

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	July 8, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

I. EXECUTIVE BRIEF



Motion and Title: Staff recommends motion to receive and file:

- A) a Utility Easement Agreement (FPL Easement) in favor of Florida Power & Light Company (FPL) for the construction, operation, and maintenance of underground electrical facilities and an above-ground pad-mounted transformer at Palm Beach County Sheriff's Office District 1 and Marine Unit Maintenance Facility (Facility), located at 785 N. Jog Road in unincorporated Palm Beach County; and
- B) a Declaration of Easement (WUD Easement) in favor of Palm Beach County (County) for a water meter, a back flow preventer, water and sewer lines, and appurtenant equipment to service the Facility.

Summary: In accordance with County PPM CW-O-051, all delegated contracts, agreements, and grants must be submitted by the initiating Department as a receive-and-file agenda item. The attached FPL Easement and WUD Easement (collectively, the Easements) were both executed by the Director of the Facilities Development and Operations Department (Director) on behalf of the Board of County Commissioners (BCC), pursuant to authority delegated by Section 22-105 of the County Code of Ordinances (Code). The FPL Easement area varies in length and is approximately 10 feet in width, containing approximately 4,002 square feet (0.09 acre). The WUD Easement area varies in length and is approximately 20 feet in width, containing approximately 16,973 square feet (0.39 acre). The executed Easements are now being submitted to the BCC to receive and file. There is no fiscal impact associated with this item. (Property & Real Estate Management) District 2 (HJF)

Background and Justification: The Facility consists of a one-story 25,627 square feet building which includes administrative offices, conference rooms, fitness space, a three (3)-bay marine equipment repair workshop and supporting spaces. The site amenities will consist of a boat wash, boat engine test tank, exterior covered workspace, and parking for staff and the public. The development of the Facility is a previously approved capital improvement project; therefore, the Easements were executed by the Director, pursuant to authority delegated by Section 22-105 of the Code. Construction of the Facility is anticipated to be completed in the 3rd quarter of 2025. The Easements are recorded in the Public Records of Palm Beach County, Florida to provide notice of their existence and locations.

- Attachments:**
- 1. Location Map
 - 2. Utility Easement Agreement (w/ Exhibit A)
 - 3. Declaration of Easement (w/ Exhibits A and B)

Recommended By:		6/11/25
	Department Director	Date
Approved By:		6/22/25
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	N/A	N/A	N/A	N/A	N/A
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes No ☒

Does this item include the use of federal funds? Yes No ☒

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

Budget Account No: Fund Dept Unit Object
Program

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

There is no fiscal impact associated with this item.

Fixed Asset Number: N/A M09796 a.d. Owens, Mgr, F&AO, OFMB 6/10/25

PCN Number: 00-42-43-34-07-018-0000

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

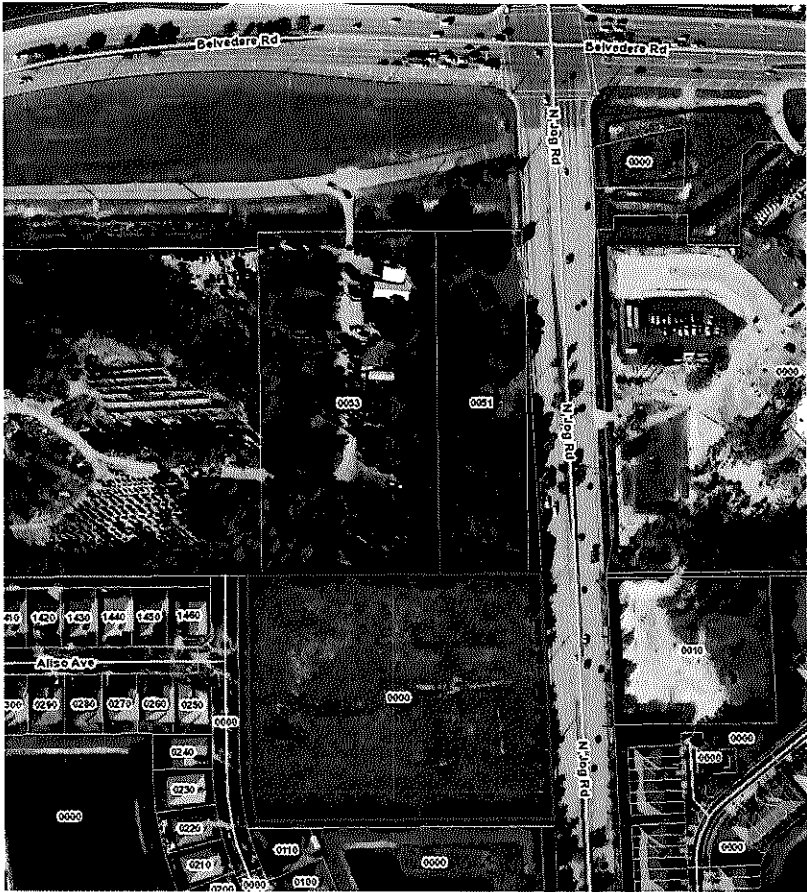
[Signature] 6/12/2025
OFMB
[Signature] 6/14/25
Contract Development and Control 26 6/15/25

