

Agenda Item #: **3H-11**

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

**Meeting Date:**      **April 4, 2017**                       **Consent**                       **Regular**  
     **Ordinance**                       **Public Hearing**

**Department:**            **Facilities Development & Operations**

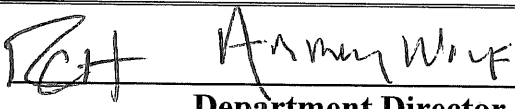
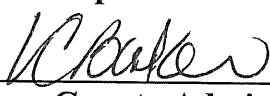
**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:** a Utility Easement Agreement in favor of Florida Power & Light Company (FPL) for underground electrical services, above ground switch cabinets and transformers to service the Ballpark of the Palm Beaches (Ballpark) facility located in West Palm Beach.

**Summary:** The Ballpark is located between Haverhill Road and Military Trail lying south of 45<sup>th</sup> Street in the City of West Palm Beach. The Ballpark recently opened and is used by the Washington Nationals and the Houston Astros as their joint spring training facility. Underground electrical services, above ground switch cabinets and transformers have recently been installed by FPL at the Ballpark. A non-exclusive easement will be granted to FPL at no charge as the improvements will only service the Ballpark. The easement area varies in length and is approximately 10 feet in width, containing approximately 87,457 square feet (2.01 acres). **(PREM) District 7 (HJF)**

**Background and Justification:** The Major League Spring Training complex includes two-team training facilities, practice fields, clubhouses, dedicated on-site parking and other appurtenances and improvements jointly used by the Washington Nationals and the Houston Astros. A non-exclusive easement will be granted to FPL for the recently installed electrical improvements that service the Ballpark. The easement will be recorded in the Palm Beach County records to document its existence and location.

- Attachments:**
1. Location Map
  2. Utility Easement (with Exhibit "A")

<b>Recommended By:</b>		
	<b>Department Director</b>	3/10/17
		<b>Date</b>
<b>Approved By:</b>		
	<b>County Administrator</b>	3/23/17
		<b>Date</b>

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>*0</u>	=====	=====	=====	=====
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

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

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

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

\* No fiscal impact.

Fixed Asset Number: n/a

**C. Departmental Fiscal Review:** \_\_\_\_\_ *W 3-13-17*

**III. REVIEW COMMENTS**

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

*[Signature]*  
 \_\_\_\_\_  
 OFMB/Et 3/15 @ 3/15

*[Signature]*  
 \_\_\_\_\_  
 Contract Development and Control 3/22/17  
 3/21/17 @

**B. Legal Sufficiency:**

*[Signature]*  
 \_\_\_\_\_  
 Chief Assistant County Attorney 3/23/17

**C. Other Department Review:**

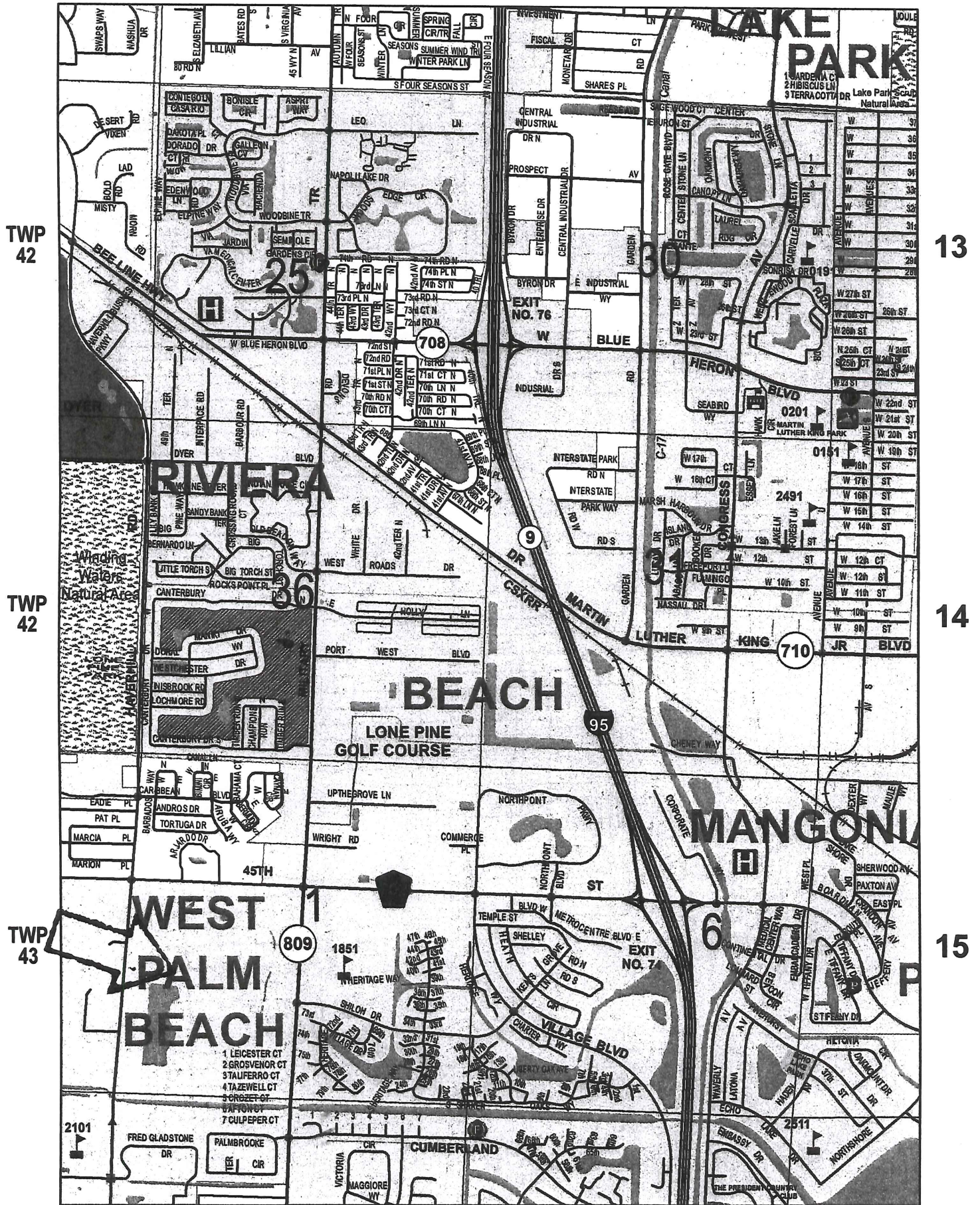
\_\_\_\_\_  
 Department Director

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



F

E



RNG 42

RNG 43

# LOCATION MAP

Attachment # 1  
 Page 1 of 1





Attachment \* 2  
Utility Easement (with Exhibit "A")  
25 Pages

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

PCN: 74-42-43-01-21-002-0000

## UTILITY EASEMENT AGREEMENT

**This EASEMENT** is granted \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, (“Grantor”), to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, (“Grantee”).

### W I T N E S S E T H:

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

Florida to wit:

**See legal description/site sketch marked Exhibit "A"  
attached hereto and made a part hereof**

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

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

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

**ATTEST:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

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

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

By: \_\_\_\_\_  
Paulette Burdick, Mayor

Signed and delivered  
in the presence of:


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

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

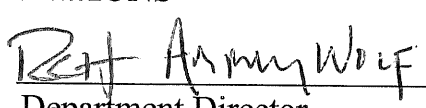
\_\_\_\_\_  
Witness Signature

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

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By:   
Assistant County Attorney

**APPROVED AS TO TERMS AND  
CONDITIONS**

By:   
Department Director



**DESCRIPTION:**

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LANDS BEING A PORTION OF PARCEL BP, PLAT OF BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF COMMENCEMENT #1, BEING THE NORTHWEST CORNER OF TRACT RW2 OF SAID PLAT OF BALLPARK OF THE PALM BEACHES, THENCE, ALONG THE WEST LINE OF SAID TRACT RW2, SOUTH 04°55'38" WEST, A DISTANCE OF 261.40 FEET; THENCE, DEPARTING SAID WEST LINE SOUTH 85°04'22" EAST, A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL BP, BALLPARK OF THE PALM BEACHES AND POINT OF BEGINNING #1;

THENCE, DEPARTING SAID WEST LINE, SOUTH 42°20'38" EAST, A DISTANCE OF 29.64 FEET; THENCE SOUTH 82°30'58" EAST, A DISTANCE OF 84.69 FEET; THENCE SOUTH 86°30'44" EAST, A DISTANCE OF 186.16 FEET; THENCE NORTH 04°00'00" EAST, A DISTANCE OF 26.02 FEET; THENCE SOUTH 86°00'00" EAST, A DISTANCE OF 23.36 FEET; THENCE NORTH 04°13'58" EAST, A DISTANCE OF 236.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 116.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'52", A DISTANCE OF 181.16 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°17'10" EAST, A DISTANCE OF 394.97 FEET; THENCE NORTH 37°00'31" EAST, A DISTANCE OF 39.26 FEET; THENCE NORTH 24°11'54" EAST, A DISTANCE OF 72.31 FEET; THENCE NORTH 09°49'58" EAST, A DISTANCE OF 34.05 FEET; THENCE NORTH 01°36'20" EAST, A DISTANCE OF 70.63 FEET; THENCE NORTH 02°52'10" WEST, A DISTANCE OF 58.04 FEET; THENCE NORTH 27°38'32" WEST, A DISTANCE OF 22.97 FEET; THENCE NORTH 62°20'45" EAST, A DISTANCE OF 10.60 FEET; THENCE NORTH 02°52'10" WEST, A DISTANCE OF 5.22 FEET; THENCE SOUTH 87°07'50" WEST, A DISTANCE OF 10.07 FEET; THENCE SOUTH 62°20'45" WEST, A DISTANCE OF 6.79 FEET; THENCE NORTH 27°38'32" WEST, A DISTANCE OF 16.57 FEET; THENCE NORTH 62°20'45" EAST, A DISTANCE OF 14.95 FEET; THENCE SOUTH 27°38'32" EAST, A DISTANCE OF 6.48 FEET; THENCE NORTH 61°23'25" EAST, A DISTANCE OF 36.20 FEET; THENCE NORTH 66°07'13" EAST, A DISTANCE OF 26.73 FEET; THENCE SOUTH 77°57'06" EAST, A DISTANCE OF 93.42 FEET; THENCE SOUTH 86°43'10" EAST, A DISTANCE OF 671.40 FEET; THENCE NORTH 04°00'00" EAST, A DISTANCE OF 128.83 FEET; THENCE NORTH 12°50'16" EAST, A DISTANCE OF 83.92 FEET; THENCE SOUTH 77°09'44" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 12°50'16" WEST, A DISTANCE OF 83.15 FEET; THENCE SOUTH 04°00'00" WEST, A DISTANCE OF 127.70 FEET; THENCE SOUTH 48°33'35" EAST, A DISTANCE OF 16.14 FEET; THENCE SOUTH 66°17'14" EAST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 83°01'33" EAST, A DISTANCE OF 72.91 FEET; THENCE SOUTH 80°23'32" EAST, A DISTANCE OF 93.56 FEET; THENCE SOUTH 89°21'28" EAST, A DISTANCE OF 133.78 FEET; THENCE SOUTH 85°26'23" EAST, A DISTANCE OF 47.08 FEET; THENCE SOUTH 45°38'49" EAST, A DISTANCE OF 94.43 FEET; THENCE SOUTH 02°31'17" WEST, A DISTANCE OF 95.95 FEET; THENCE SOUTH 02°59'02" WEST, A DISTANCE OF 165.21 FEET; THENCE SOUTH 20°24'05" EAST, A DISTANCE OF 16.52 FEET; THENCE SOUTH 66°48'05" EAST, A DISTANCE OF 20.59 FEET; THENCE SOUTH 04°15'31" EAST, A DISTANCE OF 6.64 FEET; THENCE SOUTH 67°13'43" WEST, A DISTANCE OF 19.89 FEET; THENCE SOUTH 07°44'14" WEST, A DISTANCE OF 73.97 FEET; THENCE SOUTH 00°49'55" EAST, A DISTANCE OF 32.48 FEET; THENCE SOUTH 26°04'02" EAST, A DISTANCE OF 24.41 FEET; THENCE SOUTH 73°45'34" EAST, A DISTANCE OF 24.25 FEET; THENCE SOUTH 86°05'03" EAST, A DISTANCE OF 320.20 FEET; THENCE SOUTH 61°44'00" EAST, A DISTANCE OF 14.73 FEET; THENCE SOUTH 86°05'03" EAST, A DISTANCE OF 13.10 FEET; THENCE NORTH 03°51'31" EAST, A DISTANCE OF 100.79 FEET; THENCE NORTH 28°51'31" EAST, A DISTANCE OF 29.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 103.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 88°48'19" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°43'47", A DISTANCE OF 17.49 FEET THENCE SOUTH 28°51'31" WEST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 03°51'31" WEST, A DISTANCE OF 108.29 FEET; THENCE SOUTH 31°44'48" WEST, A DISTANCE OF 17.90 FEET; THENCE SOUTH 26°52'26" WEST, A DISTANCE OF 11.64 FEET; THENCE SOUTH 04°06'55" WEST, A DISTANCE OF 135.10 FEET; THENCE SOUTH 27°23'00" WEST, A DISTANCE OF 13.55 FEET; THENCE SOUTH 48°42'41" WEST, A DISTANCE OF 45.16 FEET; THENCE SOUTH 73°31'59" WEST, A DISTANCE OF 17.35 FEET; THENCE NORTH 86°22'57" WEST, A DISTANCE OF 244.16 FEET; THENCE NORTH 87°04'56" WEST, A DISTANCE OF 68.48 FEET; THENCE SOUTH 57°51'06" WEST, A DISTANCE OF 10.61 FEET;

