



**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)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u><u>-0-</u></u>	_____	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

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

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

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:**

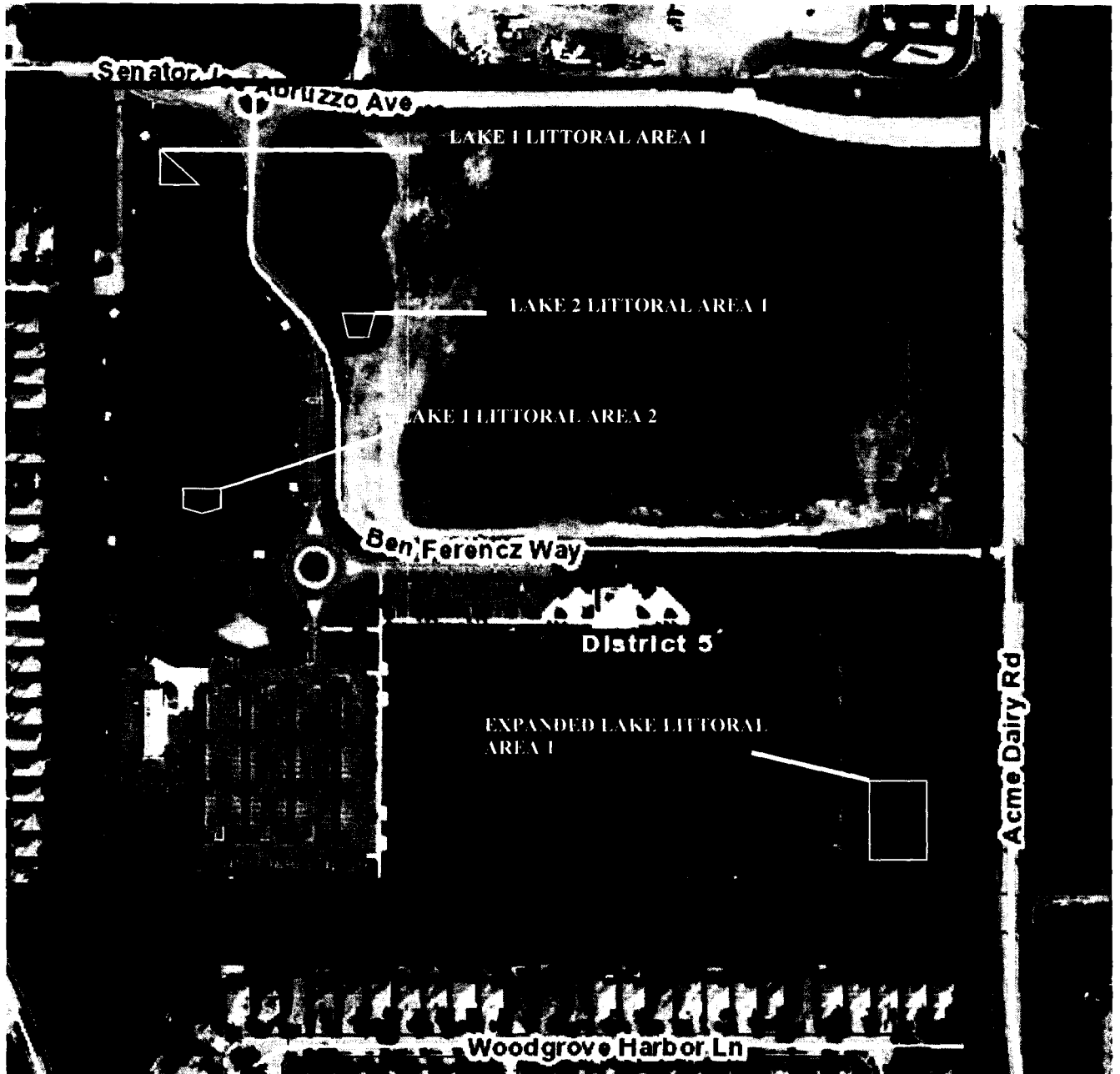
[Signature] 11/9/23  
 Assistant County Attorney

**C. Other Department Review:**

Jennifer Cirilli Digitally signed by Jennifer Cirilli, DN: cn=Jennifer Cirilli, ou=County of Santa Clara, o=County of Santa Clara, email=jcirilli@scacounty.gov  
 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)**

