

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: March 9, 2021	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Department: Engineering & Public Works Department
Submitted By: Engineering & Public Works Department
Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF


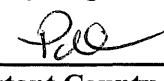
Motion and Title: Staff recommends motion to: approve a Utility Easement Agreement to convey a 75' wide easement strip within tract "A" of the Palm Beach County (County) Biotechnology Research Park (Easement) to Florida Power & Light (FPL).

SUMMARY: Approval of the utility easement agreement will allow conveyance of the Easement to FPL for the appraised value of \$188,000 for 11.745 acres. The Easement is located north of and parallel to 100th Lane North, east of Seminole Pratt Whitney Road. The Engineering Department has determined that selling the Easement to FPL will not affect present or future County use. This conveyance will allow FPL to install a new transmission line, and will relieve the County of potential liability and the cost of maintenance for this property. District 1 (YBH)

Background and Justification: On November 30, 2016, the County purchased 41.02 acres representing a 260' wide strip of land for road right-of-way purposes from the South Florida Water Management District (SFWMD). The purchase price was approximately \$14,000 per acre (R2013-1514). FPL requested and agreed to purchase an easement on a portion of the 260' wide right-of-way from the County. The Engineering Department reviewed FPL's request and agreed to sell the Easement, which is located on the north 75' of the 260' wide right-of-way parcel. The current appraised value of \$188,000 equates to approximately \$16,000 per acre. The Easement requested by FPL will provide for a transmission line running parallel to 100th Lane North and will not affect County's current or future use of the right-of-way. The Engineering Department has reviewed the request and recommends the Board of County Commissioners' approval.

Attachments:

- 1. Location Map
- 2. Utility Easement Agreement

Recommended by: YBH/TEL		1-28-21
	County Engineer	Date
Approved by:		2/15/21
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	(\$188,000)	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	(\$188,000)	-0-	-0-	-0-	-0-
# 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 3503 Dept 361 Unit 0620 RVSC 6422

Recommended Sources of Funds/Summary of Fiscal Impact:

Road Impact Fee Zone 3
 Seminole Pratt-Nrthlake/Beelin

Sale of Surplus Land to FP&L \$188,000.00

C. Departmental Fiscal Review: Aluifrovalaunen

III. REVIEW COMMENTS

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

 Lisa Mante 2/1/21
 OFMB 2/1/21

 Angela Jewell 2/4/21
 Contract Dev. and Control 2-4-21 TW

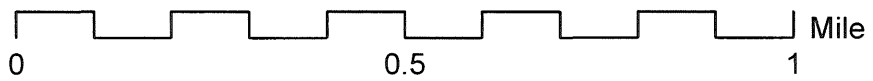
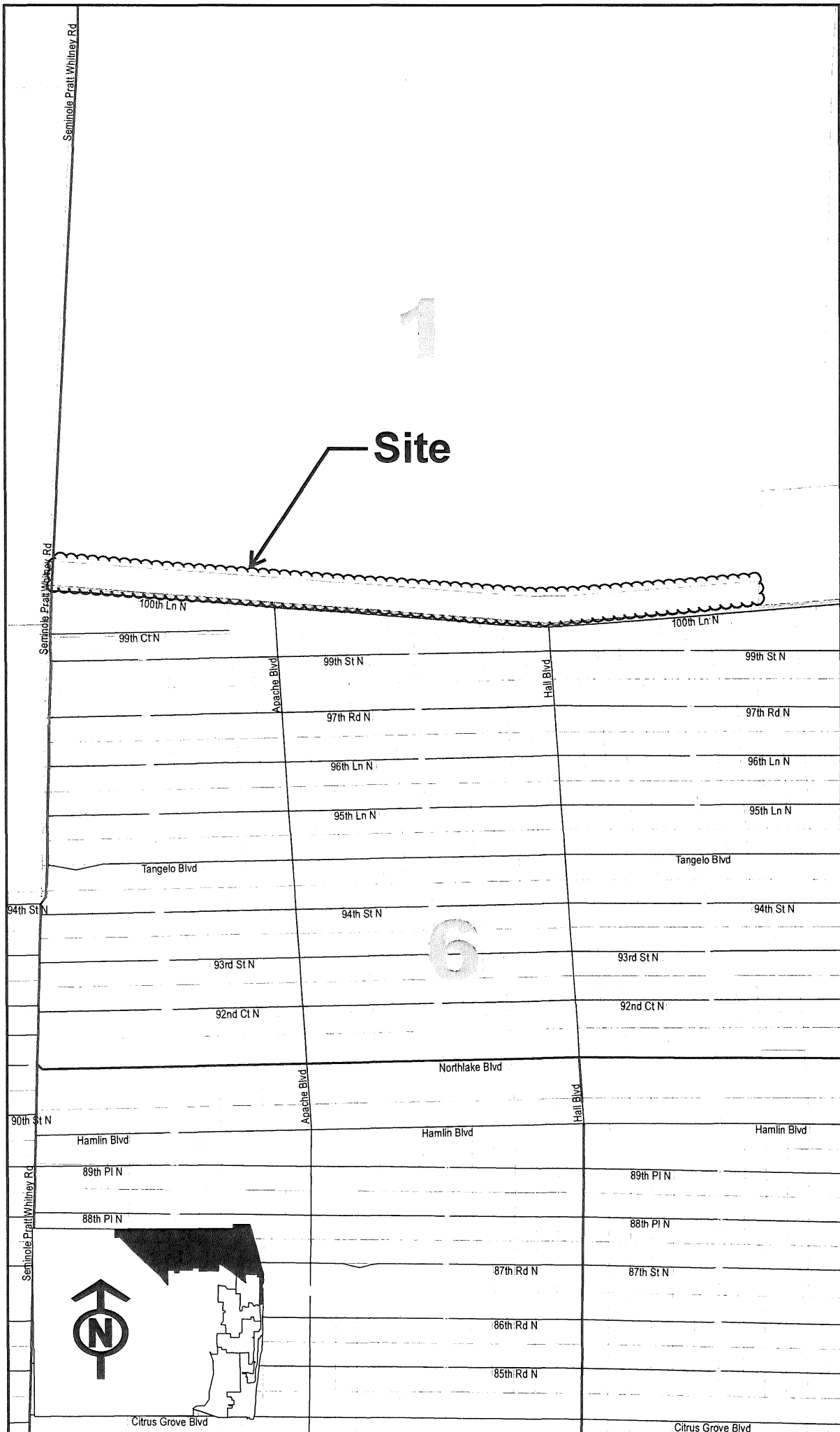
B. Approved as to Form and Legal Sufficiency:

 Ann B. L. Herman 2/4/21
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



Location Map

Return via Palm Beach County interoffice mail to:
Toni Sharp, Right-of-Way Specialist
Palm Beach County, Engineering & Public Works Department
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, Florida 33411-2750

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

PCN: Portion of 00-41-42-05-01-001-0020

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, 20____ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners (“Grantor”), whose legal mailing address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation (“Grantee”), whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420.

WITNESSETH:

That the 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 overhead electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, including transformers (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, over 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 lay cable and conduit within the Easement Premises and to operate same for Grantee's communication 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 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:

**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT
COURT & COMPTROLLER**

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

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**

By: _____
Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By:  _____
Department Director

"EXHIBIT A"


LEGAL DESCRIPTION & SKETCH

DESCRIPTION:

A STRIP OF LAND WITHIN THE SOUTH HALF (S 1/2) OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST AND THE SOUTH HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST, ALSO BEING A PORTION OF TRACT "A", PALM BEACH COUNTY BIOTECHNOLOGY PARK AS RECORDED IN PLAT BOOK 103, PAGE 108, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING THE NORTHERLY 75.00 FEET OF A PORTION OF THE PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY BY QUITCLAIM DEED AS RECORDED IN OFFICIAL RECORD BOOK 28733, PAGE 877 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST, THENCE NORTH 02°47'38" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 260.09 FEET TO THE NORTHWEST CORNER OF PALM BEACH COUNTY ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 28733, PAGE 877, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 85°39'09" EAST, ALONG A LINE 260 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 100.04 FEET ALONG THE NORTH LINE OF SAID PALM BEACH COUNTY RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 28733, PAGE 877, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°39'09" EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY, A DISTANCE OF 2316.16 FEET; THENCE SOUTH 85°39'07" EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY, A DISTANCE OF 2156.73 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 3920.14 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 08°46'10"; A DISTANCE OF 600.00 FEET; THENCE NORTH 85°34'42" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1747.90 FEET TO A POINT ON THE WEST LINE OF PALM BEACH COUNTY WATER TREATMENT PLANT AS RECORDED IN OFFICIAL RECORD BOOK 26517, PAGE 902, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°28'53" WEST ALONG SAID WEST LINE, A DISTANCE OF 75.40 FEET; THENCE SOUTH 85°34'42" WEST ALONG A LINE PARALLEL WITH AND 75.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID PALM BEACH COUNTY ROAD RIGHT-OF-WAY, A DISTANCE OF 1740.16 FEET TO A POINT OF CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 3995.14 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°46'10", A DISTANCE OF 611.48 FEET TO A POINT ON A LINE PARALLEL WITH AND 75.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID PALM BEACH COUNTY ROAD RIGHT OF WAY; THENCE NORTH 85°39'07" WEST, A DISTANCE OF 2156.74 FEET; THENCE NORTH 85°39'09" WEST, A DISTANCE OF 2314.13 FEET TO A POINT 100.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 7; THENCE NORTH 02°47'38" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 75.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.745 ACRES MORE OR LESS.