DESCRIPTION CONTINUED ON SHEET 2 OF 21

SHEET 1 OF 21



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

**DESCRIPTION: (CONTINUED)**

**EXHIBIT "A"**

THENCE SOUTH 47°00'07" WEST, A DISTANCE OF 13.75 FEET; THENCE SOUTH 07°14'32" WEST, A DISTANCE OF 25.96 FEET; THENCE SOUTH 50°31'14" WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 46°00'01" EAST, A DISTANCE OF 13.37 FEET; THENCE SOUTH 15°18'00" EAST, A DISTANCE OF 17.40 FEET; THENCE SOUTH 02°27'00" WEST, A DISTANCE OF 258.06 FEET; THENCE SOUTH 10°35'45" EAST, A DISTANCE OF 10.14 FEET; THENCE SOUTH 23°38'31" EAST, A DISTANCE OF 26.95 FEET; THENCE SOUTH 00°19'16" EAST, A DISTANCE OF 53.65 FEET; THENCE SOUTH 32°00'13" WEST, A DISTANCE OF 40.62 FEET; THENCE SOUTH 10°06'54" WEST, A DISTANCE OF 39.03 FEET; THENCE SOUTH 03°46'52" WEST, A DISTANCE OF 287.83 FEET; THENCE SOUTH 23°53'52" WEST, A DISTANCE OF 20.02 FEET; THENCE SOUTH 66°12'39" WEST, A DISTANCE OF 22.51 FEET; THENCE SOUTH 84°37'40" WEST, A DISTANCE OF 30.32 FEET; THENCE SOUTH 49°46'52" WEST, A DISTANCE OF 18.28 FEET; THENCE SOUTH 60°25'03" WEST, A DISTANCE OF 10.63 FEET; THENCE SOUTH 81°41'26" WEST, A DISTANCE OF 10.61 FEET; THENCE NORTH 88°05'49" WEST, A DISTANCE OF 406.57 FEET; THENCE NORTH 71°14'38" WEST, A DISTANCE OF 16.66 FEET; THENCE NORTH 32°03'50" WEST, A DISTANCE OF 22.28 FEET; THENCE NORTH 01°52'17" EAST, A DISTANCE OF 27.17 FEET; THENCE NORTH 25°49'58" EAST, A DISTANCE OF 17.90 FEET; THENCE NORTH 67°27'58" EAST, A DISTANCE OF 16.22 FEET; THENCE NORTH 77°49'49" EAST, A DISTANCE OF 13.52 FEET; THENCE NORTH 09°02'00" EAST, A DISTANCE OF 8.29 FEET; THENCE NORTH 28°30'30" EAST, A DISTANCE OF 11.30 FEET; THENCE NORTH 70°33'41" EAST, A DISTANCE OF 65.88 FEET; THENCE NORTH 56°00'35" EAST, A DISTANCE OF 9.84 FEET; THENCE NORTH 23°45'30" EAST, A DISTANCE OF 7.99 FEET; THENCE NORTH 04°09'04" EAST, A DISTANCE OF 513.86 FEET; THENCE NORTH 14°14'15" WEST, A DISTANCE OF 136.74 FEET; THENCE NORTH 30°02'08" WEST, A DISTANCE OF 14.59 FEET; THENCE NORTH 77°59'19" WEST, A DISTANCE OF 48.77 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 7.74 FEET; THENCE NORTH 72°52'14" EAST, A DISTANCE OF 147.93 FEET; THENCE NORTH 18°09'06" EAST, A DISTANCE OF 7.81 FEET; THENCE NORTH 02°05'19" EAST, A DISTANCE OF 217.29 FEET; THENCE NORTH 10°19'52" WEST, A DISTANCE OF 30.33 FEET; THENCE NORTH 32°58'21" WEST, A DISTANCE OF 33.53 FEET; THENCE NORTH 46°43'39" WEST, A DISTANCE OF 74.52 FEET; THENCE NORTH 15°41'30" EAST, A DISTANCE OF 14.81 FEET; THENCE NORTH 07°31'47" WEST, A DISTANCE OF 33.15 FEET; THENCE NORTH 03°49'19" EAST, A DISTANCE OF 87.80 FEET; THENCE NORTH 19°52'39" WEST, A DISTANCE OF 27.23 FEET; THENCE NORTH 30°36'40" WEST, A DISTANCE OF 105.13 FEET; THENCE NORTH 20°08'19" EAST, A DISTANCE OF 41.21 FEET; THENCE NORTH 11°44'42" EAST, A DISTANCE OF 29.88 FEET; THENCE NORTH 07°24'11" EAST, A DISTANCE OF 97.40 FEET; THENCE NORTH 41°49'20" WEST, A DISTANCE OF 10.52 FEET; THENCE SOUTH 00°34'30" WEST, A DISTANCE OF 5.82 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 18.73 FEET; THENCE NORTH 00°49'51" WEST, A DISTANCE OF 6.97 FEET; THENCE NORTH 86°43'10" WEST, A DISTANCE OF 643.93 FEET; THENCE NORTH 77°57'06" WEST, A DISTANCE OF 90.94 FEET; THENCE SOUTH 66°07'13" WEST, A DISTANCE OF 23.08 FEET; THENCE SOUTH 61°23'25" WEST, A DISTANCE OF 21.86 FEET; THENCE SOUTH 02°52'10" EAST, A DISTANCE OF 98.56 FEET; THENCE SOUTH 01°36'20" WEST, A DISTANCE OF 71.74 FEET; THENCE SOUTH 09°49'58" WEST, A DISTANCE OF 36.03 FEET; THENCE SOUTH 24°11'54" WEST, A DISTANCE OF 73.20 FEET; THENCE SOUTH 12°33'32" WEST, A DISTANCE OF 40.10 FEET; THENCE SOUTH 03°58'02" WEST, A DISTANCE OF 219.49 FEET; THENCE SOUTH 25°22'08" WEST, A DISTANCE OF 15.51 FEET; THENCE SOUTH 23°25'36" WEST, A DISTANCE OF 63.50 FEET; THENCE NORTH 66°34'24" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 23°25'36" EAST, A DISTANCE OF 63.67 FEET; THENCE NORTH 25°22'08" EAST, A DISTANCE OF 13.79 FEET; THENCE NORTH 03°58'02" EAST, A DISTANCE OF 194.73 FEET; THENCE NORTH 39°15'12" WEST, A DISTANCE OF 31.14 FEET; THENCE NORTH 86°17'10" WEST, A DISTANCE OF 151.85 FEET; THENCE NORTH 89°43'11" WEST, A DISTANCE OF 66.93 FEET; THENCE NORTH 82°55'23" WEST, A DISTANCE OF 68.34 FEET; THENCE NORTH 86°17'10" WEST, A DISTANCE OF 101.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 106.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'52", A DISTANCE OF 165.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°13'58" WEST, A DISTANCE OF 252.78 FEET; THENCE SOUTH 37°02'28" WEST, A DISTANCE OF 23.41 FEET; THENCE NORTH 86°30'44" WEST, A DISTANCE OF 206.95 FEET; THENCE NORTH 82°30'58" WEST, A DISTANCE OF 88.70 FEET; THENCE NORTH 42°20'38" WEST, A DISTANCE OF 24.06 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF PARCEL BP; THENCE, ALONG SAID WEST LINE OF PARCEL BP, NORTH 04°55'38" EAST, A DISTANCE OF 13.61 FEET TO POINT OF BEGINNING #1.

**DESCRIPTION CONTINUED ON SHEET 3 OF 21**

**SHEET 2 OF 21**

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

**DESCRIPTION: (CONTINUED)**

**EXHIBIT "A"**

TOGETHER WITH:

COMMENCING AT THE NORTHWEST CORNER OF TRACT RW3 OF SAID PLAT OF BALLPARK OF THE PALM BEACHES; THENCE NORTH 26°53'26" WEST, A DISTANCE OF 45.72 FEET TO POINT OF BEGINNING #2; THENCE NORTH 06°11'10" EAST, A DISTANCE OF 75.55 FEET; THENCE SOUTH 01°17'37" EAST, A DISTANCE OF 4.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 254.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°59'47", A DISTANCE OF 70.91 FEET TO POINT OF BEGINNING #2;

LESS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LANDS BEING A PORTION OF THE PLAT OF BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF COMMENCEMENT #3, BEING THE NORTHWEST CORNER OF TRACT RW3 OF SAID PLAT OF BALLPARK OF THE PALM BEACHES, THENCE SOUTH 85°45'37" WEST, A DISTANCE OF 408.53 FEET TO POINT OF BEGINNING #3;

THENCE NORTH 30°47'27" WEST, A DISTANCE OF 35.27 FEET; THENCE NORTH 42°07'43" WEST, A DISTANCE OF 21.85 FEET; THENCE NORTH 87°20'07" WEST, A DISTANCE OF 143.41 FEET; THENCE SOUTH 86°08'59" WEST, A DISTANCE OF 9.53 FEET; THENCE NORTH 85°55'30" WEST, A DISTANCE OF 19.49 FEET; THENCE NORTH 67°46'21" WEST, A DISTANCE OF 9.29 FEET; THENCE NORTH 87°29'24" WEST, A DISTANCE OF 163.88 FEET; THENCE NORTH 69°34'10" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 56°52'38" WEST, A DISTANCE OF 39.56 FEET; THENCE NORTH 15°41'30" EAST, A DISTANCE OF 11.79 FEET; THENCE NORTH 07°31'47" WEST, A DISTANCE OF 34.21 FEET; THENCE NORTH 03°49'19" EAST, A DISTANCE OF 88.90 FEET; THENCE NORTH 19°52'39" WEST, A DISTANCE OF 30.27 FEET; THENCE NORTH 30°36'40" WEST, A DISTANCE OF 101.33 FEET; THENCE NORTH 20°08'19" EAST, A DISTANCE OF 37.20 FEET; THENCE NORTH 11°44'42" EAST, A DISTANCE OF 30.80 FEET; THENCE NORTH 07°24'42" EAST, A DISTANCE OF 101.18 FEET; THENCE SOUTH 66°17'14" EAST, A DISTANCE OF 79.82 FEET; THENCE SOUTH 83°01'33" EAST, A DISTANCE OF 74.15 FEET; THENCE SOUTH 80°23'32" EAST, A DISTANCE OF 94.11 FEET; THENCE SOUTH 89°21'28" EAST, A DISTANCE OF 134.22 FEET; THENCE SOUTH 85°26'23" EAST, A DISTANCE OF 43.12 FEET; THENCE SOUTH 45°38'49" EAST, A DISTANCE OF 86.34 FEET; THENCE SOUTH 02°31'16" WEST, A DISTANCE OF 91.42 FEET; THENCE SOUTH 02°59'02" WEST, A DISTANCE OF 167.26 FEET; THENCE SOUTH 20°24'05" EAST, A DISTANCE OF 29.90 FEET; THENCE SOUTH 12°47'56" WEST, A DISTANCE OF 27.50 FEET; THENCE SOUTH 07°44'14" WEST, A DISTANCE OF 54.71 FEET; THENCE SOUTH 00°49'55" EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING #3.

