

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	September 9, 2014	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

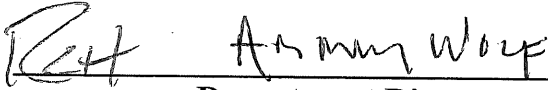

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: an Easement in favor of the Lake Worth Drainage District (LWDD) for operation and maintenance of the L-23 W Canal in Indian Mound Park west of State Road 7.

Summary: The Easement will allow LWDD to perform bank stabilization of the L-23W Canal by constructing, operating and maintaining the drainage ditch, sluice ways, spoil deposit, water control structures, berm and other related purposes. The Easement encumbers 15.3 acres along the west and south sides of the 441.19 acre County owned vacant property which is referred to as Indian Mound Park. The County will not charge for the non-exclusive easement as the canal provides storm water drainage for the 441.19 acre Indian Mound Park property. **(PREM) Districts 5 & 6 (HJF)**

Background and Justification: LWDD requested a non-exclusive easement to provide access to LWDD staff and equipment in order to perform ongoing bank stabilization. LWDD maintains the integrity of the LWDD canal system located within the County's property. LWDD is responsible for all costs of the construction, operation and maintenance of the L-23W Canal. The majority of the 15.31 acre easement area is already identified as required right-of-way pursuant to LWDD's Rights-of-Way Map as recorded in ORB 1732 Page 612 of the Palm Beach County records. The recording of this Easement will satisfy LWDD's easement requirements for the County's property.

- Attachments:**
- 1. Location Map
 - 2. Easement

Recommended By:		8/11/14
	Department Director	Date
Approved By:		8/19/14
	County Administrator	Date

