

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: September 9, 2025 Department: Engineering and Public Works Submitted By: Engineering and Public Works Submitted For: Roadway Production Division	<table border="0"> <tr> <td><input checked="" type="checkbox"/> Consent</td> <td><input type="checkbox"/> Regular</td> </tr> <tr> <td><input type="checkbox"/> Workshop</td> <td><input type="checkbox"/> Public Hearing</td> </tr> </table>	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular				
<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing				

I. EXECUTIVE BRIEF

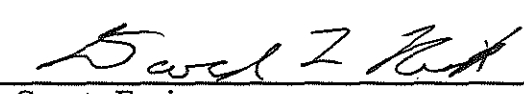

Motion and Title: Staff recommends motion to adopt: a Resolution designating Palm Beach County owned Parcels 125 and 126 as right-of-way for the Australian Avenue Drainage Improvements (Project); and providing for an effective date.

SUMMARY: Adoption of the Resolution will designate Parcels 125 and 126, Palm Beach County (County) owned real property, as road right-of-way to be incorporated in the Project for the construction of drainage improvements that will enhance the current stormwater drainage system, and will include road and sidewalk reconstruction. Property containing Parcels 125 and 126 was originally acquired by the County, as recorded in Palm Beach County Official Records Book 4991, page 603, on September 2, 1986. Parcels 125 and 126 are a part of the former County Home Facility (Facility) located on 45th Street and Australian Avenue. The Facility is in the process of being redeveloped into the Palm Beach County 45th Street Complex to provide 300,000 square feet of planned future office space. The property is under jurisdictional control of the County Facilities Development and Operations Department (FDO). District 7 (YBH)

Background and Justification: The Engineering and Public Works Department and FDO recommend adoption by the Board of County Commissioners (BCC).

Attachments:

1. Location Map
2. Resolution for Parcels 125 and 126 with Exhibit "A"

Recommended by: YBH/TEL	 _____ County Engineer	8/15/2025 _____ Date
Approved by:	 _____ Deputy County Administrator	8/12/25 _____ Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2026	2028	2029
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Yes ☐ No ☒

Is this item using Federal Funds?

Yes ☐ No ☒

Is this item using State Funds?

Yes ☐ No ☒

Budget Account No :

Fund	Dept	Unit	Object
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Recommended Sources of Funds/Summary of Fiscal Impact:

Property Control Number: 74-43-43-05-01-027-0010

Asset # 208137
 In [Signature] Mgo.1
 FNO, OFAB
 8/4/25

**The item has no fiscal impact. Adoption of the Resolution will designate Parcels 125 and 126 of Palm Beach County (County) owned real property as road right-of-way to be incorporated in the Project for the construction of drainage improvements that will enhance the current stormwater drainage system, and will include road and sidewalk reconstruction. The property is under jurisdictional control of the County Facilities Development and Operations Department (FDO). District 7 (YBH). Property containing Parcels 125 and 126 was originally acquired by the County, as recorded in Palm Beach County Official Records Book 4991 page 603, on September 2, 1986. Parcels 125 and 126 are portions of the former County Home Facility (Facility) located on 45th Street and Australian Avenue. The

C. Departmental Fiscal Review:


III. REVIEW COMMENTS

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

Luse Malt 9/6/2008
OFMB
MO 8/6

Comments: Rund. Mach 8/11/26
Contract Dev. and Control 26, 8.9.25

**B. Approved as to Form
and Legal Sufficiency:**

 8/02/20

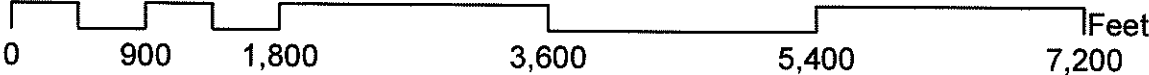
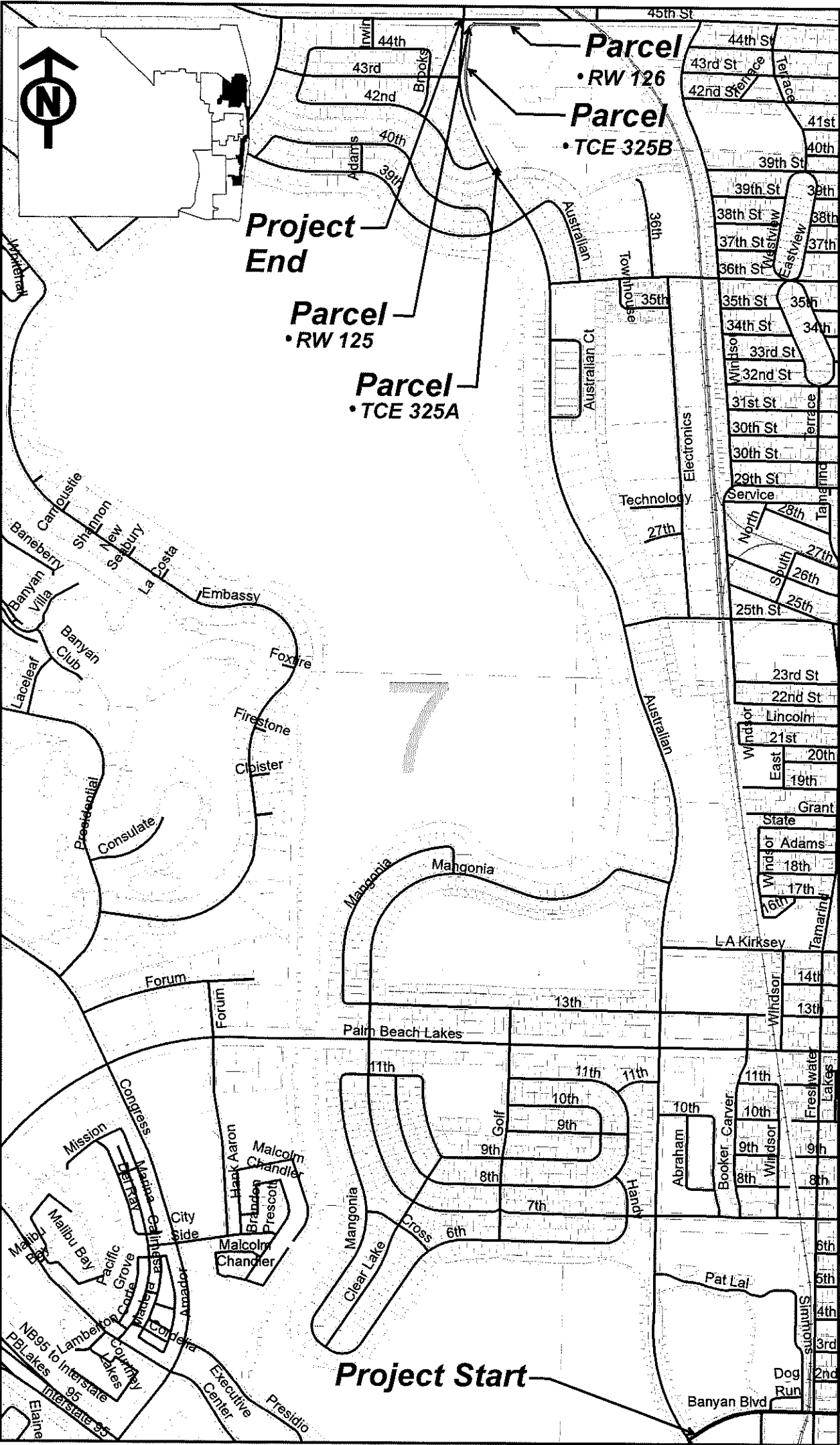
Assistant County Attorney

