



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External 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>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

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: N/A

**C. Departmental Fiscal Review:** *Karen Sykes*

**III. REVIEW COMMENTS**

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

*R. J. Jackson* 2/18/22  
*Reign Lawler* 2/18/22  
 OFMB 2-18-22

*Araceli Amador* 2/23/22  
 Contract Development and Control  
 2-22-22 TW

**B. Legal Sufficiency:**

*[Signature]* 2/23/22  
 Assistant County Attorney

**C. Other Department Review:**

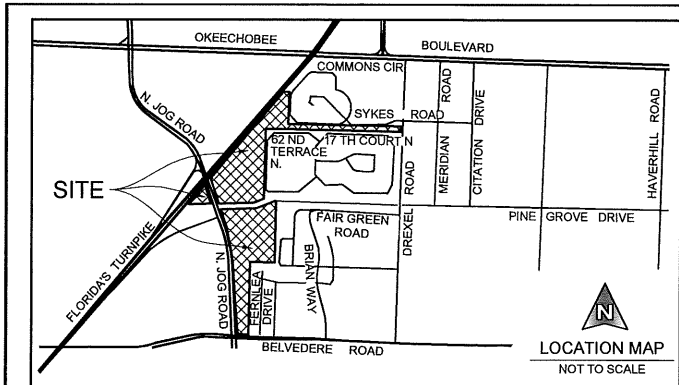
*Ali Bayat*  
 Department Director

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



Attachment No. 1 - Location Map  
Page 1 of 1

Attachment No. 2  
Water Treatment Plant No. 8 Plat – 9 pages



**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS WATER TREATMENT PLANT NO. 8, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCELS OF LAND BEING A PORTION OF THE AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, BEING A RE-PLAT OF PORTIONS OF TRACTS 1, 5, 6, 7, 12, 13 AND 20, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT "A"**

A PARCEL OF LYING WITHIN A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THAT AFFIDAVIT OF WAIVER, AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, AND BEING PORTIONS OF TRACTS 1, 5 AND 6, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, AND ALL OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14548, PAGE 531, ALL BEING WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°47'03" WEST ALONG THE NORTH - SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 1280.84 FEET TO THE POINT OF BEGINNING (P.O.B. "A"), SAID POINT BEING THE SOUTHEAST RIGHT-OF-WAY LINE OF THE FLORIDIAN TURNPIKE (STATE ROAD 91) AS IDENTIFIED ON THE RIGHT-OF-WAY MAP FPID NO. 406112-1; THENCE SOUTH 40°38'55" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF THE FLORIDIAN TURNPIKE (STATE ROAD 91), A DISTANCE OF 1434.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 19310, PAGE 1237, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 21°32'19" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 178.12 FEET; THENCE SOUTH 16°46'36" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 362.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, AS RECORDED IN OFFICIAL RECORDS BOOK 32674, PAGE 368, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°14'35" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, A DISTANCE OF 636.07 FEET; THENCE NORTH 67°11'17" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, A DISTANCE OF 86.56 FEET TO A POINT ON SAID NORTH - SOUTH QUARTER SECTION LINE OF SECTION 27; THENCE NORTH 01°47'03" EAST ALONG SAID NORTH - SOUTH QUARTER SECTION LINE, A DISTANCE OF 1489.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27, ALSO BEING THE NORTH LINE OF MEADOWBROOK MOBILE HOME PARK PER OFFICIAL RECORDS BOOK 30157, PAGE 1667, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°34'29" EAST ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND THE NORTH LINE OF MEADOWBROOK MOBILE HOME PARK, A DISTANCE OF 2658.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DREXEL ROAD, PER OFFICIAL RECORDS BOOK 1676, PAGE 828, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°29'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF DREXEL ROAD, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF THE DONALD C. WALKER COMMUNITY, AS RECORDED IN PLAT BOOK 53, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°34'29" WEST ALONG SAID SOUTH LINE OF THE PLAT OF THE DONALD C. WALKER COMMUNITY AND THE SOUTH LINE OF THE CLASSIC AT WEST PALM BEACH, AS RECORDED IN PLAT BOOK 81, PAGE 158, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; A DISTANCE OF 2192.55 FEET TO A POINT ON THE WEST LINE OF SAID PLAT OF THE CLASSIC AT WEST PALM BEACH; THENCE NORTH 01°25'31" EAST ALONG SAID WEST LINE OF THE PLAT OF THE CLASSIC AT WEST PALM BEACH, A DISTANCE OF 342.33 FEET; THENCE NORTH 88°34'29" WEST ALONG THE SOUTH LINE OF SAID PLAT OF THE CLASSIC AT WEST PALM BEACH, A DISTANCE OF 219.77 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE OF THE FLORIDIAN TURNPIKE (STATE ROAD 91); THENCE SOUTH 40°38'55" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF THE FLORIDIAN TURNPIKE (STATE ROAD 91), A DISTANCE OF 389.71 FEET TO THE AFOREMENTIONED POINT OF BEGINNING

CONTAINING 25.237 ACRES, MORE OR LESS.

TOGETHER WITH:

**TRACT "B"**

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACT 6, BLOCK 4, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE FLORIDIAN TURNPIKE (STATE ROAD 91), WESTERLY OF JOG ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 19310, PAGE 1237 AND OFFICIAL RECORD BOOK 6440, PAGE 501, AND NORTHERLY OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-2 RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OFFICIAL RECORDS BOOK 1732, PAGE 612 AND OFFICIAL RECORDS BOOK 1994, PAGE 1573, ALL BEING WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°41'31" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 27 AS ESTABLISHED BY PALM BEACH COUNTY, A DISTANCE OF 1039.43 FEET; THENCE SOUTH 40°38'55" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDIAN TURNPIKE (STATE ROAD 91) AND ITS NORTHERLY EXTENSION AS IDENTIFIED ON RIGHT-OF-WAY MAP AT JOG ROAD FPID NO. 406112-1, A DISTANCE OF 3360.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 19310, PAGE 1237, OF SAID PALM BEACH COUNTY PUBLIC RECORDS AND TO THE POINT OF BEGINNING (P.O.B. "B") OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 19°21'20" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 48.48 FEET; THENCE SOUTH 24°24'19" EAST ALONG SAID RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 311.07 FEET TO A POINT ON THE NORTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO. L-2 RIGHT-OF-WAY AND THE SOUTH LINE OF SAID TRACT 6, BLOCK 4, OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE SOUTH 89°02'44" WEST ALONG SAID CANAL RIGHT-OF-WAY AND SAID TRACT LINE, A DISTANCE OF 433.34 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDIAN TURNPIKE; THENCE NORTH 40°38'55" EAST ALONG SAID TURNPIKE RIGHT-OF-WAY LINE, A DISTANCE OF 443.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.633 ACRES, MORE OR LESS.

