

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	October 8, 2019	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

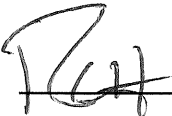

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Utility Easement Agreement in favor of Florida Power & Light (FPL) to provide improved electrical service to Burt Aaronson South County Regional Park.

Summary: Burt Aaronson South County Regional Park is located north of Glades Road and south of Old Pump House Road. Since the development of the Park, several easements have been granted to FPL to supply power to the various improvements/structures throughout the Park. This easement runs along a portion of Regional Park Drive and will allow FPL to loop its electrical service in the Park. The easement area will be 10 to 20 feet wide, approximately 1,925 feet long and contain 17,425 square feet (.45 acre). This perpetual non-exclusive Utility Easement will be granted to FPL at no charge. **(Property & Real Estate Management) District 5 (HJF)**

Background and Justification: The Park has approximately 858 acres with numerous park amenities including the Osprey Point Golf Course and Clubhouse, the Sunset Cove Amphitheater, park pavilion, waterpark, community center, nature center, dog park, tennis center, boating, walking and running trails, volleyball and racquetball courts, picnic areas and baseball/softball/multipurpose fields.

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

Recommended By:		Amy Wolf	9/13/19
		Department Director	Date
Approved By:		V Baker	9/23/19
		County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Does this item include the use of federal funds? 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 _____

