

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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Meeting Date: May 4, 2021  Consent  Regular  
 Workshop  Public Hearing

Submitted By: Department of Airports

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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: a Declaration of Easement (Declaration) for water utility improvements serving County-owned property under lease to Airport Logistics Park, LLC (ALP) (R2019-0300, as amended) west of the Palm Beach International Airport (PBI).

**Summary:** The Palm Beach County Water Utilities Department (WUD) is requesting the Declaration to provide water utilities to these facilities. The Declaration memorializes the existence of water transmission and distribution facilities on the property and provides for the installation, operation and maintenance of these facilities. **Countywide (AH)**

**Background and Justification:** ALP is constructing approximately 566,672 square feet of industrial warehouse and distribution facilities on property located west of PBI, in two phases. The Declaration encompasses multiple segments on Phase One of the ALP leasehold. The Declaration will be recorded in the public records to memorialize the existence of water transmission and distribution facilities on County-owned property. ALP has consented to and joined in the creation of the Declaration.

**Attachments:**

- 1. Declaration of Easement
- 

Recommended By:     *Fw Louise Beebe*         3-31-21      
Department Director Date

Approved By:     *Verdenia C. Baker*         4/13/21      
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

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

| Fiscal Years                            | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> |
|---|-------------|-------------|-------------|-------------|-------------|
| Capital Expenditures                    | _____       | _____       | _____       | _____       | _____       |
| Operating Costs                         | _____       | _____       | _____       | _____       | _____       |
| Operating Revenues                      | _____       | _____       | _____       | _____       | _____       |
| Program Income (County)                 | _____       | _____       | _____       | _____       | _____       |
| In-Kind Match (County)                  | _____       | _____       | _____       | _____       | _____       |
| <b>NET FISCAL IMPACT</b>                | <u>0</u>    | <u>0</u>    | <u>0</u>    | <u>0</u>    | <u>0</u>    |
| # 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 \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ RSource \_\_\_\_\_  
 Reporting Category \_\_\_\_\_

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

No fiscal impact.

**C. Departmental Fiscal Review:**

Deborah Duncan

**III. REVIEW COMMENTS**

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

Lisa Mente 4/12/21  
 OFMB 4-1 4-1-21

J. J. Javelon 4/12/21  
 Contract Dev. and Control  
 467-2172

**B. Legal Sufficiency:**

[Signature]  
 Assistant County Attorney

**C. Other Department Review:**

Jim Stiles  
 Department Director

REVISED 11/17

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

Prepared by and return to:  
Ray Walter, Deputy Director  
Palm Beach County Dept. of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406

A portion of PCN 00-42-43-36-00-000-7120

## DECLARATION OF EASEMENT

**THIS IS A DECLARATION OF EASEMENT**, made this \_\_\_\_\_  
by PALM BEACH COUNTY, a political subdivision of the State of Florida (“County”) whose address is c/o Palm Beach County Department of Airports, 846 Palm Beach International Airport, West Palm Beach, Florida, 33406, joined by Airport Logistics Park, LLC (“Tenant”), whose address is 2257 Vista Parkway, #17, West Palm Beach, FL 33411.

**WHEREAS**, County is the owner and operator of Palm Beach International Airport located in Palm Beach County, Florida (the “Airport”); and

**WHEREAS**, County and Tenant entered into that certain Development Site Lease Agreement (the “Lease”) dated March 17, 2019 (R-2019-0300, as amended), providing for Tenant’s lease and development of certain property at the Airport, as legally described in that certain First Amendment to Memorandum of Lease, recorded in Official Records Book 31357, Page 970, of the public records of Palm Beach County, Florida (the “Leased Premises”); and

**WHEREAS**, County desires to create an easement over, upon and under a portion of such Leased Premises (the “Easement Premises”, as defined below) for the purposes set forth hereinafter; and

**WHEREAS**, Tenant desires to join and consent to the creation of such easement; and

**WHEREAS**, County and Tenant desire 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 such property by County.

### WITNESSETH:

**NOW THEREFORE**, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County upon the real property legally described in **Exhibit “A”**, attached hereto (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.

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.