# WATER TREATMENT PLANT NO. 8

LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCELS OF LAND BEING A PORTION OF THE AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, BEING A RE-PLAT OF PORTIONS OF TRACTS 1, 5, 6, 7, 12, 13 AND 20, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACTS "C" & "1-A"

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING ALL OF THOSE CONTIGUOUS PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6678, PAGES 1989-1990 (SPECIFIC), OFFICIAL RECORDS BOOK 3455, PAGE 631, OFFICIAL RECORDS BOOK 8922, PAGE 1487 AND OFFICIAL RECORDS BOOK 6151, PAGE 994, AND A PORTION OF THE COUNTY DEED AS RECORDED IN OFFICIAL RECORD BOOK 22288, PAGE 1071 AND ALL OF THE QUIT - CLAIM DEED AS RECORDED IN OFFICIAL RECORD BOOK 32652, PAGE 1752, ALL BEING WITHIN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°47'03" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 147.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 6678, PAGE 1377, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°18'15" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 0.15 FEET TO THE POINT OF BEGINNING (P.O.B. "C" & "1-A") OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 88°18'15" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 279.29 FEET; THENCE NORTH 45°46'27" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 59.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 6678, PAGE 1382 AND OFFICIAL RECORD BOOK 6440, PAGE 501, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 03°13'52" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 276.88 FEET; THENCE NORTH 04°08'59" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.03 FEET; THENCE NORTH 03°13'59" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 662.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2924.79 FEET AND A CENTRAL ANGLE OF 8°14'05", A DISTANCE OF 420.38 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 10°44'51" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 307.84 FEET; THENCE NORTH 19°21'51" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.32 FEET; THENCE NORTH 16°46'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 155.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, AS RECORDED IN OFFICIAL RECORDS BOOK 32652, PAGE 1752, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°14'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, A DISTANCE OF 628.67 FEET; THENCE NORTH 67°11'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2, A DISTANCE OF 65.55 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27; THENCE CONTINUE NORTH 67°11'17" EAST ALONG SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 351.54 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF CAM ESTATES AS RECORDED IN PLAT BOOK 32, PAGE 128, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°46'35" WEST ALONG SAID PLAT LINE MORE SPECIFICALLY THE WEST LINE OF TRACT "E" AND WEST LINE OF LOTS 88 - 95 AND LOTS 99 - 104, OF BLOCK 1 OF SAID PLAT, A DISTANCE OF 1165.82 FEET; THENCE NORTH 88°18'15" WEST ALONG THE NORTH LINE OF LOTS 62 AND 63, BLOCK 1 OF SAID PLAT, A DISTANCE OF 320.85 FEET TO THE NORTHWEST CORNER OF LOT 62, BLOCK 1 OF SAID PLAT; THENCE SOUTH 01°44'42" WEST ALONG THE WEST LINE OF LOTS 46 - 62, BLOCK 1 OF SAID PLAT AND AS LAID OUT, MONUMENTED AND IN USE ALONG SAID WEST LINE OF CAM ESTATES, A DISTANCE 1312.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 31.714 ACRES, MORE OR LESS.

TOTAL LAND AREA CONTAINS 58.584 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

**EASEMENTS**

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**TRACTS**

TRACTS "A", "B", "C" AND "1-A", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT THAT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

ATTEST: JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_ MAYOR

**COUNTY APPROVAL**

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

DAVID L. RICKS, P.E., COUNTY ENGINEER

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SOUTHEAST GUARANTY & TITLE, INC

DATED: \_\_\_\_\_ BY: KENNETH L. TOWNSEND, PRESIDENT

**SURVEYOR'S NOTES**

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ALSO BEING DESCRIBED AS THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, HAVING A GRID BEARING OF NORTH 01°47'03" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.), 83, 1990 ADJUSTMENT.
- THE PALM BEACH FARMS COMPANY PLAT NO. 3, RIGHT-OF-WAYS ASSOCIATED WITH AND LYING WITHIN THIS REPLAT WERE ABANDONED IN RESOLUTION NO. R-2009-1339 IN OFFICIAL RECORDS BOOK 23423, PAGE 1723, RESOLUTION NO. R-2009-1340 IN OFFICIAL RECORDS BOOK 23423, PAGE 1703 AND RESOLUTION NO. R-2019-1945 IN OFFICIAL RECORDS BOOK 31151, PAGE 1016, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO RESERVATIONS IN FAVOR OF EVERGLADES DRAINAGE DISTRICT RECORDED IN DEED BOOK 703, PAGE 198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, APPLICABLE TO THE EAST ONE HALF (E. 1/2) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PURSUANT TO THE TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 201808001, HAVING AN EFFECTIVE DATE OF JULY 26, 2018 AT 8:00 AM.
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO A GAS AGREEMENT WITH FIRST FLORIDA UTILITIES INC. RECORDED IN OFFICIAL RECORDS BOOK 827, PAGE 714, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA APPLICABLE TO THE SOUTHEAST ONE QUARTER (SE. 1/4) AND SOUTH ONE HALF (S. 1/2) OF THE NORTHEAST ONE QUARTER (NE. 1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PURSUANT TO THE TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 201808001, HAVING AN EFFECTIVE DATE OF JULY 26, 2018 AT 8:00 AM.

**SURVEYOR'S CERTIFICATE**

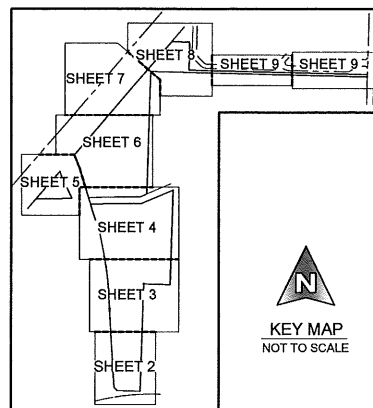
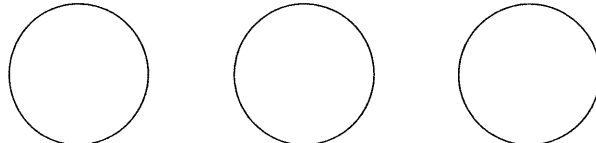
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: \_\_\_\_\_

CRAIG S. PUSEY, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5019  
STATE OF FLORIDA

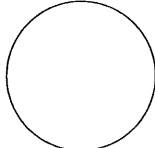
THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. AND CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
PALM BEACH COUNTY COUNTY ENGINEER  
PROFESSIONAL SURVEYOR AND MAPPER



COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_ THRU \_\_\_\_\_  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: \_\_\_\_\_, D.C.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER



**LEGEND**

- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- R.P.B. = ROAD PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- ⊙ = DENOTES FOUND PALM BEACH COUNTY CONTROL STATION
- = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
- ⊞ = DENOTES FOUND P.R.M. (AS SHOWN)
- ⊙ = SET MAG NAIL AND 1 1/4" BRASS WASHER STAMPED PRIM LB 2438
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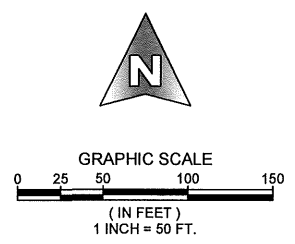
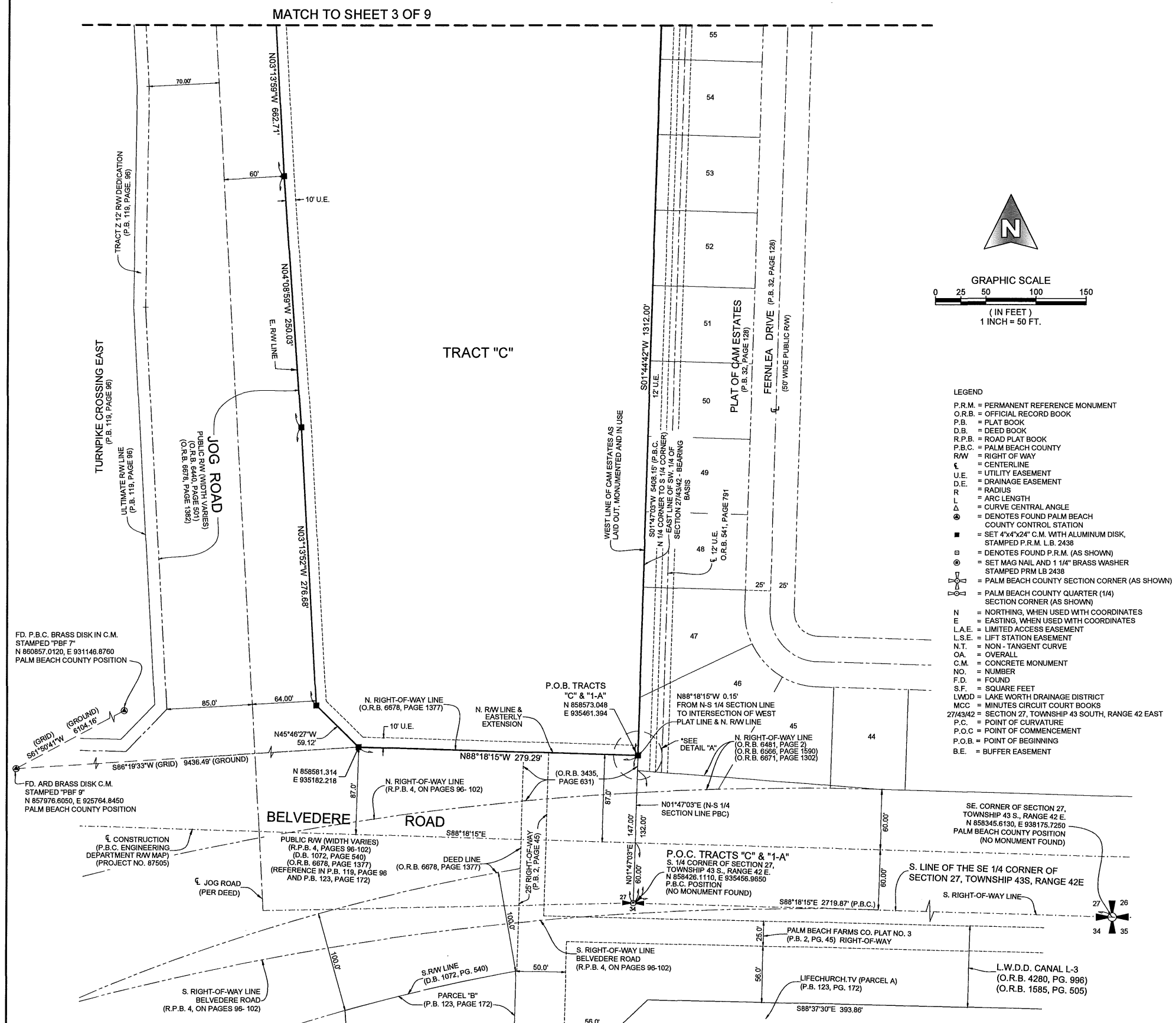
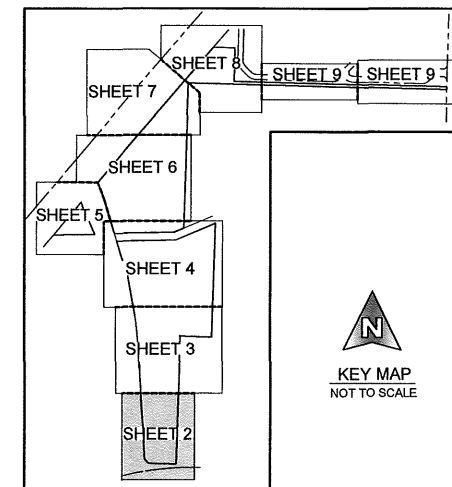
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**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

# WATER TREATMENT PLANT NO. 8

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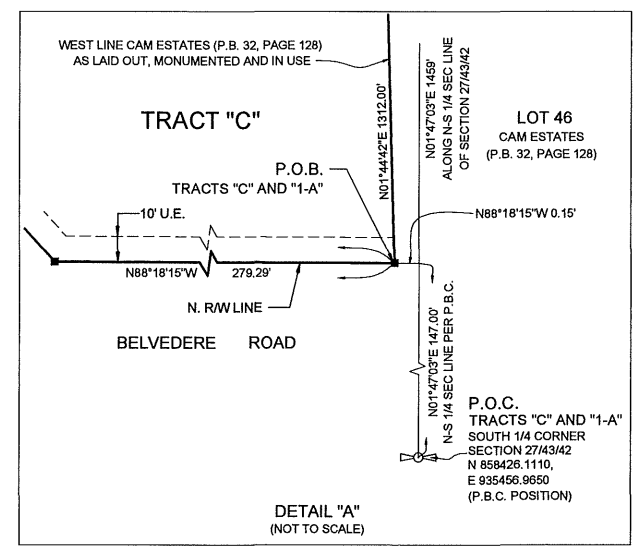


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THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. AND CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 208, WEST PALM BEACH, FLORIDA, 33408.