A. Five Year Summary of Fiscal Impact:

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 *8/11* *8/11*

Dr. J. Jacobson 8/13/14
Contract Development and Control
8-12-14 B. White

B. Legal Sufficiency:

 8/18/14
Assistant County Attorney

C. Other Department Review:

Department Director

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

LOCATION MAP

N

See pg 86

M

TWP 45

10

11

28

TWP 45

LOXAHATCHEE

15

14

BUTTS TRACT
NATURAL
AREA

29

TWP 45

NATIONAL

22

EASEMENT LOCATION

WILDLIFE

REFUGE

23

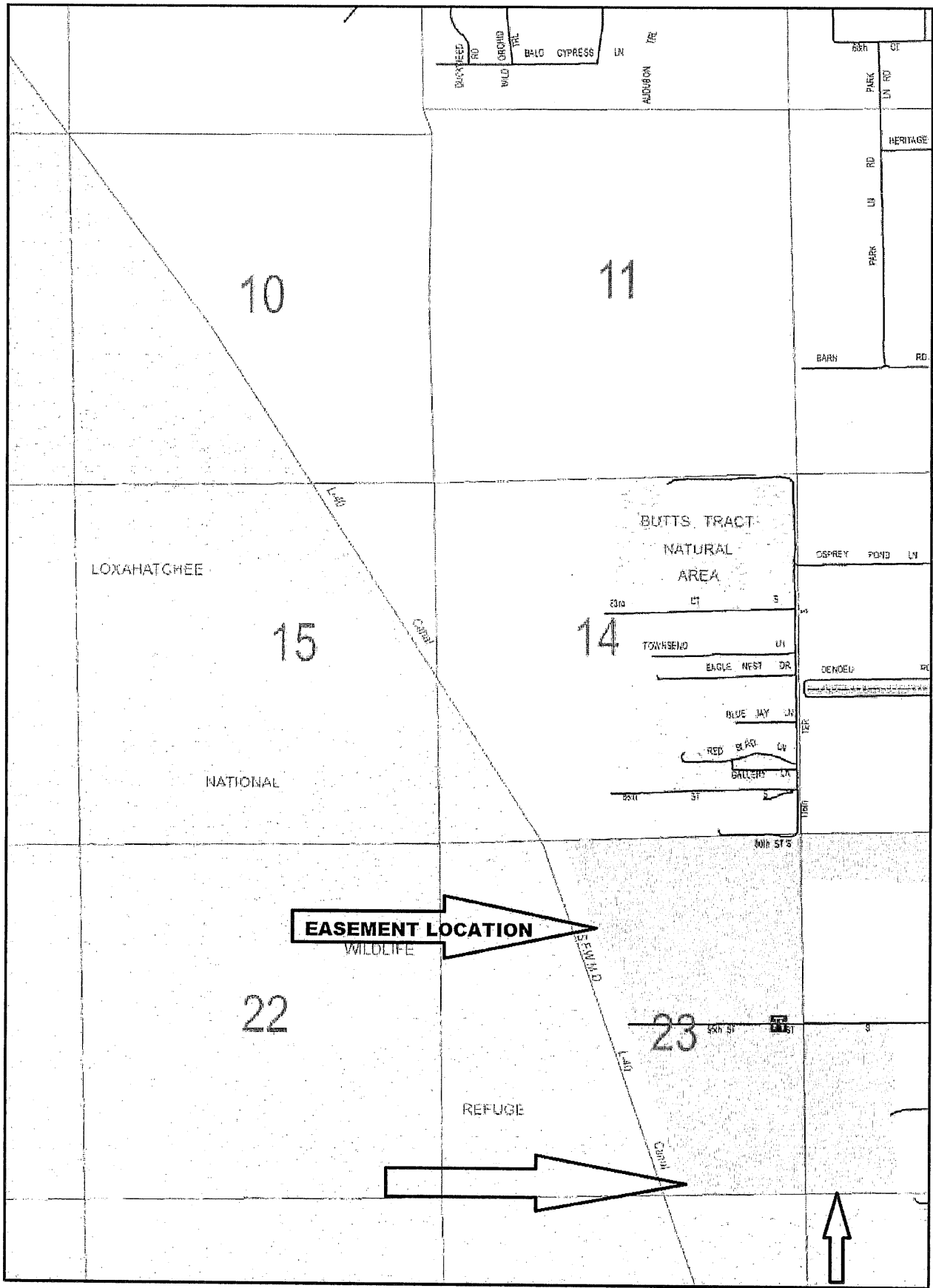
30

RNG 41

See pg III

RNG 41

North



Prepared by & Return to:
Ben Williamson
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: Portions of 00-41-45-23-00-000-1010,
00-41-45-23-00-000-5010, and 00-41-45-24-00-000-7010

EASEMENT

THIS IS AN EASEMENT, granted _____ by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose address is 301 North Olive Avenue, West Palm Beach, Florida 33401, herein referred to as “COUNTY” and **LAKE WORTH DRAINAGE DISTRICT**, a Special Taxing District of the State of Florida, whose address is 13081 Military Trail, Delray Beach, Florida 33484, herein referred to as “DISTRICT.”

WITNESSETH:

That COUNTY for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto DISTRICT, its successors and assigns, upon the conditions hereinafter set forth, a perpetual non-exclusive easement for purposes of construction, operation and maintenance of a canal, drainage ditch, sluice ways, spoil deposit, water control structures, and berm and other related purposes, including without limitation excavation, removal of vegetation and deposit of spoil, on, over, 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 descriptions marked Exhibits “A-1” and “A-2” attached hereto and made a part hereof.

THE CONDITIONS OF THIS EASEMENT ARE SUCH THAT:

1. DISTRICT shall cause the facilities and their appurtenances to be constructed within the confines of the Easement Premises.

2. DISTRICT shall strictly adhere to the following, within the limits of **Exhibit “A-2”** attached hereto and made a part hereof:

- a. Boundaries of **Exhibit “A-2”** are adjacent to an archaeologically sensitive area. The Planning, Zoning & Building Department’s County

Archaeologist shall promptly be notified of any work planned within the area before proceeding by contacting 561-233-5331.

- b. Disturbing the ground in any manner is prohibited.
- c. DISTRICT has the right but not the obligation to remove shrubs and trees to a distance of two inches (2") above elevation.; However, no removal or grinding of stumps or roots is permitted.

3. DISTRICT hereby expressly agrees that in the event that DISTRICT abandons its use of the Easement Premises for the purpose 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 automatically revert to COUNTY.

4. DISTRICT further expressly agrees to maintain, at its sole cost and expense, the canal, drainage ditch, sluice ways, water control structures, berm, and all appurtenances thereto within the Easement Premises at all times during the term hereof in accordance with DISTRICT'S usual and customary standards of maintenance of its facilities and canals.

5. DISTRICT acknowledges that the Easement Premises are located within a portion of the County's park property and that access to certain areas of the park is limited due to wet conditions; therefore, DISTRICT expressly agrees to keep the surface maintenance areas within the Easement Premises on either side of the canal free and clear for access purposes at all times during the term hereof, except during the performance of DISTRICT'S usual and customary standards for maintenance of its canal.

6. Each party shall be liable for its own actions and negligence and, to the extent permitted by law, County shall indemnify, defend and hold harmless DISTRICT against any actions, claims, or damages arising out of COUNTY'S negligence in connection with this agreement, and DISTRICT shall indemnify, defend and hold harmless COUNTY against any actions, claims, or damages arising out of DISTRICT'S negligence in connection with this agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond or alter the limits set forth in Florida Statutes Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party for such other party's, or any third party's negligent, willful or intentional acts or omissions.

TO HAVE AND TO HOLD the premises, rights, and easement granted herein unto DISTRICT, its successors and assigns, for the purposes aforesaid forever.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, COUNTY has caused these present 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

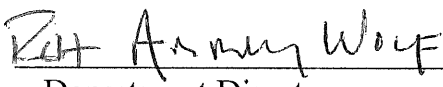
Witness Signature

Print Witness Name

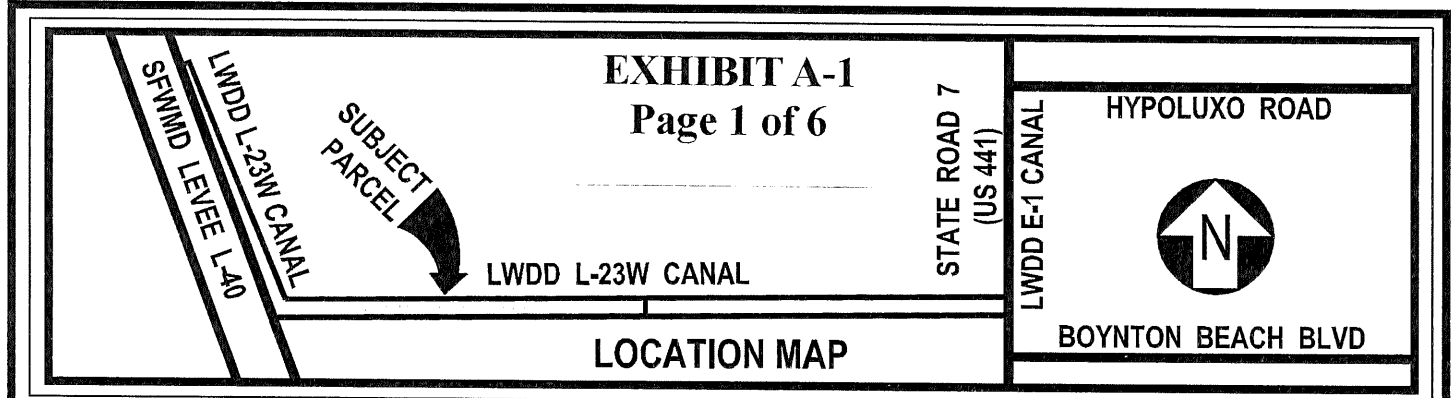
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: 
Assistant County Attorney

