

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

<b>Meeting Date:</b> May 6, 2014	<input checked="" type="checkbox"/> <b>Consent</b>	<input type="checkbox"/> <b>Regular</b>
	<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Public Hearing</b>

**Department:** Facilities Development & Operations

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve:

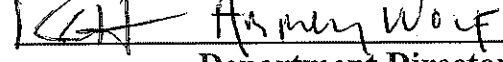
- A) a Utility Easement in favor of the Town of Jupiter for a water utility line; and  
 B) a Utility Easement Agreement in favor of Florida Power & Light (FPL) for underground electrical services and an above ground transformer within the County's Bert Winters Park.

**Summary:** Bert Winters Park is located on the west side of Ellison Wilson Road, just south of Donald Ross Road in Juno Beach. The County is in the planning stages of redeveloping the Park to incorporate the recently purchased 1 acre Palm Beach Marine Institute site and a 1.54 acre Frenchman's Reserve PUD Civic site which will be conveyed to the County later this year. During due diligence research of the Park it was discovered that both a water utility line and an FPL underground power line/conduit exist within the Park boundaries. However, easements have never been processed to record their location. The two non-exclusive easements only provide service to the Park property and will be granted at no charge and recorded to provide notice of the existence and location of the lines. (PREM)  
District 1 (HJF)

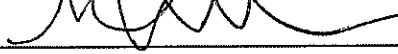
**Background and Justification:** Redevelopment of the park is currently in its planning stages and the proposed construction will not begin until after April 2015. The proposed redevelopment will include improvements to the boat ramp, add a picnic area and additional parking. Through Staff's due diligence review process of the Park site, it was determined that the Town of Jupiter's underground water line and improvements and FPL's underground power line/conduit and transformer were not documented with recorded easements. These utilities only serve the Park property. The waterline runs from Ellison Wilson Road west and then north into the Park beginning on the south side of the Park entry road. The easement is 12 feet wide, the two segments together run an approximate length of 730 total feet, and covers an area of 9,275 square feet. The first leg of the FPL power line lies underground running west from Ellison Wilson Road through the center of the Park to a transformer located near the Park restrooms and a second leg runs from the northeast corner of the Palm Beach Marine Institute Building to the same transformer. The easement area is 10 feet wide, runs approximately 626 feet in length and covers a total area of 6,601 square feet.

**Attachments:**

1. Location Map
2. Utility Easement – Town of Jupiter
3. Utility Easement Agreement - FPL

**Recommended By:**    
 Department Director

4/4/14  
 Date

**Approved By:**    
 County Administrator

4/17/14  
 Date

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT					
# ADDITIONAL FTE POSITIONS (Cumulative)					

**Is Item Included in Current Budget:** Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
Program \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

\* No fiscal impact

C. Departmental Fiscal Review: \_\_\_\_\_

### III. REVIEW COMMENTS

**A. OFMB Fiscal and/or Contract Development Comments:**

*[Handwritten signature]*  
OFMB *[initials]* *[initials]*

*Dr. J. Jacobson*  
Contract Development and Control  
*4-14-14 Bishnell*

**B. Legal Sufficiency:**

2672 4/15/14  
Assistant County Attorney

**C. Other Department Review:**

Department Director

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

TWP 41

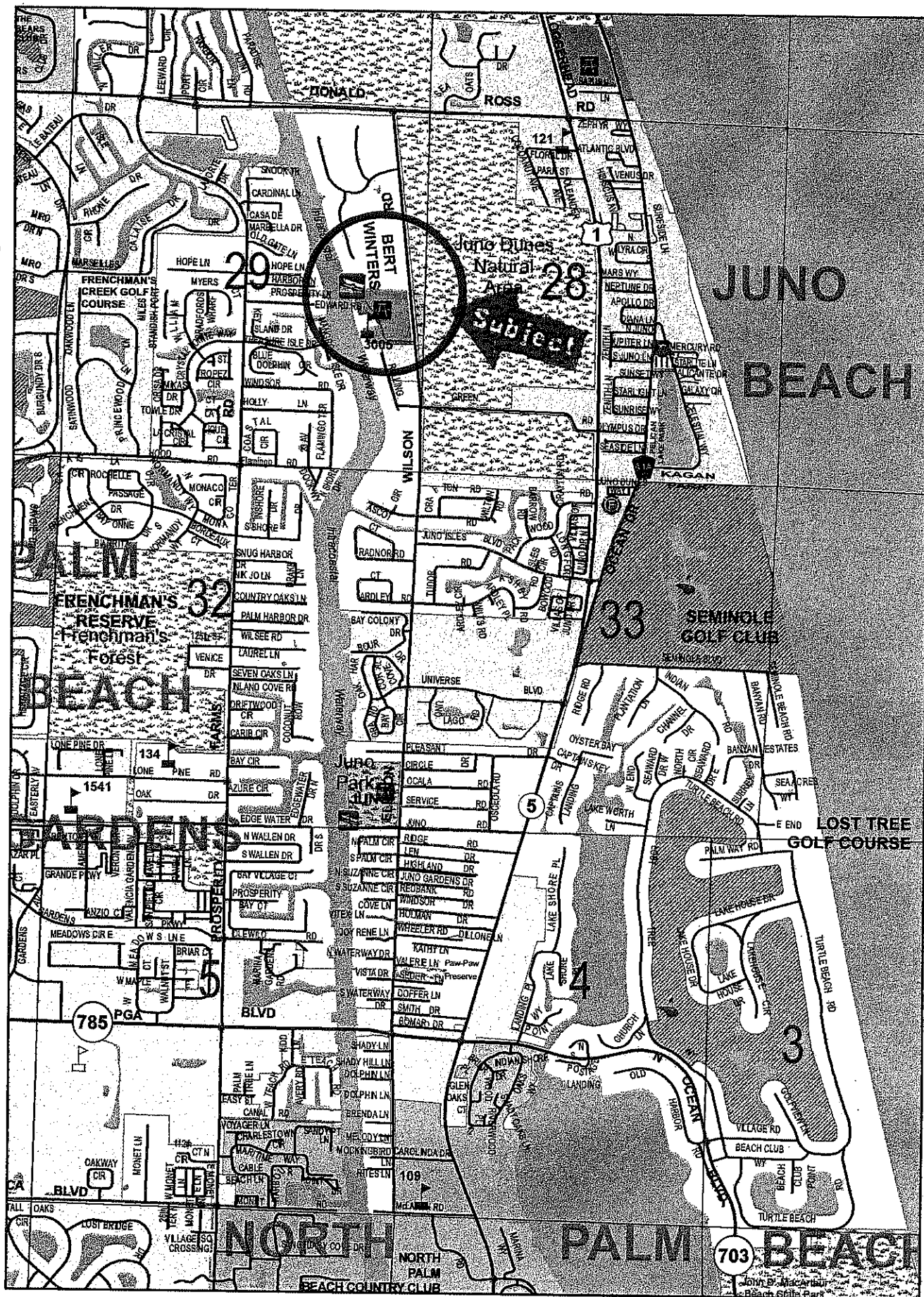
TWP 41

TWP 42

7

8

9



RNG 43

See pg 35

RNG 43

Prepared by:  
Howard J. Falcon, III  
Assistant County Attorney  
Palm Beach County, County Attorney's Office  
301 North Olive Avenue, Suite 601  
West Palm Beach, Florida 33401-4791

