

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

Meeting Date: December 5, 2023 **Consent** **Regular**
 Ordinance **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Restrictive Covenant for maintenance of littoral planting areas covering approximately 27,946 square feet at the County's Canyon District Park located in Western Boynton Beach.

Summary: Canyon District Park (Park) is a 52-acre site located on the West side of Acme Dairy Road, just south of Boynton Beach Boulevard in western Boynton Beach. On March 3, 2020, the County's Department of Environmental Resources Management (ERM) approved a Notice of Intent to Construct for Excavation No. E2001-09 (Permit). Pursuant to the Permit, the County was required to plant littoral areas within portions of the water management tracts. The County created water management tracts to handle storm water runoff. The Restrictive Covenant identifies the 27,946 square feet of planted littoral shelves within the water management tracts and provides for the perpetual maintenance thereof. The Restrictive Covenant will be recorded in the public records upon Board approval. Parks & Recreation has administrative responsibilities for the maintenance of the water management tracts and planted littoral shelves. **(Property and Real Estate Management) District 5 (HJF).**

Background and Justification: In 2004 (R2004-936), the County acquired approximately 52 acres of land from G.L. Homes as part of a civic site assemblage for the development of the Park. Park improvements will be constructed in two phases. Phase 1 improvements included three soccer/multipurpose fields, a restroom/concession facility, two retention/recreational lakes, a 12-station fitness trail and associated infrastructure and was completed in September of 2022. Phase 2 design is underway and construction is subject to budget availability. The County, as property owner, is required to execute and record the Restrictive Covenant.

Attachments:

- 1. Location Map
- 2. Restrictive Covenant

Recommended By: *Ernie P. Ayala* 11/02/23
Department Director Date

Approved By: *W. Baker* 11/8/23
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

Does this item include the use of state funds? Yes _____ No X

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

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

No Fiscal Impact.

Fixed Asset Number NA

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 11/6/2023
 OFMB GA 11/6 [Signature] 11-6-23

[Signature] 11/8/23
 Contract Development and Control

B. Legal Sufficiency:

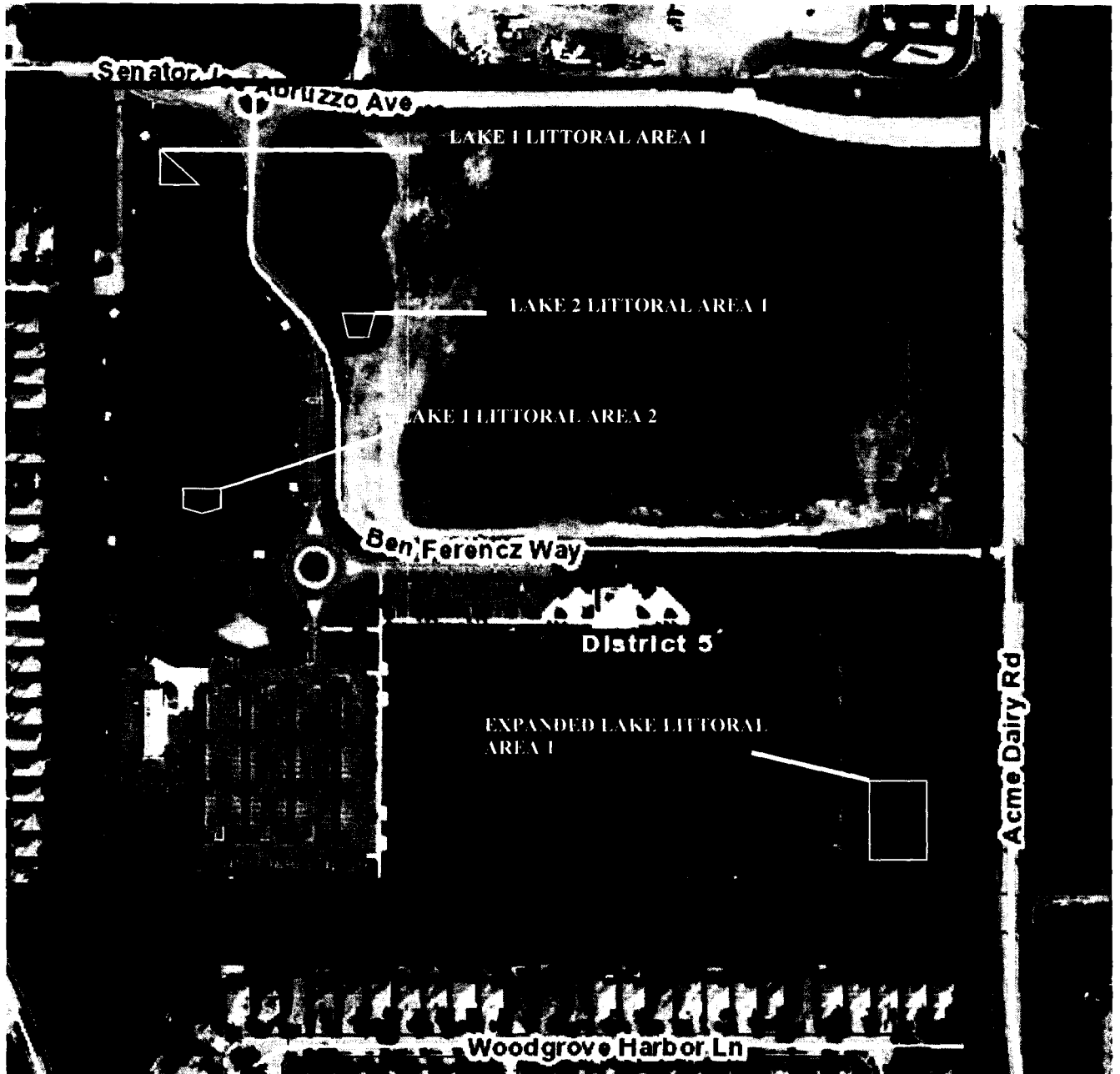
[Signature] 11/9/23
 Assistant County Attorney

