

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: July 13, 2021 **Consent** **Regular**
 Ordinance **Public Hearing**

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Utility Easement Agreement (Easement) in favor of Florida Power & Light (FPL), for underground electrical services and an above ground pad-mounted transformer to service the Loggerhead Marine Life Center (Center).

Summary: The Center leases 2.39 acres for their scientific research and rehabilitation center for sea turtles within Loggerhead Park in Juno Beach. During the current development of the Center, underground electric services and an aboveground pad-mounted transformer were installed. A non-exclusive utility easement will be granted to FPL at no charge, as the electrical improvements will only service the Center. There are three (3) easement areas that vary in length and are approximately ten feet in width, containing approximately 12,305 square feet (0.282 acres) combined. **(Property & Real Estate Management) District 1 (HJF)**

Background and Justification: The Center has operated in Loggerhead Park since 1984 and has grown into an internationally renowned scientific research and rehabilitation center for sea turtles. The Center monitors eight miles of shoreline in northern Palm Beach County that are among the most active sea turtle nesting beaches in the world. On May 3, 2011 (R2011-0695), the Board of County Commissioners approved an expansion of the leased premises to facilitate development of new classrooms and offices, exhibit areas, new holding and touch tanks, additional courtyard seating, a small outdoor amphitheater and an expanded gift shop. Construction commenced in early 2019. Development of the Center is anticipated to be completed in the third quarter of 2021. The Easement will be recorded in the public records to document its existence and location.

Attachments:

1. Location Map
2. Utility Easement Agreement w/Exhibits "A-1", "A-2" and "A-3"

Recommended By: *[Signature]* 6/14/21
Department Director **Date**

Approved By: *[Signature]* 6/23/21
County Administrator

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)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<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 _____	Dept _____	Unit _____	Object _____	
		Program _____			

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

* No fiscal impact

Fixed Assets Number N/A

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] *[Signature]*
OFMB 6-16-21 JAA LM 6/16 Contract Development and Control 6-22-21 JW

B. Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

Department Director

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

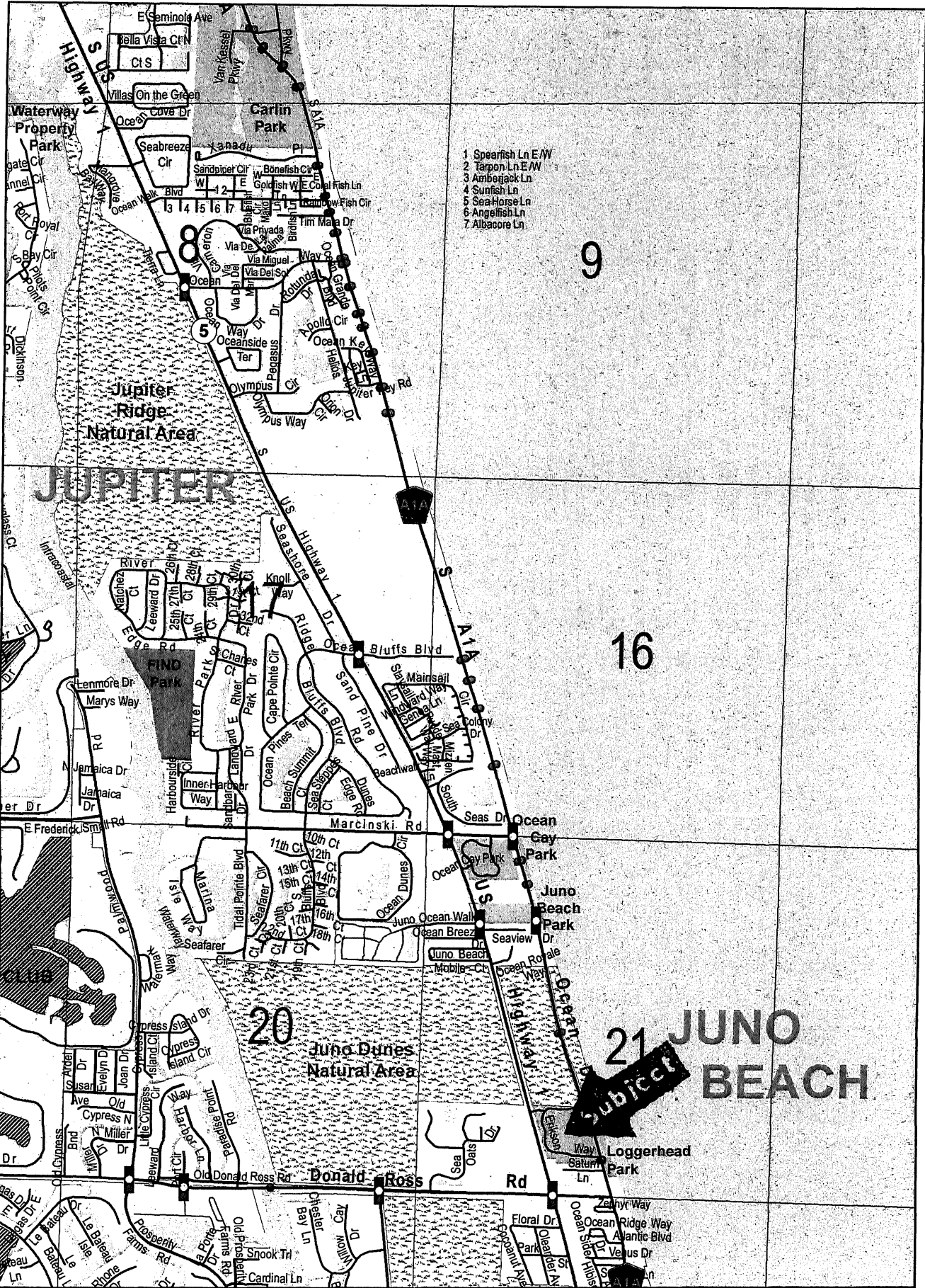
D

C

TWP 41

4

9



TWP 41

5

16

6

RNG 43

RNG 43

II

Attachment No.2
Utility Easement Agreement - 16 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: 28-43-41-21-00-005-0031

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, 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”).

WITNESSETH:

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, and an above-ground pad-mounted transformer (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-1", "A-2" and "A-3"
attached hereto and made a part hereof**

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: _____
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 LEGAL
SUFFICIENCY**

By: *R. B. ...*
Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By: *R. ...*
Department Director

Exhibit "A-1"
Legal Description/Site Sketch

EXHIBIT "A-1"

DESCRIPTION: 10' FPL UTILITY EASEMENT

A 10 FOOT STRIP OF LAND, BEING A PORTION OF GOVERNMENT LOT 5, LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE S.87°54'11"E, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 2109.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, AS RECORDED IN ROAD PLAT BOOK 2, PAGES 43 THROUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.15°19'32"W., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, A DISTANCE OF 577.18 FEET TO THE NORTHERLY MOST SOUTHWEST CORNER OF LOGGERHEAD PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 3610, PAGE 1761, OF SAID PUBLIC RECORDS; THENCE CONTINUE N.15°19'32"W., ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOGGERHEAD PARK, A DISTANCE OF 463.00 FEET; THENCE N.74°40'28"E., A DISTANCE OF 195.35 FEET TO THE **POINT OF BEGINNING** OF A STRIP OF LAND 10.00 FEET IN WIDTH THE SIDE LINES OF SAID STRIP TO BE 5.00 FEET EACH SIDE OF SAID CENTER LINE AND TO BE EXTENDED OR SHORTENED TO FORM ANGLE POINTS AND TO BEGIN AT RIGHT ANGLES TO SAID CENTERLINE; THENCE N.59°20'28"W., A DISTANCE OF 26.86 FEET; THENCE N.88°57'06"W., A DISTANCE OF 13.99 FEET; THENCE N.78°05'23"W., A DISTANCE OF 88.39 FEET; THENCE N.08°32'21"E., A DISTANCE OF 92.64 FEET; THENCE N.18°51'39"E., A DISTANCE OF 50.38 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 117.77 FEET AND A RADIAL BEARING OF S.61°57'22"E. AND SAID INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°52'10"., A DISTANCE OF 137.45 FEET TO THE POINT OF TANGENCY; THENCE S.85°05'11"E., A DISTANCE OF 97.67 FEET; THENCE S.26°57'22"E., A DISTANCE OF 15.42 FEET; THENCE N.59°56'11"E., A DISTANCE OF 9.48 FEET; THENCE N.89°02'53"E., A DISTANCE OF 124.15 FEET; THENCE N.73°41'18"E., A DISTANCE OF 57.60 FEET; THENCE S.73°18'35"E., A DISTANCE OF 197.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A, AS SHOWN ON THE RIGHT-OF-WAY MAP FROM DONALD ROSS ROAD TO NORTH LIMITS OF TOWN OF JUNO BEACH, MAP NUMBER 3-74-270 R/W, PAGES 1 THROUGH 3, INCLUSIVE, DATED 02-10-1975 ON FILE AT PALM BEACH COUNTY, FLORIDA, ENGINEERING DEPARTMENT AND THE **POINT OF TERMINUS** OF SAID CENTERLINE, THE SIDE LINES OF SAID STRIP TO TERMINATE AT SAID WEST RIGHT-OF-WAY LINE.

