

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: October 6, 2020 [X] Consent [ ] Regular  
[ ] Ordinance [ ] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

**Motion and Title: Staff recommends motion to approve:** a Declaration of Easement (Easement) in favor of Palm Beach County’s Water Utilities Department (WUD) for water and sewer lines, fire hydrant, and appurtenant equipment to service the Acreage Community Park South (Park).

**Summary:** The Park is located at 140th Avenue North in the Acreage and is managed and maintained by Indian Trail Improvement District (ITID). ITID recently constructed additional park and utility improvements within the Park, including water and sewer lines, fire hydrants, and appurtenant equipment. WUD requires an Easement to document the existence and location of said lines and equipment. The water easement area is approximately 20 feet in width and varies in length, containing approximately 43,269 square feet (0.99 acres). The sewer easement area is approximately 20 feet by 20 feet, containing approximately 400 square feet (0.009 acres). The Easement will be recorded in the public records to document its existence and location. **(Property and Real Estate Management) District 6 (HJF)**

**Background and Justification:** In 2001, the County and ITID entered into an Interlocal Agreement (R-2001-0128) providing for the cooperative expansion and development of the Park and the Acreage Pines Natural Area. ITID’s development of the Park includes: a garden, multi-purpose field, running/walking track, concession stand, restrooms, maintenance and electrical buildings, amphitheater, band shell building, 6-foot walking path, sidewalks, roadway, parking lots, landscaping, irrigation, irrigation wells, and lighting. WUD requires an easement for the water and sewer lines, fire hydrants and appurtenant equipment that were installed as part of the development.

**Attachments:**

- 1. Location Map
- 2. Declaration of Easement (w/Exhibit “A-1” and “A-2”)

Recommended By: [Signature] Department Director Date: 9/4/20  
Approved By: [Signature] County Administrator Date: 9/14/2020

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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

Does this item include the use of federal funds? Yes \_\_\_\_\_ No **X**

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

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

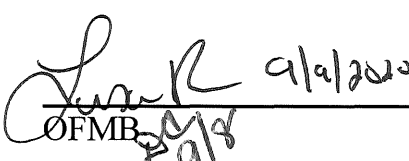
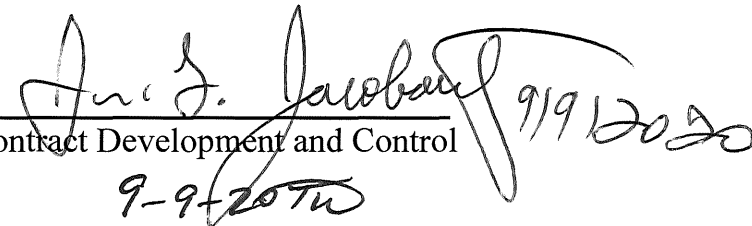
*No Fiscal Impact.*

Fixed Asset Number: M06012

C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

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

 OFMB 9/9/20 LJA	 Contract Development and Control 9/9/2020 9-9-2020
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**B. Legal Sufficiency:**