LESS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LANDS BEING A PORTION OF THE PLAT OF BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT OF COMMENCEMENT #4, BEING THE SOUTHEAST CORNER OF TRACT RW3 OF SAID PLAT OF BALLPARK OF THE PALM BEACHES, THENCE NORTH 75°43'21" WEST, A DISTANCE OF 55.38 FEET TO POINT OF BEGINNING #4;

THENCE SOUTH 04°06'55" WEST, A DISTANCE OF 135.05 FEET; THENCE SOUTH 27°23'00" WEST, A DISTANCE OF 9.61 FEET; THENCE SOUTH 48°42'41" WEST, A DISTANCE OF 41.08 FEET; THENCE SOUTH 73°31'59" WEST, A DISTANCE OF 13.38 FEET; THENCE NORTH 86°22'57" WEST, A DISTANCE OF 242.42 FEET; THENCE NORTH 87°04'55" WEST, A DISTANCE OF 71.73 FEET; THENCE SOUTH 57°51'06" WEST, A DISTANCE OF 14.72 FEET; THENCE SOUTH 47°00'07" WEST, A DISTANCE OF 18.32 FEET; THENCE SOUTH 07°14'32" WEST, A DISTANCE OF 25.61 FEET; THENCE SOUTH 50°31'14" WEST, A DISTANCE OF 25.24 FEET; THENCE SOUTH 46°00'01" EAST, A DISTANCE OF 21.83 FEET; THENCE SOUTH 15°18'00" EAST, A DISTANCE OF 13.09 FEET; THENCE SOUTH 02°27'00" WEST, A DISTANCE OF 257.64 FEET; THENCE SOUTH 10°35'45" EAST, A DISTANCE OF 12.43 FEET; THENCE SOUTH 23°38'31" EAST, A DISTANCE OF 26.03 FEET; THENCE SOUTH 00°19'16" EAST, A DISTANCE OF 48.69 FEET;

**DESCRIPTION CONTINUED ON SHEET 4 OF 21**

**SHEET 3 OF 21**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH  
FLORIDA POWER & LIGHT EASEMENT  
SKETCH OF DESCRIPTION**

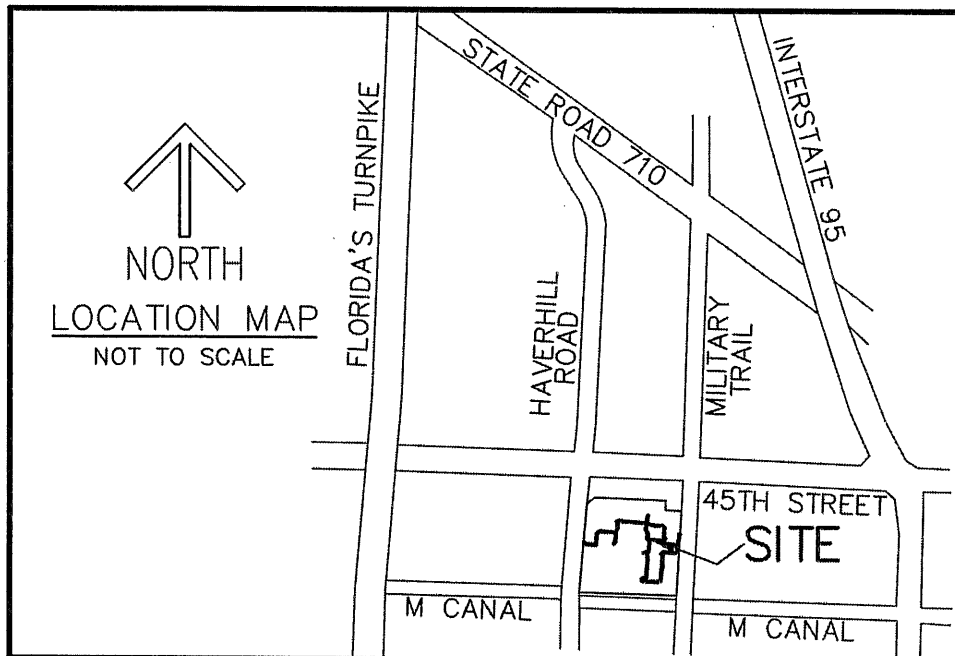
DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

**DESCRIPTION: (CONTINUED)**

**EXHIBIT "A"**

THENCE SOUTH 32°00'13" WEST, A DISTANCE OF 39.66 FEET; THENCE SOUTH 10°06'54" WEST, A DISTANCE OF 41.52 FEET; THENCE SOUTH 03°46'52" WEST, A DISTANCE OF 286.61 FEET; THENCE SOUTH 23°53'52" WEST, A DISTANCE OF 14.37 FEET; THENCE SOUTH 66°12'39" WEST, A DISTANCE OF 17.02 FEET; THENCE SOUTH 84°37'40" WEST, A DISTANCE OF 31.84 FEET; THENCE SOUTH 49°46'52" WEST, A DISTANCE OF 20.49 FEET; THENCE SOUTH 60°25'03" WEST, A DISTANCE OF 7.82 FEET; THENCE SOUTH 81°41'26" WEST, A DISTANCE OF 7.84 FEET; THENCE NORTH 88°05'49" WEST, A DISTANCE OF 404.20 FEET; THENCE NORTH 71°14'38" WEST, A DISTANCE OF 11.62 FEET; THENCE NORTH 32°03'50" WEST, A DISTANCE OF 15.67 FEET; THENCE NORTH 01°52'17" EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 25°49'58" EAST, A DISTANCE OF 11.97 FEET; THENCE NORTH 67°27'58" EAST, A DISTANCE OF 11.51 FEET; THENCE NORTH 77°49'49" EAST, A DISTANCE OF 19.46 FEET; THENCE NORTH 09°02'00" EAST, A DISTANCE OF 13.42 FEET; THENCE NORTH 28°30'30" EAST, A DISTANCE OF 5.74 FEET; THENCE NORTH 70°33'41" EAST, A DISTANCE OF 63.31 FEET; THENCE NORTH 56°00'35" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 23°45'30" EAST, A DISTANCE OF 12.60 FEET; THENCE NORTH 04°09'04" EAST, A DISTANCE OF 517.21 FEET; THENCE NORTH 14°14'15" WEST, A DISTANCE OF 139.75 FEET; THENCE NORTH 30°02'08" WEST, A DISTANCE OF 20.43 FEET; THENCE NORTH 77°59'19" WEST, A DISTANCE OF 29.94 FEET; THENCE NORTH 72°52'14" EAST, A DISTANCE OF 130.18 FEET; THENCE NORTH 18°09'06" EAST, A DISTANCE OF 14.40 FEET; THENCE NORTH 02°05'19" EAST, A DISTANCE OF 219.79 FEET; THENCE NORTH 10°19'52" WEST, A DISTANCE OF 33.42 FEET; THENCE NORTH 32°58'21" WEST, A DISTANCE OF 49.11 FEET; THENCE SOUTH 69°34'10" EAST, A DISTANCE OF 15.27 FEET; THENCE SOUTH 87°29'24" EAST, A DISTANCE OF 163.72 FEET; THENCE SOUTH 67°46'21" EAST, A DISTANCE OF 9.15 FEET; THENCE SOUTH 85°55'30" EAST, A DISTANCE OF 21.78 FEET; THENCE NORTH 86°08'59" EAST, A DISTANCE OF 9.66 FEET; THENCE SOUTH 87°20'07" EAST, A DISTANCE OF 138.68 FEET; THENCE SOUTH 42°07'43" EAST, A DISTANCE OF 16.70 FEET; THENCE SOUTH 30°47'27" EAST, A DISTANCE OF 76.15 FEET; THENCE SOUTH 73°45'34" EAST, A DISTANCE OF 30.80 FEET; THENCE SOUTH 86°05'03" EAST, A DISTANCE OF 319.12 FEET; THENCE SOUTH 61°44'00" EAST, A DISTANCE OF 13.78 FEET; THENCE SOUTH 84°49'17" EAST, A DISTANCE OF 14.71 FEET; THENCE SOUTH 31°44'48" WEST, A DISTANCE OF 12.79 FEET; THENCE SOUTH 26°52'26" WEST, A DISTANCE OF 14.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
 ABOVE DESCRIBED EASEMENT CONTAINING A TOTAL OF 87,457 SQUARE FEET OR 2.0083 ACRES MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



**SHEET 4 OF 21**

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING - LAND SURVEYING  
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**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**

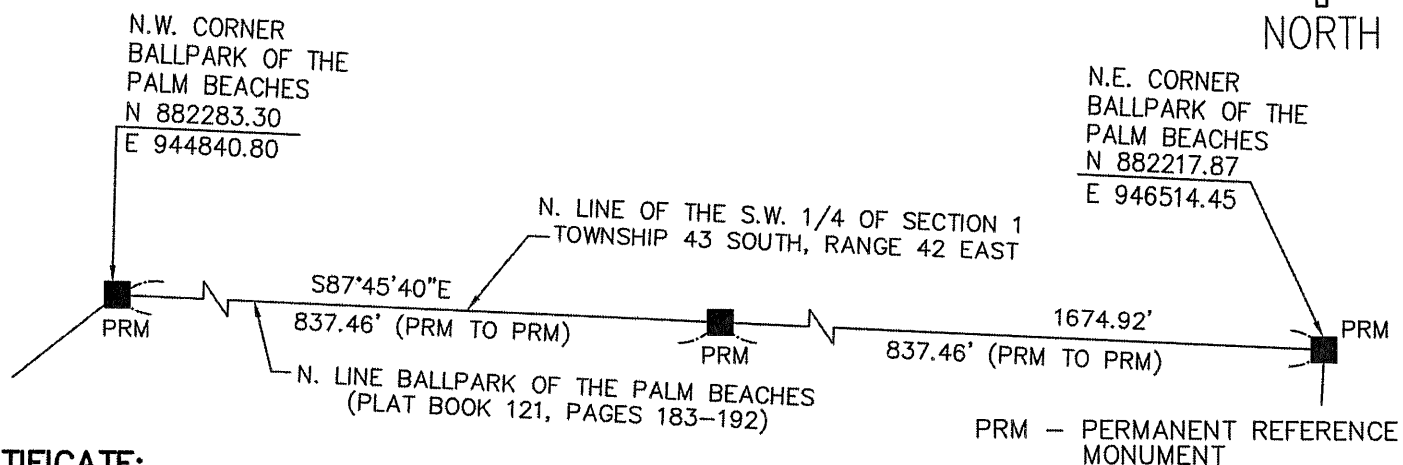
DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

**NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (90/98 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000371  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. PURSUANT TO THE BALLPARK OF THE PALM BEACHES LANDS SHOWN HEREON WERE REVIEWED FOR TITLE BY ROBERT M. GRAHAM, ESQ. ON MAY 10, 2016. ANY RELATIVE EXCEPTIONS REFERENCING THE RECORD INFORMATION (PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 87°45'40" EAST ALONG THE NORTH LINE OF THE PLAT OF BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO BEING THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). MONUMENTED AS SHOWN BELOW.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.