By: 
Department Director

Q:\540\CAD_projects\09434P01-L23W RW Acquisition\09434P01-Sketch.dwg 7/11/2014 2:44 PM



DESCRIPTION:

A PARCEL OF LAND FOR LAKE WORTH DRAINAGE DISTRICT EASEMENT PURPOSES, BEING A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°59'05" EAST ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°58'22" EAST ALONG A LINE 15.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 1320.95 FEET MORE OR LESS TO THE WEST LINE OF BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°57'53" EAST ALONG THE WEST LINE OF SAID BLOCK 52, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88°58'22" WEST ALONG A LINE 165.00 SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24, AND ALONG THE SOUTH LINE OF A 100 FOOT WIDE REQUIRED RIGHT-OF-WAY AS SHOWN ON THE LAKE WORTH DRAINAGE DISTRICT REQUIRED RIGHT-OF-WAY MAP, DATED MAY, 1969, ON SHEET 162 OF 240, AS RECORDED IN OFFICIAL RECORD BOOK 1732, PAGE 612, OF SAID PUBLIC RECORDS; A DISTANCE OF 1320.90 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24; THENCE SOUTH 89°29'05" WEST ALONG THE SOUTH LINE OF SAID 100 FOOT REQUIRED RIGHT-OF-WAY, A DISTANCE OF 2570.83 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT LEVEE L-40 AS SHOWN ON THE LEVEE L-40 RIGHT-OF-WAY MAP PREPARED BY CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, DATED MAY 18, 1950, AND AS RE-ESTABLISHED ACCORDING TO A SOUTH FLORIDA WATER MANAGEMENT DISTRICT MAP ENTITLED BOUNDARY SURVEY OF LEVEE L-40 (EAST RIGHT-OF-WAY) PREPARED BY WANTMAN GROUP, INC., DATED SEPTEMBER 2, 2009, DRAWING NO. 79209_BNDY-SV.DWG; THENCE NORTH 19°03'31" WEST ALONG SAID LEVEE L-40 EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.48 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT 100 FOOT REQUIRED RIGHT-OF-WAY; THENCE CONTINUE NORTH 19°03'31" WEST ALONG SAID LEVEE L-40 EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 23; THENCE NORTH 70°56'29"EAST ALONG THE SOUTHERLY LINE OF A LAKE WORTH DRAINAGE DISTRICT 100 FOOT WIDE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 3149, PAGE 12, OF SAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET; THENCE NORTH 19°03'31" WEST ALONG THE EASTERLY LINE OF SAID 100 FOOT WIDE EASEMENT, A DISTANCE OF 2500.00 FEET TO THE NORTHERLY LINE OF SAID 100 FOOT WIDE EASEMENT; THENCE NORTH 70°56'29" EAST ALONG THE EASTERLY PROLONGATION OF SAID NORTHERLY LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 19°37'54" EAST, A DISTANCE OF 2500.12 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID 100 FOOT WIDE EASEMENT, SAID POINT BEING 40.00 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES TO) THE EASTERLY LINE OF SAID 100 FOOT WIDE EASEMENT; THENCE CONTINUE SOUTH 19°37'54" EAST, A DISTANCE OF 99.56 FEET; THENCE NORTH 89°29'05" EAST ALONG A LINE 150.00 NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID 100 FOOT WIDE REQUIRED RIGHT-OF-WAY, A DISTANCE OF 2471.19 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 15.31 ACRES, MORE OR LESS.



**LAKE WORTH
DRAINAGE DISTRICT**

13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105
PHONE (561) 737-3835
FAX (561) 495-9694
WWW.LWDD.NET

SKETCH & DESCRIPTION			
LWDD EASEMENT (L-23W CANAL)			
SECTIONS 23 AND 24, TWP 45 S, RGE 41 E			
DATE:	11/01/2013	CHECK:	TJB
SCALE:	NA	FILE:	09434P01-Sketch.dwg
PREP:	DAB	REV:	PBC COMMENTS 01/23/2014

S H E E T No:	1
	OF: 6
LWDD PROJECT No:	
13-9434P.01	

LEGEND:

EXHIBIT A-1

Page 2 of 6

(C) CALCULATED
DB DEED BOOK
FPL FLORIDA POWER & LIGHT
LWDD LAKE WORTH DRAINAGE DISTRICT
NTS NOT TO SCALE
NA NOT APPLICABLE
ORB OFFICIAL RECORDS BOOK
(P) PLAT
PB PLAT BOOK
PCN PARCEL CONTROL NUMBER

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PG(S) PAGE(S)
RGE RANGE
(R) RECORD
R/W RIGHT-OF-WAY
SEC SECTION
SFWMD S. FLORIDA WATER MGMT DISTRICT
SQ FT SQUARE FEET
TWP TOWNSHIP

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID,
PUBLISHED BY PBC SURVEY SECTION.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
COORDINATE SYSTEM = 1983 STATE PLANE

TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCE ARE GROUND
PROJECT SCALE FACTOR 1.000015476
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SURVEYORS NOTES:

BEARING BASE: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF SOUTH 00° 59' 05" EAST (GRID, 83/90 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS IS NOT A SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON, THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED, UNLESS OTHERWISE NOTED.