C. Other Department Review:

Jennifer Cirilli Digitally signed by Jennifer Cirilli, DN: cn=Jennifer Cirilli, o=San Diego County, ou=San Diego County, email=jcirilli@sdco.net, c=US
 Department Director

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

LOCATION MAP



00-42-45-29-08-003-0000

Attachment #2
Restrictive Covenant
Canyon District Park (1 @ 15 pages)

Prepared by and Return to:
Lory Melendez-Delgado, Real Estate Specialist
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT, made and executed this ___ day of _____, 20____, by Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners (“Owner”).

WITNESSETH:

WHEREAS, the Owner is the owner of that water management tract with designated planted littoral shelf areas as legally described in Exhibit “A”, attached hereto and made a part hereof; and

WHEREAS, there is a required 27,946 square foot coverage to be planted in accordance with an associated littoral planting plan and maintained at a minimum of 80% as approved by the Palm Beach County Department of Environmental Resources Management (“ERM”) in the approved Notice of Intent to Construct for Excavation (NIC), Excavation No. E2004-09, which can be found at ERM.

NOW, THEREFORE, in accordance with the Palm Beach Owner Unified Land Development Code (“ULDC”), Article 4, Chapter D, Excavation, Owner, its successors, heirs and assigns, must provide for and perpetually maintain the planted littoral shelves as more specifically provided for in Exhibit "A", as attached hereto, and the NIC approval. Furthermore, it is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections or to chemically, mechanically or manually remove, damage or destroy any plants in the reclaimed areas and planted littoral zone as set forth in Exhibit "A", as attached hereto, and the NIC approval, except, upon the express, written approval from the Director of ERM or the Palm Beach County Zoning Division, as applicable. It is the responsibility

of the Owner, its successors, and assigns, to maintain the required survivorship and coverage of the reclaimed upland and planted littoral areas as set forth in Exhibit "A", as attached hereto, and NIC approval and to insure ongoing removal of prohibited and invasive non-native plant species from these areas. The littoral areas shall be constructed and perpetually maintained in compliance with the planting plan requirements of the ULDC, Article 4, Chapter D, Excavation, and planting plans as approved by ERM and set forth in Exhibit "A", as attached hereto, and the NIC approval.

These restrictions shall be deemed covenants running with the land.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Owner hereunder executes this Restrictive Covenant the day and year first written above.

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

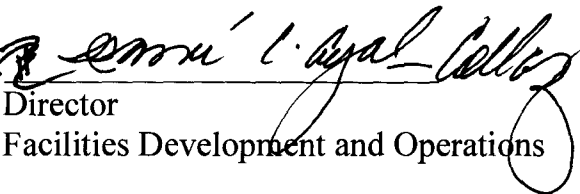
Date: _____

(SEAL)

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: 
Assistant County Attorney

By: 
Director
Facilities Development and Operations

'EXHIBIT A'

DESCRIPTION: LITTORAL EASEMENT LAKE 1

BEING A PORTION OF TRACT "C", PLAT OF BOYNTON-LYONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 5 THROUGH 9, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "C" (**POINT OF COMMENCEMENT NO. 1**);
THENCE SOUTH 00°08'58" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 227.82 FEET;
THENCE NORTH 89°51'02" EAST, ALONG A LINE 131.94 FEET TO **POINT OF BEGINNING NO. 1**;
THENCE N 14°43'15" W, 37.00 FEET;
THENCE N 09°32'56" E, 35.12 FEET;
THENCE N 03°21'42" W, 18.33 FEET TO A POINT ON A NON-TANGENT CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 78°46'15" E, HAVING A RADIUS OF 22.03 FEET, A CENTRAL ANGLE OF 119°07'39", AND AN ARC LENGTH OF 45.80 FEET TO A POINT OF TANGENCY;
THENCE S 43°34'09" E, 23.82 FEET;
THENCE S 33°02'12" E, 37.02 FEET;
THENCE S 29°32'01" E, 38.31 FEET;
THENCE S 75°46'07" W, 79.65 FEET TO THE **POINT OF BEGINNING NO. 1**.

