



**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>	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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

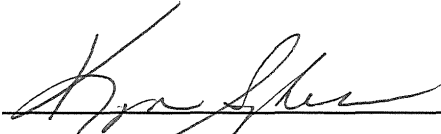
Does this item include the use of federal funds? Yes \_\_\_\_\_ No X

Budget Account No: Fund N/A Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_

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

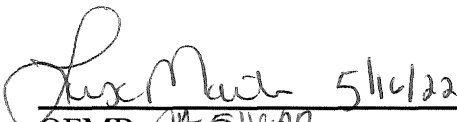
This item has no fiscal impact

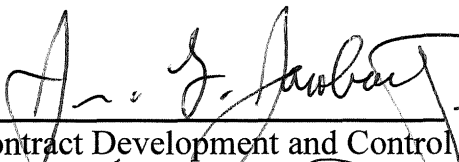
Fixed Asset Number N/A

**C. Departmental Fiscal Review:** 

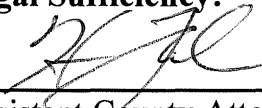
**III. REVIEW COMMENTS**

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

 5/14/22  
OFMB # 51032 LM 5/10

 5/23/22  
Contract Development and Control 5-23-22 TW

**B. Legal Sufficiency:**

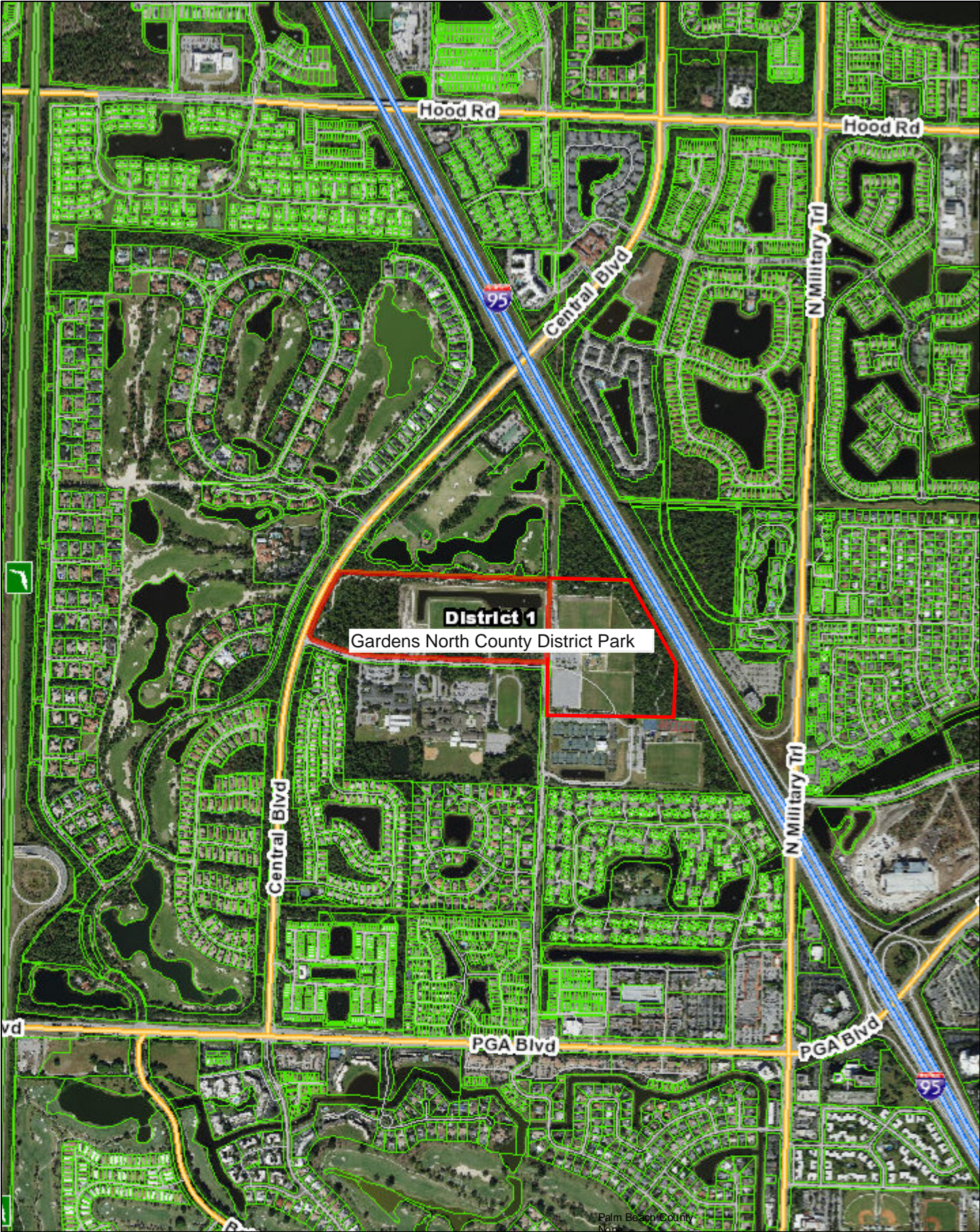
 5/24/22  
Assistant County Attorney

**C. Other Department Review:**

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

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





Palm Beach County  
North

April 6, 2022

Attachment No. 1  
Location Map - Page 1 of 1



Attachment No. 2  
Utility Easement – 24 Pages

Prepared by:  
Howard J. Falcon, III  
Assistant County Attorney  
Palm Beach County, County Attorney's Office  
301 North Olive Avenue, Suite 601  
West Palm Beach, Florida 33401-4791

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

Property Control Number: 52-42-42-02-00-000-1040 & 52-42-42-01-00-000-3050

## UTILITY EASEMENT

**THIS INDENTURE**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, by and through its Board of County Commissioners, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("COUNTY"), in favor of the **SEACOAST UTILITY AUTHORITY**, whose address is 4200 Hood Road, Palm Beach Garden, Florida 33410 ("SEACOAST").

### WITNESSETH:

That the COUNTY for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto SEACOAST, its successors and assigns, upon the conditions hereinafter set forth, a perpetual non-exclusive easement over, across, through and upon, under or within that parcel of land located in Palm Beach County, Florida, described on Exhibit "A-1", "A-2" and "A-3" attached hereto and made a part hereof as if recited at length (the "Easement Premises") for the construction, operation and maintenance of an underground water main, sewer main, reclaimed water line, and appurtenances thereto, to be installed from time to time, or to be altered, improved, or removed therefrom together with the right to cut and keep clear trees, brush or undergrowth therefrom and all other obstructions that might endanger or interfere therewith, and the right of ingress and egress thereto.

The water main improvements will be restricted to the portion of the Easement Premises as described in Exhibit "A-1", the sewer main improvements will be restricted to that portion of the Easement Premises as described in Exhibit "A-2", and the reclaimed water line improvements will be restricted to that portion of the Easement Premises as described in Exhibit "A-3".

**THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:**

1. SEACOAST shall cause the water main, sewer main, reclaimed water line and their appurtenances to be constructed within the confines of the Easement Premises.

2. SEACOAST hereby expressly agrees that in the event that SEACOAST, its successors and assigns, ceases to use the Easement Premises for the purposes herein expressed, the easement granted hereby shall become null and void, and all the right, title and interest in and to the Easement Premises shall revert to the COUNTY.

3. SEACOAST further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its water main, sewer main, reclaimed water line and appurtenances within the Easement Premises at all times during the term hereof.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the COUNTY 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 COURTS  
& COMPTROLLER**

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida**

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

By: \_\_\_\_\_  
Robert S. Weinroth, Mayor

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

**APPROVED AS TO  
LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By:   
Assistant County Attorney


By:   
Department Director

Exhibit "A-1"



EXHIBIT "A-1"

THE GARDENS NORTH COUNTY DISTRICT PARK

LEGAL DESCRIPTION:

A 12.00 FOOT WIDE STRIP OF LAND LYING WITHIN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO LYING WITHIN AND BEING A PORTION OF THE PROPERTY NOW KNOWN AS "NORTH COUNTY DISTRICT PARK" (FORMERLY KNOWN AS PARCEL 31.09 & 31.12) AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 11802, PAGE 780, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THE CENTER LINE OF THE SAID 12.00 FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THE SAID POINT OF COMMENCEMENT HAVING A PALM BEACH COUNTY PUBLISHED POSITION STATE PLANE GRID COORDINATE VALUE OF; NORTH: 917049.261, EAST: 945499.505; THENCE SOUTH 01°52'51" WEST ALONG THE WEST LINE OF SAID SECTION 1 (THE WEST LINE OF SAID SECTION 1 HAS A GRID BEARING OF SOUTH 01°52'51" WEST AND ALL OTHER BEARINGS CONTAINED HEREIN ARE RELATED THERETO), A DISTANCE OF 810.41 FEET TO A POINT ON THE NORTH LINE OF THE SAID "NORTH COUNTY DISTRICT PARK" AS DESCRIBED IN THAT SAID CERTAIN SPECIAL WARRANTY DEED; THENCE SOUTH 01°52'51" WEST, CONTINUING ALONG THE SAID WEST SECTION LINE, A DISTANCE OF 846.58 FEET TO A POINT ON A SOUTH LINE OF THE SAID "NORTH COUNTY DISTRICT PARK", THE SAID SOUTH LINE ALSO BEING THE NORTH LINE OF 117TH COURT NORTH AS DESCRIBED IN OFFICIAL RECORD BOOK 6496, PAGE 325, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°21'18" EAST, ALONG THE SAID SOUTH LINE AND THE SAID NORTH LINE, A DISTANCE OF 30.01 FEET TO A POINT ON A WEST LINE OF THE SAID "NORTH COUNTY DISTRICT PARK"; THENCE SOUTH 01°52'52" WEST, ALONG THE SAID WEST LINE A DISTANCE OF 1.32 FEET TO THE POINT OF BEGINNING FOR THE HEREINAFTER DESCRIBED CENTER LINE FOR THE SAID 12.00 FOOT WIDE STRIP OF LAND;