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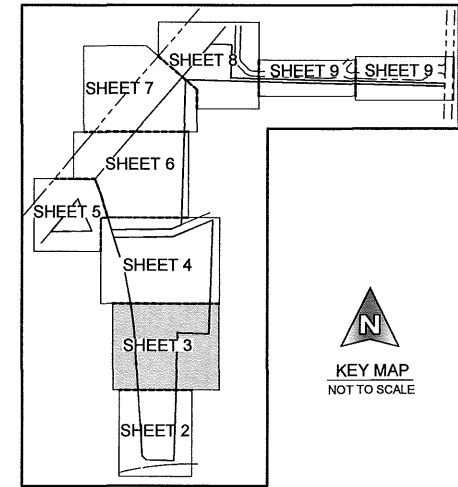
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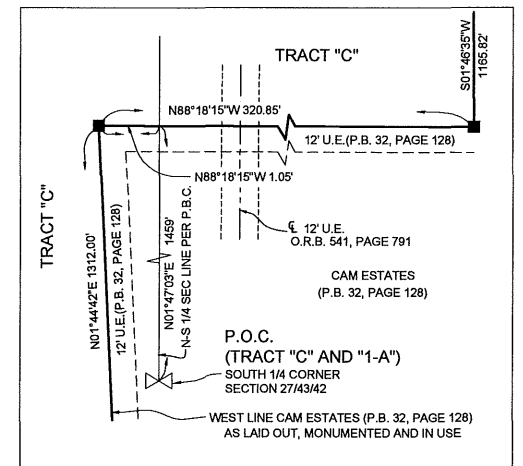
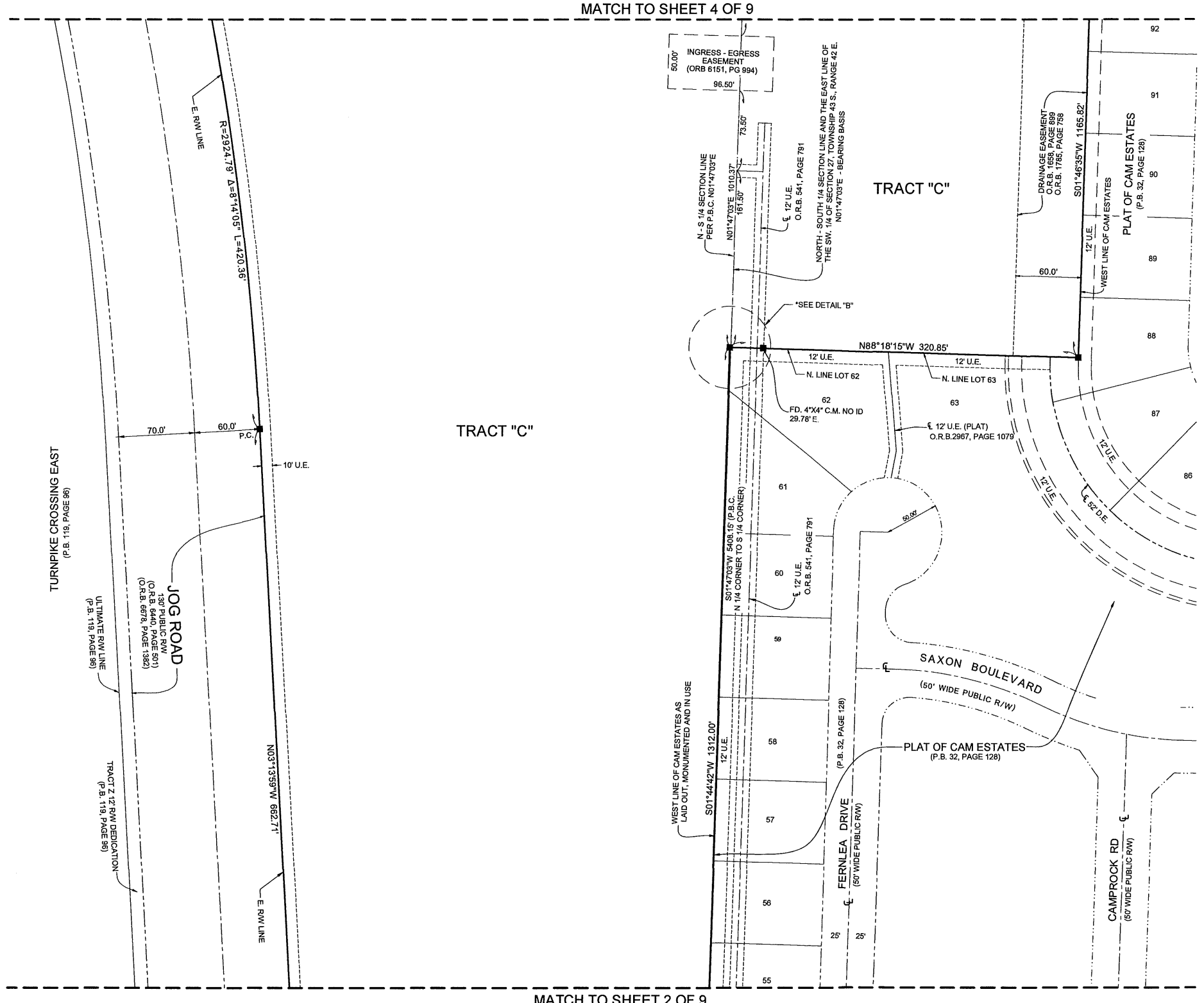
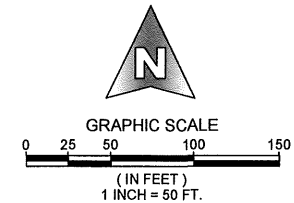
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DETAIL "B"  
(NOT TO SCALE)



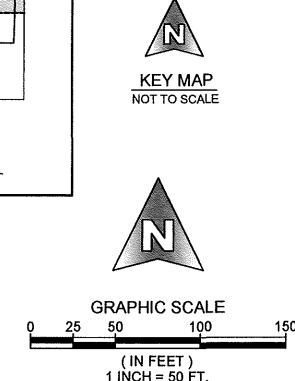
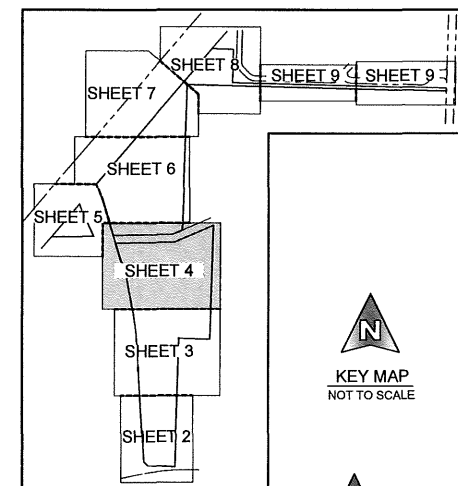
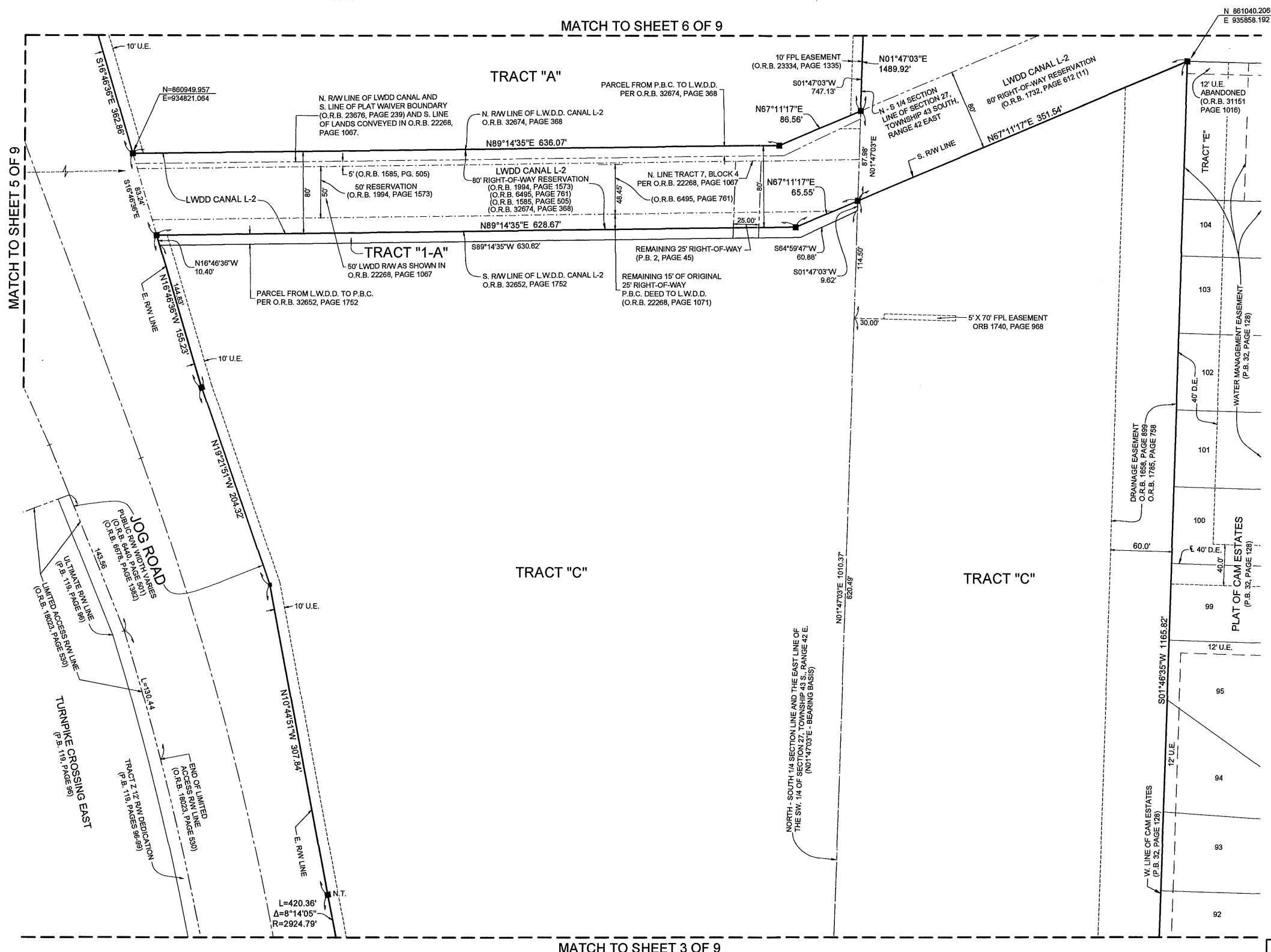
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SHEET 4 OF 9