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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

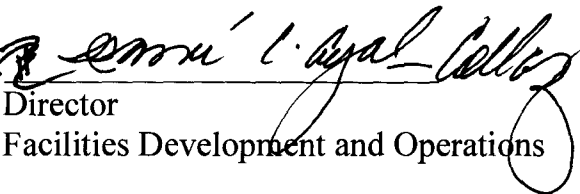
Date: \_\_\_\_\_

(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)

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

**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**;

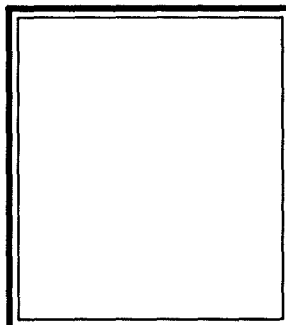
CONTAINING 12544.24 SQ. FT. 0.288 ACRES, MORE OR LESS.

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**SHEET 2 OF 12**



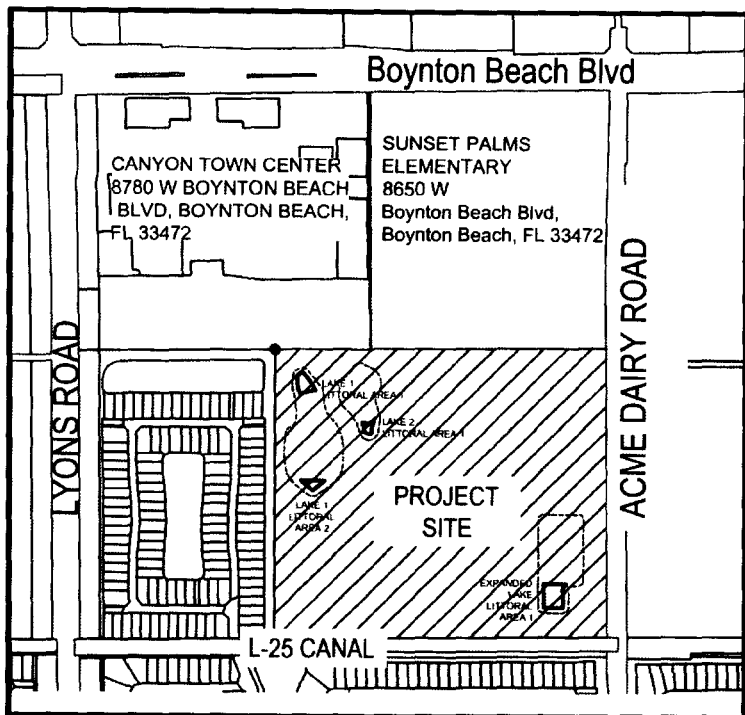
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



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.


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

SHEET 3 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



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.

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

SHEET 4 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	N/A
JOB NO.	7837-1

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

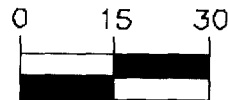
"EXHIBIT A"