Return To:  
Peter Banting, Real Estate Specialist  
Palm Beach County  
Property & Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605

Property Control Number: 00-43-41-29-00-000-5720/5820

## UTILITY EASEMENT

**THIS INDENTURE**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4705, ("COUNTY"), in favor of the **TOWN OF JUPITER**, a municipal corporation of the State of Florida, whose address is 210 Military Trail, Jupiter, Florida 33458-5784, ("TOWN").

### WITNESSETH:

That the COUNTY for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the TOWN, its successors and assigns, upon the conditions hereinafter set forth, a perpetual non-exclusive easement for the construction, operation and maintenance of underground water mains, and appurtenances thereto, to be installed from time to time, or to be altered, improved, or removed therefrom and for the right to cut and keep clear trees, brush or undergrowth therefrom and all other obstructions that might endanger or interfere therewith, together with the right of ingress and egress thereto, over, across, through and upon, under or within that parcel of land located in Palm Beach County, Florida, described on Exhibit "A" attached hereto and made a part hereof as if recited at length (the "Easement Premises").

### THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. The TOWN shall cause the water mains and their appurtenances to be constructed within the confines of the Easement Premises.

2. The TOWN hereby expressly agrees that in the event that the TOWN, its successors and assigns, ceases to use the Easement Premises for the purposes herein expressed, the easement granted hereby shall become null and void, and all the right, title and interest in and to the Easement Premises shall revert to the COUNTY.

3. The TOWN further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its water mains and appurtenances within the Easement Premises at all times during the term hereof.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the COUNTY has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

SHARON R. BOCK  
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political  
Subdivision of the State of Florida

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Priscilla A. Taylor, Mayor

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

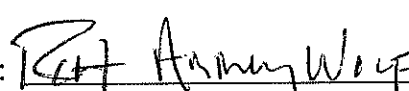
\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

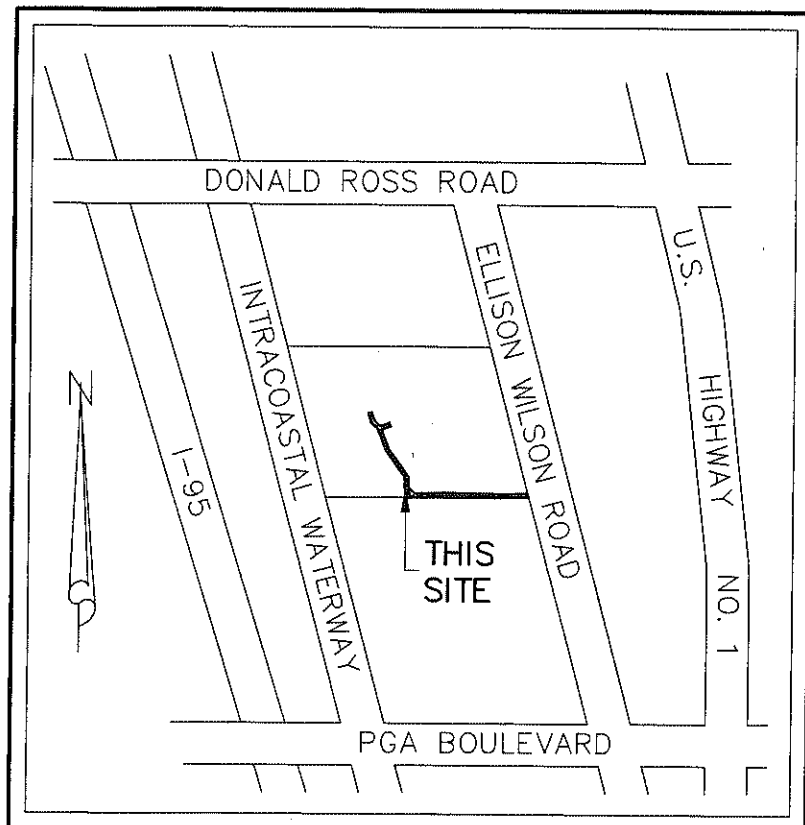
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND  
CONDITIONS

By:   
Assistant County Attorney

By:   
Department Director

# EXHIBIT "A"



LOCATION MAP  
NOT TO SCALE

## SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A GRID BEARING OF NORTH 88°03'47" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

*David A. Bower*

DAVID A. BOWER  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS 5888

2/11/14

1	02/11/14	REVISED PER REVIEW COMMENTS	DAB
NO.	DATE	REVISIONS	BY

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 12/05/13
CHK: GC	JOB# 12-085 SD 1	SHEET: 1 OF 6

## DESCRIPTION:

A 12.00 foot wide strip of land lying within the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 29, Township 41 South, Range 43 East, Palm Beach County, Florida. Being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast one-quarter (SE 1/4) of said Section 29; thence North 88° 03'47" West along the North line of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of said Section 29 (as a basis of bearings), a distance of 269.03 feet to a point being on the West right-of-way line of Ellison-Wilson Road as recorded in Official Records Book 539, Page 486 of the Public Records of Palm Beach County, Florida; thence South 05°48'20" East along said West right-of-way line, a distance of 793.46 feet to the POINT OF BEGINNING; thence continue South 05°48'20" East along said West right-of-way line, a distance of 12.10 feet; thence North 88°37'33" West, a distance of 89.09 feet; thence North 86°58'09" West, a distance of 190.10 feet; thence North 89°41'19" West, a distance of 74.23 feet; thence South 03°09'27" East, a distance of 2.45 feet to a point being on the South line of the North 800.00 feet of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of said Section 29; thence North 88°03'47" West along said South line, a distance of 12.05 feet; thence North 03°09'27" West, a distance of 2.11 feet; thence North 89°41'19" West, a distance of 29.60 feet; thence North 42°37'14" West, a distance of 5.25 feet; thence South 47°22'46" West, a distance of 7.13 feet to a point being on the South line of the North 800.00 feet of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of said Section 29; thence North 88°03'47" West along said South line, a distance of 17.10 feet; thence North 47°22'46" East, a distance of 19.31 feet; thence North 42°37'14" West, a distance of 27.67 feet; thence North 04°54'31" East, a distance of 35.55 feet; thence North 34°20'06" West, a distance of 111.67 feet; thence North 19°46'04" West, a distance of 83.73 feet; thence North 46°29'48" West, a distance of 27.42 feet; thence North 17°24'45" West, a distance of 34.26 feet; thence North 72°35'15" East, a distance of 12.00 feet; thence South 17°24'45" East, a distance of 31.15 feet; thence South 46°29'48" East, a distance of 28.31 feet; thence North 70°13'56" East, a distance of 32.95 feet; thence South 19°46'04" East, a distance of 12.00 feet; thence South 70°13'56" West, a distance of 33.47 feet; thence South 19°46'04" East, a distance of 72.02 feet; thence South 34°20'06" East, a distance of 114.42 feet; thence South 04°54'31" West, a distance of 34.55 feet; thence South 42°37'14" East, a distance of 34.40 feet; thence South 89°41'19" East, a distance of 110.91 feet; thence South 86°58'09" East, a distance of 190.21 feet; thence South 88°37'33" East, a distance of 87.40 feet to the POINT OF BEGINNING.

