

AGENDA ITEM SUMMARY

Meeting Date:

September 13, 2022

[X] Consent

☐ Regular

[] Ordinance

[] Public Hearing

Department:

Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Utility Easement (Easement) in favor of the City of Delray Beach (City) for a water main, sewer main, and appurtenant equipment to service the Palm Tran South County Facility (Facility).

Summary: The Facility is located at 100 North Congress Avenue in Delray Beach. During the recent redevelopment of the Facility an underground water main, sewer main, and appurtenant equipment (the “Improvements”) were installed. A non-exclusive Easement will be granted to the City at no charge, as the Improvements will only service the Facility. The sewer main easement area is approximately 12 feet in width and 68 feet in length, containing approximately 885 square feet (0.020 acres). The water main easement area is approximately 12 feet in width and 645.63 feet in length, containing approximately 7,759 square feet (0.178 acres). The City will execute the Easement as grantee upon the Board of County Commissioners approval. **(Property and Real Estate Management) District 7 (HJF)**

Background and Justification: The redevelopment of the Facility included the addition of employee and bus parking areas, a bus lift at the existing maintenance facility and a new pedestrian canopy to provide weather protection for employees, the square footage of the existing administration building was also increased to accommodate additional employees. New water and sewer improvements were installed to service the Facility. The Easement will be recorded in the public records to document its existence and location.

Attachments:

1. Location Map
2. Utility Easement w/Exhibit "A-1" and "A-2"

Recommended By:

Department Director

8/15/2022

Date _____

Approved By:

County Administrator

Date _____

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)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</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:

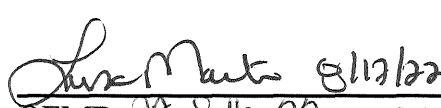
This item has no fiscal impact

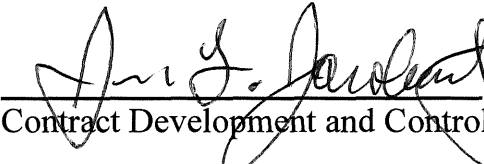
Fixed Asset Number N/A

C. Departmental Fiscal Review: 

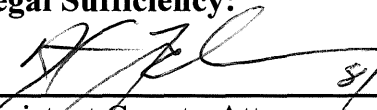
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 8/17/22
OFMB 8/16/22 8/16/22

 8/22/22
Contract Development and Control

B. Legal Sufficiency:

 8/23/22
Assistant County Attorney

C. Other Department Review:

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
Utility Easement – 12 Pages

Prepared by:
Marcel Pessoa, Real Estate Specialist
Palm Beach County

RETURN:
City Attorney's Office
200 N.W. 1st Avenue
Delray Beach, Florida 33444

PCN: 12-43-46-18-70-001-0000
Address: 100 North Congress Avenue

UTILITY EASEMENT

THIS INDENTURE, made _____, by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose address is 2633 Vista Parkway, West Palm Beach, Grantor, and the **CITY OF DELRAY BEACH**, with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, a municipal corporation in Palm Beach County, State of Florida, Grantee:

WITNESSETH: That the Grantor, for and in consideration of the mutual promises herein contained and other good and valuable considerations, does hereby grant, bargain, sell and release unto the Grantee, its successors and assigns, upon the conditions hereinafter set forth, a right of way and perpetual exclusive easement for the purpose of the construction, operation, repair, replacement, and maintenance of an underground water main and sewer main, constructed and installed by the Grantor, with full and free right, liberty, and authority to enter upon and to construct, operate, repair, replace and maintain such underground water main and sewer main across, through and upon, over, under or within that parcel of land located in Palm Beach County, Florida, described on Exhibit "A-1" and "A-2" attached hereto and made a part hereof as if recited at length (the "Easement Premises").

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

Concomitant and coextensive with this right is the further right in Grantee, its successors and assigns, of ingress and egress over and on that portion of land described above, to affect the purposes of the easement, as expressed hereinafter.