**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

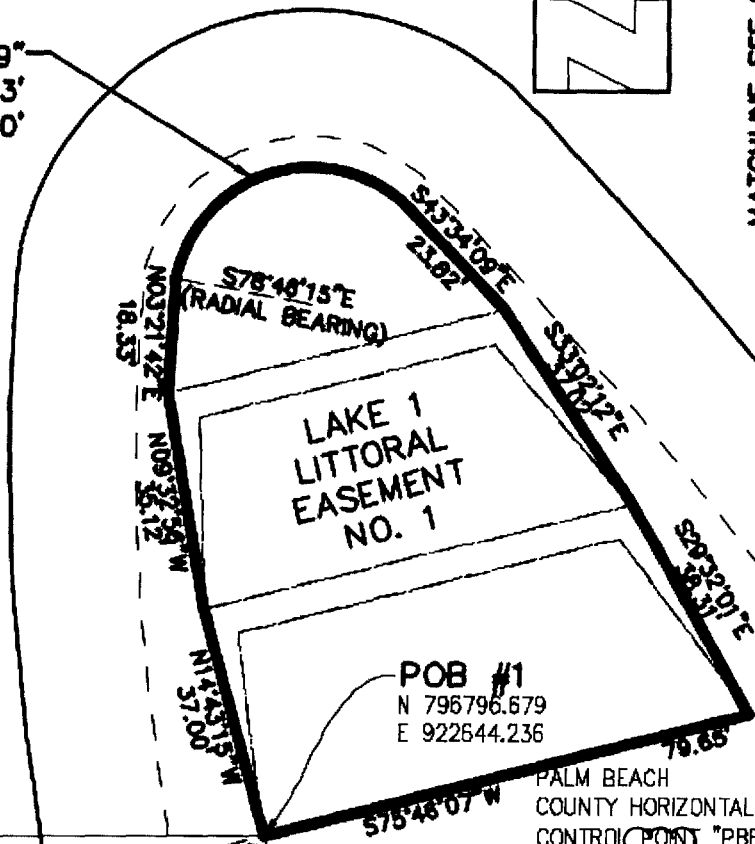
DEPTH: 15.0

BOTTOM ELEV: -0.49



MATCHLINE SEE SHEET 9 OF 12

Δ=119°07'39"  
R=22.03'  
L=45.80'



**LAKE 1**  
**LITTORAL**  
**EASEMENT**  
**NO. 1**

**POB #1**  
N 796796.679  
E 922644.236

PALM BEACH  
COUNTY HORIZONTAL  
CONTROL POINT "PBF 61"  
N 790196.822  
E 924276.534

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 S13°52'24"E  
6801.15' GROUND

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

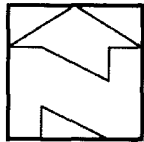
CANYON LAKES PL 6

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

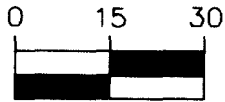


S00°08'58"E  
681.84'

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.

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"EXHIBIT A"  
LITTORAL EASEMENT  
SKETCH OF LEGAL DESCRIPTION

DATE 4/14/2023

DRAWN BY TFL

F.B./ PG. N/A

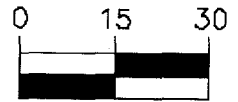
SCALE AS SHOWN

JOB NO. 7837-1



'EXHIBIT A'

GRAPHIC SCALE

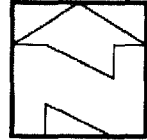


( IN FEET )  
1 INCH = 30 FT.

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

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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

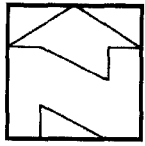
"EXHIBIT A"

N89°26'01"E 367.23'

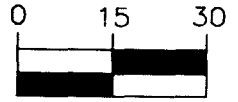
S00°20'38"E  
2.19'

N89°25'49"E 85.34'