C. Departmental Fiscal Review: 


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB 9/19/19 9/19/19


Contract Development and Control 9/20/19

B. Legal Sufficiency:


Assistant County Attorney 9/23/19

C. Other Department Review:

Department Director

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

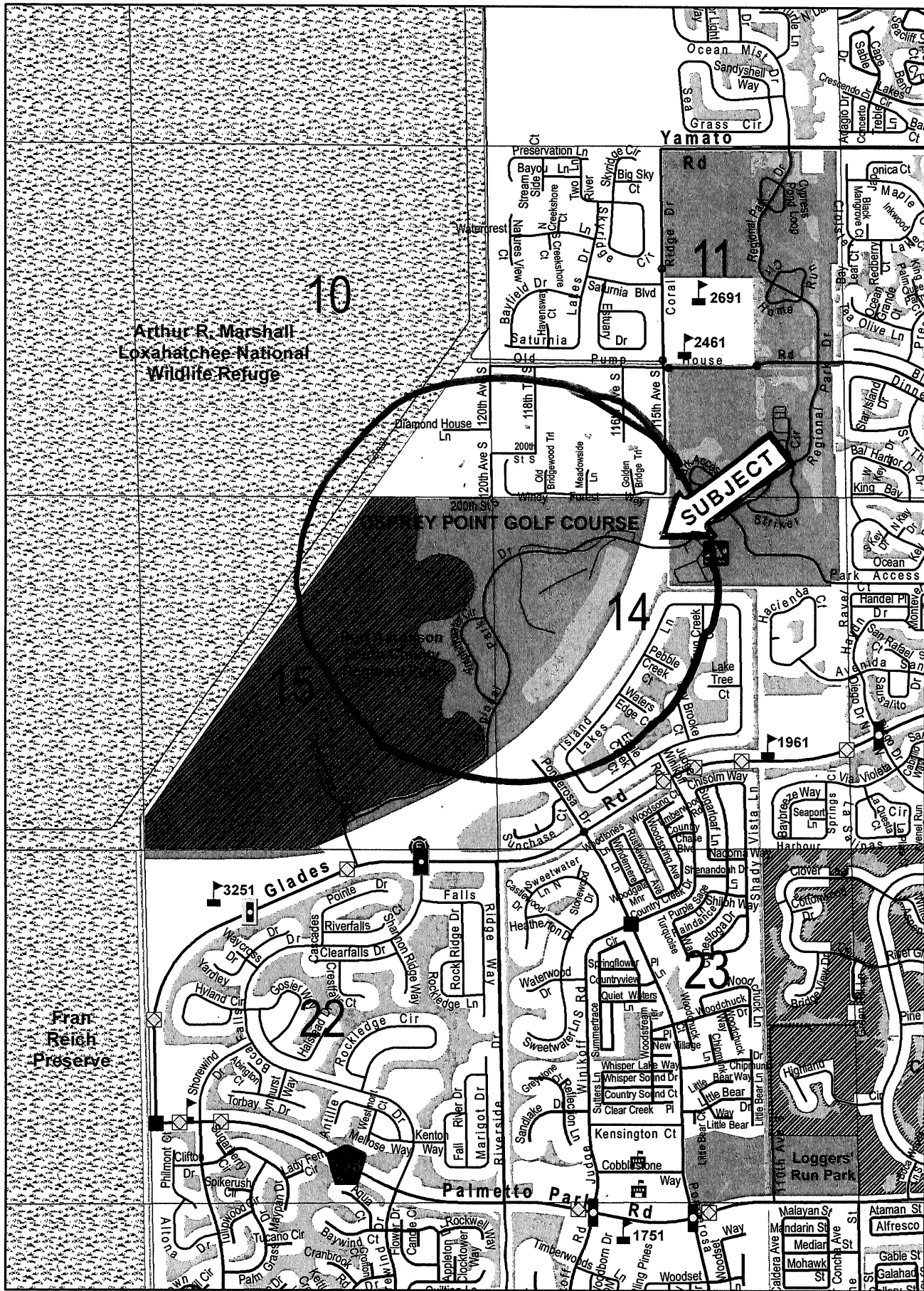
TWP
47

TWP
47

TWP
47

40

42



RNG 41

See pg 127

RNG 41

Page 119

LOCATION MAP

ATTACHMENT NO. 1

1 PAGE

Handwritten signature or mark.

ATTACHMENT NO. 2

UTILITY EASEMENT AGREEMENT – 13 Pages

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

PCN: 00-41-47-14-13-001-0000 and 00-41-47-11-01-007-0010

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, 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 (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: _____
Mack Bernard, Mayor

Signed and delivered
in the presence of:

Witness Signature

Print Witness Name

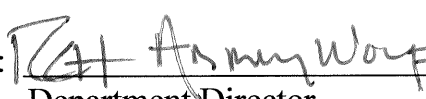
Witness Signature

Print Witness Name

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By: 
Department Director

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)


DESCRIPTION:

A STRIP OF LAND LYING WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BOCA GREENS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A STRIP OF LAND LYING WITHIN TRACT "S-12A", BOUNDARY PLAT OF ORIOLE COUNTRY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A STRIP OF LAND LYING WITHIN PARCEL "A", SOUTH FLORIDA REGIONAL PARK-PARCEL A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°56'42" EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 869.28 FEET TO THE INTERSECTION WITH A LINE 869.21 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 14; THENCE NORTH 89°47'06" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 967.63 FEET TO THE **POINT OF BEGINNING OF WEST PARCEL**; THENCE NORTH 89°24'29" EAST, A DISTANCE OF 58.69; THENCE NORTH 79°52'38" EAST A DISTANCE OF 29.50 FEET; THENCE NORTH 70°34'56" EAST A DISTANCE OF 121.12 FEET; THENCE NORTH 70°53'37" EAST A DISTANCE OF 66.37 FEET; THENCE NORTH 61°25'01" EAST A DISTANCE OF 72.21 FEET; THENCE NORTH 55°58'02" EAST A DISTANCE OF 67.81 FEET TO THE INTERSECTION WITH OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 576.25 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 36°47'38" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 41°17'12" AND AN ARC DISTANCE OF 415.24 FEET; THENCE SOUTH 87°47'37" EAST A DISTANCE OF 63.40 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 799.60 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 09°07'51" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°26'22" AND AN ARC DISTANCE OF 201.51 FEET; THENCE SOUTH 72°14'41" EAST, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 84.19 FEET; THENCE SOUTH 85°37'19" EAST, A DISTANCE OF 95.18 FEET; THENCE SOUTH 73°16'11" EAST, A DISTANCE OF 0.93 FEET TO A POINT ON THE WESTERLY LINE OF TRACT "S-12A", BOUNDARY PLAT OF ORIOLE COUNTRY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

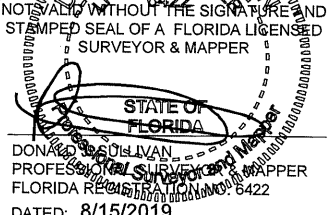
(CONTINUE...)

REVISE PER PALM BEACH COUNTY COMMENTS	8/15/19	S.T.	D.J.S.	N/A
REVISE PER PALM BEACH COUNTY COMMENTS	8/6/19	S.T.	D.J.S.	N/A
REVISIONS	DATE	BY	CHKD	F.B./PG.



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NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 8/15/2019

JOB No: 19-113

FB/PG: N/A

DRAWN BY: S.T.

CKD. BY: D.J.S.

SCALE: N/A

SHEET No:

1/9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)

(CONTINUE...)

