

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

**Meeting Date:**      **May 20, 2014**            ☒ **Consent**          ☐ **Regular**  
    ☐ **Ordinance**        ☐ **Public Hearing**

**Department:** Facilities Development & Operations

## I. EXECUTIVE BRIEF

**Motion and Title: Staff recommends motion to approve:** a Declaration of Easement in favor of Palm Beach County Water Utilities Department (WUD) for water lines and a fire hydrant required for the County's new Fire Rescue Station No. 74 site in the City of South Bay.

**Summary:** The County acquired 3.04 acres of land for Fire Station No. 74 from the City of South Bay in 2007. Construction of the new station was completed in February 2013. The Declaration of Easement provides two easement areas for WUD's water lines and appurtenant equipment serving the station. The easement areas are 20' wide and approximately 155' and 10' in length. The combined total area is approximately 3,308 sq. ft. (.076 acres). The Declaration of Easement will be recorded to provide public notice of the existence and location of the water lines and improvements. **(PREM)**

**District 6 (HJF)**

**Background and Justification:** Fire Rescue Station No. 74 has recently been constructed as a replacement fire station in the City of South Bay and began operations in February of 2013. WUD has requested an easement for the water lines, fire hydrant and other equipment which run through a portion of the Fire Station No. 74 site.

**Attachments:**

1. Location Map
2. Declaration of Easement

Recommended By: Richard Armer Wolf 4/17/14  
Department Director Date

Approved By:  4/30/17  
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	* 0				
# 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:

OFMB 4/28/14  
Contract Development and Control 4/29/14

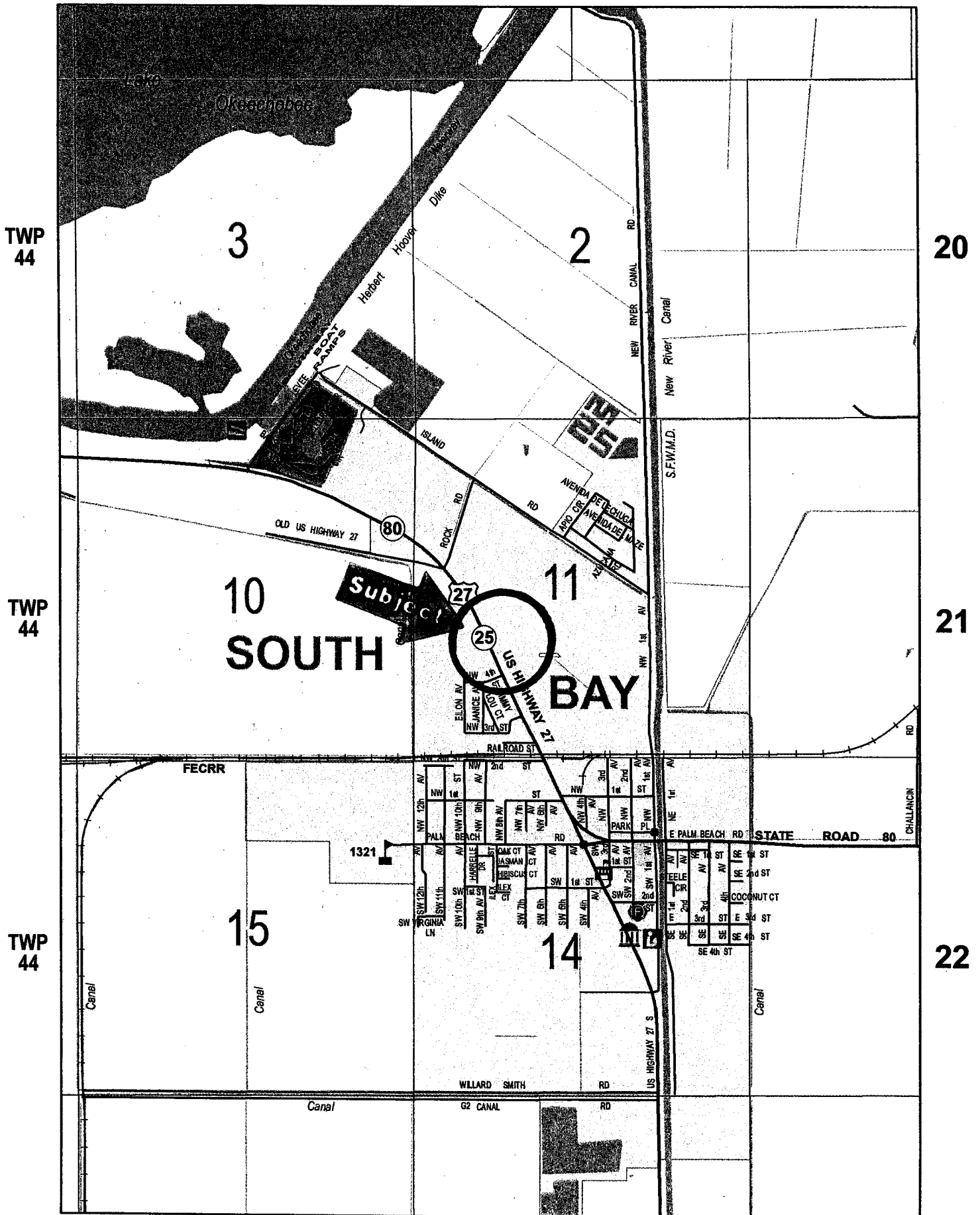
B. Legal Sufficiency:

4/30/14  
Assistant County Attorney

C. Other Department Review:

Department Director

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



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: 58-36-44-11-00-000-7220

## DECLARATION OF EASEMENT

**THIS IS A DECLARATION OF EASEMENT**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("County"), whose address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791.

**WHEREAS**, County is the owner of that certain real property located within Palm Beach County, Florida as set forth on **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

**WHEREAS**, County desires to create an easement over, upon and under such property for the purposes set forth hereinafter; and

**WHEREAS**, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of the Property by County.

### WITNESSETH:

**NOW THEREFORE**, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County upon two parcels of real property legally described in **Exhibit "B-1" and Exhibit "B-2"**, attached hereto (collectively referred to as the "Easement Premises"). This easement shall be for the purpose of water and sewer utilities and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the Easement Premises. This easement or portion thereof can be utilized for a wastewater pump station and said pump station may be fenced in for access control purposes.

The easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, the County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:

COUNTY:

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"

A PARCEL OF LAND IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 36 EAST,  
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ROCK  
ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 8989, PAGE 1005 OF THE  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTHEASTERLY  
RIGHT-OF-WAY OF U.S. HIGHWAY 27 (STATE ROAD 25) PER STATE OF FLORIDA  
STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 93100-2113, SHEET 9 OF 10,  
SAID NORTHEASTERLY RIGHT-OF-WAY BEING A CURVE CONCAVE TO THE SOUTHWEST,  
HAVING A RADIUS OF 2945.93 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE AND RIGHT-OF-WAY TO THE RIGHT,  
THROUGH A CENTRAL ANGLE OF 17°22'15" FOR 893.15 FEET TO A POINT OF TANGENCY;  
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, S25°31'30"E FOR 160.20 FEET TO  
THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 20197,  
PAGE 1987 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING COURSES:

THENCE N62°06'35"E FOR 208.80 FEET;  
THENCE S25°31'30"E FOR 417.60 FEET;  
THENCE S62°06'35"W FOR 53.08 FEET;  
THENCE S48°57'47"E FOR 299.73 FEET TO THE NORTHEAST CORNER OF THE  
WEST ONE-HALF, OF THE WEST ONE-HALF, OF GOVERNMENT LOT 3:

THENCE ALONG THE NORTHERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN  
OFFICIAL RECORD BOOK 18640, PAGE 1370, OF SAID PUBLIC RECORDS, FOR THE  
FOLLOWING TWO COURSES:

THENCE N87°44'16"W FOR 141.56 FEET;  
THENCE S62°06'35"W FOR 149.70 FEET TO THE SAID NORTHEASTERLY  
RIGHT-OF-WAY OF U.S. HIGHWAY 27 (STATE ROAD 25);

THENCE ALONG SAID RIGHT-OF-WAY, N25°31'30"W FOR 626.36 FEET TO THE  
POINT OF BEGINNING.