6 OF 9	<small>25/05/2020 06/07/2020 06/02/2020 01/11/2020</small>	FLORIDA POWER & LIGHT EASEMENT LOCATED IN SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST & SECTIONS 12 & 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA		S E A SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 110 FORCE DE LEDU STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3169 PHONE 561-792-3122 FAX 561-792-3169 F.L. REGISTRATIONS: LB0006837, EB 0007864	LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO AVENIR SUBSTATION
		SEA PROJ. NO. 2022 SCALE	DATE 01/30/2020 SHEET 1 OF 9		

"EXHIBIT A"

LEGAL DESCRIPTION & SKETCH

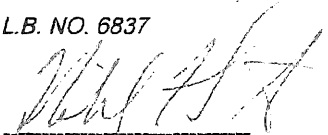
NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. COORDINATES SHOWN ARE GRID, PUBLISHED BY PALM BEACH COUNTY, FLORIDA.
 DATUM = NAD 83, 1990 ADJUSTMENT.
 ZONE = FLORIDA EAST.
 LINEAR UNITS = U.S. SURVEY FOOT.
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
 DUE TO THE EXTREMELY SMALL SCALE FACTOR ALL DISTANCES ARE GRID.
 PROJECT SCALE FACTOR = 1.0000044.
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
3. BEARING REFERENCE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 8 TOWNSHIP 42 SOUTH, RANGE 41 EAST, PER THE PLAT OF PALM BEACH BIOTECHNOLOGY RESEARCH PARK, AS RECORDED IN PLAT BOOK 103, PAGE 108, OF THE PALM BEACH COUNTY PUBLIC RECORDS. SAID LINE BEARS SOUTH 85° 34' 42" WEST. ALL LINES ARE RELATIVE THERETO.

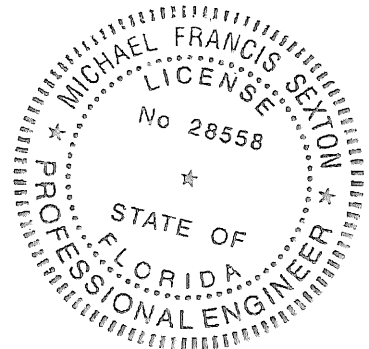
CERTIFICATION:

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

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 SEXTON ENGINEERING ASSOCIATES INC.
 110 PONCE DE LEON ST., SUITE 100
 ROYAL PALM BEACH, FLORIDA 33411
 L.B. NO. 6837



MICHAEL F. SEXTON
 PROFESSIONAL SURVEYOR AND MAPPER
 NO. 3596, STATE OF FLORIDA

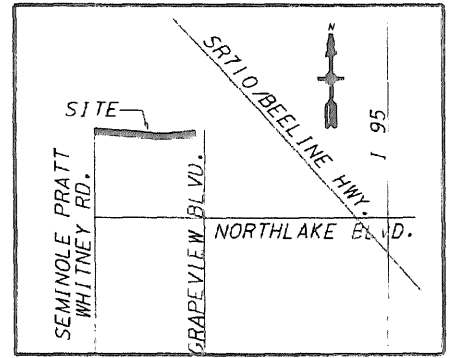
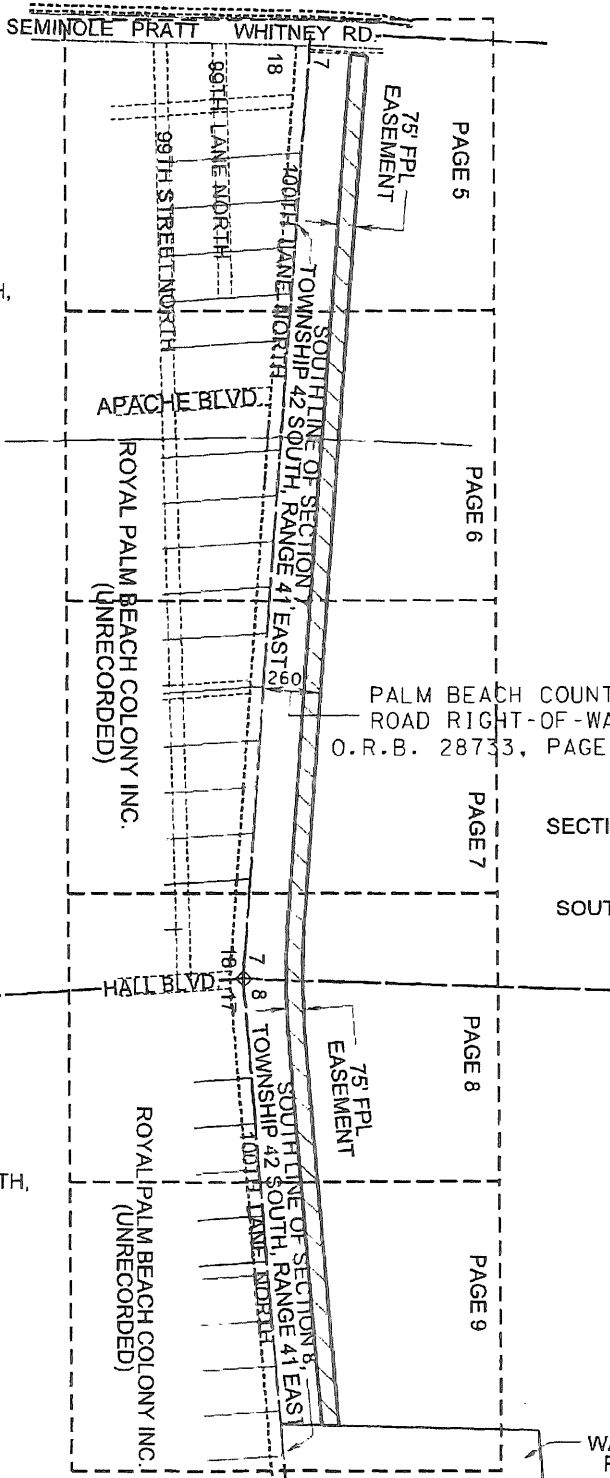


