

**Meeting Date:**      **October 17, 2017**

☒ **Consent**                      ☐ **Regular**  
☐ **Ordinance**                      ☐ **Public Hearing**

**Department:** Facilities Development & Operations

## **I. EXECUTIVE BRIEF**

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

- A) a Utility Easement in favor of the City of West Palm Beach for potable water, reclaimed water and sewer improvements to service the Ball Park of the Palm Beaches (Ballpark) facilities;
- B) a Declaration of Easement in favor of the County for a public sidewalk constructed along a portion of the western boundary of the Ballpark property;
- C) a Declaration of Easement in favor of the County for gas utility improvements installed throughout the Ballpark facility; and
- D) a Perpetual Easement in favor of the Florida Department of Transportation (FDOT) for a public sidewalk constructed along a portion of the eastern boundary of the Ballpark property.

**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 Major League Spring Training complex recently opened and is used by the Washington Nationals and the Houston Astros as their joint spring training facility. During development of the Ballpark, sidewalks, potable water, reclaimed water, sewer and gas improvements were constructed to service the Ballpark facilities and require various easements. The Utility Easement will be granted to the City of West Palm Beach for potable water, reclaimed water, wastewater pump station and sewer improvements and has easement areas which vary in length and width containing approximately 5,637 square feet (0.13 acres). The Declaration of Easement for the public sidewalk was constructed along a portion of the western boundaries of the property for the benefit of the Haverhill Road right-of-way (County maintained road) and provides easement areas which vary in length and width containing approximately 8,687 square feet (0.20 acres). The Perpetual Easement is being granted to FDOT for the public sidewalk that was constructed along a portion of the eastern boundaries of the Ballpark property for the benefit of the Military Trail right-of-way (FDOT maintained road) and the easement areas vary in length and width containing approximately 27,734 square feet (0.64 acres). Both the Haverhill Road and Military Trail sidewalks meander out of the right-of-way on to the east and west side of the Ballpark property. The Declaration of Easement for the gas line improvements will document the location of the improvements and provides for easement areas being approximately 5 feet in width at various lengths and containing approximately 18,552 square feet (0.43 acres). These easements will be recorded in the public records to document their existence and location. **(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. The City Park, which is located adjacent to the Ballpark, is currently under construction and should be completed later this year. Additional utility easements for the benefit of the City Park will be required to be granted by the County across portions of the Ballpark property at a later date.

**Attachments:**

1. Location Map
2. Utility Easement (with Exhibit "A-1", "A-2" & "A-3")
3. Declaration of Easement (with Exhibit "A" & "B")
4. Declaration of Easement (with Exhibit "A" & "B")
5. Perpetual Easement (with Exhibit "A").

Recommended By: K. H. Army Wolf  
Department Director

Date \_\_\_\_\_

Approved By:   
County Administrator

Date \_\_\_\_\_



## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	* <u>0</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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

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

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

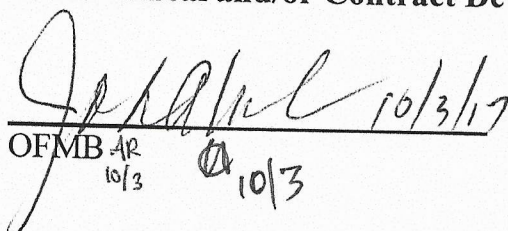
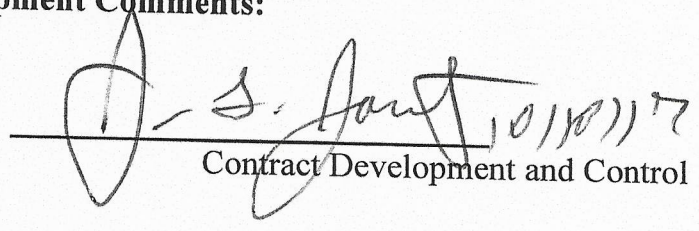
\* No fiscal impact.

Fixed Asset Number: n/a

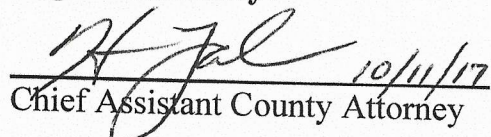
### C. Departmental Fiscal Review: \_\_\_\_\_

## III. REVIEW COMMENTS

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

 10/3/17  
OFMB AR 10/3  
 10/10/17  
Contract Development and Control

### B. Legal Sufficiency:

 10/11/17  
Chief Assistant County Attorney

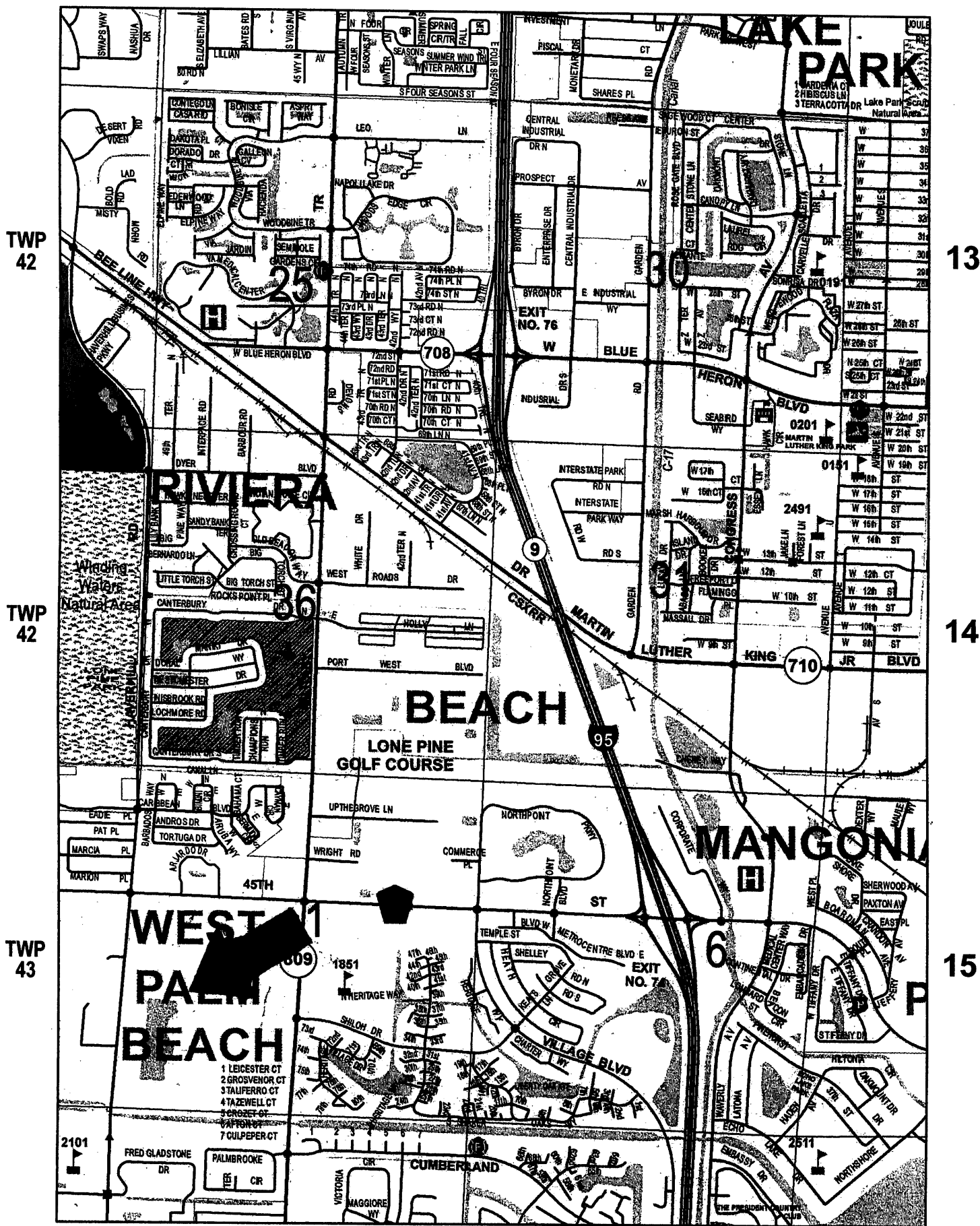
### C. Other Department Review:

\_\_\_\_\_  
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-1, A-2 & A-3  
13 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

**THIS UTILITY EASEMENT** ("Easement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2017, between Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, having an address at 2633 Vista Parkway, West Palm Beach, Florida 33411-5605 ("Grantor") and the City of West Palm Beach, a municipal corporation organized and existing under the laws of the State of Florida, whose address is P.O. Box 3366, West Palm Beach, Florida 33402 ("Grantee").

### WITNESSETH:

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, subject to the terms and conditions hereinafter provided, a perpetual non-exclusive easement for water and sewer utilities and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under, and across that certain parcel of real property legally described in Exhibits "A-1", "A-2" and "A-3" attached hereto and made a part hereof (collectively the "Easement Property"). This easement or portion thereof can be utilized for a wastewater pump station and said pump station may be fenced in for access control purposes.

The Grantor shall not construct any structure or other improvement upon the Easement Property or engage in any use of the surface of the Easement Property which materially interferes with the rights of the Grantee under this Easement. Grantor shall have the right to grant additional utility easements so long as such use does not materially interfere with the rights granted herein.

The Grantee, at Grantee's sole cost and expense, shall restore the surface of the Easement Property after any excavation of the Easement Property and shall keep the Easement Property free from trash, debris and safety hazards following any repair or maintenance of the utilities; provided; however, that the foregoing shall not impose any obligation on Grantee to maintain the Easement Property. The Grantee shall have the

right, but not the obligation, to clear the Easement Property and keep it cleared of all trees, undergrowth or other obstructions and the right to trim, cut or remove all trees located within or outside the Easement Property which might interfere with the Grantee's use of the Easement Property as permitted hereby. The Grantee shall use the Easement Property in accordance with all applicable laws, rules and regulations of governmental authorities having jurisdiction over the Easement Property or use thereof as herein provided.

This Easement shall continue unless or until Grantee terminates its rights herein provided by written notice to the Grantor, its successors or assigns. Neither the failure to use the Easement Property nor the abandonment of the Easement Property shall constitute or be construed as a termination of this Easement. This Easement grants to the Grantee, its successors and assigns the non-exclusive right to use the Easement Property below its surface.

This Easement shall run with the land and shall be binding upon the parties hereto and their respective successors and assigns.

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IN WITNESS WHEREOF, Grantor has executed his hand and seal on the day and year first above written.

GRANTOR:

ATTEST:

PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners

SHARON R. BOCK  
CLERK & COMPTROLLER

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

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND  
CONDITIONS

By: \_\_\_\_\_  
County Attorney

By: Reh Anthony Wolf  
Department Director

ACCEPTANCE OF EASEMENT

The Grantee hereby accepts the foregoing grant of Utility Easement.

GRANTEE:

CITY OF WEST PALM BEACH

BY: Geraldine Muoio  
Geraldine Muoio, Mayor

ATTEST:

BY: Helen F. Canon  
City Clerk

City Attorney's Office  
Approved as to form and legality  
By: [Signature]

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

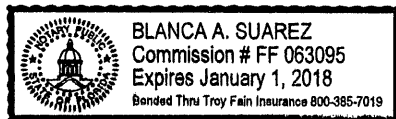
On this 15<sup>th</sup> day of May, 2017, the foregoing Utility Easement  
was acknowledged before me by Geraldine Muoio, Mayor, on behalf of the City of West  
Palm Beach. She is personally known to me and did not take an oath.

Blanca A. Suarez  
Signature of Notary Public

(Print, type or stamp name)  
[seal]

Commission No.

BLANCA A SUAREZ  
FF063095



G:\PREM\Dev\Open Projects\GG-Baseball WPB\Utility Easements\Utility Easement. hf app 4-11-2017.doc



DESCRIPTION:

A PORTION OF PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, AT PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID PARCEL BP, THENCE, ALONG THE WEST LINE OF SAID PARCEL BP, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD PER POSTING AND VIEWING AT COUNTY COMMISSION MEETING DATED AUGUST 5, 1925, SOUTH 04°55'38" WEST, A DISTANCE OF 145.99 FEET TO THE POINT OF BEGINNING;

THENCE, DEPARTING SAID WEST LINE OF PARCEL BP, SOUTH 85°04'22" EAST, A DISTANCE OF 60.64 FEET; THENCE SOUTH 04°55'38" WEST, A DISTANCE OF 65.73 FEET; THENCE NORTH 85°04'22" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 04°55'38" EAST, A DISTANCE OF 45.73 FEET; THENCE NORTH 85°04'22" WEST, A DISTANCE OF 10.64 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF PARCEL BP; THENCE, ALONG SAID WEST LINE NORTH 04°55'38" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 3,499 SQUARE FEET OR 0.0803 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.


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 NORTH 04°55'38" EAST ALONG THE WEST 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, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 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:

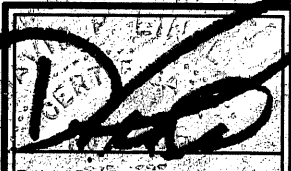
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 1, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 3



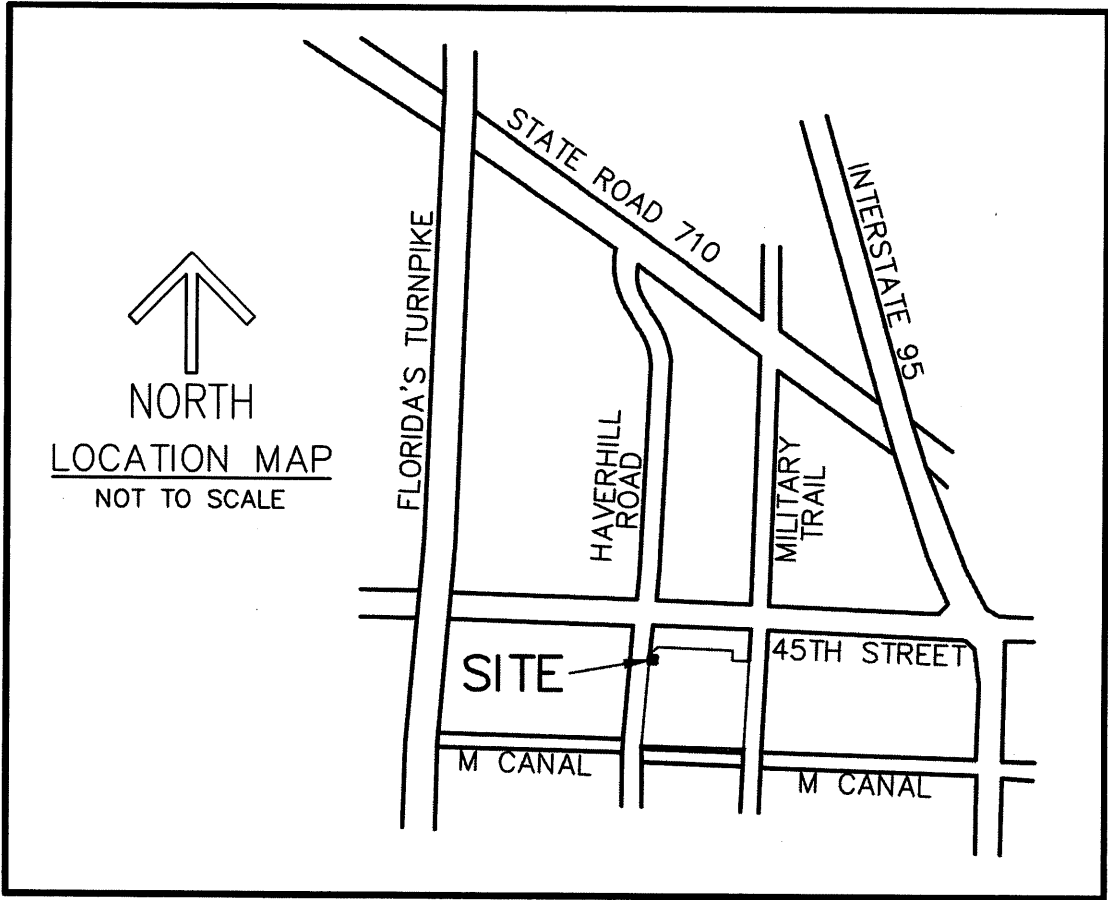
**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING – LAND SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**BALLPARK OF THE PALM BEACHES  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION**



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591


DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-UE1R



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

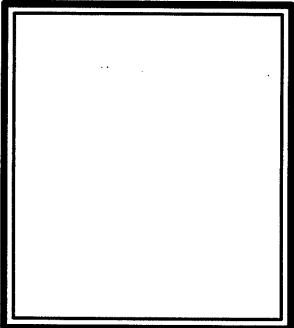
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90/98 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000371  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS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

SHEET 2 OF 3



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**BALLPARK OF THE PALM BEACHES  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION**



DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-UE1R





DESCRIPTION:

A PORTION OF PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, AT PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID PARCEL BP, THENCE, ALONG THE WEST LINE OF SAID PARCEL BP, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD PER POSTING AND VIEWING AT COUNTY COMMISSION MEETING DATED AUGUST 5, 1925, SOUTH 04°55'38" WEST, A DISTANCE OF 564.78 FEET TO THE POINT OF BEGINNING;

THENCE, DEPARTING SAID WEST LINE OF PARCEL BP, SOUTH 85°04'22" EAST, A DISTANCE OF 28.27 FEET; THENCE SOUTH 04°55'38" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 85°04'22" WEST, A DISTANCE OF 28.27 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF PARCEL BP; THENCE, ALONG SAID WEST LINE NORTH 04°55'38" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 707 SQUARE FEET OR 0.0162 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.


