

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: November 21, 2023

Consent [X]
Public Hearing []

Regular []

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Permit and License for Water Pipeline M-Canal Crossing for a revocable license (License) from the City of West Palm Beach (City) within the M-Canal right-of-way located south of Orange Boulevard, east of Royal Palm Beach Boulevard in West Palm Beach.

Summary: The Palm Beach County Water Utilities Department (PBCWUD) is planning to install a 12-inch water main along 110th Avenue North south within the M-Canal right-of-way. The City is granting PBCWUD a 20-feet by 80.6-feet License for the construction and maintenance of the proposed water main that will interconnect to the existing water main within the M-Canal. PBCWUD staff has coordinated with the City for the area needed for the License. A Sketch and Legal description of the License area is attached and was approved by the City. (PBCWUD Project No. 21-041) District 6 (MWJ)

Background and Justification: PBCWUD utilized a potable water hydraulic model to identify residential communities that are currently being served by a single water main and lack adequate isolation valves. The new water main will minimize the risk of service interruptions and provide a secondary feed to the Bay Hill Estates residential community. The project is needed to increase system pressure, hydraulic efficiency, and effectiveness of the water distribution system. The City is granting this License to the County to allow for operation, repair, replacement and maintenance within the City's right-of-way.

Attachments:

1. Two (2) Original Permit and License
2. Location Map

Recommended By:

Ali Bayat

Department Director

11/7/23

Date

Approved By:

John J. Blum

Assistant County Administrator

11/14/23

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund ____ Dept ____ Unit ____ Object ____

Is Item Included in Current Budget? Yes X No ____

Is this item using Federal Funds? Yes ____ No X

Is this item using State Funds? Yes ____ No X

Reporting Category N/A

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

No Fiscal Impact

C. Department Fiscal Review: Johnny Sorenan

III. REVIEW COMMENTS

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

Lisa Minter 10/25/2023
OFMB QA 10/25
ESW 10/25

Araceli S. Sanchez 11/8/23
Contract Development and Control
Trub 11/9/23

B. Legal Sufficiency:

Arme Delgado 11-14-23
Assistant County Attorney

C. Other Department Review:

Department Director

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA GRANTING A REVOCABLE LICENSE TO PALM BEACH COUNTY FOR LOCATION OF A WATER MAIN WITHIN THE M-CANAL AND WATER CATCHMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City is the owner of the Water Catchment Area located in Palm Beach County, Florida (the "Water Catchment Area") for public water supply purposes and for environmental, educational and conservation purposes, pursuant to the Special Laws of the Florida Legislature, Ch. 67-2169 ("The Special Act"), as amended; and

WHEREAS, the Water Catchment Area serves as a natural surface water supply source for the City of West Palm Beach and has been designated as a Class I potable water supply protected by State and Federal laws; and

WHEREAS, the M-Canal is part of the City's Water Catchment Area; and

WHEREAS, Palm Beach County previously purchased all utility infrastructure owned by the Indian Trails Improvement District and became the water utility service provided for the District; and

WHEREAS, pursuant to Resolution 413-10, the City transferred to Palm Beach County a 12-inch water main along the north line of the M-Canal previously utilized by the Indian Trail Improvement District; and

WHEREAS, the City's M-Canal right-of-way separates the County's 12-inch main from the Counties other water mains north of the M-Canal; and

WHEREAS, in order to replace a fire hydrant, the County must tie into and connect their water main along the M-Canal; which requires a license to cross through a portion of the City's M-Canal right of way which separates the County water mains.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission finds that protection of the City's Water Catchment Area and drinking water is of utmost priority and desires to condition any revocable license to cross the M-Canal and property within the Water Catchment Area.

SECTION 2: The City Commission hereby grants a License to Palm Beach County to utilize a 20 foot by 80.5 foot area of the M-Canal near 110th Street for the construction and maintenance of a water pipe.

RESOLUTION NO. 195-23

SECTION 3: The City Commission hereby approves that Permit and License for Water Pipeline M-Canal Crossing for Palm Beach County (the "License"), in form and substance similar to that attached hereto as Exhibit "A". The City Commission hereby authorizes the Mayor to execute the License.

SECTION 4: The signed original License shall be forwarded to Vincent Noel, Engineering Services, for forwarding to Palm Beach County for execution and recording. Mr. Noel shall ensure that a copy of the fully-executed and recorded License is provided to the City Attorney's Office for forwarding to the City Clerk for retention as a public record.