That this easement shall be subject only to those easements, restrictions, and reservations of record. The Grantor agrees to erect no building or effect any other kind of new construction or improvements upon the above-described property without prior approval of the Grantee, however, Grantor reserves the right to maintain any existing improvements.

Grantee agrees that upon completion of any construction by Grantee, all lands disturbed thereby as a result of such construction performed thereon, will be restored to its original or like condition without expense to the Grantor.

Where the context of this utility easement allows or permits, the same shall include the successors or assigns of the parties.

The parties acknowledge and agree that the Grantor has constructed and installed the underground water main and sewer main in accordance with Grantee's specifications. The Grantor shall enter into an agreement in a form acceptable to the Grantee providing for the transfer and conveyance of the underground water main and sewer main and any related improvements by bill of sale to the Grantee no later than the issuance of the final Certificate of Occupancy of the adjacent project and upon demonstration to the written satisfaction of the Grantee's Engineer that the underground water main and sewer main and related improvements have been constructed in accordance with Grantee's specifications. It is agreed that the bill of sale shall be a condition of the final Certificate of Occupancy.

The 12-foot water easement as dedicated in Plat of Palm-Tran Satellite Facility, as recorded in Plat Book 81, Page 187-188, of the public records of Palm Beach County, Florida, will terminate and be replaced by the water main easement as set forth in this Utility Easement.

THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. The Grantee shall cause the underground water main, sewer main and their appurtenances to be operated, repaired, replaced and maintained within the confines of the Easement Premises.

2. The Grantee hereby expressly agrees that in the event that Grantee, 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 Grantor.

3. The Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its underground water main, sewer main and appurtenances 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 the 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.

IN WITNESS WHEREOF, the parties to this utility easement set their hands and seals the day and year first above written.

ATTEST:

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT
COURT & COMPTROLLER

By: _____
Deputy Clerk

Signed and delivered
in the presence of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

**APPROVED AS TO LEGAL
SUFFICIENCY**

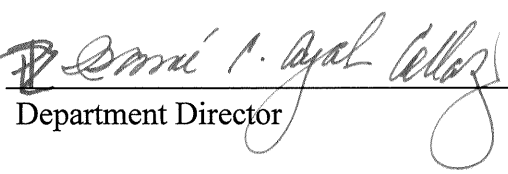
By: 
Assistant County Attorney

GRANTOR:

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

By: _____
Robert S. Weinroth, Mayor

**APPROVED AS TO TERMS AND
CONDITIONS**

By: 
Department Director

ATTEST:

GRANTEE

CITY OF DELRAY BEACH,
FLORIDA

By: _____
City Clerk

By: _____
Shelly Petrolia, Mayor

Signed, sealed and delivered
in the presence of:

Witness Signature

(SEAL)

Print Witness Name

Witness Signature

Print Witness Name

Approved as to Form:

By: _____
City Attorney

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____, day of _____, 20____, as being
executed by Shelly Petrolia, as Mayor, who is personally known to me or have produced
_____, identification and who did (did not) take an oath.

Notary Signature

Name

Commission No. _____

My commission expires: _____

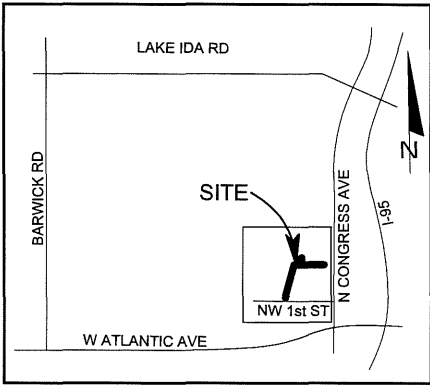
EXHIBIT "A-1"

SKETCH AND DESCRIPTION

12' WIDE WATER LINE EASEMENT

CITY OF DELRAY BEACH

PALM BEACH COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST

DESCRIPTION

BEING A 12' WIDE WATER LINE EASEMENT SITUATED IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, LYING IN TRACT 1, PALM TRAN SOUTH COUNTY FACILITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 194 THROUGH 196, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER THE AFOREMENTIONED PLAT; THENCE SOUTH 00°47'37" WEST, ALONG THE EAST LINE OF SAID PLAT, FOR A DISTANCE OF 323.14 FEET **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT CENTERLINE;