THIS DOCUMENT WAS PREPARED BY DAVID A. BENDS, P.S.M. IN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, 13081 MILITARY TRAIL, DELRAY BEACH, FLORIDA 33484-1105.

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA.

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

David A. Bends

DAVID A. BENDS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. 5809

7-11-14

DATE:



LAKE WORTH
DRAINAGE DISTRICT

13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105
PHONE (561) 737-3835
FAX (561) 495-9694
WWW.LWDD.NET

SKETCH & DESCRIPTION

LWDD EASEMENT (L-23W CANAL)
SECTIONS 23 AND 24, TWP 45 S, RGE 41 E

DATE:	11/01/2013	CHECK:	TJB
SCALE:	NA	FILE:	09434P01-Sketch.dwg
PREP:	DAB	REV:	PBC COMMENTS 01/23/2014

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LWDD PROJECT No:

13-9434P.01

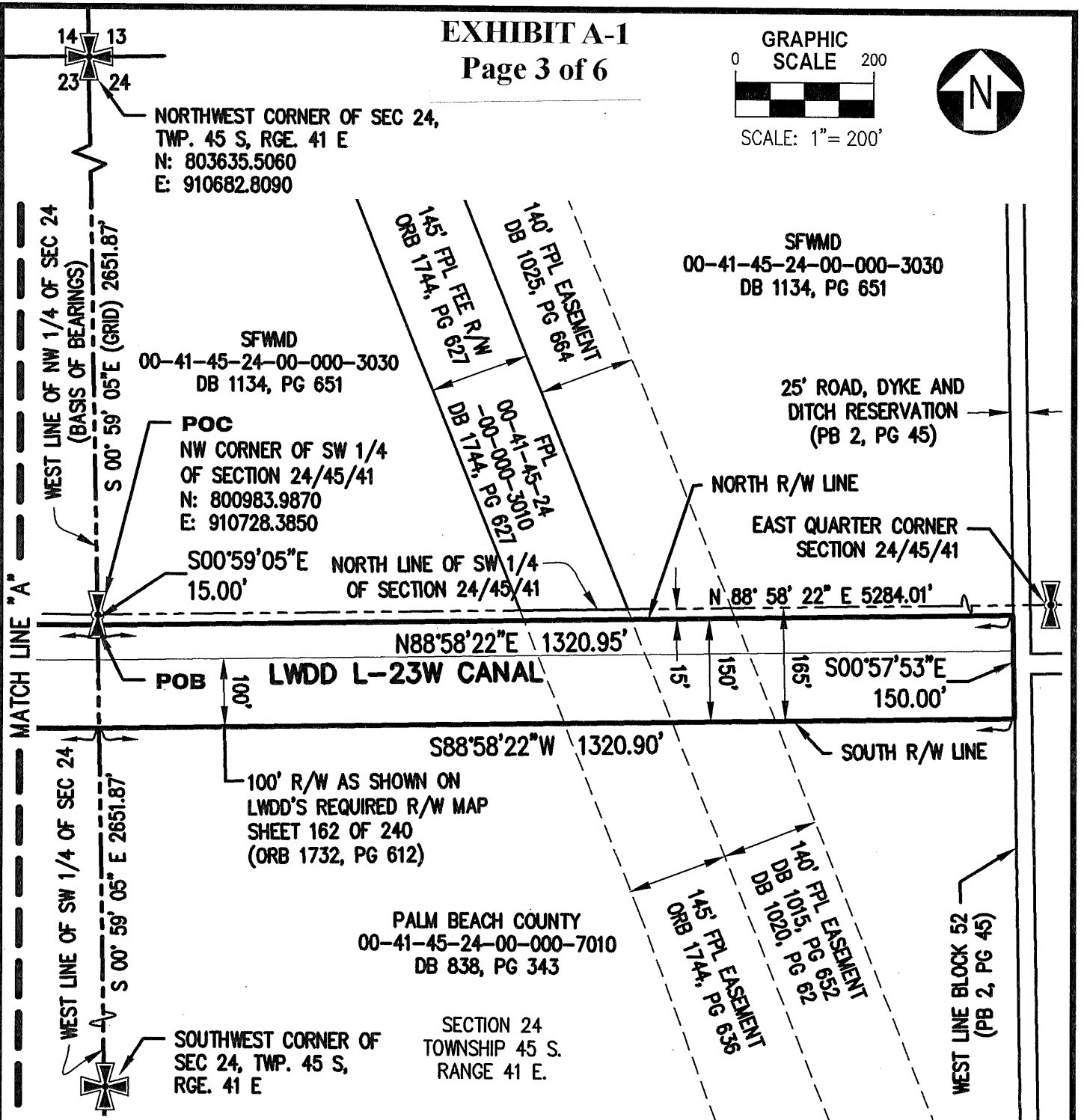
Page 3 of 6

GRAPHIC SCALE

0 200



SCALE: 1" = 200'



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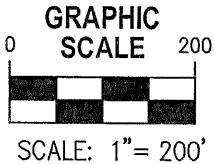
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LWDD PROJECT No:

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EXHIBIT A-1

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NW CORNER
SECTION 24/45/41
N: 803635.5060
E: 910682.8090

SECTION 23
TOWNSHIP 45 S.
RANGE 41 E.