SECTION 5: This Resolution shall take effect in accordance with law.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2023.



<p>ATTEST:</p> <p>X <i>Shaquita Edwards</i></p> <hr/> <p>CITY CLERK Signed by: Shaquita Lasheae Edwards</p>	<p>CITY OF WEST PALM BEACH BY ITS CITY COMMISSION:</p> <p><input checked="" type="checkbox"/> Recoverable Signature</p> <p>X <i>Keith A. James</i></p> <hr/> <p>PRESIDING OFFICER Signed by: Keith A. James</p>
<p>APPROVED AS TO FORM AND LEGALITY:</p> <p style="text-align: right;">8/3/2023</p> <p>X <i>Nancy Urcheck</i></p> <hr/> <p>CITY ATTORNEY Signed by: Nancy DeSimone Urcheck</p>	

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA GRANTING A REVOCABLE LICENSE TO PALM BEACH COUNTY FOR LOCATION OF A WATER MAIN WITHIN THE M-CANAL AND WATER CATCHMENT AREA; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City is the owner of the Water Catchment Area located in Palm Beach County, Florida (the "Water Catchment Area") for public water supply purposes and for environmental, educational and conservation purposes, pursuant to the Special Laws of the Florida Legislature, Ch. 67-2169 ("The Special Act"), as amended; and

WHEREAS, the Water Catchment Area serves as a natural surface water supply source for the City of West Palm Beach and has been designated as a Class I potable water supply protected by State and Federal laws; and

WHEREAS, the M-Canal is part of the City's Water Catchment Area; and

WHEREAS, Palm Beach County previously purchased all utility infrastructure owned by the Indian Trails Improvement District and became the water utility service provided for the District; and

WHEREAS, pursuant to Resolution 413-10, the City transferred to Palm Beach County a 12-inch water main along the north line of the M-Canal previously utilized by the Indian Trail Improvement District; and

WHEREAS, the City's M-Canal right-of-way separates the County's 12-inch main from the Counties other water mains north of the M-Canal; and

WHEREAS, in order to replace a fire hydrant, the County must tie into and connect their water main along the M-Canal; which requires a license to cross through a portion of the City's M-Canal right of way which separates the County water mains.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission finds that protection of the City's Water Catchment Area and drinking water is of utmost priority and desires to condition any revocable license to cross the M-Canal and property within the Water Catchment Area.

SECTION 2: The City Commission hereby grants a License to Palm Beach County to utilize a 20 foot by 80.5 foot area of the M-Canal near 110th Street for the construction and maintenance of a water pipe.

RESOLUTION NO. 195-23

SECTION 3: The City Commission hereby approves that Permit and License for Water Pipeline M-Canal Crossing for Palm Beach County (the "License"), in form and substance similar to that attached hereto as Exhibit "A". The City Commission hereby authorizes the Mayor to execute the License.

SECTION 4: The signed original License shall be forwarded to Vincent Noel, Engineering Services, for forwarding to Palm Beach County for execution and recording. Mr. Noel shall ensure that a copy of the fully-executed and recorded License is provided to the City Attorney's Office for forwarding to the City Clerk for retention as a public record.

SECTION 5: This Resolution shall take effect in accordance with law.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2023.



ATTEST:	CITY OF WEST PALM BEACH BY ITS CITY COMMISSION:
<input checked="" type="checkbox"/> <i>Shaquita Edwards</i>	<input checked="" type="checkbox"/> Recoverable Signature <i>Keith A. James</i>
CITY CLERK Signed by: Shaquita Lasheae Edwards	PRESIDING OFFICER Signed by: Keith A. James
APPROVED AS TO FORM AND LEGALITY:	
<input checked="" type="checkbox"/> <i>Nancy Urcheck</i> 8/3/2023	
CITY ATTORNEY Signed by: Nancy DeSimone Urcheck	

Record & Return to:
City of West Palm Beach
Engineering Services Dept
401 Clematis Street
West Palm Beach, FL 33401

WPB No. 31001

City of West Palm Beach

**PERMIT AND LICENSE FOR
WATER PIPELINE M-CANAL CROSSING**

The City of West Palm Beach ("City") is the owner of the Water Catchment Area located in Palm Beach County, Florida (the "Water Catchment Area") for public water supply purposes and for environmental, educational and conservation purposes, pursuant to the Special Laws of the Florida Legislature, Ch. 67-2169 ("the Special Act"), as amended; and the Water Catchment Area serves as a natural surface water supply source for the City of West Palm Beach and has been designated as a Class I potable water supply protected by State and Federal laws; and the M-Canal is part of the City's Water Catchment Area; and

Palm Beach County desires to provide water utility services to certain areas within its Service Area, but must cross the M-Canal with water utility lines as the most efficient way to reach these areas.