THENCE NORTH 88°55'25" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 291.94 FEET TO A **POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A"**;
THENCE CONTINUE NORTH 88°55'25" WEST, FOR A DISTANCE OF 21.32 FEET;
THENCE SOUTH 12°55'41" WEST, FOR A DISTANCE OF 278.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 1st STREET (DON FRANCISCO WAY) AND **THE TERMINUS** OF SAID CENTERLINE.

TOGETHER WITH:
BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00°47'47" EAST, FOR A DISTANCE OF 54.84 FEET TO **THE TERMINUS** OF SAID CENTERLINE.

THE SIDES OF THE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 12.00 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE SIDELINES OF THE EASEMENT SHALL BE LENGTHENED TO 6' BEYOND THE POINT OF TERMINUS.

CONTAINING 7758.85 SQUARE FEET, OR 0.1781 ACRES, MORE OR LESS.

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 2, 3 AND 4

REVISIONS		<div>MARLIN</div> <div>ENGINEERING</div> <div>10415 RIVERSIDE DRIVE SUITE 101, PALM BEACH GARDENS, FL 33410</div> <div>Tel: (561) 229-0239, Fax: (305) 477- 7590</div> <div>L.B. # 7241</div>	<div>SKETCH AND DESCRIPTION</div> <div>OF A</div> <div>12' WIDE WATER LINE EASEMENT</div>	PROJ. NO.	2019033.000
DATE	DESCRIPTION			DATE	08/12/21
02/15/22	COMMENTS FROM PBCo			DRWN BY	DK
04/13/22	COMMENTS FROM PBCo			CHK'D BY	KMB
				SCALE	N/A
				SHEET 1 OF 4	

EXHIBIT "A-1"

SKETCH AND DESCRIPTION

12' WIDE WATER LINE EASEMENT

CITY OF DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LEGEND

CL	CENTERLINE	PGS.	PAGES
Δ	ARC INCLUDED OR CENTRAL ANGLE	POB	POINT OF BEGINNING
L	ARC LENGTH	POC	POINT OF COMMENCEMENT
LB	LICENSED BUSINESS	POT	POINT OF TERMINUS
ORB	OFFICIAL RECORDS BOOK	□	PERMANENT REFERENCE MONUMENT
(P)	PLAT BOOK 127, PAGES 194 THROUGH 196, (INCLUSIVE)	R	ARC RADIUS
PB	PLAT BOOK	R/W	RIGHT-OF-WAY
PBCR	PALM BEACH COUNTY RECORDS	SF	SQUARE FEET
PG.	PAGE	UE	UTILITY EASEMENT

SURVEY NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. MAP SHEET 4 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/1200 OR SMALLER.
5. THIS MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. BEARINGS SHOWN HEREON ARE BASED ON AN PLATTED BEARING OF NORTH 88°14'38" WEST ALONG THE NORTH LINE OF NW 1ST STREET, AS SHOWN ON PALM TRAN SOUTH COUNTY FACILITY, AS RECORDED IN PLAT BOOK 127, PAGES 194-196, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. THE INTENT OF THIS WATER LINE EASEMENT IS TO ENCOMPASS THE RECENTLY INSTALLED WATER FACILITIES, AS SHOWN ON THE WATER AS-BUILTS PREPARED BY MARLIN ENGINEERING, "PALM TRAN SOUTH COUNTY EXPANSION", FILE: 1662 DEV FOR SEWER AS-BUILD.DWG, LAST REVISION DATE: 03/31/21. THE EASEMENT LOCATION WAS CALCULATED FROM THE LOCATION OF BLUE PAINT MARKS PROVIDED BY JACKSON LAND DEVELOPMENT.
8. THIS EASEMENT STRIP FORMS A CLOSED GEOMETRIC FIGURE.