CONTAINING 6137.08 SQ. FT., 0.141 ACRES, MORE OR LESS.

DESCRIPTION: LAKE #1 - LITTORAL EASEMENT #2

BEING A PORTION OF TRACT "C", PLAT OF BOYNTON-LYONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 5 THROUGH 9, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "C" (**POINT OF COMMENCEMENT NO.1**);
THENCE S 00°08'58" E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 681.84 FEET;
THENCE N 89°51'02" E, ALONG A LINE 132.29 FEET TO **POINT OF BEGINNING NO. 2**;
THENCE N 90°00'00" E, 126.70 FEET;
THENCE S 51°50'39" W, 80.58 FEET;
THENCE N 51°49'48" W, 80.56 FEET TO TO THE **POINT OF BEGINNING NO. 2**.

CONTAINING 3153.69 SQ. FT., 0.072 ACRES, MORE OR LESS.

(DESCRIPTION CONTINUED ON SHEET 2)

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SHEET 1 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

DATE	4/14/2023
DRAWN BY	TFL
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7837-1

'EXHIBIT A'

(DESCRIPTION CONTINUED FROM SHEET 1)

DESCRIPTION: LAKE #2 - LITTORAL EASEMENT #1

BEING A PORTION OF TRACT "C", PLAT OF BOYNTON-LYONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 5 THROUGH 9, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "C" (**POINT OF COMMENCEMENT NO. 1**);
THENCE N 89°26'01" E, A DISTANCE OF 367.23 FEET;
THENCE S 00°20'38" E, A DISTANCE OF 2.19 FEET;
THENCE N 89°25'49" E, A DISTANCE OF 85.34 FEET;
THENCE S 00°33'57" E, A DISTANCE OF 380.05 FEET TO THE **POINT OF BEGINNING NO. 3**;
AND A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS N 18°33'34" E;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 49.95 FEET, A CENTRAL ANGLE OF 76°04'44", AND AN ARC LENGTH OF 66.33 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS S 88°11'43" W;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 13°18'29", AND AN ARC LENGTH OF 20.90 FEET TO A POINT OF TANGENCY;
THENCE S 11°30'12" W, A DISTANCE OF 43.78 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 151°31'54", AND AN ARC LENGTH OF 46.28 FEET TO A POINT OF TANGENCY;
THENCE N 16°57'54" W, A DISTANCE OF 46.80 FEET TO THE **POINT OF BEGINNING NO. 3**.

CONTAINING 2457.43 SQ. FT., 0.056 ACRES, MORE OR LESS.

DESCRIPTION: EXPANDED LAKE - LITTORAL EASEMENT #1


BEING A PORTION OF TRACT "C", PLAT OF BOYNTON-LYONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 5 THROUGH 9, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50.00 FEET EAST OF THE SOUTHEAST CORNER OF SAID TRACT "C";
THENCE S 89°36'24" W, A DISTANCE OF 50.00 FEET;
THENCE N 00°23'24" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 188.15 FEET;
THENCE S 89°36'36" W A DISTANCE OF 103.26 FEET TO THE **POINT OF BEGINNING NO. 4**
AND A POINT ON A NON-TANGENT CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS S38°26'25"E, HAVING A RADIUS OF 42.58 FEET, A CENTRAL ANGLE OF 47°27'40", AND AN ARC LENGTH OF 35.27 FEET TO A NON-TANGENT LINE;
THENCE S 00°00'04" E, A DISTANCE OF 92.65 FEET;
THENCE S 89°59'52" W, A DISTANCE OF 100.72 FEET;
THENCE N 00°00'02" W, A DISTANCE OF 122.96 FEET;
THENCE N 89°59'57" E, A DISTANCE OF 116.72 FEET TO THE **POINT OF BEGINNING NO. 4**;

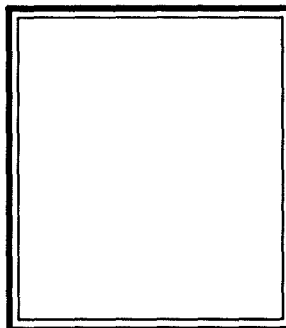
CONTAINING 12544.24 SQ. FT. 0.288 ACRES, MORE OR LESS.