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

ATTEST:  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

PALM BEACH COUNTY,  
A POLITICAL SUBDIVISION OF THE  
STATE OF FLORIDA, BY ITS BOARD  
OF COUNTY COMMISSIONERS

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

By: \_\_\_\_\_  
Dave Kerner, Mayor

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND  
CONDITIONS

By: [Signature]  
Assistant County Attorney

By: [Signature]  
Department Director

APPROVAL, CONSENT AND JOINDER BY TENANT:

Signed, sealed and delivered in  
the presence of two witnesses  
for Tenant:

AIRPORT LOGISTICS PARK, LLC  
a Florida Limited Liability Company

By: MPC Airport Logistics Park, LLC, a  
Florida limited liability company, Its  
Manager

[Signature]  
Signature

Roy R. Corona  
Print Name

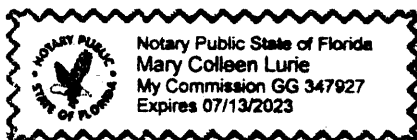
[Signature]  
Signature

Duncan Whitehead  
Print Name

By: [Signature]  
Print Name: Steven E. McCraney  
Title: Manager

STATE OF FLORIDA \_\_\_\_\_ )  
COUNTY OF Orange )

Sworn to (or affirmed) and subscribed before me by means of  physical presence  online notarization, this 23  
day of March 2021, by Steven E. McCraney  
\_\_\_\_\_, on behalf of Airport Logistics Park, LLC, who is personally known to me OR- produced \_\_\_\_\_  
\_\_\_\_\_ as identification and who did take an oath.



Notary Public  
Mary Colleen Lurie  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 7/13/2023

# EXHIBIT "A"

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF RF-1 AS RECORDED IN THE AFFIDAVIT OF LOT COMBINATION AS RECORDED IN OFFICIAL RECORDED BOOK 28557, PAGE 233 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO A PORTION OF THE PROPERTY DESCRIBED IN THAT CERTAIN MEMORANDUM OF LEASE AS RECORDED IN OFFICIAL RECORDS BOOK 30954, PAGE 1532, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA. THE CENTERLINE OF SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 82.57 FEET; THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, SOUTH 88°37'37" EAST, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING** OF THE CENTERLINE OF A 20 FOOT UTILITY EASEMENT; THENCE SOUTH 43°38'47" EAST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 88°38'47" EAST, A DISTANCE OF 45.08 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "A"; THENCE CONTINUE SOUTH 88°38'47" EAST, A DISTANCE OF 257.00 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "B"; THENCE CONTINUE SOUTH 88°38'47" EAST, A DISTANCE OF 298.00 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "C"; THENCE CONTINUE SOUTH 88°38'47" EAST, A DISTANCE OF 27.50 FEET TO THE **POINT OF TERMINUS**.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 01°22'23" WEST, A DISTANCE OF 158.37 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "D"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 501.30 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "E"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 183.68 FEET; THENCE SOUTH 43°37'37" EAST, A DISTANCE OF 24.14; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 241.49 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "J" AND THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 01°22'23" WEST, A DISTANCE OF 39.44 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "F"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 378.02 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "G"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 46.37 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "H"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 357.98 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "I"; THENCE SOUTH 00°55'58" EAST, A DISTANCE OF 38.74 FEET TO THE AFOREMENTIONED POINT "J"; THENCE CONTINUE SOUTH 00°55'58" EAST, A DISTANCE OF 47.53 FEET; THENCE SOUTH 01°24'20" WEST, A DISTANCE OF 12.85 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "K"; THENCE CONTINUE SOUTH 01°24'20" WEST, A DISTANCE OF 284.09 FEET THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "C"; THENCE SOUTH 01°22'23" WEST, A DISTANCE OF 21.00 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "L"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 306.54 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "M"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 296.12 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "N"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 280.79 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "O"; THENCE CONTINUE SOUTH 01°22'23" WEST, A DISTANCE OF 16.47 FEET TO A POINT TO BE KNOWN HEREAFTER AS POINT "P" AND THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