ALSO DESCRIBED AS THE WESTERLY LINE OF UNIVERSITY PARKWAY, ACCORDING TO OFFICIAL RECORD BOOK 6314, PAGE 598 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 73°16'11" EAST A DISTANCE OF 49.37 FEET; THENCE SOUTH 58°34'50" EAST A DISTANCE OF 73.77 FEET; THENCE SOUTH 80°43'53" EAST A DISTANCE OF 63.35 FEET; THENCE SOUTH 88°45'57" EAST A DISTANCE OF 55.66 FEET; THENCE SOUTH 75°48'10" EAST A DISTANCE OF 25.91 FEET, TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1756.20 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 02°03'46" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 05°32'10" AND AN ARC DISTANCE OF 169.69 FEET TO A POINT HEREINAFTER CALLED **REFERENCE POINT "A"**, ALSO BEING THE INTERSECTION POINT WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6463.45 FEET TO WHICH POINT A RADIAL LINE BEARS SOUTH 74°42'49" EAST AND BEING THE EASTERLY LINE OF SAID TRACT "S-12A", BOUNDARY PLAT OF ORIOLE COUNTRY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO DESCRIBED AS THE EASTERLY LINE OF UNIVERSITY PARKWAY, ACCORDING TO OFFICIAL RECORD BOOK 6314, PAGE 598 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 0°05'37" AND AN ARC DISTANCE OF 10.56 FEET TO THE INTERSECTION POINT WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1766.20 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 03°21'46" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 05°27'36", AN ARC DISTANCE OF 168.31 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 75°48'10" EAST, A DISTANCE OF 25.83 FEET; THENCE NORTH 88°45'57" WEST, A DISTANCE OF 55.22 FEET; THENCE NORTH 80°43'53" WEST, A DISTANCE OF 66.01 FEET; THENCE NORTH 58°34'50" WEST, A DISTANCE OF 74.46 FEET; THENCE NORTH 73°16'11" WEST, A DISTANCE OF 47.90 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "S-12A", BOUNDARY PLAT OF ORIOLE COUNTRY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 175 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO DESCRIBED AS THE WESTERLY LINE OF UNIVERSITY PARKWAY, ACCORDING TO OFFICIAL RECORD BOOK 6314, PAGE 598 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 85°37'19" WEST, A DISTANCE OF 95.29 FEET; THENCE NORTH 72°14'41" WEST, A DISTANCE OF 85.88 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 789.60 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 23°36'25" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°25'57" AND AN ARC DISTANCE OF 198.90 FEET; THENCE NORTH 87°47'37" WEST, A DISTANCE OF 62.99 FEET TO THE INTERSECTION

(CONTINUE...)

REVISE PER PALM BEACH COUNTY COMMENTS	8/15/19	S.T.	D.J.S.	N/A
REVISE PER PALM BEACH COUNTY COMMENTS	8/6/19	S.T.	D.J.S.	N/A
REVISIONS	DATE	BY	CHKD	F.B./PG.



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SCALE:	N/A
SHEET No:	2/9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)

(CONTINUE...)

WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 566.25 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 04°30'47" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 41°19'52" AND AN ARC DISTANCE OF 408.47 FEET; THENCE SOUTH 55°58'02" WEST, A DISTANCE OF 68.52 FEET; THENCE SOUTH 61°25'01" WEST, A DISTANCE OF 73.51 FEET; THENCE SOUTH 70°53' 37" WEST, A DISTANCE OF 67.17 FEET; THENCE SOUTH 70°34'56" WEST, A DISTANCE OF 121.90 FEET; THENCE SOUTH 79°52'38" WEST, A DISTANCE OF 31.15 FEET; THENCE SOUTH 89°24'29" WEST, A DISTANCE OF 59.52 FEET; THENCE NORTH 00°35'31" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING OF THE WEST PARCEL.**

TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED **REFERENCE POINT "A"**; THENCE NORTH 85°49'08" EAST, A DISTANCE OF 43.39 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1756.20 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 04°53'20" EAST, ALSO BEING THE **POINT OF BEGINNING OF THE EAST PARCEL**, AND ALSO BEING A POINT ON THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BOCA GREEN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°15'20" AND AN ARC DISTANCE OF 130.44 FEET; THENCE NORTH 81°28'04" EAST, A DISTANCE OF 64.87 FEET; THENCE NORTH 08°31'56" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH NORTH 81°28'04" EAST A DISTANCE OF 17.00 FEET; THENCE SOUTH 08°31'56" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 81°28'04" WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH 08°31'56" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 81°28'04" WEST, A DISTANCE OF 64.82 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1766.20 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 09°08'34" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°16'35" AND AN ARC DISTANCE OF 131.82 FEET TO A POINT ON SAID WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BOCA GREEN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°55'18" WEST, A DISTANCE OF 10.02 FEET TO THE **POINT OF BEGINNING OF THE EAST PARCEL.**

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 19,425 SQUARE FEET MORE OR LESS (0.45 ACRE) .