CONTAINING: 9,118 SQUARE FEET OR 0.209 ACRES MORE OR LESS.

**UTILITY EASEMENT FPL
LEGAL DESCRIPTION & SKETCH**



REVISIONS				Prepared For: KAST CONSTRUCTION	
No.	Date	Description	Dwn.	Date: FEBRUARY 8, 2021	<p>GeoPoint Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p>
1	5-5-21	Revised per Comment Letter 3-22-21	SWM.		
				<p>SURVEYOR'S CERTIFICATE</p> <p>This certifies that this sketch and description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p>	
				<p>Gary Rager</p> <p><small>Digitally signed by Gary Rager DN: c=US, st=Florida, ln=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=garyr@geopointsurvey.com Date: 2021.05.11 08:04:17 -0400</small></p>	
				<p>Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</p>	
				<p>NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	
Sheet No. 1 of 4 Sheets				<p>Drawn: GAR Date: 02/08/21 Data File: ~~~~</p>	
				<p>Check: AT P.C.: N/A Field Book: ~~~~</p>	
				<p>Section: 21 Twn. 41S Rng. 43E Job #: LoggerHd-FPL</p>	

DWG NAME: W:\LOGGERHEAD CENTER\SURVEY\SKETCH & DESCRIPTION\UTIL-EASE-ELECT-FPL-MAIN-S & D.DWG PLOTTED BY: GARY RAGER ON: 5/11/2021 8:01 AM LAST SAVED BY: SERGIOM ON: 5/5/2021 3:00 PM

EXHIBIT "A-1"

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, HAVING A GRID BEARING (NAD 83/90) OF S.87°54'11"E.
- 3) THIS SKETCH AND DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS DIGITALLY SIGNED AND/OR SEALED WITH AN EMBOSSED SURVEYOR'S SEAL ALONG WITH THE SURVEYOR'S SIGNATURE.
- 5) BUILDING FOUNDATIONS, FOOTERS, TREES, AND UNDERGROUND UTILITIES NOT LOCATED.
- 6) COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
 DATUM = NAD83 2007 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR: 1.000049799
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 SURVEY BEARING = GRID BEARING
 NO ROTATION
 ALL TIES TO DEPARTMENT OF NATURAL RESOURCES (D.N.R.) ARE GENERATED FROM MEASURED VALUES.

LEGEND

- | | |
|--|--|
| <i>R.P.B.</i> --- Road Plat Book | <i>DWG</i> --- Drawing |
| <i>P.O.C.</i> --- Point of Commencement | <i>R/W</i> --- Right-of-Way |
| <i>P.O.B.</i> --- Point of Beginning | <i>S.R.</i> --- State Road |
| <i>P.O.T.</i> --- Point of Terminus | <i>R</i> --- Radius |
| <i>P.B.</i> --- Plat Book | <i>L</i> --- Arc Length |
| <i>Pg(s).</i> --- Page(s) | <i>D</i> --- Delta-Central Angle |
| <i>O.R./O.R.B.</i> --- Official Records Book | <i>21-41-43</i> --- Section-Township-Range |
| <i>C.C.R.</i> --- Certified Corner Record | |

**UTILITY EASEMENT FPL
LEGAL DESCRIPTION & SKETCH**



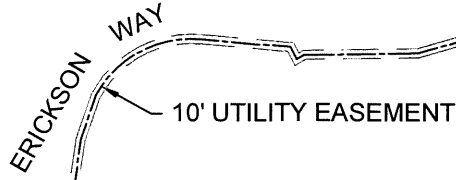
REVISIONS				Prepared For: KAST CONSTRUCTION		
No.	Date	Description	Dwn.	Date: FEBRUARY 8, 2021		
1	5-5-21	Revised per Comment Letter 3-22-21	SWM.	THIS IS NOT A SURVEY		
Sheet No. 2 of 4 Sheets				NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
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Check: AT	P.C.: N/A	Field Book: ~~~~				
Section: 21 Twn. 41S Rng. 43E			Job #: LoggerHd-FPL			