SHEET: 1 OF 7  
 JOB NUMBER: A18-019  
 DATE: 06/14/2020  
 DRAWN BY: T. CAMULIN  
 CHECKED BY: G.P. WILLIAMS  
 SCALE: N/A  
 FIELD BOOKS: N/A

| T.C.M. | DATE       | REVISIONS                    |
|--------|------------|------------------------------|
| T.C.M. | 03/15/2021 | ADDRESSED 4th WPBUD COMMENTS |
| T.C.M. | 03/11/2021 | ADDRESSED 3rd WPBUD COMMENTS |
| T.C.M. | 02/04/2021 | ADDRESSED 2nd WPBUD COMMENTS |
| T.C.M. | 11/03/2020 | ADDRESSED WPBUD COMMENTS     |

**LEGAL DESCRIPTION AND SKETCH OF UTILITY EASEMENT FOR SMILEY & ASSOCIATES, INC.**



**F.R.S. & ASSOCIATES, INC.**  
 LAND SURVEYORS AND LAND PLANNERS  
 CERTIFICATE OF AUTHORIZATION NO. LB 4241  
 2257 VISTA PARKWAY, SUITE 4  
 WEST PALM BEACH, FLORIDA 33411  
 PHONE (561) 478-7178 FAX (561) 478-7922  
 Web Site: [www.frssurvey.com](http://www.frssurvey.com)

**EXHIBIT "A"**

**LEGAL DESCRIPTION CONTINUED**

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "D"; THENCE NORTH 88°37'37" WEST, A DISTANCE OF 22.73 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "E"; THENCE NORTH 88°37'37" WEST, A DISTANCE OF 25.73 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "F"; THENCE NORTH 88°37'37" WEST, A DISTANCE OF 29.30 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "G"; THENCE NORTH 88°37'37" WEST, A DISTANCE OF 21.50 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE START CENTERLINE OF A 10 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "H"; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 44.63 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 10 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "I"; THENCE NORTH 88°37'37" WEST, A DISTANCE OF 29.30 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "K"; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 294.54 FEET TO THE AFOREMENTIONED POINT "P"; THENCE CONTINUE SOUTH 88°37'37" EAST, A DISTANCE OF 45.28 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE START CENTERLINE OF A 22 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "L"; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 14.65 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 22 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "M"; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 16.00 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE CONTINUE SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "N"; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 40.66 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 20 FOOT UTILITY EASEMENT.

THENCE START CENTERLINE OF A 13 FOOT UTILITY EASEMENT AT THE AFOREMENTIONED POINT "O"; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 20.06 FEET TO THE **POINT OF TERMINUS** OF THIS PORTION OF SAID CENTERLINE OF A 13 FOOT UTILITY EASEMENT.

|                 |                        |                  |                |
|-----------------|------------------------|------------------|----------------|
| SHEET<br>2 OF 7 | JOB NUMBER<br>A 18-019 | DATE             | 06/14/2020     |
|                 |                        | FIELD TECHNICIAN | N/A            |
|                 |                        | APPROVED BY      | G. P. WILLIAMS |
|                 |                        | DRAWN BY         | T. C. WOLLIN   |

| BY:    | DATE:      | REVISIONS                    |
|--------|------------|------------------------------|
| T.C.M. | 03/15/2021 | ADDRESSED 4th WPBUD COMMENTS |
| T.C.M. | 03/11/2021 | ADDRESSED 3rd WPBUD COMMENTS |
| T.C.M. | 02/04/2021 | ADDRESSED 2nd WPBUD COMMENTS |
| T.C.M. | 11/03/2020 | ADDRESSED WPBUD COMMENTS     |

**LEGAL DESCRIPTION AND SKETCH  
OF UTILITY EASEMENT FOR  
SMILEY & ASSOCIATES, INC.**



**F.R.S. & ASSOCIATES, INC.**  
 LAND SURVEYORS AND LAND PLANNERS  
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 Web Site: [www.frssurvey.com](http://www.frssurvey.com)

**EXHIBIT "A"**

**SURVEYOR'S NOTES**

1. BEARINGS SHOWN HEREON REFER TO SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (STATE PLANE NAD 83/90). ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THERE HAS BEEN A REVIEW OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 7374542, DATED AUGUST 21, 2019 @ 8:00 AM, ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE; IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY
4. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEETS 4 THRU 7.
5. COORDINATES SHOWN HEREON ARE GRID.  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = U.S. SURVEY FOOT  
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
 PROJECT SCALE = 1.000035827  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**LAND SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