REVISE PER PALM BEACH COUNTY COMMENTS	8/15/19	S.T.	D.J.S.	N/A
REVISE PER PALM BEACH COUNTY COMMENTS	8/6/19	S.T.	D.J.S.	N/A
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CKD. BY: D.J.S.
SCALE: N/A

SHEET No:
3/9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)

NOTES:

- 1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
- 3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
- 4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 08/05/2019.
- 5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 00°56'42" EAST ALONG THE WEST LINE OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- 6. PARCEL ID'S ARE FROM PALM BEACH COUNTY PROPERTY APPRAISER, INQUIRED ON 06/24/2019.
- 7. COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
 - DATUM = NAD83 1990 ADJUSTMENT
 - ZONE = FLORIDA EAST
 - LINEAR UNITS = US SURVEY FOOT
 - COORDINATE SYSTEM = 1983 STATE PLANE
 - PROJECTION = TRANSVERSE MERCATOR
 - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 - SCALE FACTOR: 1.00001409341872
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - BEARINGS AS SHOWN HEREON ARE GRID DATUM

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REVISE PER PALM BEACH COUNTY COMMENTS	8/6/19	S.T.	D.J.S.	N/A
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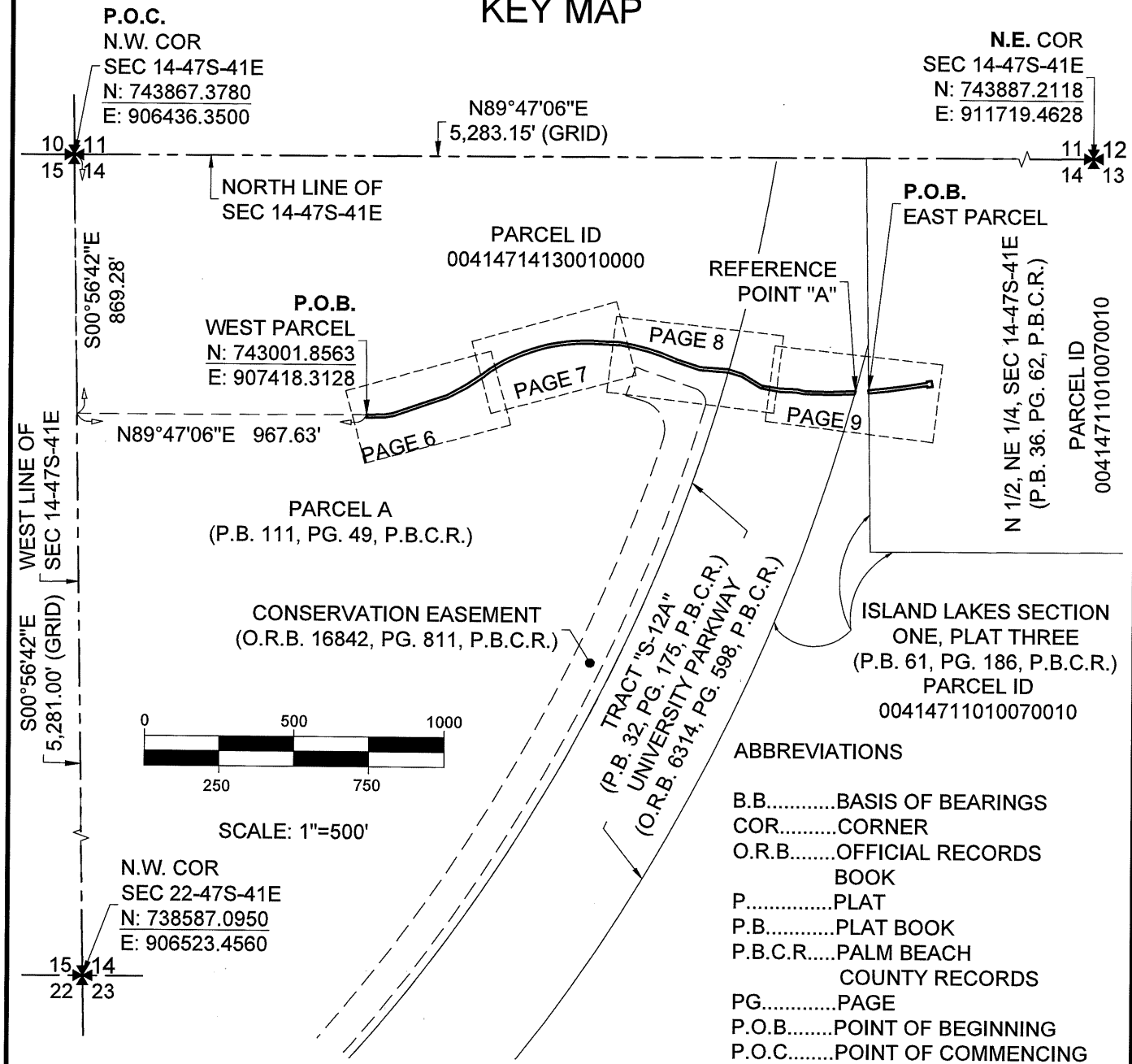
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FB/PG: N/A
DRAWN BY: S.T.
CKD. BY: D.J.S.
SCALE: N/A