**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 2, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 5 OF 21

**CAULFIELD & WHEELER, INC.**



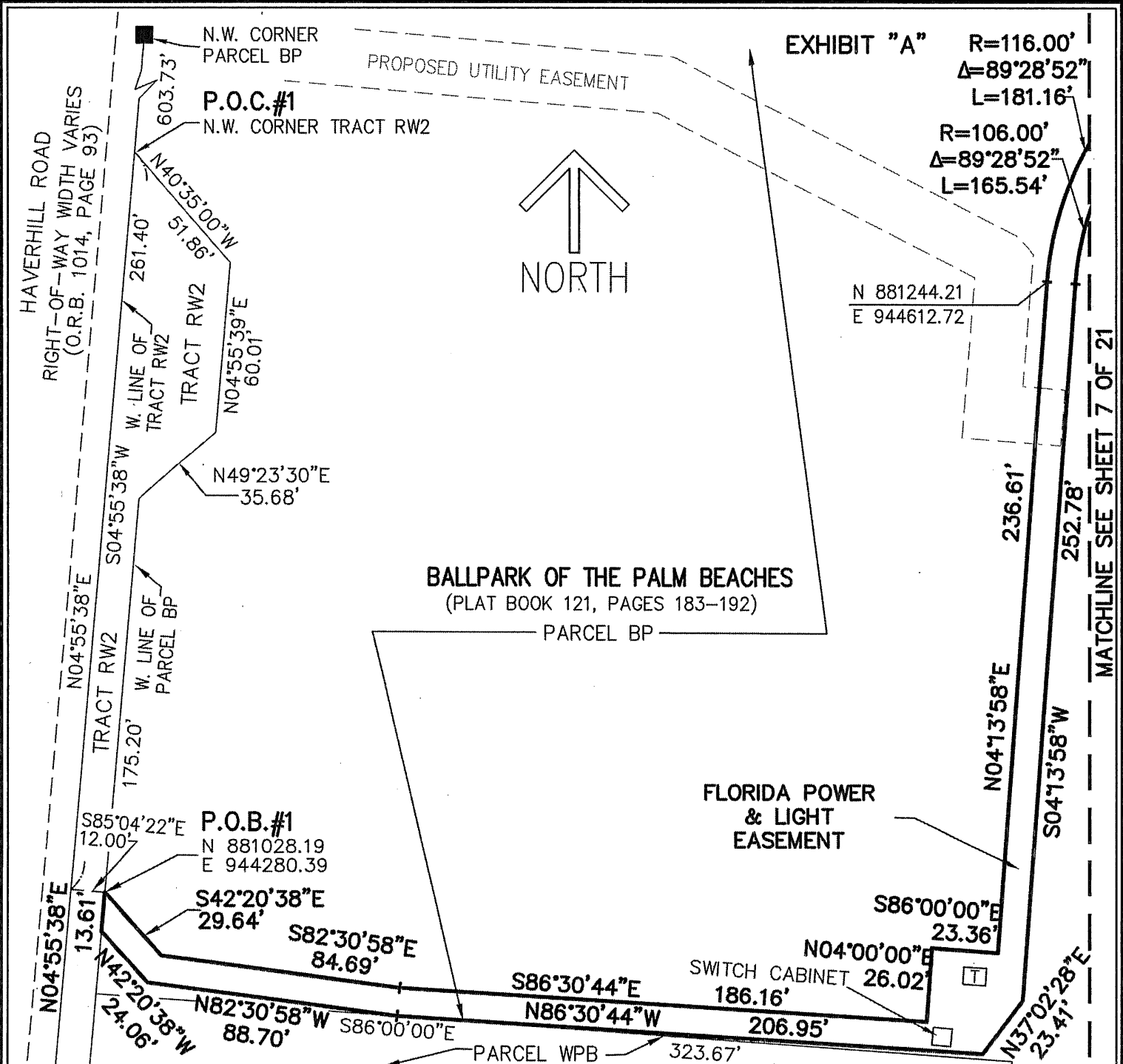
CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**

*[Signature]*  
 DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

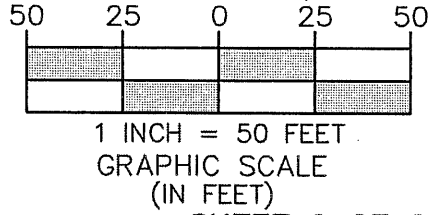
DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5





**LEGEND/ABBREVIATIONS**

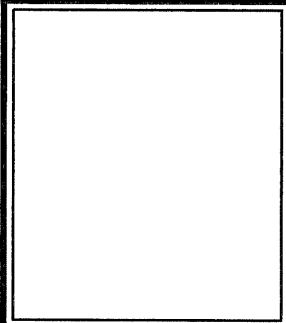
- ☉ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - LENGTH
- R - RADIUS
- Δ - DELTA CENTRAL ANGLE
- ☐ - PROPOSED TRANSFORMER



**SHEET 6 OF 21**

**CAULFIELD & WHEELER, INC.**  
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**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**



DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
 (PLAT BOOK 121, PAGES 183-192)

**FLORIDA POWER  
 & LIGHT  
 EASEMENT**

R=116.00'  
 $\Delta=89^{\circ}28'52''$   
 L=181.16'

R=106.00'  
 $\Delta=89^{\circ}28'52''$   
 L=165.54'

N86°17'10"W  
 101.65'

N 881341.43  
 E 944735.27

S86°17'10"E 394.97'

N82°55'23"W  
 68.34'

N89°43'11"W  
 66.93'

151.85'  
 N86°17'10"W

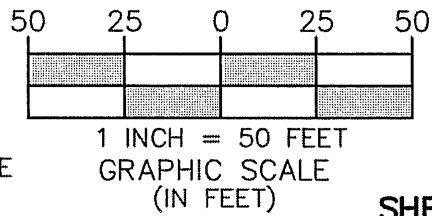
MATCHLINE SEE SHEET 6 OF 21

MATCHLINE SEE SHEET 8 OF 21

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
 (PLAT BOOK 121, PAGES 183-192)

**LEGEND/ABBREVIATIONS**

- ⊙ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - LENGTH
- R - RADIUS
- $\Delta$  - DELTA CENTRAL ANGLE



**SHEET 7 OF 21**

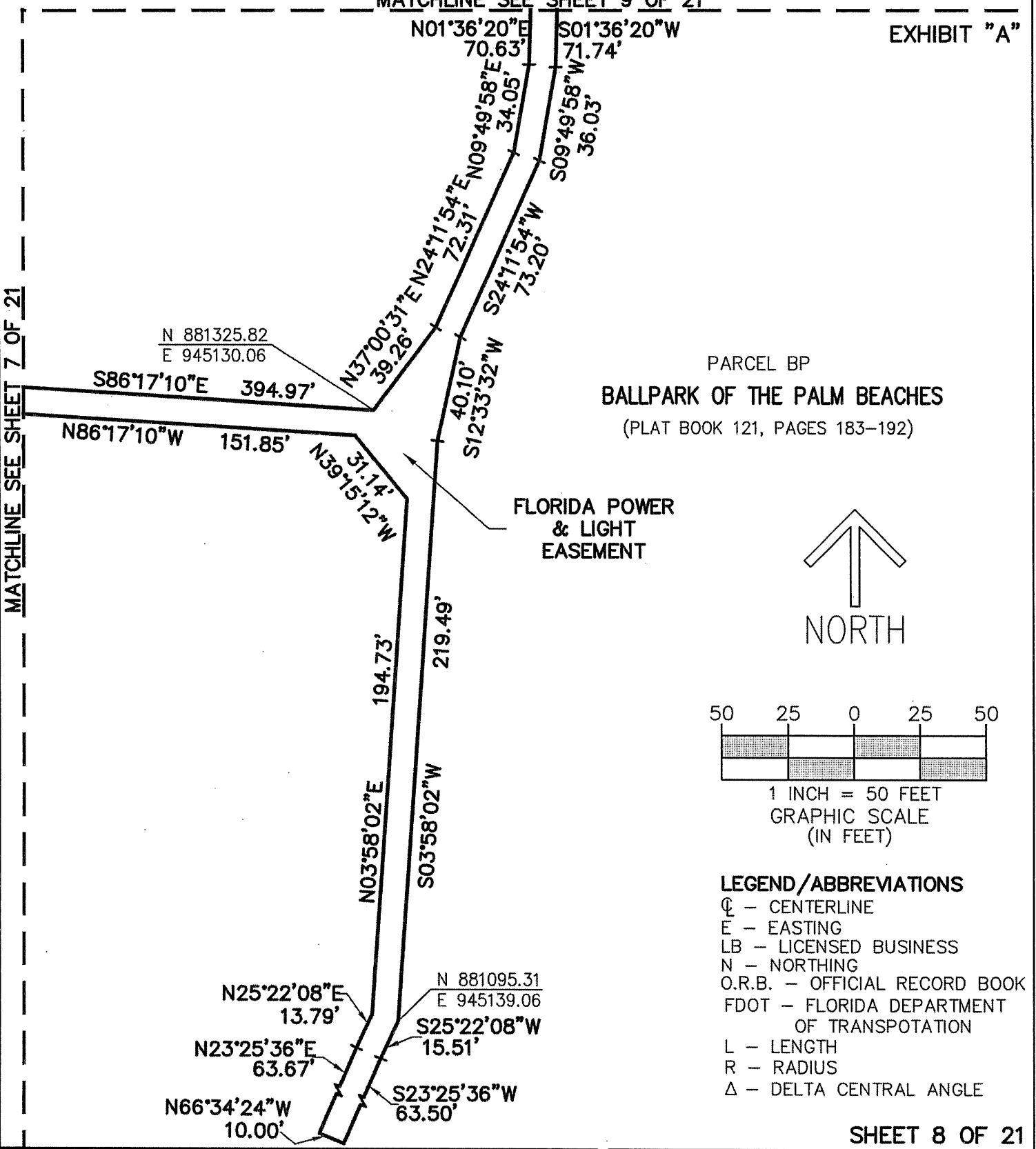
**CAULFIELD & WHEELER, INC.**



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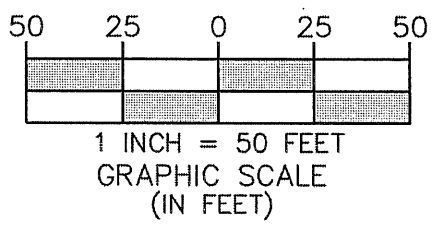
**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5




PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
 (PLAT BOOK 121, PAGES 183-192)

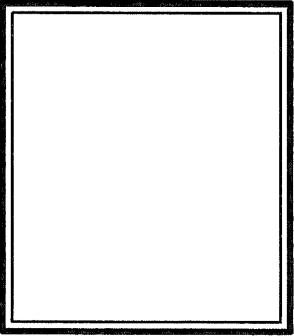
FLORIDA POWER  
 & LIGHT  
 EASEMENT



- LEGEND/ABBREVIATIONS**
- ⊙ - CENTERLINE
  - E - EASTING
  - LB - LICENSED BUSINESS
  - N - NORTHING
  - O.R.B. - OFFICIAL RECORD BOOK
  - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - L - LENGTH
  - R - RADIUS
  - Δ - DELTA CENTRAL ANGLE

**CAULFIELD & WHEELER, INC.**  
  
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**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**



DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

(SEE PAGE 5 OF 21)