PALM BEACH COUNTY
PCN# 00-41-45-23-00-000-1010
DB 838, PG 343

POC
NW CORNER OF
SW 1/4 OF SECTION
24/45/41
N: 800983.9870
E: 910728.3850

SOUTH LINE OF THE NORTH
ONE-HALF SECTION 23/45/41
S89° 45' 52"E 2646.26'

N89°29'05"E 2471.20'
LWDD L-23W CANAL

S89°29'05"W 2570.83'

100' R/W AS SHOWN ON
LWDD'S REQUIRED R/W MAP
SHEET 162 OF 240
(ORB 1732, PG 612)

PALM BEACH COUNTY
PCN# 00-41-45-23-00-000-5010
COB 185, PG 237

WEST LINE OF NW 1/4 OF SEC 24
(BASIS OF BEARINGS)
S 00° 59' 05"E (GRID) 2651.87'

WEST LINE OF SW 1/4 OF SEC 24
S 00° 59' 05"E 2651.87'

MATCH LINE "B"

MATCH LINE "A"

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LAKE WORTH DRAINAGE DISTRICT

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DELRAY BEACH, FLORIDA 33484-1105
PHONE (561) 737-3835
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WWW.LWDD.NET

SKETCH & DESCRIPTION

LWDD EASEMENT (L-23W CANAL)
SECTIONS 23 AND 24, TWP 45 S, RGE 41 E

DATE:	11/01/2013	CHECK:	TJB
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LWDD PROJECT No:

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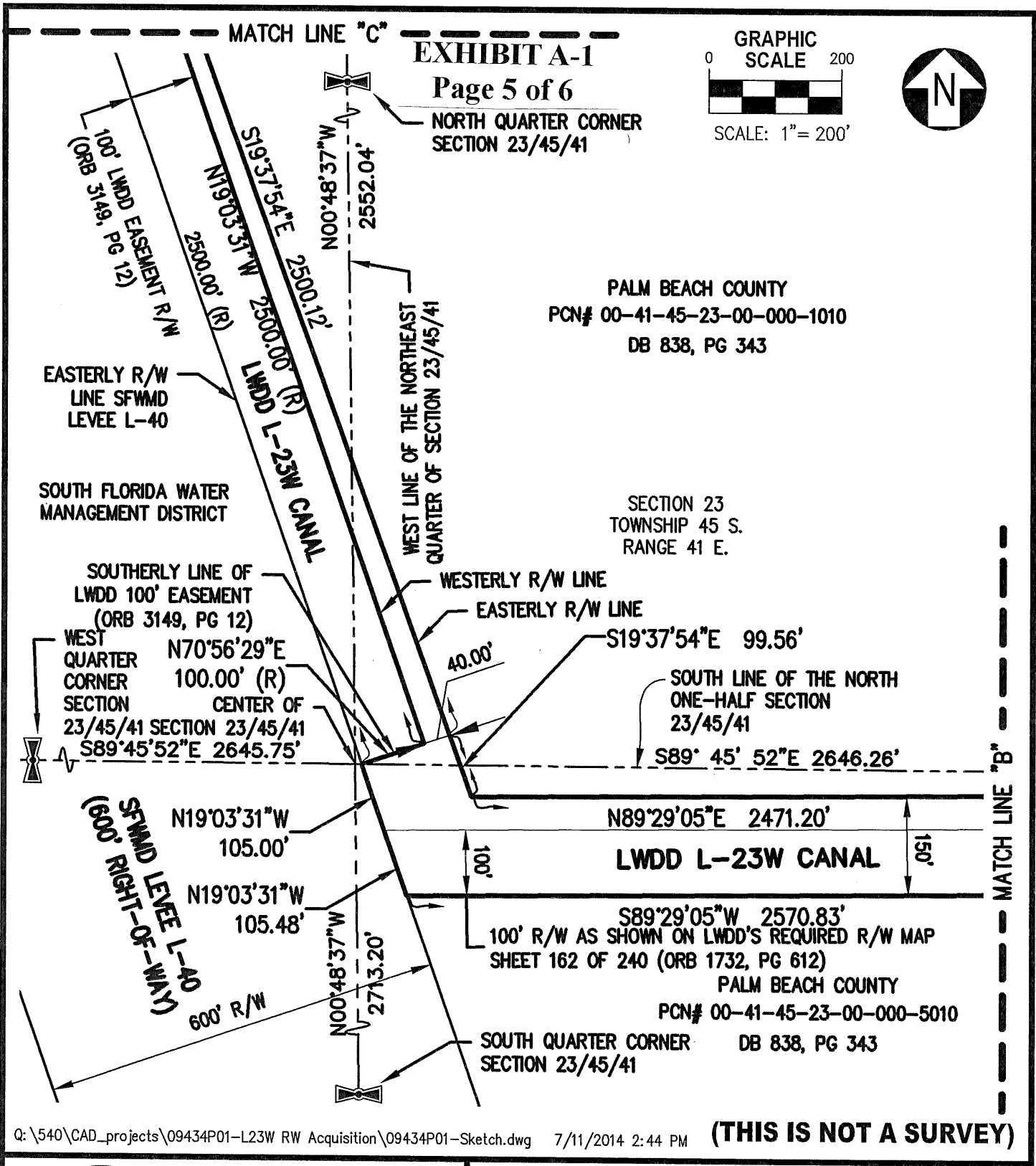
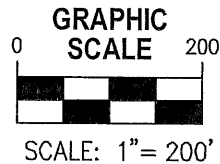


EXHIBIT A-1

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NORTH QUARTER CORNER
SECTION 23/45/41



PALM BEACH COUNTY
PCN# 00-41-45-23-00-000-1010
DB 838, PG 343

SECTION 23
TOWNSHIP 45 S.
RANGE 41 E.