**Gary Williams** Digitally signed by Gary Williams  
Date: 2021.03.15 12:51:36 -04'00'

BY: \_\_\_\_\_  
**GARY P. WILLIAMS, P.S.M.**  
 FLORIDA CERTIFICATION No. 4817  
 FOR THE FIRM

THIS IS NOT A BOUNDARY SURVEY

|               |
|---------------|
| 3 OF 7        |
| SHEET         |
| JOB NUMBER    |
| A 18-019      |
| DATE          |
| 06/14/2020    |
| FILED RECORDS |
| N/A           |
| DATE          |
| N/A           |
| APPROVED BY   |
| G.P. WILLIAMS |
| DRAWN BY      |
| T.C. WILKIN   |

|        |            |                              |
|--------|------------|------------------------------|
| T.C.M. | 03/15/2021 | ADDRESSED 4rd WPBUD COMMENTS |
| T.C.M. | 03/11/2021 | ADDRESSED 3rd WPBUD COMMENTS |
| T.C.M. | 02/04/2021 | ADDRESSED 2nd WPBUD COMMENTS |
| T.C.M. | 11/03/2020 | ADDRESSED WPBUD COMMENTS     |
| BY:    | DATE:      | REVISIONS                    |

**LEGAL DESCRIPTION AND SKETCH OF UTILITY EASEMENT FOR SMILEY & ASSOCIATES, INC.**



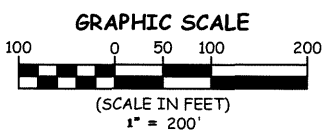
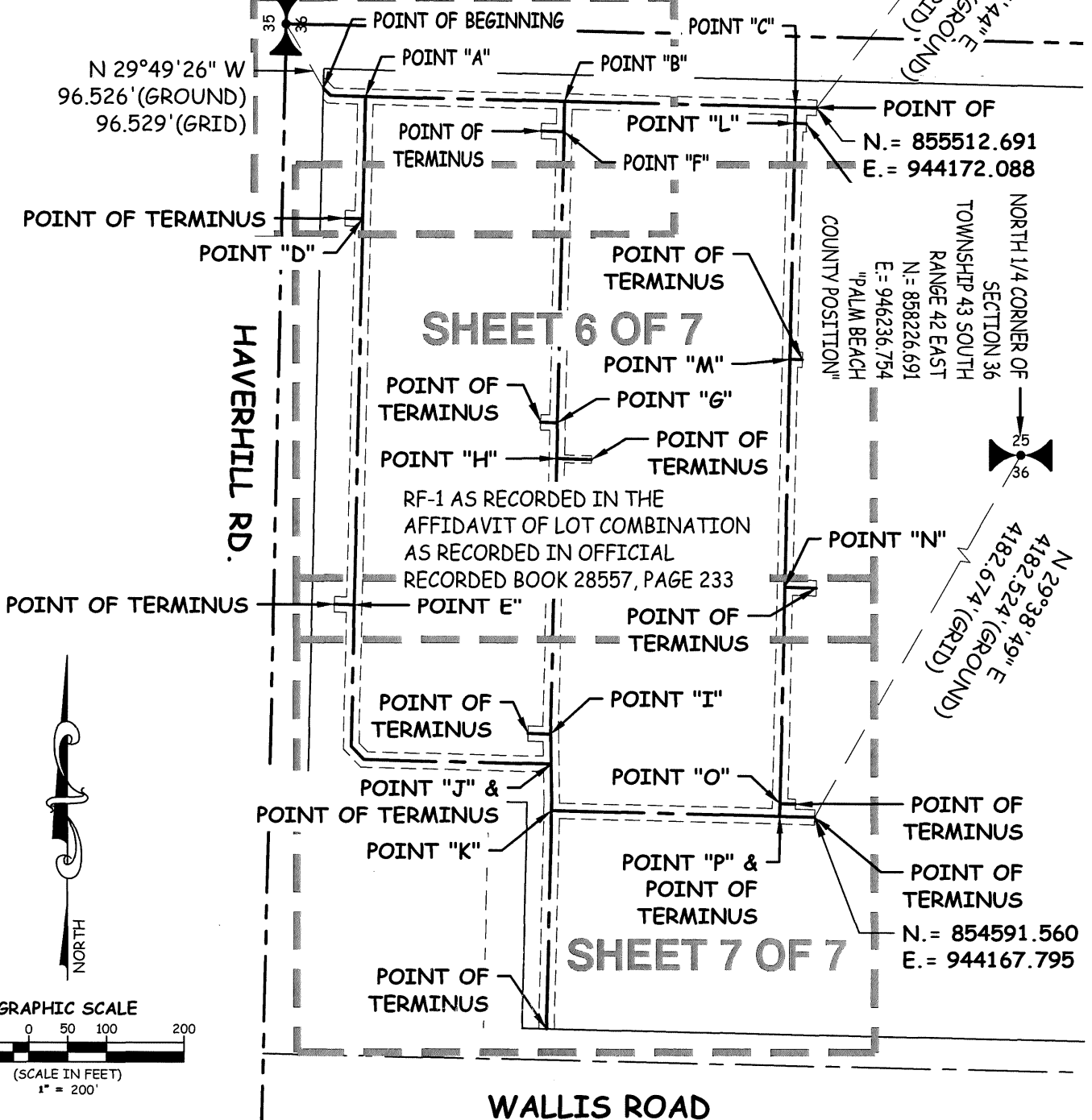
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# EXHIBIT "A" SKETCH KEY MAP