THENCE SOUTH 88°07'08" EAST, DEPARTING THE SAID WEST LINE AND ALONG THE SAID CENTERLINE, A DISTANCE OF 75.00 FEET TO REFERENCE POINT 'A'; THENCE SOUTH 01°52'52" WEST, DEPARTING SAID REFERENCE 'A' AND ALONG THE SAID CENTERLINE, A DISTANCE OF 61.02 FEET TO THE POINT OF TERMINUS POINT 'A';

THENCE RETURNING TO REFERENCE POINT 'A';

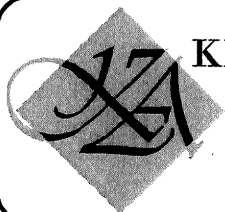
THENCE ALONG THE SAID CENTERLINE FOR THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 88°07'08" EAST, DEPARTING SAID REFERENCE POINT 'A', A DISTANCE OF 220.50 FEET;
2. THENCE SOUTH 01°52'52" WEST, A DISTANCE OF 35.89 FEET;
3. THENCE SOUTH 88°07'08" EAST, A DISTANCE OF 18.50 FEET TO THE POINT OF TERMINUS 'B'.

THE SIDELINES OF THE SAID 12.00 FOOT WIDE STRIP OF LAND LYING 6.00 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTER LINE TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS, A LINE PERPENDICULAR TO THE SIDELINES AS STRUCK FROM POINT OF TERMINUS 'A' AND TERMINUS POINT 'B' AND TO MEET AT A SAID WEST LINE AND THE NORTHERLY PROJECTION THEREOF FOR THAT SAID PROPERTY NOW KNOWN AS "NORTH COUNTY DISTRICT PARK" AS DESCRIBED IN THAT SAID CERTAIN SPECIAL WARRANTY DEED.

CONTAINING IN ALL 4,858.951 SQUARE FEET AND / OR 0.112 ACRES, MORE OR LESS.

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395B SUA Waterline.dwg Wednesday, March 16, 2022 9:46:24 AM



KESHAVARZ & ASSOCIATES

Civil Engineers • Land Surveyors  
711 North Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 689-8600 Fax: (561) 689-7476

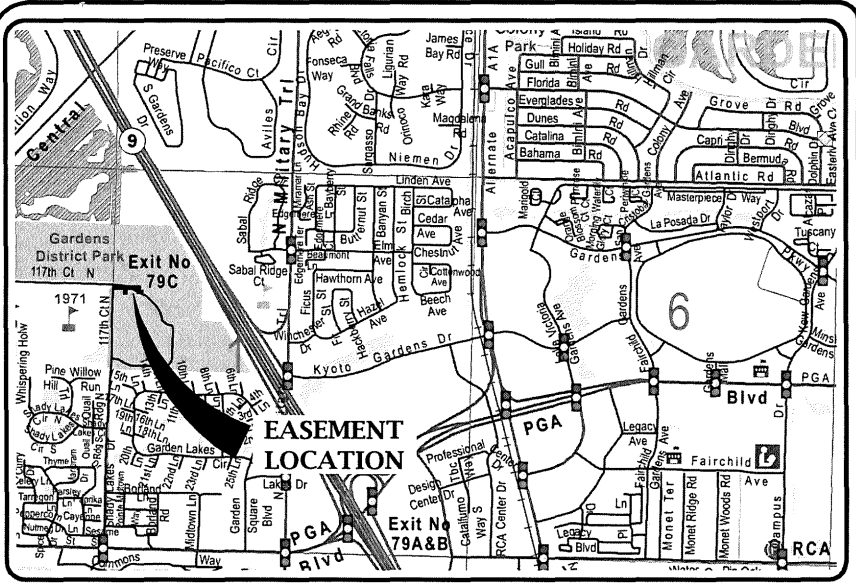
DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS

SEACOAST UTILITY AUTHORITY EASEMENT

DRAWN: SFB	DATE: 9/01/21	SCALE: N/A
CHECKED: SFB	PROJECT No: 21-1395	DWG No: A21-1395C
APPROVED: SFB		SHEET No: 1 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395B SUA Waterline.dwg Wednesday, March 16, 2022 9:46:26 AM



**EXHIBIT "A-1"**

**THE GARDENS NORTH COUNTY DISTRICT PARK**

LOCATION MAP ~ NOT TO SCALE

**SURVEYORS' NOTES:**

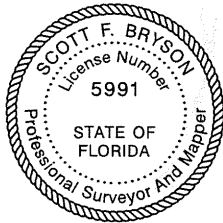
1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THERE HAS NOT BEEN A REVIEW OF A TITLE POLICY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
4. THE DESCRIPTION TEXT AND THE SKETCH OF DESCRIPTION COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
5. BEARINGS AND STATE PLANE COORDINATES SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90) OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRAVERSE MERCATOR PROJECTION), EAST ZONE. THE WEST LINE OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARS SOUTH 01°52'51" WEST AND ALL OTHER BEARINGS SHOWN HERON ARE RELATED THERETO.
6. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY KESHAVARZ & ASSOCIATES, INC.

DATE OF LEGAL DESCRIPTION: SEPTEMBER 01, 2021

KESHAVARZ & ASSOCIATES, INC.

*Scott F. Bryson*

SCOTT F. BRYSON  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No.: 5991



Digitally signed by  
Scott F Bryson  
DN: c=US,  
o=KESHAVARZ AND  
ASSOCIATES,  
dnQualifier=A01410C  
0000017D765B3F1A0  
000211D, cn=Scott F  
Bryson  
Date: 2022.03.16  
09:48:16 -04'00'



**KESHAVARZ & ASSOCIATES**

Civil Engineers • Land Surveyors

711 North Dixie Highway, Suite 201

West Palm Beach, Florida 33401

Tel: (561) 689-8600 Fax: (561) 689-7476

**DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS**

**SEACOAST UTILITY AUTHORITY EASEMENT**

<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> N/A
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395C
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 2 OF 5

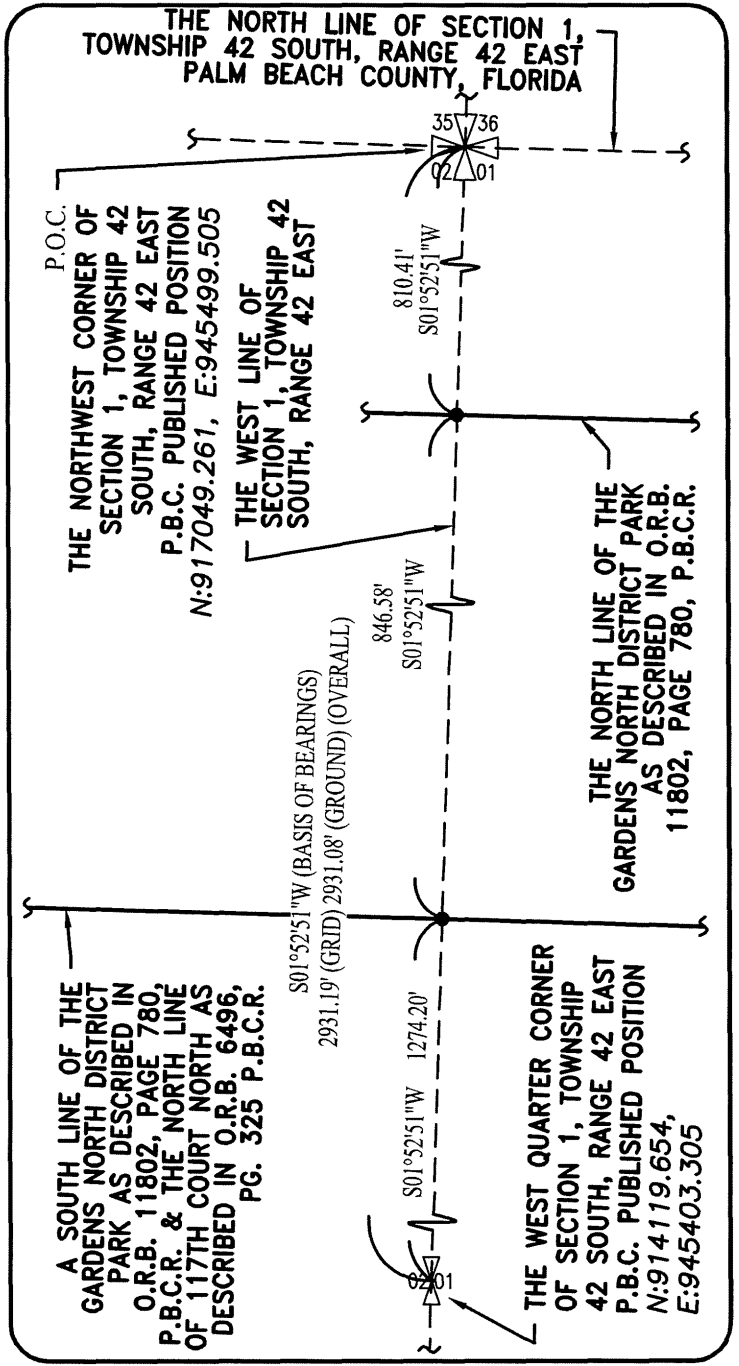
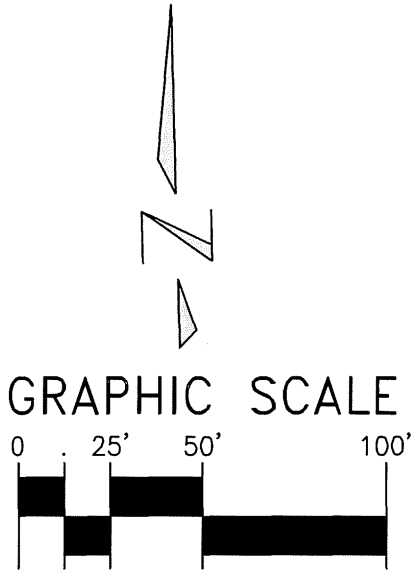
REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB

**EXHIBIT "A-1"**

**THE GARDENS NORTH COUNTY DISTRICT PARK**

**NOTES, COORDINATES, BEARINGS AND DISTANCES:**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = US SURVEY FOOT  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
 SCALE FACTOR = 1.000037154  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID



**DETAIL A (1" = 50')**

**DESCRIPTION & SKETCH PREPARED FOR:  
 THE CITY OF PALM BEACH GARDENS  
 SEACOAST UTILITY AUTHORITY EASEMENT**

<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> 1" = 50'
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395C
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 3 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB



**KESHAVARZ & ASSOCIATES**

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 711 North Dixie Highway, Suite 201  
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P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395B SUA Waterline.dwg Wednesday, March 16, 2022 9:46:36 AM

THE NORTH LINE OF SECTION 1,  
TOWNSHIP 42 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

EXHIBIT "A-1"

THE GARDENS NORTH COUNTY  
DISTRICT PARK

P.O.C.  
THE NORTHWEST CORNER  
OF SECTION 1, TOWNSHIP  
42 SOUTH, RANGE 42 EAST  
P.B.C. PUBLISHED POSITION  
N:917049.261,  
E:945499.505

THE WEST LINE OF  
SECTION 1, TOWNSHIP 42  
SOUTH, RANGE 42 EAST

20.00' UTILITY EASEMENT  
(ORB 2611, PG 806 PBCR)

THE NORTH LINE OF THE GARDENS  
NORTH DISTRICT PARK AS DESCRIBED  
IN O.R.B. 11802, PAGE 780, P.B.C.R.

OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-01-00-000-3050

REFERENCE POINT 'A'  
THE CENTERLINE OF  
THE 12.0' WIDE S.U.A.  
UTILITY EASEMENT

THE NORTH QUARTER  
CORNER SECTION 2, TOWNSHIP 42  
SOUTH RANGE 42 EAST, PALM BEACH  
COUNTY, FLORIDA  
P.B.C. PUBLISHED POSITION  
N:917133.014, E:942862.909

OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-02-00-000-1040

A SOUTH LINE OF THE  
GARDENS NORTH DISTRICT  
PARK AS DESCRIBED IN O.R.B.  
11802, PAGE 780, P.B.C.R. &  
THE NORTH LINE OF 117TH  
COURT NORTH AS DESCRIBED IN  
O.R.B. 6496, PG. 325 P.B.C.R.

117TH COURT NORTH  
(80.0' PUBLIC RIGHT-OF-WAY)  
(O.R.B. 6496, PG. 325 P.B.C.R.)

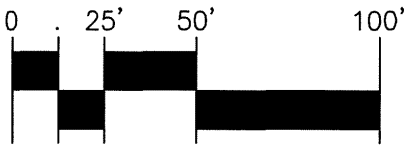
THE SOUTH QUARTER CORNER  
SECTION 2, TOWNSHIP 42 SOUTH  
RANGE 42 EAST, PALM BEACH  
COUNTY, FLORIDA  
P.B.C. PUBLISHED POSITION  
N:911535.518,  
E:942651.218

SEE DETAIL A  
PAGE 3 OF 5

A WEST LINE OF THE  
GARDENS NORTH DISTRICT  
PARK AS DESCRIBED IN O.R.B.  
11802, PAGE 780, P.B.C.R.

20.00' UTILITY EASEMENT  
(ORB 2611, PG 806 PBCR)

GRAPHIC SCALE



LEGEND OF ABBREVIATIONS

C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	P.O.T. = POINT OF TERMINUS
P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT

DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS

SEACOAST UTILITY AUTHORITY EASEMENT

DRAWN: SFB	DATE: 9/01/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 21-1395	DWG No: A21-1395C
APPROVED: SFB		SHEET No: 4 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB

MATCH LINE 'A' SEE PAGE 5 OF 5

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395B SUA Waterline.dwg Wednesday, March 16, 2022 9:46:41 AM

**EXHIBIT "A-1"**

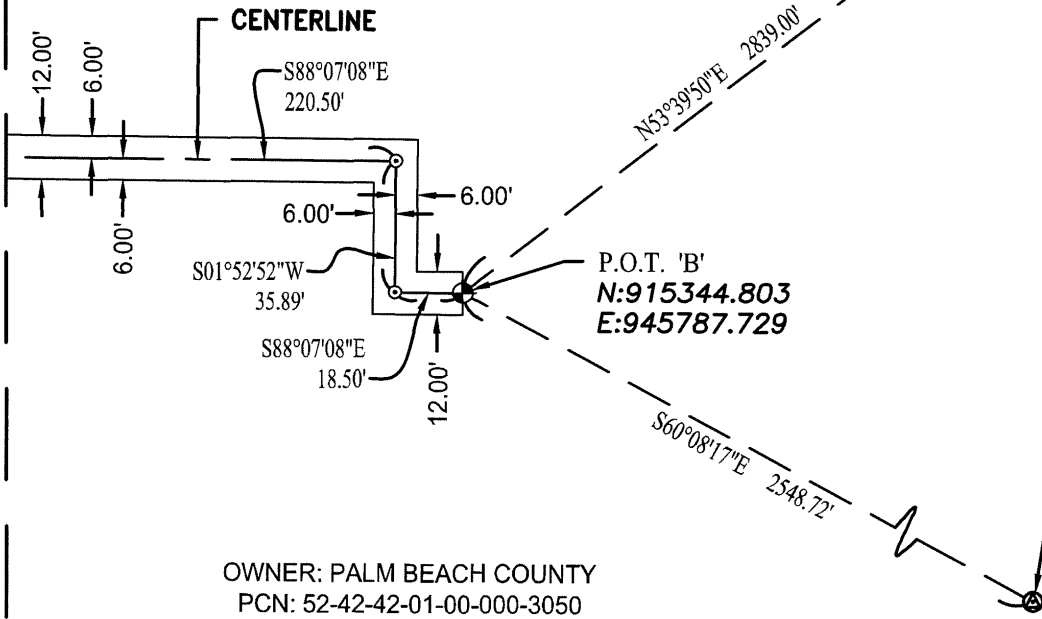
**THE GARDENS NORTH COUNTY DISTRICT PARK**

OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-01-00-000-3050

PALM BEACH COUNTY  
CONTROL POINT "SKELLY"  
P.B.C. PUBLISHED POSITION  
N:917026.971  
E:948074.699



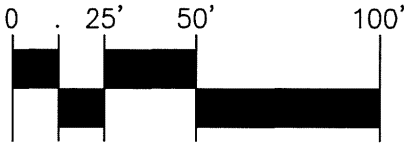
MATCH LINE 'A' SEE PAGE 4 OF 5



OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-01-00-000-3050

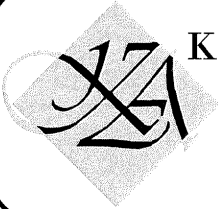
PALM BEACH COUNTY  
CONTROL POINT "TURNS"  
P.B.C. PUBLISHED POSITION  
N:914075.766  
E:947998.050

**GRAPHIC SCALE**



**LEGEND OF ABBREVIATIONS**

C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	P.O.T. = POINT OF TERMINUS
P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT



**KESHAVARZ & ASSOCIATES**

Civil Engineers • Land Surveyors  
711 North Dixie Highway, Suite 201  
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Tel: (561) 689-8600 Fax: (561) 689-7476

**DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS**

**SEACOAST UTILITY AUTHORITY EASEMENT**

DRAWN: SFB	DATE: 9/01/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No:	DWG No: A21-1395C
APPROVED: SFB	21-1395	SHEET No: 5 OF 5



Exhibit "A-2"

# EXHIBIT "A-2"

## THE GARDENS NORTH COUNTY DISTRICT PARK

### LEGAL DESCRIPTION:

A 20.00 FOOT WIDE STRIP OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO LYING WITHIN AND BEING A PORTION OF THE PROPERTY NOW KNOWN AS "NORTH COUNTY DISTRICT PARK" (FORMERLY KNOWN AS PARCEL 31.09 & 31.12) AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 11802, PAGE 780, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THE CENTER LINE OF THE SAID 20.00 FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THE SAID POINT OF COMMENCEMENT HAVING A PALM BEACH COUNTY PUBLISHED POSITION STATE PLANE GRID COORDINATE VALUE OF; NORTH: 917049.261, EAST: 945499.505; THENCE SOUTH 01°52'51" WEST ALONG THE WEST LINE OF SAID SECTION 1 (THE WEST LINE OF SAID SECTION 1 HAS A GRID BEARING OF SOUTH 01°52'51" WEST AND ALL OTHER BEARINGS CONTAINED HEREIN ARE RELATED THERETO), A DISTANCE OF 810.41 FEET TO A POINT ON THE NORTH LINE OF THE SAID "NORTH COUNTY DISTRICT PARK" AS DESCRIBED IN THAT SAID CERTAIN SPECIAL WARRANTY DEED; THENCE SOUTH 01°52'51" WEST, CONTINUING ALONG THE SAID WEST SECTION LINE, A DISTANCE OF 636.21 FEET TO REFERENCE POINT 'A' AND THE BEGINNING FOR THE HEREINAFTER DESCRIBED CENTERLINE FOR THE SAID 20.00 FOOT WIDE STRIP OF LAND;

THENCE SOUTH 88°20'46" EAST, DEPARTING THE SAID REFERENCE POINT 'A' AND ALONG THE SAID CENTERLINE, A DISTANCE OF 272.57 FEET TO THE POINT OF TERMINUS 'A';

THENCE RETURNING TO REFERENCE POINT 'A';

THENCE ALONG THE SAID CENTERLINE FOR THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTH 88°20'46" WEST, DEPARTING SAID REFERENCE POINT 'A', A DISTANCE OF 137.43 FEET;
2. THENCE NORTH 88°21'33" WEST, A DISTANCE OF 400.00 FEET;
3. THENCE SOUTH 43°38'26" WEST, A DISTANCE OF 142.30 FEET;
4. THENCE NORTH 88°21'33" WEST, A DISTANCE OF 678.42 FEET;
5. THENCE SOUTH 01°52'52" WEST, A DISTANCE OF 104.56' TO THE POINT OF TERMINUS 'B', SAID TERMINUS POINT 'B' BEING ON A SOUTH LINE OF THAT SAID PROPERTY NOW KNOWN AS "NORTH COUNTY DISTRICT PARK" AS DESCRIBED IN THAT SAID CERTAIN SPECIAL WARRANTY DEED AND ALSO BEING ON THE NORTH LINE OF 117TH COURT NORTH AS DESCRIBED IN OFFICIAL RECORD BOOK 6496, PAGE 325, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

THE SIDELINES OF THE SAID 20.00 FOOT WIDE STRIP OF LAND LYING 10.00 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTER LINE TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS, A LINE PERPENDICULAR TO THE SIDELINES AS STRUCK FROM POINT OF TERMINUS 'A' AND TO MEET AT A SOUTH LINE OF THAT SAID PROPERTY NOW KNOWN AS "NORTH COUNTY DISTRICT PARK" AS DESCRIBED IN THAT SAID CERTAIN SPECIAL WARRANTY DEED AND THE NORTH LINE OF SAID 117TH COURT NORTH.

CONTAINING IN ALL 34,705.64 SQUARE FEET AND / OR 0.797 ACRES, MORE OR LESS.



### KESHAVARZ & ASSOCIATES

Civil Engineers • Land Surveyors

711 North Dixie Highway, Suite 201

West Palm Beach, Florida 33401

Tel: (561) 689-8600 Fax: (561) 689-7476

### DESCRIPTION & SKETCH PREPARED FOR: THE CITY OF PALM BEACH GARDENS

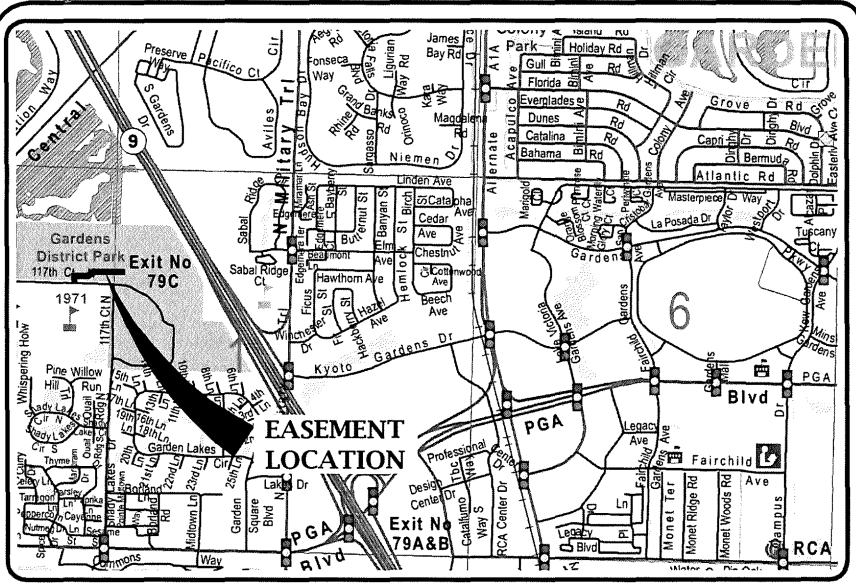
### SEACOAST UTILITY AUTHORITY EASEMENT

DRAWN: SFB	DATE: 9/01/21	SCALE: N/A
CHECKED: SFB	PROJECT No: 21-1395	DWG No: A21-1395
APPROVED: SFB		SHEET No: 1 OF 8

REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395 SUA San Sew Ease.dwg Wednesday, March 16, 2022 9:40:45 AM

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395 SUA San Sew Ease.dwg Wednesday, March 16, 2022 9:40:47 AM



LOCATION MAP ~ NOT TO SCALE

**EXHIBIT "A-2"**  
**THE GARDENS NORTH COUNTY DISTRICT PARK**

**SURVEYORS' NOTES:**

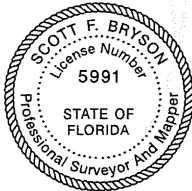
1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THERE HAS NOT BEEN A REVIEW OF A TITLE POLICY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
4. THE DESCRIPTION TEXT AND THE SKETCH OF DESCRIPTION COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
5. BEARINGS AND STATE PLANE COORDINATES SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90) OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRAVERSE MERCATOR PROJECTION), EAST ZONE. THE WEST LINE OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARS SOUTH 01°52'51" WEST AND ALL OTHER BEARINGS SHOWN HERON ARE RELATED THERETO.
6. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY KESHAVARZ & ASSOCIATES, INC.

DATE OF LEGAL DESCRIPTION: SEPTEMBER 01, 2021

KESHAVARZ & ASSOCIATES, INC.

*Scott F. Bryson*

SCOTT F. BRYSON  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE No.: 5991



Digitally signed by  
 Scott F Bryson  
 DN: c=US,  
 o=KESHAVARZ  
 AND ASSOCIATES,  
 dnQualifier=A0141  
 0C0000017D765B  
 3F1A0000211D,  
 cn=Scott F Bryson  
 Date: 2022.03.16  
 09:50:03 -04'00'



**KESHAVARZ & ASSOCIATES**  
 Civil Engineers • Land Surveyors  
 711 North Dixie Highway, Suite 201  
 West Palm Beach, Florida 33401  
 Tel: (561) 689-8600 Fax: (561) 689-7476

<b>DESCRIPTION &amp; SKETCH PREPARED FOR:</b>		
<b>THE CITY OF PALM BEACH GARDENS</b>		
<b>SEACOAST UTILITY AUTHORITY EASEMENT</b>		
<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> N/A
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 2 OF 8

REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB

EXHIBIT "A-2"

THE GARDENS NORTH COUNTY  
DISTRICT PARK

NOTES, COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
SCALE FACTOR = 1.000037154  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395 SUA San Sew Ease.dwg Wednesday, March 16, 2022 9:40:52 AM