C. Other Department Review:

Department Director

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

Location Map



RESOLUTION NO. R-2025 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DESIGNATING PALM BEACH COUNTY OWNED PARCELS 125 AND 126 AS RIGHT-OF-WAY FOR THE AUSTRALIAN AVENUE DRAINAGE IMPROVEMENTS (PROJECT); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Palm Beach County (County) is the owner of certain real property designated as Parcels 125 and 126, more particularly described in **Exhibit “A”**, attached hereto and incorporated herein (Property); and

WHEREAS, the Property is part of the former County Home Facility (Facility) located on 45th Street and Australian Avenue, that is in the process of being redeveloped into the Palm Beach County 45th Street Complex to provide 300,000 square feet of planned future office space; and

WHEREAS, the County Facilities Development and Operations Department has management control over the Property; and

WHEREAS, adoption of this Resolution will designate Parcel 125, approximately 833.54 feet long by 11 feet to 37 feet wide, approximately 0.613 acre, and Parcel 126, approximately 20 feet wide by 646.17 feet long, approximately 0.280 acre, as right-of-way; and

WHEREAS, the County finds that the designation of the Property as right-of-way is necessary for the construction of the Project and is for a public use and purpose in the best interest of the citizens and residents of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Designate Real Property

The Board of County Commissioners of Palm Beach County hereby designates the Property, more particularly described in **Exhibit “A”**, attached hereto and made a part hereof, as right-of-way.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

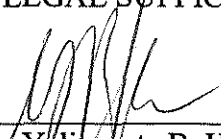
The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	_____
Commissioner Sara Baxter, Vice Mayor	_____
Commissioner Gregg K. Weiss	_____
Commissioner Joel G. Flores	_____
Commissioner Marci Woodward	_____
Commissioner Maria Sachs	_____
Commissioner Bobby Powell, Jr.	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2025.

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY:  _____
Yelizaveta B. Herman
Assistant County Attorney

MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITION

BY:  _____
KOF Division Director, Roadway Production
Tas

BY: _____
Division Director, Property and Real Estate Management

EXHIBIT A
RIGHT-OF-WAY PARCEL 125
AUSTRALIAN AVENUE
IN PARCEL NO. 74434305010270010

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PALM BEACH COUNTY CONTROL POINT "7TH AUST", HAVING A GRID COORDINATE OF NORTH 868556.356 AND EAST 960749.730; THENCE ALONG A GRID BEARING OF NORTH 9°07'16" WEST FOR A DISTANCE OF 11,140.39 FEET TO THE POINT OF BEGINNING; THE SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE AS SHOWN ON THE PLAT OF WESTFIELD AT WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 69°01'39" EAST, A DISTANCE OF 11.00 FEET; THENCE NORTH 20°58'21" WEST, A DISTANCE OF 44.05 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,121.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'37", A DISTANCE OF 493.89 FEET; THENCE NORTH 4°16'16" EAST, A DISTANCE OF 38.34 FEET; THENCE NORTH 15°35'11" EAST, A DISTANCE OF 50.97 FEET; THENCE NORTH 04°16'16" EAST, A DISTANCE OF 241.68 FEET; THENCE NORTH 2°29'41" EAST, A DISTANCE OF 70.24 FEET; THENCE NORTH 43°10'18" EAST, A DISTANCE OF 28.29 FEET; THENCE NORTH 83°50'55" EAST, A DISTANCE OF 17.19 FEET; THENCE NORTH 0°01'39" EAST, A DISTANCE OF 27.23 FEET TO A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF 45TH STREET; THENCE NORTH 89°58'21" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 22.20 FEET; THENCE SOUTH 0°01'39" WEST, A DISTANCE OF 13.00 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, OF WHICH THE RADIUS POINT LIES SOUTH 00°01'39" WEST, A RADIAL DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE THROUGH A CENTRAL ANGLE OF 85°45'23", AN ARC DISTANCE OF 74.84 FEET; THENCE SOUTH 04°16'16" WEST, CONTINUING ON THE SAME EAST RIGHT-OF-WAY LINE A DISTANCE OF 380.07 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,015.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'37", A DISTANCE OF 447.60 FEET; THENCE SOUTH 20°58'21" EAST, A DISTANCE OF 107.56 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 26,527 SQUARE FEET (0.609 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2019 PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES.