2 OF 9	FPL FLORIDA POWER & LIGHT EASEMENT LOCATED IN SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST & SECTIONS 12 & 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST. PALM BEACH COUNTY, FLORIDA	SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 110 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3169 PHONE 561-792-3122 FAX 561-792-3169 FL REGISTRATION# LB0006837, EB 0007054	LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO AVENTIR SUBSTATION
SEA PROJ. NO. 2022 SCALE	DATE 01/30/2020 SHEET 2 OF 9		

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH
KEY MAP

SECTION 18,
TOWNSHIP 42 SOUTH,
RANGE 41 EAST

SECTION 17,
TOWNSHIP 42 SOUTH,
RANGE 41 EAST



LOCATION MAP
NOT TO SCALE

TRACT "A"
PALM BEACH COUNTY
BIOTECHNOLOGY PARK
P.B.103, PG.108

SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
O.R.B. 26517, PG. 902

SECTION 8, TOWNSHIP 42 SOUTH,
RANGE 41 EAST

TRACT "A"
PALM BEACH COUNTY
BIOTECHNOLOGY PARK
P.B.103, PG.108

PALM BEACH COUNTY
WATER TREATMENT PLANT
PER O.R.B. 26517, PG. 902


3 OF 9 REVISIONS 03/20/2020 06/09/2020 06/16/2020 07/12/2021	FLORIDA POWER & LIGHT EASEMENT LOCATED IN SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST & SECTIONS 12 & 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA	 FPL	SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 40 POND DE LEON STREET, SUITE 100 PALM BEACH, FLORIDA 33480 PHONE: 561-782-3322 FAX: 561-782-3323 PHONE: 561-782-3322 FAX: 561-782-3323 FL REGISTRATION# LE0000237, EB 0007054	LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO AVENIR SUBSTATION	SEA PROJ. NO. 2022 SCALE N/A DATE 01/30/2020 SHEET 3 OF 9

ENCUMBRANCE SUMMARY

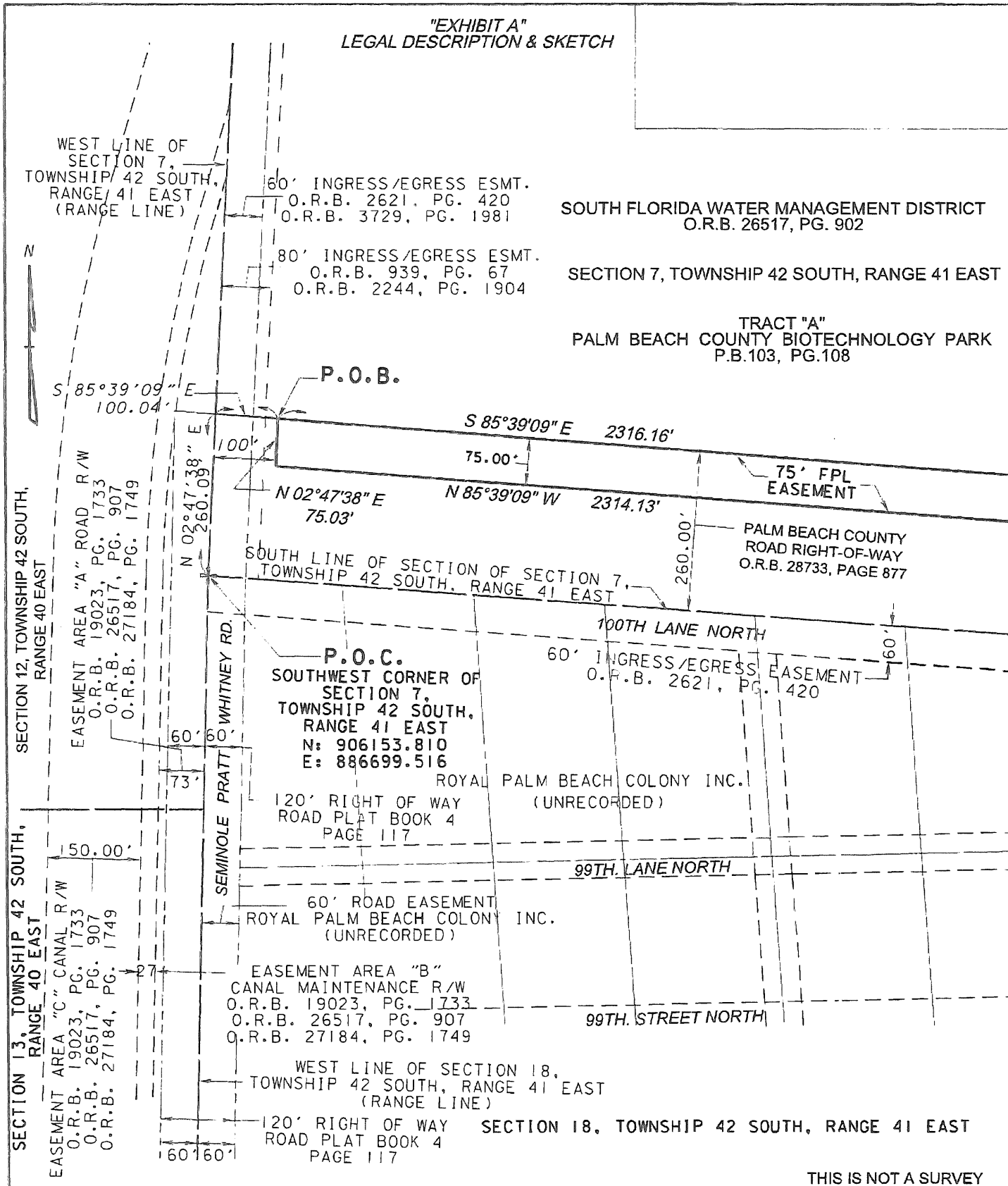
CHICAGO TITLE INSURANCE AGENCY, INC.
CERTIFICATE NO. 42537
JULY 31, 2019 @ 6:00 A.M.