B. Legal Sufficiency:
[Signature]
Assistant County Attorney

C. Other Department Review:
Ali Bayat
Digitally signed by Ali Bayat
Date: 2025.06.10 07:31:10
Department Director

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

LOCATION MAP



PCN(S):
00-42-43-34-07-018-0000

District:
2

Acres:
5.75

Site Ownership:
PALM BEACH COUNTY

Address:
785 N. Jog Road
West Palm Beach, FL
33413

Zoning:
PUD

As of 5/23/2025



East view from Jog Road



Northeast view from Jog Road

This map is provided for informational purposes only and is not intended to be used for description, conveyance, or authoritative definition of legal boundary. The Property and Real Estate Management Division does not accept responsibility for damages experienced as a result of using, modifying, contributing or distributing the enclosed material.

ATTACHMENT 1

ATTACHMENT 2
UTILITY EASEMENT AGREEMENT
7 PAGES W EXHIBIT

Prepared by & Return to:
Christine N. Cardelle, Project/RE Manager
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

CFN 20250113679
OR BK 55646 PG 949
RECORDED 4/2/2025 9:59 AM
Deed Consideration Amt: \$10.00
DEED DOC \$0.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pg: 949 - 955; (Type)

PCN: 00-42-43-34-07-018-0000

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted 03/28/2025, by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("Grantor"), to FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, ("Grantee").

WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement upon, under and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"
attached hereto and made a part hereof**

Together with the right to permit any other person, firm or corporation to attach wires to any Facilities hereunder and lay cable and conduit within the Easement Premises and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises; and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

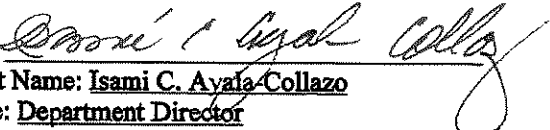
THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all rights in and to the Easement Premises shall revert to Grantor.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities 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 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.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

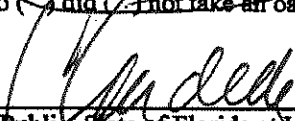
PALM BEACH COUNTY, a political subdivision of the State of Florida

By: 
Print Name: Isami C. Ayala-Collazo
Title: Department Director
Department: Facilities Development & Operations

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Agreement was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 28th day of March, 2025, by Isami C. Ayala-Collazo, Department Director of Facilities Development & Operations above, (☒) who is personally known to me OR (☐) who produced _____ as identification and who (☒) did (☐) not take an oath.




Notary Public, State of Florida at Large
Christine Cardelle
Print Notary Name

My Commission Expires: 02/20/27

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Howard J. Falcon III
Assistant County Attorney

APPROVED AS TO TERMS AND CONDITIONS

By: 
Purvi Bhogaita, Division Director, PREM

Exhibit “A”

Legal Description/Site Sketch

EXHIBIT "A"

DESCRIPTION:

A PORTION OF TRACT "R-1" AND TRACT B-2, AS SHOWN IN THE PLAT OF TERRACINA, RECORDED IN PLAT BOOK 101, PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 'B-2'; THENCE ALONG THE EAST LINE OF TRACT 'B-2', S03°13'49"E A DISTANCE OF 127.35' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, 03° 13' 49" E, A DISTANCE OF 80.53 FEET; THENCE DEPARTING SAID EAST LINE, S 00° 07' 42" E, A DISTANCE OF 98.30 FEET; THENCE S 47° 26' 37" W, A DISTANCE OF 13.91 FEET; THENCE S 79° 55' 33" W, A DISTANCE OF 35.03 FEET; THENCE S 89° 08' 58" W, A DISTANCE OF 160.89 FEET; THENCE S 00° 51' 02" E, A DISTANCE OF 1.99 FEET; THENCE S 89° 08' 58" W, A DISTANCE OF 16.50 FEET; THENCE N 00° 57' 00" W, A DISTANCE OF 12.00 FEET; THENCE N 89° 09' 11" E, A DISTANCE OF 176.60 FEET; THENCE N 79° 55' 33" E, A DISTANCE OF 31.31 FEET; THENCE N 47° 26' 37" E, A DISTANCE OF 6.59 FEET; THENCE N 00° 07' 42" W, A DISTANCE OF 93.62 FEET; THENCE N 03° 13' 49" W, A DISTANCE OF 80.26 FEET; THENCE N 86° 46' 11" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 4,002 SQUARE FEET OR 0.0918 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 21, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SURVEYOR'S NOTES:

- 1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
- 2. 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.
- 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF TRACT B-2, TERRACINA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 91-105, PALM BEACH COUNTY RECORDS, HAVING A GRID BEARING OF SOUTH 03°13'49"EAST.
- 5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.


THIS IS NOT A SURVEY

SHEET 1 OF 3



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

FLORIDA POWER AND LIGHT
TERRACINA - TRACT "R-1"
SKETCH AND DESCRIPTION



Digitally signed by
David Lindley
Date: 2024.11.18
15:35:58 -0500
Adobe Acrobat
version:
2024.004.20272

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

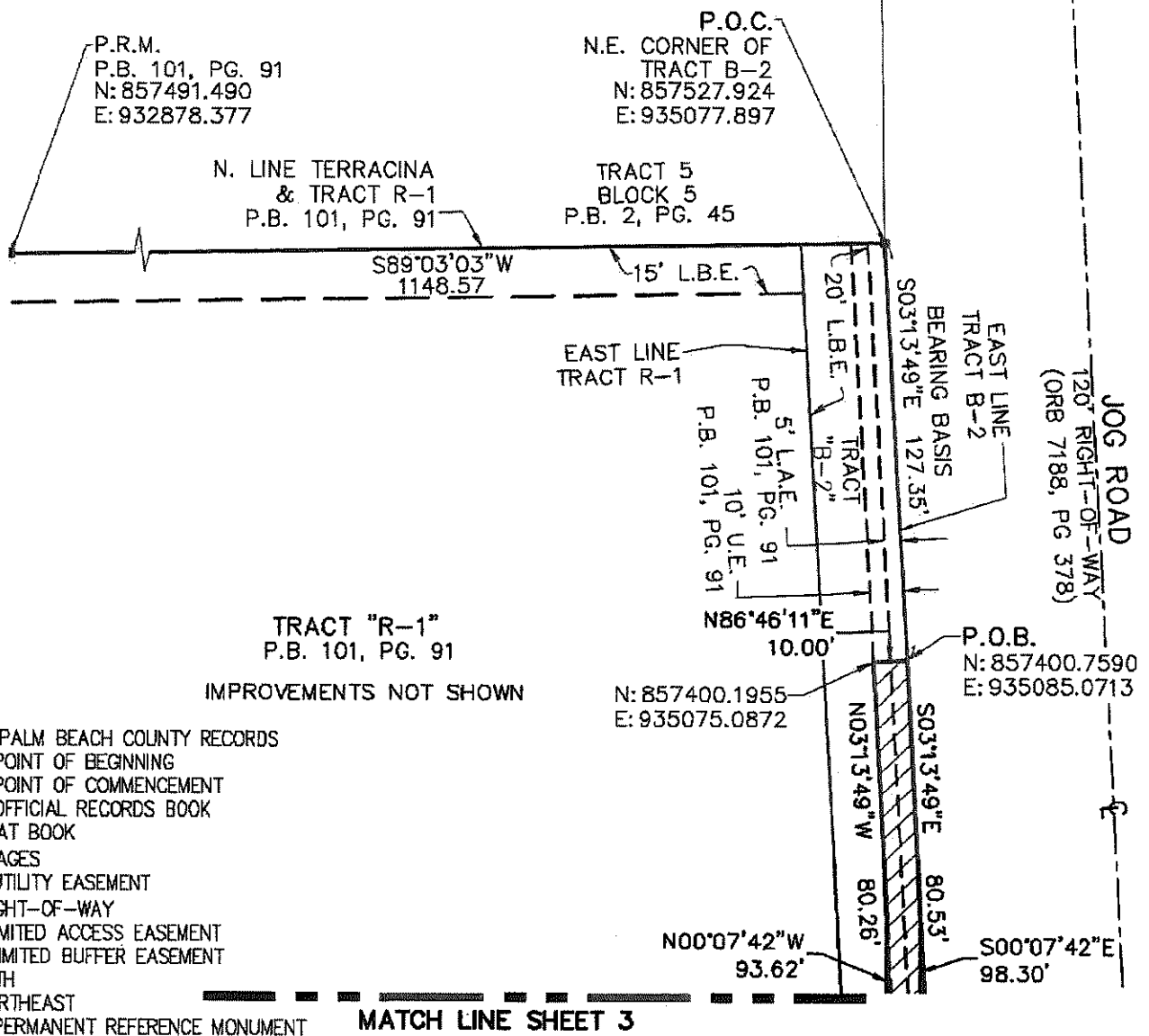
DATE	8-21-24
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10598 FPL1