CONTAINING 3.04 ACRES, 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.

See Boundary Survey prepared by Palm Beach County Drawing  
No. S-3-07-2772"

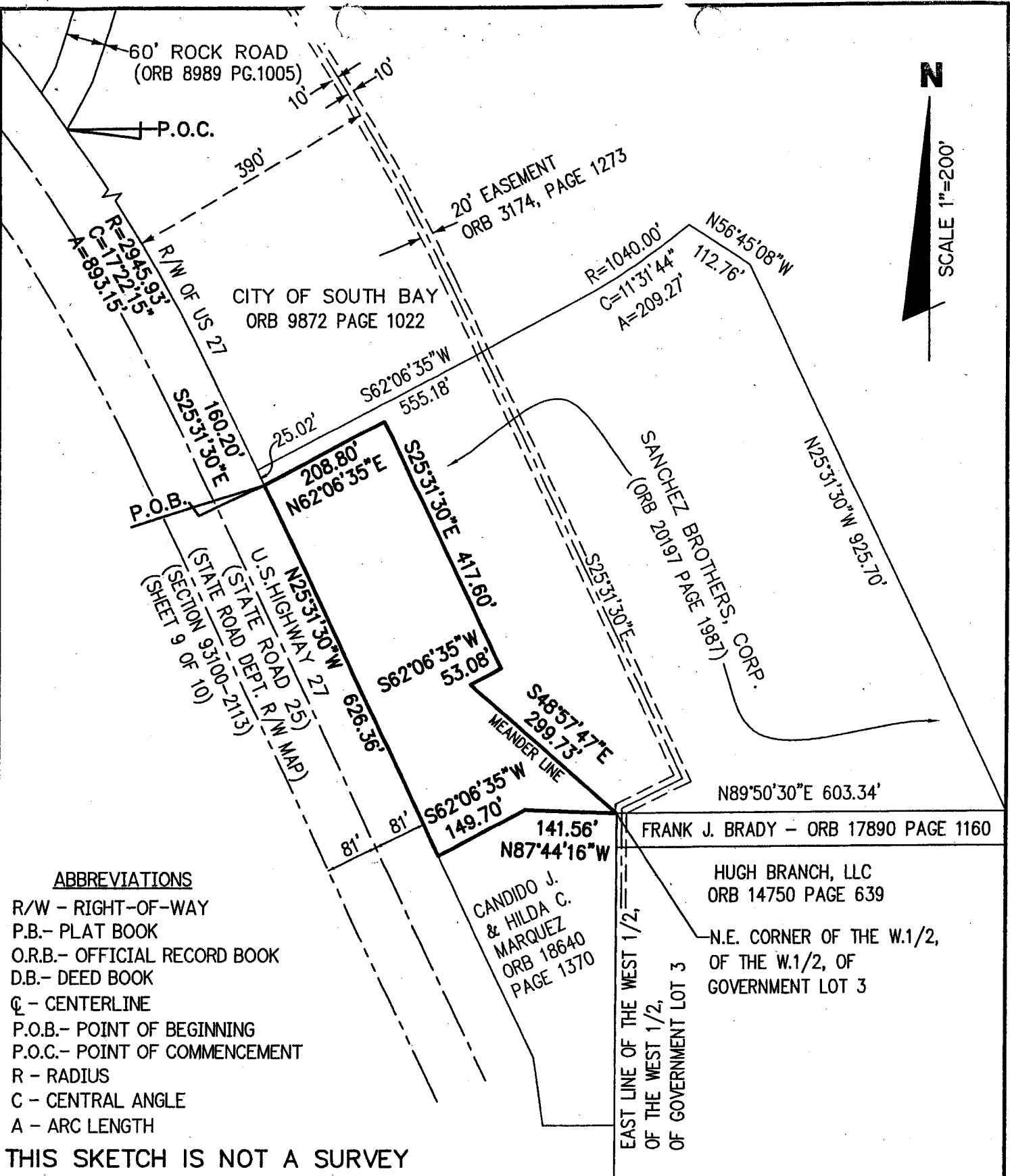
JOHN E. PHILLIPS III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 11/5/07