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



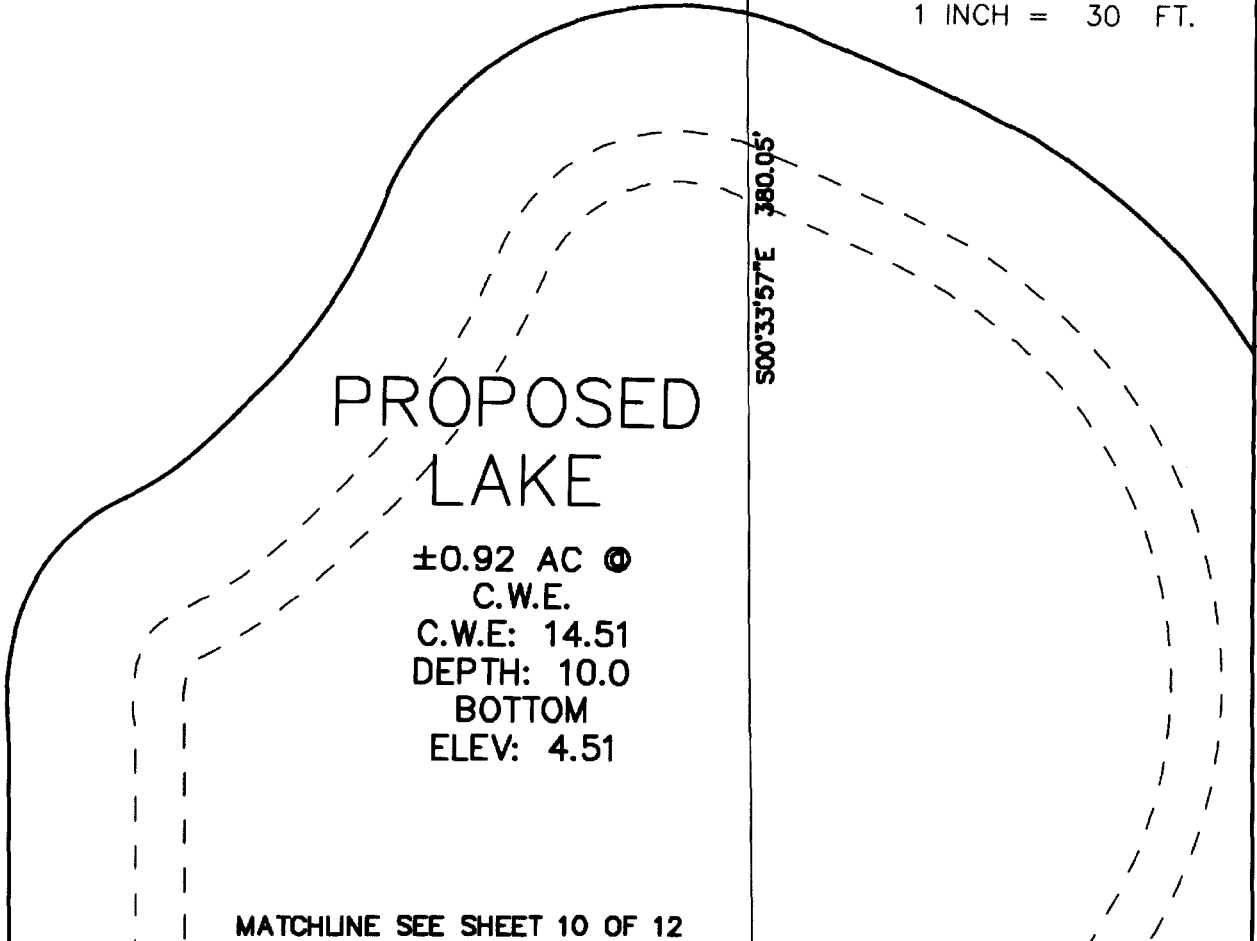
GRAPHIC SCALE



( 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

MATCHLINE SEE SHEET 10 OF 12

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

SHEET 9 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"