Containing 9,275 square feet more or less.

**Dennis J. Leavy & Associates, Inc.**  
Land Surveyors \* Mappers

460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

**SKETCH & DESCRIPTION**  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB

SCALE: N/A

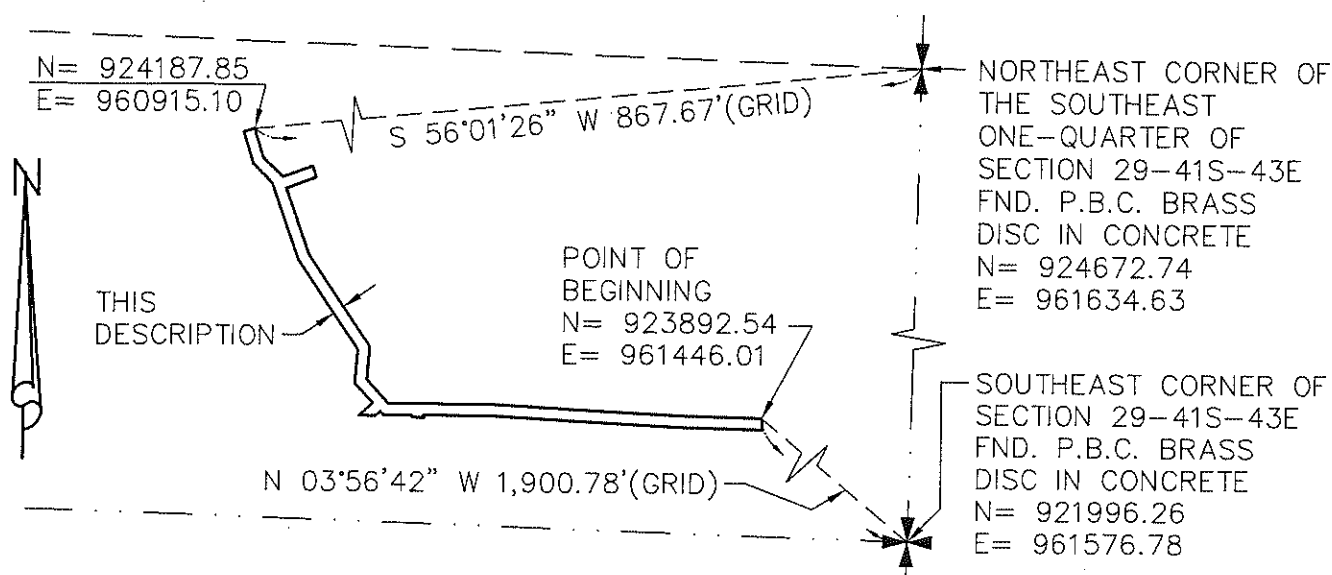
DATE: 12/05/13

CHK: GC

JOB# 12-085 SD 1

SHEET: 2 OF 6





COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (EXCEPT AS NOTED)  
 PROJECT SCALE FACTOR = 1.000048157  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N88°03'47"W (ASSUMED) = 00°00'00"  
 N88°03'47"W (GRID) = BEARING ROTATION  
 NORTH LINE OF THE  
 EAST 1/2 OF THE  
 SOUTHEAST 1/4 OF  
 SECTION 29-41S-43E  
 (BASIS OF BEARINGS)

### LEGEND:

FND. = FOUND  
 NTS = NOT TO SCALE  
 O.R.B. = OFFICIAL RECORDS BOOK  
 P.B. = PLAT BOOK  
 P.B.C.R. = PALM BEACH COUNTY RECORDS  
 PG. = PAGE  
 ± = MORE OR LESS

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 Phone: 561 753-0650 Fax: 561 753-0290

**SKETCH & DESCRIPTION**  
 For: PALM BEACH COUNTY PROPERTY  
 AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: NTS	DATE: 12/05/13
CHK: GC	JOB# 12-085 SD 1	SHEET: 3 OF 6

200' 100' 0 200'



GRAPHIC SCALE IN FEET  
SCALE: 1" = 200'



POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
THE SOUTHEAST  
ONE-QUARTER OF  
SECTION 29-41S-43E

N 88°03'47" W 269.03'

NORTH LINE OF THE  
EAST 1/2 OF THE  
SOUTHEAST 1/4 OF  
SECTION 29-41S-43E  
(BASIS OF BEARINGS)

BERT WINTERS PARK

WEST RIGHT-OF-WAY LINE OF  
ELLISON-WILSON ROAD  
(O.R.B. 539, PG. 486, P.B.C.R.)