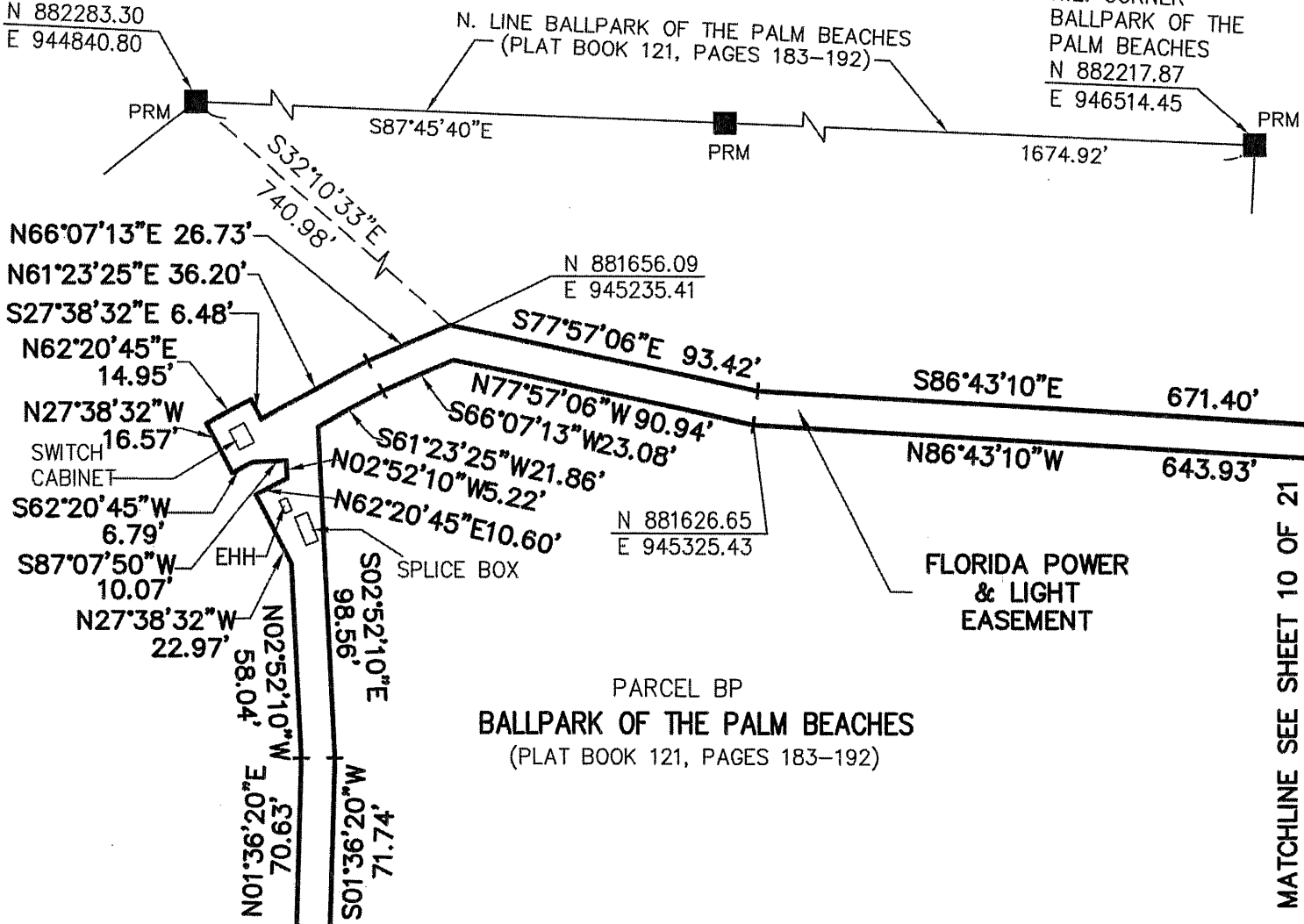
N.W. CORNER  
BALLPARK OF THE  
PALM BEACHES

N 882283.30  
E 944840.80

(SEE PAGE 5 OF 21)

N.E. CORNER  
BALLPARK OF THE  
PALM BEACHES

N 882217.87  
E 946514.45

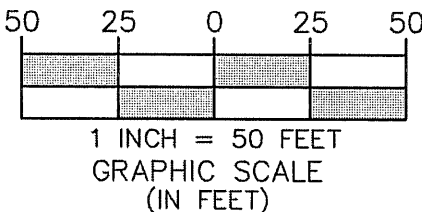


MATCHLINE SEE SHEET 10 OF 21

MATCHLINE SEE SHEET 8 OF 21

**LEGEND/ABBREVIATIONS**

- ⊙ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- PRM - PERMANENT REFERENCE MONUMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - LENGTH
- R - RADIUS
- Δ - DELTA CENTRAL ANGLE



SHEET 9 OF 21

**CAULFIELD & WHEELER, INC.**



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CITY OF WEST PALM BEACH  
FLORIDA POWER & LIGHT EASEMENT  
SKETCH OF DESCRIPTION

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
 (PLAT BOOK 121, PAGES 183-192)

MATCHLINE SEE SHEET 9 OF 21

MATCHLINE SEE SHEET 11 OF 21

FLORIDA POWER  
 & LIGHT  
 EASEMENT

S86°43'10"E

671.40'

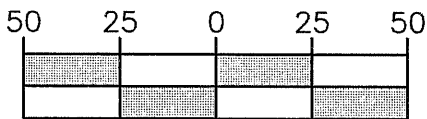
N86°43'10"W

643.93'

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
 (PLAT BOOK 121, PAGES 183-192)

**LEGEND/ABBREVIATIONS**

- ⊕ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK



1 INCH = 50 FEET  
 GRAPHIC SCALE  
 (IN FEET)



**SHEET 10 OF 21**

**CAULFIELD & WHEELER, INC.**



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**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5



MATCHLINE SEE SHEET 10 OF 21

MATCHLINE SEE SHEET 13 OF 21

PRM  
N 882283.30  
E 944840.80  
N.W. CORNER BALLPARK  
OF THE PALM BEACHES  
(SEE PAGE 5 OF 21)

PRM  
N 882217.87  
E 946514.45  
N.E. CORNER BALLPARK  
OF THE PALM BEACHES  
(SEE PAGE 5 OF 21)

PARCEL BP  
BALLPARK OF THE  
PALM BEACHES  
(PLAT BOOK 121,  
PAGES 183-192)

PARCEL BP  
BALLPARK OF THE  
PALM BEACHES  
(PLAT BOOK 121,  
PAGES 183-192)

PARCEL BP  
BALLPARK OF THE  
PALM BEACHES  
(PLAT BOOK 121,  
PAGES 183-192)

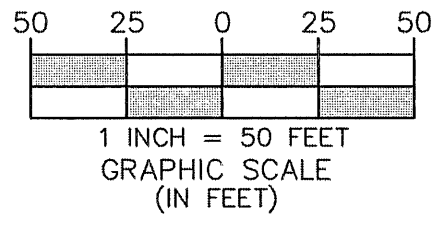
FLORIDA POWER  
& LIGHT  
EASEMENT

LEGEND/ABBREVIATIONS

- ☉ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- PRM - PERMANENT REFERENCE MONUMENT
- ☐ - PROPOSED TRANSFORMER

MATCHLINE SEE SHEET 12 OF 21

SHEET 11 OF 21




N86°43'10"W 643.93'  
N00°49'51"W 6.97'  
SPLICE BOX  
N89°46'48"W 18.73'  
S00°34'30"W 5.82'  
N41°49'20"W 10.52'

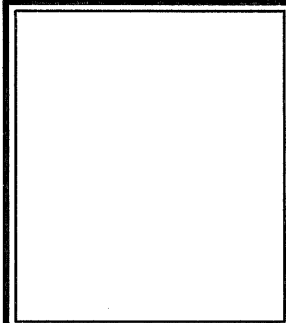
N 881454.92  
E 945975.58  
N11°44'42"E 29.88'  
N20°08'19"E 41.21'  
N30°36'40"W 105.13'

S04°00'00"W 127.70'  
S48°33'35"E 16.14'  
S66°17'14"E 79.82'  
S83°01'33"E 74.15'  
S80°23'32"E 93.56'  
S89°21'28"E 133.78'  
S80°23'32"E 94.11'  
S89°21'28"E 134.22'

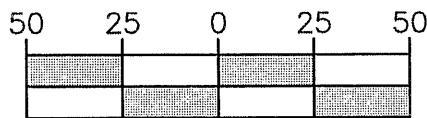
N12°50'16"E 83.92'  
S12°50'16"W 83.15'  
N04°00'00"E 128.83'  
N07°24'11"E 97.40'  
N11°44'42"E 30.80'  
N20°08'19"E 37.20'  
N30°36'40"W 101.33'

**CAULFIELD & WHEELER, INC.**  
  
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CITY OF WEST PALM BEACH  
FLORIDA POWER & LIGHT EASEMENT  
SKETCH OF DESCRIPTION



DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

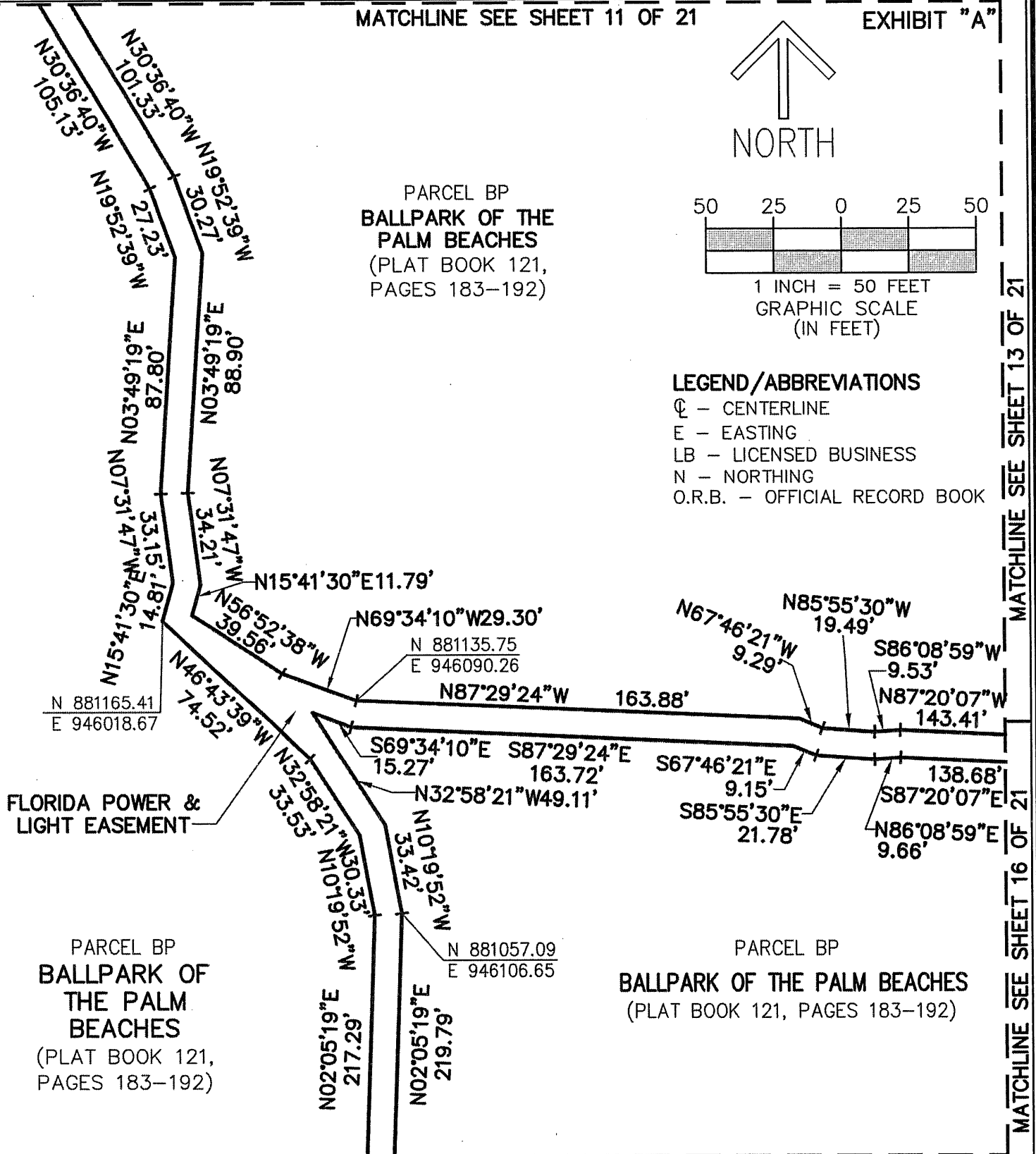


1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

**LEGEND/ABBREVIATIONS**

- ☉ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK

PARCEL BP  
**BALLPARK OF THE  
PALM BEACHES**  
(PLAT BOOK 121,  
PAGES 183-192)