Noriette J Alvarez
NORINETTE J. ALVAREZ, PSM FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273

LEGAL DESCRIPTION & SKETCH P.B.C. PROJECT NO. 2021827



HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: AUSTRALIAN AVENUE
PROJECT No.: 220101
DATE: 10/24/2024
SHEET 1 OF 7

RIGHT-OF-WAY PARCEL 125
AUSTRALIAN AVENUE
IN PARCEL NO. 74434305010270010

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PALM BEACH COUNTY PROJECT NUMBER 2021827, DATED 5/22/2022, PREPARED BY HSQ GROUP, LLC FOR PALM BEACH COUNTY.
3. REFERENCE THE CENTERLINE OF CONSTRUCTION BASELINE AND PARCELS SHOWN ON THIS SKETCH TO THE PALM BEACH COUNTY ROADWAY PLANS PROJECT NUMBER 2021827, PREPARED BY HSQ GROUP, LLC, FOR PALM BEACH COUNTY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "CPB" AND "7TH AUST" HAVING A GRID BEARING OF SOUTH 18°46'56" EAST.
5. PARCEL CONTROL NUMBERS, OWNERSHIP INFORMATION, AND PROPERTY ADDRESSES WERE OBTAINED FROM THE PALM BEACH COUNTY PROPERTY APPRAISER.
6. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY 12/2/2021, HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
7. COORDINATES ARE GRID. ALL DISTANCES ARE GROUND.
- HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
ZONE = FLORIDA EAST ZONE 0901
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.00004748 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
8. THIS IS NOT A SURVEY. NO IMPROVEMENTS ARE SHOWN OR LOCATED.
9. BASED UPON THE SURVEY NOTED ABOVE, THE RIGHT-OF-WAY FOR AUSTRALIAN AVENUE WITHIN THE TWO-MILE-LONG PORTION FROM 7TH STREET TO 45TH STREET WAS ESTABLISHED FROM THE PLATS "ROOSEVELT ESTATES", (1958), "WESTFIELD AT PALM BEACH", (1958), AND THE REPLATS OF PORTIONS OF SAME, PREPARED BY BROCKWAY, WEBER & BROCKWAY ENGINEERS, DATED 1958 THROUGH 1964. A COMPENSATING SCALE FACTOR OF 1.000079 IS APPLIED TO THE RECORD GEOMETRY FOR THIS PORTION.

ABBREVIATIONS:

L	= ARC LENGTH	M	= MEASURED	R	= RADIUS
D	= CENTRAL ANGLE	P.B.	= PLAT BOOK	RT	= OFFSET RIGHT
C	= CALCULATED	P.B.C.	= PALM BEACH COUNTY	R/W	= RIGHT OF WAY
CL	= CENTERLINE	PC	= POINT OF CURVATURE	RGE.	= RANGE
C.O.C.B.	= CENTERLINE OF CONSTRUCTION BASELINE	PCN	= PARCEL CONTROL NUMBER	SEC.	= SECTION
BDIC	= BRASS DISC IN CONCRETE	PI	= POINT OF INTERSECTION	SQ. FT.	= SQUARE FEET
D.B.	= DEED BOOK	PG.	= PAGE	STA.	= STATION
FND	= FOUND	P.O.B.	= POINT OF BEGINNING	TWP.	= TOWNSHIP
LT	= OFFSET LEFT	P.O.C.	= POINT OF COMMENCEMENT		
N/D	= NAIL & DISC	PT	= POINT OF TANGENCY		
O.R.B.	= OFFICIAL RECORDS BOOK	R.P.B.	= ROAD PLAT BOOK		

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT NO. 2021827



HSQ GROUP, LLC

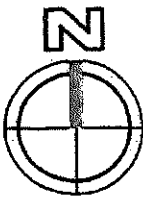
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: AUSTRALIAN AVENUE