**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION  
of  
SOUTH BAY FIRE STATION

DRAWN: MDB	PROJ. No. 06-057
CHECKED: JEP	SCALE: NONE
SOUTH BAY PARK OF COMMERCE	DATE: 11/5/07
	SHEET 1 OF 2



N  
SCALE 1"=200'

**ABBREVIATIONS**

- R/W - RIGHT-OF-WAY
- P.B.- PLAT BOOK
- O.R.B.- OFFICIAL RECORD BOOK
- D.B.- DEED BOOK
- CL - CENTERLINE
- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R - RADIUS
- C - CENTRAL ANGLE
- A - ARC LENGTH

THIS SKETCH IS NOT A SURVEY

**BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES  
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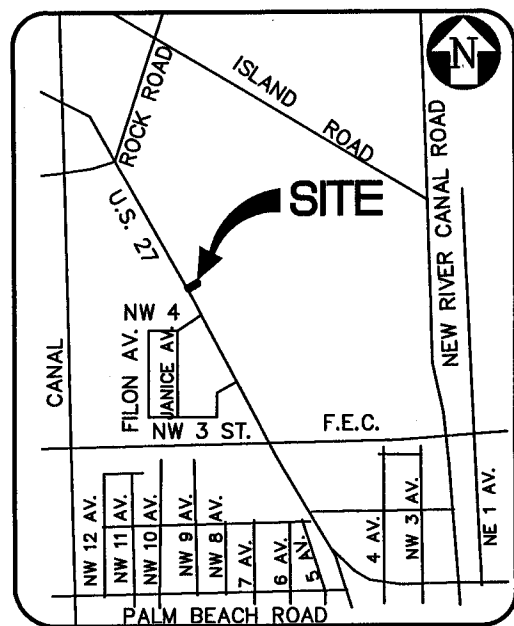
**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION**

DRAWN:	MDB	PROJ. No.	06-057
CHECKED:	JEP	SCALE:	1"=200'
SOUTH BAY PARK OF COMMERCE		DATE:	9/21/06
		SHEET 2 OF 2	

# EXHIBIT "B-1"

## NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.
  2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
  3. THIS SKETCH IS NOT VALID WITHOUTH THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  4. BEARINGS SHOWN HERON ARE BASED UPON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 ASSUMED BEARING BEING N25°31'30"W. ROTATION TO GRID 00°00'19" CLOCKWISE.
  5. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90) AND HAVE BEEN ADDED TO THIS DOCUMENT AT THE REQUEST OF PALM BEACH COUNTY GOVERNMENT OFFICES. THE COORDINATES ARE CALCULATED AND DO NOT REFERENCE A FIELD SURVEY OF THE SUBJECT EASEMENT.
- SCALE FACTOR: 0.999951  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



LOCATION MAP  
N.T.S.

