

**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 approve: A Release of Drainage Easement in favor of the United States of America for the development of an Army Reserve Center on a parcel of land located at the northeast quadrant of Congress Avenue and Silver Beach Road in the Town of Lake Park (Property).

SUMMARY: Approval of this Release of Drainage Easement will release a portion of the existing drainage easement recorded in Official Record Book 20335, Page 1975. The United States of America has requested that a portion of said easement be released, in order to proceed with the development and construction of an Army Reserve Center on the Property.

District 7 (MRE)

Background and Justification: In 2005, a 120 foot wide drainage easement was conveyed to Palm Beach County (County) by Congress Avenue Properties, LTD, to be used to accommodate a storm water conveyance ditch for Congress Avenue from north of Blue Heron Boulevard to Northlake Boulevard. In 2011, the United States of America purchased the Property subject to said drainage easement. In order to facilitate the construction of a new Army Reserve Center, the United States of America has requested the County to release a portion of the 120 foot drainage easement, which would leave a remaining width of 50 feet. As a condition of this release, the United States of America was required to replace the conveyance ditch by constructing of a 54 inch drainage outfall pipe with appurtenances, within the remaining drainage easement width of 50 feet. The required 54 inch outfall pipe has been completed to the County's satisfaction, therefore release of the requested drainage easement is recommended.

Attachments:

- 1. Location Map
- 2. Release of Drainage Easement Rights with Exhibit "A"
- 3. Drainage Easement (ORB 20335, page 1975)

Recommended by: Donna G. Fernandez 5/16/13
Division Director Date

Approved by: S. J. Wells 5/23/13
County Engineer Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund__ Dept.__ Unit__ Object
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no fiscal impact.

C. Departmental Fiscal Review: Alii Kovalainen

III. REVIEW COMMENTS

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

<p><u> N. Smith </u> OFMB 5/30/2013 6/25/13 10M 5-24/13</p>	<p><u> Dr. J. Jacobson </u> Contract Dev. and Control 6-3-13 CWheeler</p>
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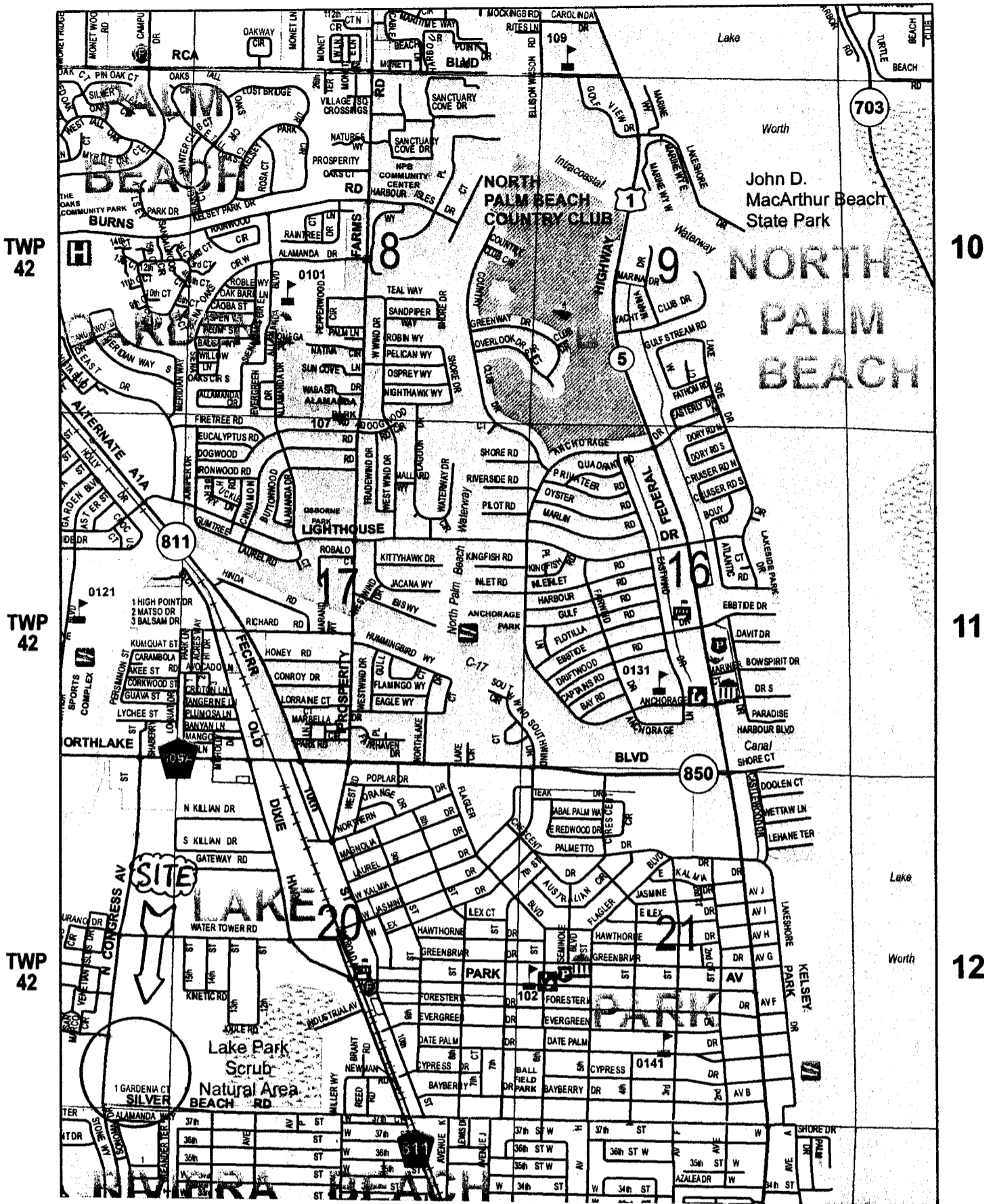
B. Approved as to Form and Legal Sufficiency:

 Monica R. [Signature]
Assistant County Attorney 6/6/13

C. Other Department Review:

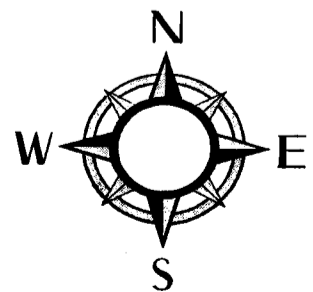
Department Director

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



Location Map

Attachment #1



WILL CALL 1066

Prepared by: Marlene R. Everitt, Esq., Assistant County Attorney
Return to: Right-of-Way Acquisition Section
Post Office Box 21229, West Palm Beach, FL 33416
Attention: Tripp Cioci
Account No.: 1010
A Portion of PCN: 36-43-42-19-00-000-5080

RELEASE OF DRAINAGE EASEMENT RIGHTS

Whereas, on April 19, 2005, a drainage easement was conveyed to Palm Beach County by Congress Avenue Properties, LTD., to be utilized as drainage retention for Congress Avenue from Blue Heron Boulevard to Northlake Boulevard project, which was recorded in Official Record Book 20335, Pages 1975 to 1978, inclusive, Public Records of Palm Beach County, Florida; and,

Whereas, a portion of said drainage easement is more particularly described in Exhibit "A" attached hereto and made a part hereof; and,

Whereas, the United States of America is the current successor and assign to Congress Avenue Properties, LTD., and is the current owner of the subservient property that contains said drainage easement; and,

Whereas, said document contains language that states that the County will, upon written request, release all or any of the drainage easement areas granted, provided the County receives appropriate replacement easement areas; and,

Whereas, the United States of America has requested, and Palm Beach County has agreed that the drainage easement be modified to accommodate current development and construction on the subservient property; and,

Whereas, the United States of America has reconfigured the drainage easement, and relocated the existing drainage facilities; and,

Whereas, those portions of the drainage easement as described in Exhibit "A" are no longer required for its original purposes, it is necessary for Palm Beach County to release its rights to the drainage easement as described in Exhibit "A".

NOW, THEREFORE, in consideration of the reconfiguration the existing drainage facilities to Palm Beach County standards and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County does hereby release the drainage easement rights as described in Exhibit "A".

TO HAVE AND TO HOLD THE SAME, unto the United States of America, its successors and assigns forever; Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, or encumbrance of the drainage easement on the remaining part of said premises not hereby released therefrom, or any of the rights and remedies of Palm Beach County thereof.

IN WITNESS WHEREOF, the County has caused this Release of Drainage Easement Rights to be executed on this ____ day of _____, 2013.

ATTEST:

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

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

BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Its Mayor (or Vice Mayor)