**KESHAVARZ & ASSOCIATES**

Civil Engineers • Land Surveyors

711 North Dixie Highway, Suite 201

West Palm Beach, Florida 33401

Tel: (561) 689-8600 Fax: (561) 689-7476

**DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS**

**SEACOAST UTILITY AUTHORITY EASEMENT**

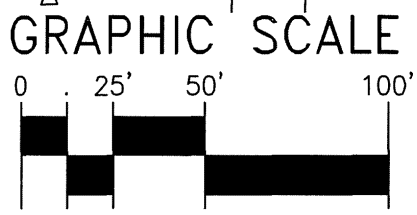
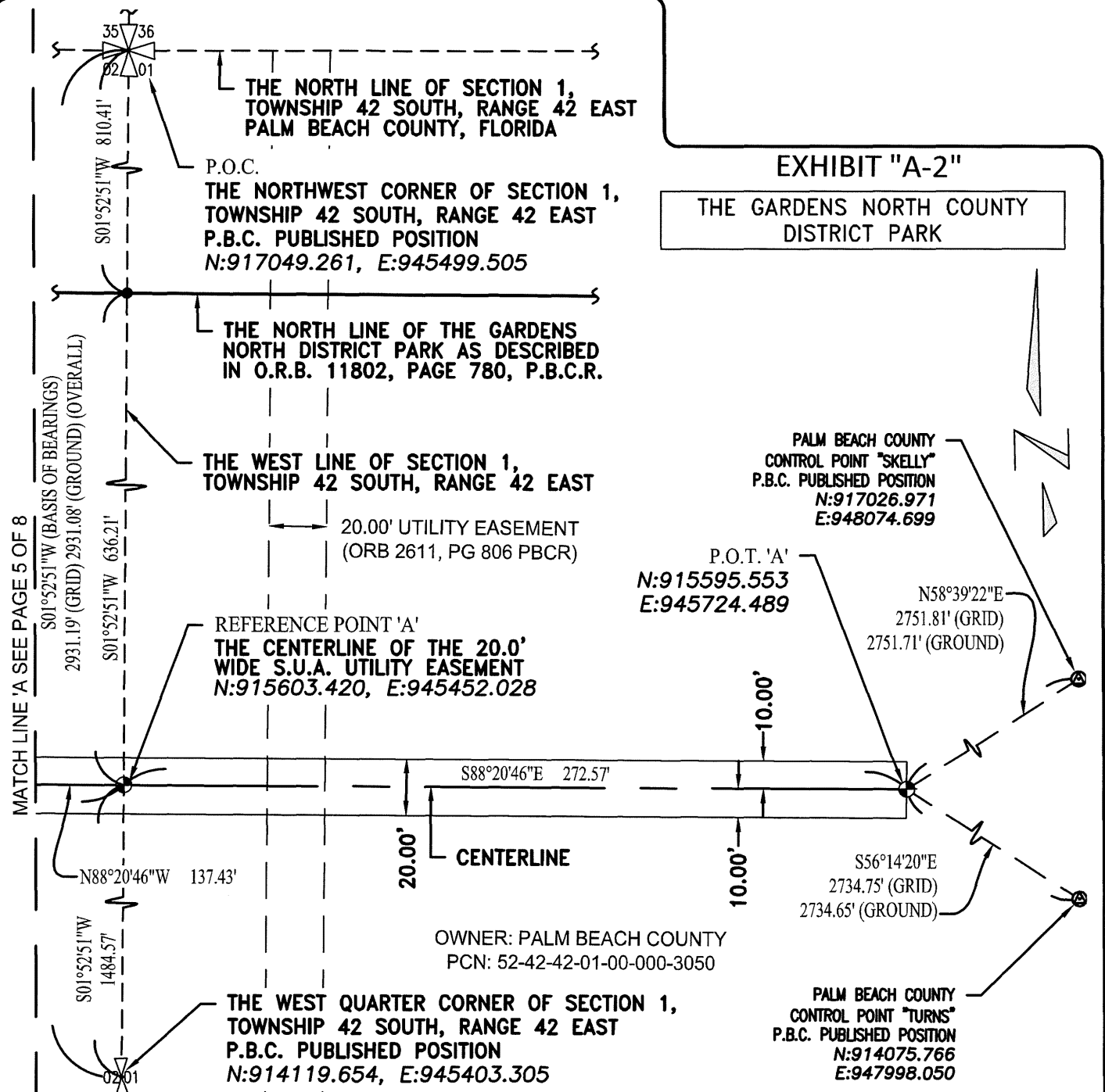
<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> N/A
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 3 OF 8

REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395 SUA San Sew Ease.dwg Wednesday, March 16, 2022 9:40:57 AM

**EXHIBIT "A-2"**

**THE GARDENS NORTH COUNTY DISTRICT PARK**



LEGEND OF ABBREVIATIONS	
C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	P.O.T. = POINT OF TERMINUS
P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT

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 West Palm Beach, Florida 33401  
 Tel: (561) 689-8600 Fax: (561) 689-7476

DESCRIPTION & SKETCH PREPARED FOR: THE CITY OF PALM BEACH GARDENS		
SEACOAST UTILITY AUTHORITY EASEMENT		
DRAWN: SFB	DATE: 9/01/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 21-1395	DWG No: A21-1395
APPROVED: SFB		SHEET No: 4 OF 8

REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB



P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395 SUA San Sew Ease.dwg Wednesday, March 16, 2022 9:41:02 AM

MATCH LINE 'B' SEE PAGE 6 OF 8

20.00'

CENTERLINE

400.00'  
N88°21'33"W

10.00'

10.00'

137.43'  
N88°20'46"W

OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-02-00-000-1040

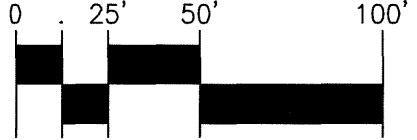
OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-02-00-000-1040

EXHIBIT "A-2"

THE GARDENS NORTH COUNTY  
DISTRICT PARK



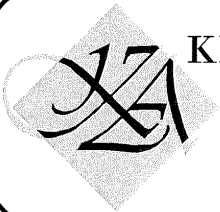
GRAPHIC SCALE



MATCH LINE 'A' SEE PAGE 4 OF 8

LEGEND OF ABBREVIATIONS

C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
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DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS

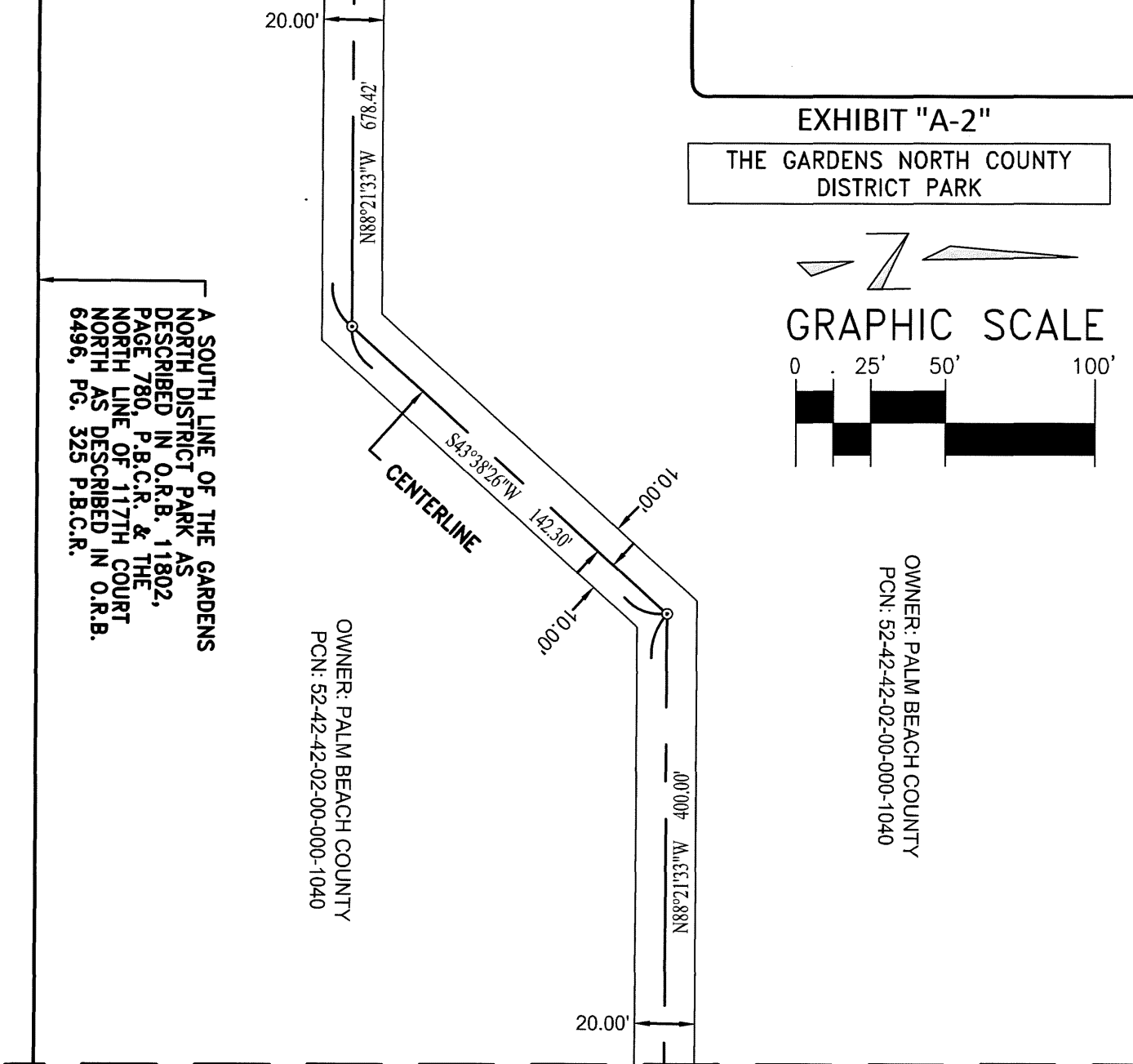
SEACOAST UTILITY AUTHORITY EASEMENT

DRAWN: SFB	DATE: 9/01/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 21-1395	DWG No: A21-1395
APPROVED: SFB		SHEET No: 5 OF 8

REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395 SUA San Sew Ease.dwg Wednesday, March 16, 2022 9:41:07 AM

MATCH LINE 'C' SEE PAGE 7 OF 8



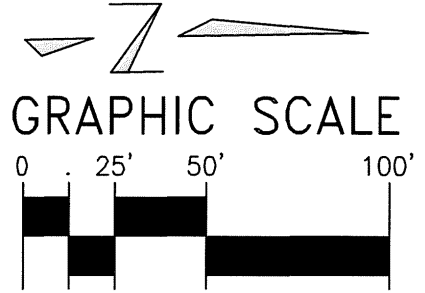
A SOUTH LINE OF THE GARDENS NORTH DISTRICT PARK AS DESCRIBED IN O.R.B. 11802, PAGE 780, P.B.C.R. & THE NORTH LINE OF 117TH COURT NORTH AS DESCRIBED IN O.R.B. 6496, PG. 325 P.B.C.R.

OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-02-00-1040

OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-02-00-1040

**EXHIBIT "A-2"**

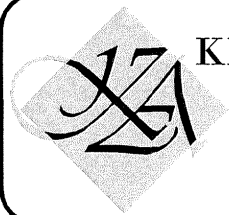
THE GARDENS NORTH COUNTY DISTRICT PARK



MATCH LINE 'B' SEE PAGE 5 OF 8

**LEGEND OF ABBREVIATIONS**

C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C.= POINT OF COMMENCEMENT
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**DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS**

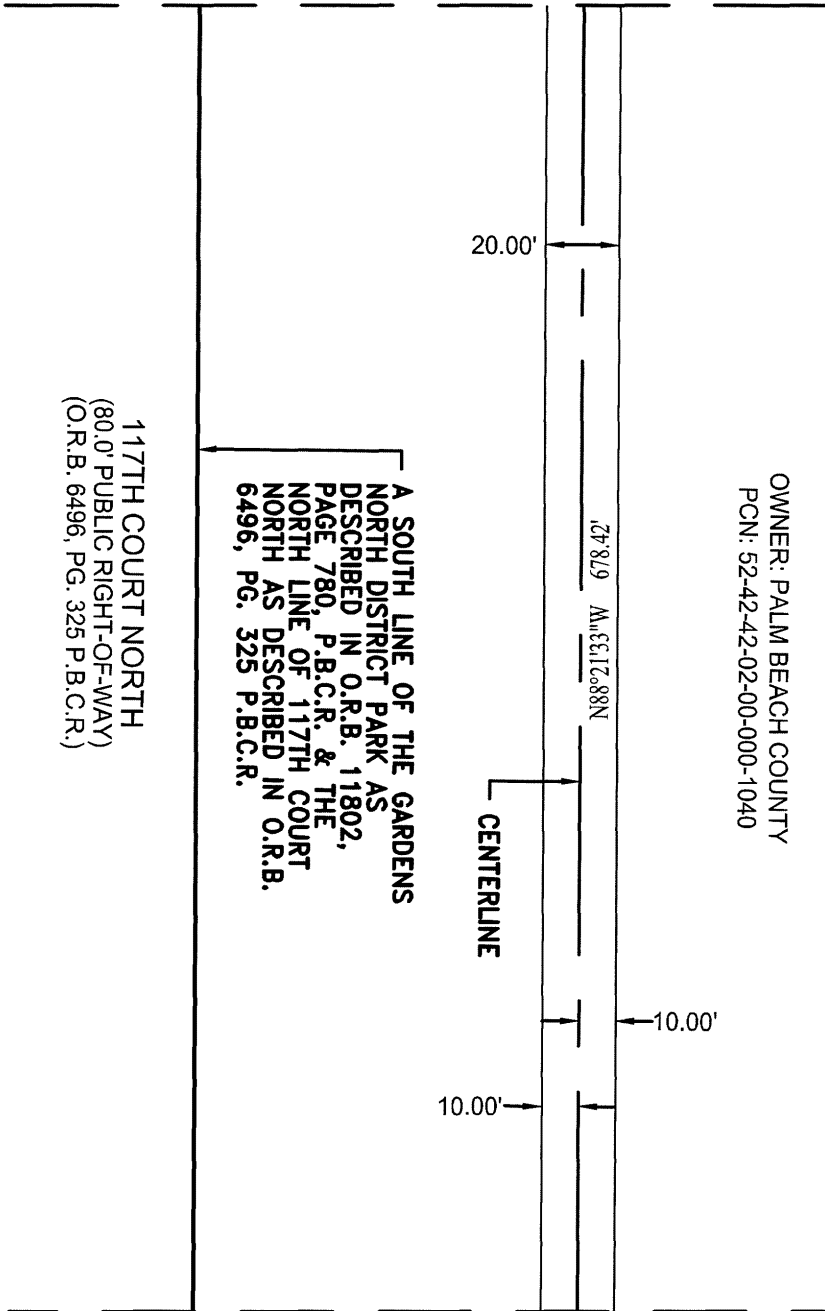
**SEACOAST UTILITY AUTHORITY EASEMENT**

<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> 1" = 50'
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 6 OF 8

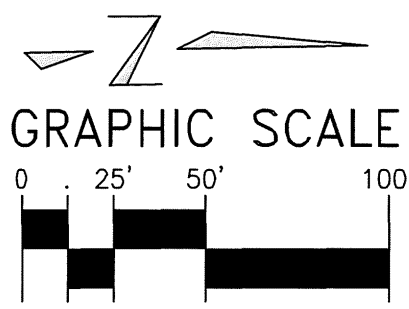
REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395 SUA San Sew Ease.dwg Wednesday, March 16, 2022 9:41:12 AM

MATCH LINE 'D' SEE PAGE 8 OF 8



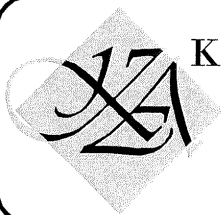
**EXHIBIT "A-2"**  
**THE GARDENS NORTH COUNTY DISTRICT PARK**



OWNER: PALM BEACH COUNTY  
 PCN: 52-42-42-02-00-000-1040

MATCH LINE 'C' SEE PAGE 6 OF 8

LEGEND OF ABBREVIATIONS	
C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
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 West Palm Beach, Florida 33401  
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DESCRIPTION & SKETCH PREPARED FOR: THE CITY OF PALM BEACH GARDENS		
SEACOAST UTILITY AUTHORITY EASEMENT		
DRAWN: SFB	DATE: 9/01/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 21-1395	DWG No: A21-1395
APPROVED: SFB		SHEET No: 7 OF 8

REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB

THE NORTH QUARTER CORNER SECTION 2,  
TOWNSHIP 42 SOUTH RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
P.B.C. PUBLISHED POSITION  
N:917133.014  
E:942862.909

**EXHIBIT "A-2"**

THE GARDENS NORTH COUNTY  
DISTRICT PARK



**GRAPHIC SCALE**



**OWNER: PALM BEACH COUNTY**  
**PCN: 52-42-42-02-00-000-1040**

S20°51'12"W  
4168.31' (GRID)  
4168.16' (GROUND)

N36°46'19"W  
2125.06' (GRID)  
2124.98' (GROUND)

S01°52'52"W 104.56'

P.O.T. 'B'  
N:915430.788  
E:944135.038

117TH COURT NORTH  
(80.0' PUBLIC RIGHT-OF-WAY)  
(O.R.B. 6496, PG. 325 P.B.C.R.)

A SOUTH LINE OF THE GARDENS  
NORTH DISTRICT PARK AS  
DESCRIBED IN O.R.B. 11802,  
PAGE 780, P.B.C.R. & THE  
NORTH LINE OF 117TH COURT  
NORTH AS DESCRIBED IN O.R.B.  
6496, PG. 325 P.B.C.R.