SKETCH OF  
DESCRIPTION THIS  
IS NOT A SURVEY

## LEGAL DESCRIPTION

A 20 FOOT WIDE UTILITY EASEMENT LYING WITHIN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 36 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF, OF THE WEST HALF OF GOVERNMENT LOT 3 OF SAID SECTION 11; THENCE, NORTH 87°44'16" WEST, A DISTANCE OF 141.56 FEET; THENCE SOUTH 62°06'35" WEST, A DISTANCE OF 149.70 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (STATE ROAD 25) PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 93100-2113, SHEET 9 OF 10; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 25°31'30" WEST, A DISTANCE OF 450.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°31'30" WEST, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 64°28'30" EAST, A DISTANCE OF 155.43 FEET; THENCE SOUTH 25°31'30" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 64°28'30" WEST, A DISTANCE OF 155.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,108.50 SQUARE FEET MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

KEVIN M. BECK, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 6168  
STATE OF FLORIDA LB#6603

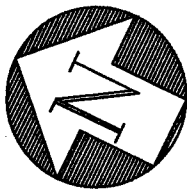
1	DATE	11-27-13
	SCALE	NONE
2	CAD FILE	11098 SD2
	PROJECT	11098.01
JOB NO.	DRAWN	STAFF
11098.01	CHECKED	K.BECK

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PROFESSIONAL SURVEYOR AND  
MAPPER REPRESENTING  
ENGENUITY GROUP, INC.

PALM BEACH COUNTY WATER UTILITY  
EASEMENT FOR  
PALM BEACH COUNTY  
FIRE STATION #74

A Higher Standard of Excellence  
**engenuity**  
group inc.  
ENGINEERS • SURVEYORS • GIS MAPPERS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405  
PH (561)855-1151 • FAX (561)852-8300 • WWW.ENGENUITYGROUP.COM





SCALE 1"=30'

N 850574.15  
E 747535.15

S25°31'30"E  
20.00'

N 850556.10  
E 747543.77

PALM BEACH  
COUNTY GPS  
CONTROL POINT  
INVAR  
N 853831.05  
E 749865.41  
CALCULATED  
PALM BEACH  
COUNTY  
POSITION

POINT OF  
COMMENCEMENT

N.E. CORNER OF  
THE WEST 1/2, OF  
THE WEST 1/2, OF  
GOVERNMENT LOT 3  
FOUND 1/2" IRON  
ROD & CAP "BROWN  
& PHILLIPS"  
N 850146.90  
E 747871.41

N28°25'26"E  
4189.16'(C)  
(GRID)

SECTION 11, TOWNSHIP  
44 S, RANGE 36  
EAST  
(UNPLATTED)

N18°59'52"W  
3090.76'(C)  
(GRID)

PALM BEACH  
COUNTY GPS  
CONTROL POINT  
GOODLOE A-1  
N 847224.49  
E 748877.55  
CALCULATED  
PALM BEACH  
COUNTY  
POSITION

N87°44'16"W  
141.56'

S62°06'35"W  
149.70'

N 850507.19  
E 747394.90

POINT OF  
BEGINNING  
N 850489.15  
E 747403.52

N64°28'30"E  
155.43'

PALM BEACH COUNTY WATER

UTILITY EASEMENT  
AREA=3,108.50 SQUARE FEET

S64°28'30"W  
155.43'

155.71'  
N25°31'30"W

N25°31'30"W  
20.00'

450.65'  
N25°31'30"W

3/4" IRON PIPE  
(NO IDENTIFICATION)  
AS SHOWN ON THE PALM  
BEACH COUNTY SOUTH BAY  
FIRE STATION BOUNDARY  
SURVEY

1" IRON PIPE  
(NO IDENTIFICATION)  
AS SHOWN ON THE PALM  
BEACH COUNTY SOUTH BAY  
FIRE STATION BOUNDARY  
SURVEY

US 27 (STATE ROAD 25)  
162' RIGHT-OF-WAY  
(STATE ROAD DEPT. RIGHT-OF-WAY MAP)  
(SECTION 93100-2113)  
(SHEET 9 OF 10)

S25°31'30"E

SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY

2	DATE	11-27-13
	SCALE	1"=30'
2	CAD FILE	11098 SD2
	PROJECT	11098.01
JOB NO.	DRAWN	STAFF
11098.01	CHECKED	K.BECK

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PROFESSIONAL SURVEYOR AND  
MAPPER REPRESENTING  
ENGENUITY GROUP, INC.