INTRACOASTAL WATERWAY

S 05°48'20" E

ELLISON-WILSON ROAD  
100' RIGHT-OF-WAY

793.46'

DESCRIBED AREA  
SEE SHEET 5

POINT OF  
BEGINNING

SOUTH LINE OF THE NORTH  
800.00 FEET OF THE EAST 1/2  
OF THE SOUTHEAST 1/4  
OF SECTION 29-41S-43E

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB

SCALE: 1"=200'

DATE: 12/05/13

CHK: GC

JOB# 12-085 SD 1

SHEET: 4 OF 6

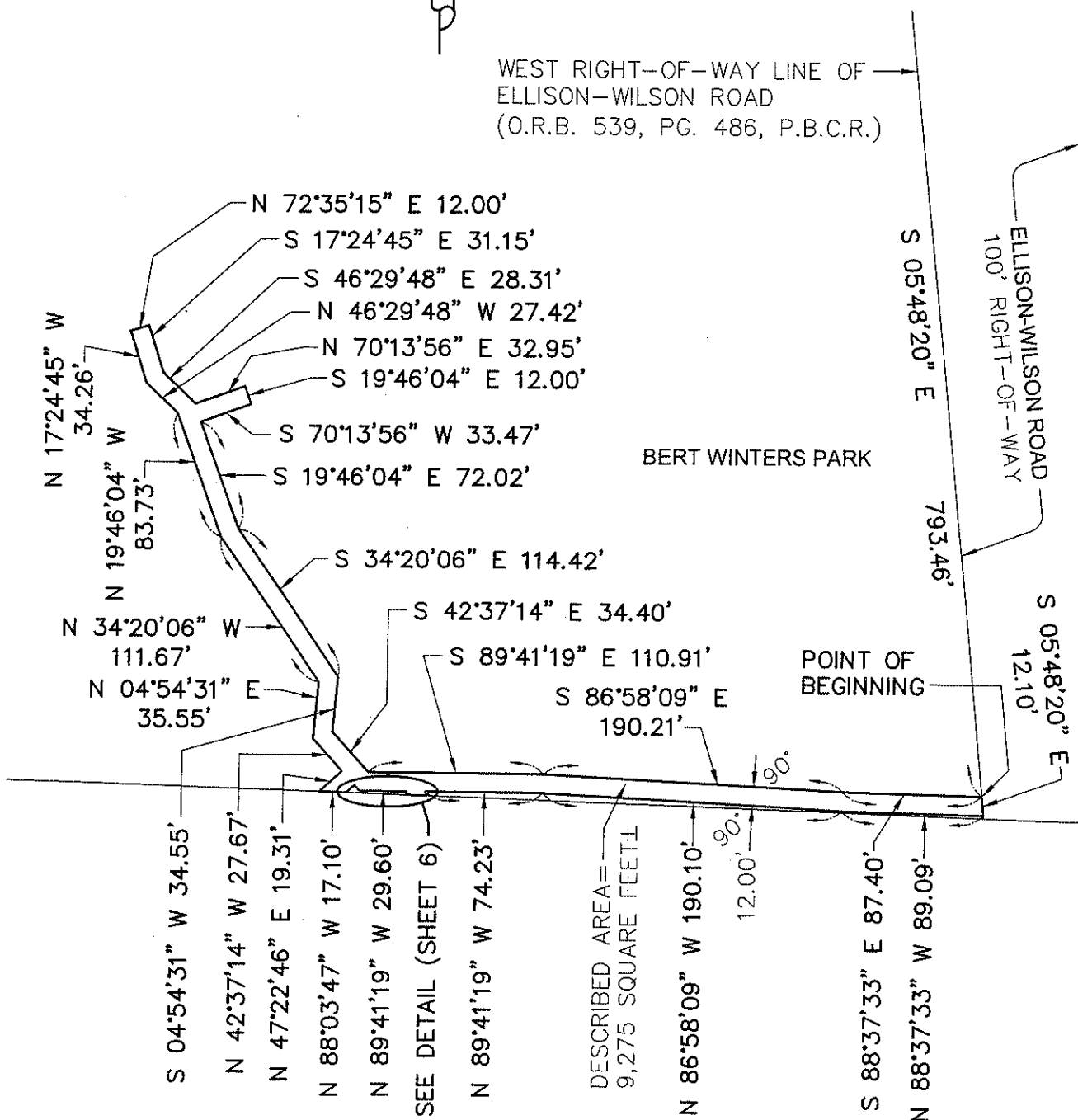
100' 50' 0 100'



GRAPHIC SCALE IN FEET  
SCALE: 1" = 100'



WEST RIGHT-OF-WAY LINE OF  
ELLISON-WILSON ROAD  
(O.R.B. 539, PG. 486, P.B.C.R.)



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Land Surveyors \* Mappers

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SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB

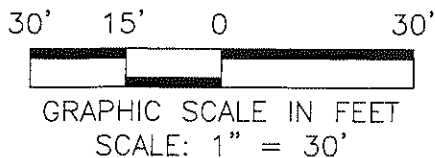
SCALE: 1"=100'

DATE: 12/05/13

CHK: GC

JOB# 12-085 SD 1

SHEET: 5 OF 6



SOUTH LINE OF THE NORTH  
800.00 FEET OF THE EAST 1/2  
OF THE SOUTHEAST 1/4  
OF SECTION 29-41S-43E

THIS DESCRIPTION

N88°03'47"W 17.10'  
S47°22'46"W 7.13'  
N42°37'14"W 5.25'  
N89°41'19"W 29.60'  
N 03°09'27"W 2.11'  
N88°03'47"W 12.05'  
S03°09'27"E 2.45'  
N89°41'19"W 74.23'

DETAIL

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB

SCALE: 1"=30'

DATE: 12/05/13

CHK: GC

JOB# 12-085 SD 1

SHEET: 6 OF 6

Prepared by & Return to:  
Peter Banting, Real Estate Specialist  
Palm Beach County  
Property & Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, Florida 33411-5605

PCN: 00-43-41-29-00-000-5720/5820

## UTILITY EASEMENT AGREEMENT

**This EASEMENT** is granted \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791, ("Grantor"), to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, ("Grantee").

### WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement upon, under and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibits "A-1" and "A-2"  
attached hereto and made a part hereof**

Together with the right to permit any other person, firm or corporation to lay cable and conduit within the Easement Premises and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises; and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

**THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:**

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.
4. The grant of this Easement shall in no way restrict the right and interest of

Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

SHARON R. BOCK  
CLERK & COMPTROLLER

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Priscilla A. Taylor, Mayor

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

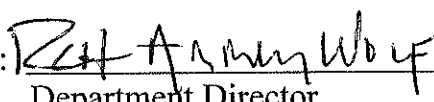
\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