  
 Assistant County Attorney

**C. Other Department Review:**

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

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

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TWP 42

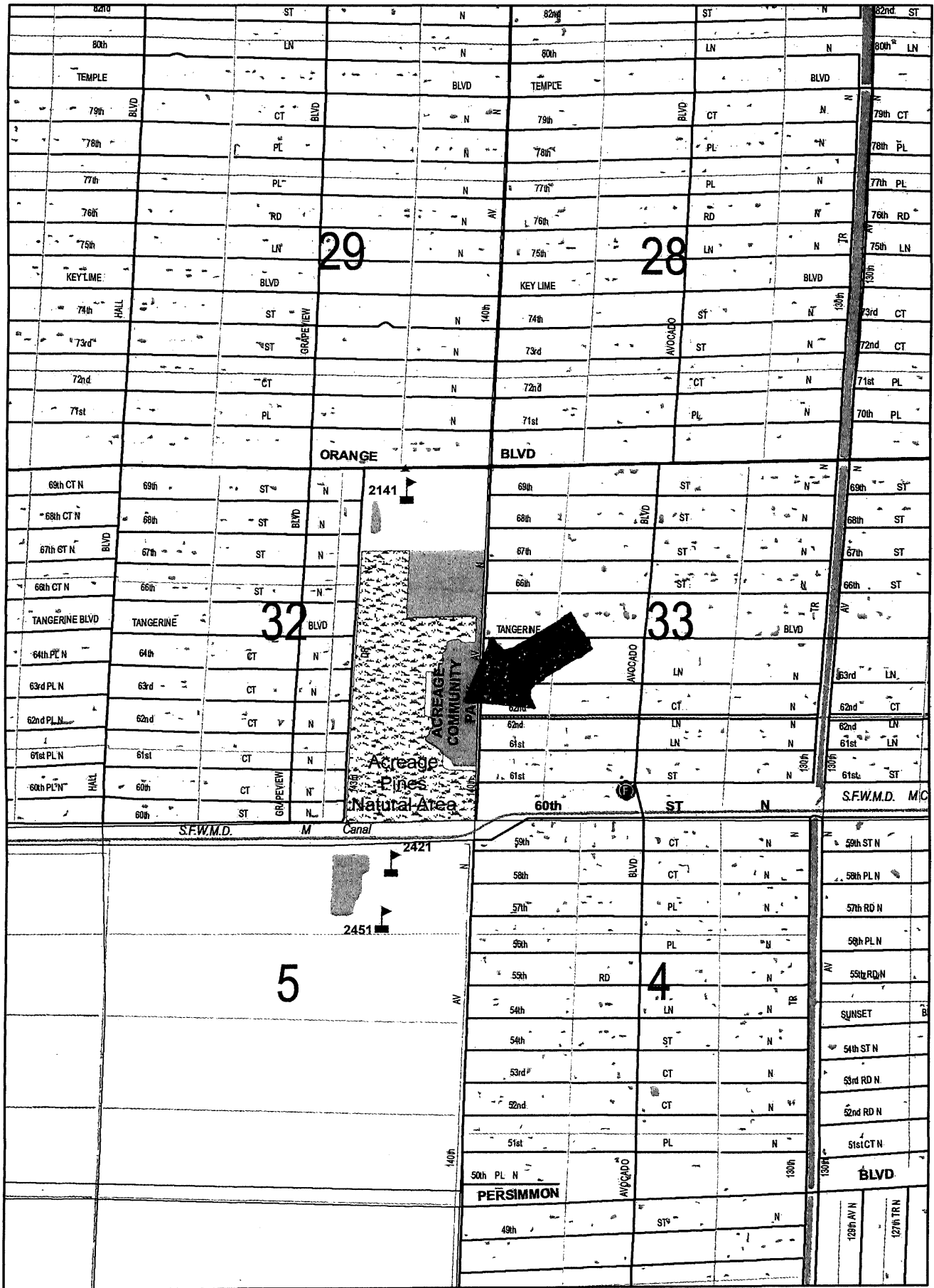
TWP 42

TWP 43

13

14

15



RNG 41

RNG 41

ATTACHMENT NO. 2 – DECLARATION OF EASEMENT  
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: 00-41-42-32-00-000-1030

## **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-1” and “A-2”** attached hereto and made a part hereof (collectively referred to as the “Easement Premises”); and

**WHEREAS**, County desires to create an easement over, upon and under such property for the purposes set forth hereinafter; 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.

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

**NOW THEREFORE**, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County within the Easement Premises. This easement shall be for the purpose of 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 the Easement Premises. 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 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 Easement Premises upon the conveyance thereof by County notwithstanding County’s failure to specifically reserve or reference such easement in the instrument of conveyance.

**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: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Dave Kerner, 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**

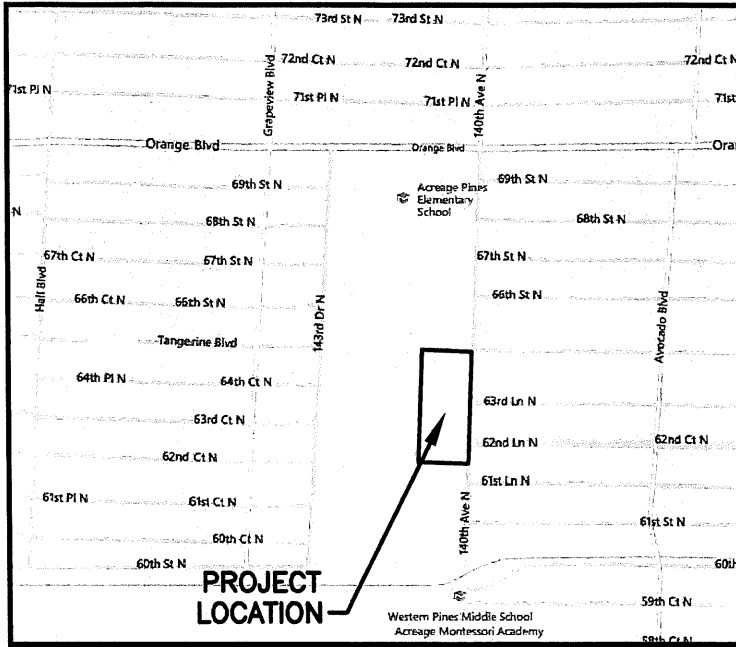
**APPROVED AS TO TERMS AND  
CONDITIONS**

By: Chris Defant  
Assistant County Attorney  
Howard Falcon

By: Samuel C. Ayal  
Department Director

EXHIBIT "A-1"

LOCATION MAP  
SCALE: N.T.S.



DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 32;

THENCE SOUTH 02°11'43" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, ALSO BEING THE EAST LINE OF THAT 10 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 18146, PAGE 1015 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 30.38 FEET;

THENCE NORTH 87°48'17" WEST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF SAID RIGHT-OF-WAY, ALSO BEING THE POINT OF BEGINNING;

THIS IS NOT A SURVEY

DESCRIPTION CONTINUED ON SHEET 2

PREPARED FOR:

INDIAN TRAIL  
IMPROVEMENT DISTRICT

CRAIG A. SMITH & ASSOCIATES

21045 COMMERCIAL TRAIL  
BOCA RATON, FLORIDA 33486  
(561)791-9280  
CERT. NO. LB0003110



REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD
WATER EASEMENT (0.993 AC./43,269 SQ. FT.) ACREAGE COMMUNITY PARK SOUTH EXPANSION PALM BEACH COUNTY, FLORIDA				
PROJECT NUMBER: 13-1736-0831				
FILE NAME: 00-1736-V-01-SURV.dwg			SHEET 1 OF 7	

F:\Districts\Indian\_Trail\Improvement\13-1736-0831-ACPII-W&S-EASEM\01-Survey\PLANS\EASEMENT\WATER\00-1736-V-01-SURV.dwg, 8/13/2020 11:40:39 AM, mmarevco, ll

EXHIBIT "A-1"