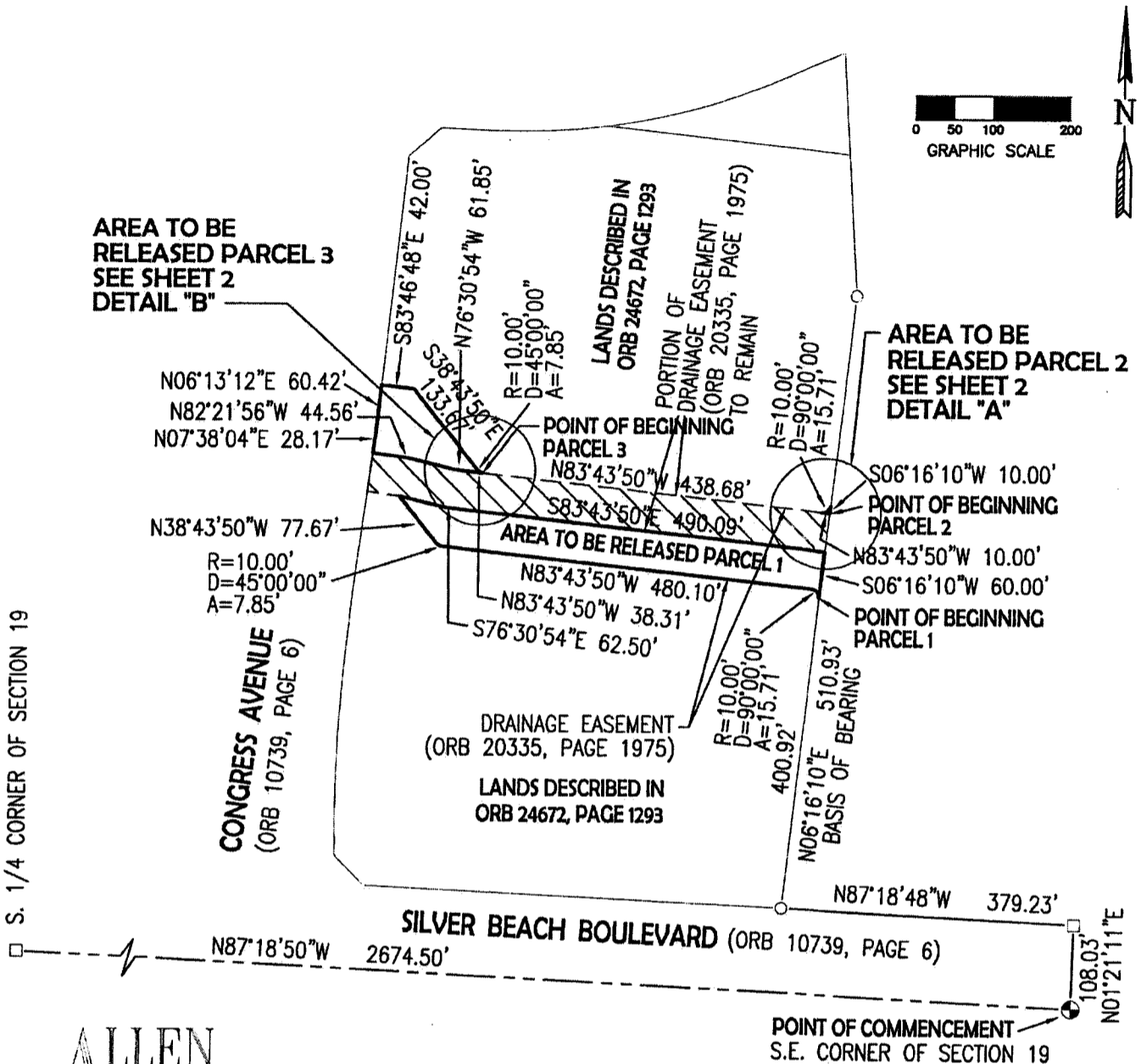
**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By: _____
County Attorney

SKETCH TO ACCOMPANY DESCRIPTION

NOT A BOUNDARY SURVEY

Portions of Drainage Easement to be Released



ALLEN
Engineering, Inc.

SURVEYORS - ENGINEERS

106 DIXIE LANE

COCOA BEACH, FLORIDA 32931

TELEPHONE: (321)783-7443 - FAX: (321)783-5902

WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net

SEE SHEET 3 FOR STATE PLANE COORDINATES

SEE SHEETS 4-7 FOR DESCRIPTION,
SURVEYOR'S CERTIFICATION & NOTES

EXHIBIT "A"
SHEET 1 OF 7

3.	
2.	
1.	
DATE: 5-14-13	DRAWN BY: DJG
JOB NO. 120035.1	SCALE: 1"=200'

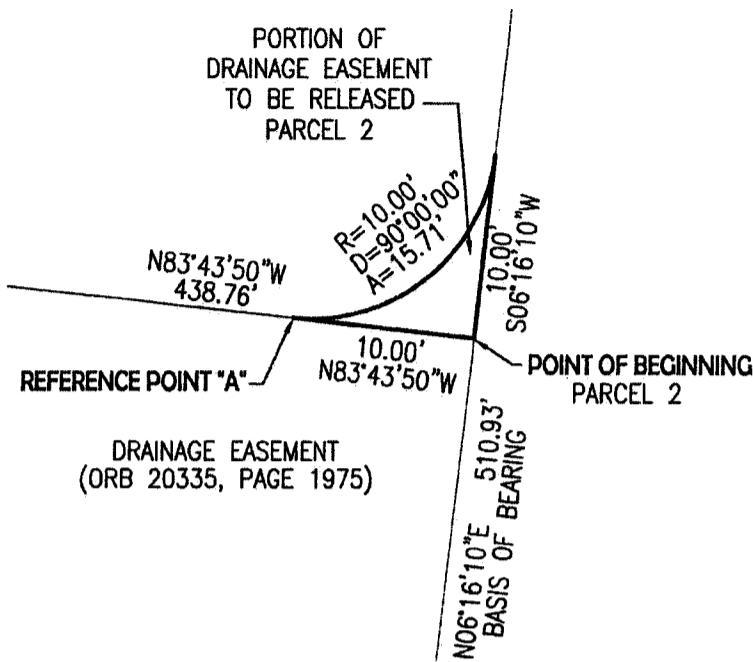
REVIEWED AND CERTIFIED FOR:

REYNOLDS, SMITH & HILLS, INC.

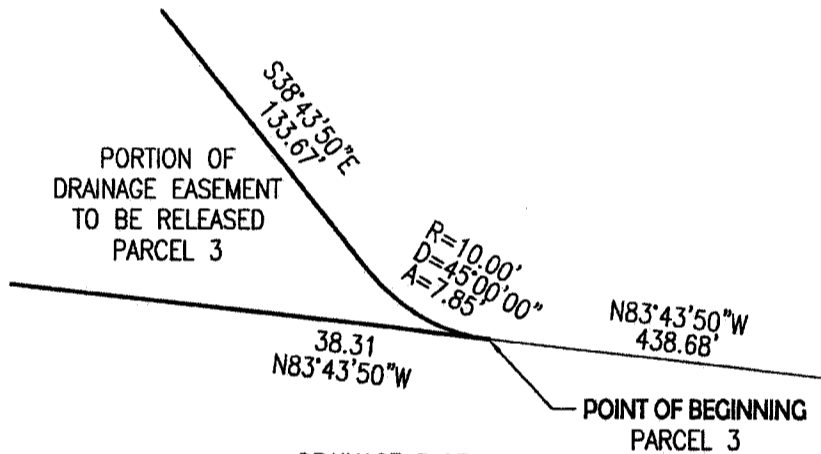
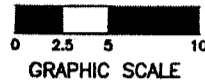
SKETCH TO ACCOMPANY DESCRIPTION

NOT A BOUNDARY SURVEY

Portions of Drainage Easement to be Released



DETAIL "A"
SCALE: 1"=10'



DETAIL "B"
SCALE: 1"=10'

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SURVEYOR'S CERTIFICATION & NOTES

EXHIBIT "A"
SHEET 2 OF 7

3.	
2.	
1.	
DATE: 5-14-13	DRAWN BY: DJG
JOB NO. 120035.1	SCALE: 1"=10'

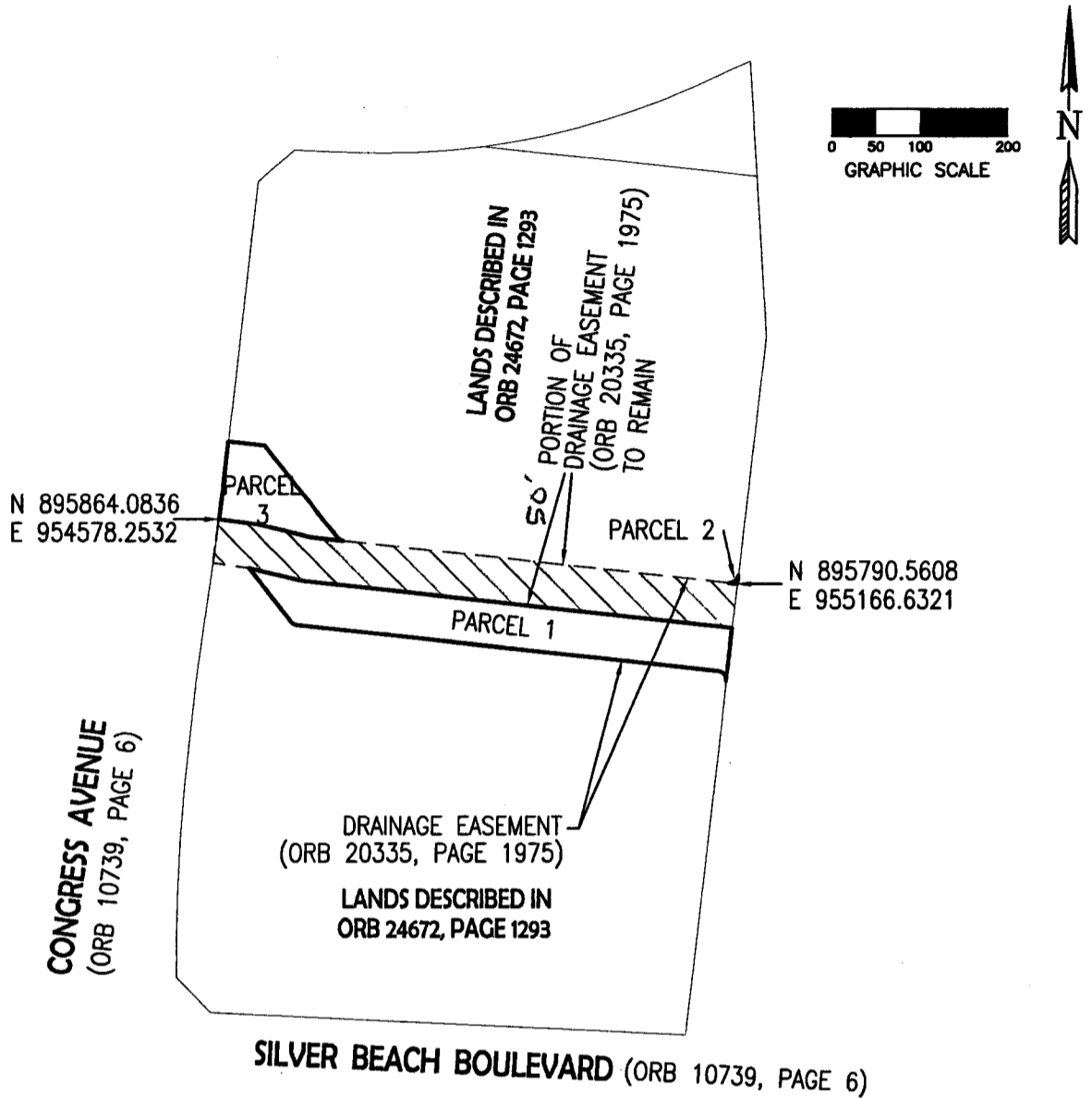
REVIEWED AND CERTIFIED FOR:

REYNOLDS, SMITH & HILLS, INC.

SKETCH TO ACCOMPANY DESCRIPTION

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Portions of Drainage Easement to be Released



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**SEE SHEETS 4-7 FOR DESCRIPTION,
SURVEYOR'S CERTIFICATION & NOTES**

**EXHIBIT "A"
SHEET 3 OF 7**

REVIEWED AND CERTIFIED FOR:

REYNOLDS, SMITH & HILLS, INC.

3.	
2.	
1.	
DATE: 5-14-13	DRAWN BY: DJG
JOB NO. 120035.1	SCALE: 1"=200'

DESCRIPTION

NOT A BOUNDARY SURVEY

Portions of Drainage Easement to be Released

DESCRIPTION OF RELEASE PARCELS:

Portions of Drainage Easement Recorded in Official Records Book 20335, Page 1975 to be Released;

Three portions of that Drainage Easement as described in Official Records Book 20335, Page 1975, said easement is lying in Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, being ore particularly described as follows:

Parcel 1: Commence at the Southeast corner of said Section 19; thence $N01^{\circ}21'11''E$, along the East line of said Section 19, a distance of 108.03 feet, to the North right of way line of Silver Beach Boulevard as described in Official Records Book 10739, Page 6 of said public records; thence $N87^{\circ}18'48''W$, along said North right of way line, a distance of 379.23 feet; thence $N06^{\circ}16'10''E$, a distance of 400.92 feet, to the Southeast corner of said Drainage Easement and the POINT OF BEGINNING of the herein described Parcel 1 said point being the point of curvature of a curve, concave Southwesterly, having a radius of 10.00 feet and a central angle of $90^{\circ}00'00''$; thence the following 4 courses along the South line of said Drainage Easement: (1) Northwesterly, along the arc of said curve to the left, a distance of 15.71 feet, to a point of tangency; (2) $N83^{\circ}43'50''W$, a distance of 480.10 feet, to the point of curvature of a curve, concave Northeasterly, having a radius of 10.00 feet and a central angle of $45^{\circ}00'00''$; (3) Northwesterly, along the arc of said curve to the right, a distance of 7.85 feet, to a point of tangency; (4) $N38^{\circ}43'50''W$, a distance of 77.67 feet; thence leaving said South line $S76^{\circ}30'54''E$, a distance of 62.50 feet; thence $S83^{\circ}43'50''E$, a distance of 490.09 feet, to the East line of said Drainage Easement; thence $S06^{\circ}16'10''W$, along the East line of said Drainage Easement, a distance of 60.00 feet, to the POINT OF BEGINNING of Parcel 1.

TOGETHER WITH

SEE SHEET 1 FOR THE SKETCH TO ACCOMPANY THIS DESCRIPTION

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SURVEYORS - ENGINEERS

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EXHIBIT "A"
SHEET 4 OF 7

REVIEWED AND CERTIFIED FOR:

REYNOLDS, SMITH & HILLS, INC.