ENCUMBRANCE NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS PROPOSED EASEMENT	ACTION TAKEN
1	O.R.B. 899, PG.214	WARRANTY DEED	YES	NO PLOTTABLE ITEMS
2	O.R.B. 939, PG.67	WARRANTY DEED	YES	PLOTTED
2A	O.R.B. 1802, PG.266	INDENTURE	YES	NO PLOTTABLE ITEMS
2B	O.R.B. 2492, PG.1359	NOTICE	YES	NO PLOTTABLE ITEMS
2C	O.R.B. 3710, PG.1109	DEED	YES	NO PLOTTABLE ITEMS
2D	O.R.B. 3710, PG.1111	DEED	YES	NO PLOTTABLE ITEMS
2E	O.R.B. 5302, PG.1896	QUIT -CLAIM DEED	YES	NO PLOTTABLE ITEMS
2F	O.R.B. 5302, PG.1897	QUIT -CLAIM DEED	YES	NO PLOTTABLE ITEMS
2G	O.R.B. 5302, PG.1898	QUIT -CLAIM DEED	YES	NO PLOTTABLE ITEMS
2H	O.R.B. 5926, PG.1774	QUIT -CLAIM DEED	YES	NO PLOTTABLE ITEMS
2I	O.R.B. 8320, PG.686	RELEASE	YES	NO PLOTTABLE ITEMS
2J	O.R.B. 8611, PG.1722	WARRANTY DEED	YES	NO PLOTTABLE ITEMS
2K	O.R.B. 16747, PG.304	WARRANTY DEED	YES	NO PLOTTABLE ITEMS
3	ROAD PLAT BK. 4, PG.117	ROAD PLAT	YES	PLOTTED
4	O.R.B. 1847, PG.723	COURT ORDER	YES	NO PLOTTABLE ITEMS
5	O.R.B. 2462, PG.856	AFFIDAVIT	YES	NO PLOTTABLE ITEMS
6	O.R.B. 17385, PG.382	RELEASE OF EASEMENT	NO	NO ENCUMBRANCES
7	O.R.B. 17432, PG.387	AGREEMENT	NO	NO ENCUMBRANCES
8	O.R.B. 17432, PG.387	AGREEMENT	YES	NO PLOTTABLE ITEMS
9	PLAT BOOK. 103, PG.108	RECORDED PLAT	YES	NO PLOTTABLE ITEMS
10	O.R.B. 17922, PG.820	WARRANTY DEED	YES	PLOTTED
11	O.R.B. 26517, PG.902	COUNTY DEED	YES	PLOTTED
12	O.R.B. 26517, PG.914	AGREEMENT	YES	NO PLOTTABLE ITEMS
*	O.R.B. 26496, PG.1399	RELEASE	YES	PLOTTED

* DOCUMENT ADDED AT THE REQUEST OF PALM BEACH COUNTY ROADWAY PRODUCTION.