GRAPHIC SCALE



1 INCH = 50 FEET

EXHIBIT "A"



LEGEND:

P.B.C.R. - PALM BEACH COUNTY RECORDS
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 O.R.B. - OFFICIAL RECORDS BOOK
 P.B. - PLAT BOOK
 PG's. - PAGES
 U.E. - UTILITY EASEMENT
 R/W - RIGHT-OF-WAY
 L.A.E. - LIMITED ACCESS EASEMENT
 L.B.E. - LIMITED BUFFER EASEMENT
 N. - NORTH
 N.E. - NORTHEAST
 P.R.M. - PERMANENT REFERENCE MONUMENT

THIS IS NOT A SURVEY

SHEET 2 OF 3



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

FLORIDA POWER AND LIGHT
 TERRACINA - TRACT "R-1"
 SKETCH AND DESCRIPTION

DATE 8-21-24

DRAWN BY SF

F.B./ PG. ELEC

SCALE 1"=50'

JOB NO. 10598 FPL1

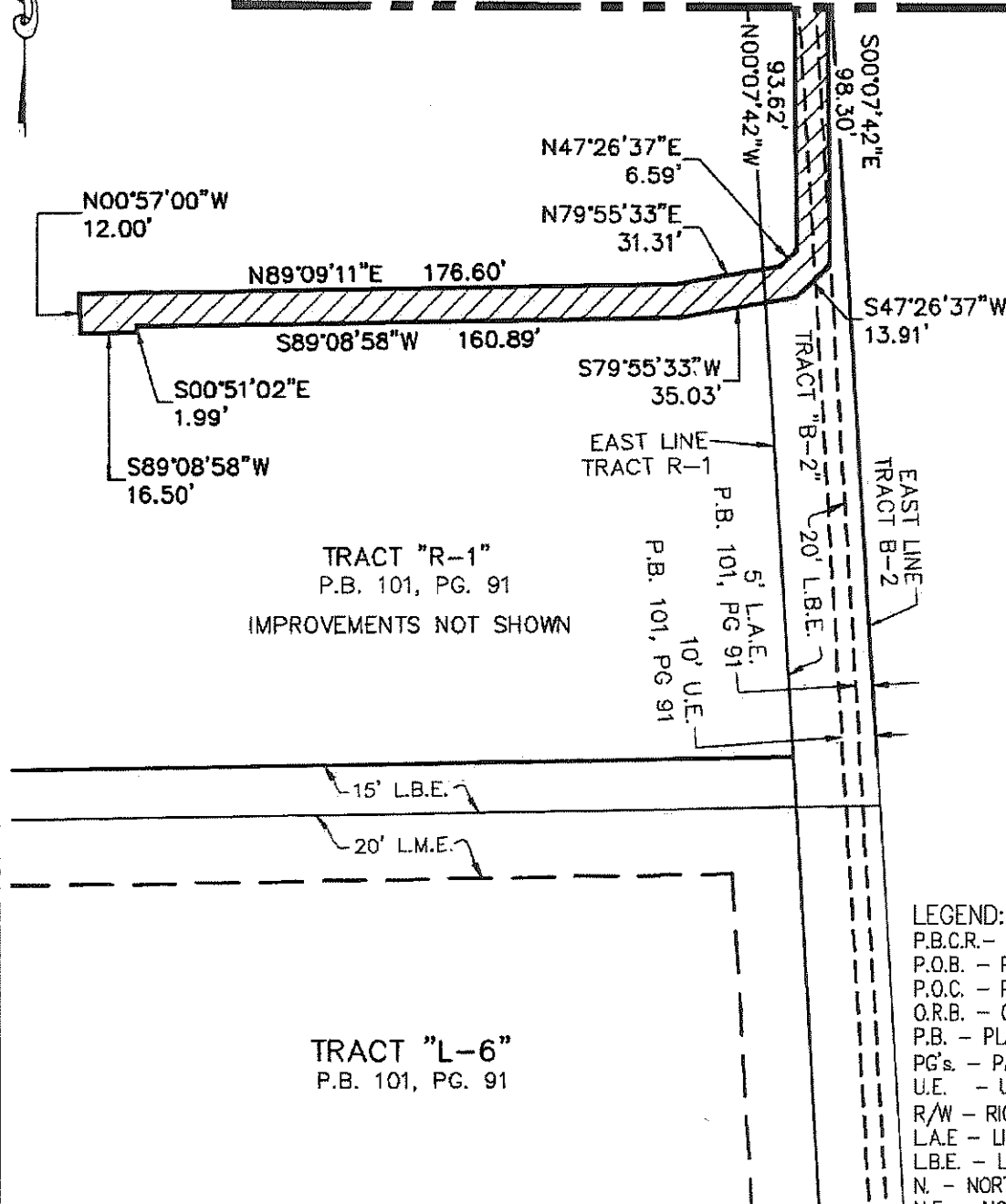
EXHIBIT "A"

GRAPHIC SCALE

0 25' 50'

1 INCH = 50 FEET

MATCH LINE SHEET 2



TRACT "R-1"
P.B. 101, PG. 91
IMPROVEMENTS NOT SHOWN

TRACT "L-6"
P.B. 101, PG. 91

LEGEND:

- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG's. - PAGES
- U.E. - UTILITY EASEMENT
- R/W - RIGHT-OF-WAY
- L.A.E. - LIMITED ACCESS EASEMENT
- L.B.E. - LIMITED BUFFER EASEMENT
- N. - NORTH
- N.E. - NORTHEAST

THIS IS NOT A SURVEY

SHEET 3 OF 3



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

FLORIDA POWER AND LIGHT
TERRACINA - TRACT "R-1"
SKETCH AND DESCRIPTION

DATE 8-21-24

DRAWN BY SF

F.B./ PG. ELEC

SCALE 1"=50'

JOB NO. 10598 FPL1

ATTACHMENT 3
DECLARATION OF EASEMENT
8 PAGES W EXHIBITS

PREPARED BY AND RETURN TO:
Marcel Pessoa, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-43-34-07-018-0000

CFN 20250165659
OR BK 35730 PG 1207
RECORDED 5/7/2025 11:34 AM
AMT: \$0.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1207 - 1214; (8pgs)

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made May 7, 2025, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, ("County"), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

WHEREAS, County is the owner of that certain real property located within Palm Beach County, Florida as set forth on Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, County desires to create an easement over, upon and under such property for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of the Property by County.

WITNESSETH:

NOW THEREFORE, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County upon the real property legally described in Exhibit "B", attached hereto (the "Easement Premises"). This easement shall be for the purpose of water and sewer utilities and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the Easement Premises, together with reasonable access across the Property to the Easement Premises. This easement or portion thereof can be utilized for a wastewater pump station and said pump station may be fenced in for access control purposes.

The easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written, pursuant to authority delegated by Palm Beach County Code, Section 22-105.