THENCE SOUTH 02°11'43" WEST ALONG SAID WEST LINE,  
 A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 87°46'18" WEST, A DISTANCE OF  
 229.63 FEET;  
 THENCE SOUTH 18°43'56" WEST, A DISTANCE OF 264.49 FEET;  
 THENCE SOUTH 71°16'04" EAST, A DISTANCE OF 26.03 FEET;  
 THENCE SOUTH 18°43'56" WEST, A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 71°16'04" WEST, A DISTANCE OF 26.03 FEET;  
 THENCE SOUTH 18°43'56" WEST, A DISTANCE OF 21.55 FEET;  
 THENCE SOUTH 05°21'52" WEST, A DISTANCE OF 144.14 FEET;  
 THENCE SOUTH 27°51'52" WEST, A DISTANCE OF 57.81 FEET;  
 THENCE SOUTH 72°51'52" WEST, A DISTANCE OF 76.58 FEET;  
 THENCE SOUTH 27°51'52" WEST, A DISTANCE OF 168.01 FEET;  
 THENCE SOUTH 01°57'59" WEST, A DISTANCE OF 262.91 FEET;  
 THENCE SOUTH 22°30'00" EAST, A DISTANCE OF 170.68 FEET;  
 THENCE SOUTH 87°02'56" EAST, A DISTANCE OF 215.22 FEET;  
 THENCE SOUTH 42°40'10 EAST, A DISTANCE OF 9.89 FEET;  
 THENCE NORTH 02°12'17" EAST, A DISTANCE OF 67.17 FEET;  
 THENCE SOUTH 87°47'43" EAST, A DISTANCE OF 20.00 FEET;  
 THENCE SOUTH 02°12'17" WEST, A DISTANCE OF 68.46 FEET;  
 THENCE SOUTH 87°40'10" EAST, A DISTANCE OF 180.25 FEET TO THE WEST LINE OF SAID  
 10 FOOT RIGHT-OF-WAY;  
 THENCE SOUTH 02°11'43" WEST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 87°40'10" WEST, A DISTANCE OF 184.77 FEET;  
 THENCE SOUTH 01°11'04" WEST, A DISTANCE OF 75.39 FEET;

THIS IS NOT A SURVEY

DESCRIPTION CONTINUED ON SHEET 3

PREPARED FOR:  <b>INDIAN TRAIL                  IMPROVEMENT DISTRICT</b>					
	REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
	SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD	
<b>CRAIG A. SMITH &amp; ASSOCIATES</b> 21045 COMMERCIAL TRAIL BOCA RATON, FLORIDA 33486 (561)791-9280 CERT. NO. LB0003110	<b>WATER EASEMENT (0.993 AC./43,269 SQ. FT.)                  ACREAGE COMMUNITY PARK SOUTH EXPANSION                  PALM BEACH COUNTY, FLORIDA</b>				
PROJECT NUMBER: 13-1736-0831				FILE NAME: 00-1736-V-01-SURV.dwg	
				SHEET 2 OF 7	

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EXHIBIT "A-1"

THENCE SOUTH 38°06'19" WEST, A DISTANCE OF 40.32 FEET;  
 THENCE NORTH 51°53'41" WEST, A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 38°06'19" EAST, A DISTANCE OF 33.64 FEET;  
 THENCE NORTH 01°11'04" EAST, A DISTANCE OF 66.49' FEET;  
 THENCE NORTH 42°40'10" WEST, A DISTANCE OF 15.48 FEET;  
 THENCE NORTH 87°02'56" WEST, A DISTANCE OF 219.70 FEET;  
 THENCE NORTH 22°30'00" WEST, A DISTANCE OF 187.64 FEET;  
 THENCE NORTH 01°57'59" EAST, A DISTANCE OF 123.76 FEET;  
 THENCE NORTH 88°02'01" WEST, A DISTANCE OF 13.15 FEET;  
 THENCE NORTH 01°57'59" EAST, A DISTANCE OF 20.00 FEET;  
 THENCE SOUTH 88°02'01" EAST, A DISTANCE OF 13.15 FEET;  
 THENCE NORTH 01°57'59" EAST, A DISTANCE OF 128.09 FEET;  
 THENCE NORTH 27°51'52" EAST, A DISTANCE OF 95.22 FEET;  
 THENCE NORTH 61°19'22" WEST, A DISTANCE OF 23.68 FEET;  
 THENCE NORTH 28°40'38" EAST, A DISTANCE OF 20.00 FEET;  
 THENCE SOUTH 61°19'22" EAST, A DISTANCE OF 23.39 FEET;  
 THENCE NORTH 27°51'52" EAST, A DISTANCE OF 65.67 FEET;  
 THENCE NORTH 72°51'52" EAST, A DISTANCE OF 76.58 FEET;  
 THENCE NORTH 27°51'52" EAST, A DISTANCE OF 45.55 FEET;  
 THENCE NORTH 05°21'52" EAST, A DISTANCE OF 142.50 FEET;  
 THENCE NORTH 18°43'56" EAST, A DISTANCE OF 47.45 FEET;  
 THENCE NORTH 71°16'04" WEST, A DISTANCE OF 16.21 FEET;  
 THENCE NORTH 18°43'56" EAST, A DISTANCE OF 57.04 FEET;

THIS IS NOT A SURVEY

DESCRIPTION CONTINUED ON SHEET 4

PREPARED FOR:  <b>INDIAN TRAIL IMPROVEMENT DISTRICT</b>					
	REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
	SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD	
<b>CRAIG A. SMITH &amp; ASSOCIATES</b> 21045 COMMERCIAL TRAIL BOCA RATON, FLORIDA 33486 (561)791-9280 CERT. NO. LB0003110	<b>WATER EASEMENT (0.993 AC./43,269 SQ. FT.)                  ACREAGE COMMUNITY PARK SOUTH EXPANSION                  PALM BEACH COUNTY, FLORIDA</b>				
PROJECT NUMBER: 13-1736-0831					
FILE NAME: 00-1736-V-01-SURV.dwg			SHEET 3 OF 7		