SHEET No:
4/9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)

KEY MAP



REVISE PER PALM BEACH COUNTY COMMENTS	8/15/19	S.T.	D.J.S.	N/A
REVISE PER PALM BEACH COUNTY COMMENTS	8/6/19	S.T.	D.J.S.	N/A
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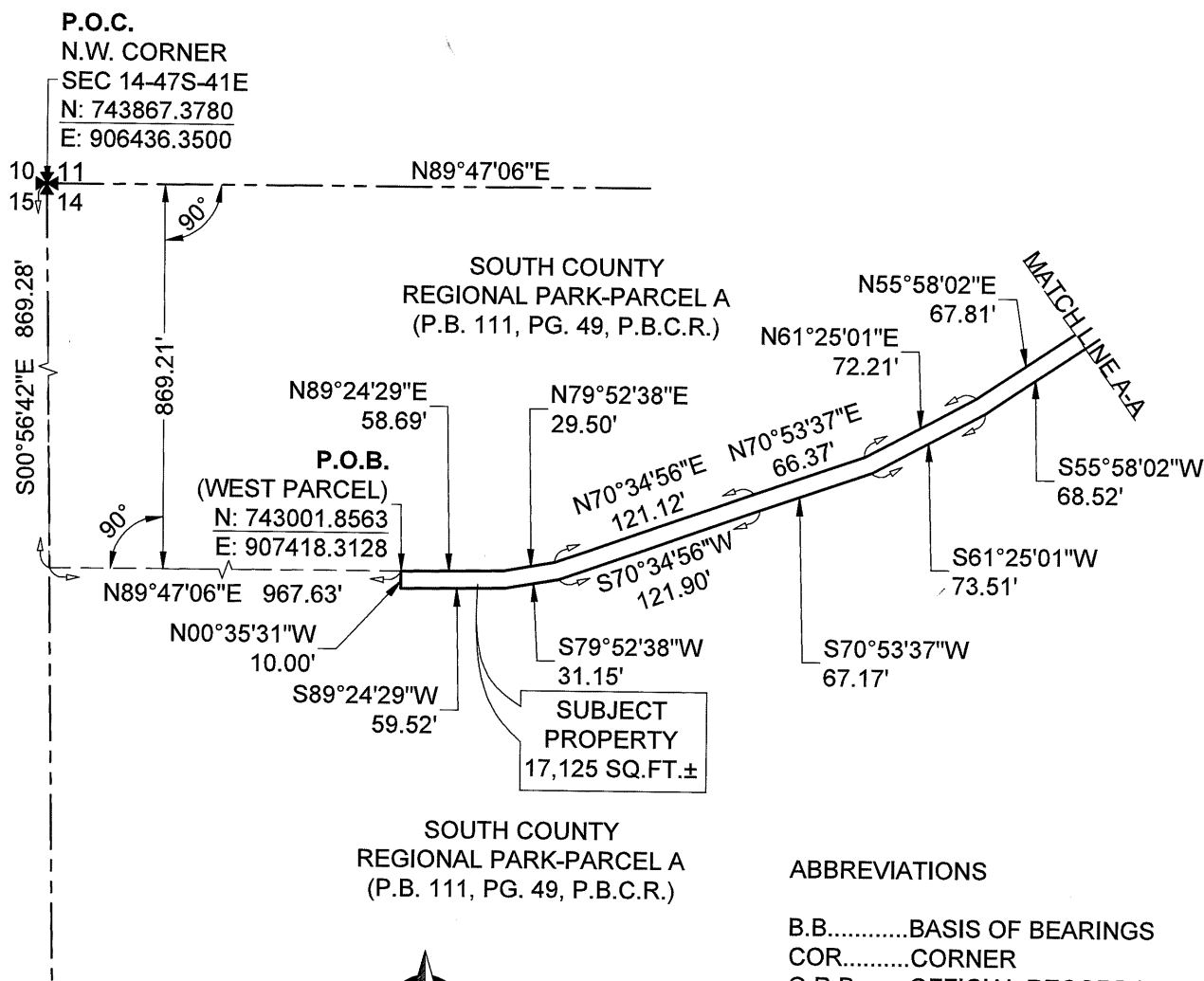
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CKD. BY: D.J.S.
SCALE: 1"=500'