DWG NAME: W:\LOGGERHEAD CENTERS\SURVEY\SKETCH & DESCRIPTION\UTIL-EASE_ELECT\FPL-MAIN-S & D.DWG PLOTTED BY: GARY RAGER ON: 5/11/2021 8:01 AM LAST SAVED BY: SERGIOM ON: 5/5/2021 3:00 PM

EXHIBIT "A-1"



STATE ROAD NO. 5
(U.S. HIGHWAY ONE)
(R.P.B. 2, PG. 43)



LOGGERHEAD PARK
(SEE PALM BEACH COUNTY DWG # S-3-20-4051)

ATLANTIC OCEAN
STATE ROAD A-1-A
PALM BEACH COUNTY
(DWG # 3-14-270 R/M)

N15°19'32"W
463.00'

EAST R/W LINE OF S.R. No. 5 & WEST LINE OF LOGGERHEAD PARK

N74°40'28"E
195.35'
(MATCH NEXT PAGE)

NORTHERLY MOST SOUTHWEST CORNER OF LOGGERHEAD PARK
(O.R.B. 3610, PG. 1761)

PLAT OF SEA DUNES
(P.B. 25, PG. 20)

P.O.C. - (SW CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST)
N: 927349.075
E: 961692.422
(C.C.R. # 053451)

SOUTH LINE OF SECTION 21-41-43

SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST
N: 927252.932
E: 964318.213
(C.C.R. # 053449)

(S87°54'11"E)
(BASIS OF BEARING)

S87°54'11"E
2109.62'

N15°19'32"W
577.18'

S87°54'11"E 517.80'

**UTILITY EASEMENT FPL
LEGAL DESCRIPTION & SKETCH**

REVISIONS			
No.	Date	Description	Dwn.
1	5-5-21	Revised per Comment Letter 3-22-21	SWM.

Prepared For: KAST CONSTRUCTION
Date: FEBRUARY 8, 2021

**THIS IS NOT
A SURVEY**



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Riviera Beach, FL 33404 Licensed Business Number LB 7768

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Check: AT	P.C.: N/A	Field Book: ~~~~
Section: 21	Twn: 41S Rng. 43E	Job #: LoggerHd-FPL