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EXHIBIT "A-1"

THENCE SOUTH 71°16'04" EAST, A DISTANCE OF 16.21 FEET;

THENCE NORTH 18°43'56" EAST, A DISTANCE OF 218.84 FEET;

THENCE SOUTH 87°46'18" EAST, A DISTANCE OF 244.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 43,269 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE AND RELATIVE TO THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 41 EAST, (CALCULATED TO BEAR S02° 11' 43"W). (GRID TO GROUND ROTATION = 0°00'00"). COORDINATES SHOWN HEREON ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998 (AS PUBLISHED).
3. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR THE MAKING OF THIS EASEMENT. EASEMENTS AND RECORDING INFORMATION SHOWN HEREON IS PER PREVIOUS SURVEYS ON FILE IN THE RECORDS OF CRAIG A. SMITH & ASSOCIATES OR AS PROVIDED TO THE SURVEYOR.

**GENERAL ABBREVIATIONS**

ABRV	DESCRIPTION	ABRV	DESCRIPTION
N=	NORTHING	PG	PAGES
E=	EASTING	R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK	RGE	RANGE
PBCR	PALM BEACH COUNTY RECORDS	SEC	SECTION
POB	POINT OF BEGINNING	TWP	TOWNSHIP
POC	POINT OF COMMENCEMENT		

THIS IS NOT A SURVEY

PREPARED FOR:

INDIAN TRAIL  
IMPROVEMENT DISTRICT

REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

**CRAIG A. SMITH & ASSOCIATES**

21045 COMMERCIAL TRAIL  
BOCA RATON, FLORIDA 33486  
(561)791-9280  
CERT. NO. LB0003110



WATER EASEMENT (0.993 AC./43,269 SQ. FT.)  
ACREAGE COMMUNITY PARK SOUTH EXPANSION  
PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER: 13-1736-0831

FILE NAME: 00-1736-V-01-SURV.dwg

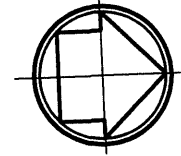
SHEET 4 OF 7

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EXHIBIT "A-1"

SEE SHEET 6 FOR CONTINUATION

OWNER: PALM BEACH COUNTY  
 PARCEL CONTROL No.:  
 00-41-42-32-00-000-1030  
 RECORDED: ORB 12353, PG  
 1729, PBCR

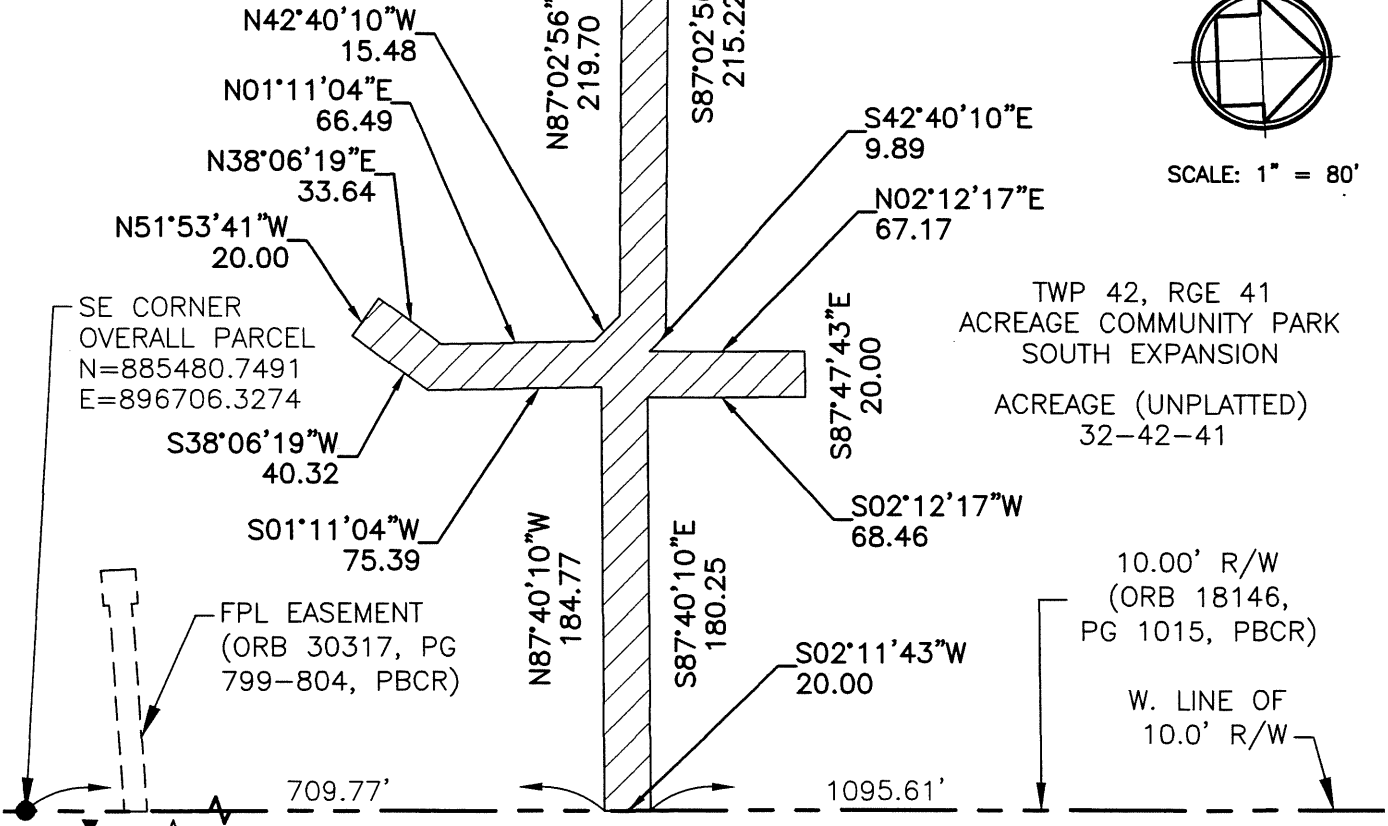


SCALE: 1" = 80'