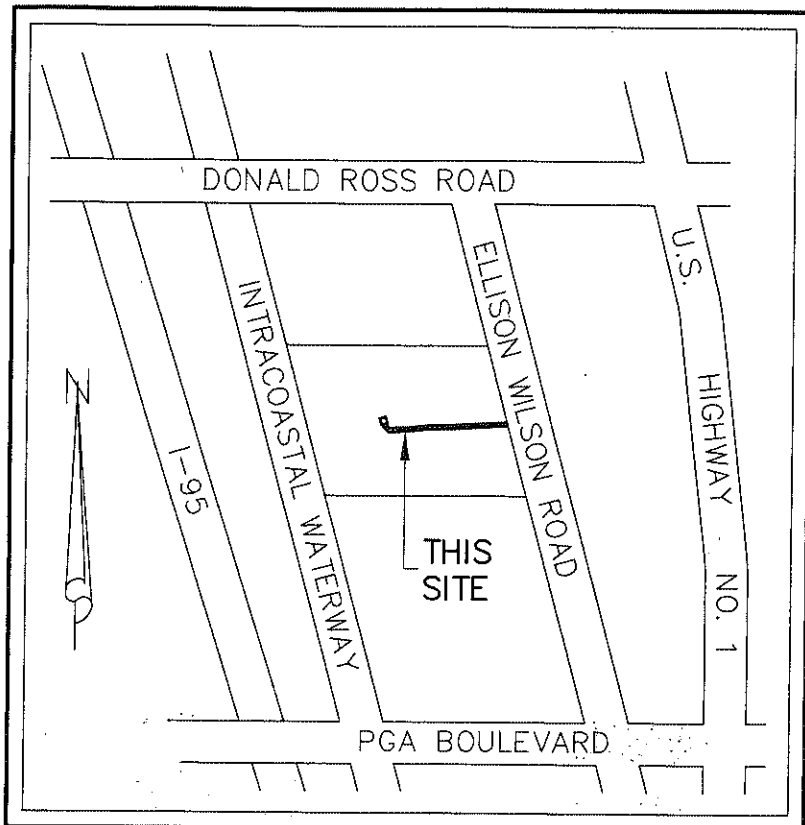
By:   
Assistant County Attorney

APPROVED AS TO TERMS AND  
CONDITIONS

By:   
Department Director



# EXHIBIT "A-1"



LOCATION MAP  
NOT TO SCALE

*David A. Bower*

DAVID A. BOWER 2/11/14  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS 5888

## SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A GRID BEARING OF NORTH 88°03'47" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

1	02/11/14	REVISED PER REVIEW COMMENTS	DAB
NO.	DATE	REVISIONS	BY

**Dennis J. Leavy & Associates, Inc.**  
Land Surveyors \* Mappers

460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

**SKETCH & DESCRIPTION**  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 12/06/13
CHK: GC	JOB# 12-085 SD 2	SHEET: 1 OF 6

## DESCRIPTION:

A parcel of land lying within the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 29, Township 41 South, Range 43 East, Palm Beach County, Florida. Being more particularly described as follows:

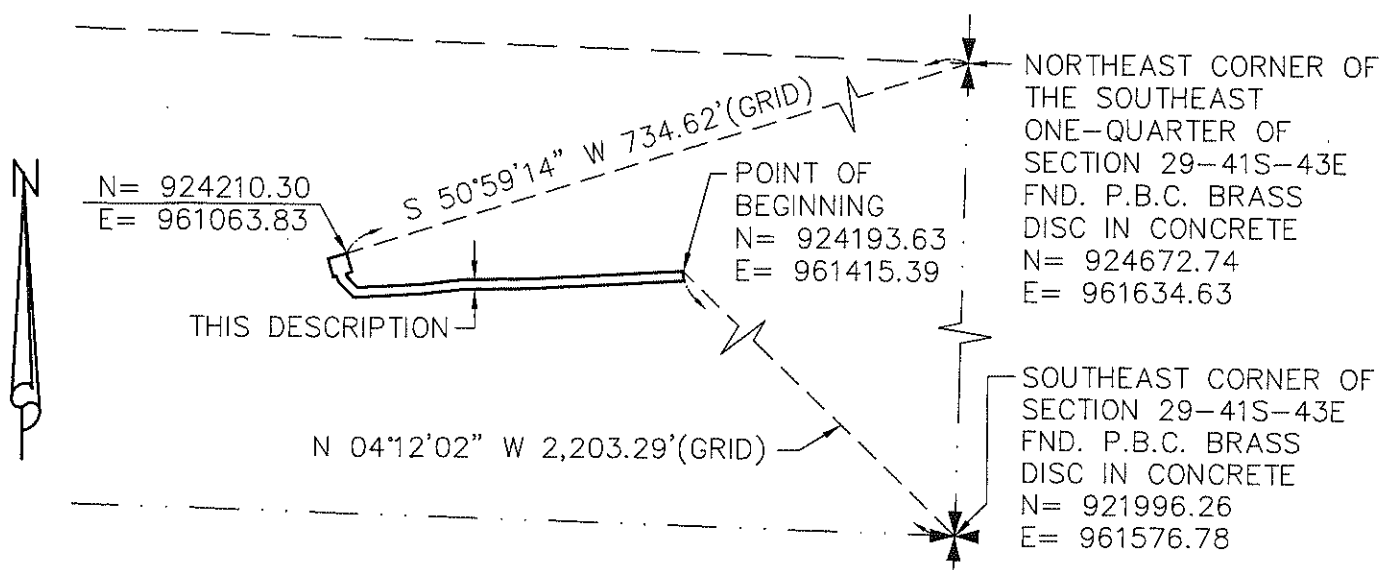
COMMENCING at the Northeast corner of the Southeast one-quarter (SE 1/4) of said Section 29; thence North 88° 03'47" West along the North line of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of said Section 29 (as a basis of bearings), a distance of 269.03 feet to a point being on the West right-of-way line of Ellison-Wilson Road as recorded in Official Records Book 539, Page 486 of the Public Records of Palm Beach County, Florida; thence South 05°48'20" East along said West right-of-way line, a distance of 490.83 feet to the POINT OF BEGINNING; thence continue South 05°48'20" East along said West right-of-way line, a distance of 10.01 feet; thence South 86°54'04" West, a distance of 160.22 feet; thence South 89°06'36" West, a distance of 68.91 feet; thence South 83°33'45" West, a distance of 45.61 feet; thence South 86°54'04" West, a distance of 70.48 feet; thence North 45°35'44" West, a distance of 22.64 feet; thence North 16°36'40" West, a distance of 6.00 feet; thence South 73°23'20" West, a distance of 3.69 feet; thence North 16°36'40" West, a distance of 20.00 feet; thence North 73°23'20" East, a distance of 20.00 feet; thence South 16°36'40" East, a distance of 20.00 feet; thence South 73°23'20" West, a distance of 6.32 feet; thence South 16°36'40" East, a distance of 3.41 feet; thence South 45°35'44" East, a distance of 15.66 feet; thence North 86°54'04" East, a distance of 65.78 feet; thence North 83°33'45" East, a distance of 45.81 feet; thence North 89°06'36" East, a distance of 69.20 feet; thence North 86°54'04" East, a distance of 159.56 feet to the POINT OF BEGINNING.

Containing 4,066 square feet more or less.