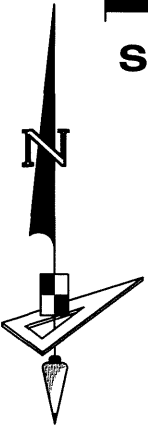
Sheet No. 3 of 4 Sheets

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0 100 200

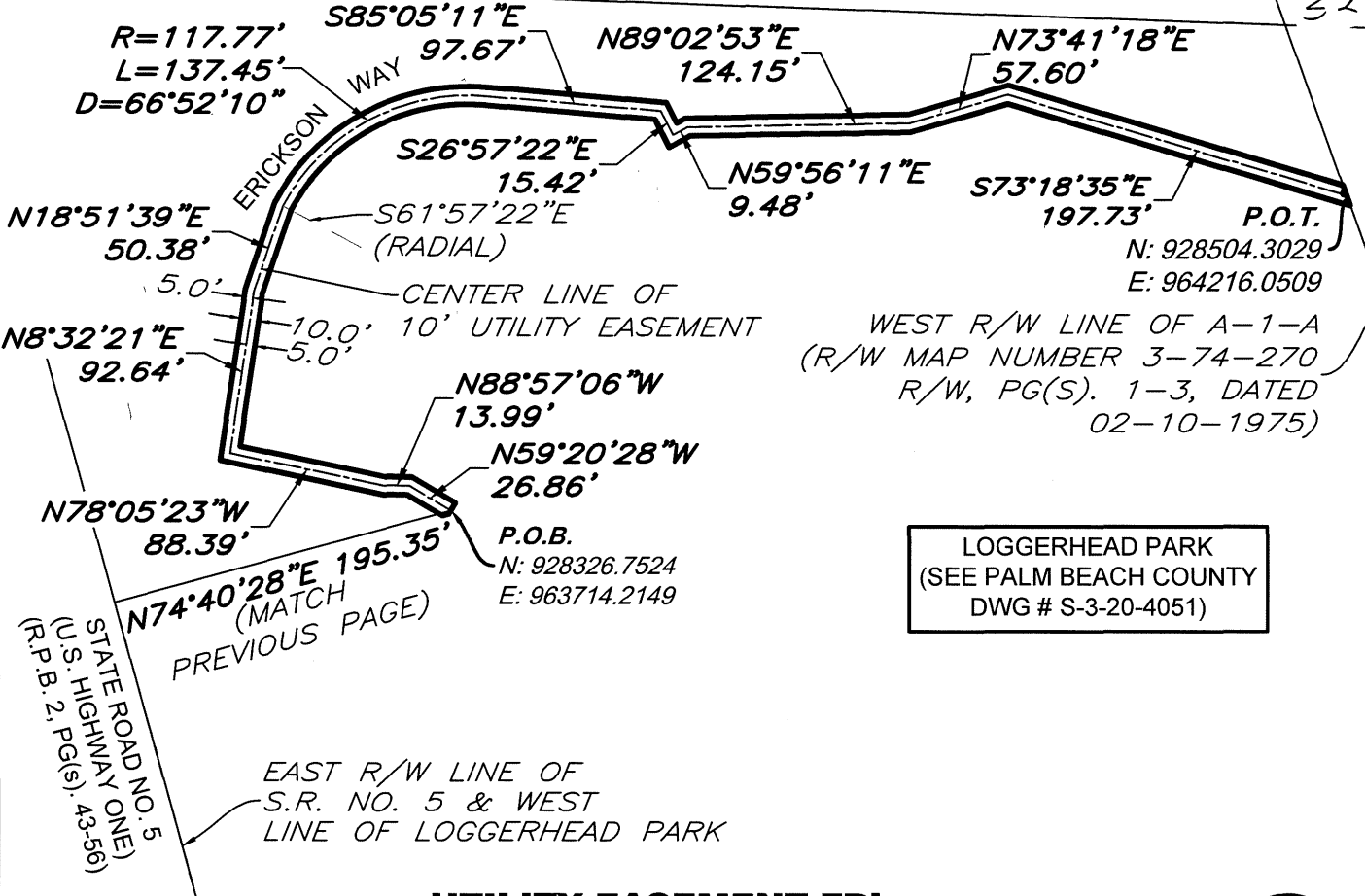
EXHIBIT "A-1"

SCALE: 1" = 100'



STATE ROAD A-1-A
PALM BEACH COUNTY
(DWG # 3-74-270 R/W)

NORTH LINE OF GOVERNMENT LOT 5



LOGGERHEAD PARK
(SEE PALM BEACH COUNTY
DWG # S-3-20-4051)

**UTILITY EASEMENT FPL
LEGAL DESCRIPTION & SKETCH**

REVISIONS			
No.	Date	Description	Dwn.
1	5-5-21	Revised per Comment Letter 3-22-21	SWM.

Prepared For: KAST CONSTRUCTION
Date: FEBRUARY 8, 2021

**THIS IS NOT
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Check: AT	P.C.: N/A	Field Book: ~~~~
Section: 21	Twn. 41S Rng. 43E	Job #: LoggerHd-FPL

Sheet No. 4 of 4 Sheets

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DWG NAME: \\VALLOGGERHEAD CENTERSURVEYSKETCH & DESCRIPTION\UTIL-EASE_ELECT FPL-MAIN-S & D.DWG PLOTTED BY: GARY RAGER ON: 5/11/2021 8:02 AM LAST SAVED BY: SERGIOM ON: 5/5/2021 3:00 PM

Exhibit "A-2"
Legal Description/Site Sketch

EXHIBIT "A-2"

DESCRIPTION:

A 10 FOOT STRIP OF LAND, BEING A PORTION OF GOVERNMENT LOT 5, LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 2,139 SQUARE FEET OR 0.049 ACRES MORE OR LESS.