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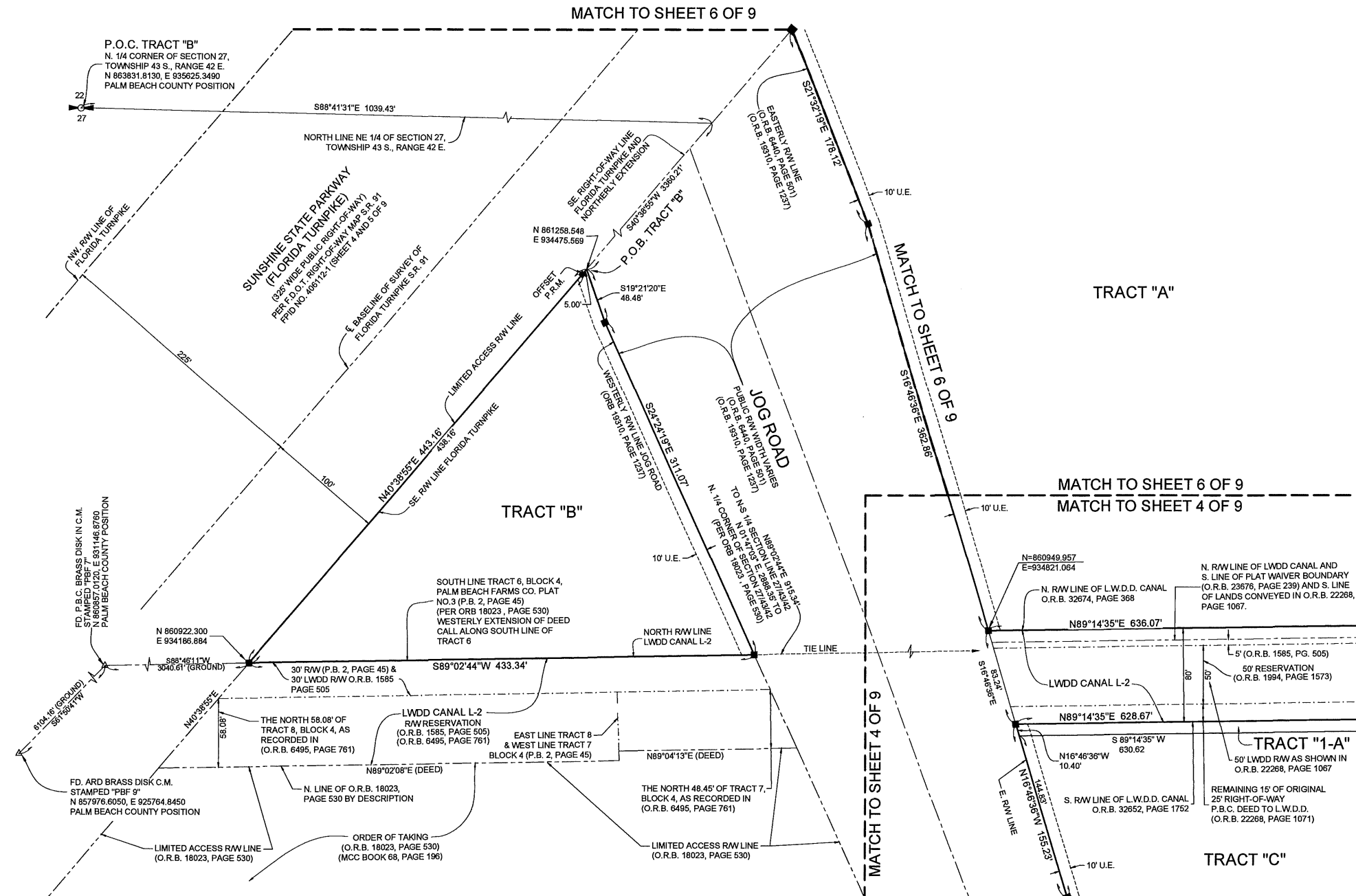
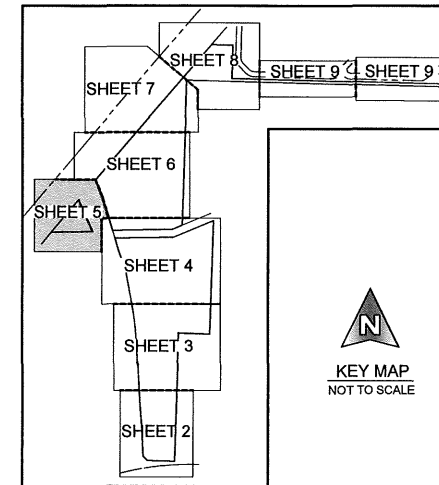
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WATER TREATMENT PLANT NO. 8