4 OF 9	 FPL	SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 100 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3169 PHONE 561-792-3122 FAX 561-792-3169 FL REGISTRATION: LB0006637, EB 0007864	LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO AVENIR SUBSTATION
		SEA PROJ. NO. 2022	DATE 01/30/2020
		SCALE 1" = 200'	SHEET 4 OF 9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH



THIS IS NOT A SURVEY

6 JO 9 FPC/ET/CO 0202/LL/90 0202/60/90 0202/02/0	FLORIDA POWER & LIGHT EASEMENT LOCATED IN SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST & SECTIONS 12 & 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA		SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 100 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-782-3122 FAX 561-782-3122 PHONE 561-782-3122 FAX 561-782-3122 FL REGISTRATIONS: LB0006837, EB 0037864	LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO AVENIR SUBSTATION SEA PROJ.NO. 2022 DATE 01/30/2020 SCALE 1" = 200' SHEET 5 OF 9

LEGEND / ABBREVIATIONS:

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH

- CL CENTER LINE
- CALCULATED
- FP&L FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
O.R.B. 26517, PG. 902

EAST LINE OF THE SOUTHWEST ONE-QUARTER
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST

SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST
TRACT "A"
PALM BEACH COUNTY BIOTECHNOLOGY PARK
P.B.103, PG.108

S 85°39'09" E 2316.16'

S 85°39'07" E 2156.73'

75' FPL
EASEMENT

N 85°39'09" W 2314.13'

N 85°39'07" W 2156.74'

260.00'

PALM BEACH COUNTY
ROAD RIGHT-OF-WAY
O.R.B. 28733, PAGE 877

SOUTH LINE OF SECTION OF SECTION 7,
TOWNSHIP 42 SOUTH, RANGE 41 EAST

100TH LANE NORTH

60' INGRESS/EGRESS EASEMENT
O.R.B. 2621, PG. 420

99TH. LANE NORTH

ROYAL PALM BEACH COLONY INC.
(UNRECORDED)

99TH. STREET NORTH


APACHE BLVD.

EAST LINE OF THE NORTHWEST
ONE-QUARTER, SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 41 EAST

SOUTH ONE-QUARTER
CORNER
SECTION 7,
TOWNSHIP 42 SOUTH,
RANGE 41 EAST
N: 905971.184
E: 889101.729

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST

THIS IS NOT A SURVEY

<p>6 30 6</p> <p>12021712023</p> <p>06/17/2020</p> <p>03/17/2023</p>	<p>FLORIDA POWER & LIGHT EASEMENT</p> <p>LOCATED IN SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST & SECTIONS 12 & 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA</p>		<p>S E X T O N</p> <p>SEXTON ENGINEERING ASSOCIATES, INC.</p> <p>CONSULTING ENGINEERS AND SURVEYORS 80 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3169 PHONE 561-792-3122 FAX 561-792-3169 FL REGISTRATION# LB0006837, EB 0007864</p>	<p>LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO AVENIR SUBSTATION</p>	
				<p>SEA PROJ. NO. 2022</p> <p>SCALE 1" = 200'</p>	<p>DATE 01/30/2020</p> <p>SHEET 6 of 9</p>

LEGEND / ABBREVIATIONS:

- CL CENTER LINE
- C CALCULATED
- FP&L FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH



SOUTH FLORIDA WATER MANAGEMENT DISTRICT
O.R.B. 26517, PG. 902
SECTION 7, TOWNSHIP 42 SOUTH, RANGE 41 EAST
TRACT "A"
PALM BEACH COUNTY BIOTECHNOLOGY PARK
P.B.103, PG.108

S 85°39'07" E 2156.73'

75' FPL
EASEMENT

75'

N 85°39'07" W 2156.74'

PALM BEACH COUNTY
ROAD RIGHT-OF-WAY
O.R.B. 28733, PAGE 877

260.00'

SOUTH LINE OF SECTION OF SECTION 7,
TOWNSHIP 42 SOUTH, RANGE 41 EAST

100TH LANE NORTH

60' INGRESS/EGRESS EASEMENT
O.R.B. 2621, PG. 420

60'

ROYAL PALM BEACH COLONY INC.
(UNRECORDED)

99TH STREET NORTH

SECTION 18, TOWNSHIP 42 SOUTH, RANGE 41 EAST

THIS IS NOT A SURVEY

LEGAL DESCRIPTION AND SKETCH
INDIANTOWN-RANCH 230kv TRANSMISSION LINE
EXTENSION TO AVENIR SUBSTATION

7 OF 9
6 OF 9
03/20/2020
06/09/2020
08/17/2020
01/12/2021

FLORIDA POWER & LIGHT
EASEMENT
LOCATED IN
SECTIONS 7 & 8, TOWNSHIP 42 SOUTH,
RANGE 41 EAST & SECTIONS 12 & 13,
TOWNSHIP 42 SOUTH, RANGE 40 EAST,
PALM BEACH COUNTY, FLORIDA