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SHEET 2 OF 12



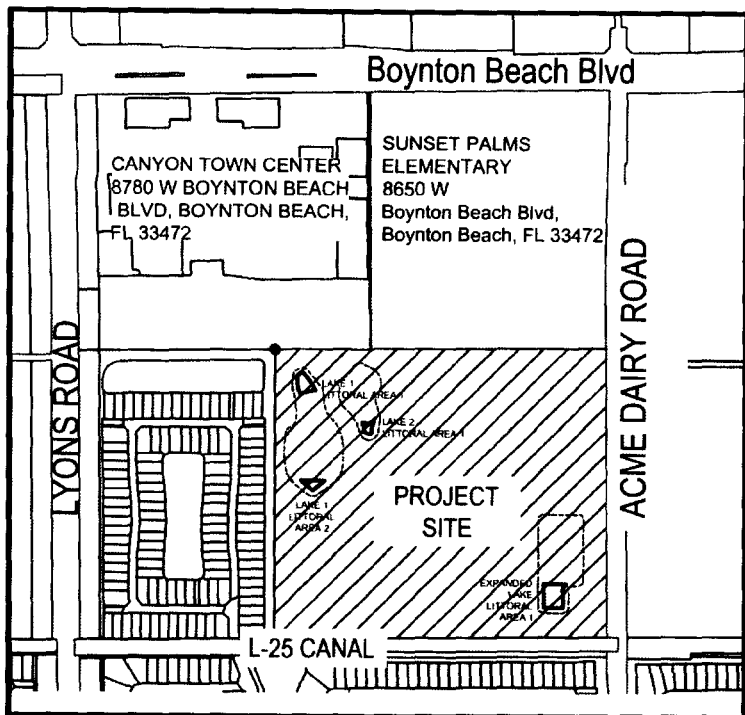
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	4/14/2023
DRAWN BY	TFL
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7837-1

"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

"EXHIBIT A"



SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST



NOTES

LOCATION MAP

NOT TO SCALE

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HERON ARE REFERENCED TO THE WEST RIGHT-OF-WAY OF ACME DAIRY ROAD AS NOW ESTABLISHED GRID BEARING SOUTH 00°23'24" EAST (NAD 83 1990 ADJUSTMENT).
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.


CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 30, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.


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SHEET 3 OF 12

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 PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by Jeffrey R. Wagner
 Date: 2023.10.11 10:27:55-0400
 Adobe Acrobat version: 2017.011.30175



JEFFREY R. WAGNER
 REGISTERED LAND SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

DATE	4/14/2023
DRAWN BY	TFL
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7837-1

"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

"EXHIBIT A"

LEGEND / ABBREVIATIONS

E - EASTING (AS USED WITH COORDINATES)
LB - LICENSED BUSINESS
N - NORTHING (AS USED WITH COORDINATES)
ORB. - OFFICIAL RECORD BOOK
PB. - PLAT BOOK
PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
PG. - PAGE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
UE - UTILITY EASEMENT

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000022586
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

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SHEET 4 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
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"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

DATE	4/14/2023
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F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7837-1

N 798343.874 PALM BEACH
E 921481.543 COUNTY HORIZONTAL
CONTROL POINT "PBE 157"

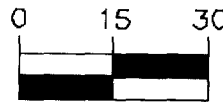
"EXHIBIT A"

POINT OF COMMENCEMENT NO. 1
NORTHWEST CORNER OF TRACT "C",
PLAT OF BOYNTON LYONS
(P.B. 110, PGS. 5-8)
N 797024.1581
E 922512.2330

NORTH LINE TRACT "C"
BOYNTON - LYONS
(P.B. 110, PGS. 5-8)

TRACT "C"
BOYNTON LYONS PLAT
PBC PB 110, PAGE 5

GRAPHIC SCALE



PROPOSED LAKE (IN FEET)

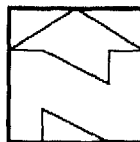
±2.44 AC @ C.W.E.

