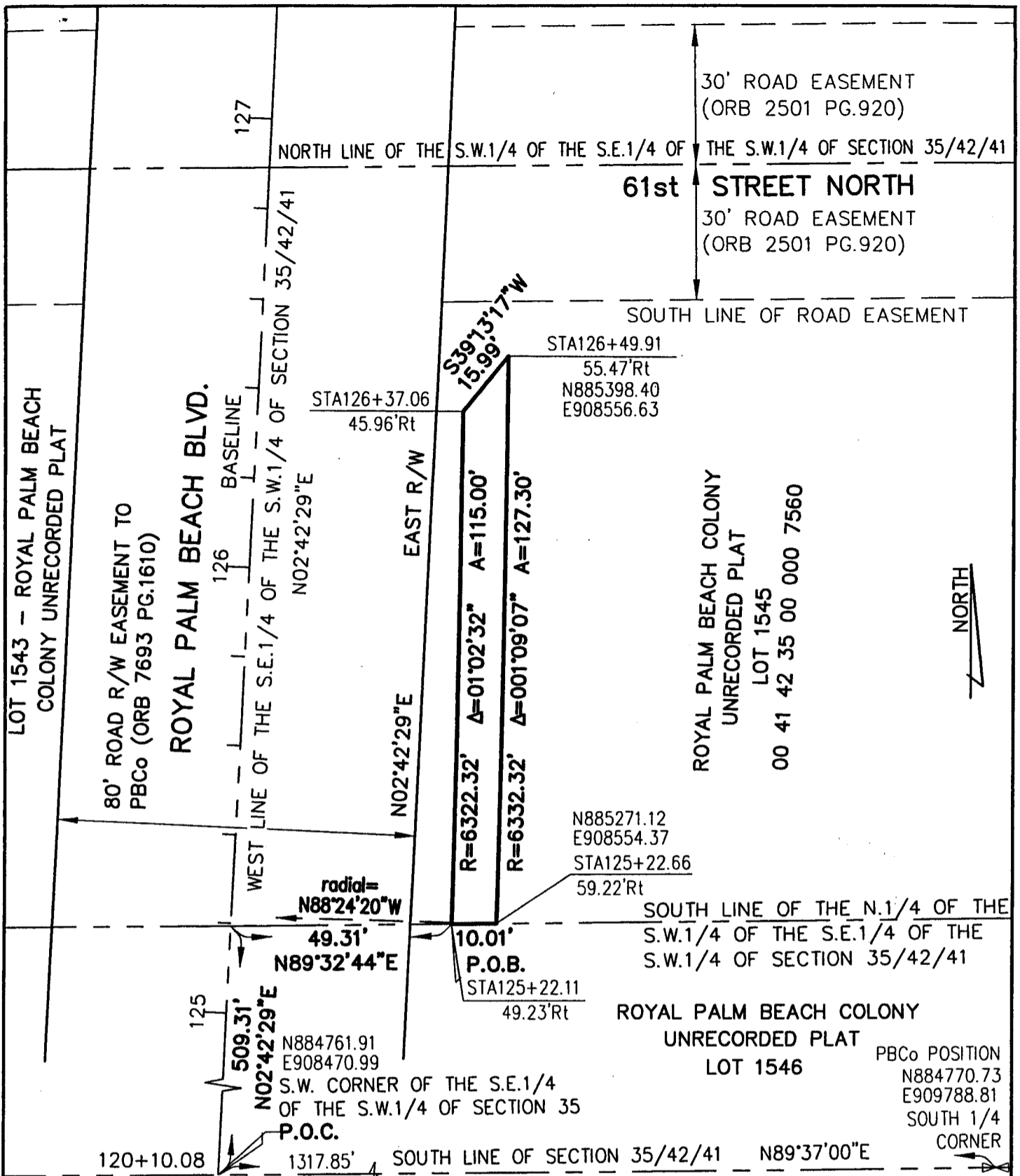
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com	
	PERMANENT EASEMENT 207	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 10/3/12 SHEET 2 OF 3



B
BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PERMANENT EASEMENT 207 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 10/3/12
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 208, AS A PERMANENT EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 208 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 208, for a 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 improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 208 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

PERMANENT EASEMENT 208

A PARCEL OF LAND FOR PERMANENT EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, N02°42'29"E FOR 848.85 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35;
 THENCE ALONG SAID NORTH LINE, N89°29'54"E FOR 40.06 FEET TO THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;
 THENCE CONTINUE ALONG SAID NORTH LINE, N89°29'54"E FOR 10.02 FEET TO A LINE LYING 10.00 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY;
 THENCE ALONG SAID PARALLEL LINE, S02°42'29"W FOR 99.04 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,332.32 FEET, WHERE A RADIAL LINE BEARS S89°25'15"W;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°14'29" FOR 26.69 FEET;
 THENCE N42°51'17"W FOR 14.81 FEET TO A NON-TANGENT CURVE, CONCENTRIC WITH THE PREVIOUS CURVE, AND HAVING A RADIUS OF 6,322.32 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°08'43" FOR 16.02 FEET TO THE SAID EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD;
 THENCE ALONG SAID RIGHT-OF-WAY, N02°42'29"E FOR 98.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,203 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PERMANENT EASEMENT 208	
PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 10/3/12
SHEET 1 OF 3	

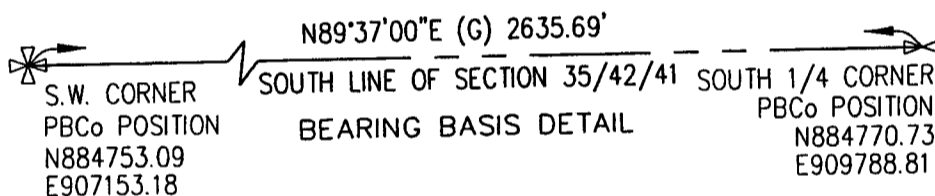
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