CENTERLINE

20.00'

678.42'

W 331°12'08"N

10.00'

10.00'

MATCH LINE 'D' SEE PAGE 7 OF 8

THE SOUTH QUARTER CORNER SECTION 2,  
TOWNSHIP 42 SOUTH RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA  
P.B.C. PUBLISHED POSITION  
N:911535.518, E:942651.218

**LEGEND OF ABBREVIATIONS**

C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C. = POINT OF COMMENCEMENT
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West Palm Beach, Florida 33401  
Tel: (561) 689-8600 Fax: (561) 689-7476

**DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS**

**SEACOAST UTILITY AUTHORITY EASEMENT**

<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> 1" = 50'
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 8 OF 8

REVISED PER PALM BEACH COUNTY COMMENTS 3/09/2022 SFB

Exhibit "A-3"



EXHIBIT "A-3"

THE GARDENS NORTH COUNTY DISTRICT PARK

LEGAL DESCRIPTION:

A 20.00 FOOT WIDE STRIP OF LAND LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO LYING WITHIN AND BEING A PORTION OF THE PROPERTY NOW KNOWN AS "NORTH COUNTY DISTRICT PARK" (FORMERLY KNOWN AS PARCEL 31.09 & 31.12) AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 11802, PAGE 780, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, THE CENTER LINE OF THE SAID 20.00 FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THE SAID POINT OF COMMENCEMENT HAVING A PALM BEACH COUNTY PUBLISHED POSITION STATE PLANE GRID COORDINATE VALUE OF; NORTH: 917049.261, EAST: 945499.505; THENCE SOUTH 01°52'51" WEST ALONG THE WEST LINE OF SAID SECTION 1 (THE WEST LINE OF SAID SECTION 1 HAS A GRID BEARING OF SOUTH 01°52'51" WEST AND ALL OTHER BEARINGS CONTAINED HEREIN ARE RELATED THERETO), A DISTANCE OF 810.41 FEET TO A POINT ON THE NORTH LINE OF THE SAID "NORTH COUNTY DISTRICT PARK" AS DESCRIBED IN THAT SAID CERTAIN SPECIAL WARRANTY DEED; THENCE SOUTH 88°21'18" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO A POINT ON LINE PARALLEL WITH AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF SAID SECTION 1, THE SAID PARALLEL LINE ALSO BEING THE WEST LINE OF THAT CERTAIN EXISTING 20.00 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 2611, PAGE 806, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°52'51" WEST, ALONG THE SAID PARALLEL LINE AND ALONG THE SAID WEST EASEMENT LINE, A DISTANCE OF 134.50 FEET TO THE POINT OF BEGINNING FOR THE HEREINAFTER DESCRIBED CENTER LINE FOR THE SAID 20.00 FOOT WIDE STRIP OF LAND;

THENCE ALONG THE SAID CENTER LINE OF THE SAID 20.00 FOOT WIDE STRIP FOR THE NEXT THREE (3) COURSES;

1. THENCE SOUTH 46°52'51" WEST, DEPARTING THE SAID PARALLEL LINE, THE SAID WEST EASEMENT LINE AND THE SAID POINT OF BEGINNING, A DISTANCE OF 98.29 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF SAID SECTION 1;
2. THENCE SOUTH 01°52'51" WEST, ALONG THE SAID PARALLEL LINE, A DISTANCE OF 164.28 FEET;
3. THENCE SOUTH 43°07'09" EAST, DEPARTING THE SAID PARALLEL LINE, A DISTANCE OF 98.29 FEET TO A POINT ON A LINE PARALLEL WITH AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE SAID WEST LINE OF SAID SECTION 1, THE SAID POINT ALSO BEING ON THE WEST LINE OF THAT SAID EXISTING 20.00 FOOT WIDE EASEMENT AND THE SAID POINT ALSO BEING THE POINT OF TERMINUS OF THE ABOVE DESCRIBED CENTERLINE.

THE SIDELINES OF THE SAID 20.00 FOOT WIDE STRIP OF LAND, LYING 10.00 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTER LINE, TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TO MEET AT THE SAID WEST LINE OF THE SAID EXISTING 20.00 FOOT WIDE EASEMENT IN SAID OFFICIAL RECORD BOOK 2611, PAGE 806.

CONTAINING IN ALL 7,217.180 SQUARE FEET AND / OR 0.166 ACRES, MORE OR LESS.

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395A SUA Rec Future.dwg Wednesday, March 16, 2022 9:44:11 AM

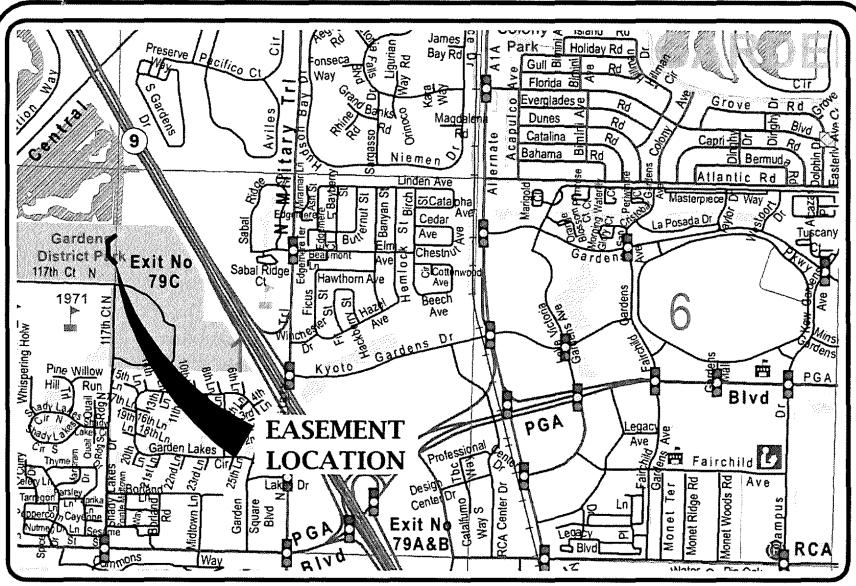


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<b>DESCRIPTION &amp; SKETCH PREPARED FOR:</b>		
<b>THE CITY OF PALM BEACH GARDENS</b>		
<b>SEACOAST UTILITY AUTHORITY EASEMENT</b>		
<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> N/A
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395A
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 1 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB

P:\21-1395 PBC N County District Park SUA Ease\KA DWG\XSV-211395A SUA Rec Future.dwg Wednesday, March 16, 2022 9:44:13 AM



LOCATION MAP ~ NOT TO SCALE

**EXHIBIT "A-3"**

**THE GARDENS NORTH COUNTY DISTRICT PARK**

**SURVEYORS' NOTES:**

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THERE HAS NOT BEEN A REVIEW OF A TITLE POLICY. 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 SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
4. THE DESCRIPTION TEXT AND THE SKETCH OF DESCRIPTION COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
5. BEARINGS AND STATE PLANE COORDINATES SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90) OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRAVERSE MERCATOR PROJECTION), EAST ZONE. THE WEST LINE OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARS SOUTH 01°52'51" WEST AND ALL OTHER BEARINGS SHOWN HERON ARE RELATED THERETO.
6. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY KESHAVARZ & ASSOCIATES, INC.

DATE OF LEGAL DESCRIPTION: SEPTEMBER 01, 2021

KESHAVARZ & ASSOCIATES, INC.

*Scott F. Bryson*

SCOTT F. BRYSON  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No.: 5991



Digitally signed by  
Scott F Bryson  
DN: c=US,  
o=KESHAVARZ AND  
ASSOCIATES,  
dnQualifier=A01410  
C0000017D765B3F1  
A0000211D,  
cn=Scott F Bryson  
Date: 2022.03.16  
09:49:11 -04'00'



**KESHAVARZ & ASSOCIATES**

Civil Engineers • Land Surveyors  
711 North Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 689-8600 Fax: (561) 689-7476

**DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS**

**SEACOAST UTILITY AUTHORITY EASEMENT**

<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> N/A
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395A
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 2 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB

EXHIBIT "A-3"

THE GARDENS NORTH COUNTY  
DISTRICT PARK

**NOTES, COORDINATES, BEARINGS AND DISTANCES:**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
SCALE FACTOR = 1.000037154  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395A SUA Rec Future.dwg Wednesday, March 16, 2022 9:44:17 AM



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**DESCRIPTION & SKETCH PREPARED FOR:  
THE CITY OF PALM BEACH GARDENS**