PROJECT No.: 220101

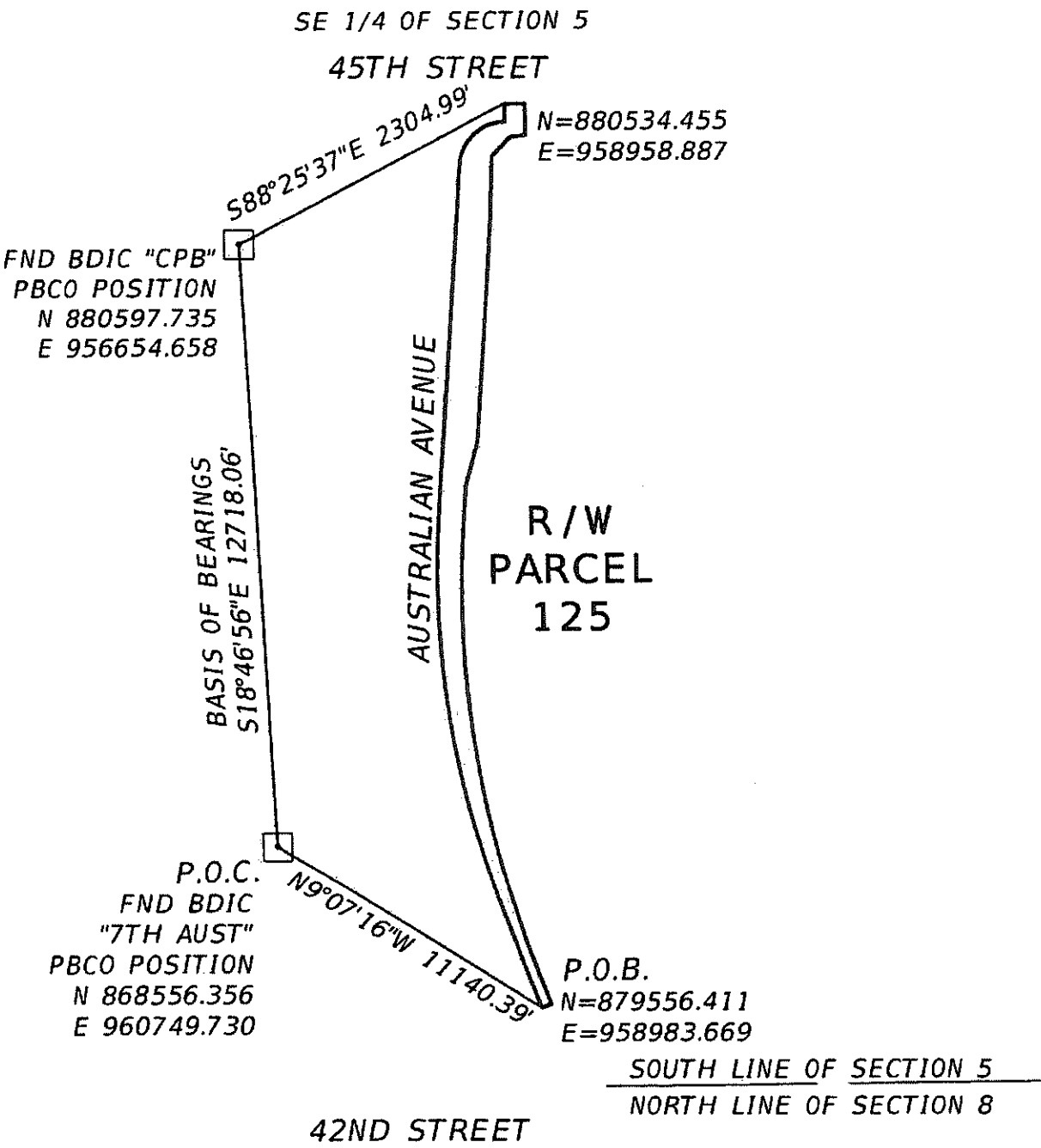
DATE: 10/24/2024

SHEET 2 OF 7



SEC. 5,
TWP. 43 S.,
RGE. 43 E.