(SURVEY NOTES CONTINUED ON SHEET 3)

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 1, 3 AND 4


REVISIONS		<div>MARLIN ENGINEERING 10415 RIVERSIDE DRIVE SUITE 101, PALM BEACH GARDENS, FL 33410 Tel: (561) 229-0239, Fax: (305) 477- 7590 L.B. # 7241</div>	<div>SKETCH AND DESCRIPTION OF A 12' WIDE WATER LINE EASEMENT</div>	PROJ. NO.	2019033.000
DATE	DESCRIPTION			DATE	08/12/21
02/15/22	COMMENTS FROM PBCo			DRWN BY	DK
04/13/22	COMMENTS FROM PBCo			CHK'D BY	KMB
				SCALE	N/A
				SHEET 2 OF 4	

EXHIBIT "A-1"

SKETCH AND DESCRIPTION
12' WIDE WATER LINE EASEMENT
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

SURVEY NOTES (CONTINUED)

9. COORDINATES SHOWN ARE GRID.
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT.
ZONE = FLORIDA EAST.
LINEAR UNITS = U.S. SURVEY FOOT.
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND.
PROJECT SCALE FACTOR = 1.0000421
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE.
ROTATION EQUATION: $\frac{S00^{\circ}47'37''W \text{ PLAT}}{S00^{\circ}54'25''E \text{ GRID}} = 01^{\circ}42'02'' \text{ COUNTERCLOCKWISE PLAT TO GRID}$
10. PUBLISHED STATE PLANE COORDINATES FOR PRM'S WERE ESTABLISHED FROM THAT CERTAIN UTILITY EASEMENT FOR FPL PREPARED BY DENNIS J. LEAVY AND ASSOCIATES, INC., AS RECORDED IN ORB 32744, PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.


CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Kevin M Beck
Date: 2022.05.19 09:58:22 -04'00'

KEVIN M. BECK, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 6168
STATE OF FLORIDA

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 1, 2 AND 4

R E V I S I O N S		<div> MARLIN ENGINEERING 10415 RIVERSIDE DRIVE SUITE 101, PALM BEACH GARDENS, FL 33410 Tel: (561) 229-0239, Fax: (305) 477- 7590 L.B. # 7241</div>	SKETCH AND DESCRIPTION OF A 12' WIDE WATER LINE EASEMENT	PROJ. NO.	2019033.000
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				SCALE	N/A
				SHEET 3 OF 4	