NOW, THEREFORE, LICENSE AND PERMISSION IS HEREBY GRANTED to:

PALM BEACH COUNTY, FLORIDA, a political subdivision of the State of Florida (the "County" or "Permittee"), its successors, assigns, and employees, to use the Licensed Area described in this License to locate potable water pipelines, and appurtenant facilities and equipment across the M-Canal, SUBJECT TO THE CONDITIONS SPECIFIED BELOW, AND SUBJECT TO RIGHT OF THE CITY TO REVOKE SUCH LICENSE AS PROVIDED HEREIN:

LOCATION OF CROSSING: A twenty (20) foot wide area of real property owned by the City of West Palm Beach bordering and crossing the M-Canal near 110th Avenue North, as shown on the map and legal description showing the location of said pipeline crossing, prepared by Keshavarz & Associates, dated June 20, 2023, which is attached hereto and incorporated herein as **Exhibit A** (the "Licensed Area").

CONDITIONS:

1. Use. County may only use the Licensed Area to construct, install, operate, repair, replace, a potable water main to connect to existing County water facilities. County may enter upon the Licensed Area at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, improve, tie into, and inspect potable water pipelines and appurtenant facilities and equipment. County shall maintain the pipelines, appurtenant facilities and equipment in good order and repair, at no expense to the City. The City shall have no duty, obligation or liability for

the maintenance or repair of the Licensed Area or the County's utilities and facilities located thereon.

2. Construction. The County, its employees, contractors, subcontractors and agents, shall have a license to use the Licensed Area to construct a water main crossing. The County will diligently pursue all construction within the Licensed Area to completion. City's fee interest in the M-Canal and Licensed Area shall not be subject to liens arising from County's or any other person's use of the Licensed Area. County shall promptly cause any lien imposed against the Licensed Area to be discharged or bonded off at County's sole cost. Upon completion of the water main crossing, County shall repair any damage to the Licensed Area arising out of County's construction activities at County's sole cost, and shall restore the Licensed Area to its condition existing at the time of the grant of this License.

3. Design. County shall be responsible for all engineering and design of the water main crossing. The final design of each crossing is subject to City's technical review and approval. County shall obtain all necessary permits for construction of the water main, including any required City permits.

4. As-Builts. Upon completion of installation of the pipelines and appurtenant facilities and equipment, County shall provide to the City's Public Utilities Director, as-built surveys or drawings of the pipeline crossings and appurtenances.

5. Permit Fees. County shall pay all applicable City permit fees ("Permit Fee").

6. City Access. The City shall have access to the Licensed Area at all times.

7. No Interference. County's use of the Licensed Property as intended will not interfere with the City's use, maintenance and/or expansion of the M-Canal or the property within the Water Catchment Area, including adjacent service roads.

8. No Violation. County's use of the Licensed Property shall not be inconsistent with or violate the Special Act, or any applicable laws or regulations governing Class I potable water supplies or the Water Catchment Area.

9. As Is. County acknowledges and agrees that the City licenses the Licensed Area to County in its "As-Is" condition, and that the City shall have no duty, obligation or liability to repair, restore, or maintain the Licensed Area or any of County's utilities or facilities located now or later located thereon. County has examined the Licensed Area and is fully informed to County's satisfaction of the physical and environmental condition and utility of the Licensed Area. County acknowledges that the City has made no representation or warranty of any kind in connection with any matter relating to the physical or environmental condition, value, fitness, use or zoning of the Licensed Property upon which County has relied directly or indirectly for any purposes except as specifically set forth in this License.

10. Special Act. The City is the owner of the Water Catchment Area located in Palm Beach County, Florida (the "Water Catchment Area") for public water supply purposes and for environmental, educational and conservation purposes, pursuant to the Special Laws of the Florida Legislature, Ch. 67-2169 ("Special Act"), as amended. The M-Canal is part of the City's Water Catchment Area. The parties acknowledge that the Special Act creating the Water Catchment Area provides that the City shall retain in perpetuity full ownership and control of the

Water Catchment Area, and shall not lease or grant any license for any part of the Water Catchment Area inconsistent with its purposes. Should the City determine that an amendment to the Special Act is necessary for this License, the City shall seek an amendment to the Special Act from the Florida Legislature at its earliest convenience.