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

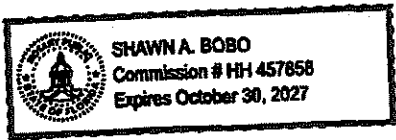
By: Isami C. Ayala-Collazo
Isami C. Ayala-Collazo, Department Director

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [☒] physical presence or [☐] online notarization this 7 day of May, 2025, by Isami C. Ayala-Collazo, Department Director of Facilities Development & Operations on behalf of Palm Beach County, a political subdivision of the State of Florida (☒) who is personally known to me or (☐) who has produced N/A as identification and who (☐) did (☒) not take an oath.

Shawn A. Bobb
Notary Public
Shawn A. Bobb
Print Notary Name

(Stamp/Seal)



NOTARY PUBLIC
State of Florida at Large
HH 457858
Commission Number
My Commission Expires: 10/30/27

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: Howard J. Falcon
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By: Purvi Bhogaita
Purvi Bhogaita, Division Director,
PREM

EXHIBIT "A"

THE PROPERTY

TRACT "R" OF TERRACINA TRACT "R-1" REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 117 AND 118 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"
THE EASEMENT PREMISES

EXHIBIT "B"

DESCRIPTION:

A PORTION OF TRACT "R", AS SHOWN IN THE PLAT OF TERRACINA, RECORDED IN PLAT BOOK 109, PAGES 117-118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 'R'; THENCE ALONG THE NORTH LINE OF TRACT 'R', S 89° 03' 03" W, A DISTANCE OF 22.78 FEET TO THE POINT OF BEGINNING; THENCE S 01° 59' 13" E, A DISTANCE OF 41.58 FEET; THENCE S 40° 04' 46" W, A DISTANCE OF 101.92 FEET; THENCE S 89° 35' 39" W, A DISTANCE OF 109.20 FEET; THENCE S 01° 12' 46" E, A DISTANCE OF 13.32 FEET; THENCE S 88° 27' 46" W, A DISTANCE OF 20.50 FEET; THENCE N 01° 03' 26" W, A DISTANCE OF 13.73 FEET; THENCE S 89° 35' 39" W, A DISTANCE OF 65.50 FEET; THENCE S 01° 07' 28" E, A DISTANCE OF 16.09 FEET; THENCE S 88° 48' 47" W, A DISTANCE OF 10.00 FEET; THENCE N 01° 11' 13" W, A DISTANCE OF 16.25 FEET; THENCE S 89° 34' 16" W, A DISTANCE OF 70.02 FEET; THENCE S 81° 48' 25" W, A DISTANCE OF 163.57 FEET; THENCE S 73° 10' 22" W, A DISTANCE OF 5.21 FEET; THENCE S 84° 21' 48" E, A DISTANCE OF 237.61 FEET; THENCE S 05° 46' 20" W, A DISTANCE OF 20.00 FEET; THENCE N 84° 21' 48" W, A DISTANCE OF 240.16 FEET; THENCE N 07° 33' 02" W, A DISTANCE OF 17.72 FEET; THENCE S 73° 10' 22" W, A DISTANCE OF 6.65 FEET; THENCE N 00° 56' 57" W, A DISTANCE OF 20.79 FEET; THENCE N 73° 10' 21" E, A DISTANCE OF 14.89 FEET; THENCE N 81° 48' 08" E, A DISTANCE OF 166.34 FEET; THENCE N 89° 35' 39" E, A DISTANCE OF 267.41 FEET; THENCE N 40° 06' 07" E, A DISTANCE OF 85.00 FEET; THENCE N 01° 56' 10" W, A DISTANCE OF 34.28 FEET TO THE NORTH LINE OF TRACT 'R'; THENCE N 89° 02' 20" E, ALONG SAID NORTH LINE DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 16,973 SQUARE FEET OR 0.390 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 8, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. 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.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT "R", TERRACINA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 117-118, PALM BEACH COUNTY RECORDS, FLORIDA, WITH THE NORTHERLY LINE HAVING A BEARING OF NORTH 89°03'03" EAST, AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. (NAD 83/90)
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 1 OF 4



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
David Lindley
Date: 2025.04.24
07:38:28 -0400
Adobe Acrobat
Version: 2025.001.20435