1 INCH = 30 FT.

C.W.E: 14.51

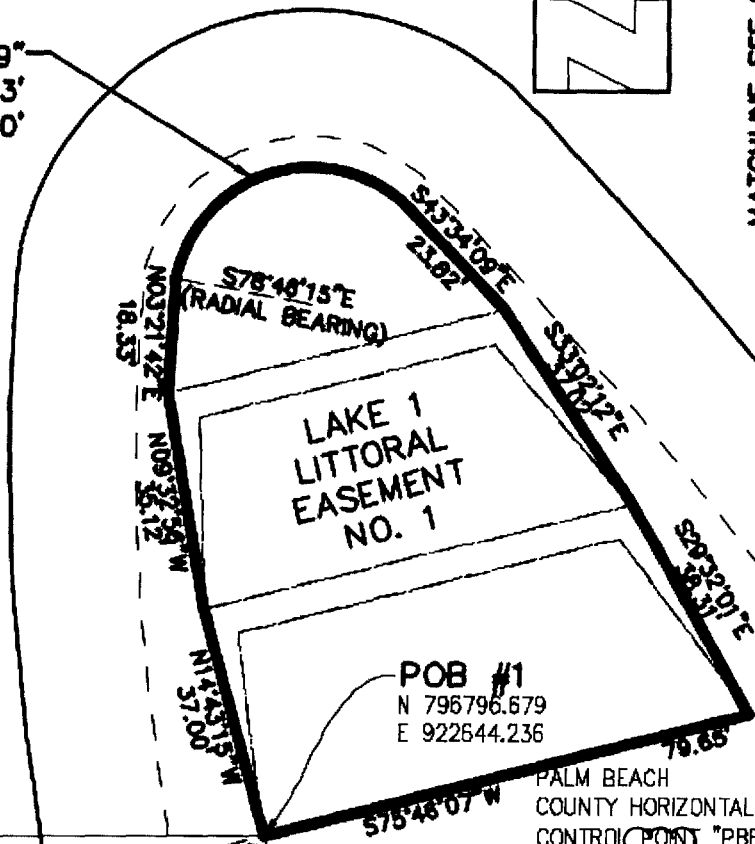
DEPTH: 15.0

BOTTOM ELEV: -0.49



MATCHLINE SEE SHEET 9 OF 12

Δ=119°07'39"
R=22.03'
L=45.80'



CANYON LAKES HOMEOWNERS ASSN. INC.
CANYON LAKES - PLAT SIX
(P.B. 103, PG. 27)

WEST LINE TRACT "C"
BOYNTON - LYONS
(P.B. 110, PGS. 5-8)

MAINTENANCE ROAD

S07°06'36"E 681.84'

S00°06'36"E 227.82'

131.94' N89°51'02"E
6801.27' GRID 6801.15' GROUND

PALM BEACH
COUNTY HORIZONTAL
CONTROL POINT "PBE 61"
N 790196.822
E 924278.534

7837 LITTORAL ESMT- PER PBC - SEPT. 2023.dwg MATCHLINE SEE SHEET 6 OF 19

SHEET 5 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 4/14/2023

DRAWN BY TFL

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7837-1

"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

"EXHIBIT A"

MATCHLINE SEE SHEET 5 OF 12

CANYON LAKES PL 6

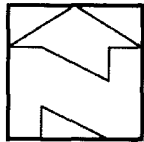
CANYON LAKES PL 6

CANYON LAKES HOMEOWNERS ASSN. INC.
CANYON LAKES - PLAT SIX
(P.B. 103, PG. 27)

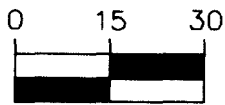


S00°08'58"E
681.84'

WEST LINE TRACT "C"
BOYNTON - LYONS
(P.B. 110, PGS. 5-8)



GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

50' BUFFER EASEMENT
PB. 103, PG. 27
TRACT "BT3"
PB. 103, PG. 27

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MATCHLINE SEE SHEET 7 OF 12

SHEET 6 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

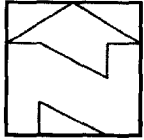
DATE	4/14/2023
DRAWN BY	TFL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7837-1

'EXHIBIT A'

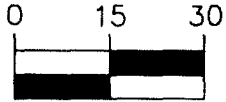
MATCHLINE SEE SHEET 6 OF 12

CANYON LAKES HOMEOWNERS ASSN. INC.
CANYON LAKED - PLAT SIX
(P.B. 103, PG. 27)

CANYON LAKES PL 6



GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FT.

7837 LITTORAL ESMT- PER PBC - SEPT. 2023.dwg

S00°08'58"E 681.84'

WEST LINE TRACT "C"
BOYNTON - LYONS
(P.B. 110, PGS. 5-8)

MATCHLINE SEE SHEET 8 OF 12

132.29'
N89°51'02"E

SHEET 7 OF 12



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

DATE 4/14/2023

DRAWN BY TFL

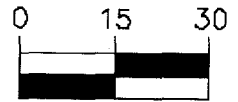
F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7837-1

'EXHIBIT A'

GRAPHIC SCALE

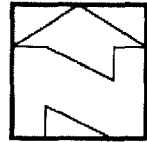


(IN FEET)
1 INCH = 30 FT.

