Agenda Item #3.M.2.

### PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

### **AGENDA ITEM SUMMARY**

Meeting Date: July 7, 2015

[X] Consent [ ] Ordinance [] Regular [] Public Hearing

Department: Parks and Recreation

Submitted By: Parks and Recreation Department

Submitted For: Parks and Recreation Department

# I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: a Deed of Conservation Easement to South Florida Water Management District (SFWMD) for a 47.83 acre lake mitigation area in John Prince Memorial Park's Square Lake/East Slough restoration area to replace the Deed of Conservation Easement as approved on March 10, 2015 (R2015-0333).

**Summary:** On March 10, 2015, the Board approved a 48.42 acre Deed of Conservation Easement for John Prince Memorial Park. One of the legal descriptions of the conservation areas has been revised to adjust the perimeter limits of the easement area. The overall easement area is being reduced by .59 acres to 47.83 acres. A Deed of Conservation Easement in favor of SFWMD is required in order to satisfy a condition of SFWMD Permit No. 50-02844-S issued in July 2009, for improvements at Burt Aaronson South County Regional Park's ski lake. The .59 acre reduction of land from the conservation easement area is not required to satisfy the total acreage requirement for the SFWMD permit. The Deed of Conservation Easement approved on March 10, 2015, has not been recorded. This Deed of Conservation Easement with the revised legal description will replace the March 10, 2015, version and will be recorded into the public records to satisfy the SFWMD permit condition. This Easement will ensure that the 47.83 acre wetland mitigation area created in John Prince Memorial Park will remain in a natural state and will be maintained by the County in perpetuity. The Conservation Easement allows passive recreation including boardwalks, mulched trails and observation platforms, and is consistent with the long range development plan for John Prince Memorial Park. The Conservation Easement is being granted to SFWMD at no cost as a condition of compliance with the environmental permit. District 3 (AH)

**Background and Justification:** In 2009 the Parks and Recreation Department was issued an environmental resource permit from SFWMD for improvements to Burt Aaronson South County Regional Park's ski lake. SFWMD's environmental permit requires the Parks and Recreation Department to record a conservation easement on the offsite wetland mitigation area created along the shores of John Prince Memorial Park's Square Lake/East Slough. This mitigation area was created in 2007 and 2008 as part of the Department of Environmental Resources Management's larger Square Lake restoration project. On July 10, 2007, the Board approved a \$2,051,292 construction contract, R2007-1139, with American Earth Movers, Inc., for this restoration project. The project was funded using an \$800,000 Florida Department of Environmental Protection grant, a \$400,000 Florida Fish and Wildlife Conservation grant, and \$1,300,000 from Zone 2 Park Impact Fees. The required wetland mitigation area is now well established. The Deed of Conservation Easement allows passive recreation and improvements such as docks and boardwalks.

Attachment: Deed of Conservation Easement

Recommended by		6/4/2015
-	Department Director	Date
Approved by:	Ja	6/11/15-
	Assistant County Administrator	Date
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# **II. FISCAL IMPACT ANALYSIS**

# A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures Operating Costs External Revenues Program Income (County) In-Kind Match (County)	-0- -0- -0- -0- -0-	-0- -0- -0- -0- -0-	-0- -0- -0- -0- -0-	-0- -0- -0- -0- -0-	-0- -0- -0- -0- -0-
NET FISCAL IMPACT	0	-0-	0	-0-	0
# ADDITIONAL FTE POSITIONS (Cumulative)					
Is Item Included in Current Budget Account No.:	Budget? Yo Fund	es _ Department	No Unit		

Object	<b>/Revenue Source</b>	Progra	m_ <u>N/A</u>
• • • • • • • • • • • • • • • • • • •	Allevenue oburce _		

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

There is no fiscal impact associated with this agenda item.

C. Departmental Fiscal Review:

#### **III. REVIEW COMMENTS**

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

B. Legal Sufficiency:

-10-15 Assistant County Attorney

C. Other Department Review:

Department Director

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

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g:\planning and development section\staff folders\jmatthews\parks1\john prince (jpp)\square lake restoration\agenda - correction of legal descripsion.docx

Prepared by and return to: Jean Matthews, Senior Planner Palm Beach County Parks and Recreation Department 2700 6th Avenue South Lake Worth, FL 33461

#### **DEED OF CONSERVATION EASEMENT**

THIS DEED OF CONSERVATION EASEMENT is given this \_\_\_\_\_ day of \_\_\_\_\_\_, 2015, by Palm Beach County, a political subdivision of the State of Florida ("Grantor"), whose mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401 to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all successors or assigns of Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

#### WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Palm Beach County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, the Grantor desires to construct South County Regional Park ("Project") at a site in Palm Beach County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. 50-02844-S ("Permit"), described in Exhibit "B", authorizes certain activities which affect waters in or of the State of Florida; and

**WHEREAS**, this Permit requires that the Grantor preserve, enhance, restore and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor has developed and proposed as part of the Permit conditions a conservation tract and maintenance buffer involving preservation of certain wetland and/or upland systems on the Property; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes, over the area described on Exhibit "C" ("Conservation Easement").

**NOW, THEREFORE**, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the property described on Exhibit "C" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

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The scope, nature, and character of this Conservation Easement shall be as follows:

- 1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
- 2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in this Conservation Easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

- a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and
- b. To enjoin any activity on or use of the Property that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Easement that may be damaged by any inconsistent activity or use.
- 3. Prohibited Uses. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, or other activities described herein that are permitted or required by the Permit, the following activities are prohibited in or on the Conservation Easement:
  - a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
  - b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
  - c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;
  - d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
  - e. Surface use except for purposes that permit the land or water area to remain in its natural or enhanced condition;
  - f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;
  - g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

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- h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.
- 4. Passive Recreational Facilities. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any District rule, criteria, the Permit and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this Conservation Easement may be permitted upon written approval by the District. Without limiting the generality of the foregoing, the following rights are expressly reserved:
  - a. The Grantor may conduct limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks or mulched walking trails;
  - b. The Grantor may construct and maintain passive public use facilities for the purpose of education the public or allowing public access and recreation which have minimal or no impact on natural resources;
  - c. Grantor may place signs and markers as necessary to identify trails, restoration area, or other site features related to public use and land management activities;
  - d. Grantor may construct and maintain to the extent allowed by current and future permits, at grade, management roads, fire breaks, trails, walkways, piers, observation platforms or boardwalks necessary to provide public access and management activities as provided for in the site's management plan;
  - e. Grantor may remove or kill by any lawful means, exotic or nuisance vegetation or animal species, conduct prescribed burns and conduct other management activities necessary to carry out management for conservation purposes;
  - f. Grantor may conduct restoration and enhancement project which do not conflict with the purpose of this easement; and
  - g. The construction and use of the approved passive recreational facilities shall be subject to the following conditions:
    - i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Conservation Easement Area and shall avoid materially diverting the direction of the natural surface water flow in such area;
    - ii. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;
    - iii. Adequate containers for litter disposal shall be situated adjacent to such facilities and improvements and periodic inspections shall be instituted by the maintenance entity, to clean

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any litter from the area surrounding the facilities and improvements.

- iv. This Conservation Easement shall not constitute permit authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, District or local permitting requirements.
- 5. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement.
- 6. Grantee's Liability. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.
- 7. Property Taxes. If and to the extent that the Grantor is not exempt from assessments and assessments are levied against the Easement Parcel, Grantor shall keep assessment on the Easement Parcel current.
- 8. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.
- 9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.
- 10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.
- 11. Terms, Conditions, Restrictions, Purpose. The terms, conditions, restrictions and purpose of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement. Any future holder of the Grantor's interest in the Property shall be notified in writing by Grantor of this Conservation Easement.
- 12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in- interest.
- 13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Palm Beach County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

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The Grantor agrees to defend the title to the Conservation Easement property hereby conveyed against the lawful claims of all persons claiming by, through, or under the Grantor, except those claims created or arising from any act or omission of Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its authorized hand this \_\_\_\_\_ day of \_\_\_\_\_, 2015. PALM BEACH COUNTY, a political subdivision of the State of Florida BOARD OF COUNTY COMMISSIONERS

By:\_\_\_

Attest: Sharon R. Bock, Clerk & Comptroller Palm Beach County

Palm Beach County, Florida, By Its Board of County Commissioners

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

By:\_\_\_\_\_ Mayor, Shelley Vana

Signed and delivered in the presence of:

Witness Signature

Print Witness Name

Anne Helfant, Assistant County Attorney

Approved as to Form and Legal Sufficiency

Witness Signature

Print Witness Name

Approved as to Terms & Conditions

all By:

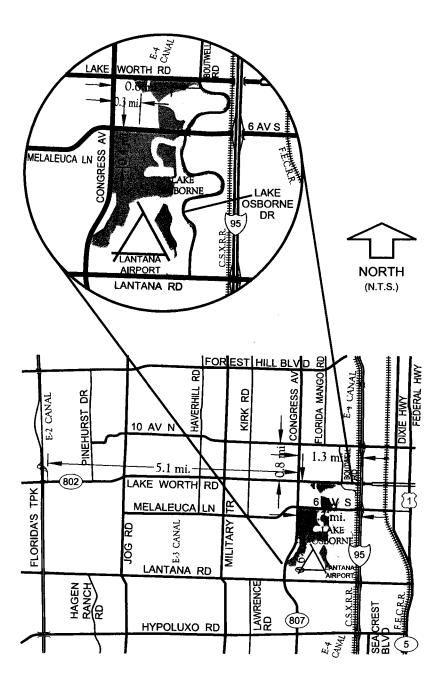
Eric Call, Director Parks & Recreation Department

**EXHIBIT "A"** Location Map

EXHIBIT "B" South Florida Water Management District Permit No. 50-02844-S

**EXHIBIT "C"** Legal description and sketch of Conservation Area

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#### SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE STANDARD GENERAL PERMIT NO. 50-02844-S DATE ISSUED:July 21, 2009

Form #0941 08/95

PERMITTEE: PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS CAPITAL IMPROVEMENTS DIVISION 2366 VISTA PARKWAY WEST PALM BEACH, FL 33411

PROJECT DESCRIPTION: Modification of an Environmental Resource Permit to authorize construction and operation of additional freshwater marsh mitigation and improvements and revisions to portions of the previously permitted mitigation known as the South County Regional Park/John Prince Park Mitigation.
 PROJECT LOCATION: PALM BEACH COUNTY, SEC 29,32 TWP 44S RGE 43E

 PERMIT DURATION:
 See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 090507-10, dated May 7, 2009. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

- 1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
- 2. the attached 19 General Conditions (See Pages : 2 4 of 7),
- 3. the attached 21 Special Conditions (See Pages : 5 7 of 7) and
- 4. the attached 4 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 21st day of July, 2009, in accordance with Section 120.60(3), Florida Statutes

Unite 9 Dun BY: Anita R. Bain

Director - Environmental Resource Permitting Division Palm Beach Service Center Certified mail number 7006 2760 0004 3190 0612

Enclosures

Page 1 of 7

Exhibit "B" Page 1 of 31

#### **GENERAL CONDITIONS**

- 1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.
- 2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
- 3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
- 4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
- 5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
- 6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Completion Certification For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certifications noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
- 7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit

Exhibit "B" Page 2 of 31

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#### **GENERAL CONDITIONS**

Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

- 8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
- 9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
- 10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
- 11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
- 12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
- 13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
- 14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
- 15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit

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#### **GENERAL CONDITIONS**

application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

- 16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
- 17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
- 18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
- 19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

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#### SPECIAL CONDITIONS

- 1. The construction phase of this permit shall expire on July 21, 2014.
- 2. Operation and maintenance of the mitigation areas shall be the responsibility of the permittee.
- 3. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
- Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
- 5. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
- 6. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
- 7. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
- 8. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
- 9. The permittee acknowledges, that pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
- 10. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
- 11. Permanent physical markers designating the preserve status of the wetland preservation areas and buffer zones shall be placed as shown on Exhibit No. 2. The markers shall be maintained in perpetuity.
- 12. The successful completion of the mitigation plan is heavily dependent on proper site grading as shown on Exhibit No. 2. Therefore, prior to demobilizing equipment from the site and prior to planting, the permittee shall provide an as-built survey in accordance with the work schedule identified as Exhibit No. 2 and schedule an inspection by District Environmental Resource Compliance staff to ensure that appropriate elevations and slopes have been achieved.
- 13. Spoil generated from the excavation authorized by this permit must be placed on an upland site, as shown on Exhibit No.2, and contained in such a manner as to prevent erosion into wetlands or other surface waters.
- 14. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.

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CANNED

Exhibit "B" Page 5 of 31

#### SPECIAL CONDITIONS

- 15. A mitigation program shall be implemented in accordance with Exhibit No. 2. The permittee shall create an additional 0.55 acre of herbaceous marsh and regrade an additional 0.28 acre of hydric hardwood area to provide additional wetland marsh habitat.
- 16. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
- 17. No later than 30 days following completion fo the mitigation construction and planting addressed in this permit modification and in accordance with the work schedule in Exhibit No. 4, the permittee shall submit boundary sketch and legal description of the entire constructed mitigation project to District Environmental Resource Compliance staff for review and approval. Two certified copies of the recorded conservation easement for the mitigation areas shall be submitted in accordance with the work schedule provided in Exhibit No. 4. In addition, an electronic version of the recorded conservation easement, and associated GIS information described below, shall be submitted via the District's ePermitting/èCompliance website. The GIS data shall be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet. A map depicting the Conservation Easement over the best available satellite or aerial imagery shall also be provided. If the information is provided via hard copy the GIS data shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The recorded easement shall utilize the form attached as Exhibit No. 3 to the previous District permit requiring the mitigation (Permit No. 50-02844-S/Application No. 060113-9). Any proposed modification to the approved form must receive prior written consent from the District. The easement must be free of encumbrances or interests in the easement which the District determines are contrary to the intent of the easement. In the event it is later determined that there are encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests.

- 18. A monitoring program shall be implemented in accordance with Exhibit Nos. 2 and 4. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff. At the end of the first monitoring period the mitigation area shall contain an 80% survival of planted vegetation. The 80% survival rate shall be maintained throughout the remainder of the monitoring program, with replanting as necessary. If native wetland, transitional, and upland species do not achieve an 80% coverage within the initial two years of the monitoring program, native species shall be planted in accordance with the maintenance program. At the end of the 5 year monitoring program the entire mitigation area shall contain an 80% survival of planted vegetation and an 80% coverage of desirable obligate and facultative wetland species.
- 19. A maintenance program shall be implemented in accordance with Exhibit No. 2 for the mitigation areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
- 20. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit No. 4. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such

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#### SPECIAL CONDITIONS

requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.

21. The designated mitigation areas shown in Exhibit No. 2 may in no way be altered from their natural or permitted state. Activities prohibited within the conservation areas include, but are not limited to:

(a) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground;

(b) dumping or placing soil or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;

(c) removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic and nuisance vegetation removal;

(d) excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substances in such manner as to affect the surface;

(e) surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;

(f) activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including but not limited to ditching, diking or fencing;

(g) acts or uses detrimental to such retention of land or water areas; and

(h) acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

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# SURFACE WATER MANAGEMENT

# CHAPTER 40E-4 (4/94)

#### 40E-4.321 **Duration of Permits**

Unless revoked or otherwise modified pursuant to Rules 40E-4.331 and 40E-4.441, (1)

F.A.C., the duration of a surface water management permit issued under this chapter is as follows: Two years from the date of issuance for Conceptual Approval, unless within that period an application for a construction and operation permit is filed for any portion of the project. If an application for a construction and operation permit is filed, then the Conceptual Approval remains valid until final action is taken on the application. If the application is granted, then the Conceptual Approval is valid for an additional two years from the date of issuance of the construction and operation permit. Conceptual Approvals which have no applications for construction and operation filed for a period of two years will expire automatically.

Five years from the date of issuance for a construction permit. (b)

Perpetual for an operation permit. (C) (2)

The Governing Board shall issue permit extensions provided that a permittee files a written request with the District showing good cause. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

For a Conceptual Approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive amendment, the duration of the Conceptual Approval shall be two years from whichever one of the following occurs at the (a)

the effective date of the local government's comprehensive plan amendment, (b)

the effective date of the local government development order, or (c)

the date on which the district issues the Conceptual Approval, or (d)

the latest date of the resolution of any Chapter 120 or other legal appeals. (4)

Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

Modifications to construction permits issued pursuant to a formal permit application extend the duration of the permit for three years from the date of issuance of the modification.-Construction permit modifications do not extend the duration of a Conceptual Approval.