11. City's Ownership and Control. County acknowledges that the Special Act creating the Water Catchment Area provides that the City shall retain in perpetuity full ownership and control of the Water Catchment Area, and shall not lease or grant any license for any part of the Water Catchment Area inconsistent with its purposes. City reserves all rights of ownership in and to the License Areas, including, without limitation, the right to grant further licenses on, over or across the License Areas; provided, however, that no further license hereinafter granted by City shall permit a use which materially interferes with the County's licenses provided for in this Agreement.

12. No Other Crossing Rights. Nothing contained in this instrument shall be deemed to grant to County any additional rights with respect to the Licensed Area. Nothing in this instrument shall be deemed to grant to County any additional rights to cross the M-Canal at any other location or for any other purpose. County agrees that its use of the Licensed Area is non-exclusive and subject to all covenants, agreements, easements and other matters affecting the Licensed Area.

13. No Assignment. County shall not assign or sub-license any of its permissions granted by this License.

14. No Relationship. Nothing contained in this Agreement shall be construed to create the relationship of principal and agent, landlord and tenant, partnership, joint venture or any other relationship between the City and County other than that of licensor and licensee and nothing herein shall be deemed to grant to County any additional rights with respect to the Licensed Area.

15. Revocation. This Permit and License shall not be revoked unless the County's use of the Licensed Area is inconsistent with or violates the Interlocal Agreement, the Special Act, or any applicable laws or regulations governing Class I potable water supplies or the Water Catchment Area, presently in effect or as may be amended; or interferes with the City's use, maintenance and/or expansion of the M-Canal. The City shall provide the County with written notice of any inconsistent use or interference and allow one hundred eighty (180) days time for the County to cure any such inconsistency or interference. However, in the event of an emergency affecting water quality in the M-Canal or Water Catchment Area, upon notice from the City, the County shall be required to take immediate action to cure any such emergency. The City acknowledges that this Permit and License is granted for the particular purpose of locating water pipelines across the M-Canal to provide potable water within its service area and that the County will expend a substantial sum of money carrying out that particular purpose, and that said expenditures will be specifically made in reliance on the granting of this Permit and License.

16. Indemnification. County shall, to the extent permitted by law, indemnify and hold the City harmless from and against any and all loss, suit, action, legal or administrative proceeding, claim, demand, damage, liability, interest, attorney fees, costs and/or expense of whatsoever kind or nature due to personal injury, property damage and/or environmental damage arising in any manner directly or indirectly related to County's installation of utilities or County's use of the Licensed Area under this License by County or any of County's agents, employees, contractors, guests, or invitees. The provisions of this paragraph shall survive the termination of this License. Nothing in this document shall be deemed a waiver of the rights and protections of sovereign immunity enjoyed by County and City pursuant to Sec. 768.28, Fla. Stat.

17. Notices: All notices require hereunder shall be in writing and shall be addressed to the following representatives of the parties:

As to the City:

City Administrator
City of West Palm Beach
401 Clematis Street
(P.O. Box 3366 / 33402)
West Palm Beach, FL 33401

As to the County:

County Administrator
Palm Beach County
301 N. Olive Avenue, 12th Floor
West Palm Beach, Florida 33401

18. Amendment. Any subsequent conditions, representations, warranties or agreements to this Permit and License shall not be valid and binding upon the parties unless they are in writing and signed by both parties and executed in the same manner as this instrument.

19. Recording. The County shall be responsible for recording this instrument in the public records of Palm Beach County, Florida.

[Signatures on following page.]

Signature page: M-Canal Permit and Crossing License

ATTEST:
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

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

By: _____
Deputy Clerk

By: _____, Mayor

Witness:

Print Name: _____

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: Anne Delmont *HJM*
for County Attorney Michelle Jones

By: Krypton Bet for
Department Director

STATE OF FLORIDA }
 } SS:
COUNTY OF PALM BEACH }

On this _____ day of _____, 2023, the foregoing M-Canal Crossing Permit and License was acknowledged before me, by means of physical presence, by _____, Mayor of Palm Beach County, a political subdivision of the State of Florida, as an act of the County. He is personally know to me.