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.
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- 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:

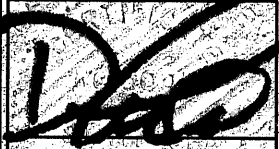
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 1, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 3



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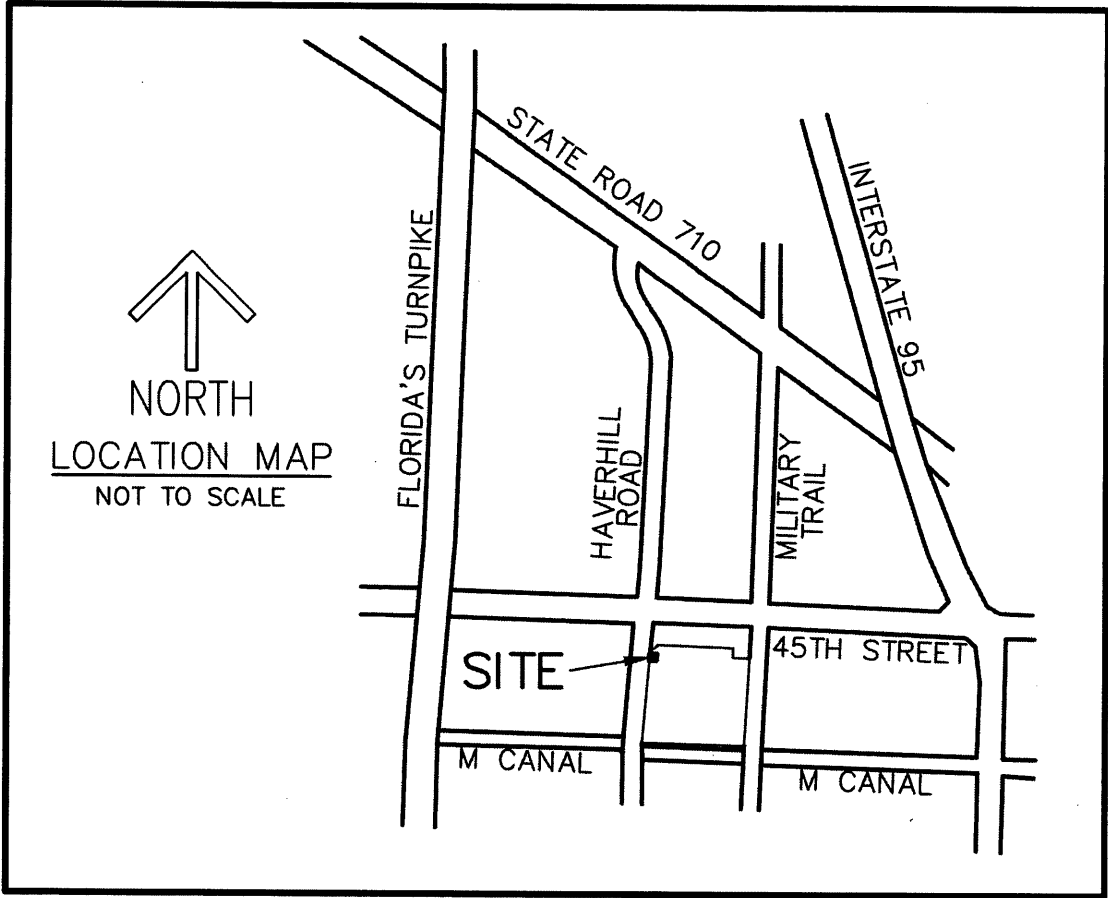
**BALLPARK OF THE PALM BEACHES  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION**



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-UE2R






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

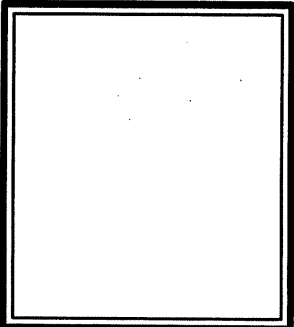
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90/98 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000371  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS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

SHEET 2 OF 3

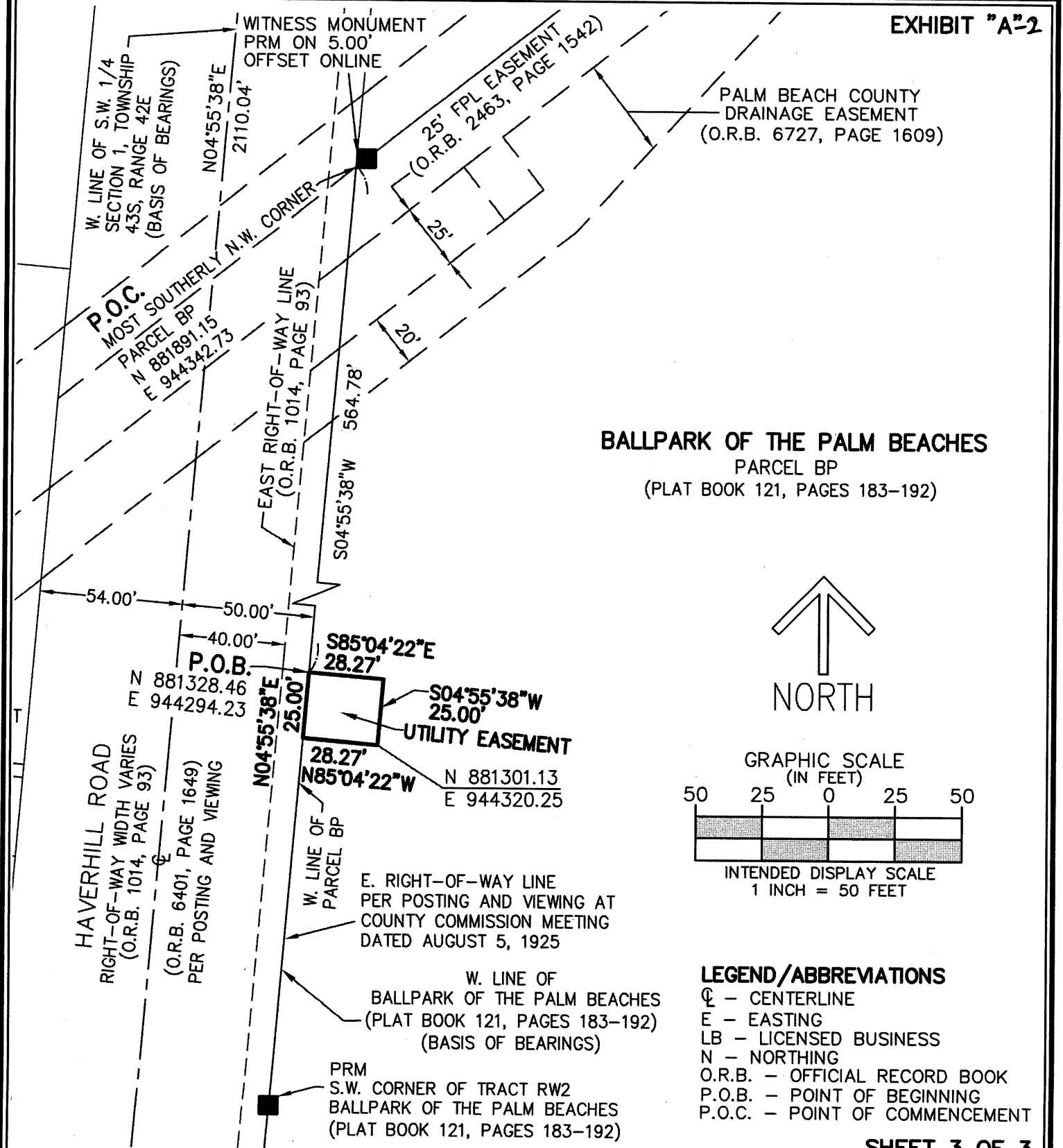


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**BALLPARK OF THE PALM BEACHES  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION**



DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-UE2R



SHEET 3 OF 3

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COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, NORTH 03°41'15" EAST, A DISTANCE OF 1533.60 FEET; THENCE, DEPARTING SAID EAST LINE NORTH 86°29'12" WEST, A DISTANCE OF 90.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF SAID PARCEL BP, BALLPARK OF THE PALM BEACHES AND THE POINT OF BEGINNING;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, NORTH 86°29'12" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 03°30'48" EAST, A DISTANCE OF 71.30 FEET; THENCE NORTH 86°29'12" WEST, A DISTANCE OF 3.57 FEET; THENCE SOUTH 48°30'48" WEST, A DISTANCE OF 23.23 FEET; THENCE NORTH 41°29'12" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 48°30'48" EAST, A DISTANCE OF 24.44 FEET; THENCE SOUTH 86°29'12" EAST, A DISTANCE OF 26.69 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 103.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 80°10'01" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°55'53", A DISTANCE OF 41.22 FEET; THENCE SOUTH 47°40'54" WEST, A DISTANCE OF 7.93 FEET; THENCE SOUTH 02°40'54" WEST, A DISTANCE OF 7.40 FEET; THENCE SOUTH 03°41'15" WEST, A DISTANCE OF 32.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 1,431 SQUARE FEET OR 0.0328 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

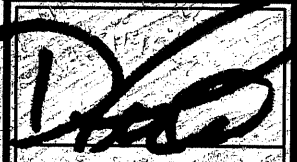
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- 2. PURSUANT TO THE BALLPARK OF THE PALM BEACHES LANDS SHOWN HEREON WERE REVIEWED FOR TITLE BY ROBERT M. GRAHAM, ESQ. ON MAY 10, 2016. ANY RELATIVE EXCEPTIONS REFERENCING THE RECORD INFORMATION (PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) ARE SHOWN HEREON.
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- 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 1, 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.



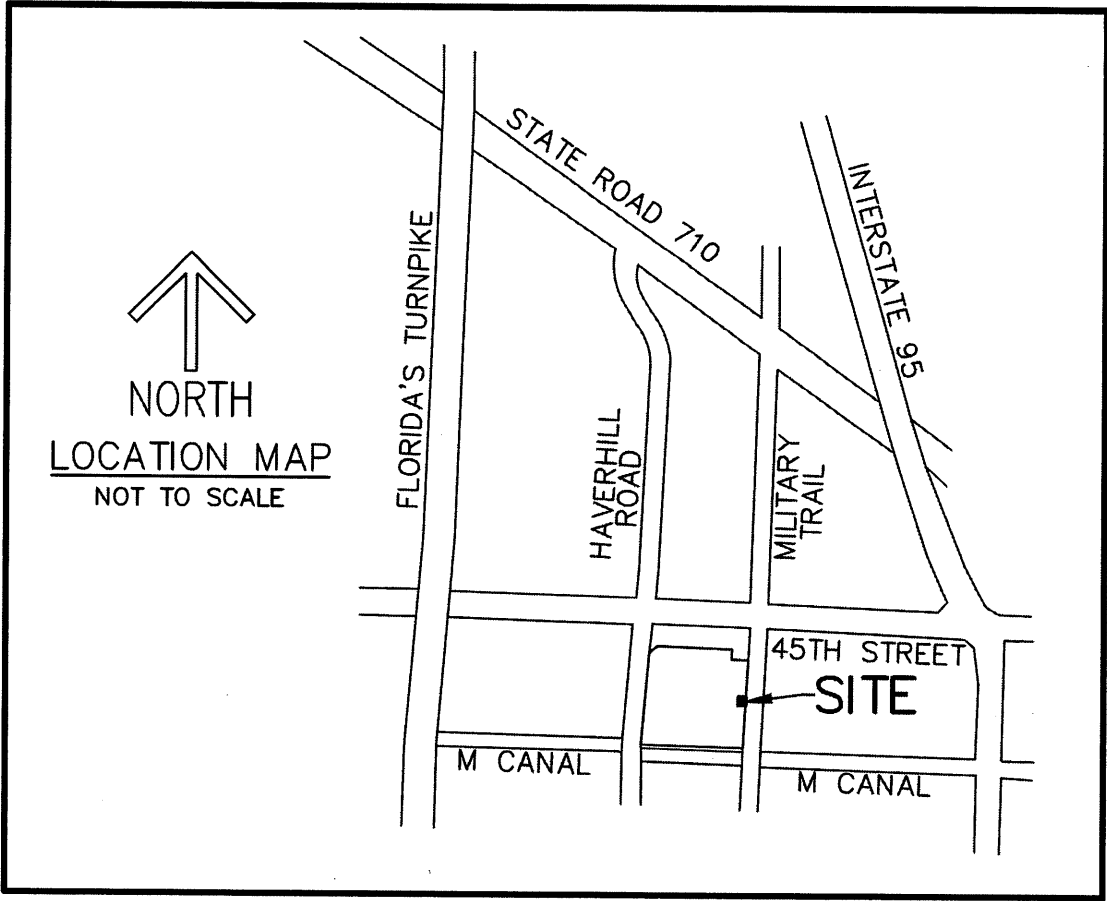
CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-UE3R


CITY OF WEST PALM BEACH  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION



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

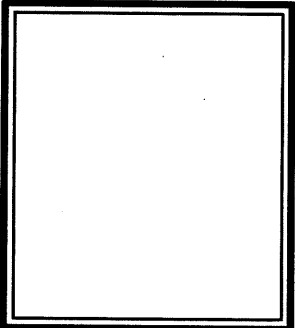
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90/98 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000371  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS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

**SHEET 2 OF 3**



**CAULFIELD & WHEELER, INC.**  
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**CITY OF WEST PALM BEACH  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION**



DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-UE3R



# BALLPARK OF THE PALM BEACHES

PARCEL BP

(PLAT BOOK 121, PAGES 183-192)

25' TEMPORARY SIDEWALK EASEMENT  
(O.R.B. 12414, PAGE 1250)

PROPOSED  
SIDEWALK EASEMENT

$R=103.00'$

$\Delta=22^{\circ}55'53''$

$L=41.22'$

$RB=S80^{\circ}10'01''E$

$N48^{\circ}30'48''E$  24.44'

UTILITY EASEMENT

$N41^{\circ}29'12''W$  20.00'

$S48^{\circ}30'48''W$  23.23'

$N86^{\circ}29'12''W$  3.57'

$N86^{\circ}29'12''W$  8.00'

P.O.B.