Permit modifications issued pursuant to subsection 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of a permit.

Specific authority 373.044, 373.113 F.S. Law Implemented 373.413, 373.416(1) F.S. History-New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4/20/94.

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As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

## **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Subsection 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action, or publication of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

## **Filing Instructions**

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. Filings by e-mail will not be accepted. Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. Delivery of a petition to the SFWMD's security desk does <u>not</u> constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant
  to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by
  facsimile represents that the original physically signed document will be retained by that party for
  the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that
  cause. Any party who elects to file any document by facsimile shall be responsible for any delay,
  disruption, or interruption of the electronic signals and accepts the full risk that the document may
  not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall
  be the date the SFWMD Clerk receives the complete document.

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# Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
- 2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
- 3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
- 4. A statement of when and how the petitioner received notice of the SFWMD's decision.
- 5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
- 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

## Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

# **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

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# GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: South County Regional Park/John Prince Park Mitigation

Permit No.: 50-02844-S

Application No.: 090507-10

Application Type: Environmental Resource (General Permit Modification)

Palm Beach County, S14,15,22/T47S/R41E S29,32/T44S/R43E

Permittee : Palm Beach County Board Of County Commissioners

Operating Entity : Palm Beach County

Project Area: 47.66 acres

Location:

Project Land Use: Recreational

Drainage Basin: C-16

Receiving Body: Square Lake/Lake Osborne

Special Drainage District: Lake Worth Drainage District

Total Acres Presv/Mit Compensation Onsite: .55

Conservation Easement To District : Yes Sovereign Submerged Lands: No

PROJECT/PURPOSE

Class: CLASS III

This application is a modification of an Environmental Resource Permit to authorize construction and operation of additional freshwater marsh mitigation and improvements and revisions to portions of the previously permitted mitigation known as the South County Regional Park/John Prince Park Mitigation.

App.no. : 090507-10

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# PROJECT EVALUATION:

# PROJECT/SITE/DESCRIPTION: STATE OF THE REAL PROJECT/SITE/DESCRIPTION:

The project area is within Palm Beach County's John Prince Park, located on the east side of Congress Avenue, between 6th Avenue South and Lantana Road in central Palm Beach County. The areas proposed for additional wetland creation and enhancement are within and adjacent to previously permitted offsite mitigation areas associated with the South County Regional Park Parcel A (refer to Application No. 060113-9/Permit No. 50-02844-P).

# PROPOSED PROJECT

The purpose of this application is to address additional mitigation necessary to make up for the shortfall of 0.22 wetland function units as a result of adjustments to the original mitigation design due to concerns by the Federal Aviation Authority (FAA) regarding the proximity of portions of the mitigation areas to the Lantana Airport. Specifically, a total of 1.21 acres of of the original area (of which half or 0.61 acres could be counted toward mitigation due to federal funding) had to be deleted due to FAA concerns, equating to a shortfall of 0.22 wetland functional units. To address the mitigation shortfall, the applicant proposes to create an additional 0.55 acres of freshwater herbaceous marsh from existing uplands adjacent to and contiguous with previously constructed marsh. The proposed marsh area will be scraped down to an elevation of 7.0' NGVD on the east and west sides, sloping to an elevation of 6.5' NGVD in the middle. An additional 0.28 acres of adjacent constructed hydric hardwood mitigation will also be re-graded to these elevations to improve the hydrologic conditions and likelihood of success of the mitigation. Excavation and regrading, planting and monitoring of the new herbaceous marsh and the marsh scrapedown area will be accomplished as outlined in Exhibit No. 2 and according to the work shcedule provided in Exhibit No. 4.

The amount of mitigation necessary to offset the shortfall was determined using the Unified Mitigation Assessment Method (UMAM) provided in Chapter 62-345, F.A.C. As part of this calculation, District staff also adjusted the UMAM time lag scores for the 'Open Water' and 'Low/Tall Herbaceous' components of the original mitigation design since the mitigation was constructed well in advance of of the anticipated drawdown impacts due to delays in issuing the District's Water Use permit for the golf course at South County Regional Park Parcel A. In addition, an error made in reporting the 'with mitigation' score for the exotic removal area is corrected. A copy of the UMAM calculations and forms are available in the permit file and a summary and table outlining the UMAM revisions and calculations are provided in Exhibit No. 3.

# WATER QUALITY

The existing upland area and the existing mitigation areas proposed to be scraped down will be surrounded by silt fencing and/or turbidity barriers during construction, as shown in Exhibit No.2. The permittee will be responsible for ensuring that no adverse water quality impacts occur as a result of the proposed work.

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# Wetland Inventory :

Site Id	Site Type		Pre-Developr	nent				Post-E	evelopr	nent		
		Pre Fluc cs	АА Туре	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluccs	Adj Delta	Functional Gain / Loss
1	ON	180	Restoration/Creation	.55	.00	.80	5	1.75		641	.401	.221
			Total:	.55								.22

Fluccs Code	Description
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180 Recreational

641 Freshwater Marshes

### Wildlife/Issues:

The exisitng, previously constructed mitigation areas have been observed to provide foraging area for wading birds, such as ibis', limpkins, herons and egrets. The hydric hardwood area to be regraded to a lower elevation and the new wetland marsh to be created will provide additional habitat for wading birds. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

# LEGAL ISSUES

The additional 0.55 acre marsh to be created will be included with the constructed mitigation areas required to be legally preserved under a conservation easement granted to the District. The final conservation easement shall utilize the draft easement form provided in the previous District permit authorizing the mitigation (refer to District Permit No. 50-02844-S/Application No. 060113-9). District staff have agreed to allow the permittee to submit the boundary sketch and legal description for the entire mitigation project at John Prince Park following completion of construction of the additional marsh area. Pursuant to Special Condition No. 17, the permittee shall submit the boundary sketch and legal description no later than 30 days following completion of the additional mitigation construction and planting and in accordance with the work schedule provided in Exhibit No. 4.

As provided in Special Condition No. 19, the permittee (Palm Beach county) shall be responsible for the perpetual maintenance of the mitigation areas.

#### CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

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Exhibit "B" Page 13 of 31 For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

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#### **RELATED CONCERNS:**

#### Water Use Permit Status:

No dewatering or irrigation is proposed or required for the project. This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

#### CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Palm Beach County Water Utilities Department

Waste Water System/Supplier:

Palm Beach County Water Utilities Department

#### **Right-Of-Way Permit Status:**

A District Right-of-Way Permit is not required for this project.

#### **DRI Status:**

This project is not a DRI.

#### Historical/Archeological Resources:

No information has been received that indicates the presence of archaeological or historical resources or that the proposed activities could cause adverse impacts to archaeological or historical resources.

#### **DCA/CZM Consistency Review:**

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

#### **Third Party Interest:**

No third party has contacted the District with concerns about this application.

**Enforcement:** 

There has been no enforcement activity associated with this application.

#### **STAFF REVIEW:**

**DIVISION APPROVAL:** 

090507-10 App.no. :

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NATURAL RESOURCE MANAGEMENT: onn Barbara J. Conmy

DATE:\_\_\_

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SURFACE WATER MANAGEMENT:

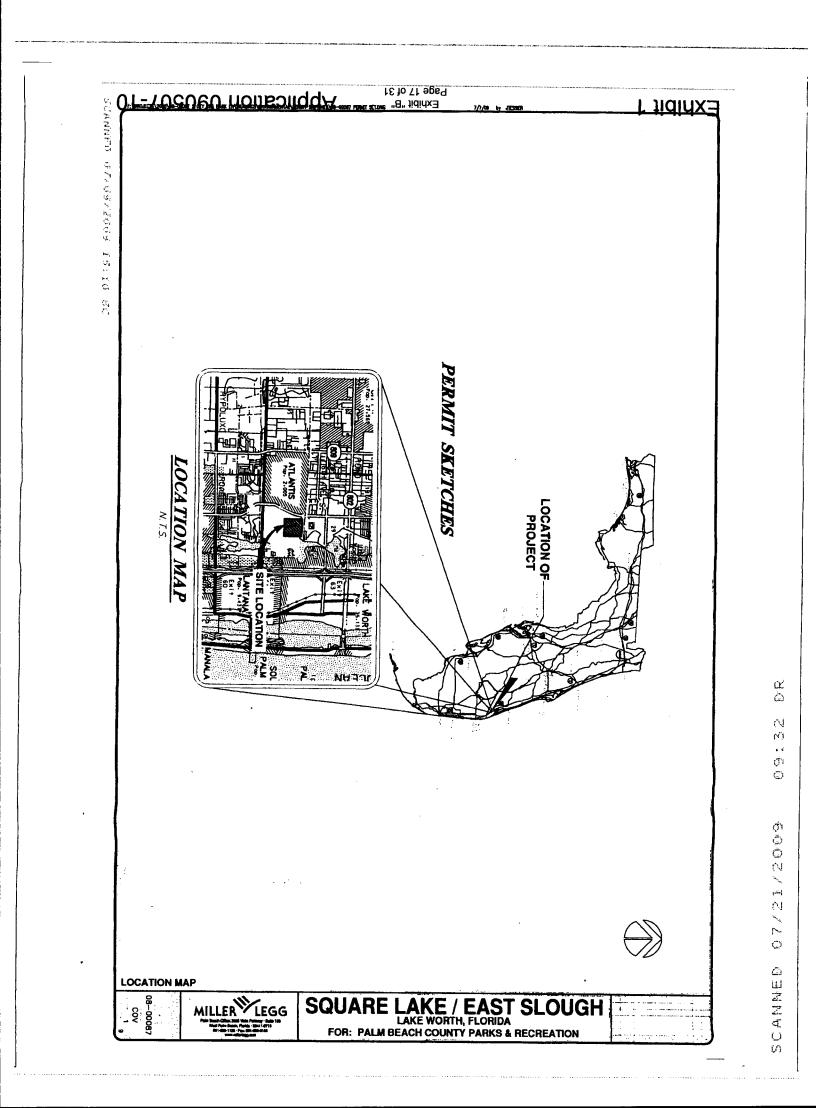
Carlos A. de Rojas, P.E.

7/17/09 DATE:

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. SCHNNED Í FĠG MILLER **ひち/エミノ そびひ**タ April 21, 2009 Barb Conmy South Florida Water Management District 3301 Gun Club Rd. 090507-10 PO Box 24680 West Palm Beach, FL 33401 RE: South County Regional Park Permit Modification 1.57 MLA Project Number: 08-00087 Permit Number: 50-02844-S Palm Beach County, Florida V RES REQULATION **₽**. 7. Dear Barb: Q1 The purpose of this letter is to request a standard general permit modification for the Sou County Regional Park project (Permit No. 50-02844-S). South County Regional Park is located in western Boca Raton in Palm Beach County, Florida. The mitigation for this project is occurring offsite in the Square Lake mitigation area located within John Prince Park in Lake Worth. The initial offsite mitigation area that was constructed at Square Lake, fell short of the permitted functional gain due to necessary field changes. Over the course of several meetings with you and Don Medellin, the functional shortfall was agreed upon and a mitigation plan was developed to cover the rest of the required mitigation. As part of those discussions, it was understood that the Square Lake mitigation area was completed about one year ago which is in advance of the drawdown impacts at South County Regional Park since that water use permit has not been issued. This resulted in an opportunity to discuss and adjust the time lag scores for the already existing mitigation area. The changes are as follows: 1. Time lag for Open Water was reduced from 1.07 to 1.03. 2. Time lag for Low/Tall Herbaceous was reduced from 1.14 to 1.07. The above listed adjustments to the UMAM scores and the creation of 0.55 acre of herbaceous wetlands offsets the 0.22 functional unit shortfall. The mitigation scores were discussed prior to this application and a field meeting at Square Lake mitigation area was held on February 12, 2009 to look at the proposed improvement area. The risk factor for the herbaceous marsh creation is 1.75 and time lag is proposed to be 5 year 1.14. Typically the risk factor for herbaceous wetlands created from uplands is 2.0, however, due the proposed planting palate has higher densities and greater diversity the risk factor was reduced to a 1.75. This herbaceous wetland creation will occur entirely in uplands and connect to the existing wetlands. The proposed wetland will be scraped down to a 7.0' NGVD on the west side and will gradually slow down to 6.5' NGVD in the middle then gradually slope back up to match the existing grade (approximately 7.0'NGVD) on the east side. An additional 0.28 acre of forested wetlands will be re-graded to a lower elevation to improve hydrology in the area. This area will be scraped down to 7.0' NGVD, will be planted as an herbaceous marsh, and 13 recently installed cabbage palms and numerous shrubs will be relocated to an existing forested wetland. This scrape down will create two additional forested islands that will be useful to birds for nesting, foraging, and resting. IMPROVING COMMUNITIES. CREATING ENVIRONMENTS. Palm Beach Office: 2005 Vista Parkway · Suite 100 · West Palm Beach, Florida · 33411-2719 (561) 689-1138 - Fax: (561) 689-8108 www.millerlegg.com Exhibit 2 Application 090507-10 Page 1 of 10

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Erosion control protection will be provided before, during, and after construction to assure secondary impacts do not occur to existing wetlands. Turbidity control devices will be removed from the created area once turbidity levels no longer exceed 29 NTU's above background level.

Staging areas, construction, and access to the project site will occur within the upland areas to the west of the proposed mitigation area. This area provides ample room for construction crews to access from uplands and avoids impacting nearby wetlands. All excavated material will be stored within uplands areas within John Prince Park for future use as fill material.

A sketch and legal for the conservation easement that would include this 0.55 acre area and provide a total of 47.66 acres will be provided upon completion of as-builts.

The creation of this 0.55 acre herbaceous mitigation area and scrape down of 0.27 acre of forested wetland at Square Lake is necessary to cover the mitigation needs for South County Regional Park for potential drawdown impacts. No additional wetlands or other surface waters are proposed to be impacted and the herbaceous marsh is expected to provide additional benefit to Lake Osbourne. Best Management Practices and erosion control devices will be used throughout construction in order to avoid secondary impacts to existing wetlands and other surface waters.

To assist in your review, the following information is included in this submittal:

- Environmental Resource Permit Application;
   Permit Sketches;
- 3. UMAM Scores;
- 4. and \$1,000 Permit Fee For General Permit Modification.

If you have questions, please do not hesitate to contact me or John Tessier by email at <u>DLarson@millerlegg.com</u> or <u>Jtessier@millerlegg.com</u> or by phone at (561) 689-1138.