PALM BEACH
COUNTY HORIZONTAL
CONTROL POINT "PBF 57"

N 798348.874
E 921484.543

TRACT "C"
BOYNTON LYONS PLAT
PBC PB 110, PAGE 5



PROPOSED LAKE

±2.44 AC ● C.W.E.
C.W.E: 14.51
DEPTH: 15.0
BOTTOM ELEV: -0.49

MATCHLINE SEE SHEET 7 OF 12

2313.98' GRID
S30°08'11"E
2315.93' GROUND

POB #2
N 796342.667
E 922646.297

N89°51'02"E
132.29'

N90°00'00"E
126.70'

LAKE 1
LITTORAL
EASEMENT
NO. 2

80.58'
N57°48'45"W

80.58'
S57°50'39"W

SWALE

7837 LITTORAL ESMT- PER PBC - SEPT. 2023.dwg

SHEET 8 OF 12



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 4/14/2023

DRAWN BY TFL

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7837-1

"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

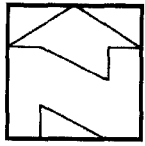
"EXHIBIT A"

N89°26'01"E 367.23'

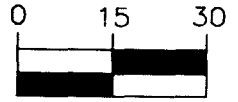
S00°20'38"E
2.19'

N89°25'49"E 85.34'

NORTH LINE TRACT "C"
BOYNTON - LYONS
(P.B. 110, PGS. 5-8)



GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

TRACT "C"
BOYNTON LYONS PLAT
PBC PB 110, PAGE 5

MATCHLINE SEE SHEET 5 OF 12

PROPOSED
LAKE

±0.92 AC ©
C.W.E.
C.W.E: 14.51
DEPTH: 10.0
BOTTOM
ELEV: 4.51

S00°33'57"E 380.05'

MATCHLINE SEE SHEET 10 OF 12

7837 LITTORAL ESMT- PER PBC - SEPT. 2023.dwg

SHEET 9 OF 12



CAULFIELD & WHEELER, INC.

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"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

DATE 4/14/2023

DRAWN BY TFL

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7837-1

"EXHIBIT A"