**UTILITY EASEMENT 2
SKETCH & DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.
1	8/27/2020	Revise per PBC Comments	SWM
Sheet No. 1 of 3 Sheets			

Prepared For: KAST CONSTRUCTION
 Date: FEBRUARY 19, 2020

SURVEYOR'S CERTIFICATE
 This certifies that this sketch and description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager
Digitally signed by Gary Rager
 DN: cn=G, ou=GeoPoint Surveying, inc., ou=Professional Surveyors and Mappers, c=US, email=garyrager@geopointsurvey.com, Date: 2020.09.03 14:35:10 -0400

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 02/19/20	Data File: ~~~~
Check: GAR	P.C.: N/A	Field Book: ~~~~
Section: 21	Twn. 41S Rng. 43E	Job #: LoggerHd-UE 2

DWG NAME: W\LOGGERHEAD CENTERSURVEY\SKETCH & DESCRIPTION\UTIL-EASE-ELECT FFL2_S & D.DWG PLOTTED BY: SERGIO MACHADO ON: 9/3/2020 9:37 AM LAST SAVED BY: SERGIOM ON: 9/3/2020 8:36 AM

EXHIBIT "A-2"

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, HAVING A GRID BEARING (NAD 83/90) OF S.87°54'11"E.
- 3) THIS SKETCH AND DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
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 ZONE = FLORIDA EAST
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 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR: 1.000049799
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 SURVEY BEARING = GRID BEARING
 NO ROTATION
 ALL TIES TO DEPARTMENT OF NATURAL RESOURCES (D.N.R.) ARE GENERATED FROM MEASURED VALUES.

LEGEND

- | | |
|--|--|
| <i>R.P.B.</i> --- Road Plat Book | <i>DWG</i> --- Drawing |
| <i>P.O.C.</i> --- Point of Commencement | <i>R/W</i> --- Right-of-Way |
| <i>P.O.B.</i> --- Point of Beginning | <i>S.R.</i> --- State Road |
| <i>P.B.</i> --- Plat Book | <i>R</i> --- Radius |
| <i>Pg(s).</i> --- Page(s) | <i>L</i> --- Arc Length |
| <i>O.R./O.R.B.</i> --- Official Records Book | <i>D</i> --- Delta-Central Angle |
| <i>C.C.R.</i> --- Certified Corner Record | <i>21-41-43</i> --- Section-Township-Range |

**UTILITY EASEMENT 2
SKETCH & DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.
1	8/27/2020	Revise per PBC Comments	SWM

Prepared For: KAST CONSTRUCTION
 Date: FEBRUARY 19, 2020

**THIS IS NOT
A SURVEY**

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 02/19/20	Data File: ~~~~
Check: GAR	P.C.: N/A	Field Book: ~~~~
Section: 21 Twn. 41S Rng. 43E	Job #: LoggerHd-UE 2	

Sheet No. 2 of 3 Sheets

NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: \\V\LOGGERHEAD CENTER\SURVEYS\SKETCH & DESCRIPTION\UTIL-EASE_ELECT\FPL2_S & D.DWG PLOTTED BY: SERGIO MACHADO ON: 9/3/2020 8:37 AM LAST SAVED BY: SERGIOM ON: 9/3/2020 8:36 AM

SCALE: 1" = 80'



NORTH LINE OF
GOVERNMENT LOT 5

$N83^{\circ}56'31''E$
25.86'

$N74^{\circ}40'28''E$
532.09'

P.O.B.
N: 928564.407
E: 963998.255

$S73^{\circ}18'35''E$
 $N73^{\circ}18'36''W$
198.34'
229.56'

$S19^{\circ}41'04''E$
12.42'

CONCRETE
POWER POLE

EAST R/W LINE OF
S.R. No. 5 & WEST
LINE OF LOGGERHEAD PARK

STATE ROAD NO. 5
(U.S. HIGHWAY ONE)
(R.P.B. 2, PG(S). 43-56)

LOGGERHEAD PARK
(SEE PALM BEACH COUNTY
DWG # S-3-20-4051)

WEST R/W LINE OF A-1-A
(R/W MAP NUMBER 3-74-270
R/W, PG(s). 1-3, DATED
02-10-1975)

STATE ROAD A-1-A

$N15^{\circ}19'32''W$
617.12'

NORTHERLY MOST
SOUTHWEST CORNER
OF LOGGERHEAD PARK
(O.R.B. 3610, PG. 1761)

P.O.C. - (SW CORNER
OF SECTION 21,
TOWNSHIP 41 SOUTH,
RANGE 43 EAST)
N: 927349.075
E: 961692.422
(C.C.R. # 053451)

$N15^{\circ}19'32''W$
577.18'
(GROUND)

PLAT OF SEA DUNES
(P.B. 25, PG. 20)

$S87^{\circ}54'11''E$
(BASIS OF BEARING)
 $S87^{\circ}54'11''E$
2109.62'
(GROUND)