SHEET No:
5/9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)



SCALE: 1"=100'

ABBREVIATIONS

B.B.....BASIS OF BEARINGS
COR.....CORNER
O.R.B.....OFFICIAL RECORDS
BOOK
P.....PLAT
P.B.....PLAT BOOK
P.B.C.R.....PALM BEACH
COUNTY RECORDS
PG.....PAGE
P.O.B.....POINT OF BEGINNING
P.O.C.....POINT OF COMMENCING

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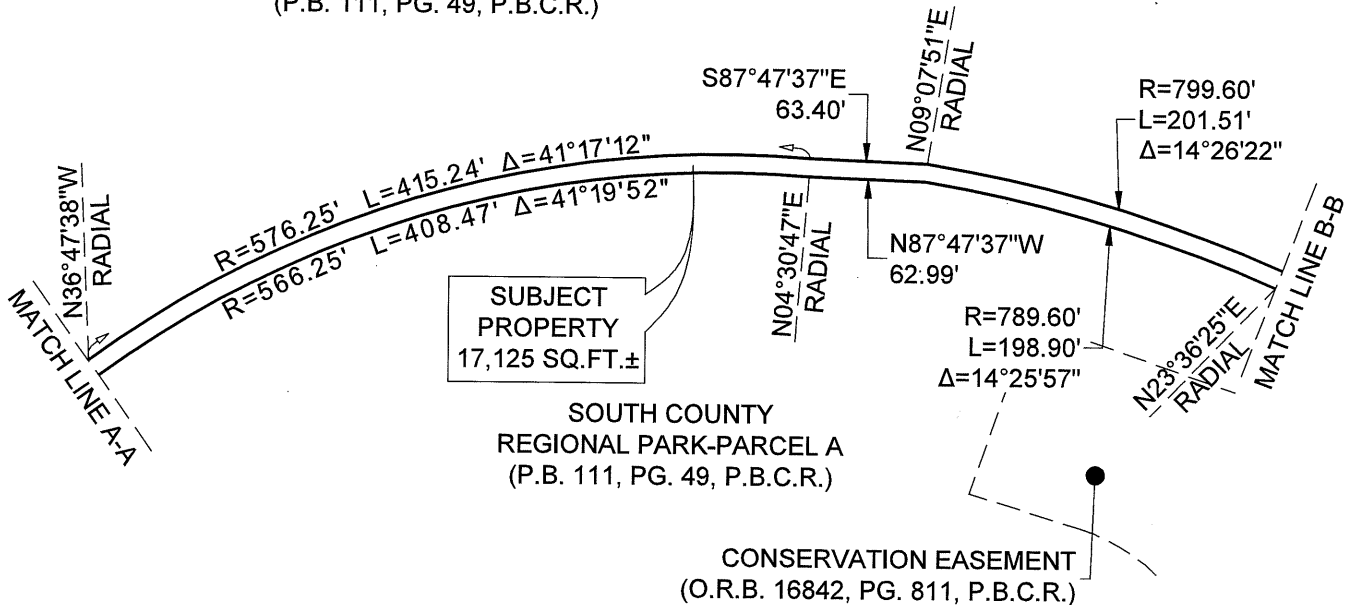
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DRAWN BY: S.T.
CKD. BY: D.J.S.
SCALE: 1"=100'

SHEET No:

6/9

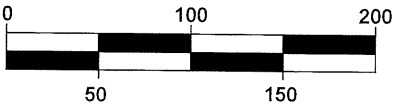
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LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)

SOUTH COUNTY
REGIONAL PARK-PARCEL A
(P.B. 111, PG. 49, P.B.C.R.)



ABBREVIATIONS

B.B.....BASIS OF BEARINGS
COR.....CORNER
O.R.B.....OFFICIAL RECORDS
BOOK
P.....PLAT
P.B.....PLAT BOOK
P.B.C.R.....PALM BEACH
COUNTY RECORDS
PG.....PAGE
P.O.B.....POINT OF BEGINNING
P.O.C.....POINT OF COMMENCING



SCALE: 1"=100'

REVISE PER PALM BEACH COUNTY COMMENTS	8/15/19	S.T.	D.J.S.	N/A
REVISE PER PALM BEACH COUNTY COMMENTS	8/6/19	S.T.	D.J.S.	N/A
REVISIONS	DATE	BY	CHKD	F.B./PG.