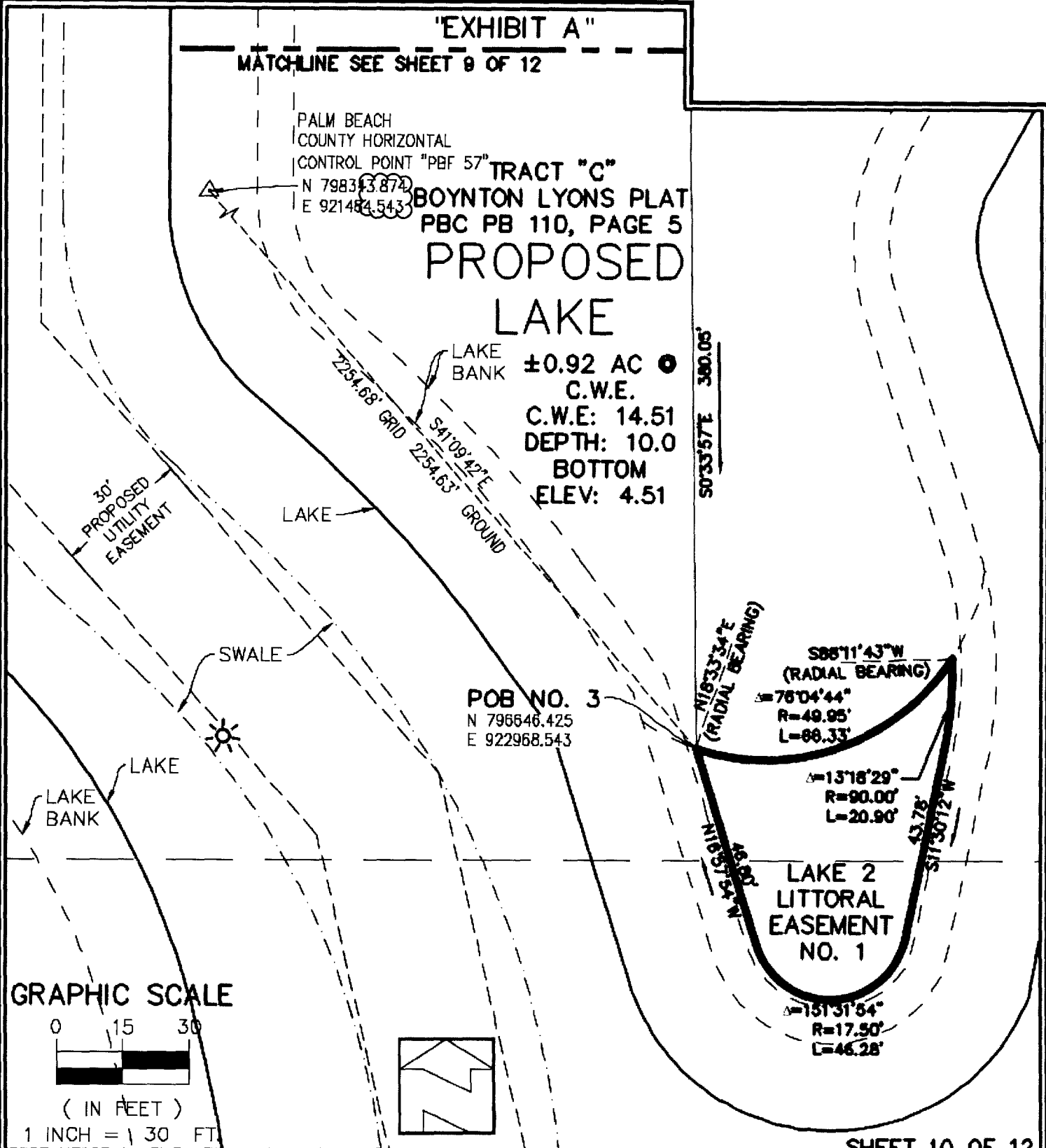
MATCHLINE SEE SHEET 9 OF 12

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

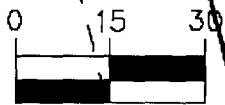
TRACT "C"  
BOYNTON LYONS PLAT  
PBC PB 110, PAGE 5

PROPOSED  
LAKE

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



GRAPHIC SCALE



( IN FEET )

1 INCH = 1/30 FT.

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

SHEET 10 OF 12

CAULFIELD & WHEELER, INC.