SOUTH LINE OF
SECTION
21-41-43 $S87^{\circ}54'11''E$
517.89'
(GROUND)

SOUTH 1/4 CORNER
OF SECTION 21,
TOWNSHIP 41 SOUTH,
RANGE 43 EAST
N: 927252.932
E: 964318.213
(C.C.R. # 053449)

**UTILITY EASEMENT 2
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.
1	8/27/2020	Revise per PBC Comments	SWM

Prepared For: KAST CONSTRUCTION
Date: FEBRUARY 19, 2020

THIS IS NOT
A SURVEY



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Section: 21	Twn. 41S Rng. 43E	Job #: LoggerHd-UE 2

Sheet No. 3 of 3 Sheets

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SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\LOGGERHEAD CENTERSURVEYSKETCH & DESCRIPTION\UTIL-EASE_ELECT_FPL2_S & D.DWG PLOTTED BY: SERGIO MACHADO ON: 9/3/2020 8:37 AM LAST SAVED BY: SERGIOM ON: 9/3/2020 8:36 AM

Exhibit "A-3"
Legal Description/Site Sketch

EXHIBIT "A-3"

DESCRIPTION:

A 10 FOOT STRIP OF LAND, BEING A PORTION OF GOVERNMENT LOT 5, LYING IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE S.87°54'11"E, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 2109.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, AS RECORDED IN ROAD PLAT BOOK 2, PAGES 43 THROUGH 56, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.15°19'32"W., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5, A DISTANCE OF 577.18 FEET TO THE NORTHERLY MOST SOUTHWEST CORNER OF LOGGERHEAD PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 3610, PAGE 1761, OF SAID PUBLIC RECORDS; THENCE CONTINUE N15°19'32"W., ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOGGERHEAD PARK, A DISTANCE OF 368.05 FEET; THENCE N.74°40'28"E., A DISTANCE OF 648.73 FEET TO THE **POINT OF BEGINNING**; THENCE N.18°52'04"W., A DISTANCE OF 11.15 FEET; THENCE N.44°51'42"E., A DISTANCE OF 37.76 FEET; THENCE N.01°37'20"E., A DISTANCE OF 18.27 FEET; THENCE N.53°23'59"E., A DISTANCE OF 48.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A, AS SHOWN ON RIGHT-OF-WAY MAP FROM DONALD ROSS ROAD TO NORTH LIMITS OF TOWN OF JUNO BEACH, MAP NUMBER 3-74-270, PAGES 1 THROUGH 3, INCLUSIVE, DATED 02-10-1975 ON FILE AT PALM BEACH COUNTY, FLORIDA, ENGINEERING DEPARTMENT; THENCE S.19°41'04"E., ALONG SAID WEST RIGHT-OF-WAY OF STATE ROAD A-1-A, A DISTANCE OF 4.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5696.65 FEET AND A RADIAL BEARING OF S.70°18'55"W., AT SAID INTERSECTION; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF STATE ROAD A-1-A AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'36", A DISTANCE OF 5.98 FEET TO A NON-RADIAL INTERSECTION; THENCE S.53°23'59"W., A DISTANCE OF 40.78 FEET; THENCE S.01°37'20"W., A DISTANCE OF 17.38 FEET; THENCE S.44°51'42"W., A DISTANCE OF 46.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,048 SQUARE FEET OR 0.024 ACRES MORE OR LESS.

**UTILITY EASEMENT 1
SKETCH & DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.
1	8/27/2020	Revise per PBC Comments	SWM
Sheet No. 1 of 3 Sheets			

Prepared For: **KAST CONSTRUCTION**
Date: FEBRUARY 19, 2020

SURVEYOR'S CERTIFICATE
 This certifies that the sketch and description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager
Digitally signed by Gary Rager
 DN: cn=GARY A. RAGER, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, email=gary@geopointsurvey.com, Date: 2020.08.27 14:34:28 -0400

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

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Check: GAR	P.C.: N/A	Field Book: ~~~~
Section: 21 Twn. 41S Rng. 43E	Job #: LoggerHd-UE 1	

DWG NAME: W:\LOGGERHEAD CENTERSURVEY\SKETCH & DESCRIPTION\UTIL-EASE_ELECT_FPL_1_S & D.DWG PLOTTED BY: SERGIO MACHADO ON: 9/3/2020 8:35 AM LAST SAVED BY: DSCHOLL ON: 9/3/2020 8:35 AM

EXHIBIT "A-3"