N 881061.60

E 946872.48

BUILDING SETBACK LINE  
(O.R.B. 1145, PAGE 510)  
78' FROM BASELINE

## LEGEND/ABBREVIATIONS

CL - CENTERLINE

E - EASTING

FDOT - FLORIDA DEPARTMENT OF  
TRANSPORTATION

LB - LICENSED BUSINESS

N - NORTHING

O.R.B. - OFFICIAL RECORD BOOK

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

L - LENGTH

R - RADIUS

$\Delta$  - DELTA (CENTRAL ANGLE)



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CITY OF WEST PALM BEACH  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION

VARIES

60.00'

EXHIBIT "A"3

78'

MILITARY TRAIL

FLORIDA DEPARTMENT OF TRANSPORTATION  
MAP SECTION 93150-2505  
(ROAD PLAT BOOK 10, PAGE 106)

$S02^{\circ}40'54''W$  848.33'

$N03^{\circ}41'15''E$

1158.53'

RIGHT-OF-WAY WIDTH VARIES  
(O.R.B. 11131, PAGE 928)

10' UTILITY EASEMENT  
(PLAT BOOK 41, PAGES 174-180)

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

E. RIGHT-OF-WAY  
LINE (PLAT BOOK  
41, PAGES  
174-180)

E. LINE OF THE S.W. 1/4 OF SECTION 1  
(BASIS OF BEARINGS)

SHILOH DRIVE

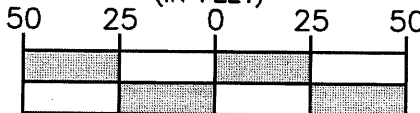
90' RIGHT-OF-WAY  
(PLAT BOOK 41, PAGES 174-180)

HERITAGE VILLAGE OF PALM  
BEACH LAKES  
(PLAT BOOK 55, PAGES 27-31)

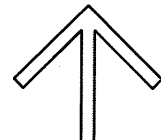
P.O.C.

S.E. CORNER OF THE S.W. 1/4,  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST  
N 879525.65  
E 946863.68

GRAPHIC SCALE  
(IN FEET)



INTENDED DISPLAY SCALE  
1 INCH = 50 FEET



NORTH

SHEET 3 OF 3

DATE 03/01/17

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 6968-UE3R

Attachment #3  
Declaration of Easement with Exhibit A & B  
14 Pages

Prepared by & Return to:  
Marcel Pessoa  
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

## DECLARATION OF EASEMENT

**THIS IS A DECLARATION OF EASEMENT**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, ("County"), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

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

**WHEREAS**, County desires to create an easement to be recorded into the public records to document the location and existence of underground gas lines within a portion of the Property for the purposes set forth hereinafter; and

**WHEREAS**, County desires that such easement be extinguished upon a subsequent conveyance of the Property by County.

### WITNESSETH:

**NOW THEREFORE**, County does hereby declare, grant and create an in gross utility easement for the benefit of County, its successors and assigns, upon the real property legally described in **Exhibit "B"**, attached hereto and made a part hereof (the "Easement Premises"). This easement shall be for the purpose of documenting the existence and location of a gas pipe line or lines for the transportation of gas to be used exclusively by the County and its assigns and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect pipe line or lines and appurtenant facilities and equipment in, on, over, under and across the Easement Premises.

The easement created hereby shall automatically be extinguished upon the County's conveyance of the Property.

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

**ATTEST:**

**COUNTY:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida, by and  
through its Board of County Commissioners**

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: Reh Ann Woy  
Department Director



**EXHIBIT "A"**

**THE PROPERTY**

PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 6,156,018 SQUARE FEET/141.323 ACRES MORE OR LESS.

DESCRIPTION: GAS LINE EASEMENT

EXHIBIT "B"

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 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 72.32 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 85°04'22" EAST, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE 5 FOOT WIDE GAS LINE EASEMENT, SAID EASEMENT LYING 2.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

THENCE, ALONG SAID CENTERLINE, THENCE SOUTH 86°56'39" EAST, A DISTANCE OF 90.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 145.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°40'10", A DISTANCE OF 44.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75°23'12" EAST, A DISTANCE OF 16.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 64.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°23'53", A DISTANCE OF 29.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°59'19" EAST, A DISTANCE OF 60.08 FEET; THENCE NORTH 42°55'51" EAST, A DISTANCE OF 61.28 FEET; THENCE NORTH 42°52'20" EAST, A DISTANCE OF 33.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 132.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°03'01", A DISTANCE OF 118.06 FEET; THENCE SOUTH 86°51'49" EAST, A DISTANCE OF 62.88 FEET; THENCE SOUTH 84°09'13" EAST, A DISTANCE OF 43.03 FEET; THENCE SOUTH 86°26'25" EAST, A DISTANCE OF 91.82 FEET; THENCE SOUTH 84°33'47" EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 85°17'36" EAST, A DISTANCE OF 78.83 FEET; THENCE SOUTH 84°39'07" EAST, A DISTANCE OF 112.59 FEET; THENCE SOUTH 84°43'35" EAST, A DISTANCE OF 56.68 FEET; THENCE NORTH 19°47'54" EAST, A DISTANCE OF 26.54 FEET; THENCE NORTH 25°11'58" EAST, A DISTANCE OF 41.09 FEET; THENCE NORTH 19°12'01" EAST, A DISTANCE OF 38.78 FEET; THENCE NORTH 13°35'30" EAST, A DISTANCE OF 30.11 FEET; THENCE NORTH 24°47'53" EAST, A DISTANCE OF 7.69 FEET; THENCE NORTH 20°21'28" EAST, A DISTANCE OF 26.79 FEET; THENCE NORTH 28°09'35" EAST, A DISTANCE OF 18.10 FEET; THENCE NORTH 25°53'41" EAST, A DISTANCE OF 34.44 FEET; THENCE NORTH 22°33'20" EAST, A DISTANCE OF 42.02 FEET; THENCE NORTH 21°24'02" EAST, A DISTANCE OF 44.99 FEET; THENCE NORTH 15°58'49" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 09°19'48" EAST, A DISTANCE OF 38.49 FEET; THENCE NORTH 14°30'49" EAST, A DISTANCE OF 26.38 FEET; THENCE NORTH 11°44'12" EAST, A DISTANCE OF 70.84 FEET; THENCE NORTH 06°47'16" EAST, A DISTANCE OF 15.70 FEET; THENCE SOUTH 84°57'08" EAST, A DISTANCE OF 94.59 FEET; THENCE SOUTH 88°43'01" EAST, A DISTANCE OF 39.25 FEET; THENCE SOUTH 85°04'48" EAST, A DISTANCE OF 46.91 FEET; THENCE SOUTH 87°28'44" EAST, A DISTANCE OF 41.92 FEET; THENCE SOUTH 87°48'31" EAST, A DISTANCE OF 66.56 FEET; THENCE SOUTH 85°27'52" EAST, A DISTANCE OF 91.78 FEET; THENCE SOUTH 87°47'43" EAST, A DISTANCE OF 23.26 FEET; THENCE SOUTH 86°02'16" EAST, A DISTANCE OF 35.79 FEET; THENCE SOUTH 86°20'46" EAST, A DISTANCE OF 59.28 FEET; THENCE SOUTH 87°42'08" EAST, A DISTANCE OF 55.55 FEET; THENCE SOUTH 82°39'34" EAST, A DISTANCE OF 29.65 FEET; THENCE SOUTH 88°26'36" EAST, A DISTANCE OF 29.71 FEET; THENCE NORTH 87°48'38" EAST, A DISTANCE OF 24.19 FEET; THENCE SOUTH 86°05'14" EAST, A DISTANCE OF 37.25 FEET; THENCE SOUTH 03°40'24" WEST, A DISTANCE OF 192.93 FEET; THENCE SOUTH 02°26'17" WEST, A DISTANCE OF 110.10 FEET TO POINT "A";

DESCRIPTION CONTINUED ON SHEET 2 OF 11

SHEET 1 OF 11



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CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2

DESCRIPTION: GAS LINE EASEMENT (CONTINUED)

THENCE SOUTH 02°36'21" EAST, A DISTANCE OF 43.37 FEET; THENCE SOUTH 08°53'07" EAST, A DISTANCE OF 86.47 FEET; THENCE SOUTH 10°33'25" EAST, A DISTANCE OF 42.28 FEET; THENCE SOUTH 17°49'09" EAST, A DISTANCE OF 26.34 FEET; THENCE SOUTH 15°22'20" EAST, A DISTANCE OF 49.12 FEET; THENCE SOUTH 18°27'02" EAST, A DISTANCE OF 18.45 FEET; THENCE SOUTH 22°00'14" EAST, A DISTANCE OF 25.63 FEET; THENCE SOUTH 24°21'52" EAST, A DISTANCE OF 30.91 FEET; THENCE SOUTH 35°46'49" EAST, A DISTANCE OF 29.61 FEET; THENCE SOUTH 01°21'44" WEST, A DISTANCE OF 52.62 FEET; THENCE SOUTH 04°15'30" WEST, A DISTANCE OF 51.58 FEET; THENCE SOUTH 04°13'45" WEST, A DISTANCE OF 20.41 FEET; THENCE SOUTH 04°11'00" EAST, A DISTANCE OF 12.15 FEET; THENCE SOUTH 06°31'41" WEST, A DISTANCE OF 42.18 FEET; THENCE SOUTH 02°48'41" WEST, A DISTANCE OF 134.28 FEET; THENCE SOUTH 34°28'59" WEST, A DISTANCE OF 22.59 FEET; THENCE SOUTH 26°36'47" WEST, A DISTANCE OF 25.10 FEET; THENCE SOUTH 20°51'01" WEST, A DISTANCE OF 26.74 FEET; THENCE SOUTH 17°15'01" WEST, A DISTANCE OF 41.08 FEET; THENCE NORTH 85°21'48" WEST, A DISTANCE OF 51.48 FEET; THENCE NORTH 67°59'13" WEST, A DISTANCE OF 18.86 FEET; THENCE NORTH 02°24'28" WEST, A DISTANCE OF 15.47 FEET; THENCE NORTH 01°45'48" EAST, A DISTANCE OF 16.70 FEET; THENCE NORTH 85°49'25" WEST, A DISTANCE OF 41.87 FEET; THENCE NORTH 89°40'42" WEST, A DISTANCE OF 24.76 FEET; THENCE NORTH 83°29'22" WEST, A DISTANCE OF 26.00 FEET TO POINT "B"; THENCE NORTH 83°29'22" WEST, A DISTANCE OF 70.60 FEET; THENCE SOUTH 81°15'34" WEST, A DISTANCE OF 18.58 FEET; THENCE SOUTH 88°01'12" WEST, A DISTANCE OF 21.33 FEET; THENCE SOUTH 83°58'26" WEST, A DISTANCE OF 22.93 FEET TO POINT OF TERMINUS #1.

TOGETHER WITH:


COMMENCING AT AFORESAID POINT "A"; THENCE, CONTINUING ALONG SAID CENTERLINE OF 5 FOOT GAS EASEMENT, NORTH 81°45'03" WEST, A DISTANCE OF 26.60 FEET; THENCE SOUTH 80°07'35" WEST, A DISTANCE OF 21.99 FEET; THENCE, SOUTH 86°34'11" WEST, A DISTANCE OF 33.67 FEET TO POINT OF TERMINUS #2.

TOGETHER WITH:

COMMENCING AT AFORESAID POINT "B"; THENCE, CONTINUING ALONG SAID CENTERLINE OF 5 FOOT GAS EASEMENT, NORTH 05°39'06" EAST, A DISTANCE OF 36.55 FEET; THENCE NORTH 05°09'07" WEST, A DISTANCE OF 39.16 FEET TO POINT OF TERMINUS #3.

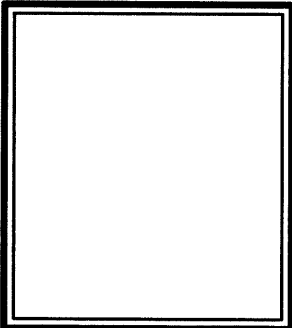
THE SIDES OF THE ABOVE DESCRIBED EASEMENTS SHALL BE LENGTHENED OR SHORTENED, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 5 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS, PROPERTY LINES AND RIGHTS-OF-WAY OF RECORD.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
ABOVE DESCRIBED EASEMENT CONTAINING A TOTAL OF 18,552 SQUARE FEET OR 0.4259 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

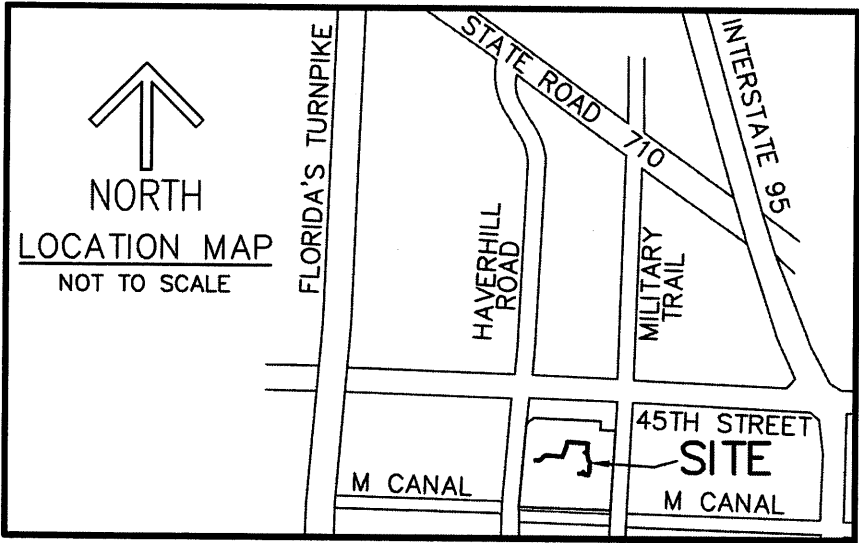


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PHONE (561)–392–1991 / FAX (561)–750–1452

**CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION**



DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2



**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 NORTH 04°55'38" EAST ALONG THE WEST 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, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
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:**

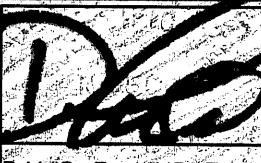
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 1, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 3 OF 11