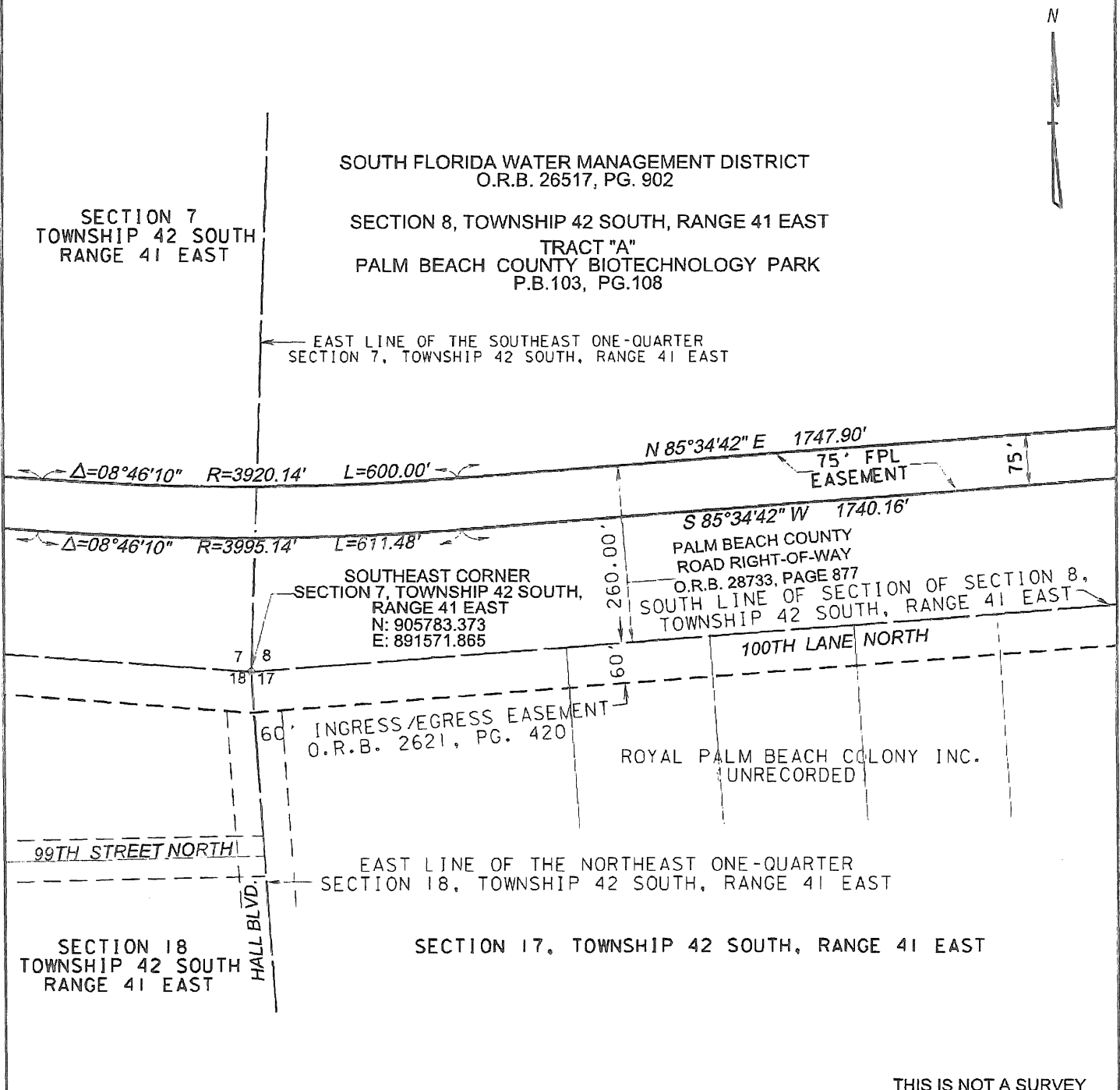
SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
100 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3122 FAX 561-792-3168
PHONE 561-792-3122 FAX 561-792-3168
FL REGISTRATIONS: LB000837, EB 0007864

SEA PROJ. NO. 2022
SCALE 1" = 200'
DATE 01/30/2020
SHEET 7 OF 9

"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH

LEGEND/ABBREVIATIONS:

- C CENTER LINE
- C CALCULATED
- FP&L FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