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 09-18-24

DRAWN BY SLD

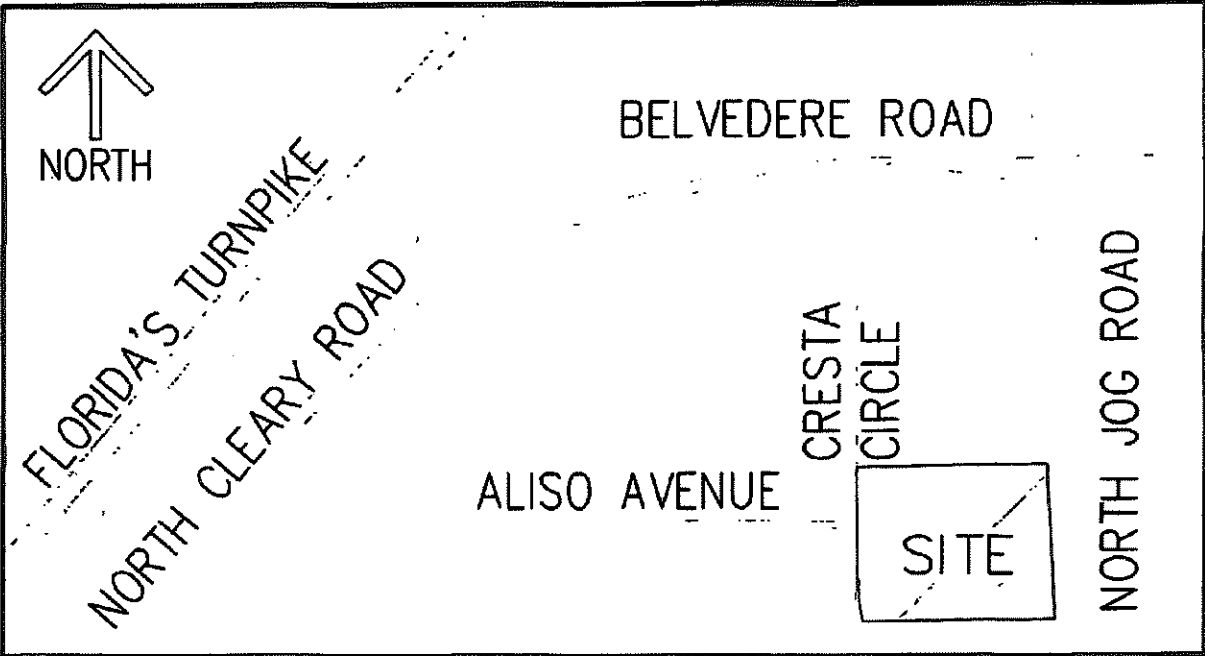
F.B./ PG. N/A

SCALE NONE

JOB NO. 10598 PBCUE1

P.B.C.W.U.D.E. WUD#22-548
TERRACINA - TRACT "R"
SKETCH AND DESCRIPTION

EXHIBIT "B"



LOCATION MAP
SECTION 34, TOWNSHIP 43 S, RANGE 42 E
(NOT TO SCALE)

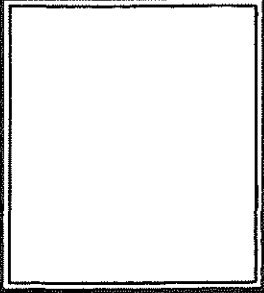
- LEGEND:**
- | | |
|------------------------------------------------|------------------------------------------------------------------------|
| P.B.C.R. - PALM BEACH COUNTY RECORDS | L.A.E. - LIMITED ACCESS EASEMENT |
| P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASMENT | L.B.E. - LIMITED BUFFER EASEMENT |
| P.O.B. - POINT OF BEGINNING | N. - NORTH |
| P.O.C. - POINT OF COMMENCEMENT | N.E. - NORTHEAST |
| O.R.B. - OFFICIAL RECORDS BOOK | N.W. - NORTHWEST |
| P.B. - PLAT BOOK | P.R.M. - PERMANENT REFERENCE MONUMENT |
| PG's. - PAGES | P.B.C.W.U.D.E. - PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT |
| U.E. - UTILITY EASEMENT | CL - CENTERLINE |
| R/W - RIGHT-OF-WAY | Δ - DELTA (CENTRAL ANGLE) |
| W.U.D. - WATER UTILITIES DEPARTMENT | L - ARC LENGTH |