**CAULFIELD & WHEELER, INC.**  
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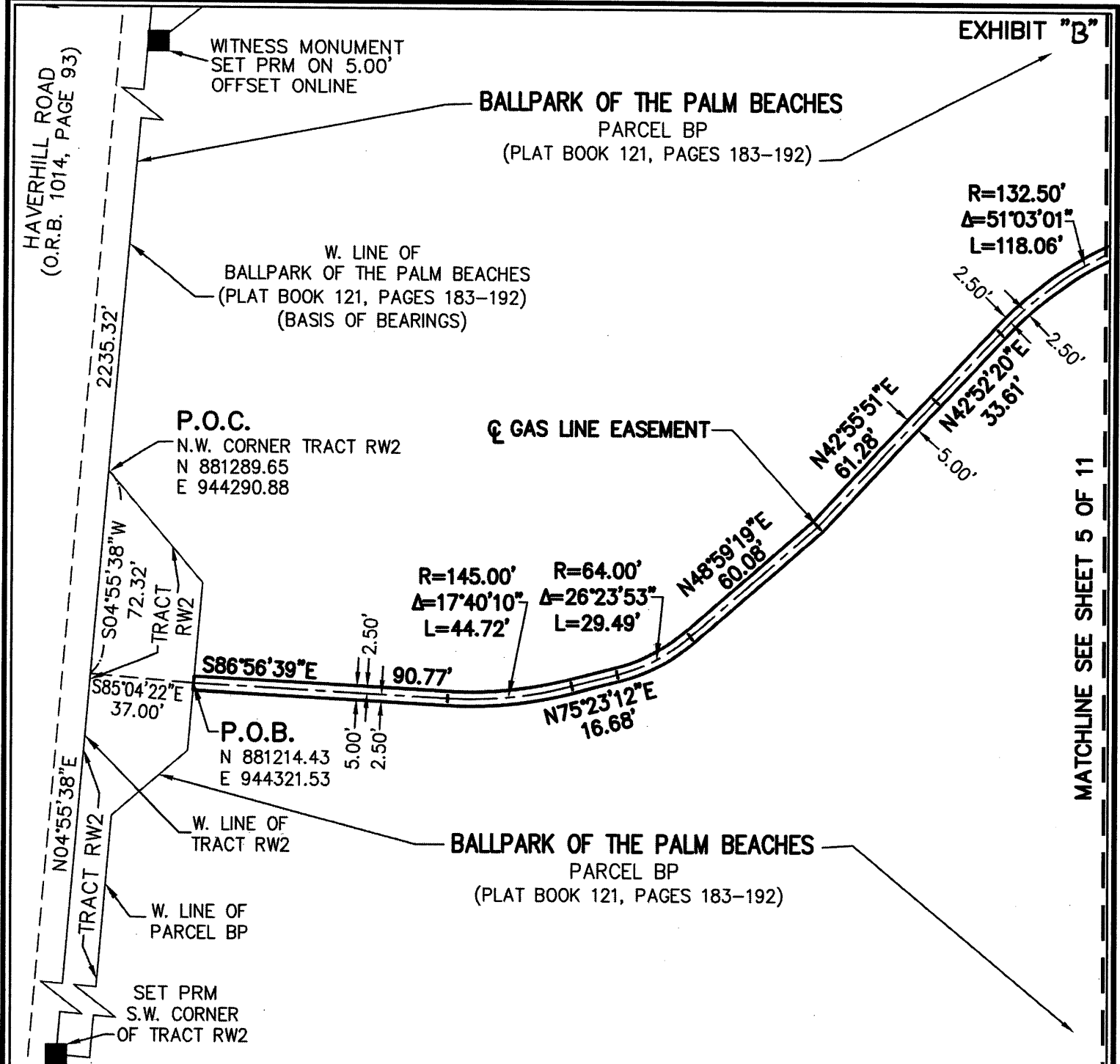
**CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION**



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591

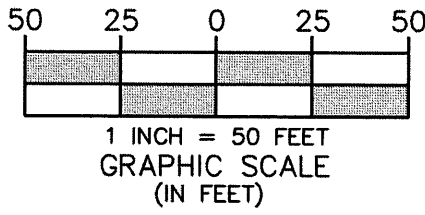
DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2






**LEGEND/ABBREVIATIONS**

- CL - 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



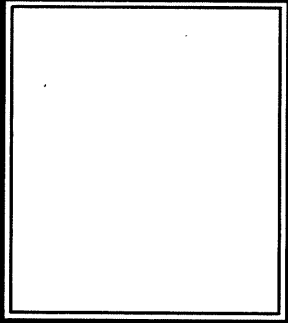
**SHEET 4 OF 11**



**CAULFIELD & WHEELER, INC.**

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**CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION**

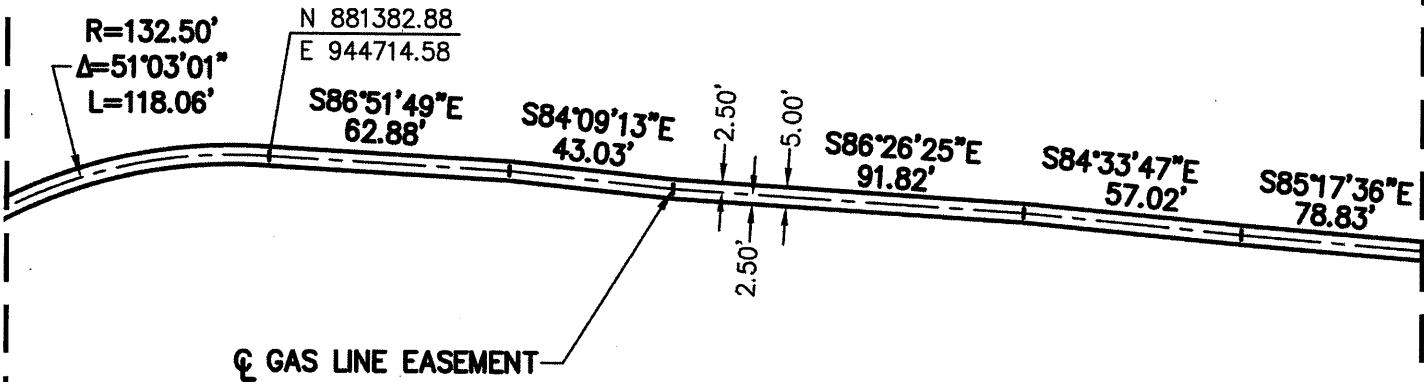


DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2

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

MATCHLINE SEE SHEET 4 OF 11

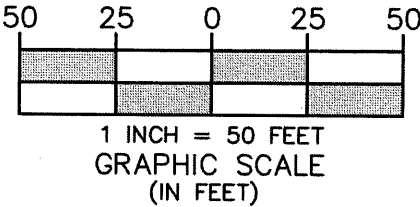
MATCHLINE SEE SHEET 6 OF 11




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

LEGEND/ABBREVIATIONS

- CL - 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

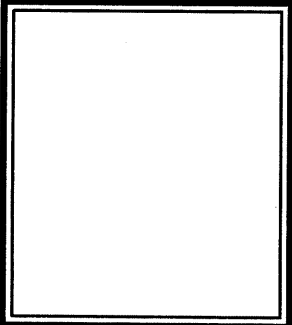


SHEET 5 OF 11

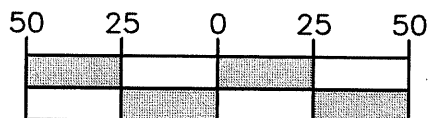


**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION



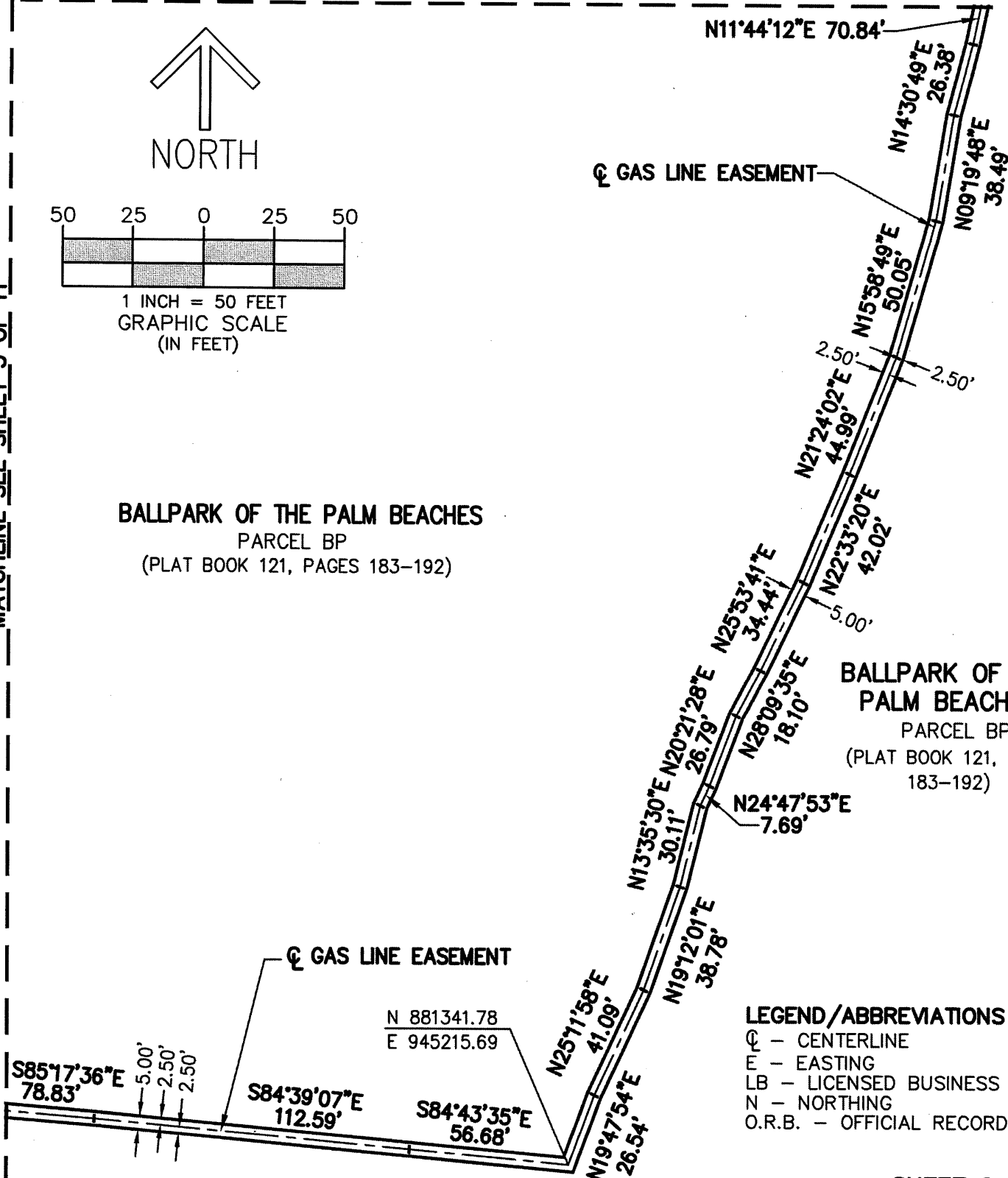
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F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

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

☐ GAS LINE EASEMENT



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

#### LEGEND/ABBREVIATIONS

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

SHEET 6 OF 11

**CAULFIELD & WHEELER, INC.**



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**CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION**

DATE 03/01/17

DRAWN BY DLS

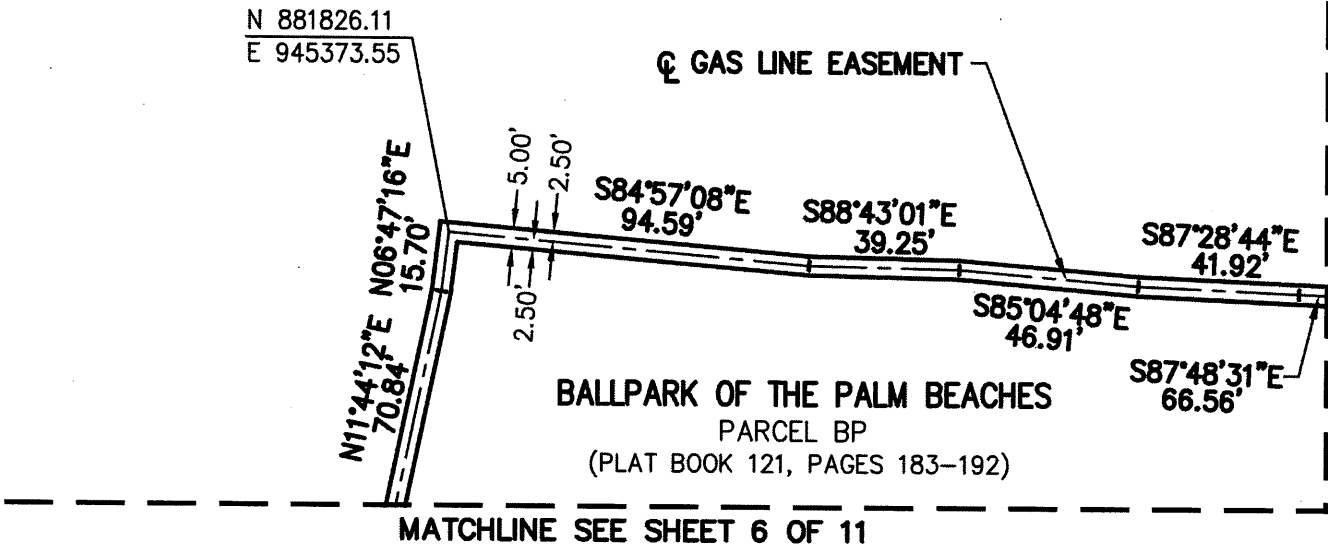
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SCALE AS SHOWN

JOB NO. 6968-GAS2

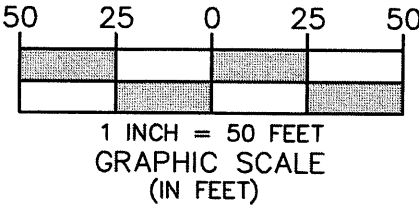
BALLPARK OF THE PALM BEACHES  
PARCEL BP  
(PLAT BOOK 121, PAGES 183-192)

MATCHLINE SEE SHEET 8 OF 11



LEGEND/ABBREVIATIONS

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



SHEET 7 OF 11



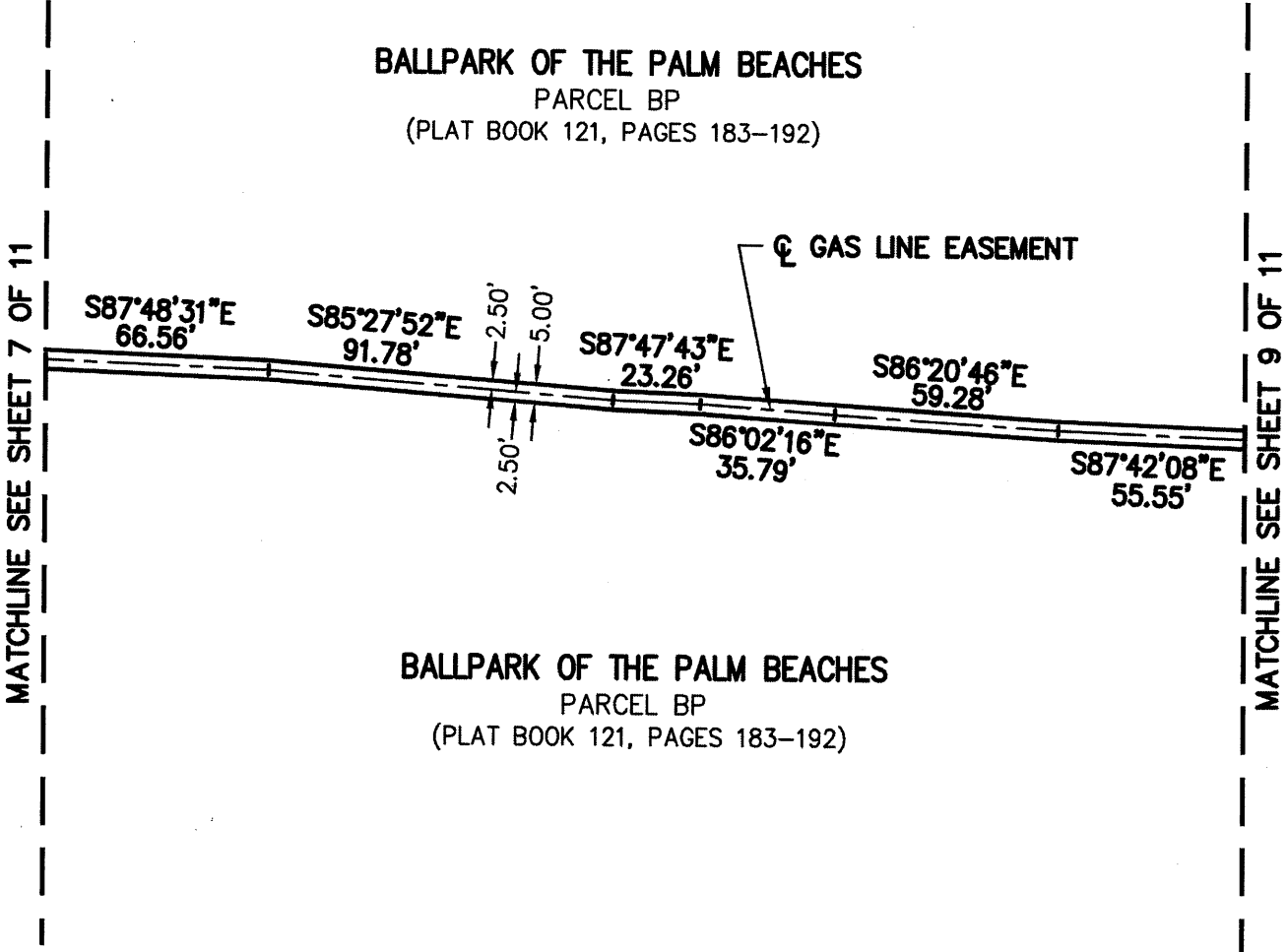
CAULFIELD & WHEELER, INC.