[NOTARY SEAL]

Notary: _____
Notary Public, State of Florida

Print Name: _____

Commission No. _____

My commission expires: _____

Signature page: M-Canal Permit and Crossing License

ATTEST:

Shaquita Edwards
Shaquita Edwards, City Clerk

CITY OF WEST PALM BEACH

By: Keith A. James
Keith A. James, Mayor

Witness:

JERAL MAIURI

Dated: 8-8, 2023

Print Name: JERAL MAIURI

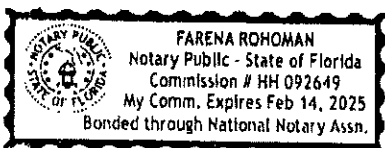
CITY ATTORNEY'S OFFICE
Approved as to form and legal sufficiency
By: Nancy Lebeck

STATE OF FLORIDA }
 } SS:
COUNTY OF PALM BEACH }

On this 8th day of August, 2023, the foregoing M-Canal Crossing Permit and License was acknowledged before me, by means of physical presence, by KEITH A. JAMES, Mayor of the City of West Palm Beach, a Florida municipal corporation, on behalf of the City. The Mayor is personally known to me.

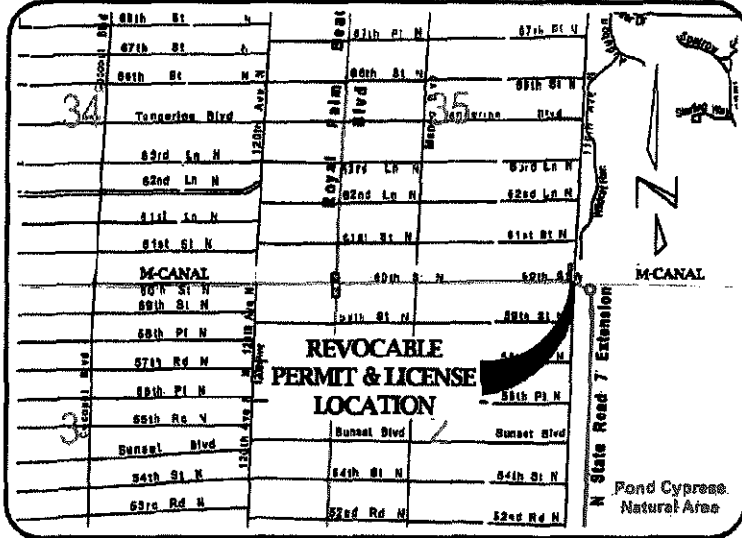
[NOTARY SEAL]

Notary: Farena Rohoman
Notary Public, State of Florida



Print Name: Farena Rohoman
Commission No. HH 092649
My commission expires: 2/14/2025

P:\21-1366 WUD Critical & Single Feed Water\KA DWG\ID 3 Bayhill Estates\XSY-211366 CoMPB SIK-Leg_M Canal-110th.dwg Tuesday, June 20, 2023 3:30:42 PM



LOCATION MAP ~ NOT TO SCALE

EXHIBIT "A"

A PORTION OF SECTION 35,
TOWNSHIP 42 SOUTH,
RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
& A PORTION OF THE CITY OF
WEST PALM BEACH M-CANAL,
D.B. 1156, PG. 58, P.B.C.R.

SURVEYORS' NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY KESHAVARZ & ASSOCIATES, INC.
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 EAST LINE OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, HAS A GRID BEARING OF NORTH 02°30'37" EAST 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 OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, EMPLOYED BY KESHAVARZ & ASSOCIATES, INC.

DATE OF LEGAL DESCRIPTION: JUNE 20, 2023

KESHAVARZ & ASSOCIATES, INC.

Scott F. Bryson

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

**Scott F
Bryson**

Digitally signed

by Scott F
Bryson

Date:
2023.06.20
15:34:19 -04'00'

LEGEND

- C/L = CENTERLINE
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- O.R.B. = OFFICIAL RECORD BOOK
- P.B.C. = PALM BEACH COUNTY
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT



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:
P.B.C. WATER UTILITIES DEPARTMENT
REVOCABLE PERMIT AND LICENSE FOR
CITY M-CANAL PROPERTY

DRAWN: SFB	DATE: 06/20/23	SCALE: N/A
CHECKED: SFB	PROJECT No: 21-1366	DWG No: A21-1366B
APPROVED: SFB	21-1366	SHEET No: 1 OF 3

EXHIBIT "A"

A PORTION OF SECTION 35,
TOWNSHIP 42 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA & A PORTION
OF THE CITY OF WEST PALM BEACH
M-CANAL, D.B. 1156, PG. 58, P.B.C.R.