FLORIDA POWER &  
LIGHT EASEMENT

PARCEL BP  
**BALLPARK OF THE  
PALM BEACHES**  
(PLAT BOOK 121,  
PAGES 183-192)

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
(PLAT BOOK 121, PAGES 183-192)

**CAULFIELD & WHEELER, INC.**



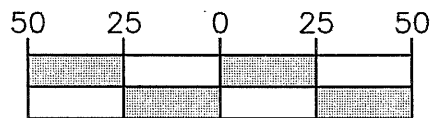
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CITY OF WEST PALM BEACH  
FLORIDA POWER & LIGHT EASEMENT  
SKETCH OF DESCRIPTION

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5



N 881464.58  
E 946493.14



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

**LEGEND/ABBREVIATIONS**

- ☉ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- ☐ - PROPOSED TRANSFORMER

MATCHLINE SEE SHEET 11 OF 21

S89°21'28"E 133.78'  
S85°26'23"E 47.08'

S89°21'28"E 134.22'  
S85°26'23"E 43.12'

S45°38'49"E 94.43'  
S45°38'49"E 86.34'

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
(PLAT BOOK 121, PAGES 183-192)

S02°31'16"W 91.42'  
S02°31'17"W 95.95'

MATCHLINE SEE SHEET 12 OF 21

FLORIDA POWER  
& LIGHT  
EASEMENT

S02°59'02"W 167.26'  
S02°59'02"W 165.21'

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
(PLAT BOOK 121, PAGES 183-192)

N 881202.19  
E 946470.22

S20°24'05"E 29.90'

S20°24'05"E 16.52'

S66°48'05"E 20.59'

S12°47'56"W 27.50'

S67°13'43"W 19.89'

S04°15'31"E 6.64'

S07°44'14"W 54.71'

S07°44'14"W 73.97'

MATCHLINE SEE SHEET 16 OF 21

SHEET 13 OF 21



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH  
FLORIDA POWER & LIGHT EASEMENT  
SKETCH OF DESCRIPTION**

DATE 03/02/17

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 6968-FPL5

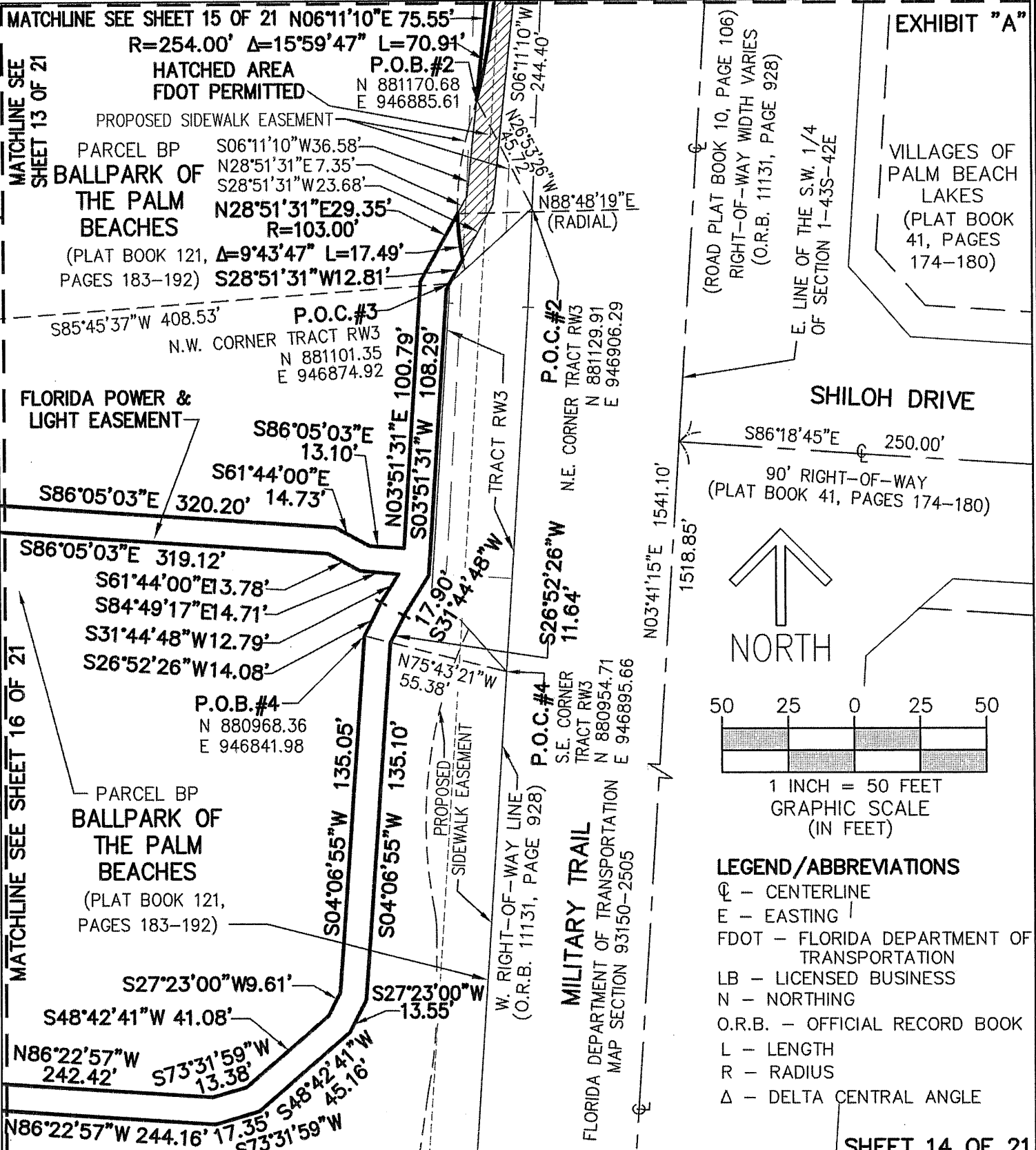
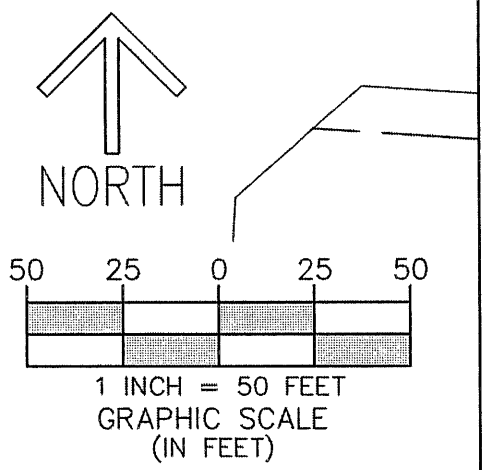



EXHIBIT "A"  
 VILLAGES OF PALM BEACH LAKES  
 (PLAT BOOK 41, PAGES 174-180)

SHILOH DRIVE  
 S86°18'45"E 250.00'  
 90' RIGHT-OF-WAY  
 (PLAT BOOK 41, PAGES 174-180)

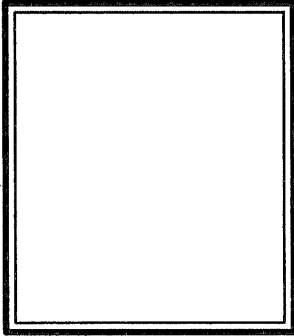


- LEGEND/ABBREVIATIONS**
- ⊕ - CENTERLINE
  - E - EASTING
  - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - LB - LICENSED BUSINESS
  - N - NORTHING
  - O.R.B. - OFFICIAL RECORD BOOK
  - L - LENGTH
  - R - RADIUS
  - Δ - DELTA CENTRAL ANGLE

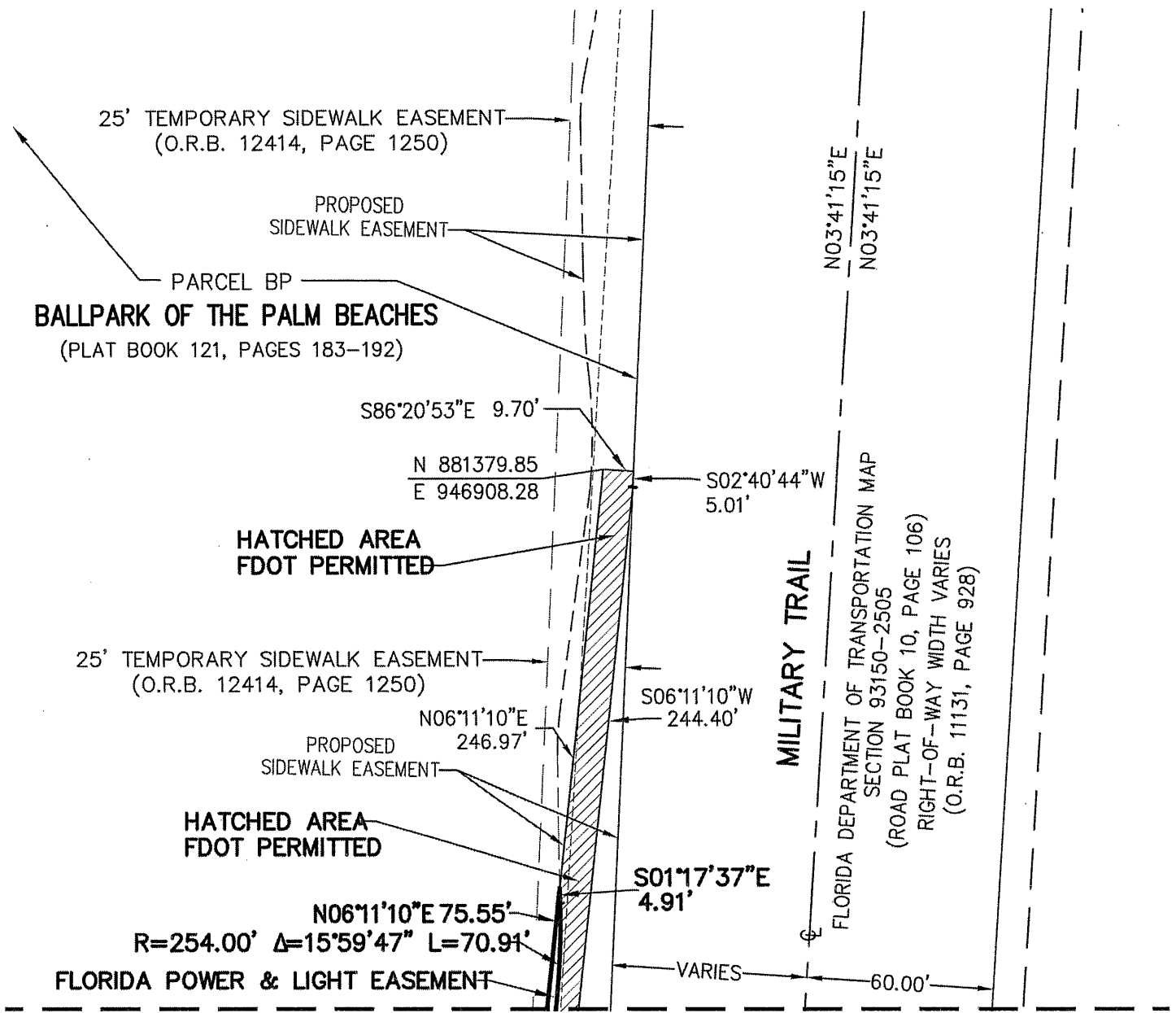
SHEET 14 OF 21

**CAULFIELD & WHEELER, INC.**  
  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH**  
**FLORIDA POWER & LIGHT EASEMENT**  
**SKETCH OF DESCRIPTION**

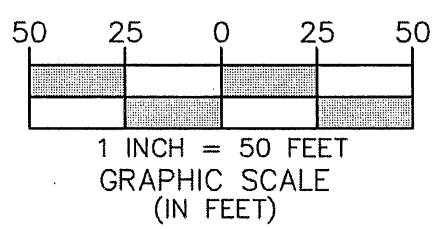


DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5




LEGEND/ABBREVIATIONS MATCHLINE SEE SHEET 14 OF 21

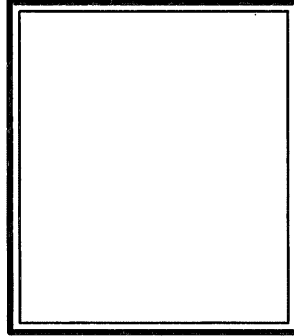
- Ⓞ - CENTERLINE
- E - EASTING
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- L - LENGTH
- R - RADIUS
- Δ - DELTA CENTRAL ANGLE