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

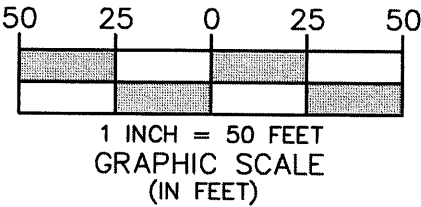
CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION


DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2





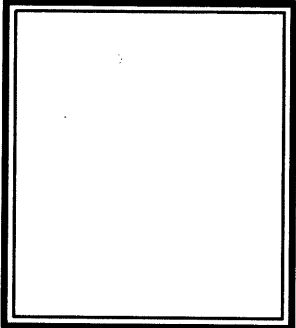
**LEGEND/ABBREVIATIONS**  
CL - CENTERLINE  
E - EASTING  
LB - LICENSED BUSINESS  
N - NORTHING  
O.R.B. - OFFICIAL RECORD BOOK



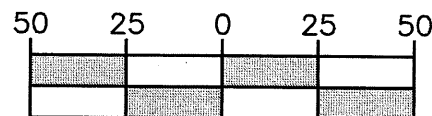


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**CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION**



DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

MATCHLINE SEE SHEET 8 OF 11

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

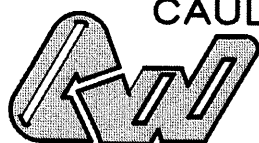
**BALLPARK OF THE PALM BEACHES**  
PARCEL BP  
(PLAT BOOK 121, PAGES 183-192)

**LEGEND/ABBREVIATIONS**

CL - CENTERLINE  
E - EASTING  
LB - LICENSED BUSINESS  
N - NORTHING  
O.R.B. - OFFICIAL RECORD BOOK  
P.O.T. - POINT OF TERMINUS

MATCHLINE SEE SHEET 10 OF 11

SHEET 9 OF 11



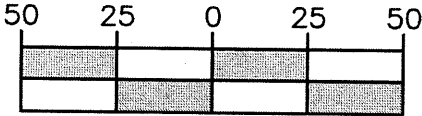
**CAULFIELD & WHEELER, INC.**

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BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION**

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2

MATCHLINE SEE SHEET 9 OF 11



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

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

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

⊕ GAS LINE EASEMENT

N 881146.89  
E 946120.31

2.50' 5.00' 2.50'

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

S06°31'41"W 42.18'

MATCHLINE SEE SHEET 11 OF 11

SHEET 10 OF 11

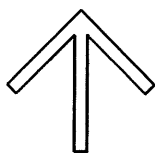


CAULFIELD & WHEELER, INC.

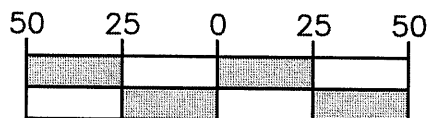
CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2



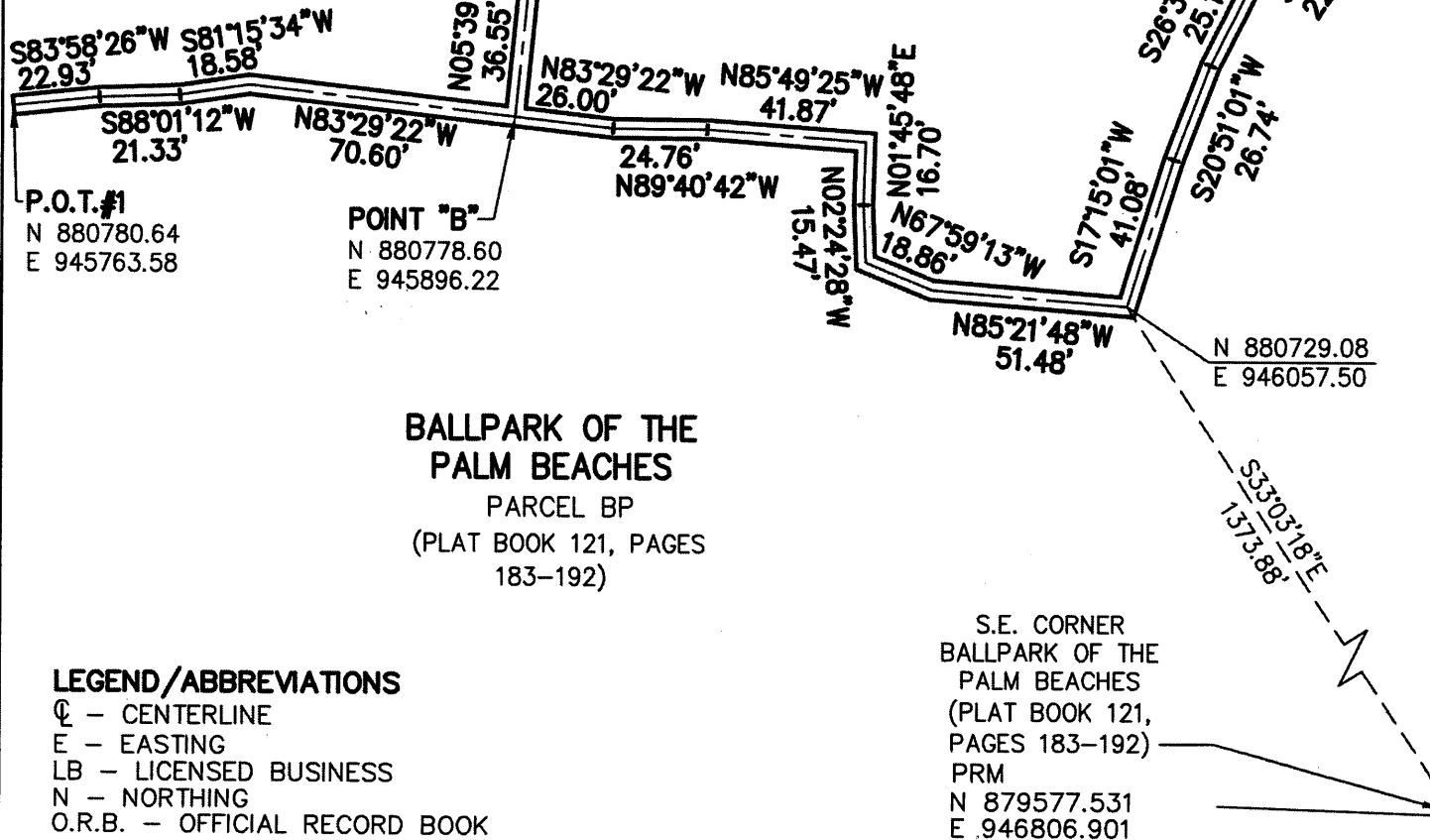
NORTH



1 INCH = 50 FEET  
GRAPHIC SCALE  
(IN FEET)

## BALLPARK OF THE PALM BEACHES

PARCEL BP  
(PLAT BOOK 121, PAGES 183-192)



SHEET 11 OF 11

## CAULFIELD &amp; WHEELER, INC.



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PHONE (561)-392-1991 / FAX (561)-750-1452

CITY OF WEST PALM BEACH  
GAS LINE EASEMENT  
SKETCH OF DESCRIPTION

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-GAS2

Attachment # 4  
Declaration of Easement with Exhibit A & B  
12 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: Portion of 74-42-43-01-21-002-0000

## **DECLARATION OF EASEMENT**

**THIS IS A DECLARATION OF EASEMENT**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners ("County"), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

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

**WHEREAS**, County entered into a Sports Facility Use Agreement on August 18, 2015 (R-2015-1072), as amended by the First Amendment to Sports Facility Use Agreement (R-2015-1259) dated September 22, 2015, as restated by the First Restated Sports Facility Use Agreement (R-2015-1523) dated October 20, 2015, with HW Spring Training Complex, LLC for County's development of a stadium to be used by the Washington Nationals and the Houston Astros as their joint Spring Training Facility; and

**WHEREAS**, County has constructed a sidewalk and associated right-of-way improvements for Haverhill Road as part of the overall development; and

**WHEREAS**, County desires to create an easement for the portion of the public sidewalk which meander's out of the Haverhill Road Right-of-Way onto the Spring Training Facility Property; and

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

### **WITNESSETH:**

**NOW THEREFORE**, County does hereby declare, grant and create a perpetual in gross easement for the benefit of County upon the real property legally described in Exhibit "B", attached hereto and made a part hereof (the "Easement Premises"). This easement shall be for the purpose of a public sidewalk and shall include the right at any time to install, operate, maintain service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect said sidewalk in, on, over, under and across the Easement Premises.



County, its successors and/or assigns, shall maintain the Easement Premises, together with the abutting portion of the eastern Haverhill Road Right-of-Way that lies east of the curb and to the eastern limits of the right-of-way (the "Right-of-Way Maintenance Area") as depicted on Exhibit "B".

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

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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

**ATTEST:**

**COUNTY:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida, by and  
through its Board of County Commissioners**

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**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Assistant County Attorney

By: John H. Arman WOLF  
Department Director

## JOINDER, ACKNOWLEDGMENT AND CONSENT TO DECLARATION OF EASEMENT

HW Spring Training Complex, LLC ("LLC") does hereby recognize, consent to and join in the creation of this Declaration of Easement to which the Joinder, Acknowledgment and Consent is attached and does hereby acknowledge and agree that the areas described in Exhibit "A" and Exhibit "B" of this Declaration of Easement, inclusive of the public sidewalk, are part of the Facility as defined in the First Restated Sports Facility Use Agreement ("Agreement") dated October 20, 2015 (R-2015-1523), and will be governed by the terms and conditions set forth in said Agreement.

HW Spring Training Complex, a Florida limited liability company

WITNESSES:

  
Witness Signature

By:

Arthur Fuccillo, Manager

Catie Morrissette

Print Name

Witness Signature


Michael Murphy  
Print Name

State of Maryland)

**SS:**

County of Montgomery)

On the 9 day of June in the year 2017, before me, the undersigned, personally appeared Arthur Fuccillo, Manager, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to be within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public (Signature)

Roxanna Weddell  
(Printed Name)

(Serial Number, if any)

(AFFIX NOTARY SEAL)

ROXANNA WEDDLE  
Notary Public, Maryland  
Montgomery County  
My Commission Expires  
July 29, 2020

HW Spring Training Complex, a Florida limited liability company

WITNESSES:

J Merlo  
Witness Signature

Jessica Merlo  
Print Name

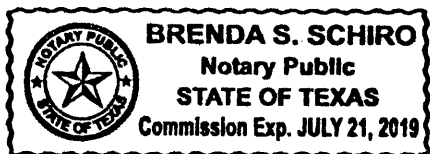
Will O Spf  
Witness Signature

Michael D. Slaughter  
Print Name

By: Giles Kibbe  
Giles Kibbe, Manager

State of Texas )  
County of Harris ) SS:

On the 2<sup>nd</sup> day of June in the year 2017, before me, the undersigned, personally appeared Giles Kibbe, Manager, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to be within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Brenda S. Schiro  
Notary Public (Signature)

Brenda S. Schiro  
(Printed Name)

(Serial Number, if any)

(AFFIX NOTARY SEAL)

July 21, 2019  
(My Commission Expires)

**EXHIBIT "A"**

**THE PROPERTY**

PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 6,156,018 SQUARE FEET/141.323 ACRES MORE OR LESS.

---

DESCRIPTION: SIDEWALK EASEMENT #4

A PORTION OF PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, AT PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF TRACT RW2 OF SAID BALLPARK OF THE PALM BEACHES SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AND THE WEST LINE OF SAID PARCEL BP, BALLPARK OF THE PALM BEACHES; THENCE, ALONG THE SAID WEST LINE OF SAID PARCEL BP, BALLPARK OF THE PALM BEACHES, NORTH 04°55'38" EAST, A DISTANCE OF 12.19 FEET TO POINT OF BEGINNING #1;  
THENCE, CONTINUING ALONG SAID WEST LINE OF PARCEL BP, BALLPARK OF THE PALM BEACHES, NORTH 04°55'38" EAST, A DISTANCE OF 488.14 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 51°29'33" EAST, A DISTANCE OF 20.75 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 76.03 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 57°14'05" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°53'40", A DISTANCE OF 37.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°52'15" WEST, A DISTANCE OF 82.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 299.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'59", A DISTANCE OF 57.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 313.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°14'27", A DISTANCE OF 116.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 167.89 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 77°55'23" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°43'05", A DISTANCE OF 69.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 63.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'26", A DISTANCE OF 15.60 FEET; THENCE SOUTH 04°34'39" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 26.14 FEET; THENCE SOUTH 06°59'10" WEST, A DISTANCE OF 9.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 19.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°57'14", A DISTANCE OF 11.08 FEET; THENCE SOUTH 44°06'39" WEST, A DISTANCE OF 11.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 81.09 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 53°42'35" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°31'35", A DISTANCE OF 21.97 FEET; THENCE SOUTH 11°45'39" WEST, A DISTANCE OF 11.46 FEET; THENCE SOUTH 14°23'34" WEST, A DISTANCE OF 16.13 FEET TO POINT OF BEGINNING #1.


CONTAINING 6,727 SQUARE FEET OR 0.1544 ACRES MORE OR LESS.