LEGAL DESCRIPTION:

A 20.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTHEAST (S.E.) ONE-QUARTER (1/4) OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO BEING A PORTION OF THE CITY OF WEST PALM BEACH M-CANAL, IN DEED BOOK 1156, PAGE 58, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, TOWNSHIP 42 SOUTH, RANGE 41 EAST, SAID POINT OF COMMENCEMENT HAVING A STATE PLANE GRID COORDINATE OF NORTH 884788.816, EAST 912424.438, AS PUBLISHED BY PALM BEACH COUNTY; THENCE NORTH 02°30'37" EAST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 330.42 FEET TO A POINT ON THE NORTH LINE OF A 250.00 FOOT WIDE STRIP OF LAND FOR THE SAID CITY OF WEST PALM BEACH M-CANAL CONVEYED IN SAID DEED BOOK 1156, PAGE 58, THE SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTH 330.00 FEET OF SAID SECTION 35; THENCE SOUTH 89°36'24" WEST, DEPARTING THE SAID EAST SECTION LINE AND ALONG THE SAID NORTH LINE OF THE SAID M-CANAL AND THE NORTH LINE OF THE SAID SOUTH 330.00 FEET OF SAID SECTION 35, A DISTANCE OF 16.52 FEET TO A POINT ON A LINE PARALLEL WITH AND 16.50 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF SAID SECTION 35, THE SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 02°30'37" WEST, DEPARTING THE SAID NORTH LINES, AND ALONG THE SAID PARALLEL LINE, A DISTANCE OF 80.60 FEET TO A POINT ON A LINE PARALLEL WITH AND 80.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID NORTH LINES, THE SAID POINT ALSO BEING ON THE NORTH LINE OF THE 15.00 FOOT WIDE LICENSE AREA INTERLOCAL AGREEMENT R 2010-2046; THENCE SOUTH 89°36'24" WEST, DEPARTING THE SAID PARALLEL LINE AND ALONG THE SAID NORTH LINE OF SAID R 2010-2046 AND THE SAID PARALLEL LINE, A DISTANCE OF 20.03 FEET; THENCE NORTH 02°30'37" EAST, DEPARTING THE SAID PARALLEL LINE AND THE NORTH LINE OF SAID R 2010-2046, AND ALONG A LINE PARALLEL WITH AND 36.50 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE SAID EAST LINE OF SAID SECTION 35 A DISTANCE OF 80.60 FEET TO A POINT ON THE SAID NORTH LINE OF THE SAID M-CANAL AND THE NORTH LINE OF THE SAID SOUTH 330.00 OF SAID SECTION 35; THENCE NORTH 89°36'24" EAST, ALONG THE SAID NORTH LINES, A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,612.069 SQUARE FEET AND / OR 0.037 ACRES, MORE OR LESS.

PA:21-1366 WUD Critical & Single Feed Water\KA DWG\ID 3 Bayhill Estated\XSV-211366 CoWPB SK-Lea_M Canal-110th.dwg Tuesday, June 20, 2023 3:30:45 PM