Sincerely. John J Jossier Dylan Larson, PWS, CEP Principal

DL/jt/dl

Cc: Dave Dolan, PBC CID Tim Granowitz, PBC Parks Dave Farmer, PBC Parks

FAPROJECTS/2008/08-00087 S Cty Reg Park LA/Documents/Permits/SFWMD Permit Mod/SFWMD BCoamy ERP Cover Ltr Revised doc

090507-10

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# **ENV RES REGULATION**

Exhibit 2

Application 090507-10

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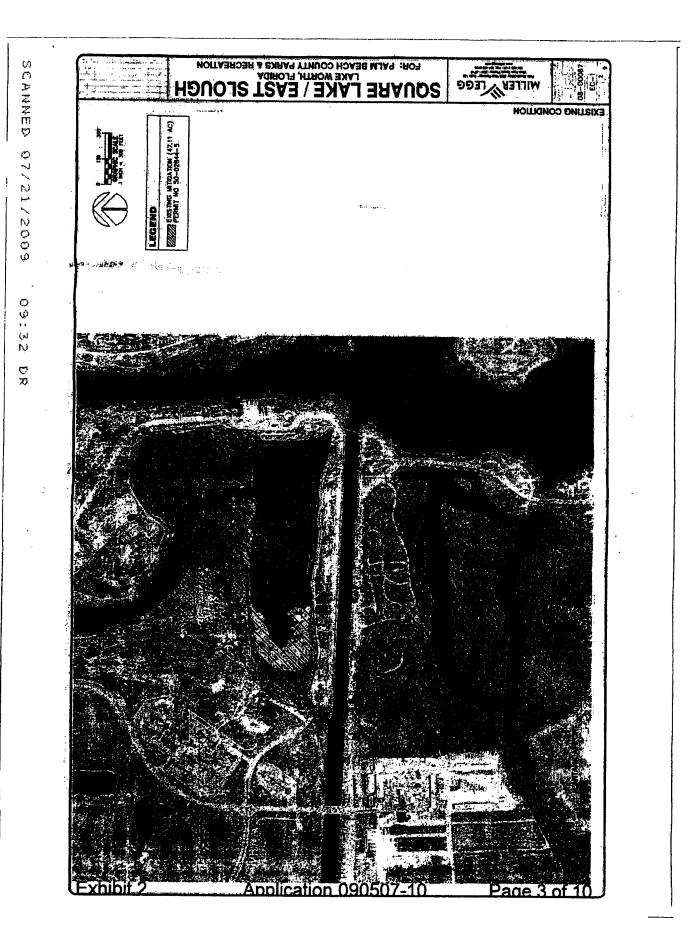


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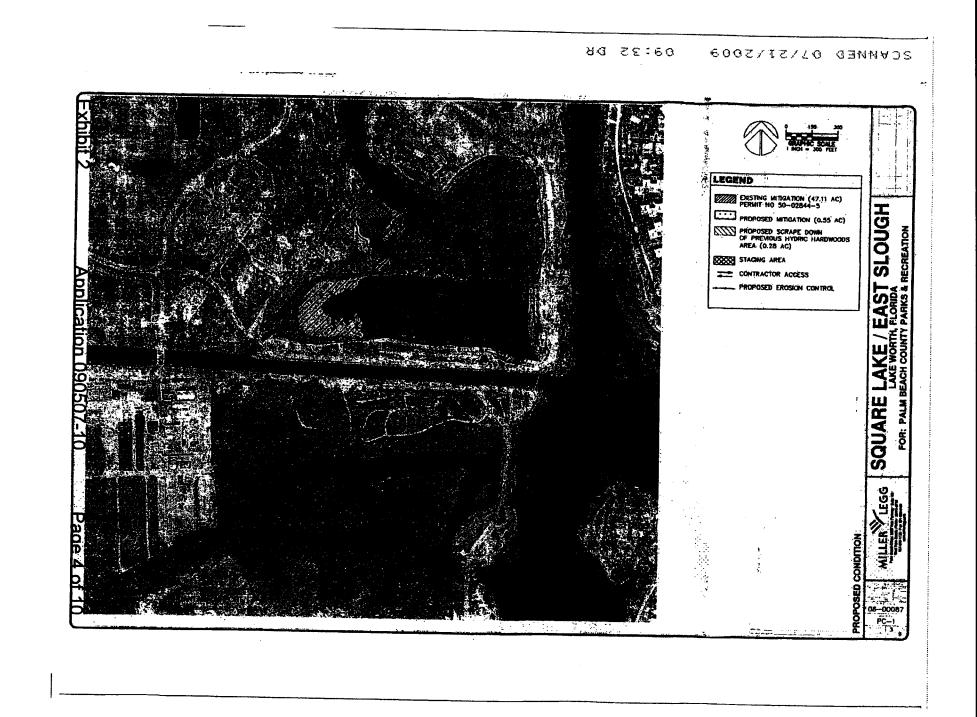


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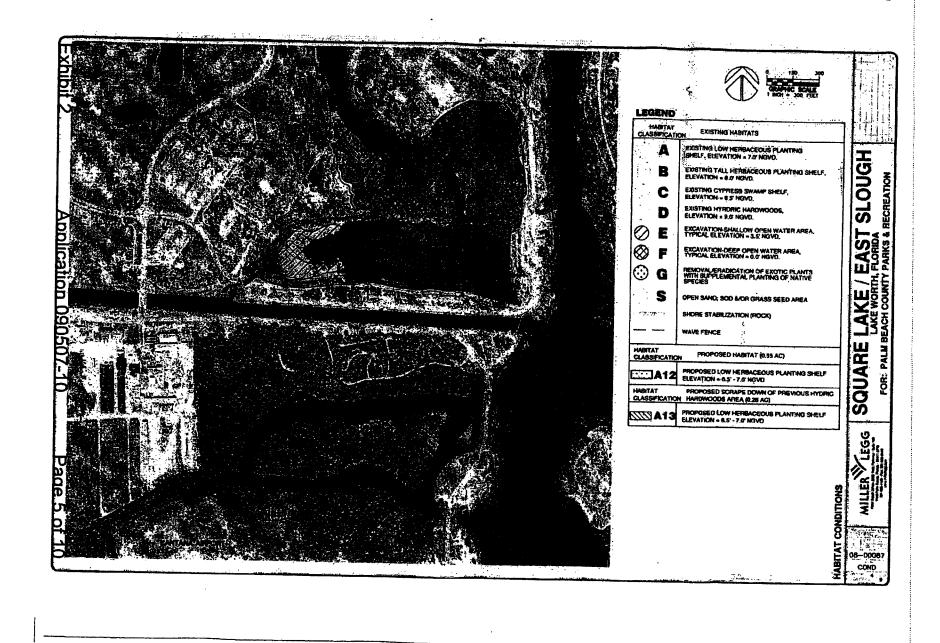


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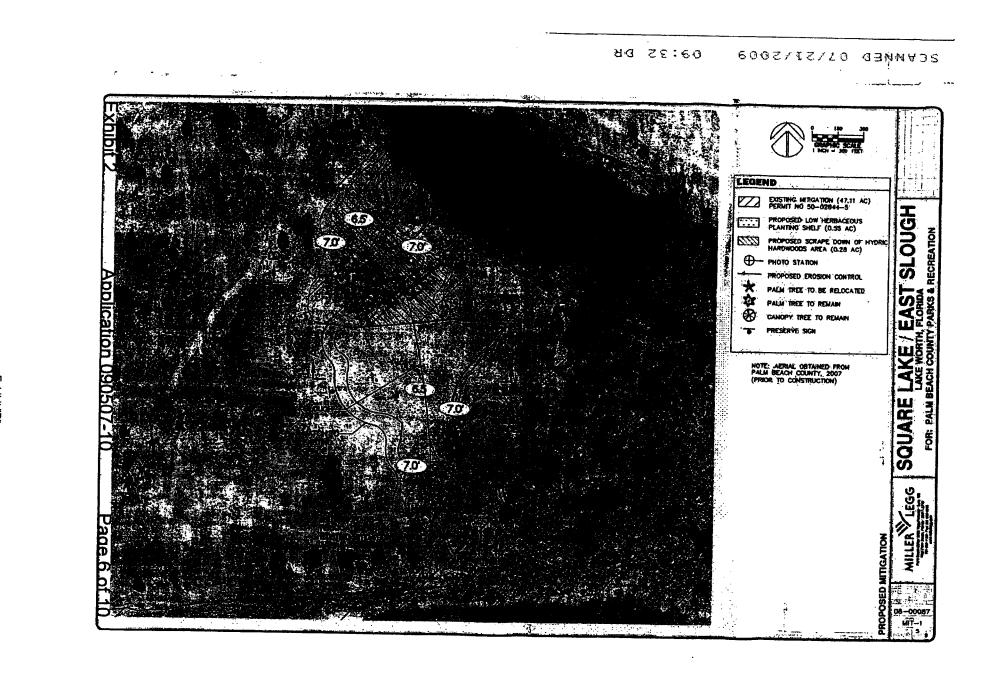
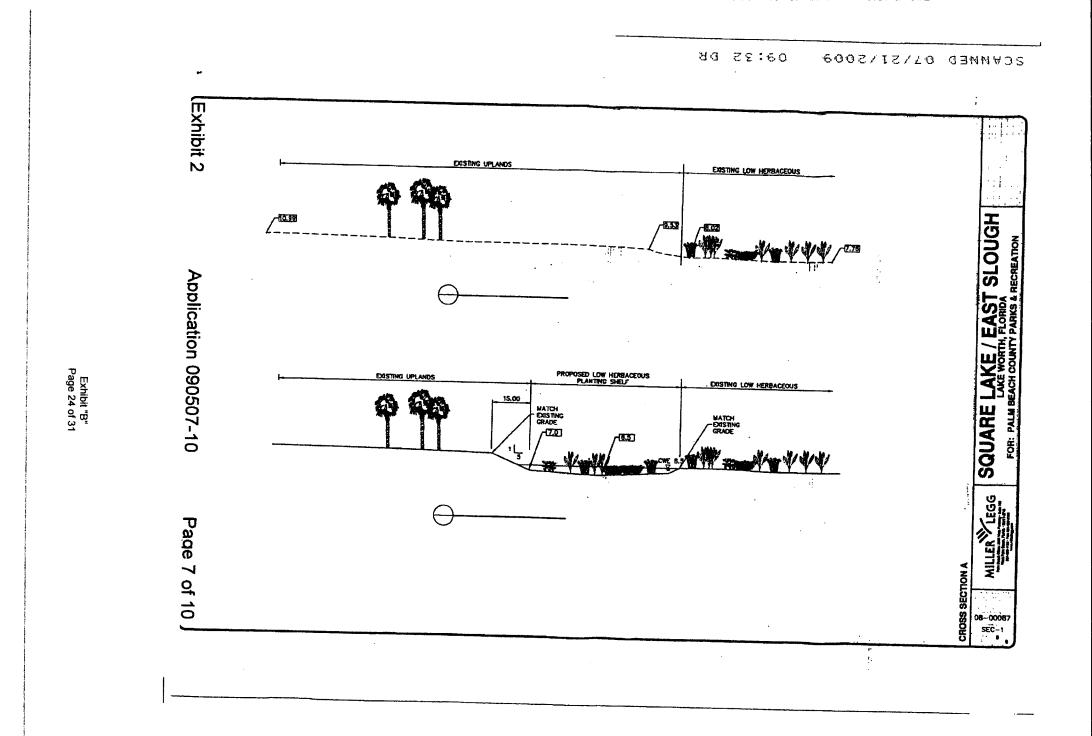
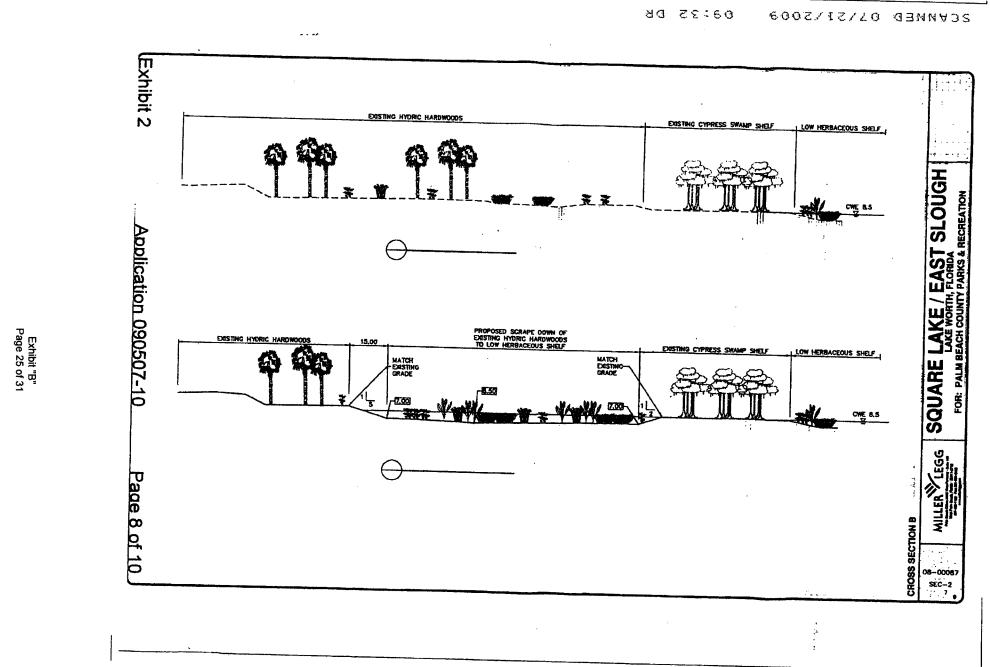


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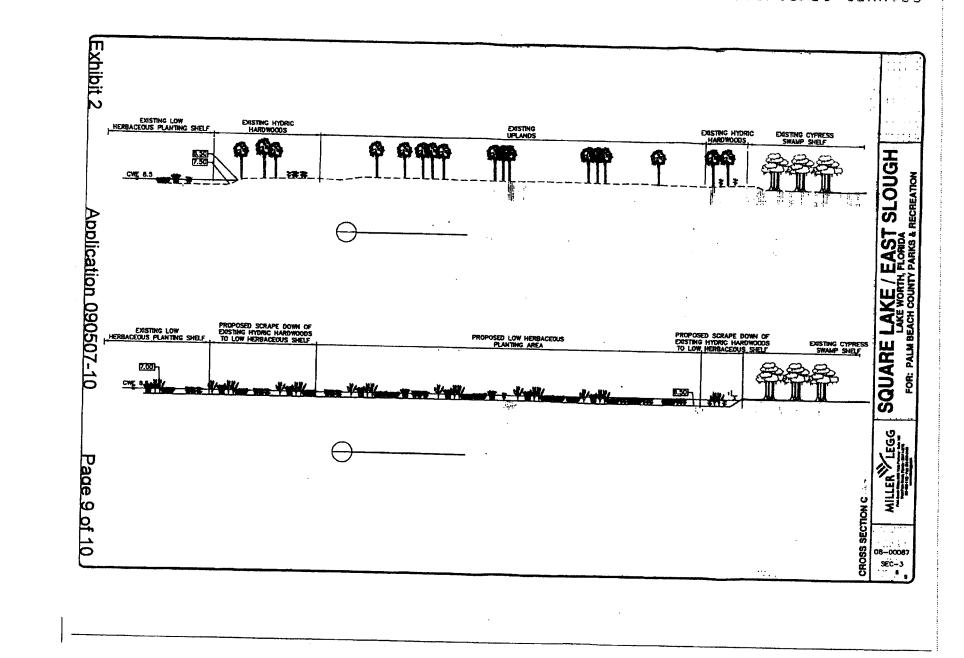


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#### m MILGATION PROGRAM

#### 1. MITIGATION PLAN

A. A MITIGATION PLAN IS ENCLOSED THAT SHOWS THE MITIGATION AREA AND CROSS-SECTIONS. B. LOCATION OF PHOTO STATIONS ARE SHOWN ON THE PLANS.

xhibit 2. GOALS

#### N

# A. ESTABLISH AND ENHANCE A UNITED INTRATION AREA THAT IS A FUNCTIONAL AND DIVERSE WETLAND SYSTEM OF HIGH QUALITY THAT CAN BE USED BY BIRDS, FISH, AMPHRANS, REPTLES, AND MAMMALS. O CREAT WETLANDS, REUMONE EXOTO AND INVASIVE SPECIES AND RECRUIT DESIGNATE FLORA TO PROVIDE VALUABLE HABITAT FOR WILDLIFE.

#### 1. PLANTING SCHEDULE

A. HERBACEOUS MARSH (±0.55 oc.)

#### HERBACEOUS MARSH

- 40	± 500	ACROSTICHUM DAMAEIFOLIUM	CORMON NAME		#PACHIG	ELEVA
C#	#450	CANNA PLACIDA		LINER	200	15.
	* 055	ELECCHARIS INTERSTINCTA	YELLOW CANNA	LINER	700	6.5-
M	1450	HYMENOCALLIE LATIFOLIA	SPIKE AUSH	LINER	TOC	8.5 -
RI BI	0.473		SPIDERLILLY	LINER	70.0.	6.5 .
PC PC	-	INIS HEXAGONA	BULLE FLAG INIS	LINER	Fac.	6.5
	= 815	PONTEDARIA CORDARIA	PICKERELMEED	LINER	roc	
~~	+ 750	PELTANDRA VIRGINICA	SPOON PLOWER	LINER	The second s	6.7 -
<u>a</u>	* 895	SAGITTARIA LANCIFOLIA	DUCK POTATO	LINER	70.0	4.5 .
TG	a 655	THALIA GENCULATA	FIRE FLAG	the second se	200	8.5.1
	e 6045			UNTER	\$0C	4.5
		PE DOWN FROM PREVIOUS HYD	TUTAL		700	

#### B. MARSH SCRAPE DOWN FROM PREVIOUS MYDWIC HARDWOOD (±0.28 ac.)

8798	0117	SCHENTURE MARK	COMINON HAME			
AD	1 200	ACROSTICHUM DANAEIFOLRIM		\$429	SPACING	ELEVATIO
CF	-200		LEATHERFEIN	LINER	20C.	8.5.7.0
8	+400		YELLOW CANNA	LNER	800	85.75
	· · · · · · · · · · · · · · · · · · ·	ELEOCHARIE INTERSTINGTA	SPRICE TRUSH	UNER	205	85.75
HL.	+ 200	HYMENOCALUS LATIFOLIA	SPICER LILLY	LINER	205	
<u> </u>	1 225	ARS HEXAGONA	QUIE FLAG INS			6.8 - 7.57
PC	1 470	PONTEDARIA CORDARA	PICKERELWEED	LMGR	205	8.5 - 7.5
PV	1 350	PELTANDIA VIOLACA		LINER	700.	65-78
51	1 420	SABITTARIA LANCIPOLIA	STOON PLOWER	LINER	200.	8.5.75
70			OUCK POTATO	LINER	200	\$\$.78
	_	THALIA GENCULATA	FIREFLAG	UNER	10.0	
	# 2905	ł	TOTAL			8.5

#### 4. MONITORING PLAN

Page

10 of 10

Exhibit "B" Page 27 of 31

A. MITIGATION SUCCESS WILL BE ASSESSED THROUGH MONITORING ASSESSMENTS AND REPORTS. A TIME-ZERO MONITORING EVENT WITH REPORT WILL BE CONDUCTED INITIALLY. THEN ANNUAL MONITORING WITH REPORTS EACH REPORT WILL INCLUDE A SUMMARY OF VISUAL FIELD OBSERVATIONS, WHICH INCLUDES DOLLAR ESTIMATES OF OVERALL PERCENT CONFUNCE BY HATWE/EXOTIC FLANT SPECIES, COMMENTS AND/OR RECOMMENDATIONS FOR PENNIT COMPLIANCE.
 A PHOTORRAPHIC RECORD, PRESET PHOTO STATIONS WILL BE ESTABLISHED TO BE REPRESENTATIVE OF EACH NETLAND MARTAT TYPE.
 COMENTS AND/OR RECOMMENDATIONS FOR PENNIT COMPLIANCE.
 EVALUATION OF THE SUCCESS OF THE MITIGATION/MAINTENANCE EFFORT.