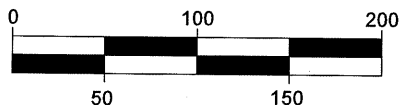
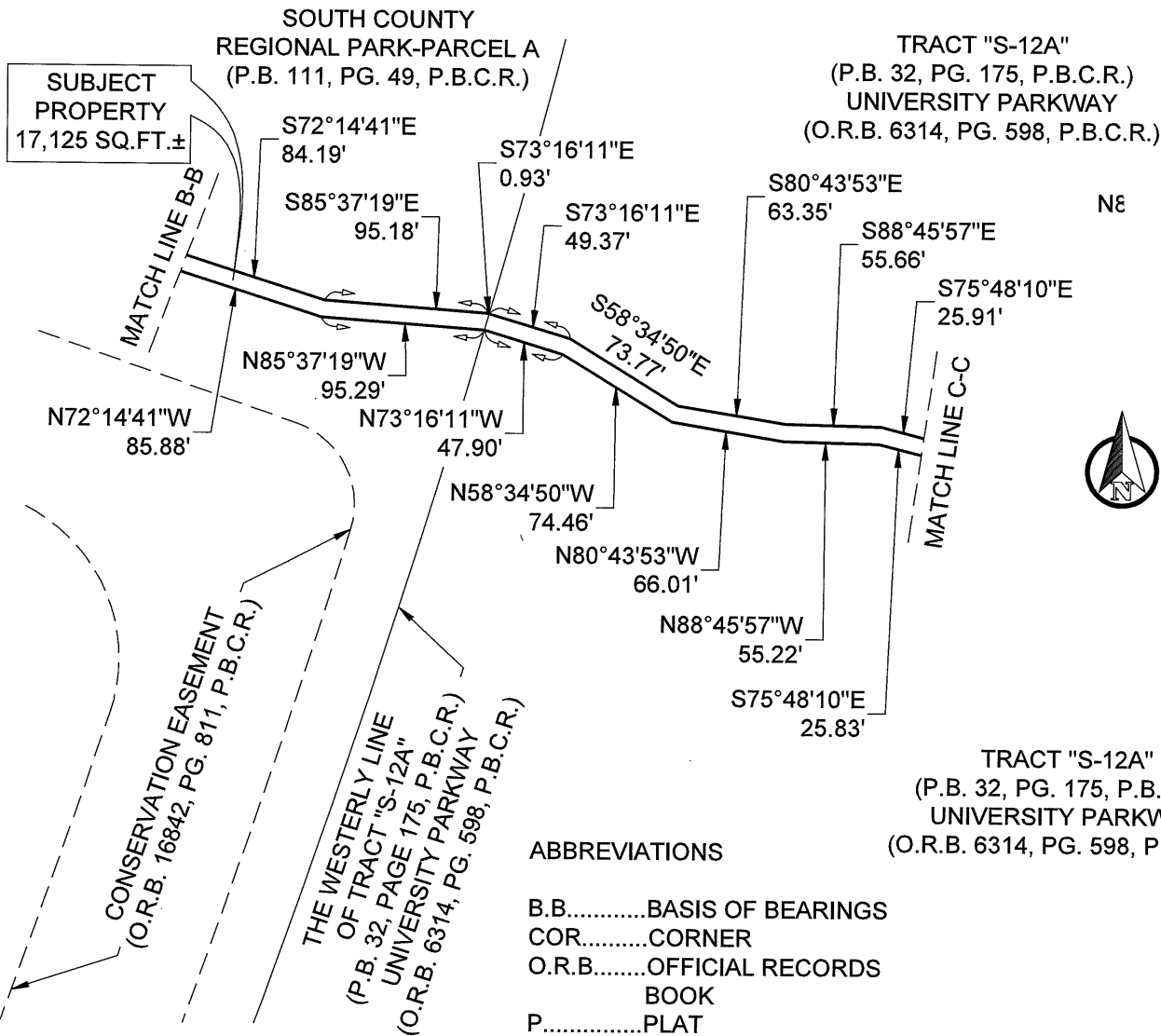
DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 217
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

JOB No: 19-113

FB/PG: N/A
DRAWN BY: S.T.
CKD. BY: D.J.S.
SCALE: 1"=100'

SHEET No:
7/9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
(PARCEL ID'S 00414714130010000, 00414711010070010)



SCALE: 1"=100'

ABBREVIATIONS

B.B.....BASIS OF BEARINGS
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TRACT "S-12A"
(P.B. 32, PG. 175, P.B.C.R.)
UNIVERSITY PARKWAY
(O.R.B. 6314, PG. 598, P.B.C.R.)