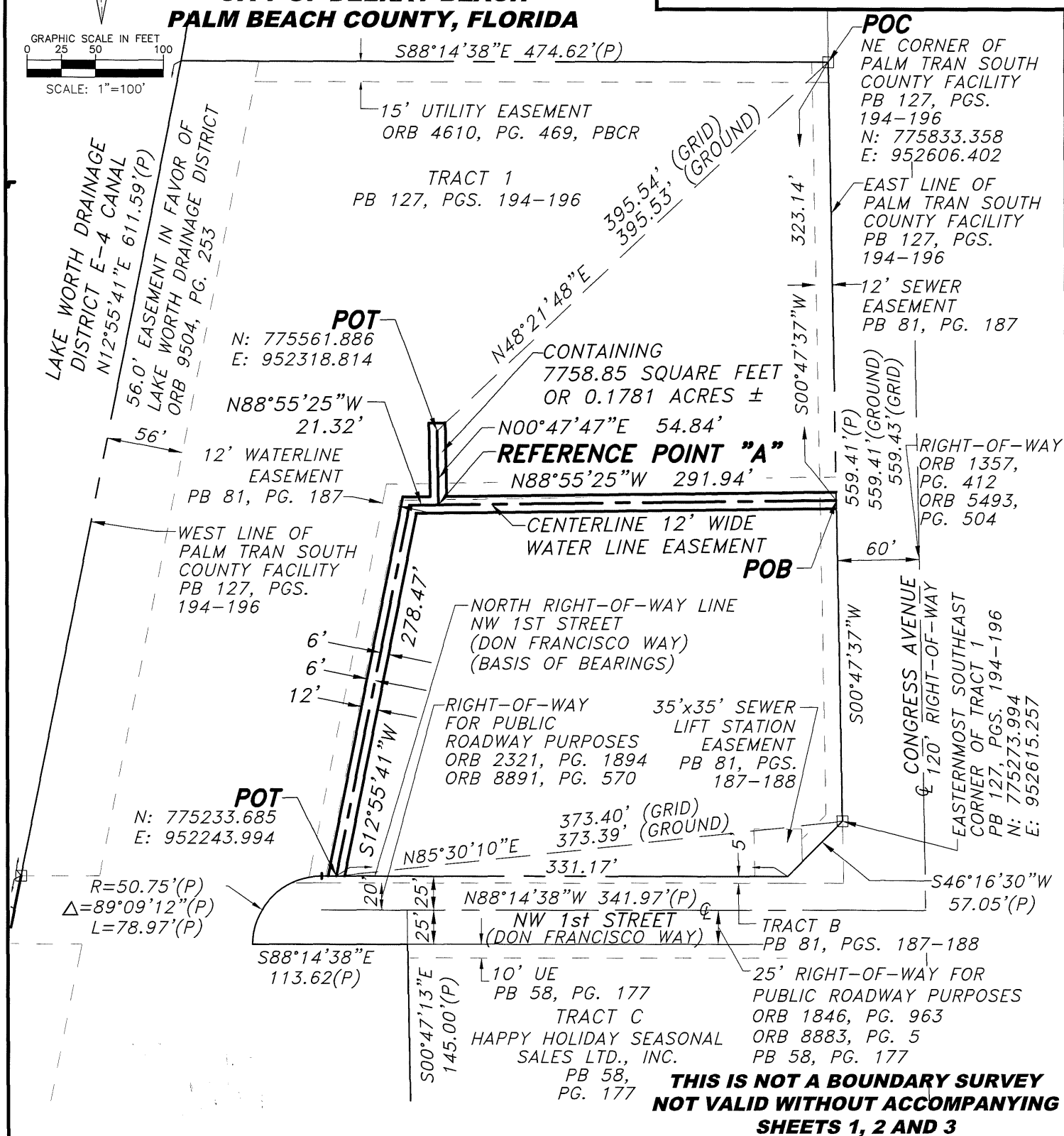
SKETCH AND DESCRIPTION
12' WIDE WATER LINE EASEMENT
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA



GRAPHIC SCALE IN FEET

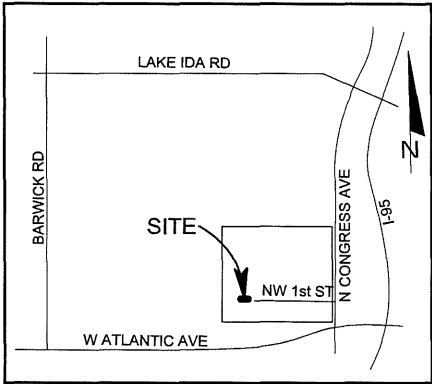
0 25 50 100

SCALE: 1"=100'



REVISIONS		<div><div><div><div>MARLIN</div><div>ENGINEERING</div></div><div>10415 RIVERSIDE DRIVE SUITE 101, PALM BEACH GARDENS, FL 33410 Tel: (561) 229-0239, Fax: (305) 477- 7590 L.B. # 7241</div></div></div>	<div>SKETCH AND DESCRIPTION OF A 12' WIDE WATER LINE EASEMENT</div>	PROJ. NO.	2019033.000
DATE	DESCRIPTION			DATE	08/12/21
02/15/22	COMMENTS FROM PBCo			DRWN BY	DK
04/13/22	COMMENTS FROM PBCo			CHK'D BY	KMB
				SCALE	1"=20'
				SHEET 4 OF 4	