# 8. SUCCESS CHIEDRA 1. THE MITIGATION AREA WILL BE CONSIDERED SUCCESSFUL AFTER 5 YEARS FROM TIME ZERO MONITORING REPORT IF HERBACEOUS PLANT MATERIAL IS AT 60% OR HIGHER COMERAGE AND MUSANCE/EXOTIC SPECIES IS AT OR BELOW 3%.

C. AGENCIES TO RECEIVE AND REVIEW REPORTS INCLUDE: 1. SOUTH FLORIDA WATER MANAGEMENT DISTRICT (TIME ZERO REPORT AND ANRUAL MONITORING REPORTS FOR FIVE YEARS).

D. A MONITORING CONTRACTOR HAS NOT YET BEEN SELECTED.

<ul> <li>MARTEMANCE PLAN</li> <li>MARTEMANCE SHALL BE PERFORMED SCH-AMMUL WILL PROVIDE THE INCLESSARY EXOTE REMOVAL I PERMITE WILL DE RESPONSIBLE FOR THE PROVIN THE INTERATION AREA FOR THE REMOVAL IN SHALL ROLLIDE SUCH SPECIES CURRENTLY LISTE VERTATION CAN MELLOE SUCH SPECIES CURRENTLY LISTE VERTATION CAN MELLOE SUCH SPECIES AS WAT CATTAL MITIGATION AREAS SHALL BE (PRET FINON MARTEMANCE ACTIVITIES. MARTEMANCE APPROVATE METHODS OF CONTROL WICH NOLIN THEATHERT, IMAGO REMOVAL OR ANY COMBINATI TEATHERT, IMAGO REMOVAL OR ANY COMBINATI CAT MARTEMANCE CONTROLORING AND THE BEDI SCHEMENT, IMAGO REMOVAL OR ANY COMBINATI CA MANTEMANCE CONTROLORING AND THE BEDI CATTAL MANTEMANCE CONTROLORING THE BEDI CATAL MANTEMANCE CONTROLORING AND THE BEDI CATAL MANTEMANCE CONTROLORING AND THE BEDI CATAL MANTEMANCE AND THE BEDI CATAL MANTEMANCE AND THE BEDI CATAL MANTEMANCE MAL MAN THE MARCH AND THE AND THE BEDI CATAL MANTEMANCE AND THE BEDI CATAL MANTEMANCE AND THE BEDI CATAL MANTEMANCE AND THE BEDI CATAL MANTEMANCE MARCH AND THE BEDI CATAL MARCHARLE AND THE BEDI CATAL MARCHARLE AND THE BEDI CATAL MANTEMANCE MARCHARLE AND THE BEDI CATAL MARCHARLE AND THE AND THE MARCHARLE AND THE BEDI CATAL MARCHARLE AND THE AND</li></ul>	ALLY, AT A MONINUM, FOR A PERIOD OF FIVE YEARS. THIS TO NEET PERMIT REQUIREMENTS. 4. OF EDDTE AND MUSANCE VEOFTATION AND DEBINS FIYOM OWNTOWING PERIOD AND IN PERPETATIVE SUDTO VEOFTATION BY THE FLORIDO ADDING PERPETATIVE AND VERSIONE FILTITUSE PRIMINGRE WILLOW, TOPPEDO CRASS, AND DEDTEC/MUSANCE VEOFTATION MUEDIATELY FOLLOWING A DEDTEC/MUSANCE VEOFTATION MUEDIATELY FOLLOWING A MULTIME MONICS PEOFTE PRAVIL NOT ENCED 3S WILL ME MONICS PEOFTE PROPETUTY AND WILL USE DE BUT ARE NOT LIMITED TO CUTTING, MONING CHEMICAL ON THEREOF.	
8. MITIGATION PROGRAM DETAILS PLANTING VARIATIONS INSTALLATION PER THE PLANTING SCHEDULE I WITHIN THE MIGRATON AREA. FIELD LOCATION SPECIES OF PLANTS WILL BE NECESSARY IN C HARTAT INVERSITY WILL BE NECESSARY IN C	S ANTICIPATED TO BE IN GROUPINGS OR CLUSTERS In of the Appropriate Elevation, Numbers, and Recer to Maximize the Alstimetic very any up to EA. THE PLANTING SCHEDULE MAY VARY UP TO FOR MARKET AVAILABILITY, FIELD CONDITIONS AND	T SLOUGH A RECREATION
7. SCHEDULE		AS.
ACTIVITIES	CPOSED DATE	
BEGIN EARTHWORK	01/2010	
SUBMIT AS-BUILTS	02/2010	
BEGIN PLANTING	03/2010	
COMPLETE PLANTING	05/2010	<b>A</b> MAR A
SUBMIT TIME-ZERO MONITORING REPORT	06/2010	
SUBMIT FIRST ANNUAL MONITORING REPORT	06/2011	ш
SUBMIT SECOND ANNUAL MONITORING REPORT	05/2012	
SUBMIT THIRD ANNUAL MONITORING REPORT	06/2013	
SUBMIT FOURTH ANNUAL MONITORING REPORT	06/2014	
Submit FIFTH ANNUAL MONITORING REPORT	06/2015	SQUARE FOR: PALMI
	MITIGATION PROGRAM	MILLER LEGG

		<u> </u>
SCRP - Square Lake	Mitigatior	feeting

Page 1 of 1

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From:	Dylan Larson [DLarson@millerlegg.com]
Sent:	Tuesday, March 17, 2009 6:07 PM
To:	Conmy, Barbara; Medellin, Donald; Dave Dolan
Cc:	John Tessier
Subject:	SCRP - Square Lake Mitigation Meeting
Attachmen	ts: 08-00087 SCRP UMAM scores shortfall calc scenarios 3-17-09 sfwmd agreement.xls; 1575_001.pdf
Here is to reca	p the meeting we just had, along with the spreadsheet.
In attendance:	Dylan Larson, Barb Conmy, Buddy Robson, Don Medellin, Dave Dolan
Variables dete	
1 - Open Wate	r Component Time Lag reduced from 3 years to 2 years. (1.03 factor)
3 - Exotic Rem	oval Component revised to post scoring with mitigation value of 0.73 vs. 0.77 ed herbaceous creation area has existing score et 0.00
4 - The propose (1.14) Risk at 1	ed herbaceous creation area has existing score of 0 and post score of 0.8. Time Lag 5 years
(	.15. Time Lag 5 years
The above resul	arbwood nammock identified as D1 (0.42 acres) will be converted into the enhanced marsh (with rking around some palm trees. This 0.42 acres was subtracted from hydric hardwood hammock e original low tall herbaceous acreage (along with above adjusted time lag). Its in 0.55 acres being needed to address the shortfall. Dave Dolan will confirm that if there is e to achieve this. ML will work with Parks on the approximate shape.
Attached is the volume the final terms terms the final terms terms terms the final terms ter	vorksheet backup. ML will plan on submitting proposed modification based on this after Dave ncial feasibility. This PDF sheet is what we plan to submit unless you want it to match the permit nes time lag and risk for each category. Let us know. Thanks.
<08-00087 SCF	RP UMAM scores shortfall calc scenarios 3-17-09 sfwmd agreement.xls>> <<1575_001.pdf>>
ylan Larson, P	WS, CEP
rincipal	
<i>rincipal</i> Iller Legg	
<i>rincipal</i> Ill <b>er Legg</b> 005 Vista Parkw	ay, Suite 100
<b>rincipal</b> <b>Iller Legg</b> 005 Vista Parkw est Palm Beach	0. FL 33411
<b>rincipal</b> Iller Legg 005 Vista Parkw est Palm Beach el: 561-689-1138	9, FL 33411 3 x238 Fax: 561-689-8108
<i>rincipal</i> Iller Legg 205 Vista Parkw est Palm Beach el: 561-689-1138 ell: 954-802-464	9, FL 33411 3 x238 Fax: 561-689-8108 3
<i>rincipal</i> Iller Legg 205 Vista Parkw est Palm Beach el: 561-689-1138 ell: 954-802-464 nail: <u>dlarson@</u> m	9, FL 33411 3 x238 Fax: 561-689-8108 3 illerlegg.com
<i>rincipal</i> <b>iller Legg</b> 205 Vista Parkw est Palm Beach el: 561-689-1138 ell: 954-802-464 nail: <u>diarson@m</u> ebsite: <u>www.mi</u>	9, FL 33411 3 x238 Fax: 561-689-8108 3 <u>illerlegg.com</u> Ilerlegg.com
rincipal Iller Legg 205 Vista Parkw est Palm Beach el: 561-689-1138 ell: 954-802-464 nail: <u>dlarson@m</u> ebsite: <u>www.mi</u> proving Comm	9, FL 33411 3 x238 Fax: 561-689-8108 3 illerlegg.com

Exhibit 3 3/18/2009

SCANNED 07/20/2009 SCA<del>nned 07/21/2009</del>

15:29

D R R

Application 0905070-10

Exhibit "B" Page 28 of 31

by 7/12/09 Page 1 of 2

SCANNED 07/20/2009 15:29 DR SCANNED 07/21/2009 09:32 DR

mpacts	FLUCCS	Acres	Delta	Functional Loss		
Wetland 1 Wetland 2	643	3.63	0.60	2.178		
	631	5.56		3.338		
	Total	9.19		5.51		
Altigation	FLUCCS	Acres	Relative Functional Gain	Functional Gain	Half of Functional Gain	
ypress Swamp Hydric Hardwood Open Water	617	4.62	0.14	0.647	0.324	
ow/Tall Herbaceous	500	11.97	0.28	3.352	1.676	
xotic Removal/Enhancement	641	8.67	0.28	2.428	1.214	
	630	21.85	0.19	4.152	2.076	
	otal Onsite Halfsite	47.11 23.58	•	10.58		
		23.30	-		5.29	
		Miti	gation Functional Shortage	0.22		
Inigation	FLUCCS	Acres Rok	itive Functional Gain	· · · · · ·		
erbaceous Creation	641	0.55	0.40	Functional Gain		

Exhibit 3

Application 0905070-10

Exhibit "B" Page 29 of 31

BIC 7/12/09 Page 2 of 2

2.31 5.985 4.335 10.925

# South Florida Water Management District

Work Schedule Requirements

### Application No : 090507-10

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Mitigation Plan ID: JOHN PRINCE PARK Activity	Due Date
EXCAVATION AND GRADING MITIGATION AREA	31-JAN-10
SUBMIT AS-BUILT SURVEY	28-FEB-10
COMPLETE PLANTING MITIGATION AREA	31-MAY-10
SUBMIT BOUNDARY SKETCH AND LEGAL DESCRIPTION OF CONSERVATION AREA	30-JUN-10
SUBMIT TIME ZERO MONITORING REPORT	30-JUN-10
SUBMIT RECORDED CONSERVATION EASEMENT	31-JUL-10
SUBMIT FIRST MONITORING REPORT	30-JUN-11
SUBMIT SECOND MONITORING REPORT	30-JUN-12
SUBMIT THIRD MONITORING REPORT	30-JUN-13
SUBMIT FOURTH MONITORING REPORT	30-JUN-14

SUBMIT FIFTH MONITORING REPORT

Exhibit No : 4

Page 1 of 1

30-JUN-15

Exhibit "B" Page 30 of 31

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## STAFF REPORT DISTRIBUTION LIST

SOUTH COUNTY REGIONAL PARK/JOHN PRINCE PARK MITIGATION

Application No: 090507-10

Permit No: 50-02844-S

#### **INTERNAL DISTRIBUTION**

- X Barbara J. Conmy 4220
- X Kevin G. Dickson, P.E. 4220
- X Carlos A. de Rojas, P.E. 4220
- X Ceyda Polatel 4320
- X Don Medellin 4320
- X ERC Engineering 4230
- X ERC Environmental 4230
- X H. Azizi 6890
- X H. Bittaker, PBCSC 6890
- X Permit File

#### **EXTERNAL DISTRIBUTION**

X Permittee - Palm Beach County Board Of County Commissioners

· - · · ·

1

X Engr Consultant - Miller Legg

# **GOVERNMENT AGENCIES**

- X Div of Recreation and Park District 7 FDEP
- X Lake Worth Drainage District
- X Palm Beach County Building Div
- X Palm Beach County Environmental Res Management
- X Palm Beach County Health Dept Environmental Health & Engineering
- X Palm Beach County School Board Growth Mgmt
- X Palm Beach County Engineer