REVISE PER PALM BEACH COUNTY COMMENTS

8/15/19

S.T.

D.J.S.

N/A

REVISE PER PALM BEACH COUNTY COMMENTS

8/6/19

S.T.

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N/A

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JOB No:

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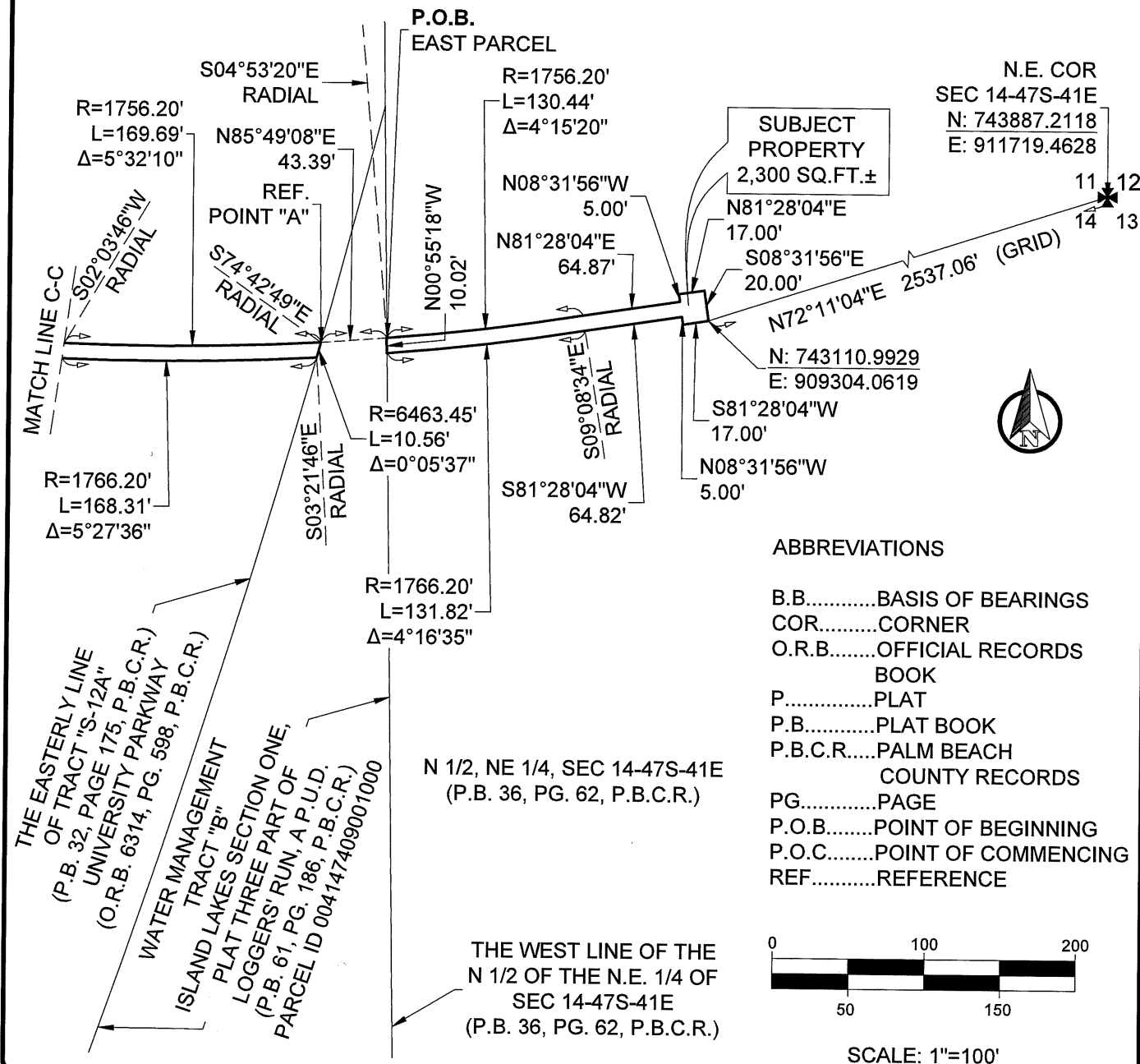
CKD. BY: D.J.S.

SCALE: 1"=100'

SHEET No:

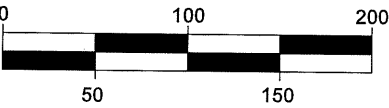
8/9

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REVISE PER PALM BEACH COUNTY COMMENTS

REVISE PER PALM BEACH COUNTY COMMENTS

REVISIONS

8/15/19	S.T.	D.J.S.	N/A
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