EXHIBIT "A-2"
SKETCH AND DESCRIPTION
12' WIDE UTILITY EASEMENT
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST

DESCRIPTION

BEING A 12' WIDE UTILITY EASEMENT SITUATED IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, LYING IN TRACT 1, PALM TRAN SOUTH COUNTY FACILITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGES 194 THROUGH 196, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER THE AFOREMENTIONED PLAT; THENCE SOUTH 00°47'37" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 559.41 FEET; THENCE SOUTH 46°16'30" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 57.05 FEET; THENCE NORTH 88°14'38" WEST ALONG THE NORTH LINE OF NW 1ST STREET, A DISTANCE OF 341.97 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°03'50", AN ARC DISTANCE OF 53.20 FEET TO **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED CENTERLINE;

THENCE NORTH 88°14'36" WEST, FOR A DISTANCE OF 67.57 FEET AND **THE TERMINUS** OF SAID CENTERLINE.

THE SIDES OF THE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 12.00 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE SIDELINES OF THE EASEMENT SHALL BE LENGTHENDED TO 6' BEYOND THE POINT OF TERMINUS.

CONTAINING 885.03 SQUARE FEET, OR 0.0203 ACRES, MORE OR LESS.

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 2, 3 AND 4

	R E V I S I O N S		<div> MARLIN E N G I N E E R I N G 10415 RIVERSIDE DRIVE SUITE 101, PALM BEACH GARDENS, FL 33410 Tel: (561) 229-0239, Fax: (305) 477- 7590 L.B. # 7241</div>	<div>SKETCH AND DESCRIPTION OF A 12' WIDE UTILITY EASEMENT</div>		PROJ. NO.	2019033.000
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04/13/22	COMMENTS FROM PBCo	CHK'D BY				KMB	
		SCALE				N/A	
						SHEET 1 OF 4	

EXHIBIT "A-2"

SKETCH AND DESCRIPTION

12' WIDE UTILITY EASEMENT

CITY OF DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

LEGEND

CL	CENTERLINE	PGS.	PAGES
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L	ARC LENGTH	POC	POINT OF COMMENCEMENT
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7. THE INTENT OF THIS UTILITY EASEMENT IS TO ENCOMPASS THE RECENTLY INSTALLED SANITARY SEWER FACILITIES, AS SHOWN ON THE SANITARY SEWER AS-BUILTS PREPARED BY MARLIN ENGINEERING, "PALM TRAN SOUTH COUNTY EXPANSION", FILE: 1662 DEV for Sewer As-build.dwg, LAST REVISION DATE: 03/31/21.
8. THIS EASEMENT STRIP FORMS A CLOSED GEOMETRIC FIGURE.

(SURVEY NOTES CONTINUED ON SHEET 3)

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SHEETS 1, 3 AND 4

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				SHEET 2 OF 4	

EXHIBIT "A-2"

SKETCH AND DESCRIPTION

12' WIDE UTILITY EASEMENT

CITY OF DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

SURVEY NOTES (CONTINUED)

9. COORDINATES SHOWN ARE GRID.
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CERTIFICATION


I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

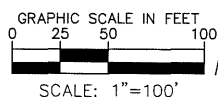
Digitally signed by Kevin M
Beck
Date: 2022.05.19 09:57:25
-04'00'

Kevin M Beck

KEVIN M. BECK, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 6168
STATE OF FLORIDA

**THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 1, 2 AND 4**

REVISIONS		<div>MARLIN ENGINEERING 10415 RIVERSIDE DRIVE SUITE 101, PALM BEACH GARDENS, FL 33410 Tel: (561) 229-0239, Fax: (305) 477- 7590 L.B. # 7241</div>	SKETCH AND DESCRIPTION OF A 12' WIDE UTILITY EASEMENT	PROJ. NO.	2019033.000
DATE	DESCRIPTION			DATE	08/12/21
02/15/22	COMMENTS FROM PBCo			DRWN BY	DK
04/13/22	COMMENTS FROM PBCo			CHK'D BY	KMB
				SCALE	N/A
				SHEET 3 OF 4	



A survey diagram showing a horizontal line representing a boundary. Above the line, the text "S88°14'38\"E 474.62'(P)" is written. Below the line, the text "15' UTILITY EASEMENT" is written, followed by "ORB 4610, PG. 469, PBCR". Below this, the text "TRACT 1" is written, followed by "PB 127, PGS. 194-196".