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SKETCH & DESCRIPTION

LWDD EASEMENT (L-23W CANAL)
SECTIONS 23 AND 24, TWP 45 S, RGE 41 E

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LWDD PROJECT No:

13-9434P.01

EXHIBIT A-1

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NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 23/45/41

S88°04'16"W

NORTHERLY LINE OF
LWDD 100' EASEMENT
(ORB 3149, PG 12)LANDOWNER:
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT

600' R/W

SEWARD LEVEE L-40 RIGHT-OF-WAY FLOOD
MAP PREPARED BY CENTRAL AND SOUTHERN FLORIDA FLOOD
CONTROL DISTRICT, DATED MAY 18, 1950, AS RE-ESTABLISHED
ACCORDING TO A SEWARD MAP ENTITLED BOUNDARY SURVEY OF
LEVEE L-40 (EAST RIGHT-OF-WAY) PREPARED BY WATKIN
GROUP, INC., DATED SEPTEMBER 2, 2009, DRAWING NO.100' LWDD EASEMENT R/W
(ORB 3149, PG 12)EASTERLY R/W LINE
SFWMD LEVEE L-40N70°56'29"E
15.00'

LWDD L-23W CANAL

N19°03'31"W 2500.00' (R)
S16°37'54"E 2500.12'PALM BEACH COUNTY
PCN# 00-41-45-
23-00-000-1010
DB 838, PG 343WESTERLY R/W LINE
EASTERLY R/W LINESECTION 23
TOWNSHIP 45 S.
RANGE 41 E.GRAPHIC
SCALE
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SCALE: 1" = 200'

MATCH LINE "C"

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LAKE WORTH
DRAINAGE DISTRICT13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105
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WWW.LWDD.NET

SKETCH & DESCRIPTION

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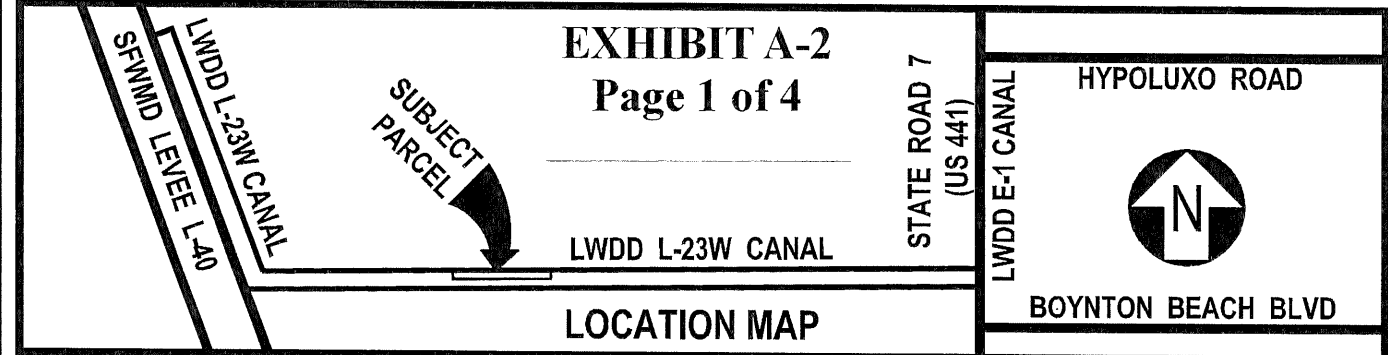
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OF: 6

LWDD PROJECT No:

13-9434P.01

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DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°59'05" EAST ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°58'22" EAST ALONG A LINE 15.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 282.02 FEET; THENCE SOUTH 01°01'38" EAST , A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°58'22" WEST ALONG A LINE 65.00 SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24, A DISTANCE OF 282.25 FEET; THENCE SOUTH 89°29'05" WEST ALONG THE NORTH LINE OF A 100 FOOT WIDE REQUIRED RIGHT-OF-WAY AS SHOWN ON THE LAKE WORTH DRAINAGE DISTRICT REQUIRED RIGHT-OF-WAY MAP, DATED MAY, 1969, ON SHEET 162 OF 240, AS RECORDED IN OFFICIAL RECORD BOOK 1732, PAGE 612, OF SAID PUBLIC RECORDS, A DISTANCE OF 850.34 FEET; THENCE NORTH 00°30'55" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°29'05"EAST, ALONG A LINE 50.00 NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL THE NORTH LINE OF SAID 100 FOOT WIDE REQUIRED RIGHT-OF-WAY, A DISTANCE OF 850.12 FEET TO THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 24 AND THE POINT OF BEGINNING.

CONTAINING 1.30 ACRES, MORE OR LESS.