SHEET 15 OF 21

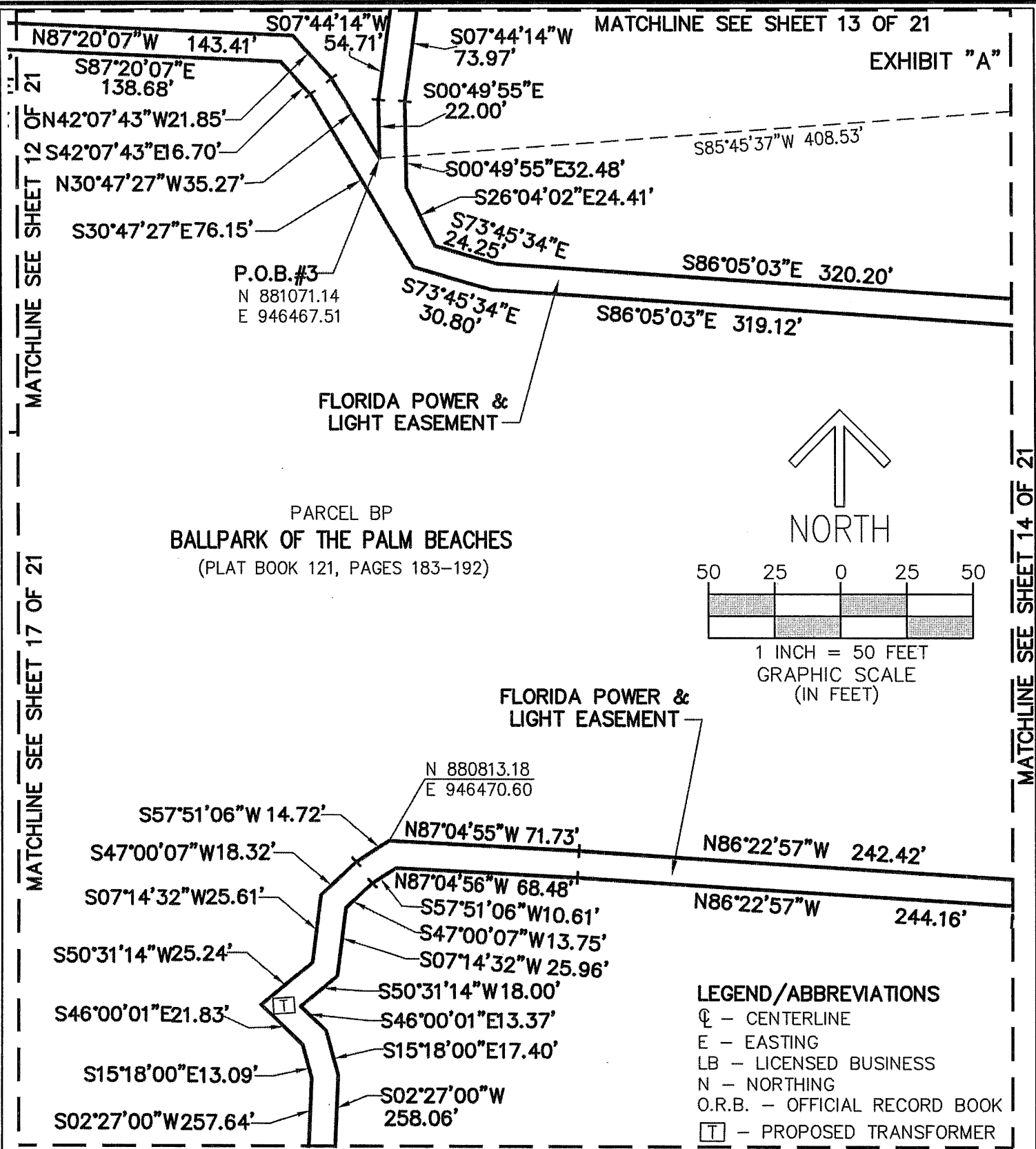
**CAULFIELD & WHEELER, INC.**  

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 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**



DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5





MATCHLINE SEE SHEET 12 OF 21

MATCHLINE SEE SHEET 17 OF 21

MATCHLINE SEE SHEET 13 OF 21

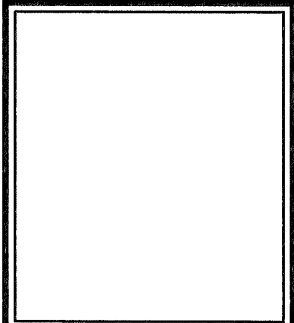
EXHIBIT "A"

MATCHLINE SEE SHEET 14 OF 21

MATCHLINE SEE SHEET 19 OF 21

SHEET 16 OF 21

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

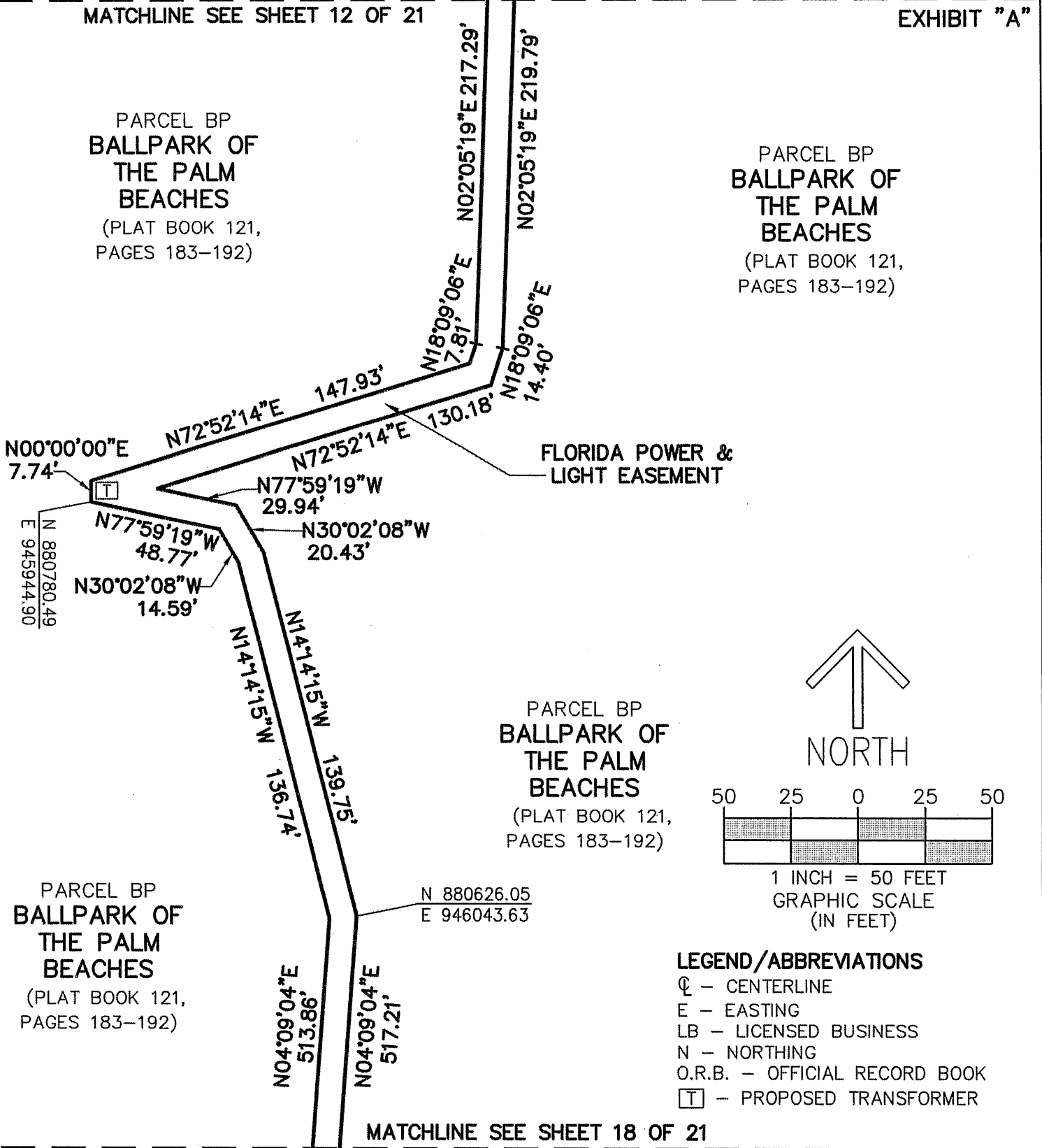
**CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION**

PARCEL BP  
BALLPARK OF  
THE PALM  
BEACHES

(PLAT BOOK 121,  
PAGES 183-192)

PARCEL BP  
BALLPARK OF  
THE PALM  
BEACHES

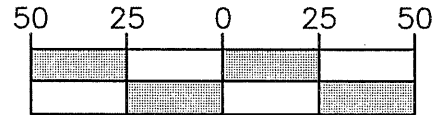
(PLAT BOOK 121,  
PAGES 183-192)



FLORIDA POWER &  
LIGHT EASEMENT

PARCEL BP  
BALLPARK OF  
THE PALM  
BEACHES

(PLAT BOOK 121,  
PAGES 183-192)



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

**LEGEND/ABBREVIATIONS**

- ⊙ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- ⊠ - PROPOSED TRANSFORMER

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

PARCEL BP  
BALLPARK OF  
THE PALM  
BEACHES

(PLAT BOOK 121,  
PAGES 183-192)

513.86'  
517.21'

N04°09'04"E  
N04°09'04"E

PARCEL BP  
BALLPARK OF  
THE PALM  
BEACHES

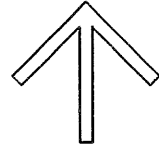
(PLAT BOOK 121,  
PAGES 183-192)

FLORIDA POWER &  
LIGHT EASEMENT

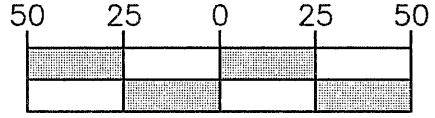
N23°45'30"E  
7.99'

N23°45'30"E  
12.60'

MATCHLINE SEE SHEET 21 OF 21



NORTH



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

LEGEND/ABBREVIATIONS

- ⊕ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK

SHEET 18 OF 21

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF WEST PALM BEACH  
FLORIDA POWER & LIGHT EASEMENT  
SKETCH OF DESCRIPTION