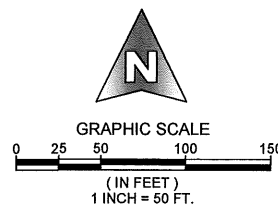


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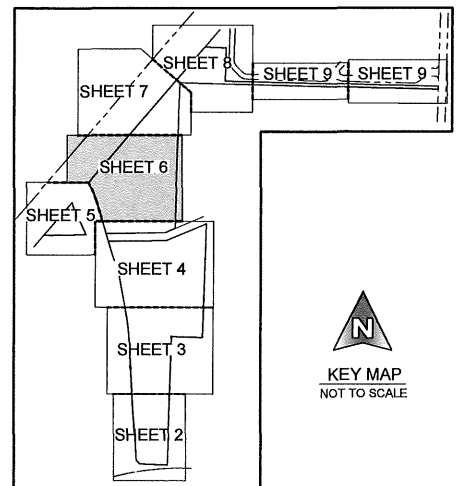
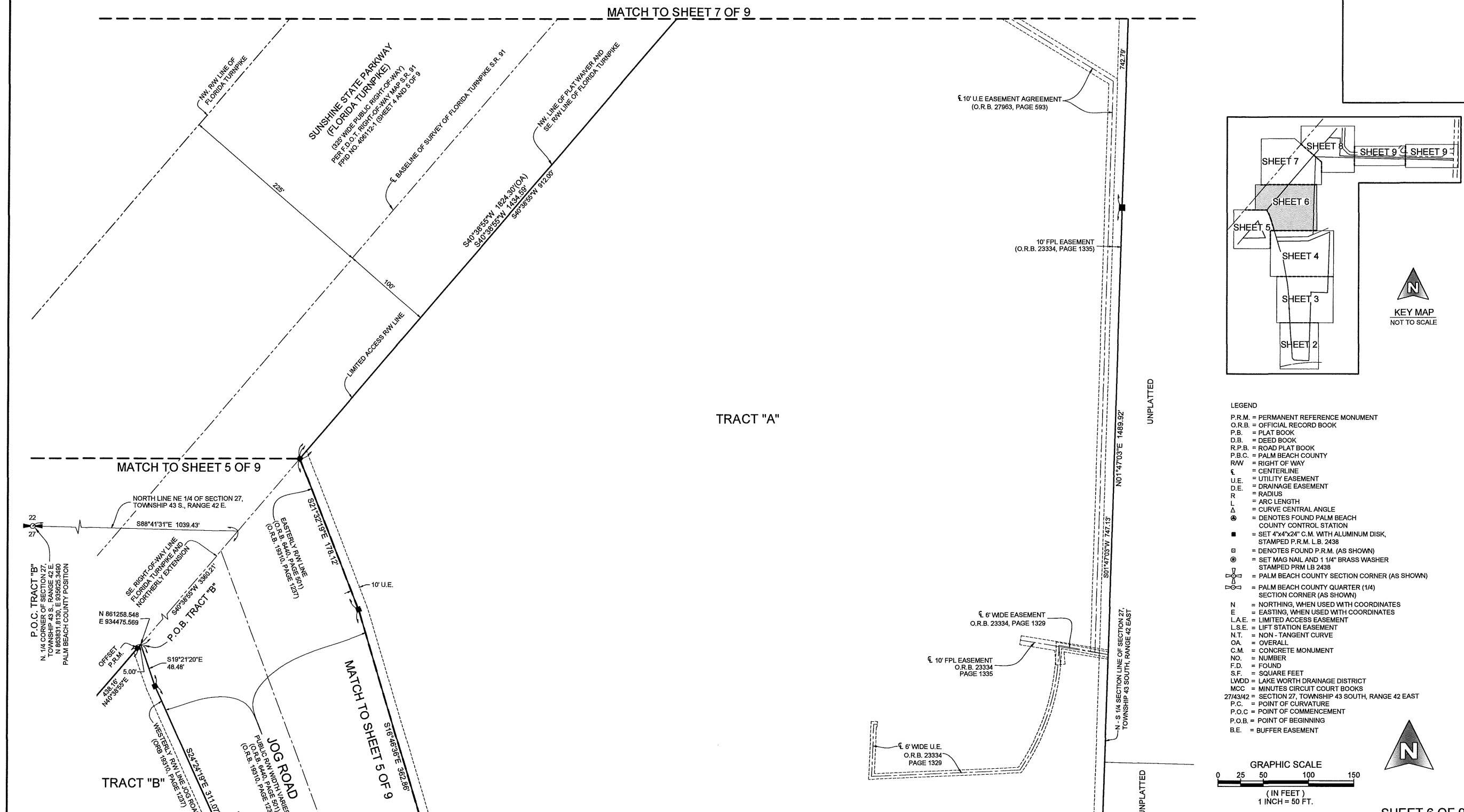


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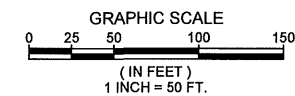
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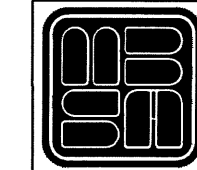


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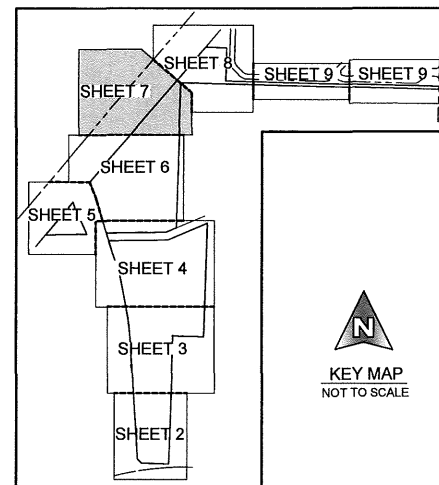