LAKE WORTH
DRAINAGE DISTRICT

13081 MILITARY TRAIL
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FAX (561) 495-9694
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SKETCH & DESCRIPTION				S H E E T No:	1 OF: 4
LWDD RESTRICTED PARCEL (L-23W CANAL) SECTIONS 23 AND 24, TWP 45 S, RGE 41 E					
DATE:	03/07/2014	CHECK:	TJB	LWDD PROJECT No:	13-9434P.01
SCALE:	NA	FILE:	09434P01-Sketch-B.dwg		
PREP:	DAB	REV:	PBC COMMENTS 06/13/14		

Q: \540\CAD_projects\09434P01-L23W RW Acquisition\09434P01-Sketch-B.dwg 6/20/2014 8:16 AM

LEGEND:

(C) CALCULATED
DB DEED BOOK
FPL FLORIDA POWER & LIGHT
LWDD LAKE WORTH DRAINAGE DISTRICT
NTS NOT TO SCALE
NA NOT APPLICABLE
ORB OFFICIAL RECORDS BOOK
(P) PLAT
PB PLAT BOOK
PCN PARCEL CONTROL NUMBER

EXHIBIT A-2

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POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PG(S) PAGE(S)
RGE RANGE
(R) RECORD
R/W RIGHT-OF-WAY
SEC SECTION
SFWMD S. FLORIDA WATER MGMT DISTRICT
SQ FT SQUARE FEET
TWP TOWNSHIP

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID,
PUBLISHED BY PBC SURVEY SECTION.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
COORDINATE SYSTEM = 1983 STATE PLANE

TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCE ARE GROUND
PROJECT SCALE FACTOR 1.000015476
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SURVEYORS NOTES:


BEARING BASE: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF SOUTH 00° 59' 05" EAST (GRID, 83/90 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS IS NOT A SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON, THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED, UNLESS OTHERWISE NOTED.

THIS DOCUMENT WAS PREPARED BY DAVID A. BENDS, P.S.M. IN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, 13081 MILITARY TRAIL, DELRAY BEACH, FLORIDA 33484-1105.

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA.

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


DAVID A. BENDS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. 5809

7-11-14
DATE:



LAKE WORTH
DRAINAGE DISTRICT

13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105
PHONE (561) 737-3835
FAX (561) 495-9694
WWW.LWDD.NET

SKETCH & DESCRIPTION

LWDD RESTRICTED PARCEL (L-23W CANAL)
SECTIONS 23 AND 24, TWP 45 S, RGE 41 E

DATE:	03/07/2014	CHECK:	TJB
SCALE:	NA	FILE:	09434P01-Sketch-B.dwg
PREP:	DAB	REV:	PBC COMMENTS 06/13/14

S H E E T No:	2
	OF: 4
LWDD PROJECT No:	
13-9434P.01	

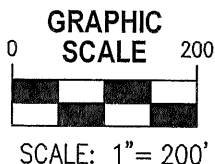
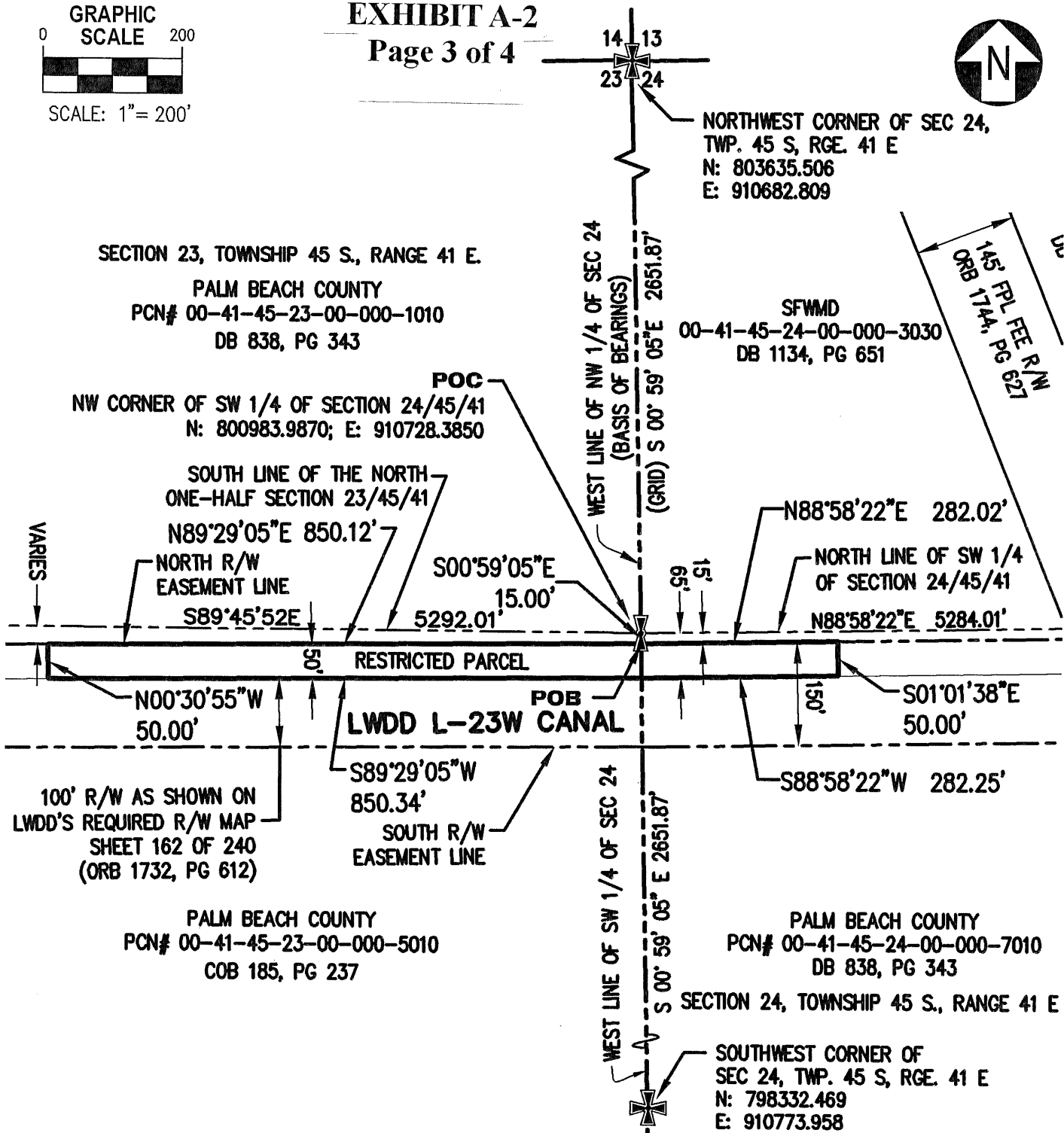