**RIGHT-OF-WAY PARCEL 125
AUSTRALIAN AVENUE
IN PARCEL NO. 74434305010270010**

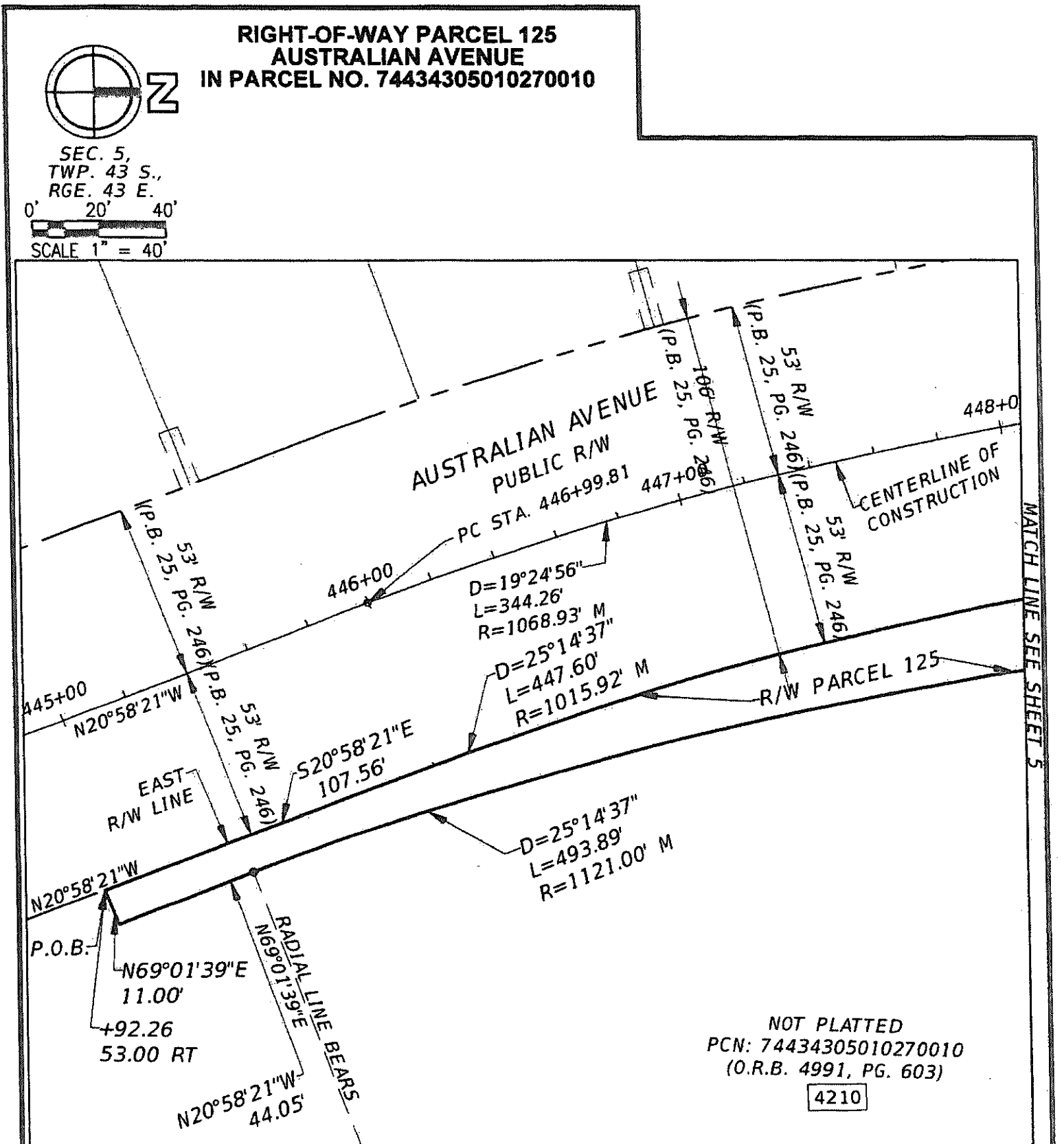


P.B.C. PROJECT NO. 2021827

LEGEND:

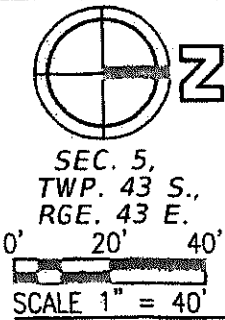
☐ PALM BEACH COUNTY BRASS DISC IN CONCRETE

REVISED SKETCH	10/24/2024	DR	NJA	N/A
REVISED SKETCH	07/19/2024	RH	NJA	N/A
REVISED SKETCH	05/15/2024	RH	NJA	N/A
REVISED SKETCH & LEGAL DESCRIPTION	03/15/2024	NJA	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: AUSTRALIAN AVENUE			SCALE: N.T.S.	
PROJECT NO.: 220101			SHEET 3 OF 7	



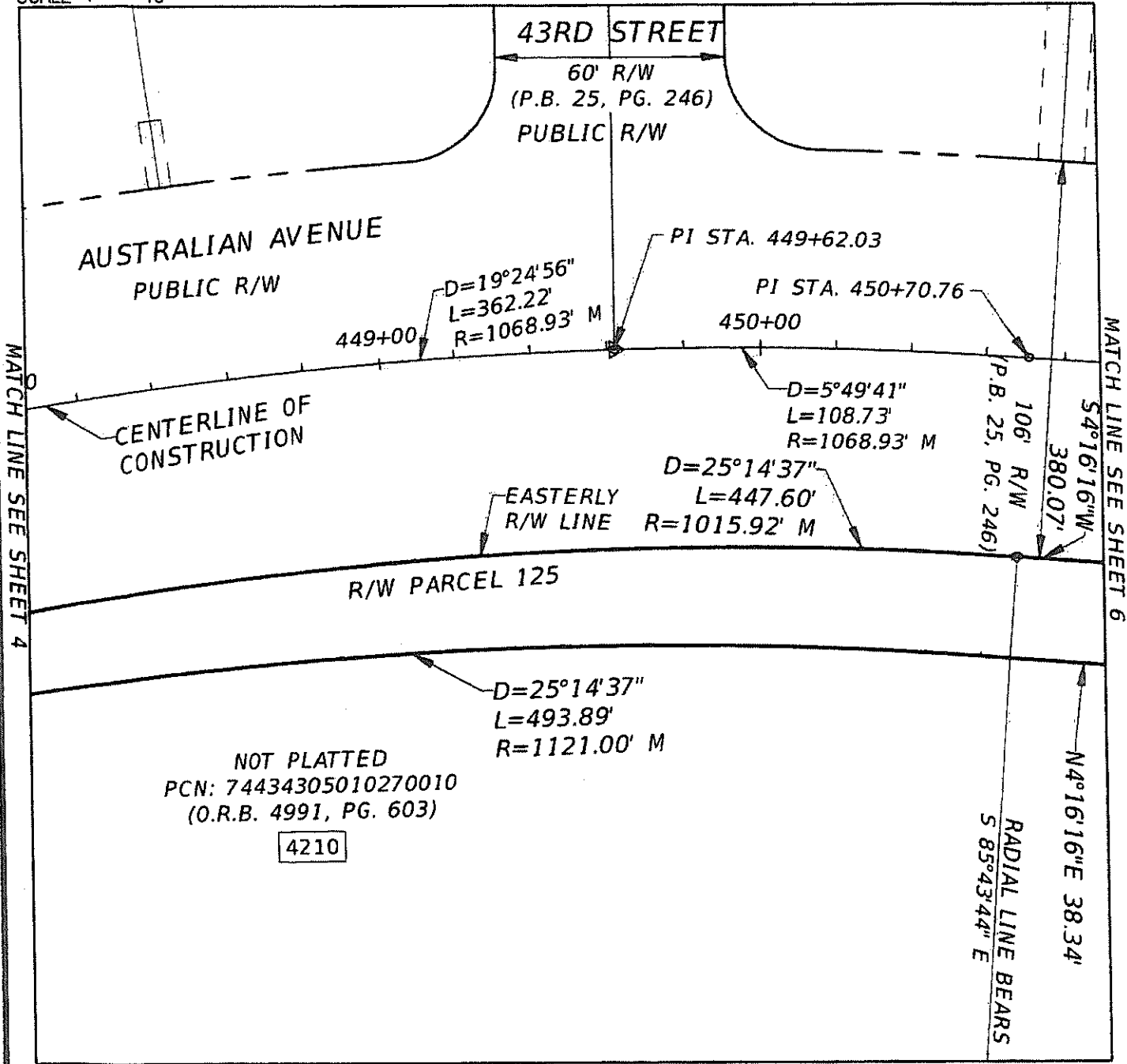
REVISED SKETCH	10/24/2024	DR	NJA	N/A
REVISED SKETCH	07/19/2024	RH	NJA	N/A
REVISED SKETCH	05/15/2024	RH	NJA	N/A
REVISED SKETCH & LEGAL DESCRIPTION	03/15/2024	NJA	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: AUSTRALIAN AVENUE		SCALE: 1" = 40'		
PROJECT NO.: 220101		SHEET 4 OF 7		

RIGHT-OF-WAY PARCEL 125
AUSTRALIAN AVENUE
IN PARCEL NO. 74434305010270010



SEC. 5,
TWP. 43 S.,
RGE. 43 E.