PALM BEACH COUNTY WATER UTILITY  
EASEMENT FOR  
PALM BEACH COUNTY  
FIRE STATION #74

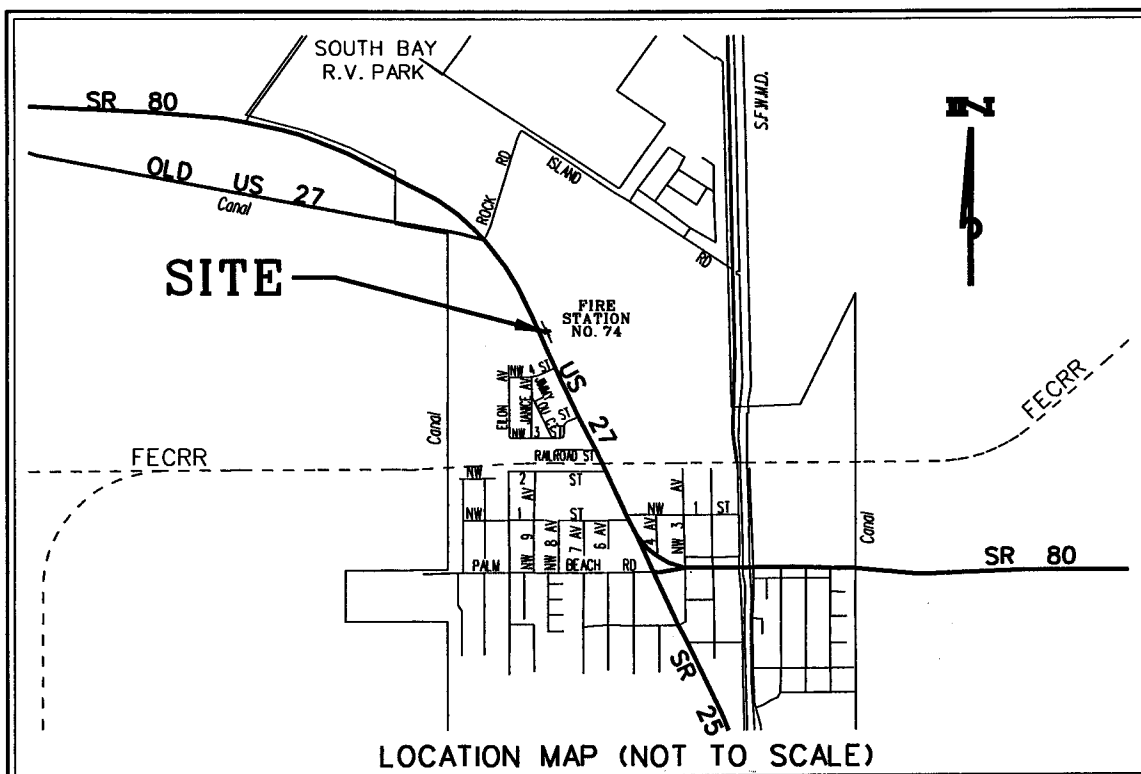
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**engenuity** inc.  
ENGINEERS • SURVEYORS • GIS MAPPERS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33413  
PH (561) 955-1191 • FAX (561) 955-8380 • WWW.ENGENUITYGROUP.COM

EXHIBIT "B-2"  
10' X 20' UTILITY EASEMENT

A STRIP OF LAND 10.00 FEET IN WIDTH FOR UTILITY EASEMENT PURPOSES LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 36 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF GOVERNMENT LOT 3 OF SAID SECTION 11; THENCE NORTH 87°44'16" WEST, ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 22615, PAGE 1332 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 141.56 FEET; THENCE SOUTH 62°06'35" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 149.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 27 AS SHOWN ON STATE ROAD 25 STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 93100-2113, SHEET 9 OF 10; THENCE NORTH 25°31'30" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25°31'30" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 64°28'30" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 25°31'30" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 64°28'30" WEST, A DISTANCE OF 10.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 200 SQUARE FEET.