THIS IS NOT A SURVEY

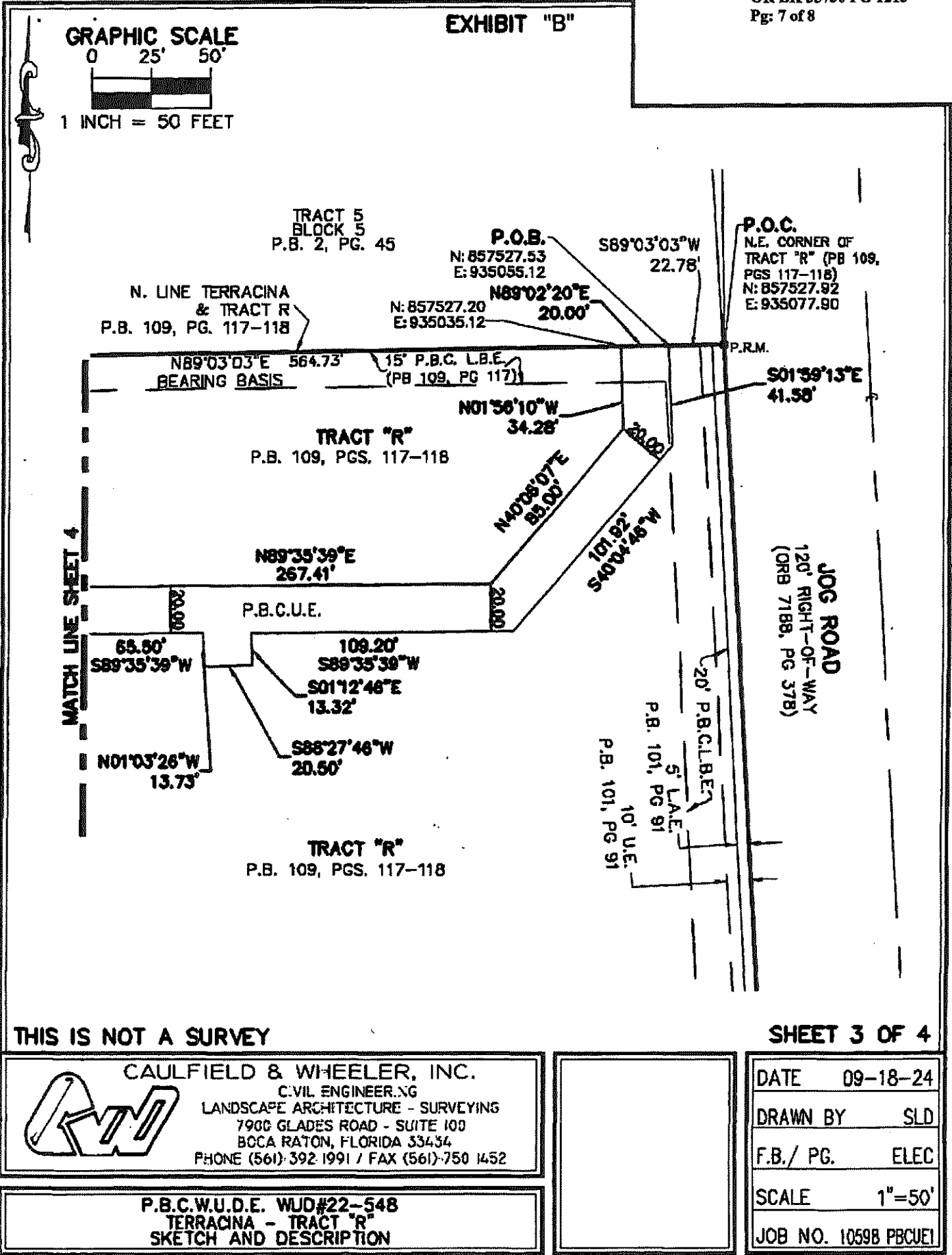
SHEET 2 OF 4

 **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

P.B.C.W.U.D.E. WUD#22-548
TERRACINA - TRACT "R"
SKETCH AND DESCRIPTION



DATE	09-18-24
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10598 PBCUE1



By: Melina Quiroz

Melina Quiroz