**POINT OF COMMENCEMENT**  
WEST 1/4 CORNER OF SECTION 36  
TOWNSHIP 43 SOUTH, RANGE 42 EAST  
N. = 855620.897, E. = 943487.464  
"PALM BEACH COUNTY POSITION"

NORTH 1/4 CORNER OF SECTION 36  
TOWNSHIP 43 SOUTH, RANGE 42 EAST  
N. = 858226.691, E. = 946236.754  
"PALM BEACH COUNTY POSITION"

**SHEET 5 OF 7**



SHEET:  
**4 OF 7**

JOB NUMBER:  
**A 18-019**

DATE:  
06/14/2020

FIELD BOOK NUMBERS:  
N/A

SCALE:  
1" = 200'

DRAWN BY:  
T. CAMULIN

CHECKED BY:  
G.P. WILLIAMS

| T.C.M. | DATE       | REVISIONS                    |
|--------|------------|------------------------------|
| T.C.M. | 03/15/2021 | ADDRESSED 4th WPBUD COMMENTS |
| T.C.M. | 03/11/2021 | ADDRESSED 3rd WPBUD COMMENTS |
| T.C.M. | 02/04/2021 | ADDRESSED 2nd WPBUD COMMENTS |
| T.C.M. | 11/03/2020 | ADDRESSED WPBUD COMMENTS     |
| By:    | DATE:      | REVISIONS                    |