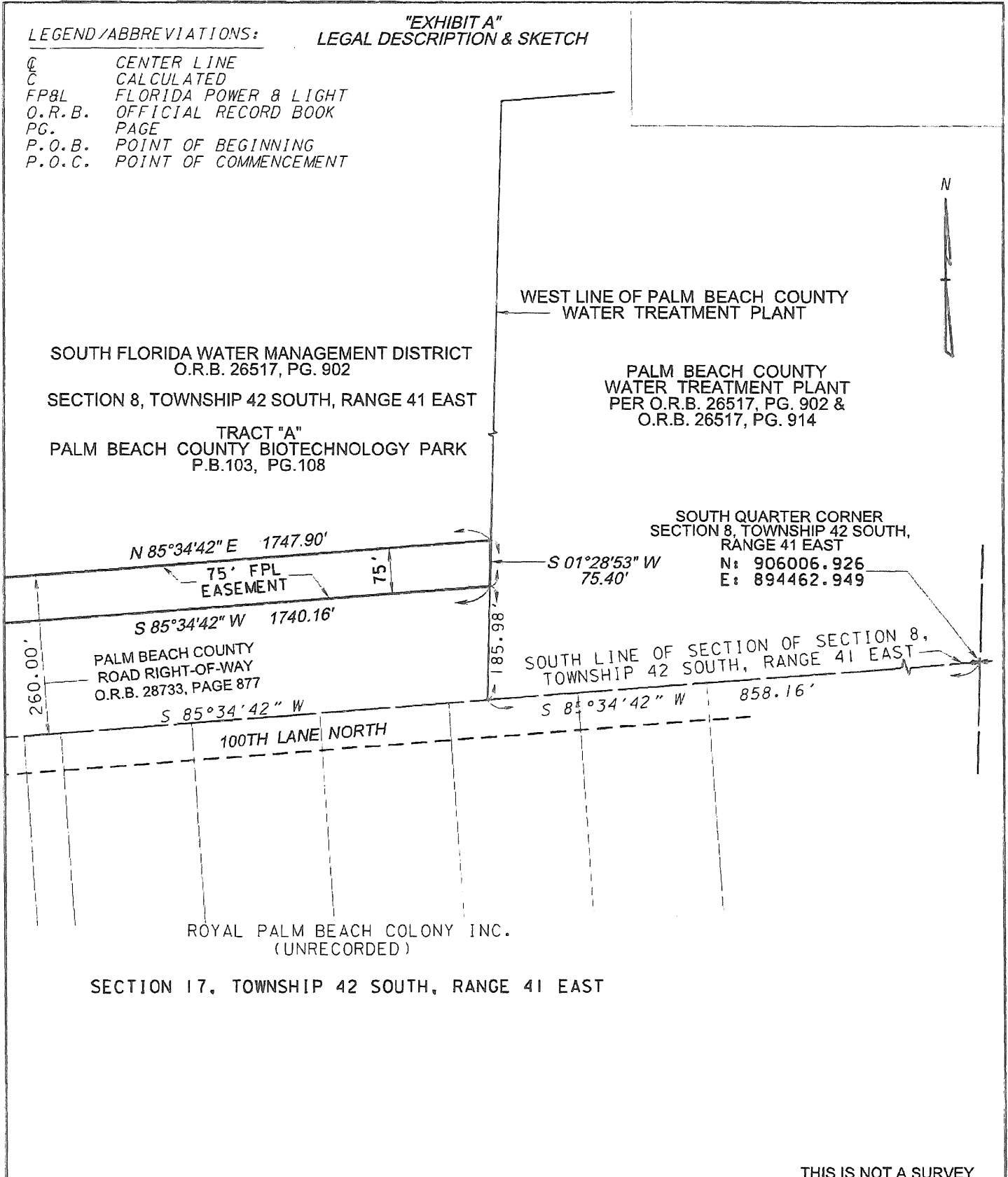
THIS IS NOT A SURVEY

8 OF 9	FLORIDA POWER & LIGHT EASEMENT LOCATED IN SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST & SECTIONS 12 & 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA		SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 10 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3168 PHONE 561-792-3122 FAX 561-792-3168 FL REGISTRATIONS: LE0006837, EB 0007864	LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO Avenir SUBSTATION	
			SEA PROJ. NO. 2022	DATE 01/30/2020	
			SCALE 1" = 200'	SHEET 8 OF 9	

LEGEND/ABBREVIATIONS:

- CL CENTER LINE
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"EXHIBIT A"
LEGAL DESCRIPTION & SKETCH



THIS IS NOT A SURVEY

6-106 9 OF 9	<p>FLORIDA POWER & LIGHT EASEMENT LOCATED IN SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 41 EAST & SECTIONS 12 & 13, TOWNSHIP 42 SOUTH, RANGE 40 EAST. PALM BEACH COUNTY, FLORIDA</p>	<p>SEXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 10 PRINCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-732-3122 FAX 561-732-3123 PHONE 561-732-3122 FAX 561-732-3123 FL REGISTRATIONS: LB000637, EB 000764</p>	<p style="text-align: center;">LEGAL DESCRIPTION AND SKETCH INDIANTOWN-RANCH 230kv TRANSMISSION LINE EXTENSION TO AVENIR SUBSTATION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">SEA PROJ. NO.</td> <td style="font-size: small;">2022</td> <td style="font-size: small;">DATE</td> <td style="font-size: small;">01/30/2020</td> </tr> <tr> <td style="font-size: small;">SCALE</td> <td style="font-size: small;">1" = 200'</td> <td style="font-size: small;">SHEET</td> <td style="font-size: small;">9 OF 9</td> </tr> </table>	SEA PROJ. NO.	2022	DATE	01/30/2020	SCALE	1" = 200'	SHEET	9 OF 9
SEA PROJ. NO.	2022	DATE	01/30/2020								
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