TWP 42, RGE 41  
 ACREAGE COMMUNITY PARK  
 SOUTH EXPANSION  
 ACREAGE (UNPLATTED)  
 32-42-41

10.00' R/W  
 (ORB 18146,  
 PG 1015, PBCR)

W. LINE OF  
 10.0' R/W



SE CORNER  
 SEC 32-42-41  
 N=884731.3610  
 E=896687.6060  
 T-3870  
 33-42-41

EAST LINE, SE 1/4  
 SEC 32-42-41  
 & EAST R/W LINE  
 TRACT  
 LINE T-3871  
 33-42-41

THIS IS NOT A BOUNDARY SURVEY

INDIAN TRAIL  
 IMPROVEMENT DISTRICT

CRAIG A. SMITH & ASSOCIATES

21045 COMMERCIAL TRAIL  
 BOCA RATON, FLORIDA 33486  
 (561)791-9280  
 CERT. NO. LB0003110

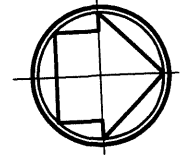


REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
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WATER EASEMENT (0.993 AC./43,269 SQ. FT.) ACREAGE COMMUNITY PARK SOUTH EXPANSION PALM BEACH COUNTY, FLORIDA				
PROJECT NUMBER: 13-1736-0831				
FILE NAME: 00-1736-V-01-SURV.dwg			SHEET 5 OF 7	

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EXHIBIT "A-1"

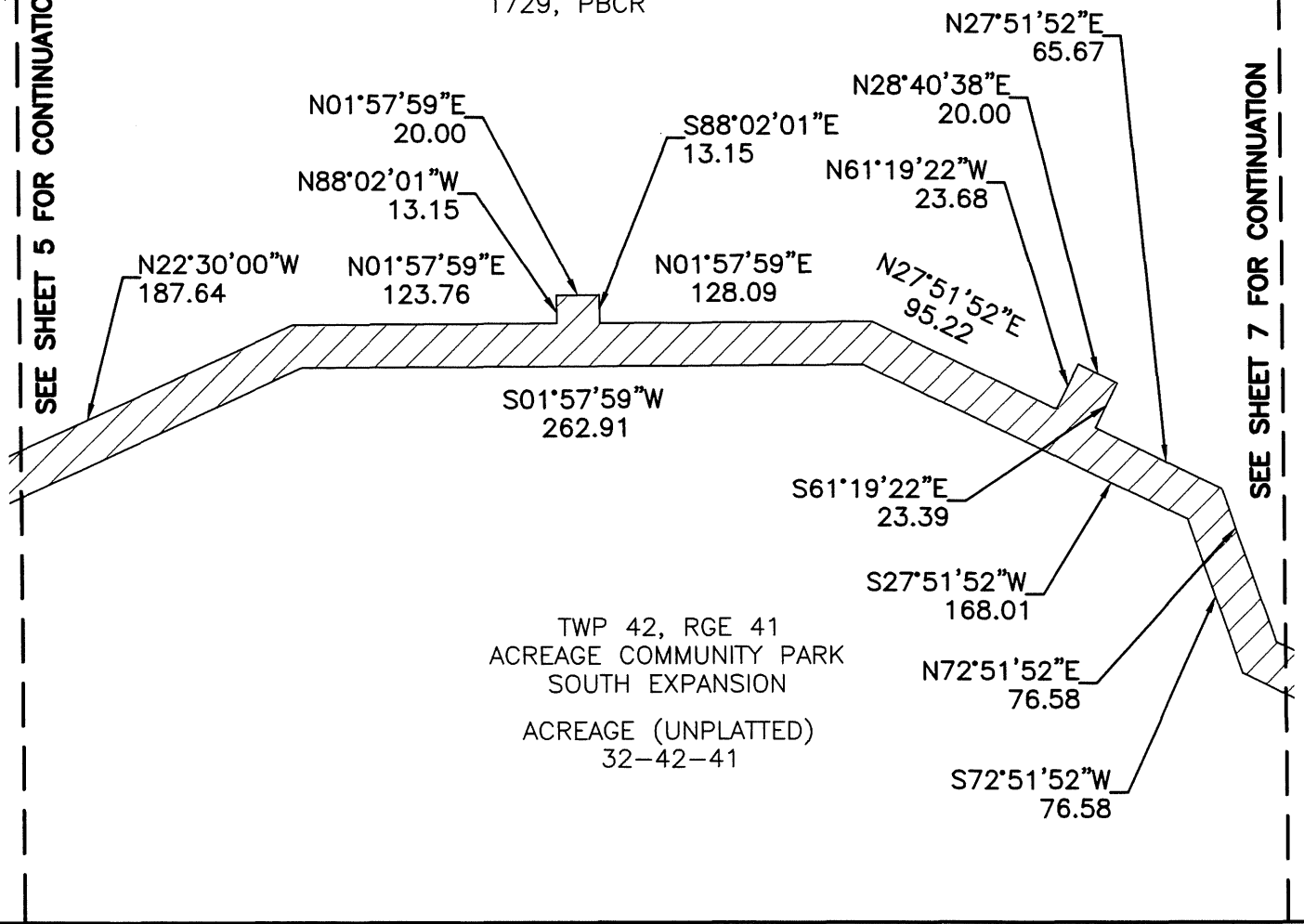
OWNER: PALM BEACH COUNTY  
 PARCEL CONTROL No.:  
 00-41-42-32-00-000-1030  
 RECORDED: ORB 12353, PG  
 1729, PBCR