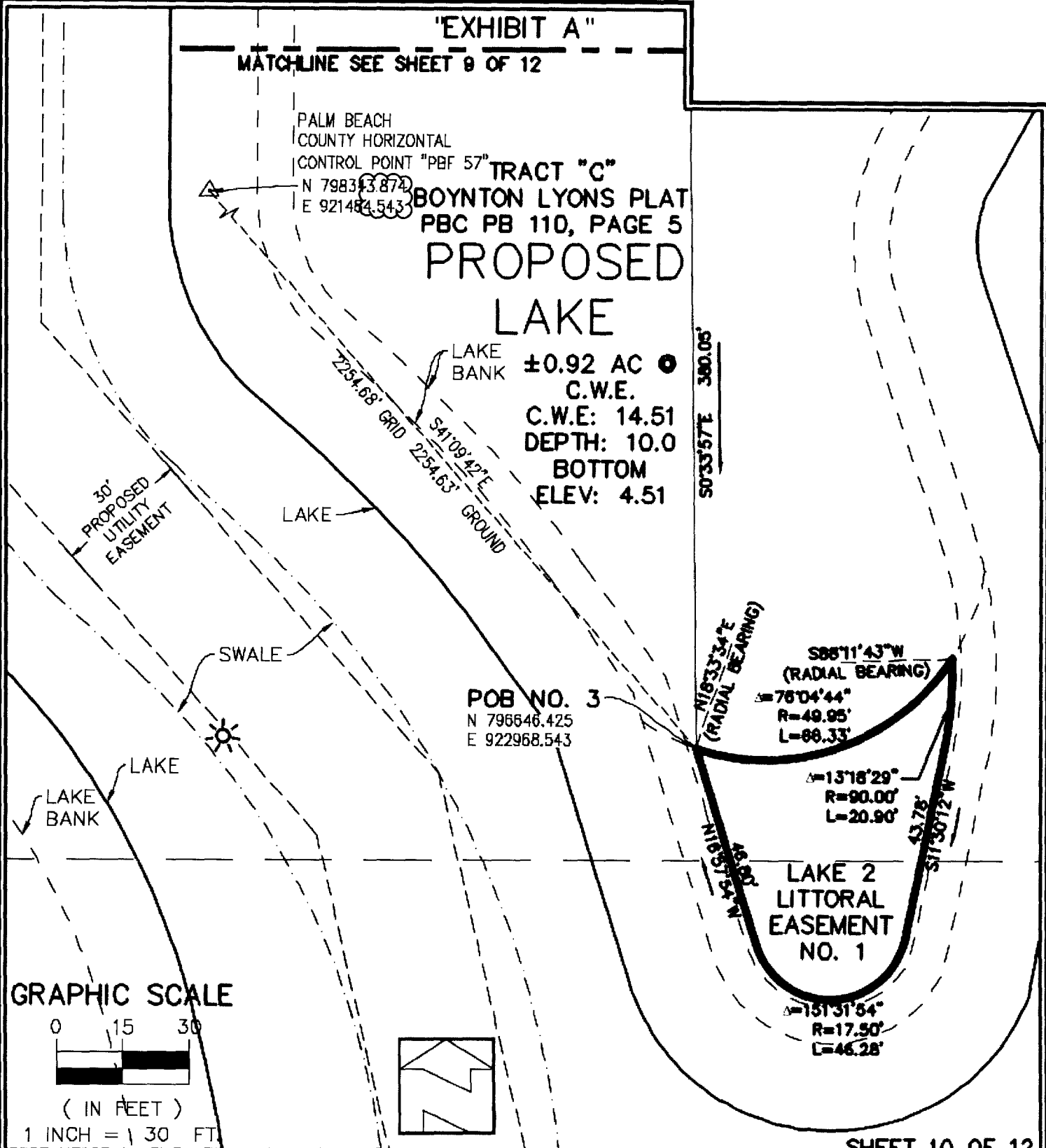
MATCHLINE SEE SHEET 9 OF 12

PALM BEACH
COUNTY HORIZONTAL
CONTROL POINT "PBF 57"
N 798363.872
E 921484.543

TRACT "C"
BOYNTON LYONS PLAT
PBC PB 110, PAGE 5

PROPOSED
LAKE

±0.92 AC
C.W.E.
C.W.E: 14.51
DEPTH: 10.0
BOTTOM
ELEV: 4.51



S0°33'57"E 380.06'

N16°33'34"E
(RADIAL BEARING)

S85°11'43"W
(RADIAL BEARING)
∠=76°04'44"
R=49.95'
L=88.33'

∠=13°18'29"
R=90.00'
L=20.90'

LAKE 2
LITTORAL
EASEMENT
NO. 1

∠=151°31'54"
R=17.50'
L=46.28'

POB NO. 3
N 796646.425
E 922968.543

LAKE BANK
2254.68' GRID
S41°09'42"E
2254.63' GROUND

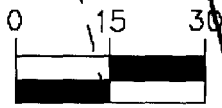
30'
PROPOSED
UTILITY
EASEMENT

SWALE

LAKE

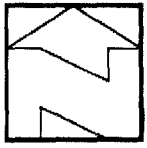
LAKE
BANK

GRAPHIC SCALE



(IN FEET)


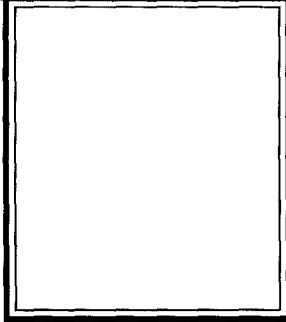
1 INCH = 1/30 FT.



SHEET 10 OF 12

7B37 LITTORAL ESMT- PER PBC - SEPT. 2023.dwg

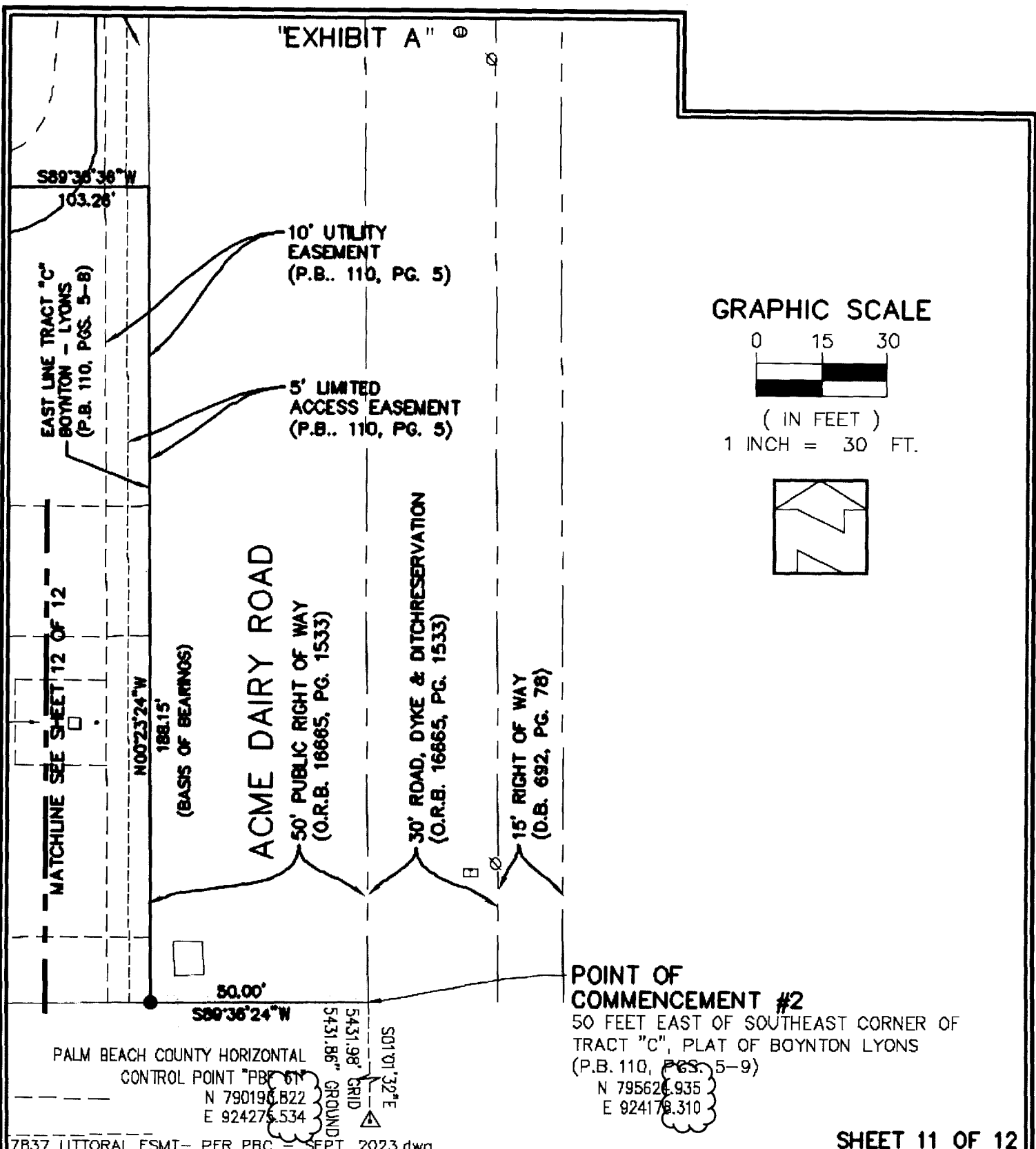
CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