PROJECT NO.  
2014009-08

SHEET: 1  
OF: 3

PROJECT:  
**FIRE STATION NO. 74  
10' X 20'  
UTILITY EASEMENT**

DESIGN FILE NAME  
S-1-14-3492.DGN

DRAWING NO.  
**S-1-14-3492**


NO.	REVISION	BY	DATE

SCALE:  
APPROVED: G. W. M. M.  
DRAWN: E. A. D. O.  
CHECKED: W. L. F. F.  
DATE: 2/28/14  
FIELD BOOK NO.

PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS

**ROADWAY PRODUCTION**

2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411



### SURVEYOR'S NOTES

BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 25°31'30" EAST ALONG THE MONUMENTED CENTERLINE OF US 27 AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### BEARING ROTATION EQUATION

$$\frac{\begin{array}{l} \text{N } 25^{\circ}31'30'' \text{ W} \\ \text{DEED-ORB 21959, PG. 1590} \\ \text{US 27} \end{array}}{\begin{array}{l} \text{N } 25^{\circ}31'11'' \text{ W} \\ \text{(GRID-MEASURED GPS)} \\ \text{SEE NOTES} \end{array}} = \begin{array}{l} \text{TO OBTAIN GRID BEARINGS APPLY} \\ 00^{\circ}00'19'' \text{ CLOCKWISE ROTATION TO} \\ \text{DEED VALUES (DEED TO GRID 83 / 90)} \end{array}$$

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

SEE THE BOUNDARY SURVEY PREPARED BY PALM BEACH COUNTY FOR FIRE STATION NO.74 (DRAWING NO. S-3-07-2772) ON FILE IN THE OFFICE OF THE COUNTY ENGINEER FOR ADDITIONAL INFORMATION.

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.  
PROJECT SCALE FACTOR = 0.999951031  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
GLENN W. MARK, P.L.S.  
FLORIDA CERTIFICATE #5304

3/14/14  
DATE

II-I

SCALE: 1" = 30'

LEGEND

POC = POINT OF COMMENCEMENT  
ORB = OFFICIAL RECORD BOOK  
POB = POINT OF BEGINNING  
PBCO = PALM BEACH COUNTY  
UE = UTILITY EASEMENT  
R/W = RIGHT-OF-WAY  
PB = PLAT BOOK  
PG = PAGE

W LINE OF  
FIRE STATION  
NO. 74

SEE PBCO DRAWING  
# S-3-07-2772

N64°28'30"E  
10.00'

S25°31'30"E  
20.00'

N25°31'30"W  
20.00'

10' x 20' UE

S64°28'30"W  
10.00'

POB

N 850265.5129  
E 747510.1193

CITY OF SOUTH BAY  
(ORB 23631, PG. 1816)

NE BOUNDARY LINE  
FIRE STATION NO. 74

S48°57'47"E

POC

N87°44'16"W  
141.56'

N89°50'30"E

NORTHEAST CORNER  
OF THE WEST 1/2  
OF THE WEST 1/2  
GOVERNMENT LOT 3

EAST LINE OF THE WEST  
1/2 OF THE WEST 1/2 OF  
GOVERNMENT LOT 3

CANDIDO J. &  
HILDA C. MARQUEZ  
ORB 18640, PG. 1370

E R/W LINE OF  
US HIGHWAY 27

FOUND  
#6 IRON ROD  
NO I.D.

849016.7050  
748016.5423

SECTION 11,  
TOWNSHIP 44 SOUTH,  
RANGE 36 EAST