SCALE: 1" = 80'

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



TWP 42, RGE 41  
 ACREAGE COMMUNITY PARK  
 SOUTH EXPANSION  
 ACREAGE (UNPLATTED)  
 32-42-41

THIS IS NOT A BOUNDARY SURVEY

INDIAN TRAIL  
 IMPROVEMENT DISTRICT

REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

**CRAIG A. SMITH & ASSOCIATES**

21045 COMMERCIAL TRAIL  
 BOCA RATON, FLORIDA 33486  
 (561)791-9280  
 CERT. NO. LB0003110



WATER EASEMENT (0.993 AC./43,269 SQ. FT.)  
 ACREAGE COMMUNITY PARK SOUTH EXPANSION  
 PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER: 13-1736-0831

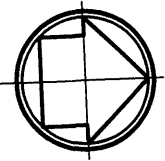
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SHEET 6 OF 7

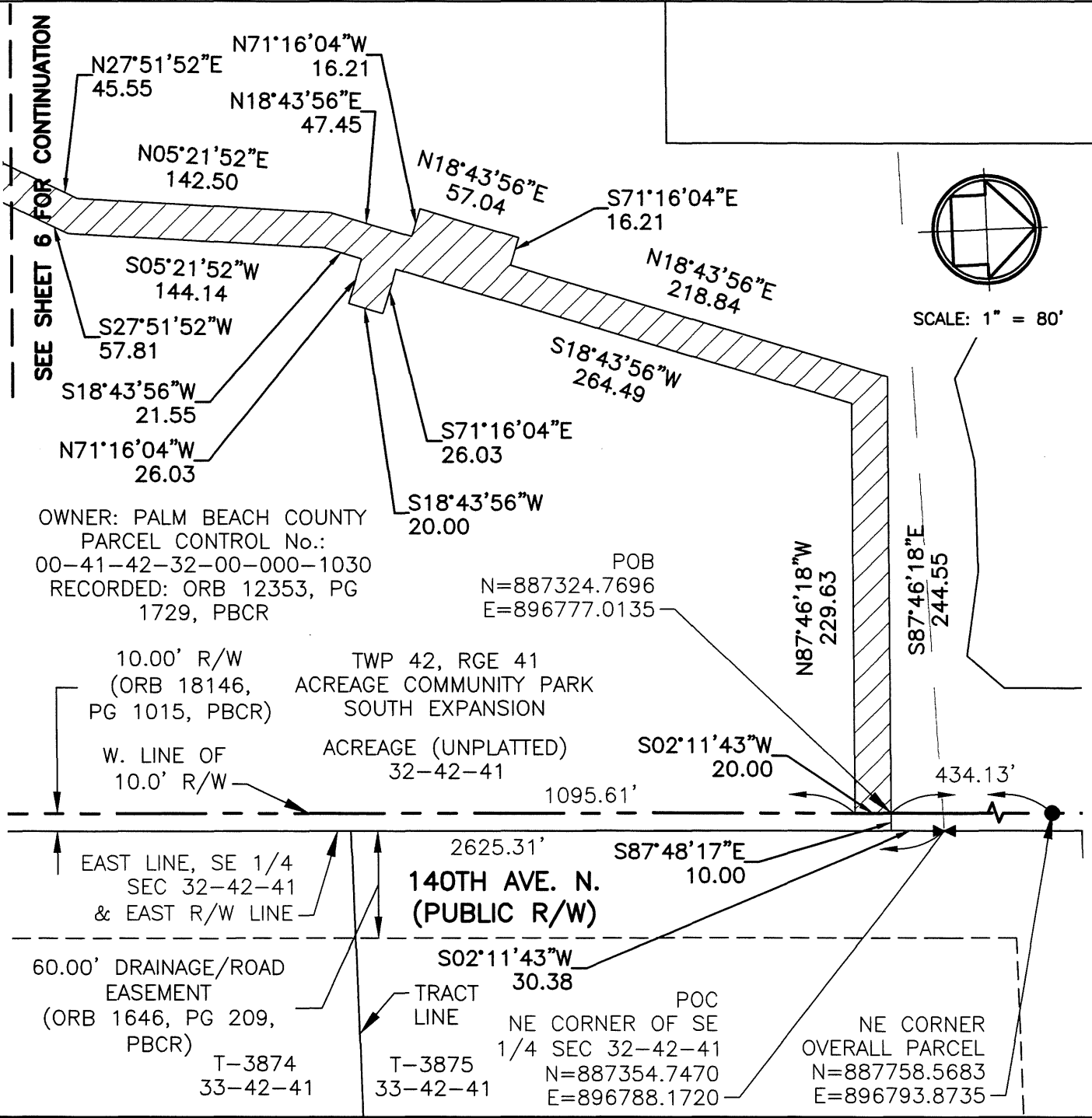
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EXHIBIT "A-1"

SEE SHEET 6 FOR CONTINUATION



SCALE: 1" = 80'