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, HAVING A GRID BEARING (NAD 83/90) OF S.87°54'11"E.
- 3) THIS SKETCH AND DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS DIGITALLY SIGNED AND/OR SEALED WITH AN EMBOSSED SURVEYOR'S SEAL ALONG WITH THE SURVEYOR'S SIGNATURE.
- 5) BUILDING FOUNDATIONS, FOOTERS, TREES, AND UNDERGROUND UTILITIES NOT LOCATED.
- 6) COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID
 DATUM = NAD83 2007 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FEET
 COORDINATE SYSTEM = 1983 STATE PLANE
 PROJECTION = TRANSVERSE MERCATOR
 ALL DISTANCES ARE GROUND
 SCALE FACTOR: 1.000049799
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 SURVEY BEARING = GRID BEARING
 NO ROTATION
 ALL TIES TO DEPARTMENT OF NATURAL RESOURCES (D.N.R.) ARE GENERATED FROM MEASURED VALUES.

LEGEND

- | | |
|--|--|
| <i>R.P.B.</i> --- Road Plat Book | <i>DWG</i> --- Drawing |
| <i>P.O.C.</i> --- Point of Commencement | <i>R/W</i> --- Right-of-Way |
| <i>P.O.B.</i> --- Point of Beginning | <i>S.R.</i> --- State Road |
| <i>P.B.</i> --- Plat Book | <i>R</i> --- Radius |
| <i>Pg(s).</i> --- Page(s) | <i>L</i> --- Arc Length |
| <i>O.R./O.R.B.</i> --- Official Records Book | <i>D</i> --- Delta-Central Angle |
| <i>C.C.R.</i> --- Certified Corner Record | <i>21-41-43</i> --- Section-Township-Range |

**UTILITY EASEMENT 1
SKETCH & DESCRIPTION**



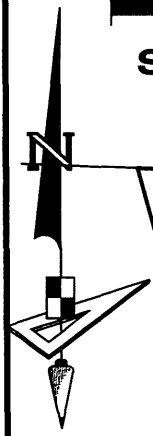
REVISIONS				Prepared For: KAST CONSTRUCTION
No.	Date	Description	Dwn.	Date: FEBRUARY 19, 2020
1	8/26/2020	Revise per Palm Beach County	SWM	THIS IS NOT A SURVEY
Sheet No. 2 of 3 Sheets				NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: SWM Date: 02/19/20 Data File: ~~~~ Check: GAR P.C.: N/A Field Book: ~~~~ Section: 21 Twn. 41S Rng. 43E Job #: LoggerHd-UE 1

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EXHIBIT "A-3"

0 80 160

SCALE: 1" = 80'



NORTH LINE OF
GOVERNMENT LOT 5

WEST R/W LINE OF A-1-A
(R/W MAP NUMBER 3-74-270
R/W, PG(s). 1-3, DATED
02-10-1975)

CONCRETE
POWER
POLE

LOGGERHEAD PARK
(SEE PALM BEACH COUNTY
DWG # S-3-20-4051)

N53°23'59"E
48.68'

S19°41'04"E
4.48'

S70°18'55"W
(RADIAL)

CONCRETE
POWER
POLE

N01°37'20"E
18.27'

R=5696.65'
L=5.98'
D=0°03'36"

N44°51'42"E
37.76'

S53°23'59"W
40.78'

N18°52'04"W
11.15'

S01°37'20"W
17.38'

648.73'

S44°51'42"W
46.66'

EXISTING
RESTROOM

P.O.B.
N: 928355.010
E: 964176.580

STATE ROAD NO. 5
(U.S. HIGHWAY ONE)
(R.P.B. 2, PG(S). 43-56)

EAST R/W LINE OF
S.R. No. 5 &
WEST LINE OF
LOGGERHEAD PARK

N15°19'32"W
368.05'

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648.73'

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RANGE 43 EAST)
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577.18'
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PLAT OF SEA DUNES
(P.B. 25, PG. 20)

(S87°54'11"E)
(BASIS OF BEARING)

SOUTH LINE OF
SECTION
21-41-43

S87°54'11"E
517.89'
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OF SECTION 21,
TOWNSHIP 41 SOUTH,
RANGE 43 EAST
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E: 964318.213
(C.C.R. # 053449)

S87°54'11"E
2109.62'
(GROUND)

**UTILITY EASEMENT 1
SKETCH & DESCRIPTION**

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