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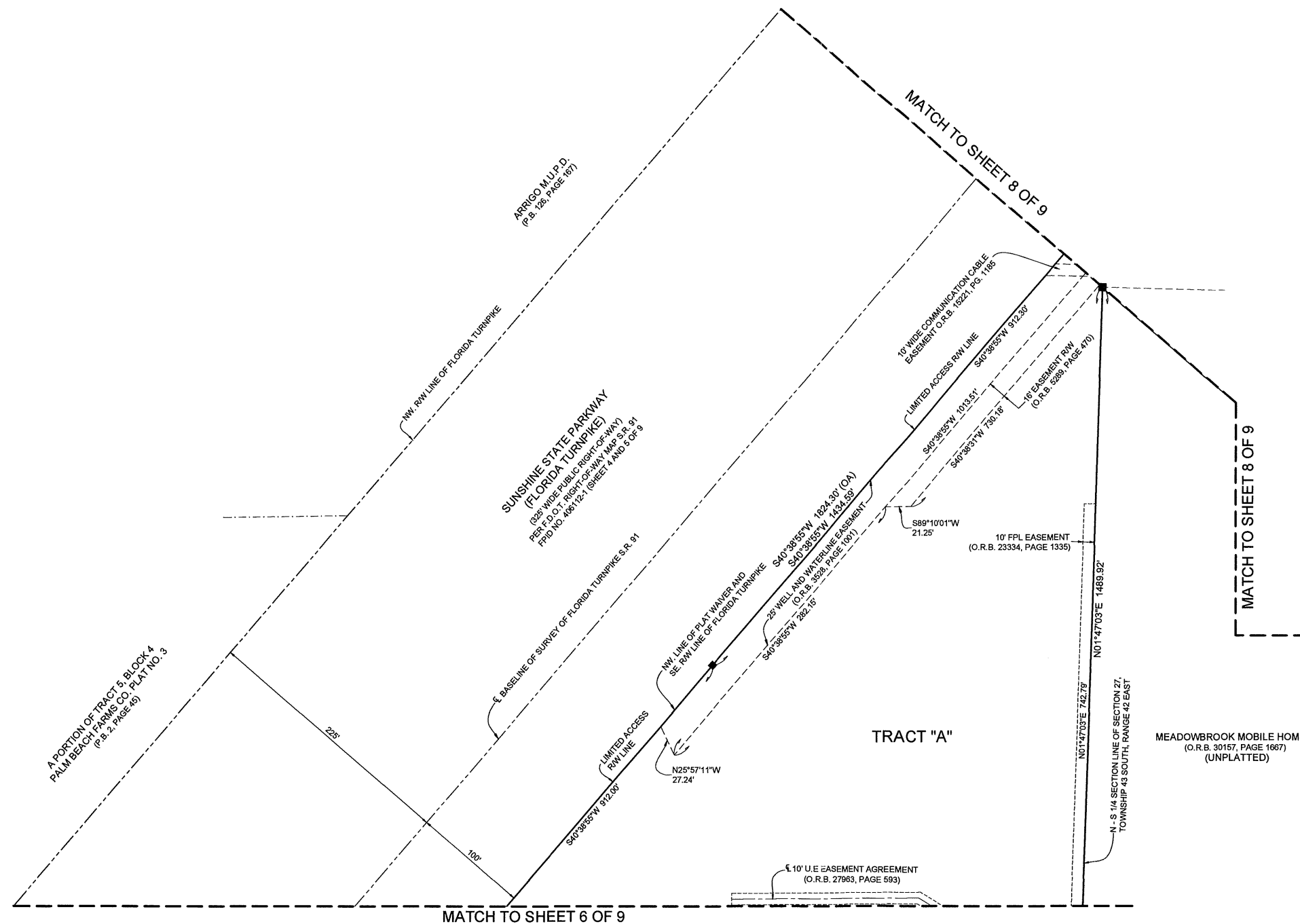
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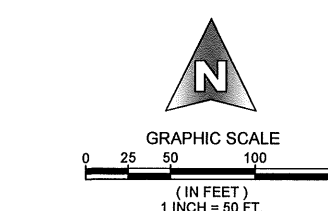
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KEY MAP  
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  - ⊙ = PALM BEACH COUNTY QUARTER (1/4) SECTION CORNER (AS SHOWN)
  - N = NORTHING, WHEN USED WITH COORDINATES
  - E = EASTING, WHEN USED WITH COORDINATES
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  - L.S.E. = LIFT STATION EASEMENT
  - N.T. = NON-TANGENT CURVE
  - O.A. = OVERALL
  - C.M. = CONCRETE MONUMENT
  - NO. = NUMBER
  - F.D. = FOUND
  - S.F. = SQUARE FEET
  - LWDD = LAKE WORTH DRAINAGE DISTRICT
  - MCC = MINUTES CIRCUIT COURT BOOKS
  - 27/43/42 = SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST
  - P.C. = POINT OF CURVATURE
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**COORDINATES NOTE:**  
STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE.  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)  
SCALE FACTOR = 1.0000307  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ALL BEARINGS SHOWN HEREON ARE GRID NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. AND CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

MEADOWBROOK MOBILE HOME PARK  
(O.R.B. 30157, PAGE 1667)  
(UNPLATTED)

SHEET 7 OF 9

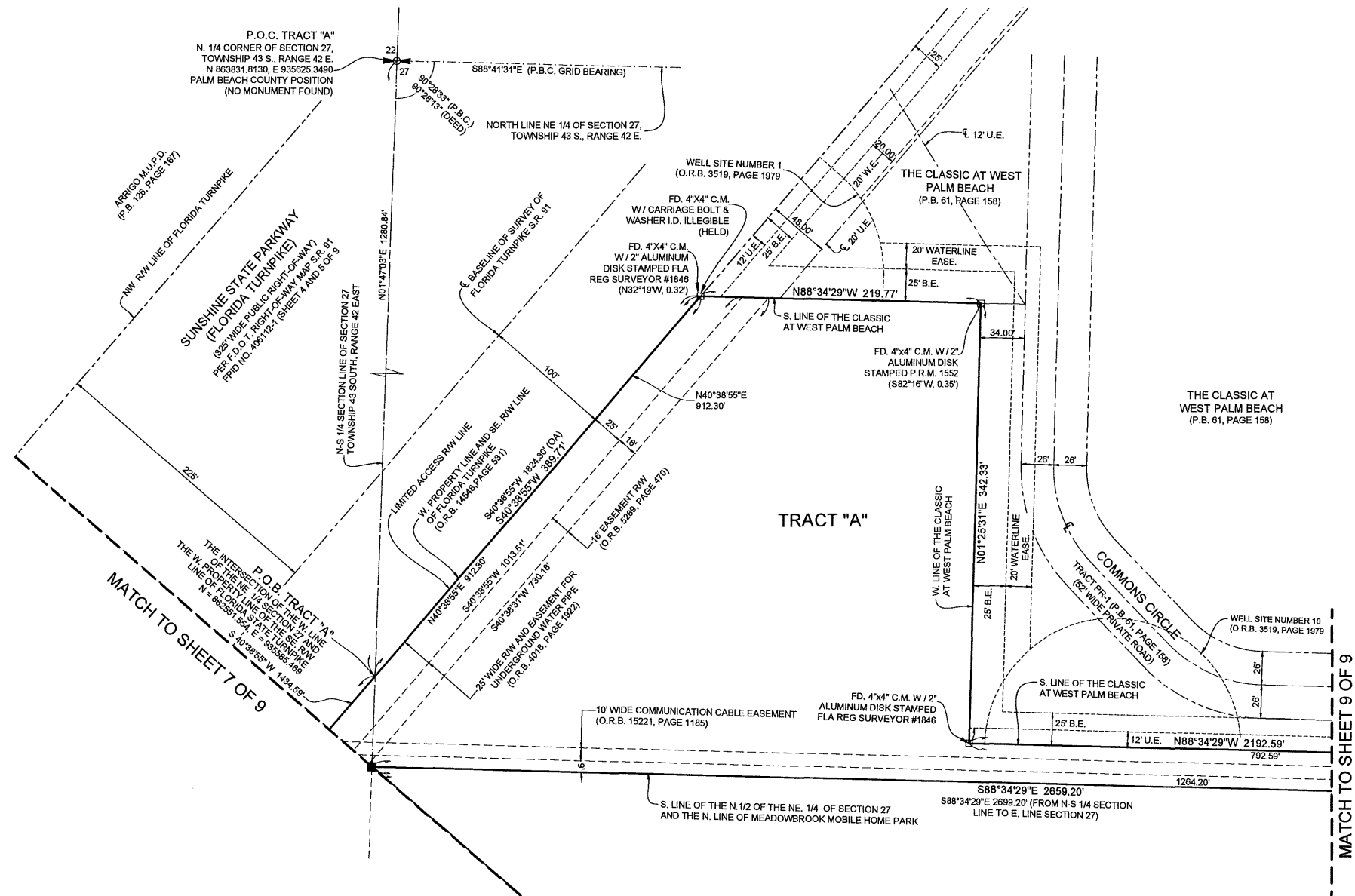
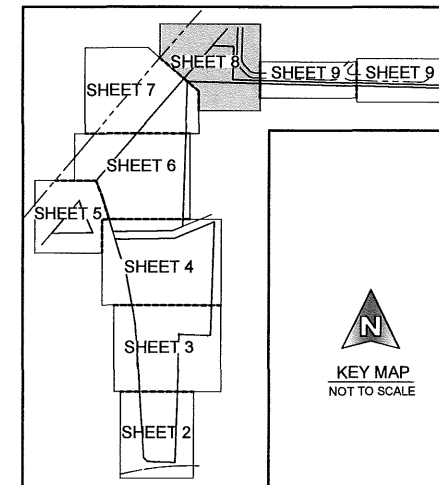