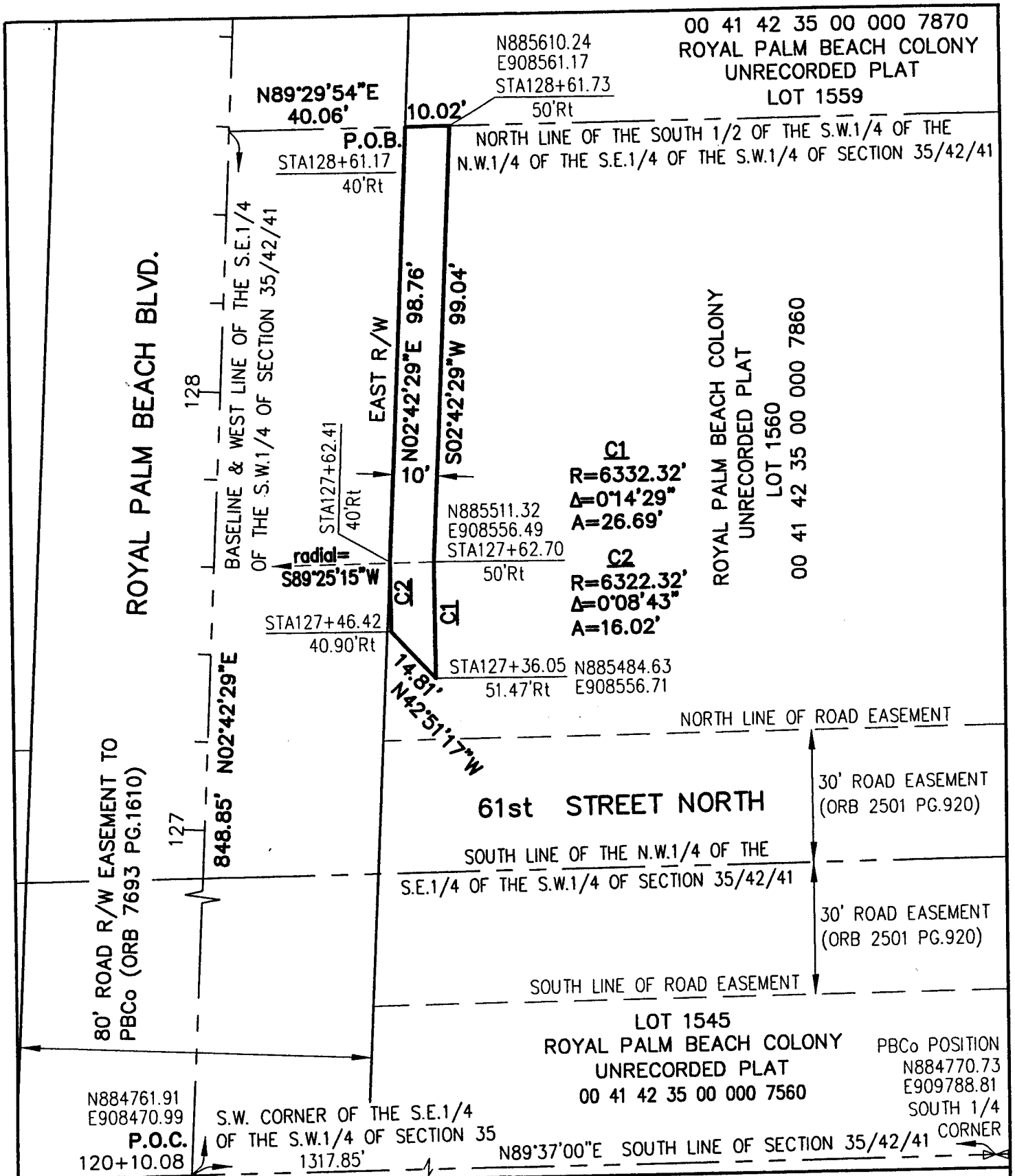
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



<p style="text-align: center; font-size: small;">E-Mail: info@brown-phillips.com</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">BP</p> <p style="font-weight: bold; margin: 0;">BROWN & PHILLIPS, INC.</p> <p style="font-weight: bold; margin: 0;">PROFESSIONAL SURVEYING SERVICES</p> <p style="font-size: small; margin: 0;">CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX</p>	<p style="font-weight: bold; margin: 0;">PERMANENT EASEMENT 208</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; font-size: x-small;">PROJ. No. 05-056E</td> <td style="width: 30%; font-size: x-small;">DRAWN: MB</td> </tr> <tr> <td rowspan="3" style="font-size: x-small;">DESCRIPTION NOTES ROYAL PALM BEACH BLVD</td> <td style="font-size: x-small;">SCALE: 1"=30'</td> </tr> <tr> <td style="font-size: x-small;">DATE: 10/3/12</td> </tr> <tr> <td style="font-size: x-small;">SHEET 2 OF 3</td> </tr> </table>	PROJ. No. 05-056E	DRAWN: MB	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'	DATE: 10/3/12	SHEET 2 OF 3
PROJ. No. 05-056E	DRAWN: MB						
DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30'						
	DATE: 10/3/12						
	SHEET 2 OF 3						



E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PERMANENT EASEMENT 208 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 10/3/12
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 302, AS A TEMPORARY CONSTRUCTION EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 302 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 302 for the temporary construction easement acquisition, described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 302 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 three 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 302 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

TEMPORARY CONSTRUCTION EASEMENT 302

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 493.99 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;

THENCE ALONG SAID SOUTH LINE, N89°51'53"E FOR 58.53 FEET TO A LINE LYING 18.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 6.13 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S01°41'42"W FOR 45.75 FEET;

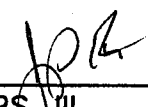
THENCE N65°10'08"E FOR 11.18 FEET;

THENCE N01°41'42"E FOR 34.25 FEET;

THENCE N55°15'31"W FOR 11.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, MORE OR LESS.

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



 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 12/10/12

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

TEMPORARY CONSTRUCTION EASEMENT 302

PROJ. No. 05-056E

DRAWN: MB

LEGAL DESCRIPTION

SCALE: 1"=30'

ROYAL PALM BEACH BLVD

DATE: 11/20/12

SHEET 1 OF 3

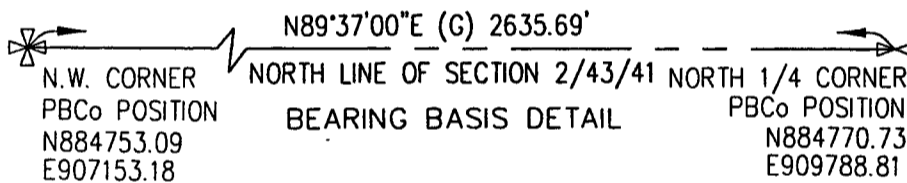
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