OWNER: PALM BEACH COUNTY  
 PARCEL CONTROL No.:  
 00-41-42-32-00-000-1030  
 RECORDED: ORB 12353, PG  
 1729, PBCR

POB  
 N=887324.7696  
 E=896777.0135

10.00' R/W  
 (ORB 18146,  
 PG 1015, PBCR)  
 TWP 42, RGE 41  
 ACREAGE COMMUNITY PARK  
 SOUTH EXPANSION

W. LINE OF  
 10.0' R/W  
 ACREAGE (UNPLATTED)  
 32-42-41

EAST LINE, SE 1/4  
 SEC 32-42-41  
 & EAST R/W LINE

60.00' DRAINAGE/ROAD  
 EASEMENT  
 (ORB 1646, PG 209,  
 PBCR)  
 T-3874  
 33-42-41

TRACT  
 LINE  
 T-3875  
 33-42-41

POC  
 NE CORNER OF SE  
 1/4 SEC 32-42-41  
 N=887354.7470  
 E=896788.1720

NE CORNER  
 OVERALL PARCEL  
 N=887758.5683  
 E=896793.8735

**THIS IS NOT A BOUNDARY SURVEY**

SURVEYORS CERTIFICATE:  
 I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE  
 BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE STANDARDS OF PRACTICE AS SET  
 FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER  
 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

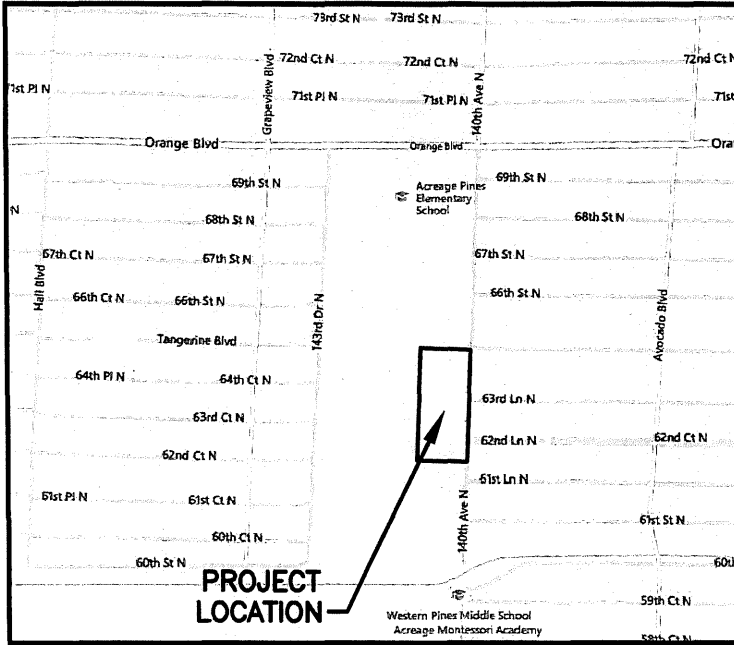
FOR THE FIRM,  
 ROBERT D. KEENER  
 PROFESSIONAL SURVEYOR AND MAPPER #4846

REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD
<p><b>CRAIG A. SMITH &amp; ASSOCIATES</b>                  21045 COMMERCIAL TRAIL                  BOCA RATON, FLORIDA 33486                  (561)791-9280                  CERT. NO. LB0003110</p>				
<p><b>WATER EASEMENT (0.993 AC./43,269 SQ. FT.)</b>                  ACREAGE COMMUNITY PARK SOUTH EXPANSION                  PALM BEACH COUNTY, FLORIDA                  PROJECT NUMBER: 13-1736-0831</p>				
FILE NAME: 00-1736-V-01-SURV.dwg			SHEET 7 OF 7	

P:\Districts\Media\_Trail\_Improvement\13-1736-0831-ACPI-W&S-EASEM\01-Survey\PLANS\EASEMENT\WATER\00-1736-V-01-SURV.dwg, 8/19/2020 11:29:26 AM, rmmareno, li

EXHIBIT "A-2"

LOCATION MAP  
SCALE: N.T.S.



DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 32;

THENCE SOUTH 02°11'43" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, ALSO BEING THE EAST LINE OF THAT 10 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 18146, PAGE 1015 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1004.11 FEET;

THIS IS NOT A SURVEY

DESCRIPTION CONTINUED ON SHEET 2

PREPARED FOR:

INDIAN TRAIL  
IMPROVEMENT DISTRICT

REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

**CRAIG A. SMITH & ASSOCIATES**

21045 COMMERCIAL TRAIL  
BOCA RATON, FLORIDA 33486  
(561)791-9280  
CERT. NO. LB0003110

SEWER EASEMENT (0.009 AC./400 SQ. FT.)  
ACREAGE COMMUNITY PARK SOUTH EXPANSION  
PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER: 13-1736-0831

FILE NAME: 00-1736-V-01-SURV.dwg

SHEET 1 OF 4

P:\Districts\Indian\_Trail\_Improvement\13-1736-0831-ACR\W&S-EASEM\01-Survey\PLANS\EASEMENT\SEWER\00-1736-V-01-SURV.dwg, 8/13/2020 11:27:50 AM, mmarevco, l:l

EXHIBIT "A-2"

THENCE NORTH 87°48'17" WEST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF SAID RIGHT-OF-WAY, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 02°11'43" WEST ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET;

THENCE NORTH 87°48'17" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 02°11'43" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 87°48'17" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 400 SQUARE FEET, MORE OR LESS.