**SEACOAST UTILITY AUTHORITY EASEMENT**

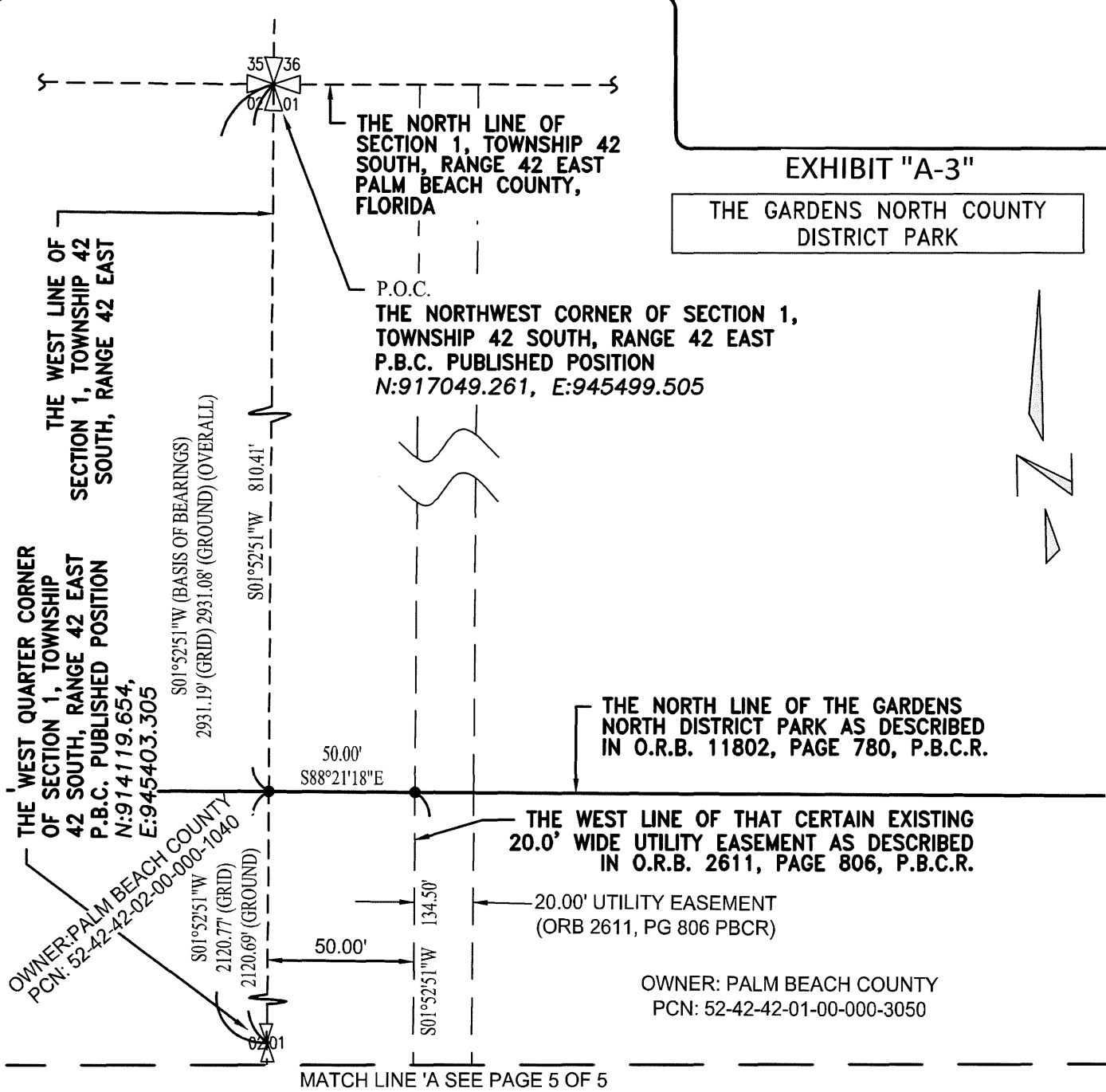
<b>DRAWN:</b> SFB	<b>DATE:</b> 9/01/21	<b>SCALE:</b> N/A
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 21-1395	<b>DWG No:</b> A21-1395A
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 3 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395A SUA Rec Future.dwg Wednesday, March 16, 2022 9:44:22 AM

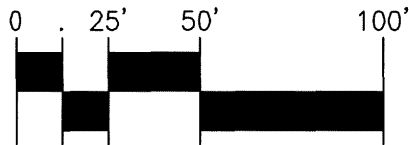
**EXHIBIT "A-3"**

**THE GARDENS NORTH COUNTY DISTRICT PARK**



MATCH LINE 'A' SEE PAGE 5 OF 5

**GRAPHIC SCALE**



**LEGEND OF ABBREVIATIONS**

C/L = CENTERLINE	PG(S). = PAGE(S)
F/K/A = FORMERLY KNOWN AS	P.O.B. = POINT OF BEGINNING
L.A.E. = LIMITED ACCESS EASEMENT	P.O.C.= POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORD BOOK	P.O.T. = POINT OF TERMINUS
P.B. = PLAT BOOK	U.E. = UTILITY EASEMENT

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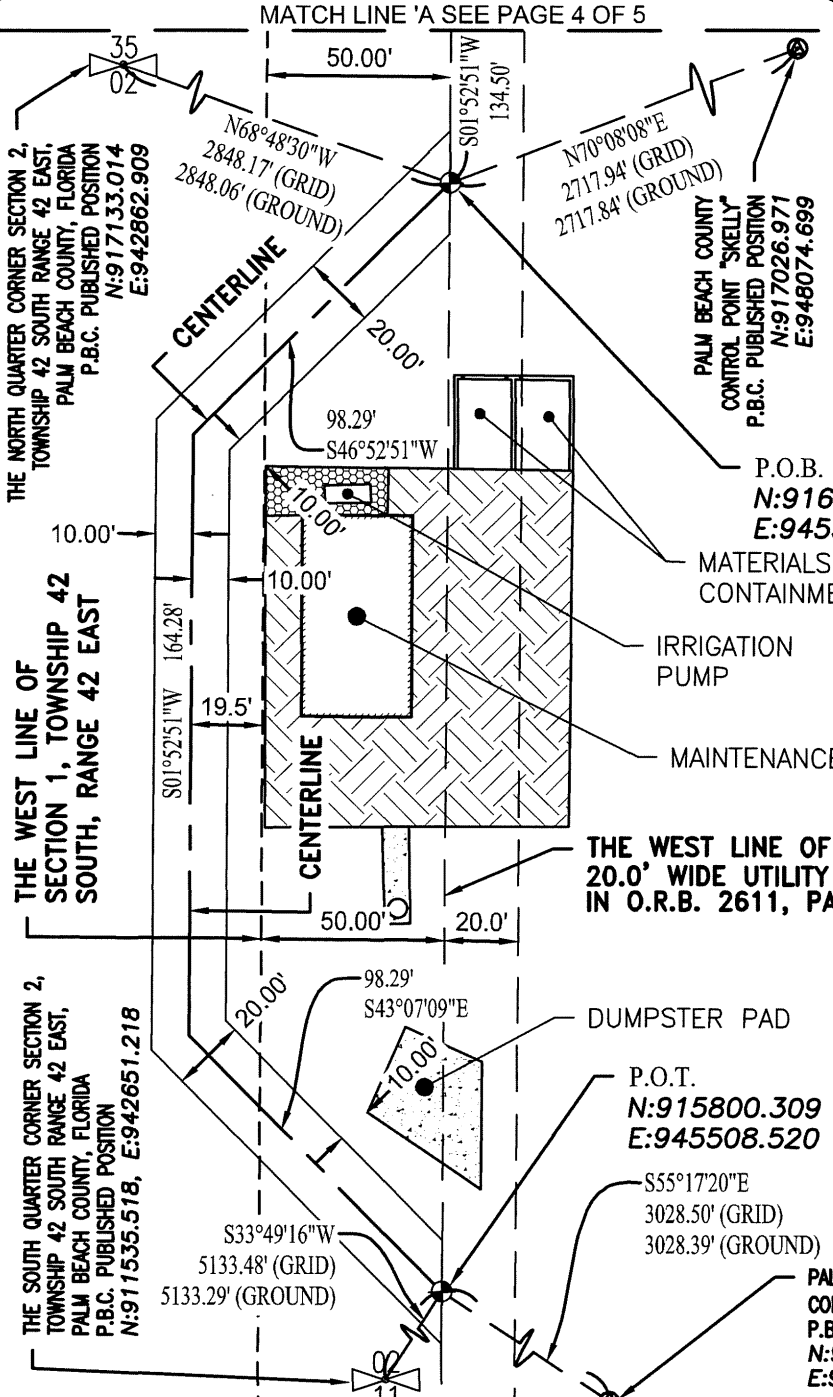
DESCRIPTION & SKETCH PREPARED FOR: THE CITY OF PALM BEACH GARDENS		
SEACOAST UTILITY AUTHORITY EASEMENT		
DRAWN: SFB	DATE: 9/01/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 21-1395	DWG No:A21-1395A
APPROVED: SFB		SHEET No: 4 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB

P:\21-1395 PBG N County District Park SUA Ease\KA DWG\XSV-211395A SUA Rec Future.dwg Wednesday, March 16, 2022 9:44:28 AM

**EXHIBIT "A-3"**

**THE GARDENS NORTH COUNTY DISTRICT PARK**

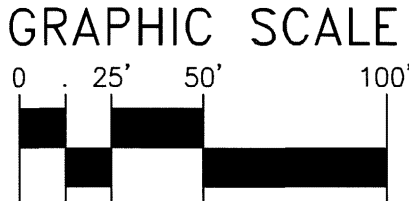


P.O.B.  
N:916103.429  
E:945518.473

OWNER: PALM BEACH COUNTY  
PCN: 52-42-42-01-00-000-3050



THE WEST LINE OF THAT CERTAIN EXISTING 20.0' WIDE UTILITY EASEMENT AS DESCRIBED IN O.R.B. 2611, PAGE 806, P.B.C.R.



LEGEND OF ABBREVIATIONS	
C/L = CENTERLINE	PG(S). = PAGE(S)
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DESCRIPTION & SKETCH PREPARED FOR: THE CITY OF PALM BEACH GARDENS		
SEACOAST UTILITY AUTHORITY EASEMENT		
DRAWN: SFB	DATE: 9/01/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 21-1395	DWG No: A21-1395A
APPROVED: SFB		SHEET No: 5 OF 5

REVISED PER PALM BEACH COUNTY COMMENTS 3/14/2022 SFB