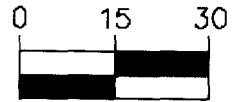
DATE	4/14/2023
DRAWN BY	TFL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7837-1

"EXHIBIT A"
LITTORAL EASEMENT
SKETCH OF LEGAL DESCRIPTION

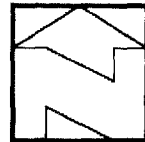
"EXHIBIT A" ©



GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.



POINT OF COMMENCEMENT #2

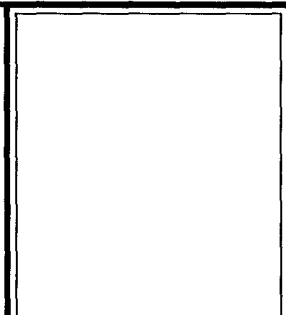
50 FEET EAST OF SOUTHEAST CORNER OF TRACT "C", PLAT OF BOYNTON LYONS (P.B. 110, PGS. 5-9)

N 795624.935
E 924178.310

SHEET 11 OF 12

7B37 LITTORAL ESMT- PER PBC - SEPT. 2023.dwg

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SCALE	AS SHOWN
JOB NO.	7837-1

"EXHIBIT A"
LITTORAL EASEMENTS
SKETCH OF LEGAL DESCRIPTION

'EXHIBIT A'

PALM BEACH
COUNTY HORIZONTAL

CONTROL POINT "PBF 57"

N 798343.874
E 921484.543

N45°05'01"W
3585.71' GROUND
3585.79' GRID

50/1058

N89°38'57"E
118.72'

1028

S89°36'36"W
103.26'

POB #4
N 795812.038
E 924023.769

∠=47°27'45"
R=42.58'
L=35.27'

TRADIAL BEARING
S89°25'26"E

**EXPANDED
LAKE**

GRAPHIC SCALE

0 15 30



(IN FEET)

1 INCH = 30 FT.



N00°00'02"W
122.96'

92.65'
S00°00'04"E

**EXPANDED LAKE
LITTORAL
EASEMENT
NO. 1**

S89°59'52"W
100.72'

MATCHLINE SEE SHEET 11 OF 12

**TRACT "C"
BOYNTON LYONS PLAT
PBC PB 110, PAGE 5**

-15.0' LANDSCAPE BERM

**SOUTH LINE TRACT "C"
BOYNTON - LYONS
(P.B. 110, PGS. 5-8)**

30' L.W.D.
R/W PER
D.R.B. 1565,
PG. 505

30'
90' REQUIRED
L.W.D. R/W

7837 LITTORAL ESMT- PER PBC - SEPT. 2023.dwg

SHEET 12 OF 12

CAULFIELD & WHEELER, INC.



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LANDSCAPE ARCHITECTURE - SURVEYING
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DATE 4/14/2023

DRAWN BY TFL

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7837-1

**"EXHIBIT A"
LITTORAL EASEMENTS
SKETCH OF LEGAL DESCRIPTION**