KESHAVARZ ASSOCIATES

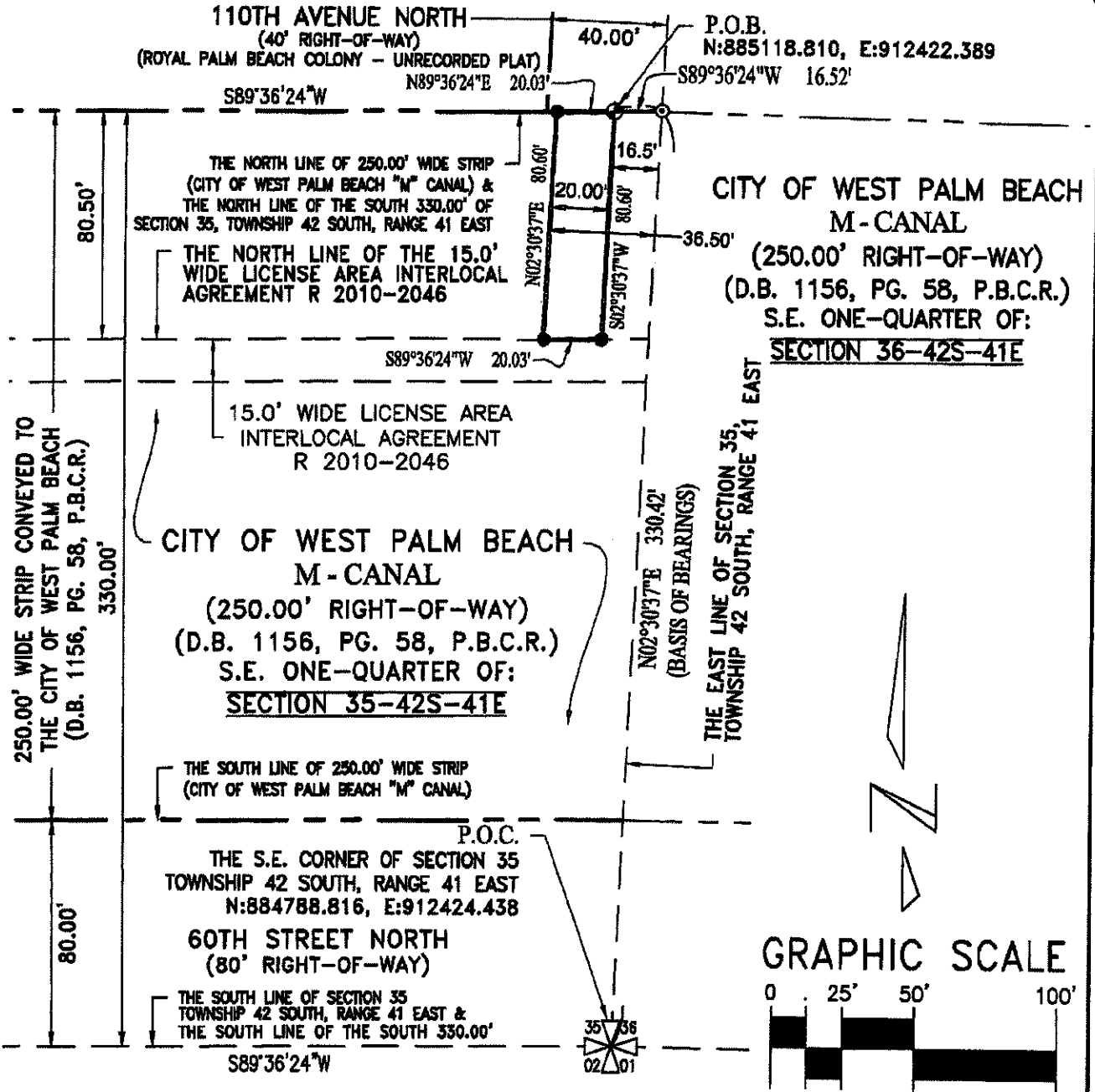
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476

**DESCRIPTION & SKETCH PREPARED FOR:
P.B.C. WATER UTILITIES DEPARTMENT
REVOCABLE PERMIT AND LICENSE FOR
CITY M-CANAL PROPERTY**

DRAWN: SFB	DATE: 06/20/23	SCALE: N/A
CHECKED: SFB	PROJECT No: 21-1366	DWG No: A21-1366B
APPROVED: SFB		SHEET No: 2 OF 3

EXHIBIT "A"

A PORTION OF SECTION 35,
TOWNSHIP 42 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA & A PORTION
OF THE CITY OF WEST PALM BEACH
M-CANAL, D.B. 1156, PG. 58, P.B.C.R.



PA21-1366 WUD Critical & Single Feed Water\KA DWG\ID 3 Bayhill Estates\SV-211366 CoNFB SK-Leg. M Canal-110th.dwg Tuesday, June 20, 2023 3:30:50 PM



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:		
P.B.C. WATER UTILITIES DEPARTMENT		
REVOCABLE PERMIT AND LICENSE FOR CITY M-CANAL PROPERTY		
DRAWN: SFB	DATE: 06/20/23	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 21-1366	DWG No: A21-1366B
APPROVED: SFB		SHEET No: 3 OF 3

ATTACHMENT 2
AGENDA ITEM
LOCATION MAP
PBCWUD PROJECT No. 21-041