TOGETHER WITH: SIDEWALK EASEMENT #5

A PORTION OF PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, AT PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF TRACT RW2 OF SAID BALLPARK OF THE PALM BEACHES, THENCE, ALONG THE EAST LINE OF SAID TRACT RW2, BALLPARK OF THE PALM BEACHES, SOUTH 40°35'00" EAST, A DISTANCE OF 51.86 FEET; THENCE SOUTH 04°55'39" WEST, A DISTANCE OF 60.01 FEET TO POINT OF BEGINNING #2;

DESCRIPTION CONTINUED ON SHEET 2 OF 6

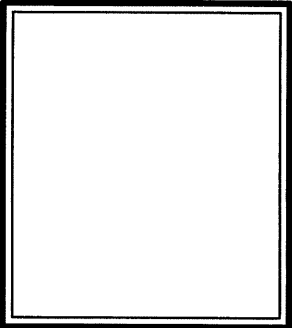
SHEET 1 OF 6



CAULFIELD & WHEELER, INC.

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

BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION



DATE	3/1/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW2

THENCE, ALONG THE SOUTHERLY PROLONGATION OF THE SAID EAST LINE, SOUTH 04°55'39" WEST, A DISTANCE OF 19.20 FEET; THENCE NORTH 87°12'36" WEST, A DISTANCE OF 1.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.09 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 01°21'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'25", A DISTANCE OF 11.64 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 15.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 26°07'45" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°18'01", A DISTANCE OF 15.78 FEET; THENCE SOUTH 04°21'20" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 43.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 98.61 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 83°52'01" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°42'00", A DISTANCE OF 23.58 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 171.91 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 81°31'21" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°25'33", A DISTANCE OF 55.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 19.60 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 76°15'24" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°31'57", A DISTANCE OF 8.39 FEET; THENCE SOUTH 06°11'44" EAST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 35.41 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PARCEL WPB OF SAID BALLPARK OF THE PALM BEACHES; THENCE, ALONG SAID NORTH LINE, NORTH 86°00'00" WEST, A DISTANCE OF 19.23 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID TRACT RW2; THENCE, DEPARTING SAID NORTH LINE OF PARCEL WPB, ALONG SAID EAST LINE OF TRACT RW2, NORTH 04°55'38" EAST, A DISTANCE OF 175.20 FEET; THENCE, CONTINUING ALONG SAID EAST LINE, NORTH 49°23'30" EAST, A DISTANCE OF 35.68 FEET TO POINT OF BEGINNING #2.

CONTAINING 1,960 SQUARE FEET OR 0.0450 ACRES MORE OR LESS.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

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 NORTH 04°55'38" EAST ALONG THE WEST 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), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SIGNING SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

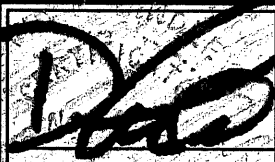
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 1, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 6



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

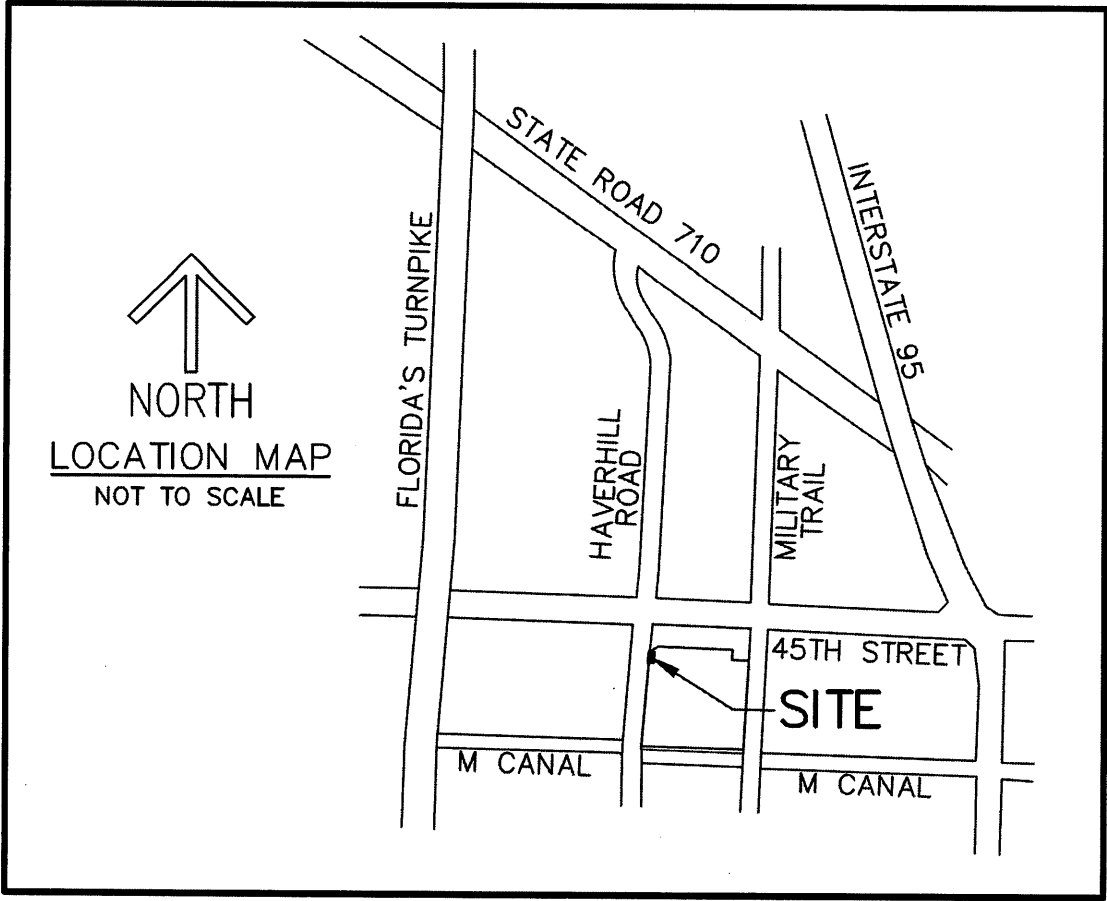
BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW2R






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

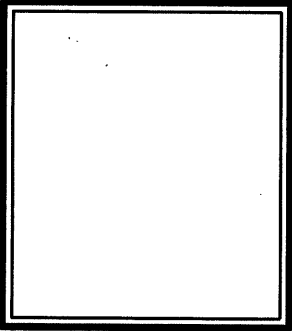
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90/98 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000371  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS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

**SHEET 3 OF 6**

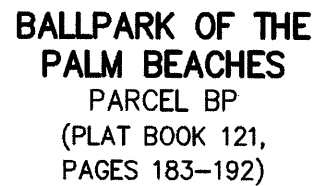


**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
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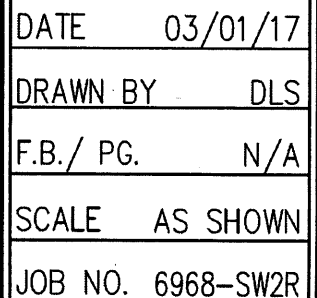
**BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION**

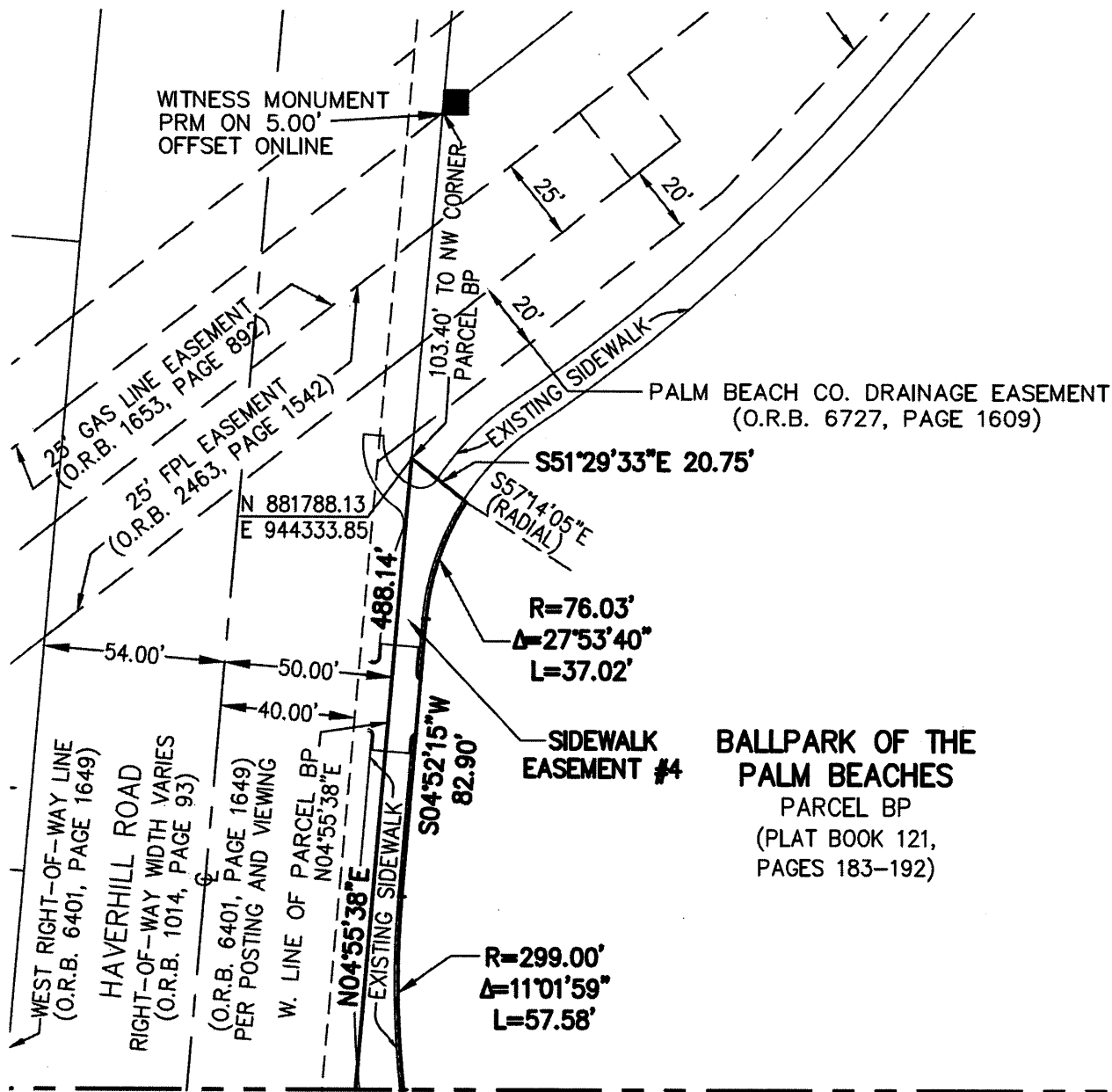


DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW2R



**SHEET 4 OF 6**

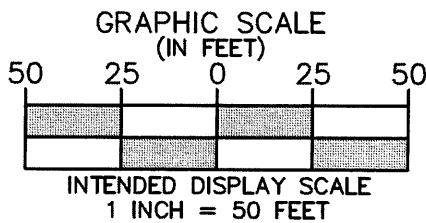




MATCHLINE SEE SHEET 4 OF 6

LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- RB - RADIAL BEARING



SHEET 5 OF 6



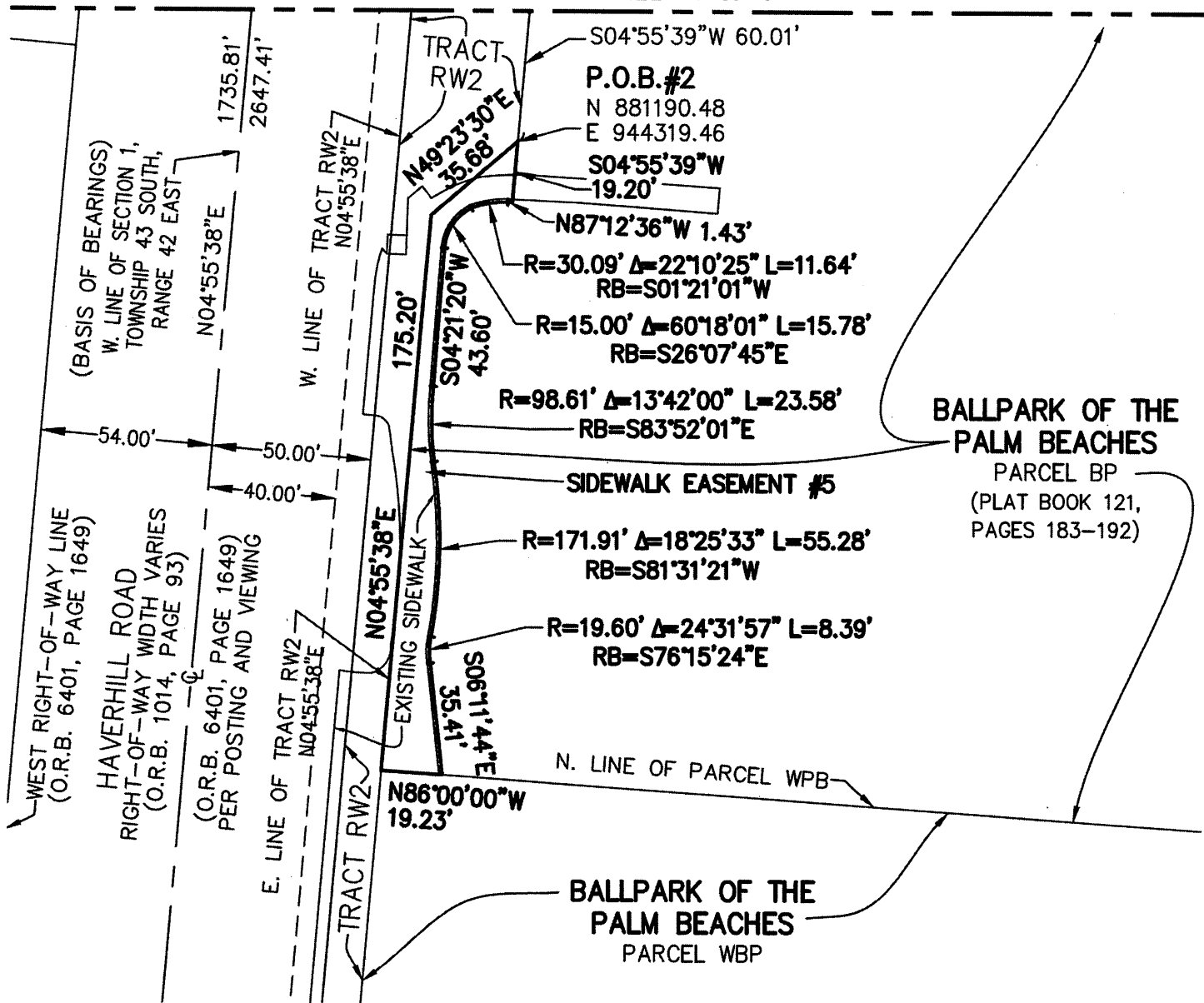
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
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BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION

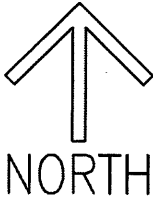
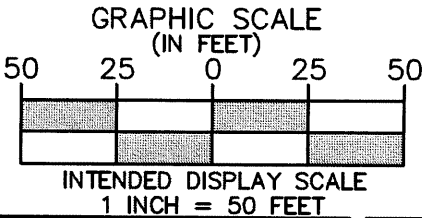
DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW2R

MATCHLINE SEE SHEET 4 OF 6



LEGEND/ABBREVIATIONS

- ℄ - CENTERLINE
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SHEET 6 OF 6



CAULFIELD & WHEELER, INC.