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

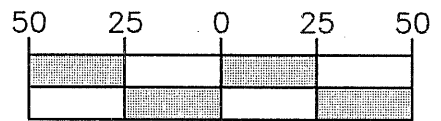
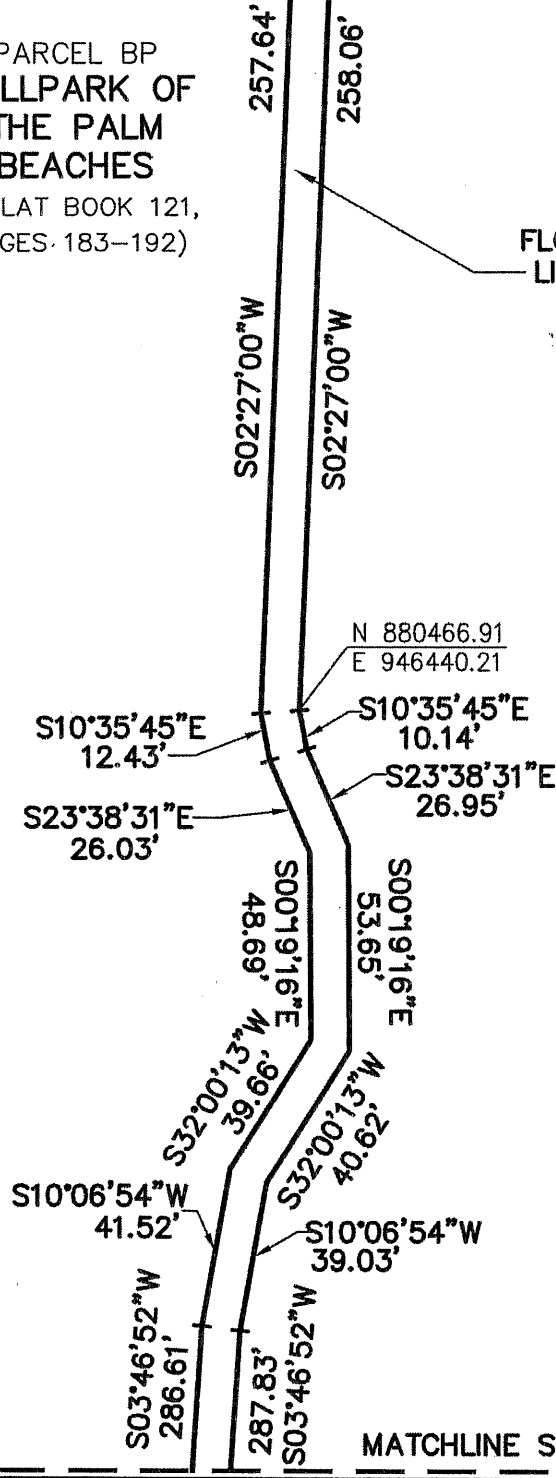
PARCEL BP  
BALLPARK OF  
THE PALM  
BEACHES

(PLAT BOOK 121,  
PAGES 183-192)

FLORIDA POWER &  
LIGHT EASEMENT

PARCEL BP  
BALLPARK OF THE PALM BEACHES

(PLAT BOOK 121, PAGES 183-192)



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

**LEGEND/ABBREVIATIONS**

- ⊙ - CENTERLINE
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- LB - LICENSED BUSINESS
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**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
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CITY OF WEST PALM BEACH  
 FLORIDA POWER & LIGHT EASEMENT  
 SKETCH OF DESCRIPTION

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5

MATCHLINE SEE SHEET 19 OF 21



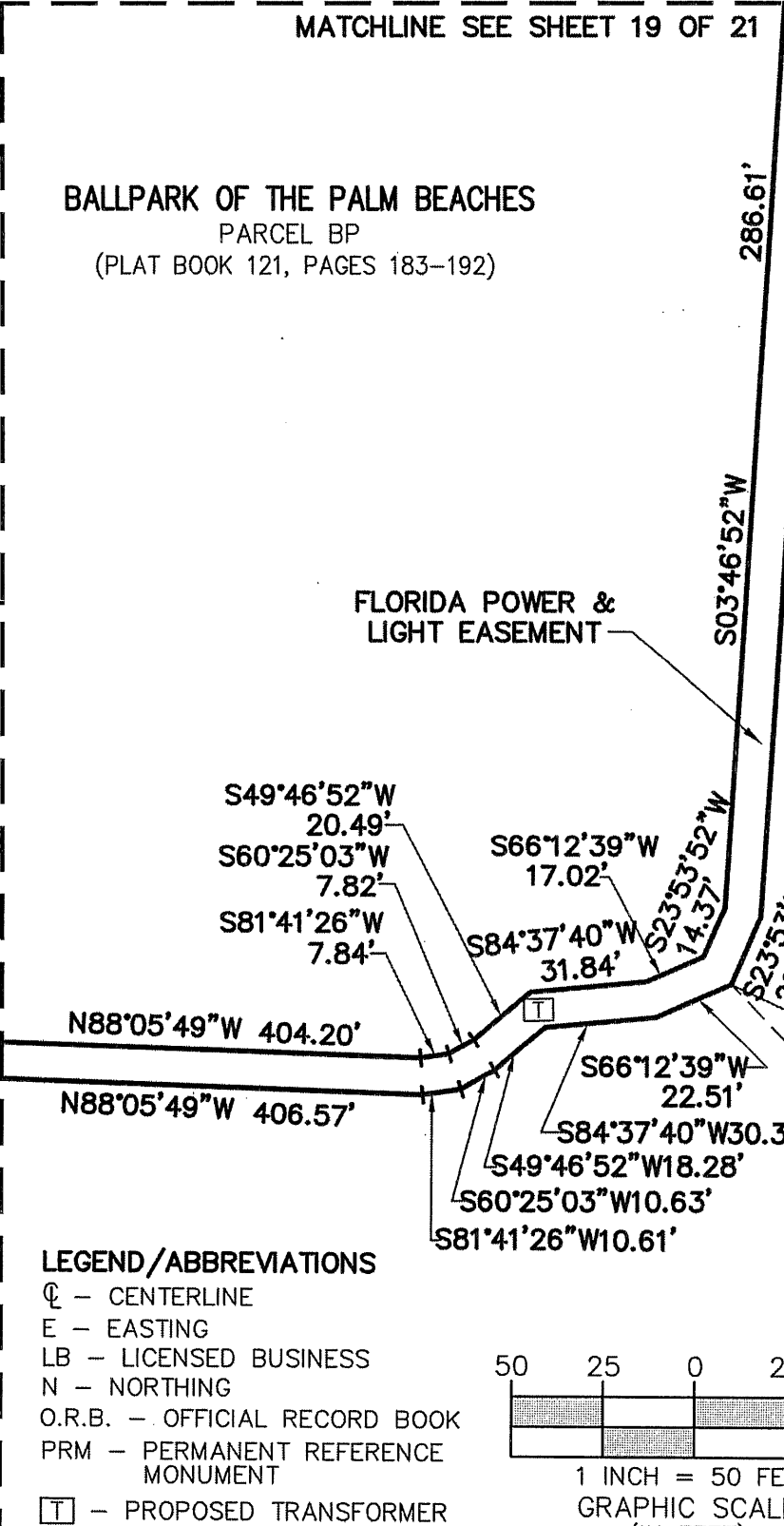
BALLPARK OF THE PALM BEACHES  
PARCEL BP  
(PLAT BOOK 121, PAGES 183-192)

FLORIDA POWER &  
LIGHT EASEMENT

BALLPARK OF THE PALM BEACHES  
PARCEL BP  
(PLAT BOOK 121, PAGES 183-192)

MATCHLINE SEE SHEET 18 OF 21

MATCHLINE SEE SHEET 21 OF 21



286.61'

287.83'

S03°46'52"W

S03°46'52"W

S49°46'52"W  
20.49'

S60°25'03"W  
7.82'

S81°41'26"W  
7.84'

S66°12'39"W  
17.02'

S84°37'40"W  
31.84'

S23°53'52"W  
14.37'

S23°53'52"W  
20.02'

N88°05'49"W 404.20'

N88°05'49"W 406.57'

N 880000.22  
E 946397.71

S66°12'39"W  
22.51'

S84°37'40"W 30.32'

S49°46'52"W 18.28'

S60°25'03"W 10.63'

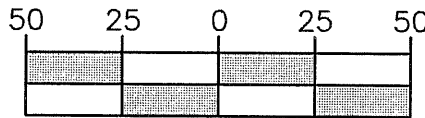
S81°41'26"W 10.61'

N44°04'13"W  
588.29'

S.E. CORNER  
BALLPARK OF THE  
PALM BEACHES  
(PLAT BOOK 121,  
PAGES 183-192)  
PRM  
N 879577.531  
E 946806.901

LEGEND/ABBREVIATIONS

- Ⓞ - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- PRM - PERMANENT REFERENCE MONUMENT
- Ⓜ - PROPOSED TRANSFORMER



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

SHEET 20 OF 21

CAULFIELD & WHEELER, INC.



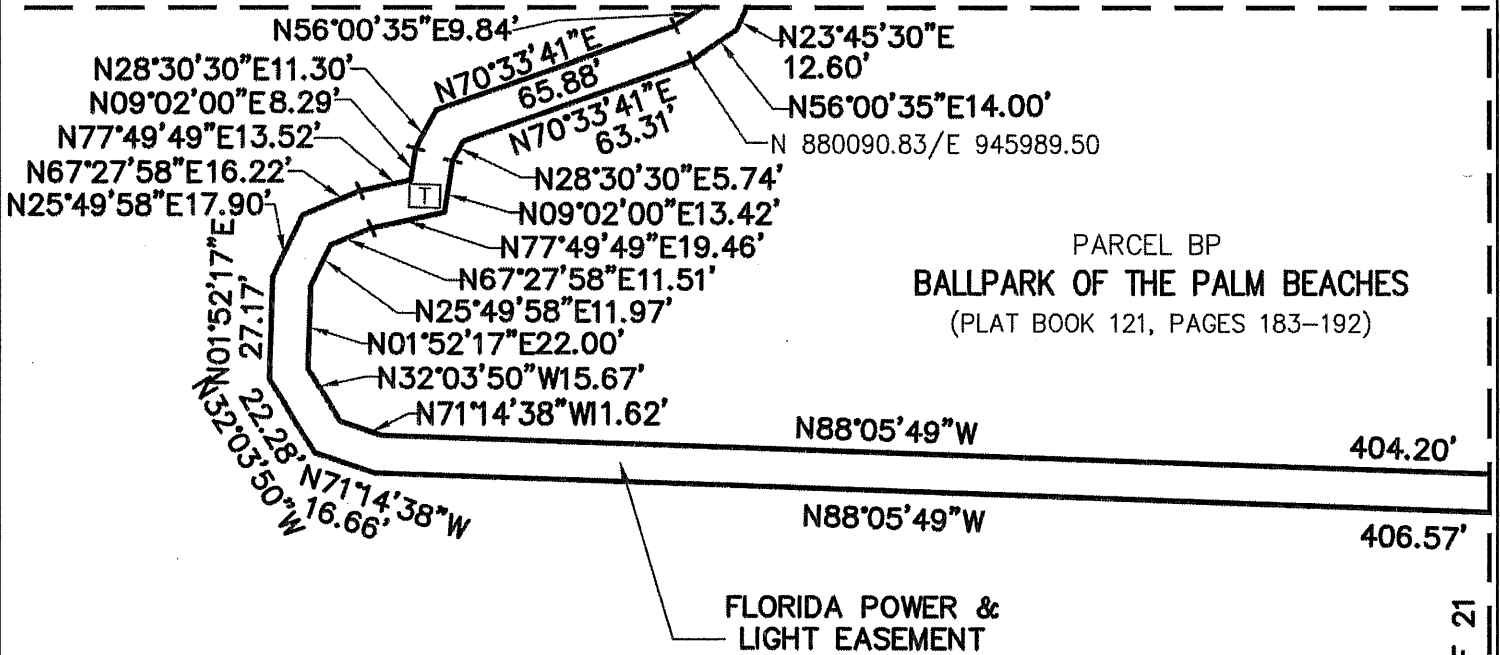
CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF WEST PALM BEACH  
FLORIDA POWER & LIGHT EASEMENT  
SKETCH OF DESCRIPTION

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5



MATCHLINE SEE SHEET 18 OF 21



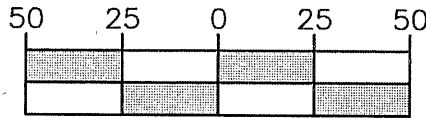
PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
 (PLAT BOOK 121, PAGES 183-192)

PARCEL BP  
**BALLPARK OF THE PALM BEACHES**  
 (PLAT BOOK 121, PAGES 183-192)

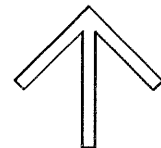
MATCHLINE SEE SHEET 20 OF 21

**LEGEND/ABBREVIATIONS**

- ⊙ - CENTERLINE
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- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- ☐ - PROPOSED TRANSFORMER



1 INCH = 50 FEET  
 GRAPHIC SCALE  
 (IN FEET)



**NORTH**  
 SHEET 21 OF 21

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH**  
**FLORIDA POWER & LIGHT EASEMENT**  
**SKETCH OF DESCRIPTION**

DATE	03/02/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-FPL5