#### **OTHER INTERESTED PARTIES**

X Water Catchment Area Advisory Committee - Ed Dailey

Exhibit "B" Page 31 of 31

O R

SOUARE LAKE - EAST SLOUGH MITIGATION SFWMD PERMIT: 50-022844-S CONSERVATION EASEMENTS	THENCE NORTH 54°15'11" EAST. A DISTANCE CF 10.16 FEET; THENCE SOUTH 50°25'58" (EAST. A DISTANCE OF 275.49 FEET; THENCE NORTH 89°09'44" EAST. A DISTANCE OF 85.24 FEET; THENCE NORTH 78°03'13" EAST. A DISTANCE OF 72.43 FEET;	PUBLIC WORKS PUBLIC WORKS CODUCTION
SQUARE LAKE 1	THENCE SOUTH 82°56'18" EAST, A DISTANCE OF 61.93 FEET; THENCE SOUTH 66°49'23" EAST, A DISTANCE DF 70.25 FEET;	COUNTY PUBLIC ODUC
A PARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PORTION	THENCE SOUTH 41°36'22" EAST, A DISTANCE OF 76.54 FEET: THENCE SOUTH 12°59'53" EAST, A DISTANCE OF 79.01 FEET:	DRO P
OF JUHN PRINCE PARK, SITUATED IN SECTION 29, IDWNSHIP 44 SOUTH, RANGE 4: EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS	THENCE SOUTH OG*31'56" EAST, A DISTANCE OF 125.58 FEET; THENCE SOUTH OG*13'58" EAST, A DISTANCE OF 92.70 FEET;	5< ==
FOLLOWS:	THENCE NORTH 86"27'06" EAST, A DISTANCE OF 90.57 FEET;	Sa S Ez
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH	THENCE NORTH D1°21'46" WEST, A DISTANCE OF 118.60 FEET; THENCE NORTH 13°11'59" WEST, A DISTANCE OF 138.43 FEET;	PAL ENGINEER ROADW WEST P
01°24'21" EAST ALONG THE WEST LINE OF THE SOUTHWEST OUARTER OF SAID	THENCE NORTH 24°29'18" WEST, A DISTANCE OF 87.41 FFFT:	PA ENGINE OADV WEST
SECTION 29. A DISTANCE OF 219.14 FEET: THENCE SOUTH 88°35'39" EAST AT RIGHT ANGLES TO SAID SECTION LINE. A DISTANCE OF 1.773.07 FEET TO THE	THENCE NORTH 46*07'33" WEST. A DISTANCE OF 82.27 FEET: THENCE NORTH 70*51'29" WEST. A DISTANCE OF 83.34 FEET;	
POINT OF BEGINNING:	THENCE NORTH 64°42'20" WEST, A DISTANCE OF 57.01 FEET;	
THENCE NORTH 01°06'39" EAST. A DISTANCE OF 12.63 FEET:	THENCE NORTH 29°25'26" EAST, A DISTANCE DF 39.23 FEET: THENCE NORTH 39°48'34" EAST, A DISTANCE DF 79.68 FEET;	
THENCE NORTH 21°16'20" EAST, A DISTANCE OF 49.54 FEET;	THENCE NORTH 34°16'25" EAST, A DISTANCE OF 97.71 FEET:	
THENCE NORTH 22°48'34" EAST. A DISTANCE DF 23.93 FEET; THENCE NORTH 37°28'07" EAST. A DISTANCE DF 50.38 FEET;	THENCE NORTH 55°32'45" EAST, A DISTANCE OF 72.18 FEET: THENCE NORTH 59°59'14" EAST, A DISTANCE OF 41.84 FEET:	
THENCE NORTH 55°46′06″ EAST, A DISTANCE OF 16.13 FEET: THENCE NORTH 28°02′58″ EAST, A DISTANCE DF 24.74 FEET;	THENCE NORTH 65°45'54" EAST, A DISTANCE OF 59.39 FFET; THENCE NORTH 86°50'14" EAST, A DISTANCE OF 59.30 FEET;	
THENCE NORTH 38°21'50' EAST, A DISTANCE OF 24.23 FEET;	THENCE SOUTH 85°43'25" EAST, A DISTANCE OF 90.96 FEET;	
THENCE NORTH 45°42′33″ EAST, A DISTANCE OF 77.44 FEET; THENCE NORTH 53°55′11″ EAST, A DISTANCE OF 33.71 FEET;	THENCE SOUTH 77°16'46" EAST, A DISTANCE OF 42.24 FEET: THENCE SOUTH 48°23'33" EAST, A DISTANCE OF 98.19 FEET:	FEGN
THENCE NORTH 42°49'41" EAST, A DISTANCE OF 36.73 FEET;	THENCE SDJTH 20°3B'59" EAST. A DISTANCE OF 30.71 FEET;	10 A
THENCE NORTH 53°52'33" EAST, A DISTANCE OF 31.27 FEET; THENCE NORTH 86°18'40" EAST, A DISTANCE OF 26.45 FEET;	THENCE SOJTH 31°12'19" EAST, A DISTANCE OF 44.43 FEET; THENCE SOJTH 20°26'13" WEST, A DISTANCE OF 22.66 FEET;	UNDAF
THENCE NORTH 83°54'29" EAST. A DISTANCE OF 29.40 FEET;	THENCE SOUTH 02"18'35" EAST, A DISTANCE OF 18.73 FEET;	03
THENCE NORTH 79°44′06″ EAST, A DISTANCE OF 38.59 FEET; THENCE NORTH 82°57′43″ EAST, A DISTANCE OF 55.06 FEET;	THENCE SDJTH 38°32'32" EAST, A DISTANCE OF 24.57 FEET; THENCE SDJTH 15°49'44" EAST, A DISTANCE OF 11.64 FEET;	EVISI
THENCE NORTH 88°39'11" EAST, A DISTANCE OF 72.36 FEET; THENCE NORTH 87°27'25" EAST, A DISTANCE OF 38.35 FEET;	THENCE SDUTH 14°53'06" WEST, A DISTANCE OF 12.36 FEET; THENCE SOUTH 37°15'02" WEST, A DISTANCE OF 37.66 FEET;	<u> </u>
THENCE NORTH 81°25'57" EAST, A DISTANCE OF 57,11 FEET;	THENCE SOUTH 03°32'49" EAST, A DISTANCE OF 21.13 FEET;	SCALE: 1"= 100"
THENCE NORTH 83°10'27" EASI, A DISTANCE OF 40.80 FEET; THENCE NORTH 88°49'49" EASI, A DISTANCE OF 13.30 FEET;	THENCE SOUTH 11°51'14" EAST, A DISTANCE OF 79.40 FEET; THENCE SOUTH 32°03'54" EAST, A DISTANCE OF 45.44 FEET;	DRAMII: GAN BE Z DRECKLD: WLF
THENCE NORTH 32"47'31" EAST, A DISTANCE OF 24.63 FEET;	THENCE SOUTH 21º42'57" EAST, A DISTANCE OF 30.69 FEFT:	BRANK: DECARACINE
THENCE NORTH 30°28'56" WEST, A DISTANCE DF 22.38 FEET; THENCE NORTH 60°07'03" WEST, A DISTANCE DF 13.09 FEET;	THENCE SOUTH 05°27'15" EAST. A DISTANCE OF 52.94 FEET: THENCE SOUTH 05°34'46" WEST. A DISTANCE OF 57.26 FEET;	Υ
THENCE NORTH 02°43'39" WEST, A DISTANCE OF 11.92 FEET:	THENCE SOUTH 30°47'03" WEST, A DISTANCE OF 18,60 FEET;	51 51 844 4-35: 4-35:
THENCE NORTH 44°19'41" EAS!, A DISTANCE OF 16.65 FEET; THENCE NORTH 37°19'22" WEST, A DISTANCE DF 7.49 FEET;	THENCE SCUTH 14°25'55" WEST. A DISTANCE OF 25.80 FEET; THENCE SOUTH 04°41'00" WEST. A DISTANCE OF 70.74 FEET;	C EAST 1GAT10N 50-022844 EASEMENT 0848110 RC 5-2-14-35
THENCE NORTH 27°12'52" WEST, A DISTANCE OF 10.65 FEET;	THENCE SDUTH 15°14'54" WEST. A DISTANCE OF 58.22 FEET: THENCE SOUTH 07°29'24" WEST. A DISTANCE OF 37.37 FEET;	50.5 50.5
THENCE NORTH 19°16'15" WEST, A DISTANCE OF 24.60 FEET: THENCE NORTH 07°08'59" WEST, A DISTANCE OF 49.50 FEET:	THENCE SOUTH 47°53'04" WEST, A DISTANCE OF 33.18 FEET;	JARE LAKE OUGH MIT PERMIT: P PERMIT: P PERMIT: C PLEN 21.00N
THENCE NORTH 23°12'44" WESI. A DISTANCE OF 40.50 FEET: THENCE NORTH 25°57'25" WESI. A DISTANCE OF 11.52 FEET:	THENCE SOUTH 22°57 58" WEST, A DISTANCE OF 15.28 FEET; THENCE SOUTH 11°53'47" WEST, A DISTANCE OF 12.64 FEET;	PERI PERI 21.0
THENCE NORTH 36°54'39" WEST. A DISTANCE OF 110.03 FEET:	THENCE SOUTH 01°14'45" EAST. A DISTANCE OF 108.09 FFFT:	CT1 SOUA SL 04 F WMD P1 CONSEA CONSEA
THENCE NORTH 40°08'15" WEST, A DISTANCE OF 26.02 FEET: THENCE NORTH 08°04'25" WEST, A DISTANCE OF 26.67 FEET:	THENCE SOUTH 15°26'34" EAST. A DISTANCE OF 30.36 FEET: THENCE SOUTH 02°36'43" WEST. A DISTANCE OF 35.70 FEET:	SF1 Dutt
THENCE NORTH 26°48'15" EAST. A DISTANCE OF 37.94 FEET:	THENCE SOUTH 02"33'04" WEST, A DISTANCE OF 26.96 FEET;	
THENCE NORTH 05°56'06" EAST. A DISTANCE OF 21.95 FEET: THENCE NORTH 07°33'57" WEST. A DISTANCE DF 32.33 FEET:	THENCE SOUTH 51"56'23" WEST, A DISTANCE OF 25.02 FEET; THENCE SOUTH 13"44'35" WEST, A DISTANCE OF 12.06 FEET;	SHEEP: 1
THENCE NORTH 27"21'54" EAST, A DISTANCE OF 18.52 FEET: THENCE NORTH 37"06'13" EAST, A DISTANCE OF 45.16 FEET;	THENCE SOUTH 06°17′02″ EAST, A DISTANCE OF 57.5C FEE"; Thence South 65°46′44″ EAST, A DISTANCE OF 4.82 FEET;	or: 13
THENCE NORTH 44°16'51" EAST, A DISTANCE OF 45.16 FEET: THENCE NORTH 44°16'51" EAST, A DISTANCE OF 46.74 FEET;	THENCE NORTH 90°CO'OO' EAST. A DISTANCE OF 4.82 FEET:	PROJECT HD. 2014011-02

		PALM BEACH COUNTY	A BURNERAINE AND PUBLIC WORKS	RODUCTION PRODUCTION	P. O. BOX 1129 WEST PALM REACH, PLORIDA
1	DUIE	- Y.L.			$\overline{\Box}$
	84	IL CWU	-		_
	REVISION	TREVISED BOUNDARY & LEGAL			
	SC 44	£ : DVE	): G	100 #M	ie E
	CHEC CHEC CATE MAN	X: C LCD N: C	1994 1971 1675	8/14	TILD BOOK 40.
	AKE - EAST	SLOUGH WITIGATION	SFWMD PERMIT: 50-022844-5	CONSERVATION EASEMENTS	044#140 ND. 5-2-14-3521
	FPRIME LAKE - EAST	St DUGH M	SFWMD PERMIT	CONSERVATIC	05369 FILE MAR

THENCE SOUTH 02" 49'38" WEST. A DISTANCE OF 18.02 FEET:	TO THE REINT OF RECOMMEND	
HENCE SUUTH 16°17'06" EAST. A DISTANCE DE 23 16 EECT.	TO THE POINT OF BEGINNING.	J v Z
INENCE SELLER 14°18'28" FAST, A DISTANCE OF 17 10 FREE.	SAID RAPET CONTAINING A DOG	20
THENCE SOUTH 43"36'53" WEST, A DISTANCE OF 56.72 FEFT.	SAID PARCEL CONTAINING 1.086.839 SOUARE FEET DR 24.95 ACRES MORE DR LESS.	COUNTY PUBLIC WORKS
THENUE NUMIH 89"26'39" WEST, A DISTANCE OF 18 73 FEET.		175 5
THENCE SOUTH 67º 34' 12" WEST. A DISTANCE OF 12.96 FEET:		COUNTIC PUBLIC
HENCE SOUTH 40'11'50" WEST, A DISTANCE OF 15 34 FEFT.	TDGETHER WITH:	
THENCE SOUTH 13°00'10" WEST. A DISTANCE OF 10.42 FEET;		N Z O
THENCE NORTH 83°06'43" WEST. A DISTANCE OF 38.87 FEET:	EAST SLOUGH I	6 g 🐔
THENCE NORTH 02'12'02" WEST. A DISTANCE OF 12.53 FEET;		122 1
THENCE NORTH 16°42'27" WEST, A DISTANCE OF 12.55 FEET;	A PARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PORTION	8.5
THENCE NORTH 36" OB'17" WEST, A DISTANCE OF 10.87 FEET:		EX C
THENCE NORTH STOCK WEST A DISTANCE OF 11.93 FEET:	EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS	PALM ENGINEERIN ROADWA
THENCE NORTH 63" 36'07" WEST, A DISTANCE OF 43.53 FEET:	FOLLOWS:	
THENCE NORTH 64°54'31" WEST. A DISTANCE OF 47.74 FEET:		
THENCE NORTH 79"11'05" WEST. A DISTANCE OF 29.31 FEET:	COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE	1 2 2
THENCE NORTH D6 47'05" WEST. A DISTANCE OF 31.13 FEET;	NORTH 87° 38' 41" WEST ALONG THE NORTH LINE OF THE NORTHWEST	5
THENCE NORTH 75"27'10" WEST, A DISTANCE DE 17.92 FEET	QUARTER OF SAID SECTION 32 A DISTANCE OF THE NORTHWEST	
THENCE NURTH 83"33 16" WEST, A DISTANCE OF 29.46 FEFT.	OUARTER OF SAID SECTION 32, A DISTANCE OF 665.91 FEET: THENCE SOUTH	
HENCE NURTH 57º 47'30" WEST. & DISTANCE DE 27 54 EECT.	02*21'19" WEST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 341.26 FEET TO THE POINT OF BEGINNING;	1376
THENCE NURTH 59°52'34' WEST, A DISTANCE OF A 32 FEFT.	STATES LET TO THE FUINT OF BEGINNING;	135
THENCE NURTH 88° 15' 55" WEST. A DISTANCE DE 8 60 FEET.	HENCE COUTU 27002/22 ( CASE A DATE	
THENCE SOUTH 79°13'24" WEST, & DISTANCE DE 11 14 EEET.	THENCE SOUTH 77.07'33" EAST. A DISTANCE OF 122.65 FEET:	
THENCE SOUTH 51" 35'58" WEST. A DISTANCE OF 9.64 FEET;	IDENUE SUUTH 85"12"SB' FAST, A DISTANCE OF 94 SE FRET.	
THENCE SOUTH 20°15'57" WEST. & DISTANCE OF 42.74 FEET:	INCOME NUMBER $33^{1}1^{2}$ $1451$ , A DISTANCE OF CA OF FEET.	E .
THENCE SOUTH 79° 18'54" WEST. A DISTANCE OF 42.74 FEET:	THENGE SUUTH BUTZY TRE FAST, A DISTANCE OF TO DO COMPT	
THENCE NORTH 83°16'35" WEST. A DISTANCE OF 68.45 FEET:	THENCE DUDIN DZIUD ZY FASI, A DISTANCE DE AO 13 FEFT.	£ 5
THENCE NORTH BATTO THE ST. A DISTANCE OF 68.45 FEET:	INCOVE SUUTH 64150 UMP FAST, A DISTANCE OF 24 of FEET.	3
THENCE NORTH 64"30'31" WEST, A DISTANCE OF 36.02 FEET:	THENVE NURTH BOYUS SIT FAST. A DISTANCE OF 30 of FEFT.	
THENCE SOUTH 89°42'17" WEST. A DISTANCE OF 23.94 FEET:	THE NUE NURLE DOTZU 40° EAST. A DISTANCE OF FE AN FEEN	-
THENCE SOUTH 83.23'58" WEST, A DISTANCE OF 59.00 FEET:	TENE NUK H 85"36 20" EAST, A DISTANCE OF 24 70 FEFT.	Ê, À
THENCE SOUTH 89'21'21" WEST, A DISTANCE OF 32.90 FEET:	THENE MORTH GOLDO LA FASI, A DISTANCE DE EC 70 FEET.	ER
THENCE NORTH 81°31'32" WEST. A DISTANCE OF 38.37 FEET:	THENCE NUM H BATAB SHI FAST, A DISTANCE OF ZE EC CECT.	۳ <u>1</u> 2
THENCE NORTH 86° 10' 10" WEST, A DISTANCE OF 32.63 FEET;	THENCE NORTH 75° 43'57" EAST. A DISTANCE OF 78.02 FEET:	6
THENLE NURTH 82°47'42 WEST, A DISTANCE OF AG OF FROM	THENCE NORTH 59°54'39" EAST, A DISTANCE OF 79.45 FEET:	12
THENLE MURTH 80"32'44" WEST, A DISTANCE OF 53 BR FFFT.		E E
THENLE NURTH (7"34'30" WEST, & DISTANCE OF AB OF FERT		£ ~
THENCE NURTH 15°07'16" WEST, A DISTANCE OF 31 71 FEFT.	THENCE NORTH POTOO'DO" EAST, A DISTANCE DF 50,44 FEET;	SCALE: 1"= 100"
THENCE NORTH 42°06'22" WEST, A DISTANCE DE 10 RE EFET.	THENCE NORTH 90.00'DO" EAST, A DISTANCE OF 41.25 FEET:	LPPKOVED: CMW JRANN: CMP
THENCE NURTH 32"30'52" WEST, A DISTANCE OF 23 74 FEFT.	THENCE SOUTH 75°23'35' EAST. A DISTANCE OF 32.68 FEET:	CHECKLO: M.F
THENCE NURTH 85"48'05" WEST, A DISTANCE OF 28 73 FFFT.		DATE DRAMN; 06/18/14
THENLE SOUTH 81°01'17" WEST. A DISTANCE OF 18 16 FEFT.	1000000000000000000000000000000000000	Currant: Bb/ 15/ 14
HENCE NURTH 85"58'55" WEST, A DISTANCE DE SO GA EEST.	1000000 $100000$ $(102)$ $1000000$ $100000000000000000000000000$	( T
THENCE SOUTH 36° 43' 45" WEST, A DISTANCE OF 33.63 FEET;	IDENUE SUUTH SSTSD 24" FAST, A BICTANCE OF 16 DD FEFT.	N N
THENCE SOLTH 53°22'13" WEST. A DISTANCE OF 28.06 FEET;		
THENCE NORTH 89° 10'29" WEST, A DISTANCE OF 51.55 FEET;	THENCE SOUTH 66°10'32" EAST. A DISTANCE OF 19.33 FEET;	LAKE - EAST MITICATIDN IT: 50-02284 IDN EASEMEN
THENCE SOUTH 79 OG'21" WEST, A DISTANCE OF 51.55 FEET;	THENCE SOUTH 52° DB' 35" EAST. A DISTANCE OF 37.50 FEET;	9 F 0 S
THENCE NORTH 89:46'29" WEST A DISTANCE OF THE THE	THENCE SOUTH 78°26'49" EAST, A DISTANCE OF 18.47 FEET:	201 Y
THENCE NORTH 89546'29" WEST, A DISTANCE OF 72.08 FEET;	THENCE SOUTH 21° 11'37" EAST. A DISTANCE OF 22.45 FEET:	¥ E z
THENCE SOUTH 82'58 33" WEST, A DISTANCE OF 20.87 FEET:	THENCE SOUTH 08 45'16" WEST. A DISTANCE OF 24.47 FEET:	5 ¥ £ 21
THENCE SPUTH 66'03'05" WEST, A DISTANCE OF 22.36 FEET:	IDENVE SUUTH 89"11 55" WEST, & DISTANCE OF D 76 FEFT.	888
THENCE SOUTH 77.50'41" WEST. A DISTANCE OF 19.05 FEET;	INCLINUT SOUTH $(8^{\circ}4)^{\circ}5)^{\circ}$ WEST, A DISTANCE OF 12 PT FFFT.	R D B C
THENCE NORTH 90°00'00" WEST. A DISTANCE OF 49.09 FEET;	THENLE SUUTH 54"28'48" WEST, & DISTANCE OF AC AC FEET.	5 3 0 V
THENCE NURTH 84°42'DO" WEST, A DISTANCE DE 67 54 EFET.	THENCE SOUTH 23°13'20" WEST. A DISTANCE OF 34.21 FEET:	, şć
THENCE NURTH 85°49'27" WEST. A DISTANCE OF 62 31 FEFT.	THENCE SOUTH 10°10'26" WEST, A DISTANCE OF 51.46 FEET;	3 5 6
THENCE NORTH 83"39'49" WEST, & DISTANCE OF 17 OD FEFT.	THENCE SOUTH 38:05/26/ WEST, A DISTANCE UP 51.46 FEET;	e f
THENGE NURTH 69"45'22" WEST, A DISTANCE OF 25.01 FEFT.	THENCE SOUTH 38'05'26' WEST, A DISTANCE OF 15.33 FEEL; THENCE SOUTH 77'15'02" WEST, A DISTANCE OF 15.33 FEEL;	
THENCE NURTH 61*19'20" WEST, & DISTANCE DE AD 90 EEET.	THENCE SOUTH 77*15'02" WEST. A DISTANCE OF 21.88 FEFT THENCE NORTH 66*09'00" WEST. A DISTANCE OF 29.96 FEET:	SWEET: 3
TURNER UPPEN FOLDE UPPENDE OF TURNER OF TURNER	PICTURE NUMIT DO UN UNES & A DISTANCE OF 29.96 FEFT	SHEET: 2
THENCE NURTH 50"03"40" WEST, A DISTANCE OF 27.39 FEFT.	THENCE LIDETH 77801/01/ WERE I THENCE OF ESTING LETT	
THENCE NORTH 50°03'40" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 55°20'49" WEST, A DISTANCE OF 41.40 FEET;	$\frac{1}{10}  (NUCL NUCL IS (3.10) CI WEST, A DISTANCE OF 30 21 FORT. 11$	nr. 17
THENCE NURTH 50°03'40" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 55°20'49" WEST, A DISTANCE OF 41.40 FEET; THENCE NORTH 28°46'16" WEST, A DISTANCE OF 14.07 FEET	THENCE NURTH (STUTION WEST A DISTANCE OF 39.31 FEFT:	ur: 13