Dennis J. Leavy & Associates, Inc.  
Land Surveyors \* Mappers  
460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411  
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 12/06/13
CHK: GC	JOB# 12-085 SD 2	SHEET: 2 OF 6



COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (EXCEPT AS NOTED)  
 PROJECT SCALE FACTOR = 1.000048157  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N88°03'47"W (ASSUMED) = 00°00'00"  
 N88°03'47"W (GRID) = BEARING ROTATION  
 NORTH LINE OF THE  
 EAST 1/2 OF THE  
 SOUTHEAST 1/4 OF  
 SECTION 29-41S-43E  
 (BASIS OF BEARINGS)

### LEGEND:

FND. = FOUND  
 NTS = NOT TO SCALE  
 O.R.B. = OFFICIAL RECORDS BOOK  
 P.B. = PLAT BOOK  
 P.B.C.R. = PALM BEACH COUNTY RECORDS  
 PG. = PAGE  
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**SKETCH & DESCRIPTION**  
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 AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB

SCALE: NTS

DATE: 12/06/13

CHK: GC

JOB# 12-085 SD 2

SHEET: 3 OF 6

200' 100' 0 200'



GRAPHIC SCALE IN FEET  
SCALE: 1" = 200'



POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
THE SOUTHEAST  
ONE-QUARTER OF  
SECTION 29-41S-43E

N 88°03'47" W 269.03'

NORTH LINE OF THE  
EAST 1/2 OF THE  
SOUTHEAST 1/4 OF  
SECTION 29-41S-43E  
(BASIS OF BEARINGS)

BERT WINTERS PARK

DESCRIBED AREA  
SEE SHEET 5

POINT OF  
BEGINNING

WEST RIGHT-OF-WAY LINE OF  
ELLISON-WILSON ROAD  
(O.R.B. 539, PG. 486, P.B.C.R.)

SOUTH LINE OF THE NORTH  
800.00 FEET OF THE EAST 1/2  
OF THE SOUTHEAST 1/4  
OF SECTION 29-41S-43E

INTRACOSTAL WATERWAY

S 05°48'20" E 490.83'

ELLISON-WILSON ROAD  
100' RIGHT-OF-WAY

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SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB

SCALE: 1"=200'

DATE: 12/06/13

CHK: GC

JOB# 12-085 SD 2

SHEET: 4 OF 6

100' 50' 0 100'

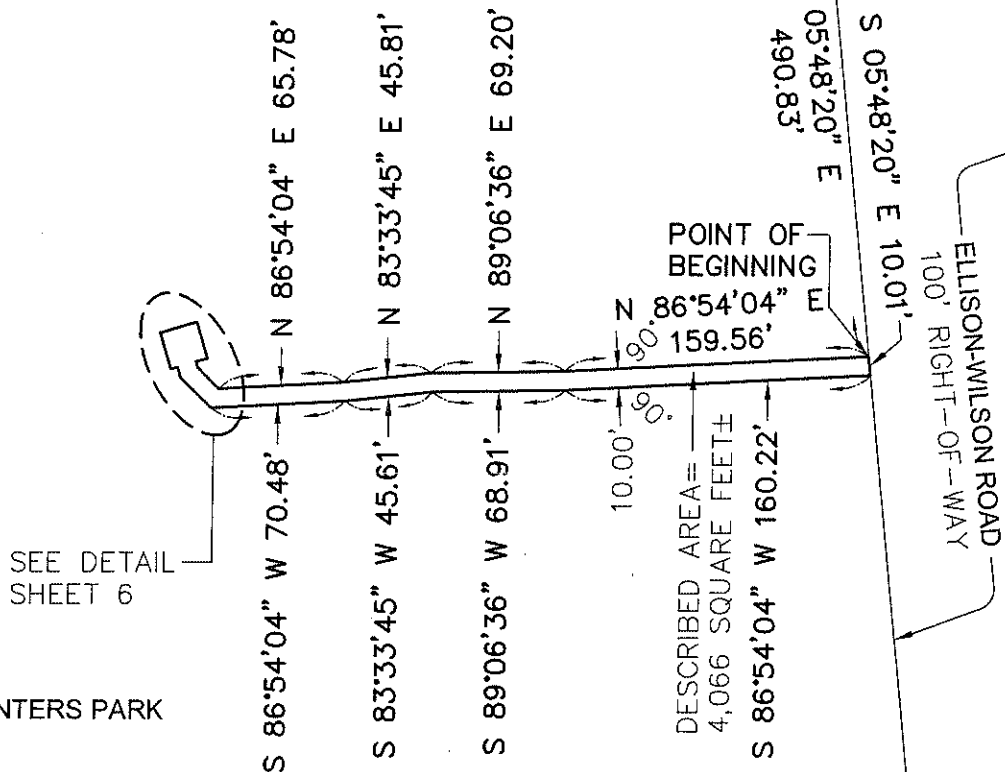


GRAPHIC SCALE IN FEET  
SCALE: 1" = 100'



WEST RIGHT-OF-WAY LINE OF  
ELLISON-WILSON ROAD  
(O.R.B. 539, PG. 486, P.B.C.R.)

BERT WINTERS PARK



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DRAWN: DB

SCALE: 1"=100'

DATE: 12/06/13

CHK: GC

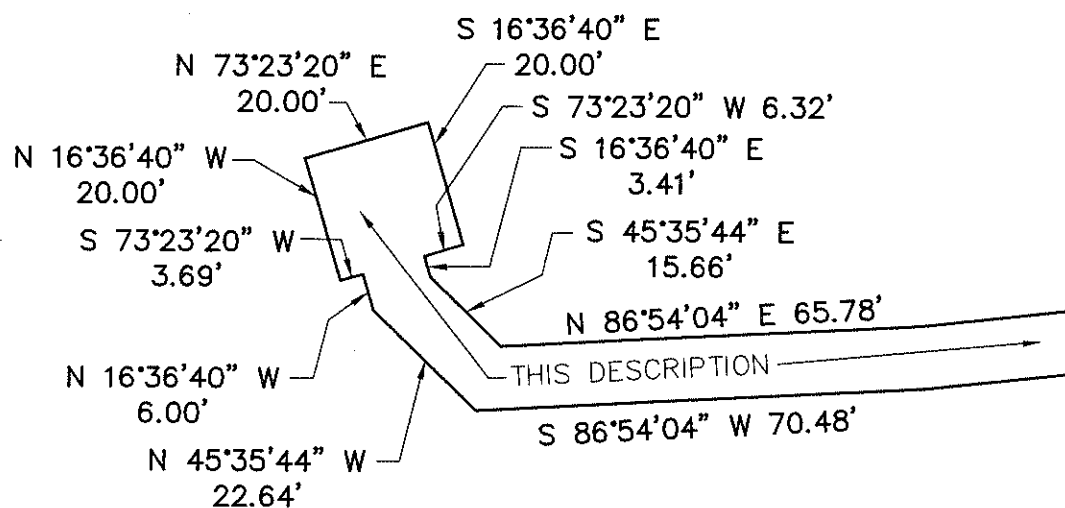
JOB# 12-085 SD 2

SHEET: 5 OF 6

30' 15' 0 30'