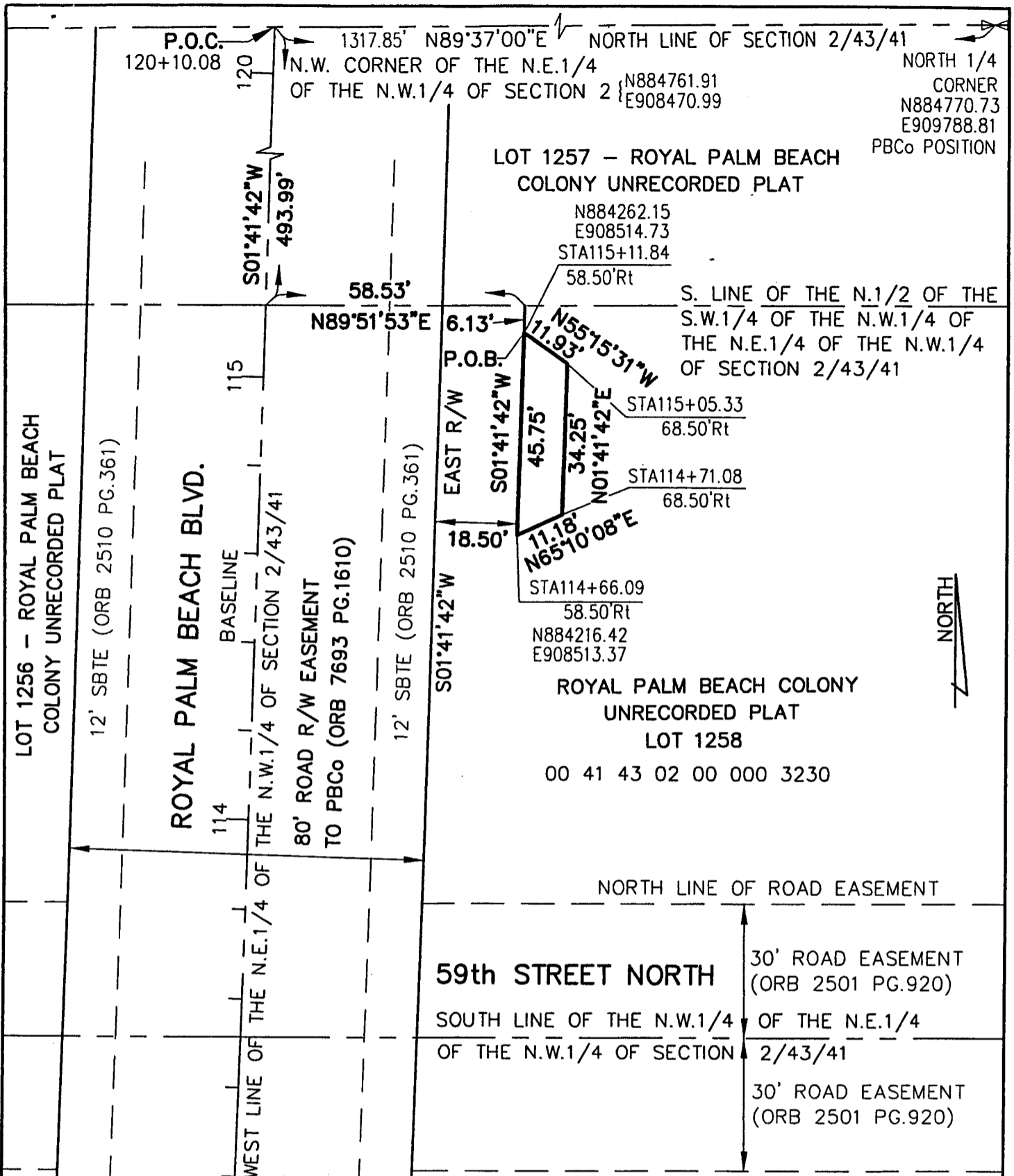
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com	TEMPORARY CONSTRUCTION EASEMENT 302	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES	SCALE: 1"=30'
	ROYAL PALM BEACH BLVD	DATE: 11/20/12
	SHEET 2 OF 3	



B
BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
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TEMPORARY CONSTRUCTION EASEMENT 302 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30' DATE: 11/20/12
ROYAL PALM BEACH BLVD.	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

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COST

The cost of improving these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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.

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Following is a more detailed outline of the reasons for acquisition needed for the construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 303, AS A TEMPORARY CONSTRUCTION EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 303 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 303 for the temporary construction easement acquisition, described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 303 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 three 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 303 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

TEMPORARY CONSTRUCTION EASEMENT 303


A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 493.99 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°51'53"E FOR 58.53 FEET TO A LINE LYING 18.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 52.46 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N01°41'42"E FOR 45.29 FEET;
 THENCE S88°18'18"E FOR 10.00 FEET;
 THENCE S01°41'42"W FOR 34.71 FEET;
 THENCE S45°05'17"W FOR 14.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 3-14-13

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com	TEMPORARY CONSTRUCTION EASEMENT 303	
	PROJ. No. 05-056E	DRAWN: MB
	LEGAL DESCRIPTION ROYAL PALM BEACH BLVD	SCALE: 1"=30'
		DATE: 3/14/13
SHEET 1 OF 3		

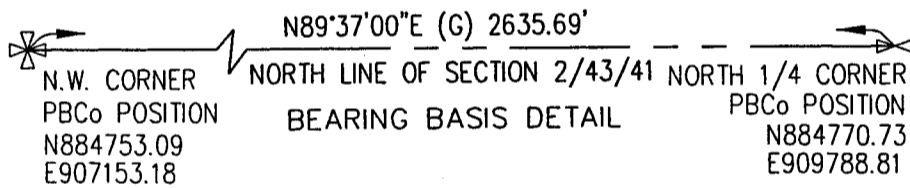
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

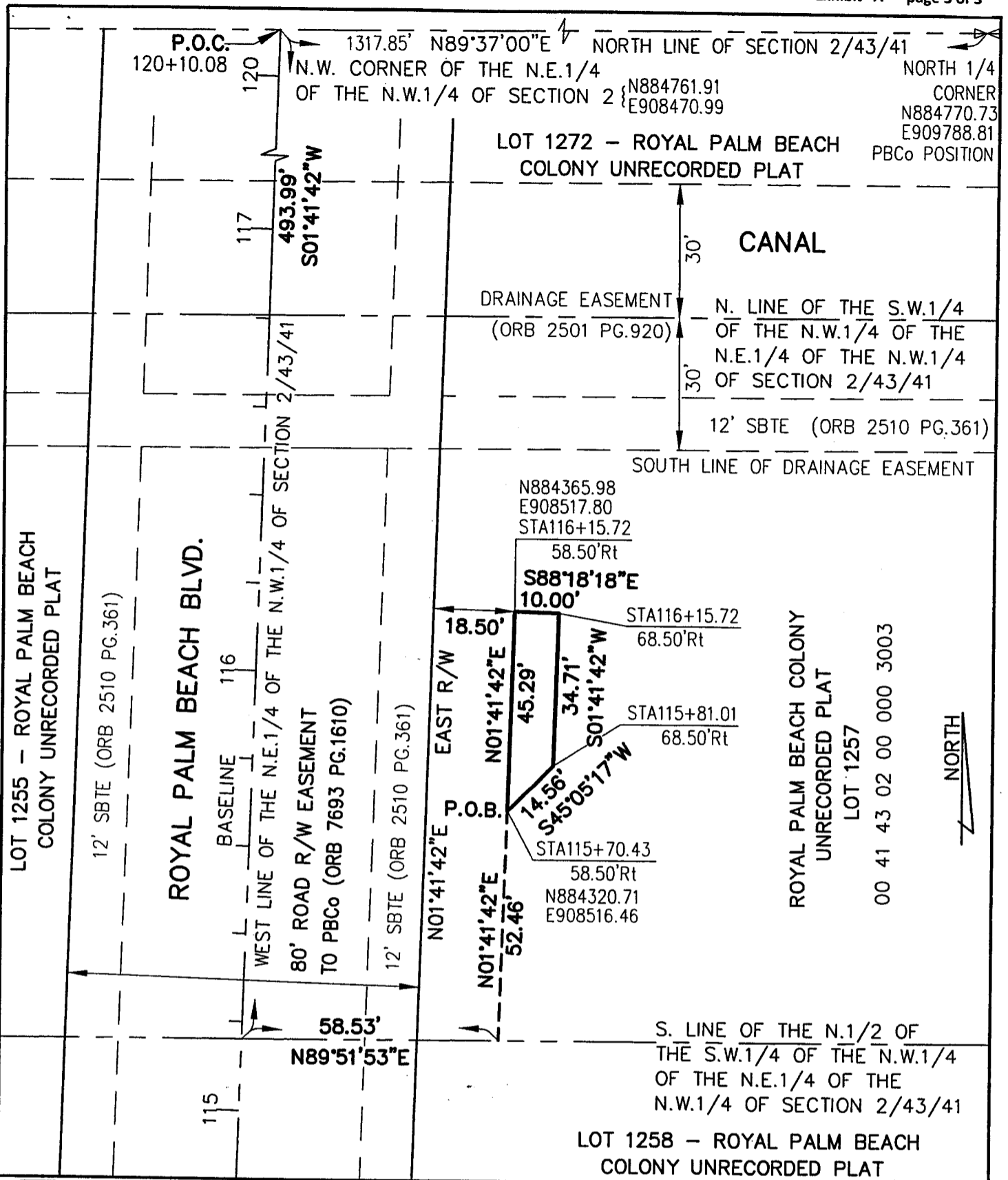
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