Exhibit C page 2 of 13

Exhibit C page 3 of 13

THENCE NORTH 57:26:27" WEST. A DISTANCE OF 47.25 FEET: THENCE SOUTH 85:36'SO" WEST. A DISTANCE OF 48.36 FEET: THENCE SOUTH 79:38'O3" WEST. A DISTANCE OF 68.37 FEET: THENCE SOUTH 79:38'O3" WEST. A DISTANCE OF 68.37 FEET: THENCE SOUTH 76:13'22" WEST. A DISTANCE OF 76.164 FEET: THENCE SOUTH 75:55'19" WEST. A DISTANCE OF 74.394 FEET: THENCE SOUTH 75:55'19" WEST. A DISTANCE OF 74.394 FEET: THENCE SOUTH 75:55'19" WEST. A DISTANCE OF 74.394 FEET: THENCE NORTH 80'23'12" WEST. A DISTANCE OF 76.53 FEET: THENCE NORTH 80'23'12" WEST. A DISTANCE OF 148.21 FEET: THENCE NORTH 80'23'12" WEST. A DISTANCE OF 148.21 FEET: THENCE SOUTH 80'54'33" WEST. A DISTANCE OF 148.21 FEET: THENCE SOUTH 80'54'33" WEST. A DISTANCE OF 148.21 FEET: TO THE END OF SAID CURVE AND A NON-TANGENT LINE: THENCE SOUTH HAVING A RADIUS OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 298.53 FEET: THENCE SOUTHRIT ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 72'36'57'. AN ARC DISTANCE OF 138'35 FEET TO THE END OF SAID CURVE AND A NON-TANGENT LINE: THENCE SOUTH O3'20'26" EAST ALONG SAID NON-TANGENT LINE: A DISTANCE OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 72'36'57'. AN ARC DISTANCE OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 11'22'28". AN ARC DISTANCE OF SAID CURVE.THROUGH A CENTRAL ANGLE OF 11'22'28". AN ARC DISTANCE OF SAID CURVE.THROUGH A CENTRAL ANGLE OF 11'22'28". AN ARC DISTANCE OF SAID FEET: THENCE NORTH 85'7'01" WEST. A DISTANCE OF 4.44 FEET: THENCE NORTH 85'7'01" WEST. A DISTANCE OF 4.44 FEET: THENCE NORTH 85'7'01" WEST. A DISTANCE OF 5AID CURVE. THENCE	THENCE SOUTH 18*50'38" WEST, A DISTANCE OF 86.90 FEET; THENCE SOUTH 29'37'58" WEST, A DISTANCE OF 187.32 FEET; THENCE SOUTH 29'37'58" WEST, A DISTANCE OF 90.38 FEET TO THE FOINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WORTH HAVING A RADIUS OF 19.20 FEET; THENCE WESTERLY ALONG THE ARC OF SAIG CURVE. THRDUCH A CENTRAL ANCLE OF 92'36'30", AN ARC DISTANCE OF 30.91 FEET TO THE END OF SAID CURVE AND A NOR-TANGENT LINC: THENCE NORTH 71°58'14" WEST, A DISTANCE OF 69.18 FEET; THENCE NORTH 70°54'28" WEST, A DISTANCE OF 60.41 FFET;	REALET: SOURTE LAVE - EAST SLOUGH MITICATION SFWWD PENNIT: 50-02284-5 CONSERVATION EASEMENTS CONSERVATION EASEMENTS CONSERVATION EASEMENTS CONSERVATION EASEMENTS CONSERVATION AND PUBLIC WORKS CONSERVATION CONTRACTION AND PUBLIC WORKS CONSERVATION CONTRACTION CONTRACTION AND PUBLIC WORKS CONSERVATION CONTRACTION
NORTH 87*38'41" WEST ALONG THE NORTH LINE OF THE NORTHWEST OUARTER OF SAID SECTION 32. A DISTANCE OF 566.43 FEET: THENCE SOUTH 02*21'19" WEST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 615.22 FEET TO THE POINT OF BEGINNING:	EAST SLOUGH [1] A PARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PORTION OF JOHN PRINCE PARK, SITUATED IN SECTION 32, TOWNSHIP 44 SOUTH, RANCE	SHEE1: 3 OF: 13

AS FOLLOWS:	
AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32: THENCE SOUTH 87°38'41" EAST ALCNG THE NORTH LINE OF THE NORTHWEST OUARTER OF SAID SECTION 32. A DISTANCE OF 978.36 FEET: THENCE SOUTH C2°21'19" WEST AT RIGHT ANGLES TO SAID SECTION LINE. A DISTANCE CF 1265.64 FEET TO THE PCINT OF BEGINNING: THENCE NORTH 62°54'53" EAST. A DISTANCE OF 51.76 FEET:	CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 152.50 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH 20°45'36" EAST): THENCE WESTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 20'08'04", AN ARC DISTANCE OF 53.59 FEET TO THE END OF SAID CURVE AND A NON-TANGENT LINE THENCF NORTH 45°59'32" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 22.57 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 135.92 FEET: THENCE WESTERLY ALONG THI ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 38°12'50", AN ARC DISTANCE
THENCE NORTH 02°53'33" WEST. A DISTANCE DF 20.54 FEET; THENCE NORTH 62°03'34" EAST. A DISTANCE DF 185.27 FEET; THENCE NORTH 56°39'23" EAST. A DISTANCE OF 165.19 FEET; THENCE NORTH 65°26'35" EAST. A DISTANCE DF 189.95 FEET; THENCE NORTH 78°50'05" EAST. A DISTANCE DF 149.44 FEET; THENCE NORTH 81°58'14" EAST. A DISTANCE DF 19.18 FEET; THENCE SOUTH 00°00'00" EAST. A DISTANCE DF 25.17 FEET; THENCE SOUTH 00°00'00" EAST. A DISTANCE DF 13. 86 FEET;	NORTH 82*44'35" WEST ALONG SAID CURVE AND A NON-TANGENT LINE; THENCE NORTH 82*44'35" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 115.70 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIJS OF 311.40 FEET: THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUCH A CENTRAL ANGLE OF 15*11'05", AN ARC DISTANCE OF 82.53 FEET TO THE END OF SAID CURVE AND A NON-TANGENT LINE: THENCE NORTH 65*27'46" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 86.16 FEET:
THENCE SOUTH 76*38'23" EAST. A DISTANCE OF 180.39 FEET:         THENCE SOUTH 88*23'50" EAST. A DISTANCE OF 117.60 FEET:         THENCE NORTH 78*41'33" EAST. A DISTANCE OF 37.54 FEET:         THENCE SOUTH 83*44'00" EAST. A DISTANCE OF 38.80 FEET:         THENCE SOUTH 83*44'00" EAST. A DISTANCE OF 24.87 FEET:         THENCE SOUTH 87*46'04" EAST. A DISTANCE OF 24.87 FEET:         THENCE SOUTH 87*36'29" EAST. A DISTANCE OF 72.37 FEET:         THENCE SOUTH 81*35'29" EAST. A DISTANCE OF 72.87 FEET:         THENCE SOUTH 85*33'35" EAST. A DISTANCE OF 78.85 FEET:	THENCE NORTH 78°25'04" WEST, A DISTANCE OF 58.58 FEET: THENCE SOUTH 87°05'17" WEST, A DISTANCE OF 62.68 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 197.85 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°47'02", AN ARC DISTANCE OF 54.50 FEET TO THE END OF SAID CURVE AND A NON-TANGENT LINE; THENCF SOUTH 72°40'42" WEST ALONG SAID NON-TANGENT LINE, A DISTANCE OF
THENCE SOUTH 87'59'31" EAST, A DISTANCE OF 64.70 FEET; THENCE NORTH 77'58'31" EAST, A DISTANCE OF 69.56 FEET; THENCE NORTH 64'17'41" EAST, A DISTANCE OF 75.26 FEET; TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 57.43 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CUVRE. THROUGH A CENTRAL ANGLE OF S8'56'14", AN ARC DISTANCE OF 59.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO SAID CUVRE.	87.70 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 275.30 FEET: THENCE WESTERLY ALONG THE AR OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 12°09'36".AN ARC DISTANCE OF 202.50 FEET TO THE END OF SAID CURVE AND A NON-TANGENT LINE: THENCE NORTH 65°48'02" WEST ALONG SAID CURVE AND A NON-TANGENT LINE: THENCE 239.72 FEET: THENCE NORTH 61°06'51" WEST. A DISTANCE OF 108.28 FEET:
THE NORTH HAVING A RADIUS OF 59.99 FEET: THENCE EASTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 49°05'12". AN ARC DISTANCE OF 51.39 FEET TO THE END OF SAID CURVE AND A NON-TANGENT LING: THENCE SOUTH 84°27'36" EAST ALONG SAID NON-TANGENT LINE, A DISTANCE OF 45.07 FEET: THENCE SOUTH 65°58'17" EAST, A DISTANCE OF 20.85 FEET: THENCE SOUTH 56°31'17" EAST, A DISTANCE OF 17.24 FEET;	THENCE NORTH 28*26'27" WEST, A DISTANCE OF 60.20 FLET: 10 THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 794.00 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 17*48'30" EAST : THENCE WESTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 09*48'13", AN ARC DISTANCE OF 135.86 FEET TO THE FOINT DF TANGENCY: THENCE SOUTH 62*23'17" WEST ALONG A TANGENT LINE. A DISTANCE OF 407.11 THENCE SOUTH 12*36'03" EAST. A DISTANCE OF 39.99 FEET;
THENCE SOUTH 49°10'38" EAST, A DISTANCE OF 104.49 FEET; THENCE SOUTH 57°34'48" EAST, A DISTANCE OF 43.43 FEET; THENCE SOUTH 73°22'39" EAST, A DISTANCE OF 26.97 FEET; TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 85.52 FEET (A RADIAL LINE FROM SAID POINT BEARS SOUTH 00°49'31" WEST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°07'53", AN ARC DISTANCE OF 62.86 FEET	THENCE NORTH 25°16(11" WEST, A DISTANCE OF 3.00 FEET: THENCE NORTH 25°16(11" WEST, A DISTANCE OF 44.09 FEET: THENCE NORTH 25°46(14" WEST, A DISTANCE OF 40.97 FEET: TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 283.07! SOUARE FEET OR 6.50 ACRES MORE OR LESS.
ID THE END OF SAID CURVE AND A NON-TANGENT LINE: THENCE COUTH	ALSO TOGETHER WITH:
THENCE SOUTH 17°04'17" WEST, A DISTANCE OF 17.65 FEET: THENCE SOUTH 21°56'29" WEST, A DISTANCE OF 157.65 FEET: TO THE FOINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.66 FEET: THENCE WESTERLY ALONG THE ARC OF SALD	EAST SLOUGH IV A PARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PORITON OF JOHN PRINCE PARK, SITUATED IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE SAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
71112'02" WEST, A DISTANCE OF 86.59 FEET TO THE POINT OF CURVATURE	COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32: THENCE SOUTH 87*38'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 37. A DISTANCE OF 499.92 FEET: THENCE SOUTH 02°21'39" WEST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 468.60 FEET TO THE POINT OF BEGINNING:

PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION WEST PALM BEACH, PLORIDA