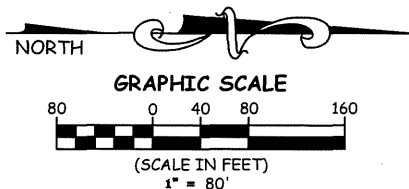
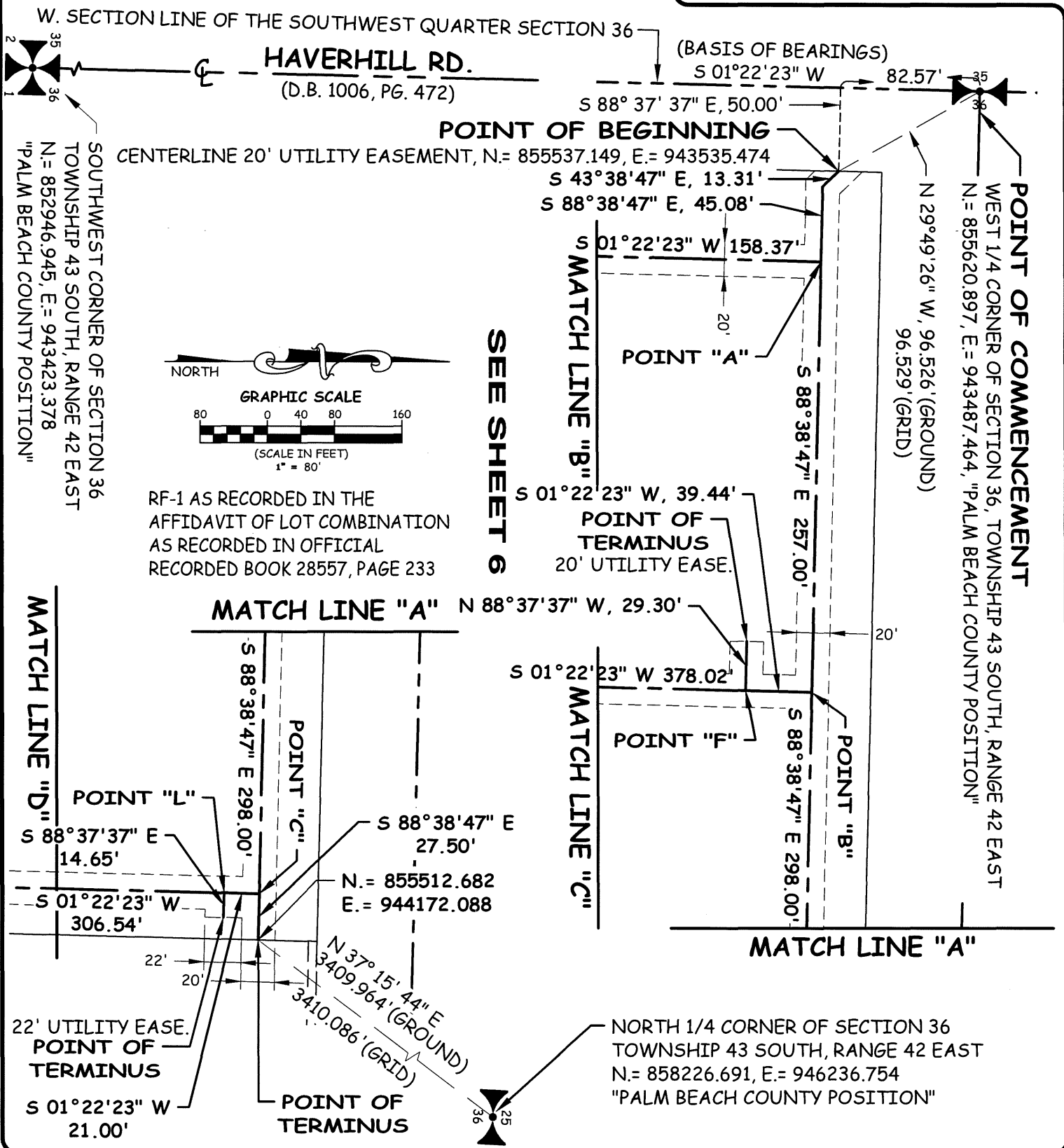
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SMILEY & ASSOCIATES, INC.**



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# EXHIBIT "A"



RF-1 AS RECORDED IN THE  
AFFIDAVIT OF LOT COMBINATION  
AS RECORDED IN OFFICIAL  
RECORDED BOOK 28557, PAGE 233

SEE SHEET 6

SOUTHWEST CORNER OF SECTION 36  
TOWNSHIP 43 SOUTH, RANGE 42 EAST  
N.= 852946.945, E.= 943423.378  
"PALM BEACH COUNTY POSITION"