3.	
2.	
1.	
JOB NO. 120035.1	DATE: 5-14-13

DESCRIPTION

NOT A BOUNDARY SURVEY

Portions of Drainage Easement to be Released

DESCRIPTION OF RELEASE PARCELS: continued

Parcel 2: Commence at the Southeast corner of said Section 19; thence N01°21'11"E, along the East line of said Section 19, a distance of 108.03 feet, to the North right of way line of Silver Beach Boulevard as described in Official Records Book 10739, Page 6 of said public records; thence N87°18'48"W, along said North right of way line, a distance of 379.23 feet; thence N06°16'10"E, a distance of 510.93 feet, to the POINT OF BEGINNING of the herein described Parcel 2; thence N83°43'50"W, a distance of 10.00 feet, to Reference Point "A" and a point of cusp with a curve, concave Northwesterly, having a radius of 10.00 feet and a central angle of 90°00'00"; thence Northeasterly, along the arc of said curve to the left and the North line of said Drainage Easement, a distance of 15.71 feet, to a point of cusp and the East line of said Drainage Easement; thence S06°16'10"W, along the East line of said Drainage Easement, a distance of 10.00 feet, to the POINT OF BEGINNING of Parcel 2; Containing 21 square feet, more or less.

TOGETHER WITH:

Parcel 3: Return to Reference Point "A"; thence N83°43'50"W, along the North line of said Drainage Easement, a distance of 438.68 feet, to the POINT OF BEGINNING of the herein described parcel; thence N83°43'50"W, a distance of 38.31 feet; thence N76°30'54"W, a distance of 61.85 feet; thence N82°21'56"W, a distance of 44.56 feet, to the West line of said Drainage Easement; thence the following 2 courses along said West line: (1) N07°38'04"E, a distance of 28.17 feet; (2) N06°13'12"E, a distance of 60.42 feet, to the Northwest corner of said Drainage Easement; thence the following 3 courses along said North line: (1) S83°46'48"E, a distance of 42.00 feet; (2) S38°43'50"E, a distance of 133.67 feet, to the point of curvature of a curve, concave Northeasterly, having a radius of 10.00 feet and a central angle of 45°00'00"; (3) Southeasterly, along the arc of said curve to the left, a distance of 7.85 feet, to the POINT OF BEGINNING of Parcel 3; Containing 8,246 Square Feet, more or less.

SEE SHEET 1 FOR THE SKETCH TO ACCOMPANY THIS DESCRIPTION

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EXHIBIT "A"
SHEET 5 OF 7

REVIEWED AND CERTIFIED FOR:

REYNOLDS, SMITH & HILLS, INC.

3.	
2.	
1.	
JOB NO. 120035.1	DATE: 5-14-13

DESCRIPTION

NOT A BOUNDARY SURVEY

Portions of Drainage Easement to be Released

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. The bearings and State Plane Coordinate shown hereon are based on a bearing of N01°21'11"E, along the East line of Section 19, Township 42 South, Range 43 East based on coordinates published in Certified Corner Record for all control is based on Florida East state plane coordinates, North American Datum of 1983 / 1990 adjustment in US Survey Feet.
3. State Plane Coordinate
Coordinates shown are grid
Datum = NAD83, 1990 Adjustment
Zone - Florida East
Linear Units = US Survey Feet
Coordinate System = 1983 State Plane Transverse Mercator Projection
All Distances are Ground
Project Scale Factor = 1.000043869
Ground Distance X Scale Factor = Grid Distance

ABBREVIATIONS:

A ARC LENGTH
CM CONCRETE MONUMENT
CMD CONCRETE MONUMENT WITH METAL DISK
D CENTRAL ANGLE
E EASTING
FND FOUND
IRC IRON ROD WITH PLASTIC CAP
LB LAND SURVEYING BUSINESS
N NORTHING
ORB OFFICIAL RECORDS BOOK
PRM PERMANENT REFERENCE MONUMENT
R RADIUS

ALLEN
Engineering, Inc.

SURVEYORS - ENGINEERS

106 DIXIE LANE

COCOA BEACH, FLORIDA 32931

TELEPHONE: (321)783-7443 - FAX: (321)783-5902

WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net

EXHIBIT "A"
SHEET 6 OF 7

3.	
2.	
1.	
JOB NO. 120035.1	DATE: 5-14-13

REVIEWED AND CERTIFIED FOR:

REYNOLDS, SMITH & HILLS, INC.

DESCRIPTION

NOT A BOUNDARY SURVEY

Portions of Drainage Easement to be Released

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached Property Description was prepared under my direction, in accordance with all applicable requirements of the "Minimum Technical Standards," for land surveying in the State of Florida, described in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ALLEN ENGINEERING, INC.

BY:


ROBERT M. SALMON

Professional Surveyor & Mapper
Florida Registration No. 4262

ALLEN
Engineering, Inc.