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DATE 4/14/2023

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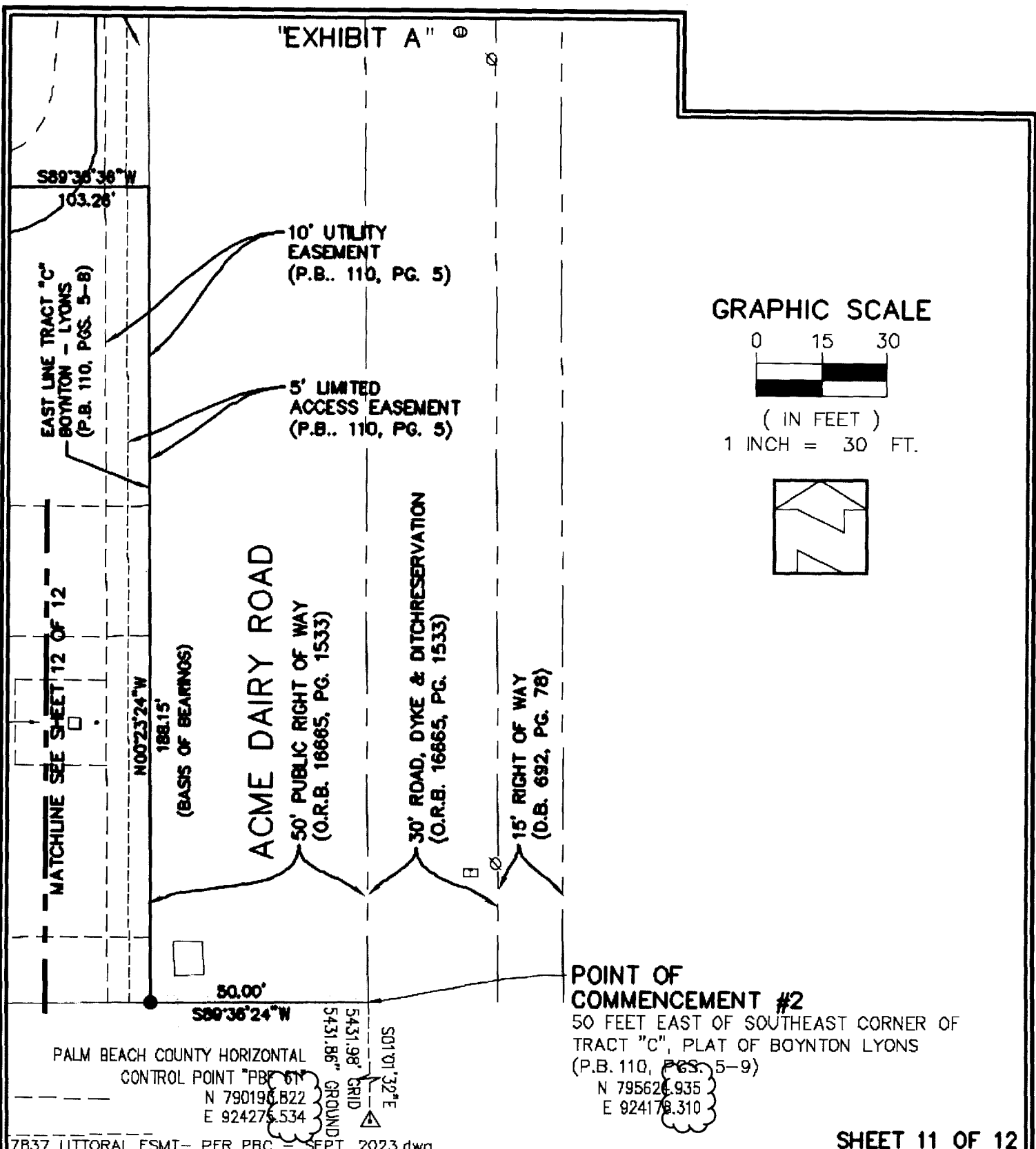
F.B./ PG. N/A

SCALE AS SHOWN

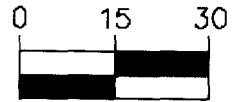
JOB NO. 7837-1

"EXHIBIT A"  
LITTORAL EASEMENT  
SKETCH OF LEGAL DESCRIPTION

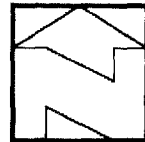
**"EXHIBIT A"** Ⓞ



**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 30 FT.



**POINT OF COMMENCEMENT #2**

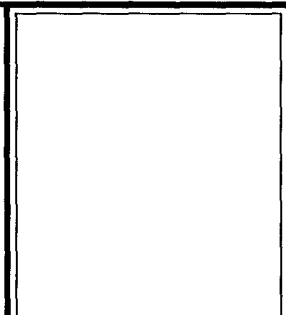
50 FEET EAST OF SOUTHEAST CORNER OF TRACT "C", PLAT OF BOYNTON LYONS (P.B. 110, PGS. 5-9)

N 795624.935  
E 924178.310

**SHEET 11 OF 12**

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

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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**

**'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'

POB #4  
N 795812.038  
E 924023.769

1028

S89°36'36"W  
103.26'

Δ=47°27'45"  
R=42.58'  
L=35.27'

TRADIAL BEARING)  
S89°25'26"E

**EXPANDED  
LAKE**

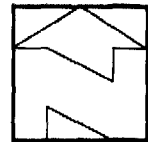
**GRAPHIC SCALE**

0 15 30



( IN FEET )

1 INCH = 30 FT.



**EXPANDED LAKE  
LITTORAL  
EASEMENT  
NO. 1**

N00°00'02"W  
122.96'

92.65'  
S00°00'04"E

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  
O.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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SCALE AS SHOWN

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