SHEET: 5 OF 7

JOB NUMBER: A 18-019

DATE: 08/23/2020

FILED BY: T.C. MULLIN

DATE: 08/23/2020

FILED BY: T.C. MULLIN

DATE: 08/23/2020

FILED BY: T.C. MULLIN

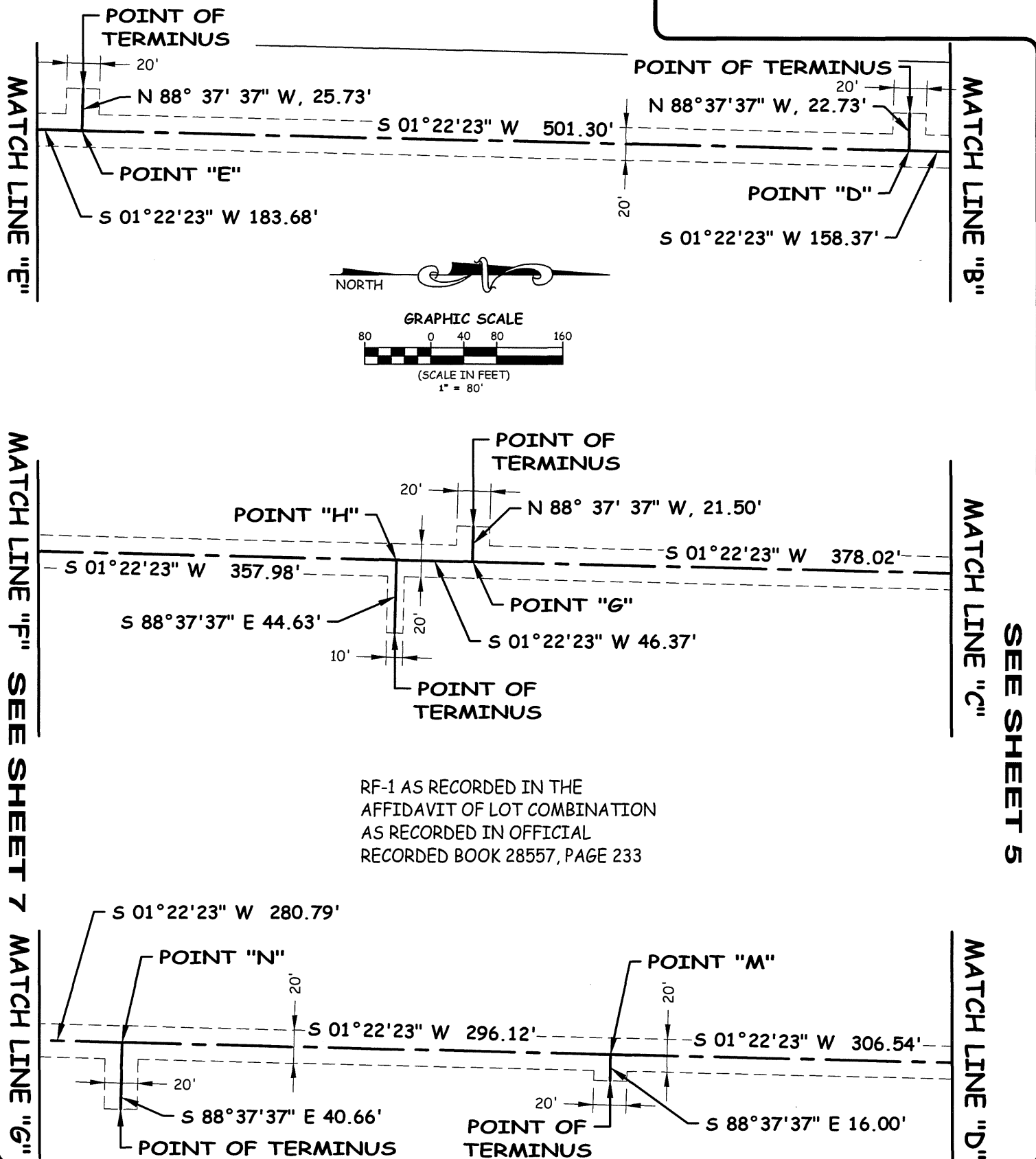
DATE: 08/23/2020

| T.C.M. | DATE       | REVISIONS                    |
|--------|------------|------------------------------|
|        | 03/15/2021 | ADDRESSED 4th WPBUD COMMENTS |
|        | 03/11/2021 | ADDRESSED 3rd WPBUD COMMENTS |
|        | 02/04/2021 | ADDRESSED 2nd WPBUD COMMENTS |
|        | 11/03/2020 | ADDRESSED WPBUD COMMENTS     |

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**EXHIBIT "A"**



RF-1 AS RECORDED IN THE  
AFFIDAVIT OF LOT COMBINATION  
AS RECORDED IN OFFICIAL  
RECORDED BOOK 28557, PAGE 233

MATCH LINE "E"  
MATCH LINE "F"  
SEE SHEET 7  
MATCH LINE "G"

MATCH LINE "B"

MATCH LINE "C"