SURVEYORS - ENGINEERS

106 DIXIE LANE

COCOA BEACH, FLORIDA 32931

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EXHIBIT "A"
SHEET 7 OF 7

REVIEWED AND CERTIFIED FOR:

REYNOLDS, SMITH & HILLS, INC.

3.	
2.	
1.	
JOB NO. 120035.1	DATE: 5-14-13

Return to:
Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
West Palm Beach, Florida 33416
Atten: ED HANDY
Acct. No.: 1010

WILL CALL 1066



CFN 20060286167
OR BK 20335 PG 1975
RECORDED 05/12/2006 16:09:26
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1975 - 1978; (4pgs)

This Instrument Prepared By:
Paul F. King, Assistant County Attorney
Palm Beach County
Post Office Box 21229
West Palm Beach, Florida 33416

P.C. No.: 26-43-42-30-00-000-103

Project No: 92606
Road: CONGRESS AVE.
Parcel No: 34.03D

ACCEPTED BY
BOARD OF COUNTY COMMISSIONERS

DATE APRIL 19, 2005

DRAINAGE EASEMENT

THIS EASEMENT, made this 23rd day of March, 2004, between CONGRESS AVENUE PROPERTIES, LTD., a Florida limited partnership, as party of the first part, and PALM BEACH COUNTY, a political subdivision of the State of Florida, as party of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledge, hereby grants unto the party of the second part, its successors and assigns, for the purpose of a perpetual drainage easement and right-of-way over, under, through and across the following described lands, situate in Palm Beach County, Florida, to-wit:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

Party of the first part hereby reserves, for itself, its successors and assigns, the right to require Palm Beach County to relocate all or any part of the easement herein granted. Upon written demand, Palm Beach County shall release and abandon those parts of the easement area and the party of the first part, its successors and assigns, shall grant to Palm Beach County, an easement over another area suitable for the purpose mentioned in this easement. Party of the first part, its successors and assigns, shall reimburse Palm Beach County for reasonable and necessary relocation expenses.

TO HAVE AND TO HOLD THE SAME unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party has hereto set its seal the day and year first above written.

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

Congress Avenue Properties, Ltd.

[Signature]
Witness

By: Perpetuities Trust Holdings, LLC, sole general partner

Phillip Brandt
Typed or Printed name of witness

By: [Signature]
Diane L. Stephanos, President

[Signature]
Witness

Mailing Address: 4500 PGA Blvd.,
Suite 207, Palm Beach Gardens, Fl.
33418

M Jeanne Murdie
Typed or Printed name of witness

State of Florida
County of Palm Beach

BEFORE ME, the undersigned authority, personally appeared Diane L. Stephanos, President of the sole general partner of Congress Avenue Properties, Ltd. who is personally known to me and who did/did not take an oath, and who executed the foregoing instrument for the uses and the purposes therein expressed.

WITNESS my hand and official seal this 23rd day of March, 2004.

Signed: Debbie Powell
Notary Public in and for the County and State aforementioned



Debbie Powell
My Commission DD250768
Expires December 13, 2007

NOTARIAL SEAL

DESCRIPTION & SKETCH PREPARED FOR: CONGRESS AVENUE PROPERTIES, LTD.	
PORTION OF PARCELS 34.03D & 34.03E DRAINAGE EASEMENT	

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N01°21'11"E, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 108.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILVER BEACH ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N87°18'48"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 379.23 FEET; THENCE N06°16'10"E A DISTANCE OF 400.92 FEET TO THE POINT OF BEGINNING AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.71 FEET TO THE POINT OF TANGENCY; THENCE N83°43'50"W A DISTANCE OF 480.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE N38°43'50"W A DISTANCE OF 77.67 FEET; THENCE N82°21'56"W A DISTANCE OF 42.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR CONGRESS AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 10739, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N07°38'04"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 78.17 FEET; THENCE N06°13'12"E A DISTANCE OF 60.42 FEET; THENCE S83°46'48"E A DISTANCE OF 42.00 FEET; THENCE S38°43'50"E A DISTANCE OF 133.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE S83°43'50"E A DISTANCE OF 438.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.71 FEET TO THE POINT OF TANGENCY; THENCE S06°16'10"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 64,160 SQUARE FEET OR 1.47 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: NOVEMBER 22, 2003.

LEGEND:

- LB = LICENSE BUSINESS
- LS = LICENSE SURVEYOR
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW = RIGHT-OF-WAY

LIDBERG LAND SURVEYING, INC.

DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613



LIDBERG LAND SURVEYING, Inc.
LB 4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 661-746-8454

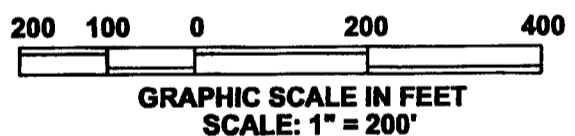
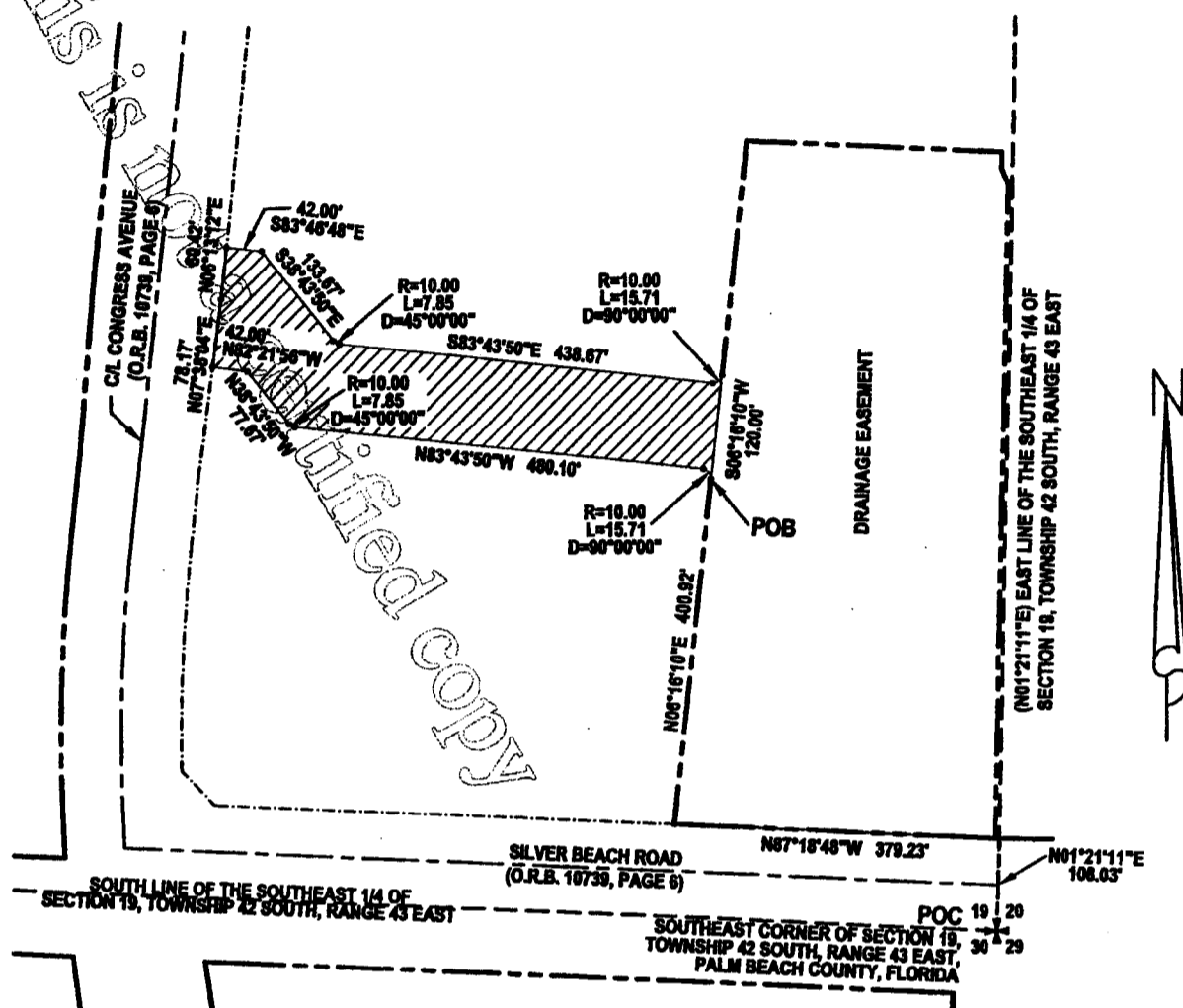
CAD K:\AUTOCAD2000\194243\99-240\dwg\99-240-303B.DWG			
REF			
FLD	FB.	PG.	JOB 99-240 (303A)
OFF S.F.B.			DATE 11/22/2003
CKD D.C.L.	SHEET 1 OF 2		DWG A99-240 B

K:\AUTOCAD2000\194243\99-240\dwg\99-240-303B.dwg 3/12/2004 10:25:16 AM EST

**DESCRIPTION & SKETCH PREPARED FOR:
CONGRESS AVENUE PROPERTIES, LTD.**

**PORTION OF PARCELS 34.03D & 34.03E
DRAINAGE EASEMENT**

This is a scanned copy



LIDBERG LAND SURVEYING, INC.

LB 4431 875 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 661-746-8454

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