E-Mail: info@brown-phillips.com BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	TEMPORARY CONSTRUCTION EASEMENT 303	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES	SCALE: 1"=30'
	ROYAL PALM BEACH BLVD	DATE: 3/14/13
	SHEET 2 OF 3	



E-Mail: info@brown-philips.com

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

TEMPORARY CONSTRUCTION EASEMENT 303

(This sketch is not a survey)

PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 3/14/13
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 304, AS A TEMPORARY CONSTRUCTION EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 304 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 304 for the temporary construction easement acquisition, described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 304 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 three 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 304 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

TEMPORARY CONSTRUCTION EASEMENT 304

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 164.66 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°41'57"E FOR 70.54 FEET TO A LINE LYING 30.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID PARALLEL LINE, S01°41'42"W FOR 6.88 FEET TO POINT OF BEGINNING 1;
 THENCE CONTINUE S01°41'42"W FOR 40.00 FEET TO POINT "A";
 THENCE N68°22'40"E FOR 32.67 FEET;
 THENCE N01°41'42"E FOR 19.38 FEET;
 THENCE N73°55'30"W FOR 30.97 FEET TO POINT OF BEGINNING 1;
 CONTAINING 891 SQUARE FEET, MORE OR LESS.

AND

COMMENCE AT SAID POINT "A";
 THENCE S01°41'42"W FOR 49.00 FEET TO POINT OF BEGINNING 2;
 THENCE CONTINUE S01°41'42"W FOR 38.87 FEET TO THE NORTH LINE OF A 30' DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 2501, PAGE 920, OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID NORTH LINE, N89°46'55"E FOR 30.02 FEET;
 THENCE N01°41'42"E FOR 23.07 FEET;
 THENCE N62°02'36"W FOR 33.45 FEET TO POINT OF BEGINNING 2.
 CONTAINING 929 SQUARE FEET, MORE OR LESS.

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John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

TEMPORARY CONSTRUCTION EASEMENT 304	
PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 10/3/12
SHEET 1 OF 3	

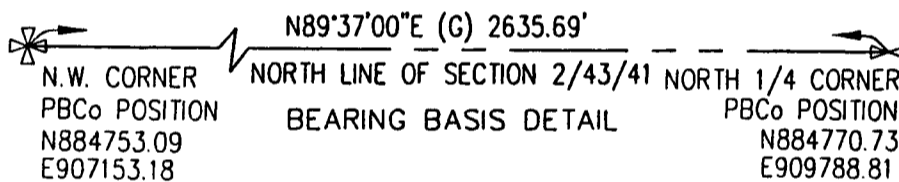
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

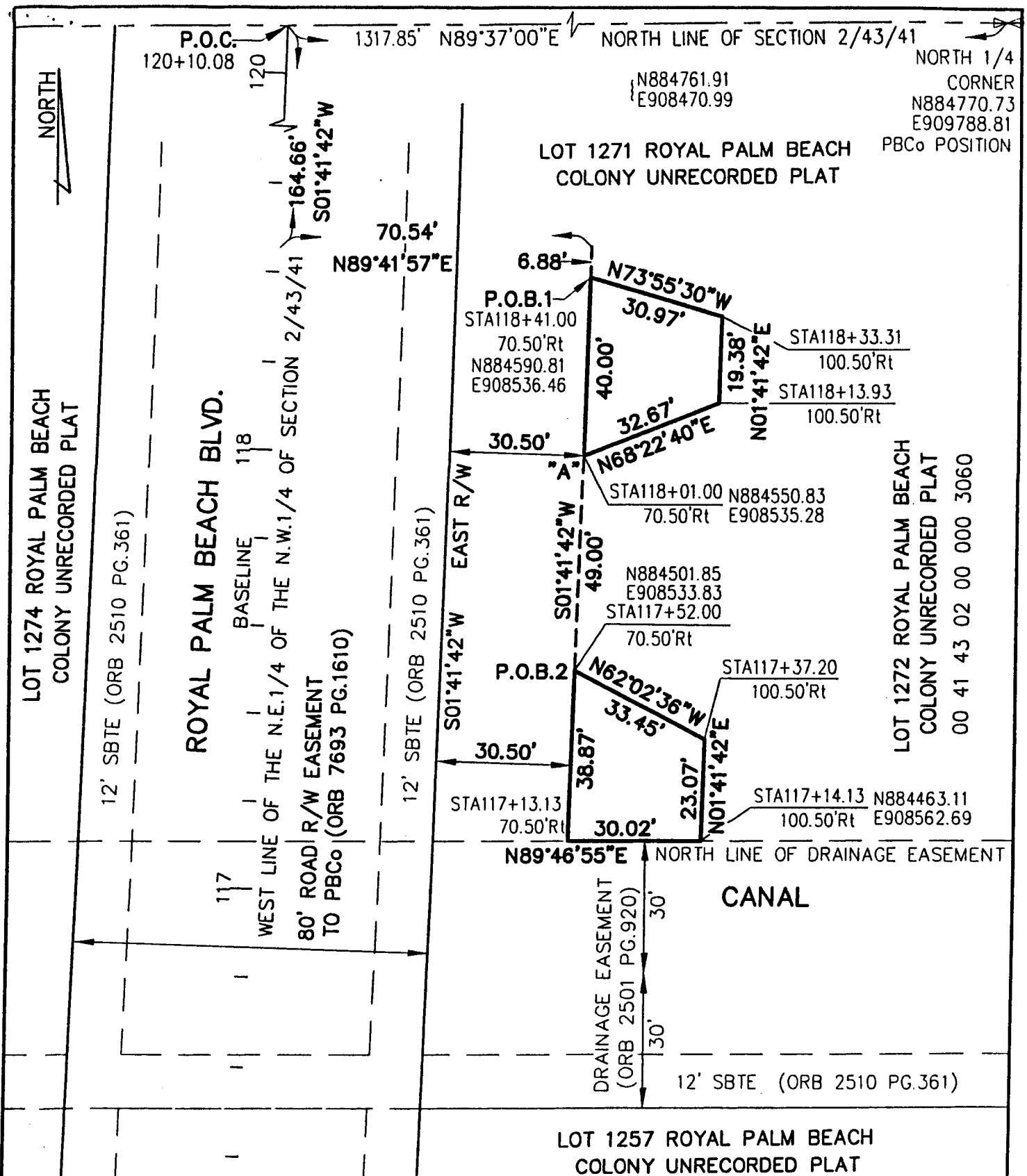
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
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C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

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- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
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ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



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TEMPORARY CONSTRUCTION EASEMENT 304	
(This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY	SCALE: 1"=30'
LEGAL DESCRIPTION	DATE: 10/3/12
ROYAL PALM BEACH BLVD	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

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The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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.