LAKE WORTH DRAINAGE
DISTRICT E-4 CANAL
N12°55'41"E 611.59'(P)
56.0' EASEMENT IN FAVOR OF
LAKE WORTH DRAINAGE DISTRICT
ORB 9504, PG. 253

56.0' EASEMENT IN FAVOR OF
LAKE WORTH DRAINAGE DIST.
ORB 9504, PG. 253

12' WATERLINE
EASEMENT
PB 81, PG. 187

WEST LINE OF
PALM TRAN SOUTH
COUNTY FACILITY
PB 127, PGS.
194-196

$$\begin{aligned} R &= 50.75' (P) \\ \Delta &= 89^{\circ} 09' 12'' (P) \\ L &= 78.97' (P) \\ &\quad (TOTAL) \end{aligned}$$
$$\Delta = 60^{\circ}03'50''$$

N: 775234.001
E: 952012.633

TIE LINE, ONLY
N75°07'00"

POT
N88°14'36"W
67.57'
CENTERLINE
12' WIDE UE

CONTAINING
885.03 SF
OR 0.0203
ACRES ±

588°14'38"E 474.62'(P)

15' UTILITY EASEMENT
ORB 4610, PG. 469, PBCR

843.72' (GRID)
843.68' (GROUND)

N46°25'31"E

NORTH RIGHT-OF-WAY LINE
NW 1ST STREET
(DON FRANCISCO WAY)
(BASIS OF BEARINGS)

*-RIGHT-OF-WAY
FOR PUBLIC
ROADWAY PURPOSES
ORB 2321, PG. 1894
ORB 8891, PG. 570*

35'x35' SEWER
LIFT STATION
EASEMENT
PB 81, PGS.
187-188

603.91' (GRID)
603.89' (GROUND)

N87°53'39"E 603.89

N88°14'38"W 341.97'(P)
NW 1st STREET
(DON FRANCISCO WAY)

S88°14'38"E
113.62(P)

S00°47'13"E
145.00'(P)

10' UE
PB 58, PG. 177

TRACT C
HAPPY HOLIDAY SEASONAL
SALES LTD., INC.
PB 58, **THIS**
PG. 177 **NOT A**

**THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT ACCOMPANYING
SHEETS 1, 2 AND 3**

POC

NE CORNER OF
PALM TRAN SOUTH
COUNTY FACILITY
PB 127, PGS.
194-196
N: 775833.358
E: 952606.402

EAST LINE OF
PALM TRAN SOUTH
COUNTY FACILITY
PB 127, PGS.
194-196

-12' SEWER
EASEMENT
PB 81, PG. 187

RIGHT-OF-WAY
ORB 1357,
PG. 412
ORB 5493,
PG. 504

CONGRESS AVENUE
E 120' RIGHT-OF-WAY
EASTERNMOST SOUTHEAST
CORNER OF TRACT 1
PB 127, PGS. 194-196
N: 775273.994
E: 952615.257

$S46^{\circ}16'30''W$
 $57.05'(P)$

R E V I S I O N S	
DATE	DESCRIPTION
02/15/22	COMMENTS FROM PBCo
04/13/22	COMMENTS FROM PBCo

MARLIN

E N G I N E E R I N G
10415 RIVERSIDE DRIVE SUITE 101,
PALM BEACH GARDENS, FL 33410
Tel: (561) 229-0239, Fax: (305) 477- 7590
L.B. # 7241

SKETCH AND DESCRIPTION OF A 12' WIDE UTILITY EASEMENT

PROJ. NO.	2019033.000
DATE	08/12/21
DRWN BY	DK
CHK'D BY	KMB
SCALE	1"=20'
SHEET 4 OF 4	