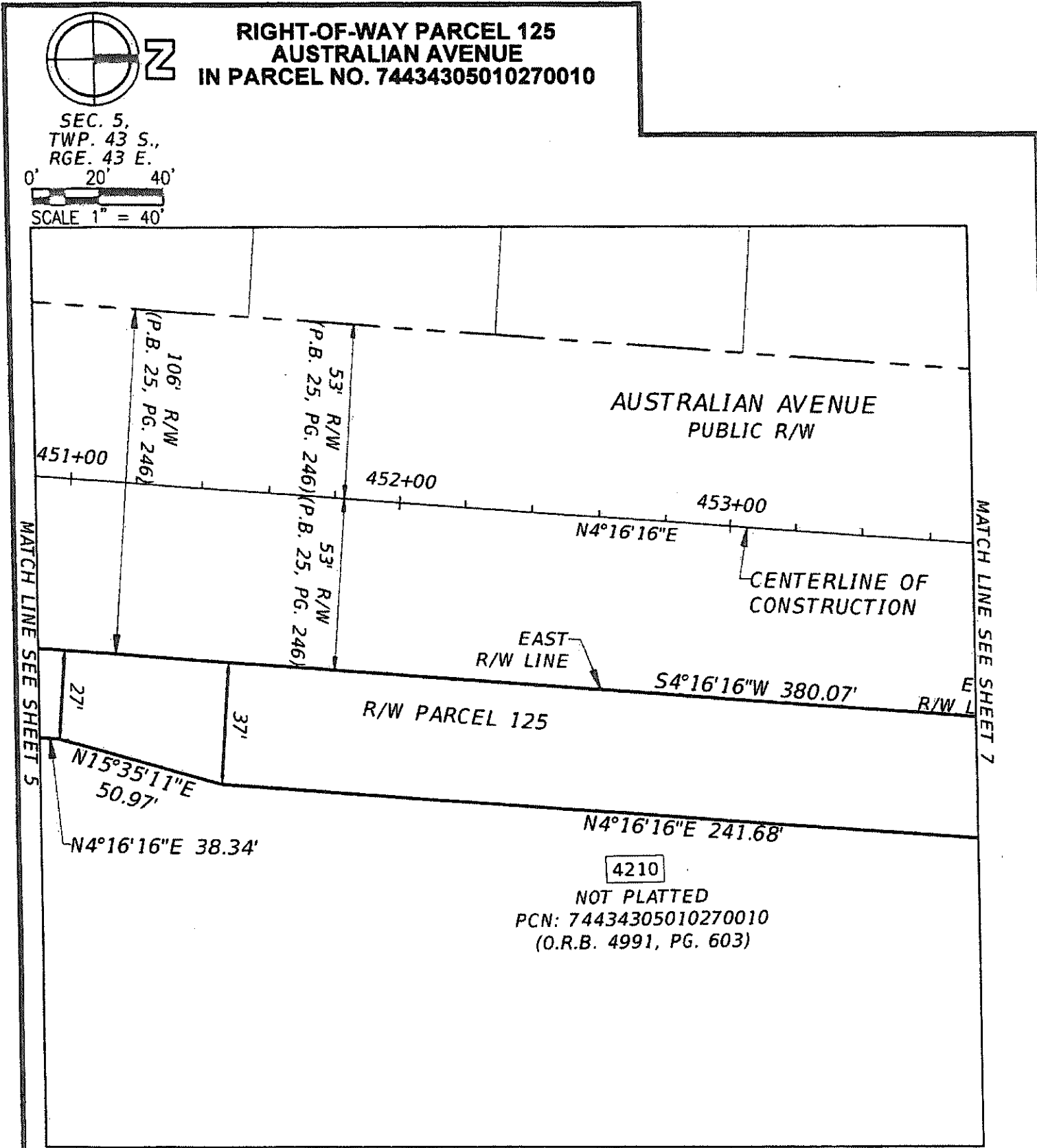
0' 20' 40'
SCALE 1" = 40'



P.B.C. PROJECT NO. 2021827

LEGEND:

REVISED SKETCH	10/24/2024	DR	NJA	N/A
REVISED SKETCH	07/19/2024	RH	NJA	N/A
REVISED SKETCH	05/15/2024	RH	NJA	N/A
REVISED SKETCH & LEGAL DESCRIPTION	03/15/2024	NJA	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: AUSTRALIAN AVENUE			SCALE: 1" = 40'	
PROJECT NO.: 220101			SHEET 5 OF 7	



P.B.C. PROJECT NO. 2021827

LEGEND:	REVISED SKETCH	10/24/2024	DR	NJA	N/A
	REVISED SKETCH	07/19/2024	RH	NJA	N/A
	REVISED SKETCH	05/15/2024	RH	NJA	N/A
	REVISED SKETCH & LEGAL DESCRIPTION	03/15/2024	NJA	NJA	N/A
	REVISIONS	DATE	BY	CK'D	FIELD BK.
	PROJECT: AUSTRALIAN AVENUE	SCALE: 1" = 40'			
PROJECT NO.: 220101					SHEET 6 OF 7