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ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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.

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LONG RANGE PLANNING

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Following is a more detailed outline of the reasons for acquisition needed for the construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

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RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 305, AS A TEMPORARY CONSTRUCTION EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 305 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 305 for the temporary construction easement acquisition, described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 305 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 three 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 305 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

TEMPORARY CONSTRUCTION EASEMENT 305


A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 2;
 THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER, S01°41'42"W FOR 164.66 FEET TO THE SOUTH LINE OF THE NORTH HALF, OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 2;
 THENCE ALONG SAID SOUTH LINE, N89°41'57"E FOR 70.54 FEET TO A LINE LYING 30.50 FEET EAST OF, AND PARALLEL WITH, THE EAST RIGHT-OF-WAY OF ROYAL PALM BEACH BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 7693, PAGE 1610, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID PARALLEL LINE, N01°41'42"E FOR 22.12 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N01°41'42"E FOR 72.62 FEET;
 THENCE N45°39'21"E FOR 23.57 FEET;
 THENCE S88°18'18"E FOR 13.64 FEET;
 THENCE S01°41'42"W FOR 58.24 FEET;
 THENCE S45°26'28"W FOR 43.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,079 SQUARE FEET, MORE OR LESS.

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

John E. Phillips III
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 10-4-12

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com	
	TEMPORARY CONSTRUCTION EASEMENT 305	
	PROJ. No. 05-056E	DRAWN: MB
	LEGAL DESCRIPTION ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 10/3/12 SHEET 1 OF 3

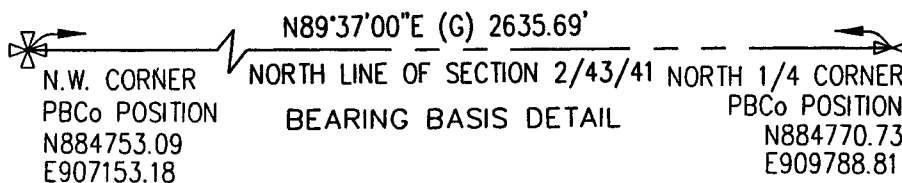
NOTES:

- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

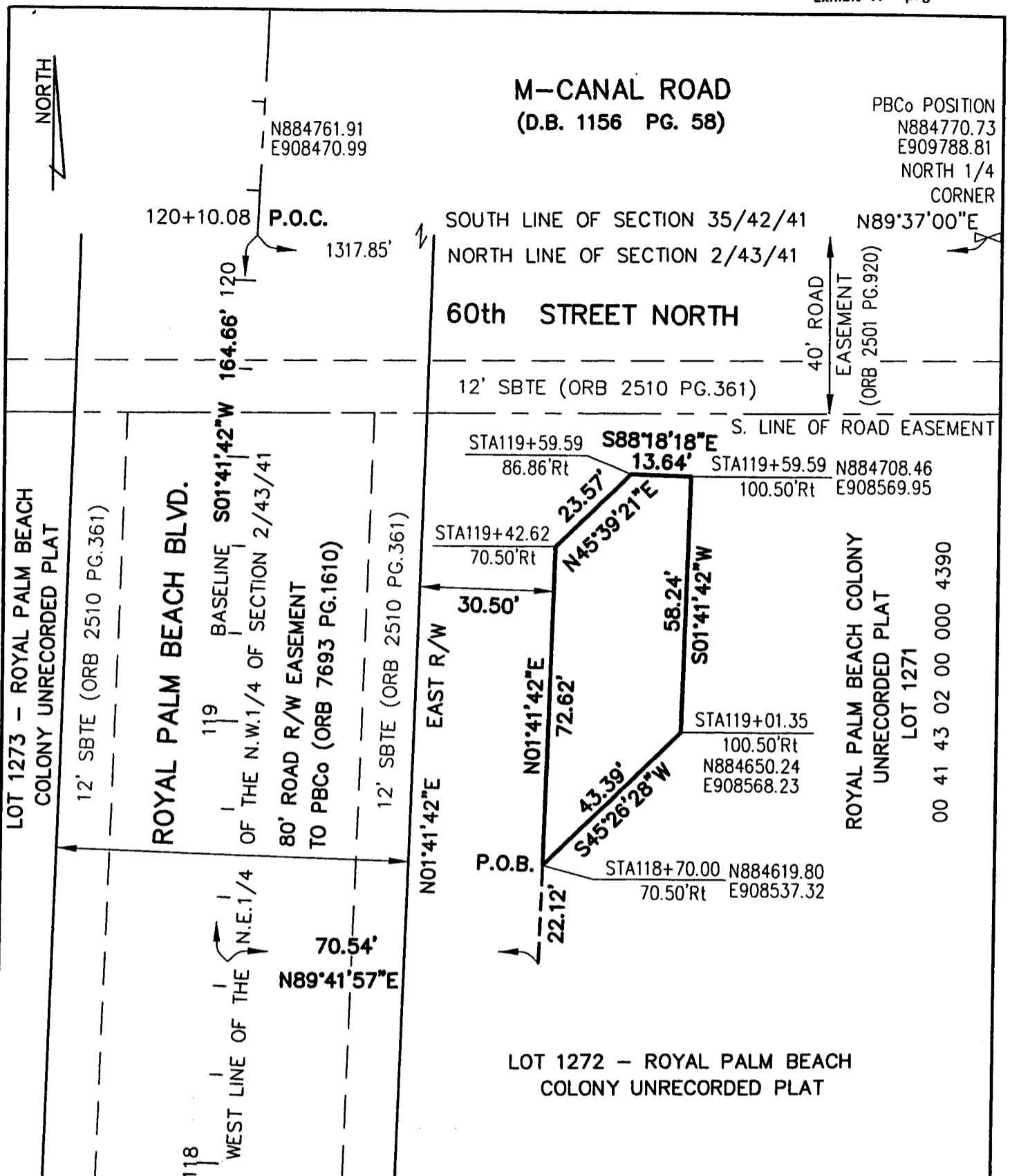
A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE NORTH QUARTER CORNER AND THE N.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com	
	TEMPORARY CONSTRUCTION EASEMENT 305	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 10/3/12 SHEET 2 OF 3



M-CANAL ROAD
(D.B. 1156 PG. 58)

PBCo POSITION
N884770.73
E909788.81
NORTH 1/4
CORNER

SOUTH LINE OF SECTION 35/42/41
NORTH LINE OF SECTION 2/43/41

N89°37'00"E

60th STREET NORTH

12' SBTE (ORB 2510 PG.361)

40' ROAD
EASEMENT
(ORB 2501 PG.920)

S. LINE OF ROAD EASEMENT

STA119+59.59 86.86'Rt S88°18'18"E 13.64'
STA119+59.59 100.50'Rt N884708.46 E908569.95

STA119+42.62 70.50'Rt N45°39'21"E 23.57'

30.50'

N01°41'42"E EAST R/W

N01°41'42"E 72.62'

58.24'

S01°41'42"W

STA119+01.35 100.50'Rt
N884650.24 E908568.23

P.O.B. STA118+70.00 70.50'Rt N884619.80 E908537.32

LOT 1272 - ROYAL PALM BEACH
COLONY UNRECORDED PLAT

LOT 1273 - ROYAL PALM BEACH
COLONY UNRECORDED PLAT

12' SBTE (ORB 2510 PG.361)

ROYAL PALM BEACH BLVD.