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BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION

DATE	03/01/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW2R

Attachment \* 5  
Perpetual Easement with Exhibit A & B  
12 Dec 05

07-PE.11-06/93

This instrument prepared  
under the direction of: LCM  
Laurice C. Mayes, Esq.  
Legal Description prepared by:  
Caulfield & Wheeler, Inc.,  
David P. Lindley, P.S.M. (05-15-17)

Document prepared by:	Parcel No.	803.1
<u>Grace K. Abel (08-01-17)</u>	Item/Segment No.	4413231
Department of Transportation	Section:	93150-2505
Right of Way Production Services	Managing District:	04
3400 W. Commercial Boulevard	S.R. No.	809 (Military Trail)
Ft. Lauderdale, Florida 33309	County:	Palm Beach

A portion of PCN: 74-42-43-01-21-002-0000

PERPETUAL EASEMENT

THIS EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by PALM BEACH COUNTY, a political subdivision of the State of Florida by and through its Board of County Commissioners, whose address is 2633 Vista Parkway, West Palm Beach, FL 33411-5605, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement for the purpose of operating and maintaining a sidewalk including the right to access, ingress and egress, and such other rights that are necessary and incidental to said operation and maintenance in, over, under, upon and through the following described land in Palm Beach County, Florida, viz:

(More particularly described in the sketch and legal description attached hereto as Exhibit “A”)

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever.

---

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

ATTEST:  
  
SHARON R. BOCK  
Clerk & Comptroller

**PALM BEACH COUNTY**, a political  
Subdivision of the State of Florida, by and  
through its Board of County Commissioners

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: Raymond Wilf  
Department Director



DESCRIPTION: SIDEWALK EASEMENT #1

A PORTION OF PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, AT PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHEAST CORNER OF TRACT RW3 OF SAID BALLPARK OF THE PALM BEACHES, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, AS RECORDED OFFICIAL RECORD BOOK 11131, PAGE 928 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID TRACT RW3, SOUTH 47°40'54" WEST, A DISTANCE OF 13.33 FEET TO POINT OF BEGINNING #1;

THENCE, CONTINUING ALONG THE SAID NORTH LINE OF TRACT RW3, SOUTH 47°40'54" WEST, A DISTANCE OF 21.17 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 103.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 76°53'59" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'28", A DISTANCE OF 54.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 254.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°25'04", A DISTANCE OF 81.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°17'37" WEST, A DISTANCE OF 20.19 FEET; THENCE NORTH 00°32'06" WEST, A DISTANCE OF 27.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 101.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°26'22", A DISTANCE OF 14.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH 07°54'16" EAST, A DISTANCE OF 37.54 FEET; THENCE NORTH 08°09'33" EAST, A DISTANCE OF 33.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 179.93 FEET FROM WHICH A RADIAL LINE BEARS NORTH 84°27'32" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°36'24", A DISTANCE OF 36.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 256.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°39'05", A DISTANCE OF 20.78 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°24'52" WEST, A DISTANCE OF 16.16 FEET; THENCE NORTH 00°45'01" WEST, A DISTANCE OF 43.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 81.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°19'40", A DISTANCE OF 17.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 977.74 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°18'40", A DISTANCE OF 39.44 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 699.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°36'15", A DISTANCE OF 117.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 543.05 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'01", A DISTANCE OF 68.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 740.53 FEET FROM WHICH A RADIAL LINE BEARS NORTH 83°08'38" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°19'37", A DISTANCE OF 68.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 7188.37 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 87°41'42" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'00", A DISTANCE OF 64.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 54.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 87°16'23" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°41'13", A DISTANCE OF 44.00 FEET; THENCE NORTH 47°15'26" EAST, A DISTANCE OF 11.68 FEET; THENCE SOUTH 87°19'06" EAST, A DISTANCE OF 18.22 FEET TO A POINT OF INTERSECTION WITH THE SAID WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 11131, PAGE 928 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°40'54" WEST, A DISTANCE OF 748.62 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 87°19'06" WEST, A DISTANCE OF 9.42 FEET; THENCE SOUTH 02°40'54" WEST, A DISTANCE OF 43.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 12,173 SQUARE FEET OR 0.2795 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION CONTINUED ON SHEET 2 OF 10

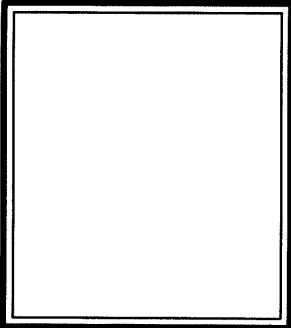
SHEET 1 OF 10



CAULFIELD & WHEELER, INC.

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


**BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION**



DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R

A PORTION OF PARCEL BP, BALLPARK OF THE PALM BEACHES, AS RECORDED IN PLAT BOOK 121, AT PAGES 183 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT POINT OF BEGINNING #2, BEING THE SOUTHEAST CORNER OF TRACT RW3 OF SAID BALLPARK OF THE PALM BEACHES, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 11131, PAGE 928 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 03°41'15" WEST, A DISTANCE OF 938.02 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 86°18'45" WEST, A DISTANCE OF 12.17 FEET; THENCE NORTH 48°37'59" WEST, A DISTANCE OF 11.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 99.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 69°34'52" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°00'31", A DISTANCE OF 31.12 FEET; THENCE NORTH 03°12'26" EAST, A DISTANCE OF 20.34 FEET; THENCE NORTH 07°06'09" EAST, A DISTANCE OF 7.89 FEET; THENCE NORTH 04°38'03" EAST, A DISTANCE OF 46.27 FEET; THENCE NORTH 03°41'04" EAST, A DISTANCE OF 77.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 153.09 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 85°53'56" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°14'31", A DISTANCE OF 32.71 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 141.76 FEET FROM WHICH A RADIAL LINE BEARS NORTH 75°24'08" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°37'39", A DISTANCE OF 36.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 376.90 FEET FROM WHICH A RADIAL LINE BEARS NORTH 88°30'13" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°54'59", A DISTANCE OF 65.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 196.83 FEET FROM WHICH A RADIAL LINE BEARS NORTH 85°03'55" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°44'40", A DISTANCE OF 50.65 FEET; THENCE NORTH 09°07'02" EAST, A DISTANCE OF 18.80 FEET; THENCE NORTH 11°45'07" EAST, A DISTANCE OF 22.11 FEET; THENCE NORTH 07°50'16" EAST, A DISTANCE OF 22.89 FEET; THENCE NORTH 11°46'01" EAST, A DISTANCE OF 24.64 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 377.87 FEET FROM WHICH A RADIAL LINE BEARS NORTH 81°50'01" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°16'50", A DISTANCE OF 54.61 FEET; THENCE NORTH 04°16'14" WEST, A DISTANCE OF 26.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 217.35 FEET FROM WHICH A RADIAL LINE BEARS NORTH 85°43'38" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'27", A DISTANCE OF 49.91 FEET; THENCE NORTH 09°06'41" EAST, A DISTANCE OF 26.59 FEET; THENCE NORTH 05°39'58" EAST, A DISTANCE OF 17.78 FEET TO POINT ON A NON TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 60.31 FEET FROM WHICH A RADIAL LINE BEARS NORTH 81°39'36" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'01", A DISTANCE OF 24.95 FEET; THENCE NORTH 14°54'43" WEST, A DISTANCE OF 11.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 90.00; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'22", A DISTANCE OF 32.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°44'38" EAST, A DISTANCE OF 14.22 FEET; THENCE NORTH 01°48'15" EAST, A DISTANCE OF 22.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 101.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°06'48", A DISTANCE OF 10.78 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2467.55 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°38'10", A DISTANCE OF 27.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 179.94 FEET FROM WHICH A RADIAL LINE BEARS NORTH 79°14'06" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°06'12", A DISTANCE OF 34.87 FEET; THENCE NORTH 00°12'20" EAST, A DISTANCE OF 25.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 47.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'26", A DISTANCE OF 9.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 170.67 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°15'32", A DISTANCE OF 108.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF AFORESAID TRACT RW3; THENCE, ALONG SAID SOUTH LINE OF TRACT RW3, SOUTH 41°18'45" EAST, A DISTANCE OF 21.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 15,561 SQUARE FEET OR 0.3572 ACRES MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



CAULFIELD & WHEELER, INC.  
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BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591

DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R

NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2. SURVEYOR'S TITLE REVIEW: SIDEWALK EASEMENT #1 AND SIDEWALK EASEMENT #2 (EASEMENT AREAS) AS DESCRIBED HEREIN, ARE LOCATED WITHIN THE EASTERN PORTION OF THE COUNTY PROPERTY AS DESCRIBED IN THE ATTORNEY'S OPINION OF TITLE (TITLE WORK) DATED APRIL 6, 2017, PROVIDED BY ROSS HERING, AN ATTORNEY AND THE DIRECTOR OF PROPERTY AND REAL ESTATE MANAGEMENT FOR PALM BEACH COUNTY, FLORIDA. THE REVIEW INCLUDED THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OWNER'S POLICY, NUMBER OF6-8342097, DATED NOVEMBER 3, 2015 (TITLE POLICY), AS REFERENCED IN THE TITLE WORK, TOGETHER WITH THE BALLPARK OF THE PALM BEACHES PLAT, AS RECORDED IN PLAT BOOK 121, PAGES 183-192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ANY RELATIVE EXCEPTIONS WITHIN OR ADJACENT TO THE EASEMENT AREAS REFERENCED IN TITLE WORK ARE SHOWN HEREON. NOTE: B-II TITLE EXCEPTIONS 9, 10, 11 AND 16 IN THE TITLE POLICY A.RE LOCATED OUTSIDE AND ARE NOT ADJACENT TO THE EASEMENT AREAS.
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 03°41'15" EAST ALONG THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORD BOOK 11131, PAGE 928 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY PALM BEACH COUNTY SURVEY SECTION.
- 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 BOUNDARY SURVEY AS SUCH.
- 6. EASEMENT DESCRIBED IS BASED ON FIELD LOCATION OF EXISTING SIDEWALK AS SHOWN.


LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- E - EASTING
- LB - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORD BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PNC - POINT ON A NON-TANGENT CURVE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PT - POINT OF TANGENCY

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 JUNE 30, 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 PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.


SHEET 3 OF 10



CAULFIELD & WHEELER, INC.

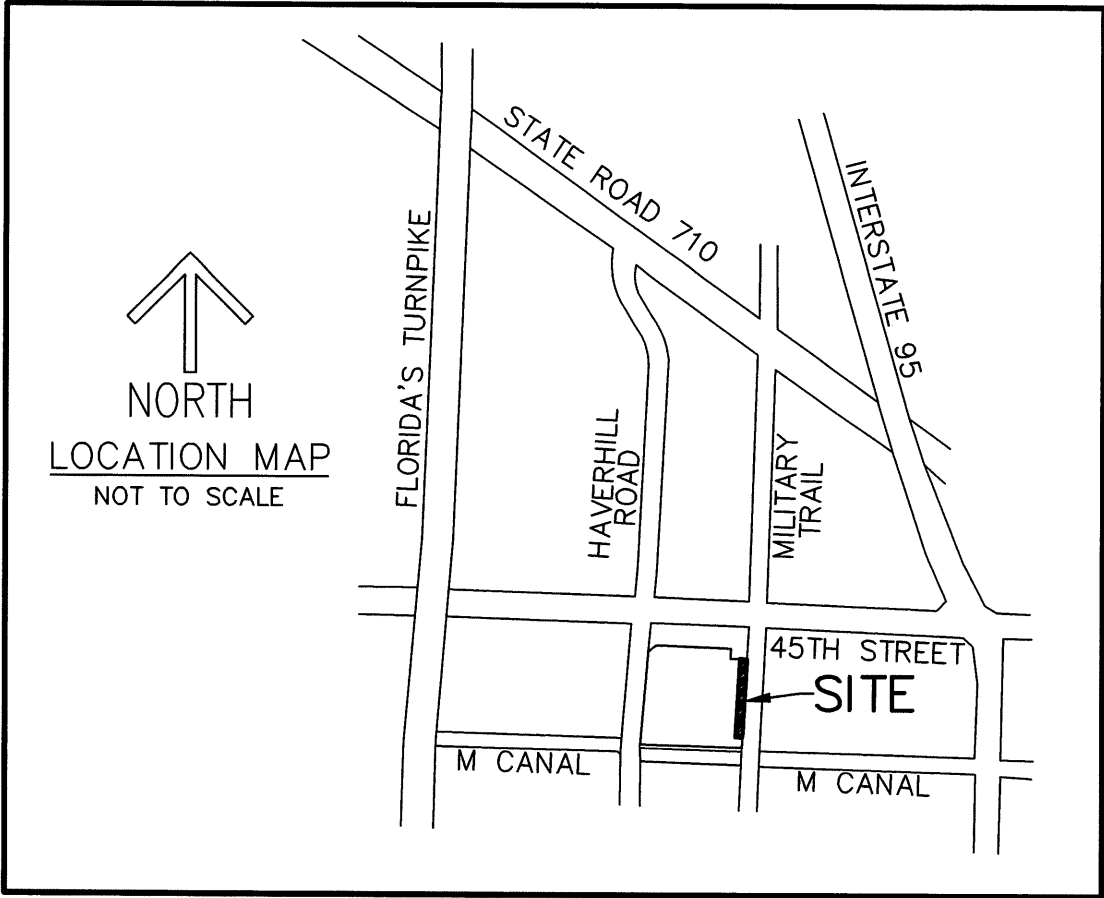
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PHONE (561)-392-1991 / FAX (561)-750-1452

BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591


DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R



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

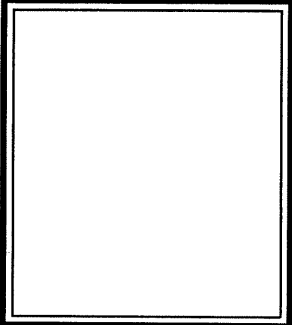
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 (90/98 ADJUSTMENT)  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000371  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS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