EXHIBIT A-2
Page 3 of 4



Q: \540\CAD_projects\09434P01-L23W RW Acquisition\09434P01-Sketch-B.dwg 6/20/2014 7:55 A (THIS IS NOT A SURVEY)

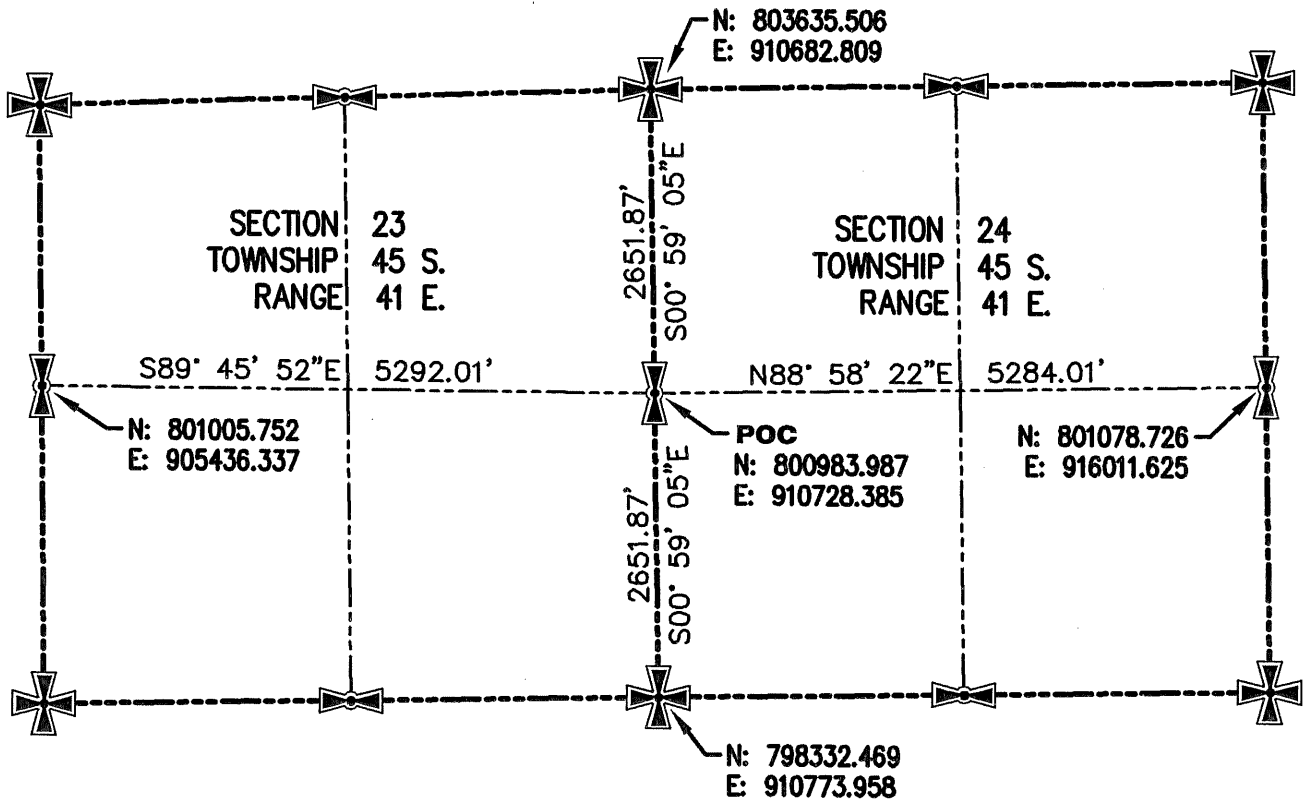
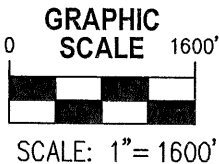


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SKETCH & DESCRIPTION				S H E E T No:	3 OF: 4
LWDD RESTRICTED PARCEL (L-23W CANAL) SECTIONS 23 AND 24, TWP 45 S, RGE 41 E					
DATE:	03/07/2014	CHECK:	TJB	LWDD PROJECT No:	13-9434P.01
SCALE:	1" = 200'	FILE:	09434P01-Sketch-B.dwg		
PREP:	DAB	REV:	PBC COMMENTS 06/13/14		

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GRID BEARINGS
GROUND DISTANCES

09434P01-Sketch-B-SHEET 4.dwg 6/18/2014

(THIS IS NOT A SURVEY)



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SKETCH & DESCRIPTION			
LWDD RESTRICTED PARCEL (L-23W CANAL) SECTIONS 23 AND 24, TWP 45 S, RGE 41 E			
DATE:	03/07/2014	CHECK:	TJB
SCALE:	1" = 1600'	FILE:	--
PREP:	DAB	REV:	PBC COMMENTS 06/13/14

S H E E T No:	4
	OF: 4
LWDD PROJECT No:	
13-9434P.01	