GRAPHIC SCALE IN FEET  
SCALE: 1" = 30'



### DETAIL

Dennis J. Leavy & Associates, Inc.  
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SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB

SCALE: 1"=30'

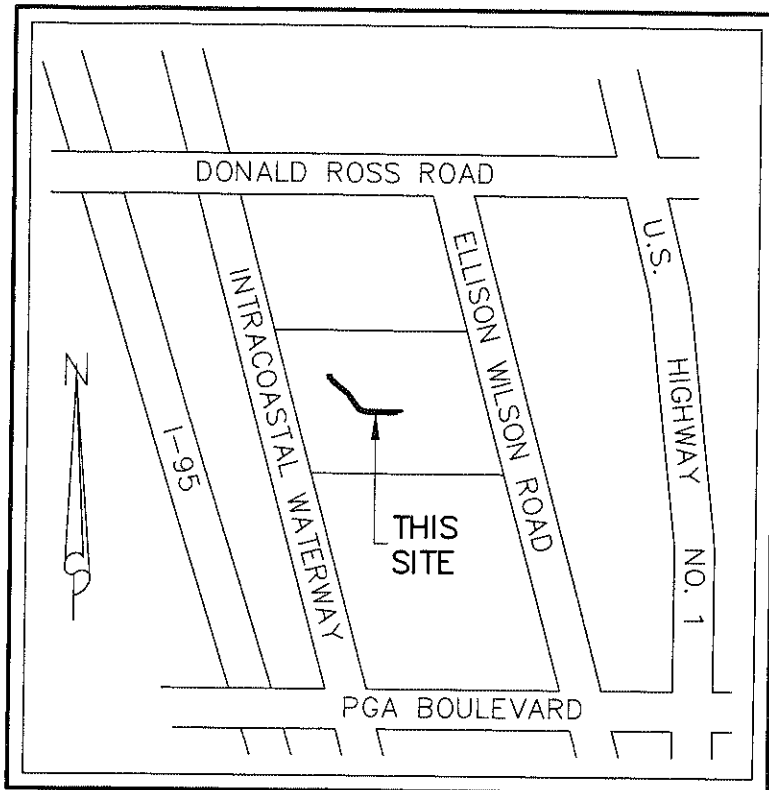
DATE: 12/06/13

CHK: GC

JOB# 12-085 SD 2

SHEET: 6 OF 6

# EXHIBIT "A-2"



LOCATION MAP  
NOT TO SCALE

*David A. Bower*

DAVID A. BOWER  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS 5888

## SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE NORTH LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A GRID BEARING OF NORTH 88°03'47" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

1	02/11/14	REVISED PER REVIEW COMMENTS	DAB
NO.	DATE	REVISIONS	BY

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Phone: 561 753-0650 Fax: 561 753-0290

**SKETCH & DESCRIPTION**  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 12/09/13
CHK: GC	JOB# 12-085 SD 3	SHEET: 1 OF 6

**DESCRIPTION:**

A parcel of land lying within the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 29, Township 41 South, Range 43 East, Palm Beach County, Florida. Being more particularly described as follows:

COMMENCING at the Northeast corner of the Southeast one-quarter (SE 1/4) of said Section 29; thence North 88°03'47" West along the North line of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of said Section 29 (as a basis of bearings), a distance of 269.03 feet to a point being on the West right-of-way line of Ellison-Wilson Road as recorded in Official Records Book 539, Page 486 of the Public Records of Palm Beach County, Florida; thence South 05°48'20" East along said West right-of-way line, a distance of 438.55 feet; thence South 84°11'40" West, a distance of 348.04 feet to the POINT OF BEGINNING; thence South 73°23'20" West, a distance of 20.00 feet; thence South 16°36'40" East, a distance of 4.16 feet; thence North 89°03'13" West, a distance of 95.44 feet; thence North 70°02'10" West, a distance of 22.99 feet; thence North 36°28'58" West, a distance of 58.49 feet; thence North 51°35'16" West, a distance of 59.64 feet; thence North 12°47'06" West, a distance of 11.80 feet; thence South 77°12'54" West, a distance of 7.26 feet; thence North 12°47'06" West, a distance of 10.00 feet; thence North 77°12'54" East, a distance of 10.00 feet; thence South 12°47'06" East, a distance of 9.25 feet; thence South 51°35'16" East, a distance of 69.04 feet; thence South 36°28'58" East, a distance of 56.80 feet; thence South 70°02'10" East, a distance of 18.30 feet; thence South 89°03'13" East, a distance of 111.58 feet to the POINT OF BEGINNING.

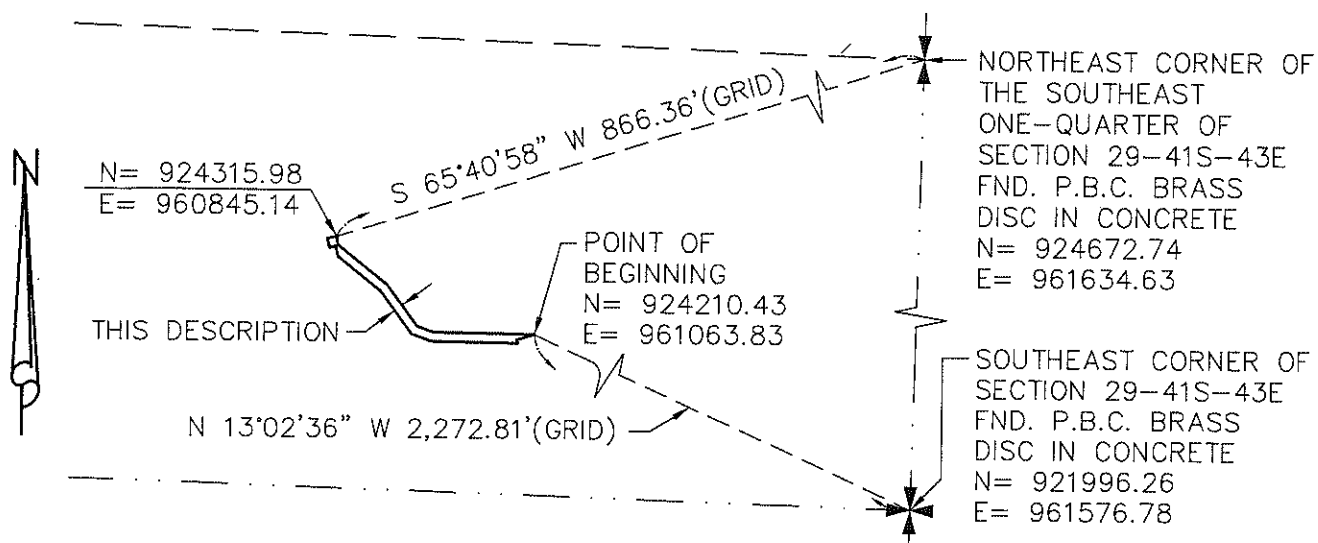
Containing 2,535 square feet more or less.