119 BASELINE S01°41'42"W
OF THE N.W.1/4 OF SECTION 2/43/41
80' ROAD R/W EASEMENT
TO PBCo (ORB 7693 PG.1610)

12' SBTE (ORB 2510 PG.361)

118 WEST LINE OF THE N.E.1/4
70.54'
N89°41'57"E

ROYAL PALM BEACH COLONY
UNRECORDED PLAT
LOT 1271
00 41 43 02 00 000 4390

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

**TEMPORARY CONSTRUCTION
EASEMENT 305**

(This sketch is not a survey)

PROJ. No. 05-056E

DRAWN: MB

LEGAL DESCRIPTION

SCALE: 1"=30'

ROYAL PALM BEACH BLVD.

DATE: 10/3/12

SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 306, AS A TEMPORARY CONSTRUCTION EASEMENT ACQUISITION, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 306 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 306 for the temporary construction easement acquisition, described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 306 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 three 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 306 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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


TEMPORARY CONSTRUCTION EASEMENT 306

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, N02°42'29"E FOR 509.31 FEET TO THE SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID SOUTH LINE, N89°32'44"E FOR 59.32 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,332.32 FEET, WHERE A RADIAL LINE BEARS N88°24'20"W;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°17'39" FOR 32.51 FEET TO TO THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°29'35" FOR 54.49 FEET;
 THENCE N61°14'06"E FOR 11.68 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 6342.32 FEET;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°22'55" FOR 42.27 FEET;
 THENCE N56°01'38"W FOR 11.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 484 SQUARE FEET, MORE OR LESS.

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



 JOHN E. PHILLIPS, MI
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 11/20/12

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

TEMPORARY CONSTRUCTION EASEMENT 306

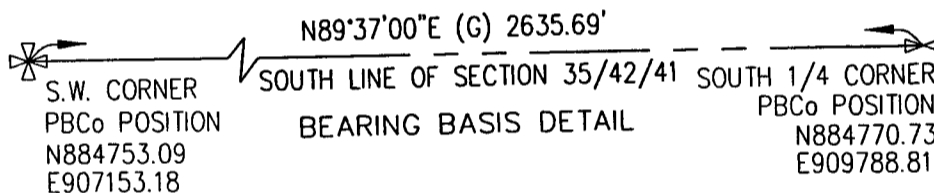
PROJ. No. 05-056E	DRAWN: MB
LEGAL DESCRIPTION ROYAL PALM BEACH BLVD	SCALE: 1"=30'
	DATE: 11/20/12
	SHEET 1 OF 3

NOTES:

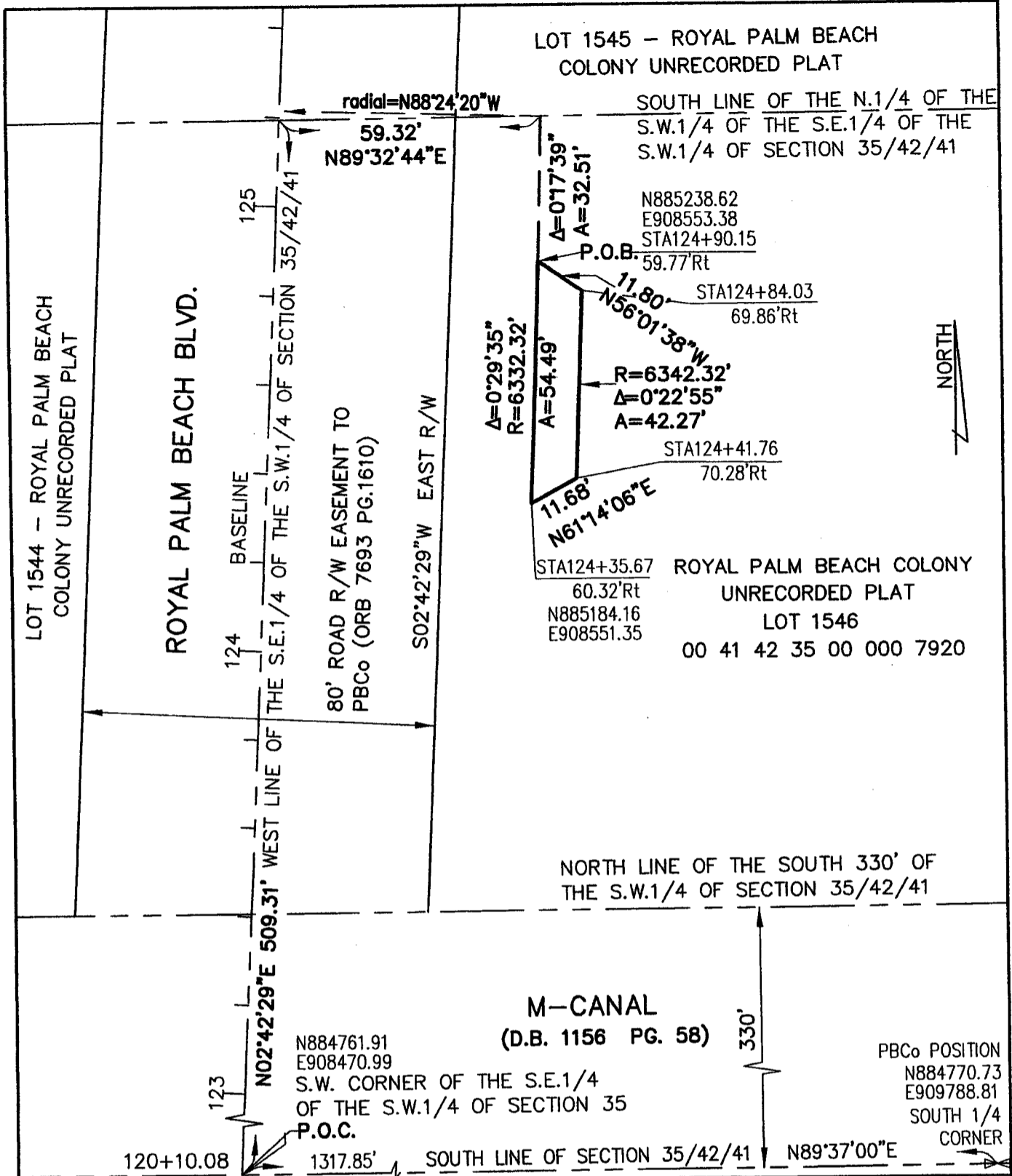
- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.
 NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com	
	TEMPORARY CONSTRUCTION EASEMENT 306	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 11/20/12 SHEET 2 OF 3