PRACT: SOUGHE LAKE - EAST SLOUCH MITIGATION 5F WHD FERWIT: 50-022844-5 COSSERVATION EASEWITS BERNILL TWA 22-14-3521:00N

SHEET: 4 67: 13 PRUJECT NO. 2014011-02

SALED FORTER WITH:SURVEYOR'S NOTESSURVEYOR'S NOTESA DARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PORTION OF JOHN PRINCE PARK, SITUATED IN SECTION 32, TOWNSHIP 44 OF JOHN PRINCE PARK, SITUATED IN SECTION 32, TOWNSHIP 44 SOUTH 87:38'22' EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER OF SECTION 22 AND NORTH OF 124'21' EAST ALONG THE WORTHEAST OU DATHER OF SAID SECTION 32, TOWNSHIP 44 OF SAUDTH B7:38'22' EAST ALONG THE NORTH OUARTER CORNER OF SAID SECTION 32, THENCE SOUTH 87:38'22' EAST ALONG THE NORTH OUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 87:38'22' EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER OF SAID SECTION 32; THENCE SOUTH 87:38'22' EAST ALONG THE NORTH OF SAID SECTION 32; THENCE SOUTH 87:38'22' EAST ALONG THE NORTH OUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 87:38'22' EAST ALONG THE NORTH OUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 87:38'22' EAST ALONG THE NORTH OUARTER CORNER OF THE NORTHEAST OUARTER OF SAID SECTION 11 NE, A DISTANCE OF 14:05 FEET: THENCE SOUTH 67:36'26'' WEST. A DISTANCE OF 18:05 FEET: THENCE SOUTH 67:36'26'' WEST. A DISTANCE OF 18:05 FEET: THENCE SOUTH 67:36'26'' WEST. A DISTANCE OF 18:05 FEET: THENCE SOUTH 67:35'26'' AC MEST. A DISTANCE OF 42:07 FEET: THENCE SOUTH 67:35'26'' WEST. A DISTANCE OF 42:07 FEET: THENCE SOUTH 67:35'26'' WEST. A DISTANCE OF 42:07 FEET: THENCE SOUTH 67:25'26'' WEST. A DISTANCE OF 52:07 FEET: THENCE SOUTH 67:25'26			
ALSO TORCETHER WITH:       SURVEYOR'S NOTES         ALSO TORCETHER WITH:       SURVEYOR'S NOTES         ALSO TORCETHER WITH:       SURVEYOR'S NOTES         APARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PARTICULARLY DESCRIBED AS FOLLOWS:       BEAFINGS ARE BASED ON A GRID INAD 83/901 BEARING OF SOUTH 87*38'22" EAST ALONG THE NORTH LINE OF THE NORTHWEIST OUARTER OF SECTION SOUTH RANGE 43 EAST. PALM BEACH COUNTY. FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:       BEAFINGS ARE REASED ON A GRID INAD 83/901 BEARING OF DORTHEST OUTHWEST OUARTER OF SECTION 32. TOWNSHIP 44 SOUTH 87*38'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER SOUTH 87*38'22" EAST ALONG THE NORTH UNE OF THE NORTHEAST OUARTER OF SAID SECTION 32. THENCE SOUTH 87*38'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER OF SAID SECTION 32. THENCE SOUTH 87*38'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER OF SAID SECTION 17 FEET: THENCE SOUTH 87*36'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER THE POINT OF BEGINNING:       IN SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING S THENCE SOUTH 68*11'OG* EAST. A DISTANCE OF 18.05 FEET: THENCE SOUTH 68*11'OG* EAST. A DISTANCE OF 18.05 FEET: THENCE SOUTH 68*11'OG* EAST. A DISTANCE OF 18.05 FEET: THENCE SOUTH 68*11'OG* EAST. A DISTANCE OF 48.05 FEET: THENCE SOUTH 68*11'OG* EAST. A DISTANCE OF 48.13 FEET: THENCE SOUTH 68*11'OG* WEST. A DISTANCE OF 48.13 FEET: THENCE SOUTH 68*11'OG* STIG. WIST. A DISTANCE OF 48.13 FEET: THENCE SOUTH 68*11'OG* WEST. A DISTANCE OF 48.12 FEET: THENCE SOUTH 68*11'OG* WEST. A DISTANCE OF 48.12 FEET: THENCE SOUTH 68*10'OF************************************		THENCE NORTH 04*14'20" EAST. A DISTANCE OF 54.61 FEET; THENCE NORTH 16*25'04" WEST. A DISTANCE OF 73.01 FEET; THENCE NORTH 43*58'45" WEST. A DISTANCE OF 50.66 FEET; THENCE NORTH 04*33'54" EAST. A DISTANCE OF 124.40 FEET; THENCE NORTH 03*16'02" LAST. A DISTANCE OF 46.30 FEET; THENCE NORTH 04*42'35" EAST. A DISTANCE OF 93.01 FEET; THENCE NORTH 02*45'50" EAST. A DISTANCE OF 93.01 FEET; THENCE NORTH 02*45'50" EAST. A DISTANCE OF 64.15 FEET; THENCE NORTH 02*45'50" EAST. A DISTANCE OF 64.15 FEET; THENCE NORTH 02*5'28" EAST. A DISTANCE OF 50.66 FEET; THENCE NORTH 26*09'40" EAST. A DISTANCE OF 5.04 FEET; THENCE NORTH 26*09'40" EAST. A DISTANCE OF 5.04 FEET; TO THE POINT OF BEGINNING.	THENCE SOUTH 04*21'22" WEST. A DISTANCE OF 160.91 FEET;         THENCE SOUTH 07*25'22" WEST. A DISTANCE OF 78.69 FEET;         THENCE SOUTH 05*09'23" WEST. A DISTANCE OF 17.88 FEET;         THENCE SOUTH 65*34'28" WEST. A DISTANCE OF 165.44 FEET;         THENCE SOUTH 46*12'14" WEST. A DISTANCE OF 45.85 FEET;         THENCE NORTH 60*54'58" WEST. A DISTANCE OF 5.21 FEET;         THENCE NORTH 60*54'58" WEST. A DISTANCE OF 5.21 FEET;         THENCE NORTH 10*25'08" WEST. A DISTANCE OF 123.57 FEET;         THENCE NORTH 11*25'08" WEST. A DISTANCE OF 24.50 FEET;         THENCE NORTH 33*33'43" EAST. A DISTANCE OF 114.36 FEET;         THENCE NORTH 35*40'28" EAST. A DISTANCE OF 34.80 FEET;         THENCE NORTH 44*57'00" EAST. A DISTANCE OF 34.80 FEET;         THENCE NORTH 53*40'28" EAST. A DISTANCE OF 34.80 FEET;         THENCE NORTH 44*57'00" EAST. A DISTANCE OF 34.80 FEET;         THENCE NORTH 44*57'00" EAST. A DISTANCE OF 34.80 FEET;         THENCE NORTH 16*6'6'36" EAST. A DISTANCE OF 32.58 FEET;
Dote the submet of the submet	DR LESS	SAID PARCEL CONTAINING 14.370 SOUARE FEET OR 0.33 ACRES MORE OR LES	SAID PARCEL CONTAINING 26,199 SOUARE FEET DR 0.60 ACRES MORE UR LESS.
A PARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PORTION OF JOHN PRINCE PARK. SITUATED IN SECTION 32, TOWNSHIP 44 SOUTH ARANGE 43 EAST. PALM BEACH COUNTY. FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING 4; THE NORTH DUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER TO FALD SECTION 32. A DISTANCE OF SAID SECTION 32; THENCE SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER TO FALD SECTION 32. A DISTANCE OF 51.40 SECTION 32; THENCE SOUTH 87*36*22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER THENCE SOUTH 06*23'16" WEST A DISTANCE OF 18.05 FEET: THENCE SOUTH 06*23'16" WEST A DISTANCE OF 18.05 FEET: THENCE SOUTH 06*23'16" WEST A DISTANCE OF 43.13 FEET: THENCE SOUTH 02*32'59" WEST A DISTANCE OF 43.04 FEET: THENCE SOUTH 02*32'59" WEST A DISTANCE OF 43.04 FEET: THENCE SOUTH 02*32'59" WEST A DISTANCE OF 42.43 FEET: THENCE SOUTH 02*32'59" WEST A DISTANCE OF 59.21 FEET: THENCE SOUTH 02*32'59" WEST A DISTANCE OF 59.21 FEET: THENCE SOUTH 19*20'01" WEST A D		SURVEYOR'S NOTES	ALSO TOGETHER WITH:
COMMENCING A: THE NORTH DUARTER CORNER OF SAID SECTION 32: THENCEIO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SSOUTH 87:36'22" (EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTERIO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SSOUTH 26:03'ADSECTION 12.4 DISTANCE OF 574.73 FEET: THENCE SOUTH 02*21'38"THE POINT OF BECINNING:THE NORTHOLINE, A DISTANCE OF 277.24 FEET:THENCE SOUTH 68:11'06" EAST. A DISTANCE OF 18.05 FEET:THIS IS NOT A SURVEY.THENCE SOUTH 68:11'06" KEST. A DISTANCE OF 3.4C FEET:THE INTENDED PLDT SCALE OF THIS DRAWING IS 1"=100' ON 11" x 17THENCE SOUTH 68:11'06" KEST. A DISTANCE OF 34.47 FEET:THE INTENDED PLDT SCALE OF THIS DRAWING IS 1"=100' ON 11" x 17THENCE SOUTH 02*23'16" WEST. A DISTANCE OF 44.90 FEET:THIS POSSIBLE THAT THERE ARE DEEDS OF RECORD. UNRECORDED DEEDTHENCE SOUTH 02*46'21" WEST. A DISTANCE OF 44.90 FEET:THIS INSTRUMENT REFARED BY GLENK W. MARK, P.L.S. IN THE OFFICTHENCE SOUTH 02*26'59" WEST. A DISTANCE OF 42.43 FEET:THIS INSTRUMENT REFARED BY GLENK W. MARK, P.L.S. IN THE OFFICTHENCE SOUTH 03*18'28" WEST. A DISTANCE OF 42.43 FEET:THIS INSTRUMENT REFARED BY GLENK W. MARK, P.L.S. IN THE OFFICTHENCE SOUTH 03*18'28" WEST. A DISTANCE OF 42.43 FEET:THIS INSTRUMENT REFARED BY GLENK W. MARK, P.L.S. IN THE OFFICTHENCE SOUTH 16*25'04" WEST. A DISTANCE OF 59.21 FEET:THIS INSTRUMENT REFARED BY GLENK W. MARK, P.L.S. IN THE OFFICTHENCE SOUTH 16*25'04" WEST. A DISTANCE OF 28.97 FEET:DATUM = NAD 83. 1990 ADJUSTMENTTHENCE SOUTH 16*25'04" EAST. A DISTANCE OF 37.93 FEET:DATUM = NAD 83. 1990 ADJUSTMENTTHENCE SOUTH 18*26'42" WEST. A DISTANCE OF 38.47 FEET:D	V 324 JARTER THE	BEAFINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF SOUTH 87°38'41' EAST ALONG THE NORTH LINE OF THE NORTHWEST OUARTER OF SECTION 32. SOUTH 87°38'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER OF SECTION 32 AND NORTH 01°24'21" EAST ALONG THE WEST LINE OF THE SOUTHWEST OUARTER OF SECTION 29 ALL OF TOWNSHIP 44 SOUTH. RANGE 43 EAST FALM BEACH COUNTY. FLORIDA. AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE PELATIVE INFORTO.	A PARCEL OF LAND FOR CONSERVATION EASEMENT PURPOSES LYING IN A PORTION OF JOHN PRINCE PARK, SITUATED IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE
THENCE SOUTH 66°05'40' WEST. A DISTANCE OF 34.0 FEET: THENCE SOUTH 06°23'16'' WEST. A DISTANCE OF 84.73 FEET: THENCE SOUTH 02°46'21'' WEST. A DISTANCE OF 84.90 FEET: THENCE SOUTH 04°42'36'' WEST. A DISTANCE OF 44.90 FEET: THENCE SOUTH 04°42'36'' WEST. A DISTANCE OF 44.90 FEET: THENCE SOUTH 04°42'36'' WEST. A DISTANCE OF 46.12 FEET: THENCE SOUTH 02°32'55'' WEST. A DISTANCE OF 118.29 FEET: THENCE SOUTH 02°32'55'' WEST. A DISTANCE OF 42.43 FEET: THENCE SOUTH 04°14'20'' WEST. A DISTANCE OF 42.43 FEET: THENCE SOUTH 04°14'20'' WEST. A DISTANCE OF 59.21 FEET: THENCE SOUTH 04°14'20'' WEST. A DISTANCE OF 59.21 FEET: THENCE SOUTH 18°26'42'' WEST. A DISTANCE OF 59.21 FEET: THENCE SOUTH 18°26'42'' WEST. A DISTANCE OF 59.21 FEET: THENCE SOUTH 18°26'01'' WEST. A DISTANCE OF 25.97 FEET: THENCE SOUTH 18°26'01'' WEST. A DISTANCE OF 37.93 FEET: THENCE SOUTH 19°20'01'' WEST. A DISTANCE OF 38.47 FEET: THENCE SOUTH 19°20'01'' WEST. A DISTANCE OF 38.47 FEET: THENCE SOUTH 19°20'01'' WEST. A DISTANCE OF 38.47 FEET: THENCE SOUTH 19°20'01'' WEST. A DISTANCE OF 73.93 FEET: THENCE SOUTH 19°20'01'' WEST. A DISTANCE OF 71.93 FEET: THENCE SOUTH 54°46'15'' WEST. A DISTANCE OF 71.95 FEET: THENCE SOUTH 54°46'15'' WEST. A DISTANCE OF 71.95 FE		NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEY THIS IS NOT A SURVEY.	SOUTH 87*38'22" EAST ALONG THE NORTH LINE OF THE NORTHEAST OUARTER DF SAID SECTION 32. A DISTANCE OF 574.73 FEET: THENCE SOUTH 02*21'38" WEST AT RIGHT ANGLES TO SAID SECTION LINE. A DISTANCE OF 277.24 FEET
THENCE SOUTH 02*32'59" WEST. A DISTANCE OF 118.29 FEET;THENCE SOUTH 37*38'53" EAST. A DISTANCE OF 42.43 FEET;THENCE SOUTH 37*38'53" EAST. A DISTANCE OF 42.43 FEET;THENCE SOUTH 16*25'04" KEST. A DISTANCE OF 85.42 FEET;THENCE SOUTH 16*26'04" WEST. A DISTANCE OF 59.21 FEET;COORDINATES SHOWN ARE GRIDTHENCE SOUTH 18*26'42" WEST. A DISTANCE OF 59.21 FEET;COORDINATES SHOWN ARE GRIDTHENCE SOUTH 18*26'42" WEST. A DISTANCE OF 25.97 FEET;DATUM = NAD 83. 1990 ADJUSTMENTTHENCE SOUTH 19*20'01" WEST. A DISTANCE OF 37.93 FEET;COORDINATES SHOWN ARE GRIDTHENCE SOUTH 19*20'01" WEST. A DISTANCE OF 38.47 FEET;COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTTHENCE SOUTH 13*5'00" WEST. A DISTANCE OF 26.05 FEET;PROJECT SCALE FACTOR = 1.000044457THENCE SOUTH 54*46'15" WEST. A DISTANCE OF 77.58 FEET;PROJECT SCALE FACTOR = 1.000044457THENCE SOUTH 54*46'15" WEST. A DISTANCE OF 77.58 FEET;PROJECT SCALE FACTOR = 1.000044457THENCE SOUTH 54*46'15" WEST. A DISTANCE OF 77.58 FEET;CORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTTHENCE SOUTH 54*46'15" WEST. A DISTANCE OF 77.58 FEET;PROJECT SCALE FACTOR = 1.000044457THENCE SOUTH 54*46'15" WEST. A DISTANCE OF 77.58 FEET;CORDINATE SYSTEM 1983 STATE PLANE TRANSVERSEPROJECT SCALE FA	DS. T	IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER IMSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.	THENCE SOUTH 26*09'40" WEST. A DISTANCE OF 3.4C FEET; THENCE SOUTH 06*23'16" WEST. A DISTANCE OF 84.73 FEET; THENCE SOUTH 02*46'21" WEST. A DISTANCE OF 44.90 FEET; THENCE SOUTH 04*42'36" WEST. A DISTANCE CF 93.04 FEET;
THENCE SOUTH 18*26'42" WEST, A DISTANCE OF 25.97 FEET:DATUM = NAD 83. 1990 ADJUSTMENTTHENCE SOUTH 31*57'17" WEST, A DISTANCE OF 28.88 FEET:ZONE = FLORIDA EASTTHENCE SOUTH 19*20'01" WEST, A DISTANCE OF 37.93 FEET:CONE = FLORIDA EASTTHENCE SOUTH 19*20'01" WEST, A DISTANCE OF 37.93 FEET:CONE = FLORIDA EASTTHENCE SOUTH 19*30'01" WEST, A DISTANCE OF 38.47 FEET:CORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTTHENCE SOUTH 17*57'33" WEST, A DISTANCE OF 41.69 FEET:CORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTTHENCE SOUTH 38*15'00" WEST, A DISTANCE OF 26.05 FEET:PROJECT SCALE FACTOR = 1.000044457THENCE NORTH 35*11'45" WEST, A DISTANCE OF 77.58 FEET:GROUND DISTANCE X SCALE FACTOR = GRID DISTANCETHENCE NORTH 35*11'45" WEST, A DISTANCE OF 77.58 FEET:GROUND DISTANCE X SCALE FACTOR = GRID DISTANCETHENCE NORTH 54*48'15" WEST, A DISTANCE OF 77.58 FEET:GROUND DISTANCE X SCALE FACTOR = GRID DISTANCETHENCE NORTH 55*11'45" WEST, A DISTANCE OF 77.58 FEET:GROUND DISTANCE X SCALE FACTOR = GRID DISTANCETHENCE NORTH 55*11'45" WEST, A DISTANCE OF 77.58 FEET:GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE	CE OF PALM	BEACH, FLORIDA 33411-2745.	THENCE SOUTH 02°32'59" WEST, A DISTANCE OF 118,29 FEET; THENCE SOUTH 37°38'53" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 16°25'04" EAST, A DISTANCE OF 85.42 FEET;
THENCE SOUTH 17:57'33" WEST. A DISTANCE OF 41.69 FEET: ALL DISTANCES ARE GROUND. THENCE SOUTH 38:15'00" WEST. A DISTANCE OF 26.05 FEET: PROJECT SCALE FACTOR = 1.000044457 THENCE SOUTH 54:48'15" WEST. A DISTANCE OF 77.58 FEET: GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE THENCE NORTH 35:11'45" WEST. A DISTANCE OF 15:00 FEET: ALL FACTOR SCALE FACTOR = CRID DISTANCE	t lou	DATUM = NAD 83. 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FOOT	THENCE SOUTH 18°26'42" WEST, A DISTANCE OF 25.97 FEET: THENCE SOUTH 31°57'17" WEST, A DISTANCE OF 28.88 FEET: THENCE SOUTH 19°20'01" WEST, A DISTANCE OF 37.93 FEET:
THENCE NODIH SAMASING" CAST A DISTANCE OF 25 AD SERVICE	<del>C</del> TX	ALL DISTANCES ARE GROUND. PROJECT SCALE FACTOR = 1.000044457	THENCE SOUTH 17:57/33" WEST. A DISTANCE DF 41.69 FEET: THENCE SOUTH 38°15'00" WEST. A DISTANCE OF 26.05 FEET:
	)F A	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	THENCE NORTH 38°15'00" EAST. A DISTANCE OF 21.19 FEET: THENCE NORTH 17°57'33" EAST. A DISTANCE OF 37.63 FEET: THENCE NORTH 07°30'01" EAST. A DISTANCE OF 38.65 FEET: THENCE NORTH 19°20'01" EAST. A DISTANCE CF 41.15 FFET:

PALM BEACH COUNTY ENGINERRING AND FUBALC WORKS ROADWAY PRODUCTION WEST PALM BEACH FLORIDA PROJECI: SOUGHE LAKE - EAST SLOUGH WITIGATION SEWID PERMIT: 50-022844-5 CONSERVATION EASEMENTS SSISTICHUM S-2-14-3521.00N SHEET: 5 04: 13 PRDJCC1 HD. 2014011-02

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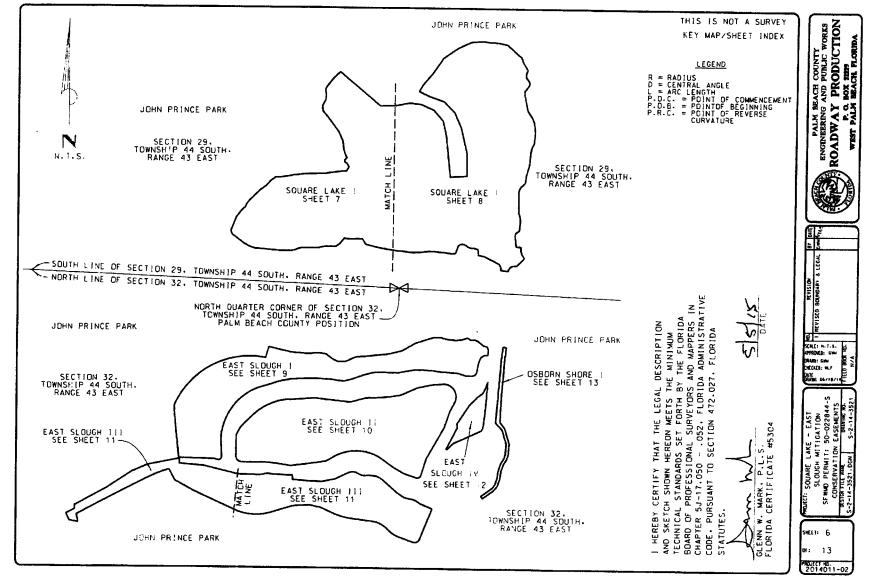


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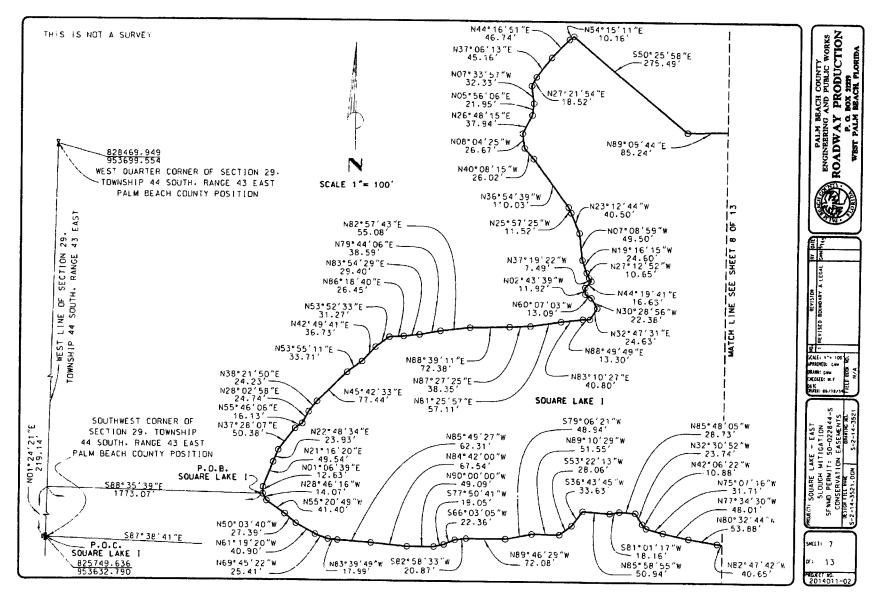


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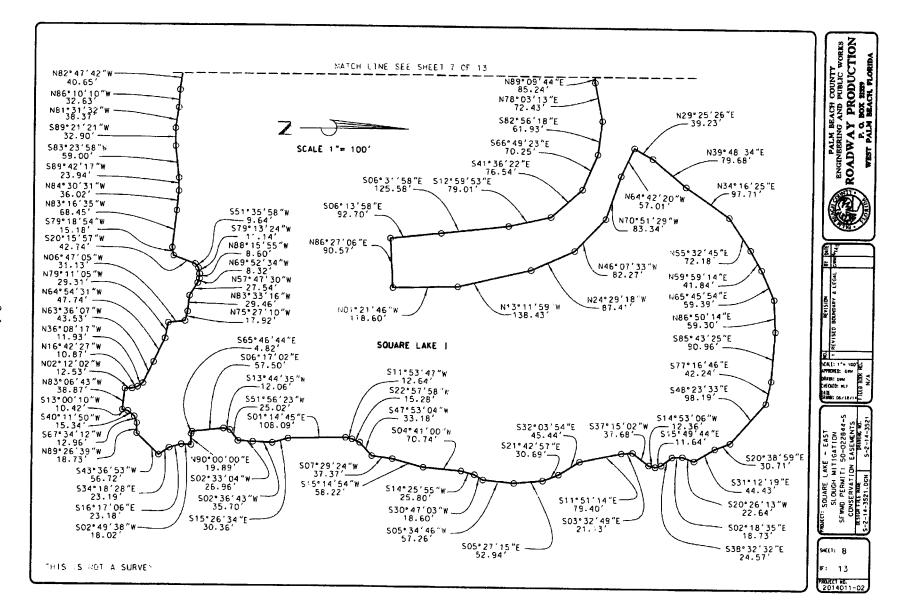


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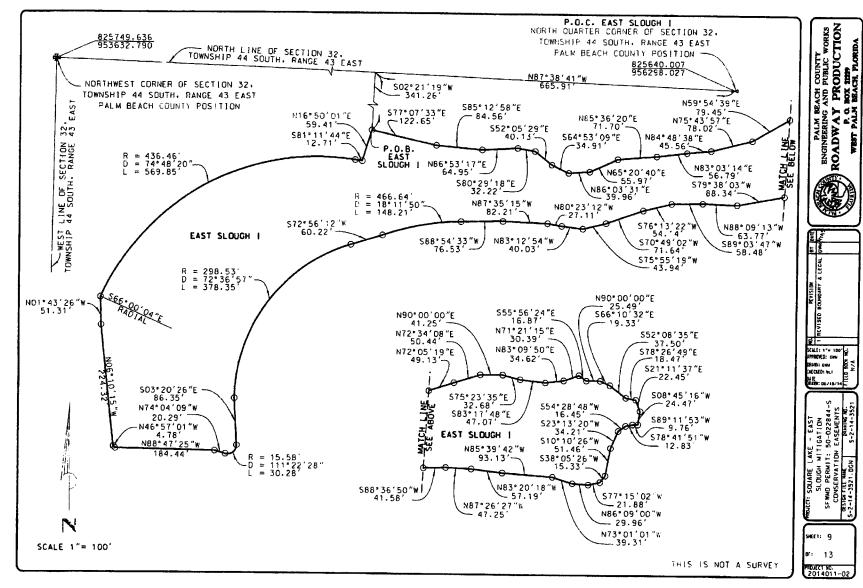
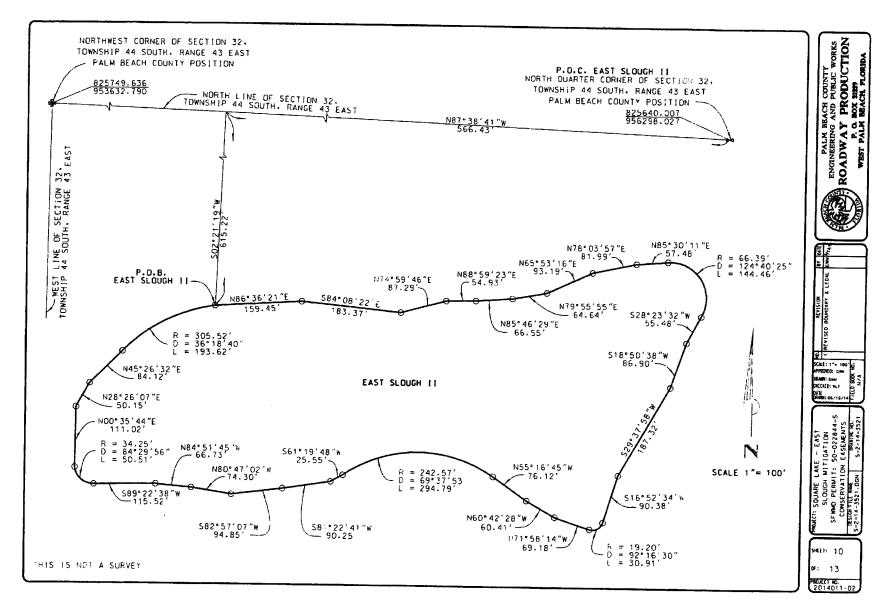


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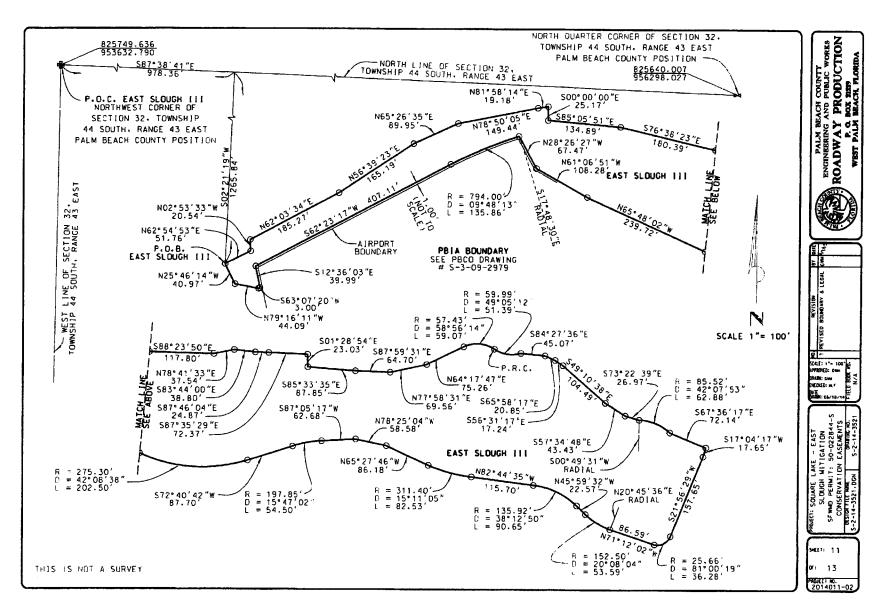


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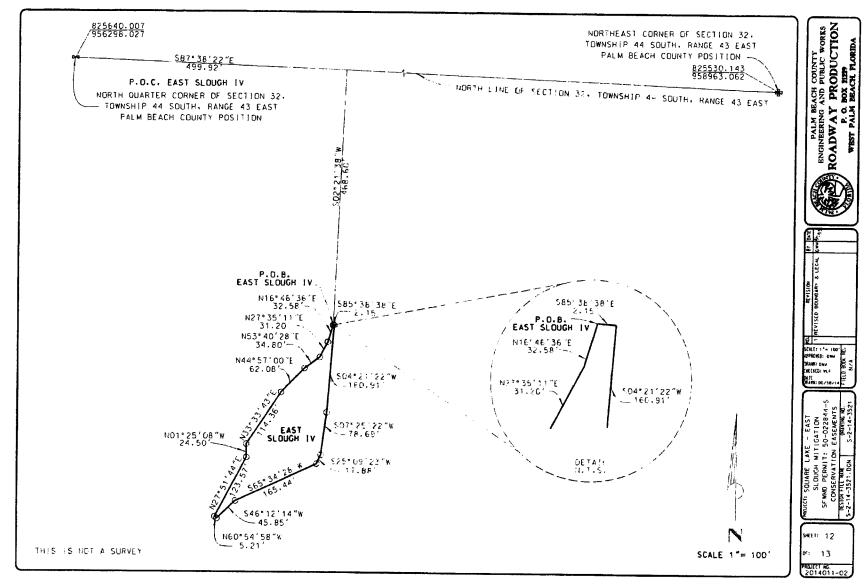


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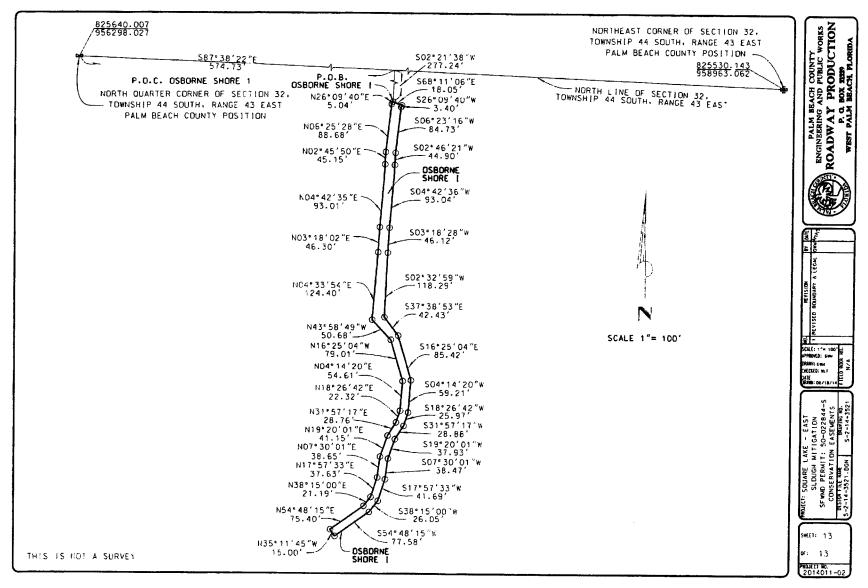


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