**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
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ED# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

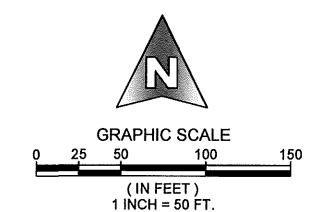
WATER TREATMENT PLANT NO. 8

# WATER TREATMENT PLANT NO. 8

LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCELS OF LAND BEING A PORTION OF THE AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, BEING A RE-PLAT OF PORTIONS OF TRACTS 1, 5, 6, 7, 12, 13 AND 20, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



- LEGEND
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  - D.B. = DEED BOOK
  - R.P.B. = ROAD PLAT BOOK
  - P.B.C. = PALM BEACH COUNTY
  - R/W = RIGHT OF WAY
  - CL = CENTERLINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = CURVE CENTRAL ANGLE
  - ⊙ = DENOTES FOUND PALM BEACH COUNTY CONTROL STATION
  - = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
  - ⊕ = DENOTES FOUND P.R.M. (AS SHOWN)
  - ⊙ = SET MAG NAIL AND 1 1/4" BRASS WASHER STAMPED PRM LB 2438
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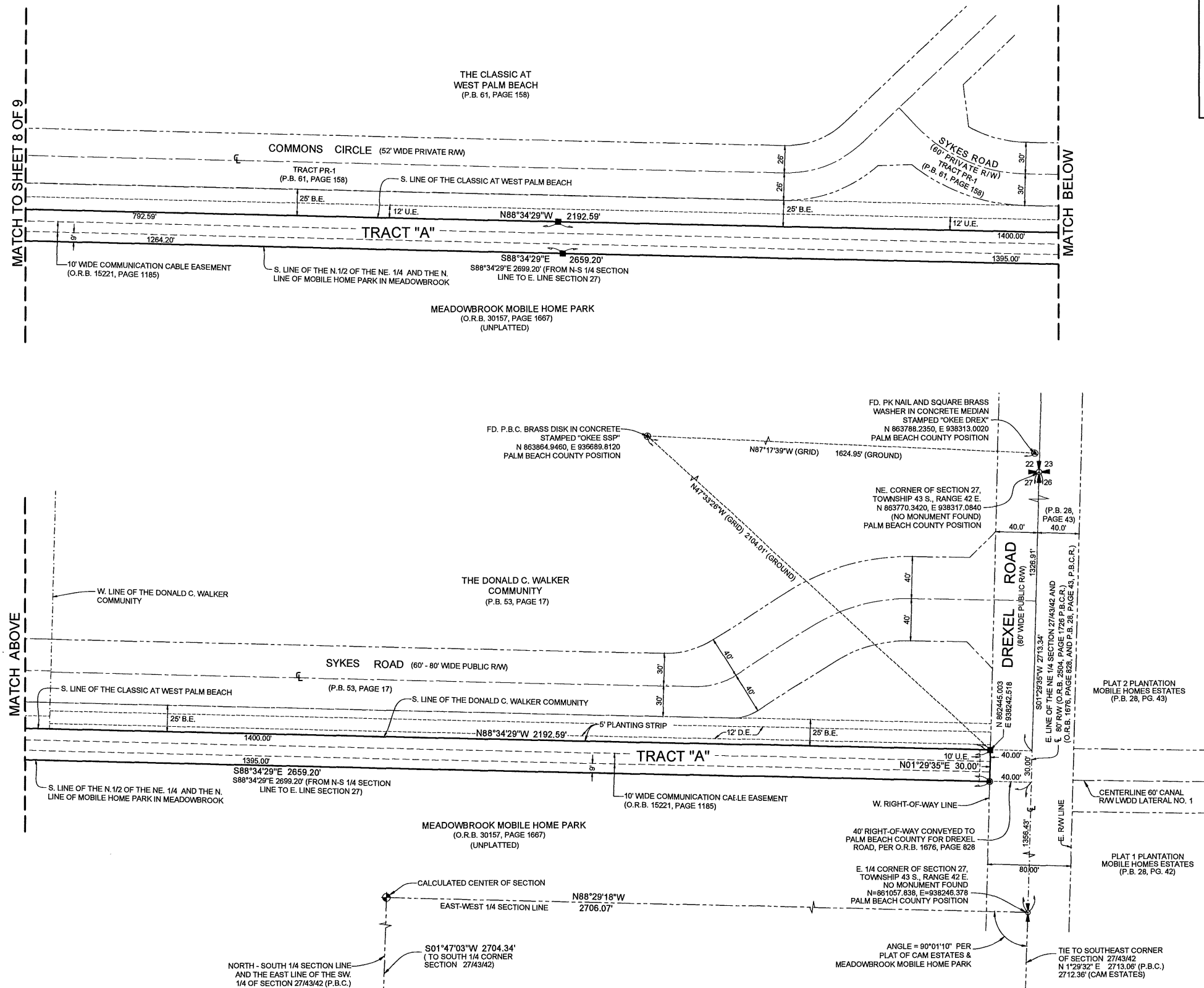
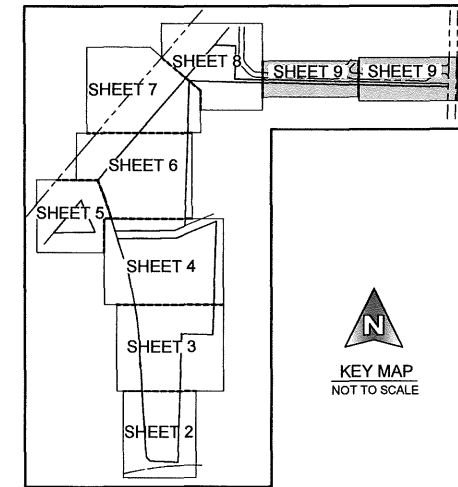
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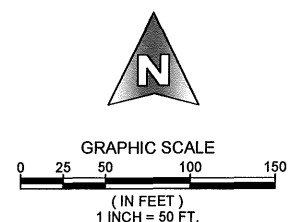


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