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SKETCH & DESCRIPTION  
For: PALM BEACH COUNTY PROPERTY  
AND REAL ESTATE MANAGEMENT DIVISION

DRAWN: DB	SCALE: N/A	DATE: 12/09/13
CHK: GC	JOB# 12-085 SD 3	SHEET: 2 OF 6





COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (EXCEPT AS NOTED)  
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 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N88°03'47"W (ASSUMED) = 00°00'00"  
 N88°03'47"W (GRID) = BEARING ROTATION  
 NORTH LINE OF THE  
 EAST 1/2 OF THE  
 SOUTHEAST 1/4 OF  
 SECTION 29-41S-43E  
 (BASIS OF BEARINGS)

### LEGEND:

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DRAWN: DB	SCALE: NTS	DATE: 12/09/13
CHK: GC	JOB# 12-085 SD 3	SHEET: 3 OF 6

200' 100' 0 200'



GRAPHIC SCALE IN FEET  
SCALE: 1" = 200'



POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
THE SOUTHEAST  
ONE-QUARTER OF  
SECTION 29-41S-43E

N 88°03'47" W 269.03'

NORTH LINE OF THE  
EAST 1/2 OF THE  
SOUTHEAST 1/4 OF  
SECTION 29-41S-43E  
(BASIS OF BEARINGS)

BERT WINTERS PARK

DESCRIBED AREA  
SEE SHEET 5

POINT OF  
BEGINNING

WEST RIGHT-OF-WAY LINE OF  
ELLISON-WILSON ROAD  
(O.R.B. 539, PG. 486, P.B.C.R.)

SOUTH LINE OF THE NORTH  
800.00 FEET OF THE EAST 1/2  
OF THE SOUTHEAST 1/4  
OF SECTION 29-41S-43E

INTRACOSTAL WATERWAY

S 05°48'20" E  
438.55'

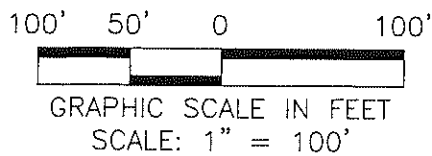
ELLISON-WILSON ROAD  
100' RIGHT-OF-WAY

S 84°11'40" W  
348.04'

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DRAWN: DB	SCALE: 1"=200'	DATE: 12/09/13
CHK: GC	JOB# 12-085 SD 3	SHEET: 4 OF 6



WEST RIGHT-OF-WAY LINE OF  
ELLISON-WILSON ROAD  
(O.R.B. 539, PG. 486, P.B.C.R.)

BERT WINTERS PARK

S 05°48'20" E  
438.55'

ELLISON-WILSON ROAD  
100' RIGHT-OF-WAY

POINT OF  
BEGINNING

S 84°11'40" W 348.04'

S 73°23'20" W 20.00'

S 16°36'40" E 4.16'

BERT WINTERS PARK

DESCRIBED AREA =  
2,535 SQUARE FEET ±

SEE DETAIL SHEET 6

N 51°35'16" W 59.64'

N 36°28'58" W 58.49'

N 70°02'10" W 22.99'

N 89°03'13" W 95.44'

S 36°28'58" E 56.80'

S 70°02'10" E 18.30'

S 89°03'13" E 111.58'

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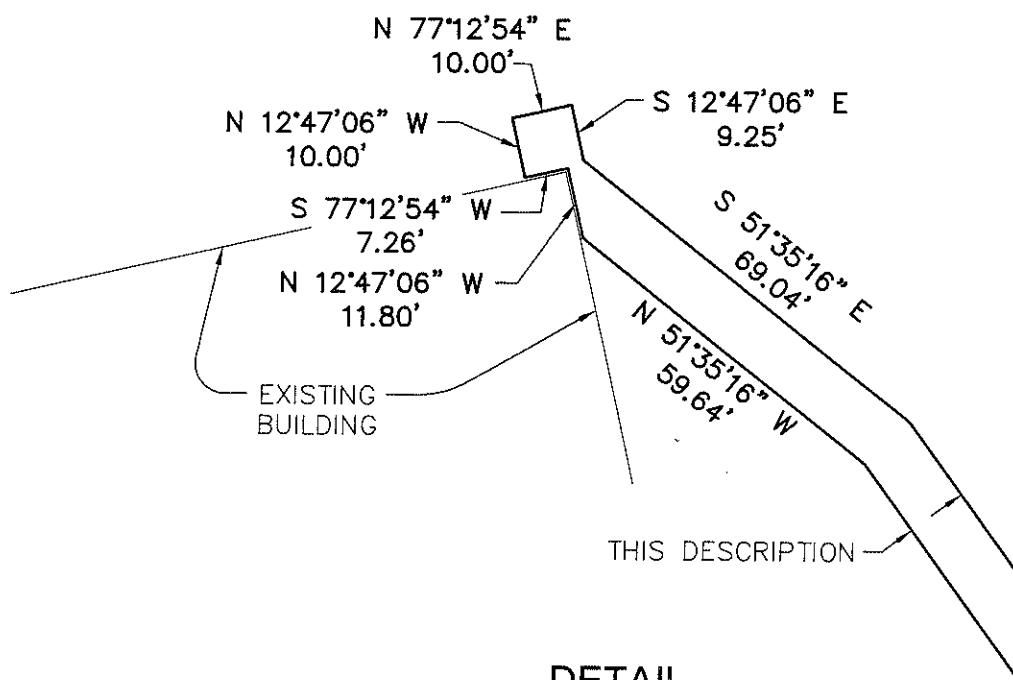
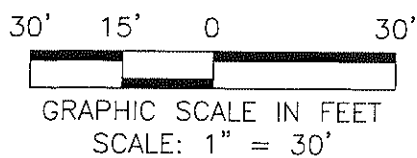
SCALE: 1"=100'

DATE: 12/09/13

CHK: GC

JOB# 12-085 SD 3

SHEET: 5 OF 6



DETAIL

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SKETCH & DESCRIPTION  
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DRAWN: DB	SCALE: 1"=30'	DATE: 12/09/13
CHK: GC	JOB# 12-085 SD 3	SHEET: 6 OF 6