MATCH LINE "D"

SEE SHEET 5

|             |               |
|-------------|---------------|
| SHEET:      | 6 OF 7        |
| JOB NUMBER: | A 18-019      |
| DATE:       | 06/14/2020    |
| FILED BY:   | N/A           |
| SCALE:      | AS SHOWN      |
| BY:         | G.P. WILLIAMS |
| DATE:       | T.C. MULLIN   |

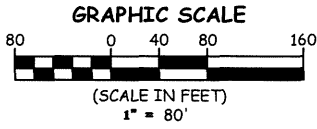
| BY:    | DATE:      | REVISIONS:                   |
|--------|------------|------------------------------|
| T.C.M. | 03/15/2021 | ADDRESSED 4th WPBUD COMMENTS |
| T.C.M. | 03/11/2021 | ADDRESSED 3rd WPBUD COMMENTS |
| T.C.M. | 02/04/2021 | ADDRESSED 2nd WPBUD COMMENTS |
| T.C.M. | 11/03/2020 | ADDRESSED WPBUD COMMENTS     |

**LEGAL DESCRIPTION AND SKETCH  
OF UTILITY EASEMENT FOR  
SMILEY & ASSOCIATES, INC.**



**F.R.S. & ASSOCIATES, INC.**  
LAND SURVEYORS AND LAND PLANNERS  
CERTIFICATE OF AUTHORIZATION NO. LB 4241  
2257 VISTA PARKWAY, SUITE 4  
WEST PALM BEACH, FLORIDA 33411  
PHONE (561) 478-7178 FAX (561) 478-7922  
Web Site: [www.frssurvey.com](http://www.frssurvey.com)

# EXHIBIT "A"



MATCH LINE "E"

MATCH LINE "F"

MATCH LINE "G"

S 43° 37' 37" E, 24.14'

S 01° 22' 23" W 183.68'

S 88° 37' 37" E 241.49'

POINT OF TERMINUS

N 88° 37' 37" W 29.30'

S 01° 22' 23" W 357.98'

POINT "I"

S 00° 55' 58" E, 38.74'

POINT "J" & POINT OF TERMINUS

S 00° 55' 58" E, 47.53'

S 01° 24' 20" W, 12.85'

POINT "K"

S 01° 24' 20" W 284.09'

POINT OF TERMINUS

RF-1 AS RECORDED IN THE  
AFFIDAVIT OF LOT COMBINATION  
AS RECORDED IN OFFICIAL  
RECORDED BOOK 28557, PAGE 233

POINT "P" & POINT OF TERMINUS

S 88° 37' 37" E, 45.28'

N. = 854591.560  
E. = 944167.795

POINT OF TERMINUS

NORTH 1/4 CORNER OF SECTION 36  
TOWNSHIP 43 SOUTH, RANGE 42 EAST  
N. = 858226.691, E. = 946236.754  
"PALM BEACH COUNTY POSITION"

S 88° 37' 37" E 294.54'

S 01° 22' 23" W, 16.47'

POINT "O"

S 88° 37' 37" E, 20.06'

POINT OF TERMINUS

S 01° 22' 23" W 280.79'

13' N 29° 38' 49" E  
4182.524' (GROUND)  
4182.673' (GRID)

T.C.M. 03/11/2021 ADDRESSED 3rd WPBUD COMMENTS

SEE SHEETS

|            |               |
|------------|---------------|
| SHEET      | 7 OF 7        |
| JOB NUMBER | A18-019       |
| DATE       | 06/14/2020    |
| FILED BY   | N/A           |
| SCALE      | AS SHOWN      |
| DRAWN BY   | G.P. WILLIAMS |
| CHECKED BY | T. C. MULLIN  |

| BY:    | DATE:      | REVISIONS:                   |
|--------|------------|------------------------------|
| T.C.M. | 03/15/2021 | ADDRESSED 4th WPBUD COMMENTS |
| T.C.M. | 03/11/2021 | ADDRESSED 3rd WPBUD COMMENTS |
| T.C.M. | 02/04/2021 | ADDRESSED 2nd WPBUD COMMENTS |
| T.C.M. | 11/03/2020 | ADDRESSED WPBUD COMMENTS     |

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