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

TEMPORARY CONSTRUCTION EASEMENT 306 (This sketch is not a survey)	
PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 1/3/13
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

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 CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 temporary construction easement acquisition, described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 three 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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

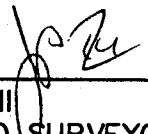
TEMPORARY CONSTRUCTION EASEMENT 307

A PARCEL OF LAND FOR TEMPORARY CONSTRUCTION EASEMENT PURPOSES IN THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, N02°42'29"E FOR 509.31 FEET TO THE SOUTH LINE OF THE NORTH QUARTER, OF THE SOUTHWEST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SAID SECTION 35;
 THENCE ALONG SAID SOUTH LINE, N89°32'44"E FOR 59.32 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 6,332.32 FEET, WHERE A RADIAL LINE BEARS N88°24'20"W;
 THENCE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°02'51" FOR 5.25 FEET TO TO THE POINT OF BEGINNING;
 THENCE CONTINUE NORTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°23'25" FOR 43.12 FEET;
 THENCE S63°02'30"E FOR 11.11 FEET TO A CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 6342.32 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0°19'50" FOR 36.60 FEET;
 THENCE S81°35'33"W FOR 10.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 399 SQUARE FEET, MORE OR LESS.

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



 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 4826
 DATE: 12/10/12

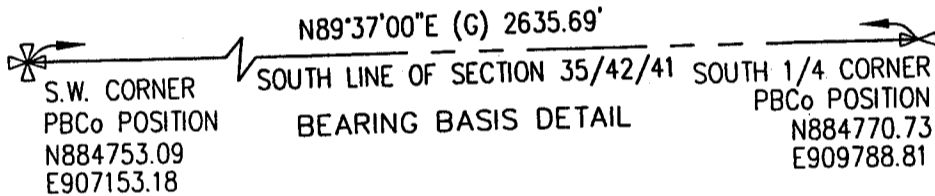
 <p style="text-align: right; font-size: small;">E-Mail: info@brown-phillips.com</p> <p>BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX</p>	<p>TEMPORARY CONSTRUCTION EASEMENT 307</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJ. No. 05-056E</td> <td style="width: 50%;">DRAWN: MB</td> </tr> <tr> <td style="width: 50%;">LEGAL DESCRIPTION</td> <td style="width: 50%;">SCALE: 1"=30'</td> </tr> <tr> <td style="width: 50%;">ROYAL PALM BEACH BLVD</td> <td style="width: 50%;">DATE: 11/20/12</td> </tr> <tr> <td colspan="2" style="text-align: center;">SHEET 1 OF 3</td> </tr> </table>	PROJ. No. 05-056E	DRAWN: MB	LEGAL DESCRIPTION	SCALE: 1"=30'	ROYAL PALM BEACH BLVD	DATE: 11/20/12	SHEET 1 OF 3	
PROJ. No. 05-056E	DRAWN: MB								
LEGAL DESCRIPTION	SCALE: 1"=30'								
ROYAL PALM BEACH BLVD	DATE: 11/20/12								
SHEET 1 OF 3									

NOTES:

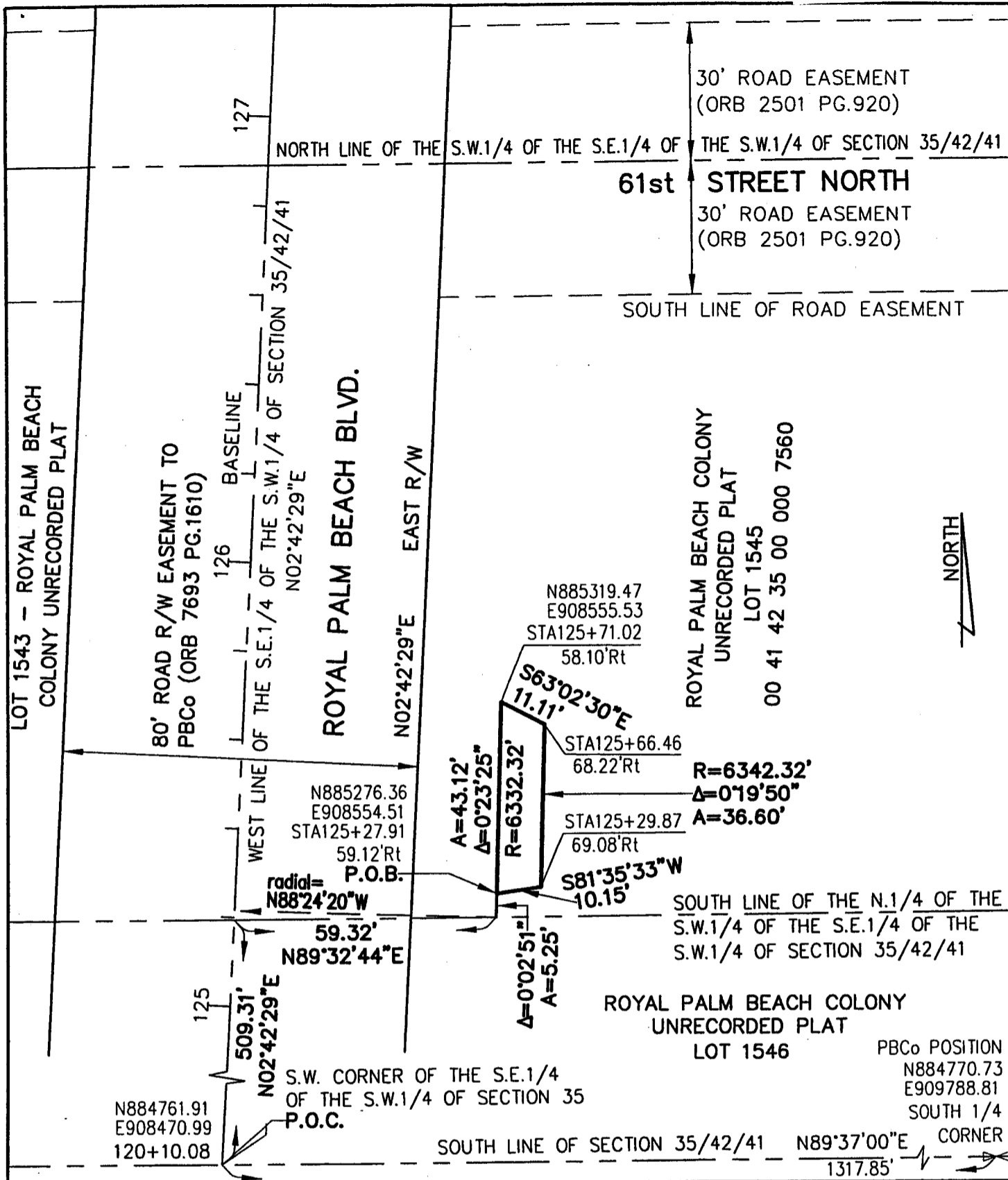
- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR 60th STREET NORTH, PREPARED BY K-F GROUP, INC., PROJECT No.2004507, DATED 10/09.
- 2) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000014
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT.
 NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
- 4) ABBREVIATIONS:

P.O.C.- POINT OF COMMENCEMENT	STA - STATION	Rt - RIGHT
P.O.B. - POINT OF BEGINNING	P.B. - PLAT BOOK	R/W - RIGHT-OF-WAY
R - RADIUS	Δ - CENTRAL ANGLE	A - ARC LENGTH
ORB - OFFICIAL RECORD BOOK	PBCo - PALM BEACH COUNTY	
S.B.T.E. - SOUTHERN BELL TELEPHONE EASEMENT		
- 5) BEARING BASIS: N89°37'00"E (GRID) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, BETWEEN PALM BEACH COUNTY BRASS DISKS FOUND AT THE SOUTH QUARTER CORNER AND THE S.W. SECTION CORNER.



BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX	E-Mail: info@brown-phillips.com	
	TEMPORARY CONSTRUCTION EASEMENT 307	
	PROJ. No. 05-056E	DRAWN: MB
	DESCRIPTION NOTES ROYAL PALM BEACH BLVD	SCALE: 1"=30' DATE: 11/20/12 SHEET 2 OF 3



E-Mail: info@brown-phillips.com

TEMPORARY CONSTRUCTION EASEMENT 307

(This sketch is not a survey)

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PROJ. No. 05-056E	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=30'
ROYAL PALM BEACH BLVD.	DATE: 11/20/12
	SHEET 3 OF 3

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

Royal Palm Beach Blvd. is a two (2) lane paved roadway running north-south from Persimmon Blvd. north to Orange Blvd. The segment of Royal Palm Beach Blvd. from south of 59th Street North to south of 62nd Lane North is included in this project. Currently, the road features an aging bridge that crosses over the M-Canal which is subject to heavy traffic. Improvements on this segment of Royal Palm Beach Blvd. include the replacement of the bridge, and reconstruction of the entire intersection with 60th Street North. Replacement of the bridge and reconstruction of the intersection, along with the addition of a traffic signal at the intersection will improve the overall safety for users by replacing the aging bridge with a new structure, and eliminating a poor sight-distance condition that exists today.

The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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.

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LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 1, AS A FEE SIMPLE WHOLE TAKE ACQUISITION FOR A WATER MANAGEMENT AREA, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 1 as a fee simple whole take acquisition necessary for a water management area; 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 1, for a fee simple whole take acquisition for a water management area, which is more fully described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 1 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 fee simple whole take acquisition for a water management area necessary for the construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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"
PARCEL 1
PROPERTY

The following described land, situate; lying and being in Palm Beach County, Florida, to-wit:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 43 South, Range 41 East, Palm Beach County, Florida.

Property Appraiser's Parcel Identification (Folio) Number – 00-41-43-02-00-000-1810.

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

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60th Street North is currently a two (2) lane shellrock road running east-west from 140th Avenue North, to 110th Avenue North. More specifically, the limits of construction for the construction and improvement of 60th Street North, goes from 120th Avenue North to the State Road 7 Extension. The construction will upgrade 60th Street North to three (3) lanes and will improve the overall safety for users by providing an additional lane to allow turning vehicles to separate from the stream of through traffic.

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The design of the 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 these portions of 60th Street North and Royal Palm Beach Blvd. were 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 these parcels fit into the planned funding for this project, and the acquisition of these parcels was necessary, in furtherance of this public project.

ALTERNATE ROUTES

Royal Palm Beach Blvd. is a heavily travelled roadway located on the east side of the Acreage community, and 60th Street North traffic is expected to increase with the opening of the northernmost leg of State Road 7 Extension. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined these roadways 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 2035 Long Range Transportation Plan. The 2035 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

Both 60th Street North and Royal Palm Beach Blvd. exist along established roadway corridors. The limits of the project are bordered by residential developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project 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 construction and improvement of 60th Street North and Royal Palm Beach Blvd. within the previously stated project limits:

ACQUISITIONS FOR WATER MANAGEMENT AREAS - PARCELS 1, 2

The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct water management areas that are necessary for drainage for the construction and improvement of 60th Street North and Royal Palm Beach Blvd.

ACQUISITIONS FOR ROAD RIGHT OF WAY EASEMENTS - PARCELS 101, 102, 103, 104, 105, 106, 107, 108

Currently, the County owns an 80 ft wide Road Right of Way Easement interest on Royal Palm Beach Blvd., and has access rights for roadway construction on the side streets. The parcels to be acquired represent acquisitions outside of the 80 ft. mainline and are required to construct the new bridge and a properly functioning roadway (pavement, curb & gutter, sidewalk, etc.).

ACQUISITIONS FOR PERMANENT EASEMENTS - PARCELS 201, 202, 203, 204, 205, 206, 207, 208

Areas where grading for drainage purposes and/or drainage structures must be placed outside of the 80 ft. mainline easements, which can never be altered or impacted negatively by the owner, requires acquisition of a permanent easement. This easement allows the placement of drainage structures and/or swales within the permanent easement to capture any drainage that may have historically drained to the roadway system. Maintaining this drainage system is instrumental in preventing flooding of the adjacent properties.

ACQUISITIONS FOR TEMPORARY CONSTRUCTION EASEMENTS - PARCELS 302, 303, 304, 305, 306, 307

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

RESOLUTION NO. R-2013-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF A PARCEL OF LAND DESIGNATED AS PARCEL 2, AS A FEE SIMPLE WHOLE TAKE ACQUISITION FOR A WATER MANAGEMENT AREA, NECESSARY FOR THE CONSTRUCTION AND IMPROVEMENT OF THE 60th STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH 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 construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach Boulevard project, in Palm Beach County, Florida; and,

WHEREAS, the funds are available for the acquisition of the Parcel designated as Parcel 2 as a fee simple whole take acquisition necessary for a water management area; 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 2, for a fee simple whole take acquisition for a water management area, which is more fully described in Exhibit "A", is necessary for the following public use and purpose, to wit: the construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 2 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 fee simple whole take acquisition for a water management area necessary for the construction and improvement of the 60th Street North, from West of Royal Palm Beach Boulevard to East of Royal Palm Beach 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 Steven L. Abrams, Mayor	_____
Commissioner Priscilla A. Taylor, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Paulette Burdick	_____
Commissioner Shelley Vana	_____
Commissioner Mary Lou Berger	_____
Commissioner Jess R. Santamaria	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2013.

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"
PARCEL 2
PROPERTY

The following described land, situate; lying and being in Palm Beach County, Florida, to-wit:

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 43 South, Range 41 East, Palm Beach County, Florida.

Property Appraiser's Parcel Identification (Folio) Number – 00-41-43-02-00-000-1040.

EXHIBIT "B"

60TH STREET NORTH, FROM WEST OF ROYAL PALM BEACH BOULEVARD TO EAST OF ROYAL PALM BEACH BLVD. WORK INCLUDES BRIDGE RECONSTRUCTION OVER THE M-CANAL AND ASSOCIATED PAVEMENT WORK ON ROYAL PALM BEACH BOULEVARD. PALM BEACH COUNTY, PROJECT #2004507C

SAFETY

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