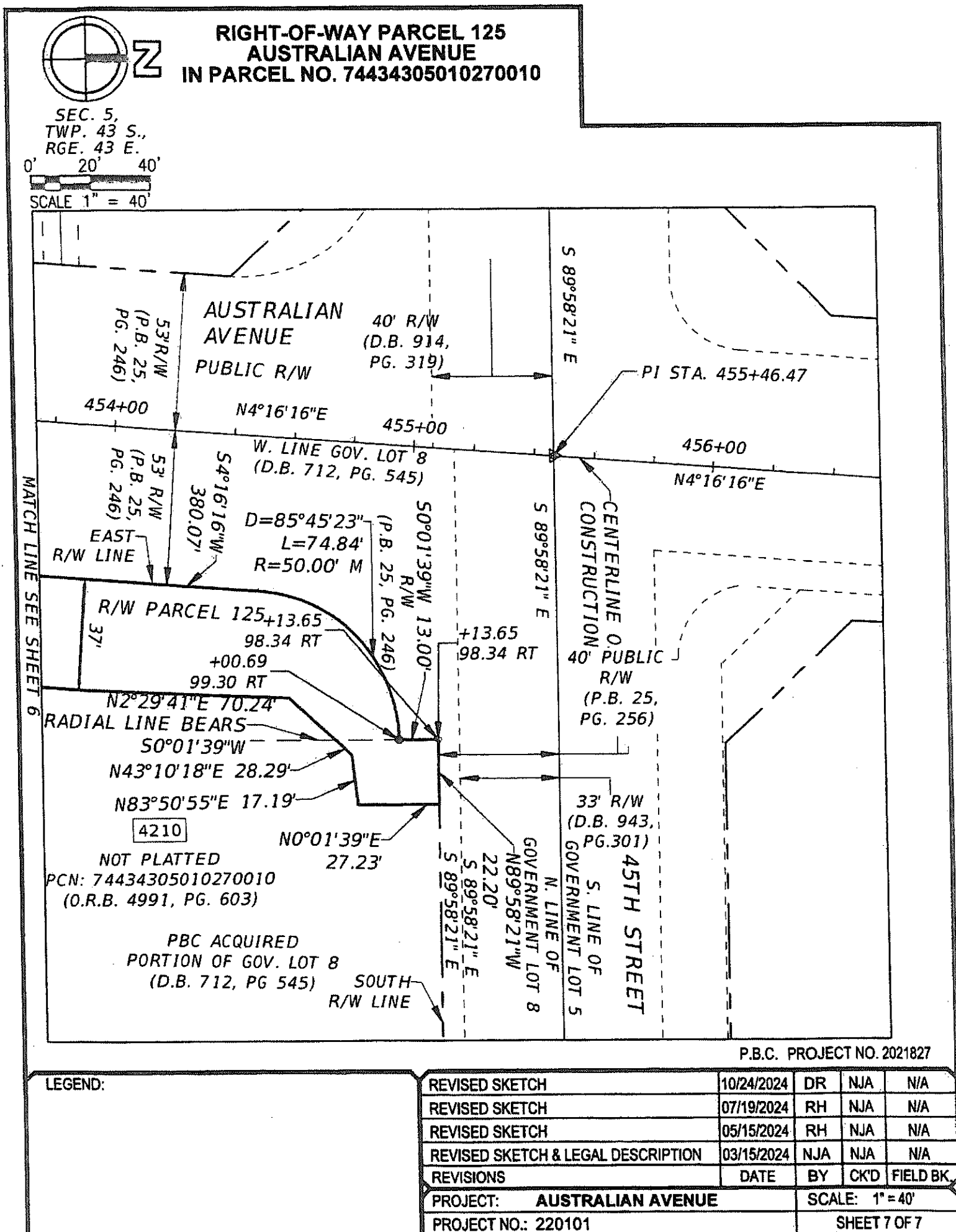


EXHIBIT A
RIGHT-OF-WAY PARCEL 126
45TH STREET
IN PARCEL NO. 74434305010270010

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 12,202 SQUARE FEET (0.280 ACRES) MORE OR LESS.


SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2019 PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES.

Noriette J Alvarez

NORIETTE J. ALVAREZ, PSM FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273

LEGAL DESCRIPTION & SKETCH **P.B.C. PROJECT NO. 2021827**

 HSQ GROUP, LLC Engineers · Planners · Surveyors 1001 Yamato Road, Suite 105 Boca Raton, Florida 33431 · 561.392.0221 C26258 · LB7924	PROJECT: AUSTRALIAN AVENUE
	PROJECT No.: 220101
	DATE: 04/16/2024
	SHEET 1 OF 6

RIGHT-OF-WAY PARCEL 126
45TH STREET
IN PARCEL NO. 74434305010270010

NOTES:

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7. COORDINATES ARE GRID. ALL DISTANCES ARE GROUND.

HORIZONTAL DATUM

ZONE

LINEAR UNITS

COORDINATE SYSTEM

PROJECT SCALE FACTOR

= NAD 83, 1990 ADJUSTMENT (NAD83/90).

= FLORIDA EAST ZONE 0901

= US SURVEY FOOT

= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

= 1.00004748 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
8. THIS IS NOT A SURVEY. NO IMPROVEMENTS ARE SHOWN OR LOCATED.
9. BASED UPON THE SURVEY NOTED ABOVE, THE RIGHT-OF-WAY FOR AUSTRALIAN AVENUE WITHIN THE TWO-MILE-LONG PORTION FROM 7TH STREET TO 45TH STREET WAS ESTABLISHED FROM THE PLATS "ROOSEVELT ESTATES", (1958), "WESTFIELD AT PALM BEACH", (1958), AND THE REPLATS OF PORTIONS OF SAME, PREPARED BY BROCKWAY, WEBER & BROCKWAY ENGINEERS, DATED 1958 THROUGH 1964. A COMPENSATING SCALE FACTOR OF 1.000079 IS APPLIED TO THE RECORD GEOMETRY FOR THIS PORTION.