THIS IS NOT A SURVEY

PREPARED FOR:

INDIAN TRAIL  
IMPROVEMENT DISTRICT

REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

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PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER: 13-1736-0831

FILE NAME: 00-1736-V-01-SURV.dwg

SHEET 2 OF 4

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EXHIBIT "A-2"

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE AND RELATIVE TO THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 41 EAST, (CALCULATED TO BEAR S02° 11' 43"W). (GRID TO GROUND ROTATION = 0°00'00"). COORDINATES SHOWN HEREON ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998 (AS PUBLISHED).
3. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED FOR THE MAKING OF THIS EASEMENT. EASEMENTS AND RECORDING INFORMATION SHOWN HEREON IS PER PREVIOUS SURVEYS ON FILE IN THE RECORDS OF CRAIG A. SMITH & ASSOCIATES OR AS PROVIDED TO THE SURVEYOR.

**GENERAL ABBREVIATIONS**

ABRV	DESCRIPTION	ABRV	DESCRIPTION
N=	NORTHING	PG	PAGES
E=	EASTING	R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK	RGE	RANGE
PBCR	PALM BEACH COUNTY RECORDS	SEC	SECTION
POB	POINT OF BEGINNING	TWP	TOWNSHIP
POC	POINT OF COMMENCEMENT		

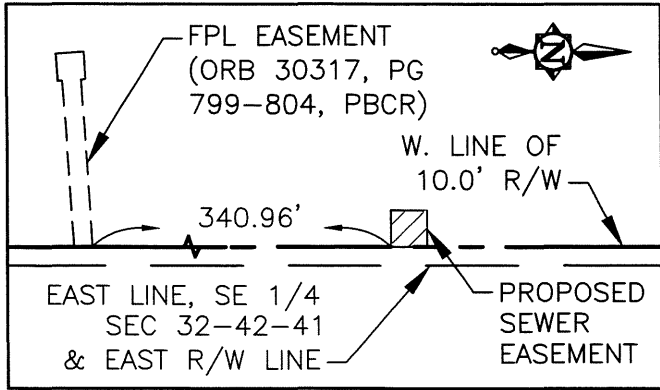
THIS IS NOT A SURVEY

PREPARED FOR:  <b>INDIAN TRAIL IMPROVEMENT DISTRICT</b>					
	REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
	SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD	
<b>CRAIG A. SMITH &amp; ASSOCIATES</b> 21045 COMMERCIAL TRAIL BOCA RATON, FLORIDA 33486 (561)791-9280 CERT. NO. LB0003110	<b>SEWER EASEMENT (0.009 AC./400 SQ. FT.) ACREAGE COMMUNITY PARK SOUTH EXPANSION PALM BEACH COUNTY, FLORIDA</b>				
	<b>PROJECT NUMBER: 13-1736-0831</b>				
FILE NAME: 00-1736-V-01-SURV.dwg			SHEET 3 OF 4		

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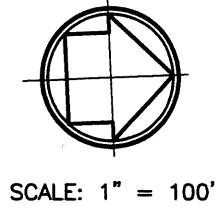


EXHIBIT "A-2"



**DETAIL**  
(NOT TO SCALE)

OWNER: PALM BEACH COUNTY  
 PARCEL CONTROL No.: 00-41-42-32-00-000-1030  
 RECORDED: ORB 12353, PG 1729, PBCR



SE CORNER OVERALL PARCEL  
 N=885480.7491  
 E=896706.3274

TWP 42, RGE 41  
 ACREAGE COMMUNITY PARK SOUTH EXPANSION

NE CORNER OVERALL PARCEL  
 N=887758.5683  
 E=896793.8735

ACREAGE (UNPLATTED)  
 32-42-41

POC NE CORNER OF SE 1/4 SEC 32-42-41  
 N=887354.7470  
 E=896788.1720

SE CORNER SEC 32-42-41  
 N=884731.3610  
 E=896687.6060

N87°48'17"W  
 20.00

SEE DETAIL (THIS SHEET)

851.63'  
 1621.20'

N02°11'43"E  
 20.00

S87°48'17"E  
 20.00

POB  
 N=886351.7572  
 E=896739.7163

EAST LINE, SE 1/4 SEC 32-42-41 & EAST R/W LINE

1407.85'

10.00' R/W (ORB 18146, PG 1015, PBCR)

W. LINE OF 10.0' R/W

2625.31'

S02°11'43"W  
 1004.11

140TH AVE. N. (PUBLIC R/W)

TRACT LINE  
 T-3871  
 33-42-41

62ND CT. N.

N87°48'17"W  
 10.00  
 S02°11'43"W  
 20.00  
 T-3872  
 33-42-41

60.00' DRAINAGE/ROAD EASEMENT (ORB 1646, PG 209, PBCR)

63RD LN. N.

T-3874  
 33-42-41

**THIS IS NOT A BOUNDARY SURVEY**  
 SURVEYORS CERTIFICATE:  
 I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
 FOR THE FIRM,  
 ROBERT D. KEENER  
 PROFESSIONAL SURVEYOR AND MAPPER #4846

REVISED PER COMMENTS	MM	08/12/20	N/A	RDK
SKETCH & DESCRIPTION	SEE	08/30/18	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

**CRAIG A. SMITH & ASSOCIATES**  
 21045 COMMERCIAL TRAIL  
 BOCA RATON, FLORIDA 33486  
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SEWER EASEMENT (0.009 AC./400 SQ. FT)  
 ACREAGE COMMUNITY PARK SOUTH EXPANSION  
 PALM BEACH COUNTY, FLORIDA  
 PROJECT NUMBER: 13-1736-0831  
 FILE NAME: 00-1736-V-01-SURV.dwg SHEET 4 OF 4

P:\Districts\Medina\Final\_Improvement\13-1736-0831-ACPLP-W&S-EASEM\01-Survey\PLANS\EASEMENT\SEWER\00-1736-V-01-SURV.dwg, 8/13/2020 11:26:46 AM, mmareco, li:l