**SHEET 4 OF 10**



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

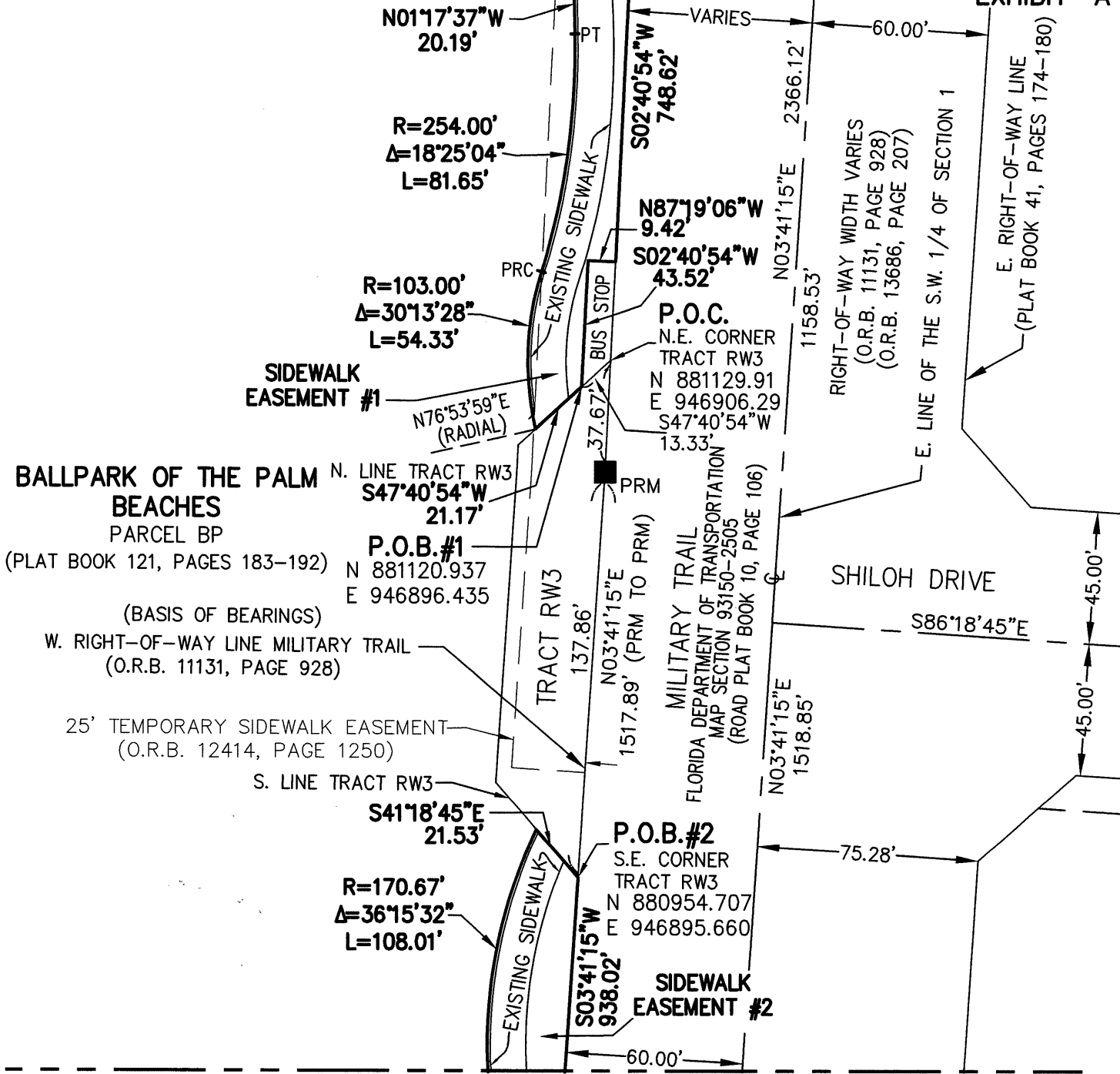
**BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION**



DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R

MATCHLINE SEE SHEET 6 OF 10

EXHIBIT "A"



SHEET 5 OF 10



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
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BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION

DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R

MATCHLINE SEE SHEET 7 OF 10

EXHIBIT "A"

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

25' TEMPORARY SIDEWALK EASEMENT  
(O.R.B. 12414, PAGE 1250)

$R=699.00'$   
 $\Delta=9^{\circ}36'15''$   
 $L=117.17'$

$R=977.74'$   
 $\Delta=2^{\circ}18'40''$   
 $L=39.44'$

$R=81.00'$   
 $\Delta=12^{\circ}19'40''$   
 $L=17.43'$

$N00^{\circ}45'01''W$   
43.62'

$N01^{\circ}24'52''W$   
16.16'

$R=256.00'$   
 $\Delta=4^{\circ}39'05''$   
 $L=20.78'$

$R=179.93'$   $L=36.45'$   
 $\Delta=11^{\circ}36'24''$   
 $N84^{\circ}27'32''W$  (RADIAL)

$N08^{\circ}09'33''E$   
33.11'

$N07^{\circ}54'16''E$   
37.54'

$R=101.00'$   
 $\Delta=8^{\circ}26'22''$   
 $L=14.88'$

$N00^{\circ}32'06''W$   
27.45'

PCC

PRC

PC

PT

PRC

PNC

PT

PC

W. RIGHT-OF-WAY LINE  
(O.R.B. 11131, PAGE 928)

VARIES

VARIES

60.00'

748.62'

**SIDEWALK  
EASEMENT #1**

2366.12'

1158.53'

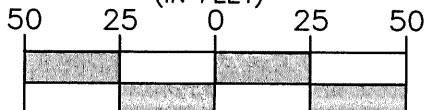
**MILITARY TRAIL**  
FLORIDA DEPARTMENT OF TRANSPORTATION  
MAP SECTION 93150-2505  
(ROAD PLAT BOOK 10, PAGE 106)

RIGHT-OF-WAY WIDTH VARIES  
(O.R.B. 11131, PAGE 928)

E. LINE OF THE S.W. 1/4 OF SECTION 1

**VILLAGES OF PALM BEACH LAKES**  
(PLAT BOOK 41, PAGES 174-180)

GRAPHIC SCALE  
(IN FEET)



INTENDED DISPLAY SCALE  
1 INCH = 50 FEET

MATCHLINE SEE SHEET 5 OF 10



**SHEET 6 OF 10**

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING - LAND SURVEYING  
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PHONE (561)-392-1991 / FAX (561)-750-1452

**BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION**

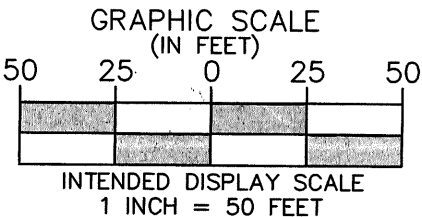
DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R

FLORIDA DEPARTMENT OF TRANSPORTATION  
RETENTION AREA  
(O.R.B. 11131, PAGE 928)

PRM  
NAIL AND DISK  
LB#3591

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

25' TEMPORARY SIDEWALK EASEMENT  
(O.R.B. 12414, PAGE 1250)



MATCHLINE SEE SHEET 6 OF 10



SHEET 7 OF 10



CAULFIELD & WHEELER, INC.

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BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION

DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R

N47°15'26"E 11.68'

R=54.00'  
Δ=46°41'13"  
L=44.00'

N87°16'23"W  
(RADIAL)

R=7188.37'  
Δ=0°31'00"  
L=64.83'

R=740.53'  
Δ=5°19'37"  
L=68.85'

N83°08'38"W  
(RADIAL)

R=543.05'  
Δ=7°13'01"  
L=68.40'

R=699.00'  
Δ=9°36'15"  
L=117.17'

S87°19'06"E  
18.22'

N87°47'46"W  
74.92'

N 881911.77  
E 946942.91

SIDEWALK  
EASEMENT #1

748.62'

S87°41'42"E  
(RADIAL)

W. RIGHT-OF-WAY LINE  
(O.R.B. 11131, PAGE 928)

S02°40'54"W

MILITARY TRAIL  
FLORIDA DEPARTMENT OF TRANSPORTATION  
MAP SECTION 93150-2505  
(ROAD PLAT BOOK 10, PAGE 106)

N03°41'15"E  
RIGHT-OF-WAY WIDTH VARIES  
(O.R.B. 11131, PAGE 928)

E. LINE OF THE S.W. 1/4 OF SECTION 1

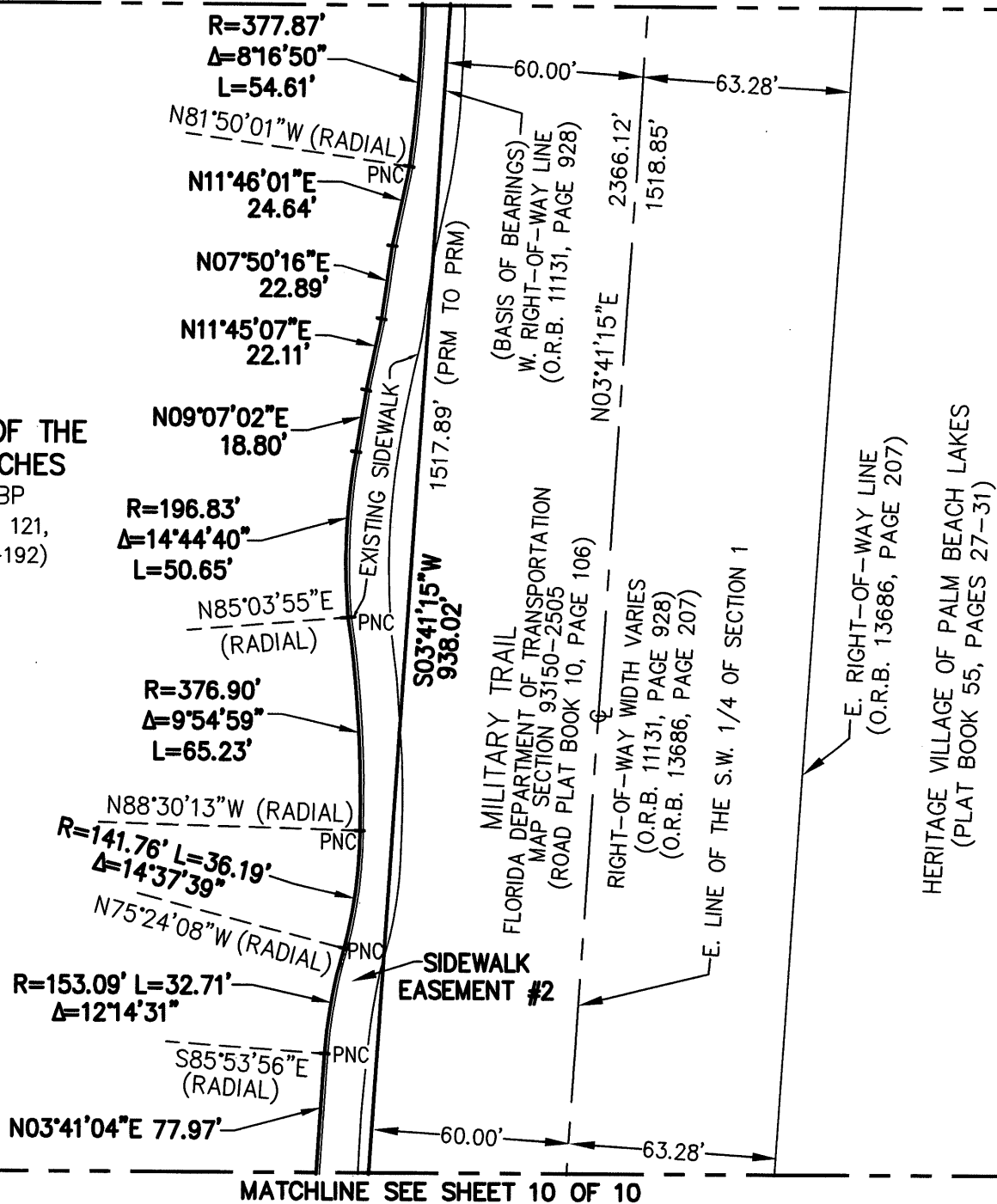
VARIES

60.00'

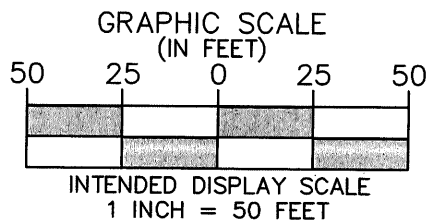




DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R

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

MATCHLINE SEE SHEET 10 OF 10

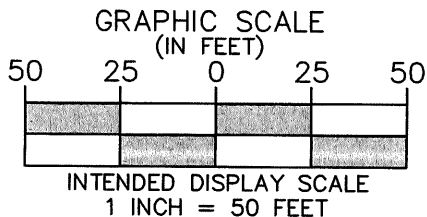
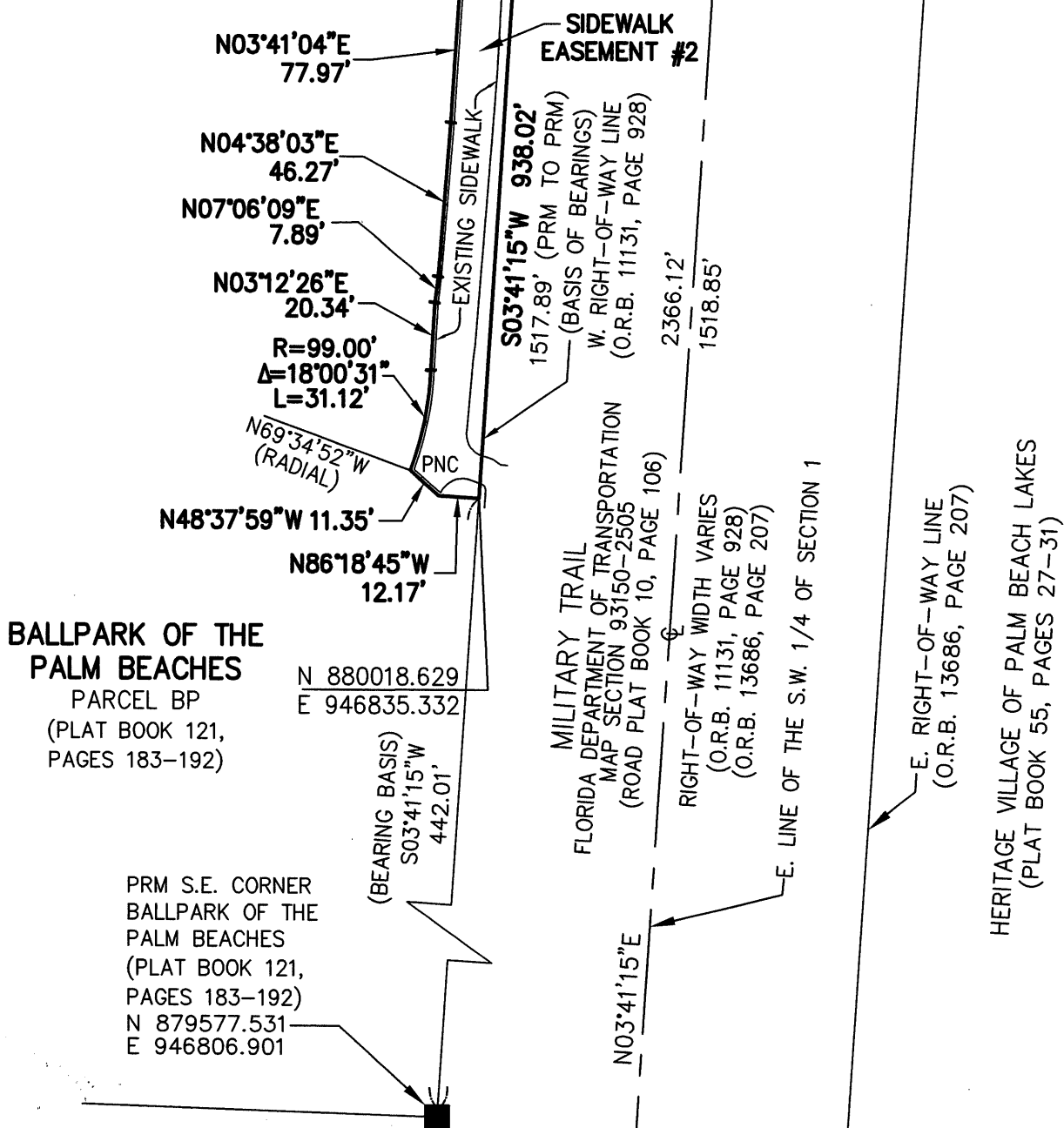


SHEET 9 OF 10

CAULFIELD &amp; WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
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PHONE (561)-392-1991 / FAX (561)-750-1452**BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION**

DATE	6/30/17
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SCALE	AS SHOWN
JOB NO.	6968-SW1R



CAULFIELD &amp; WHEELER, INC.



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**BALLPARK OF THE PALM BEACHES  
SIDEWALK EASEMENTS  
SKETCH OF DESCRIPTION**

SHEET 10 OF 10

DATE	6/30/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6968-SW1R