ABBREVIATIONS:

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C	= CALCULATED	P.B.C.	= PALM BEACH COUNTY	R/W	= RIGHT OF WAY
CL	= CENTERLINE	PC	= POINT OF CURVATURE	RGE.	= RANGE
C.O.C.B.	= CENTERLINE OF CONSTRUCTION BASELINE	PCN	= PARCEL CONTROL NUMBER	SEC.	= SECTION
BDIC	= BRASS DISC IN CONCRETE	PI	= POINT OF INTERSECTION	SQ. FT.	= SQUARE FEET
D.B.	= DEED BOOK	PG.	= PAGE	STA.	= STATION
FND	= FOUND	P.O.B.	= POINT OF BEGINNING	TWP.	= TOWNSHIP
LT	= OFFSET LEFT	P.O.C.	= POINT OF COMMENCEMENT		
N/D	= NAIL & DISC	PT	= POINT OF TANGENCY		
O.R.B.	= OFFICIAL RECORDS BOOK	R.P.B.	= ROAD PLAT BOOK		

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT NO. 2021827



HSQ GROUP, LLC

Engineers · Planners · Surveyors

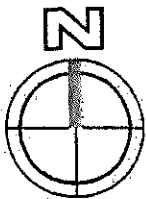
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: AUSTRALIAN AVENUE

PROJECT No.: 220101

DATE: 04/16/2024

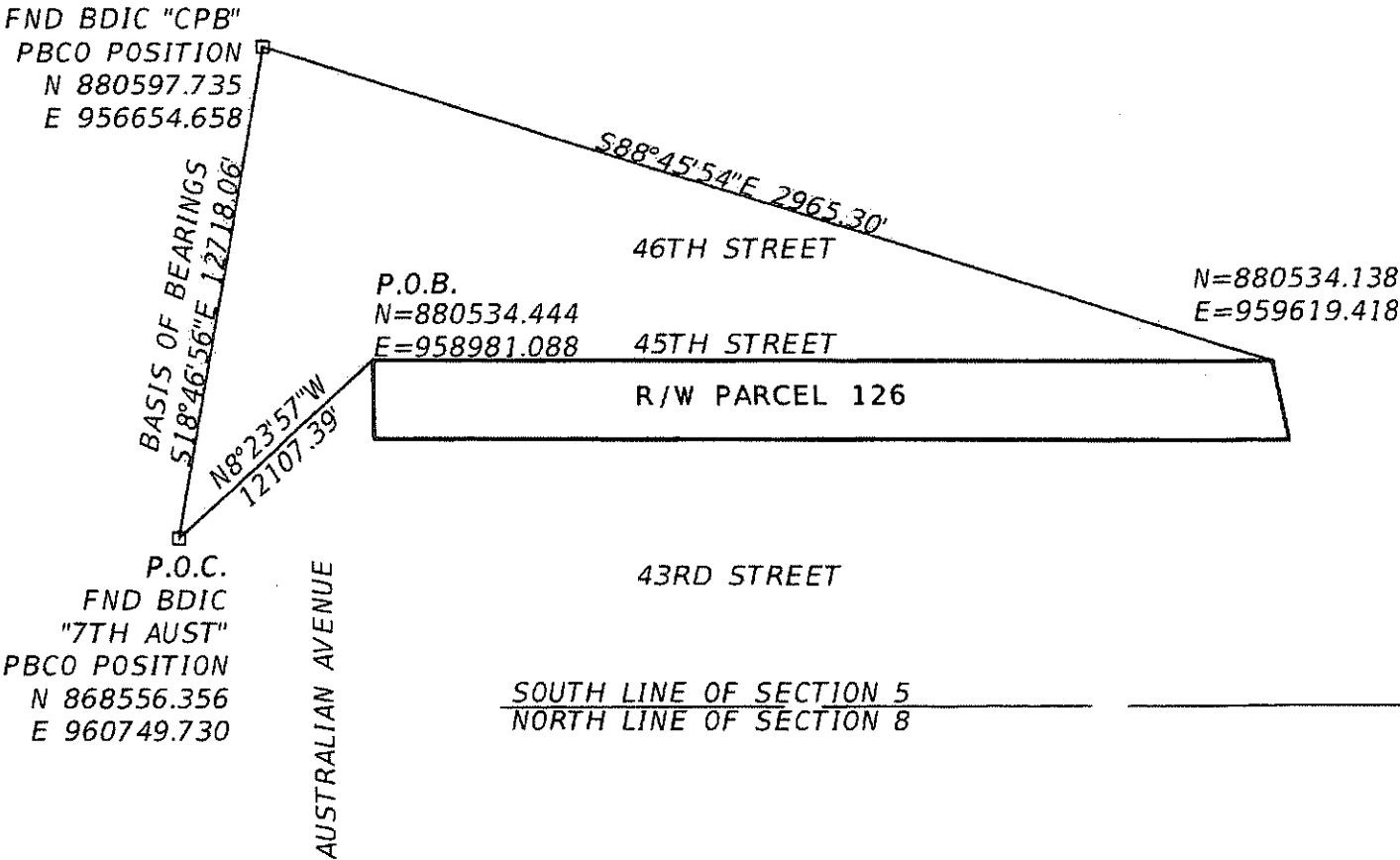
SHEET 2 OF 6



RIGHT-OF-WAY PARCEL 126
45TH STREET
IN PARCEL NO. 74434305010270010

SEC. 5,
TWP. 43 S.,
RGE. 43 E.

SE 1/4 OF SECTION 5



P.B.C. PROJECT NO. 2021827

LEGEND:

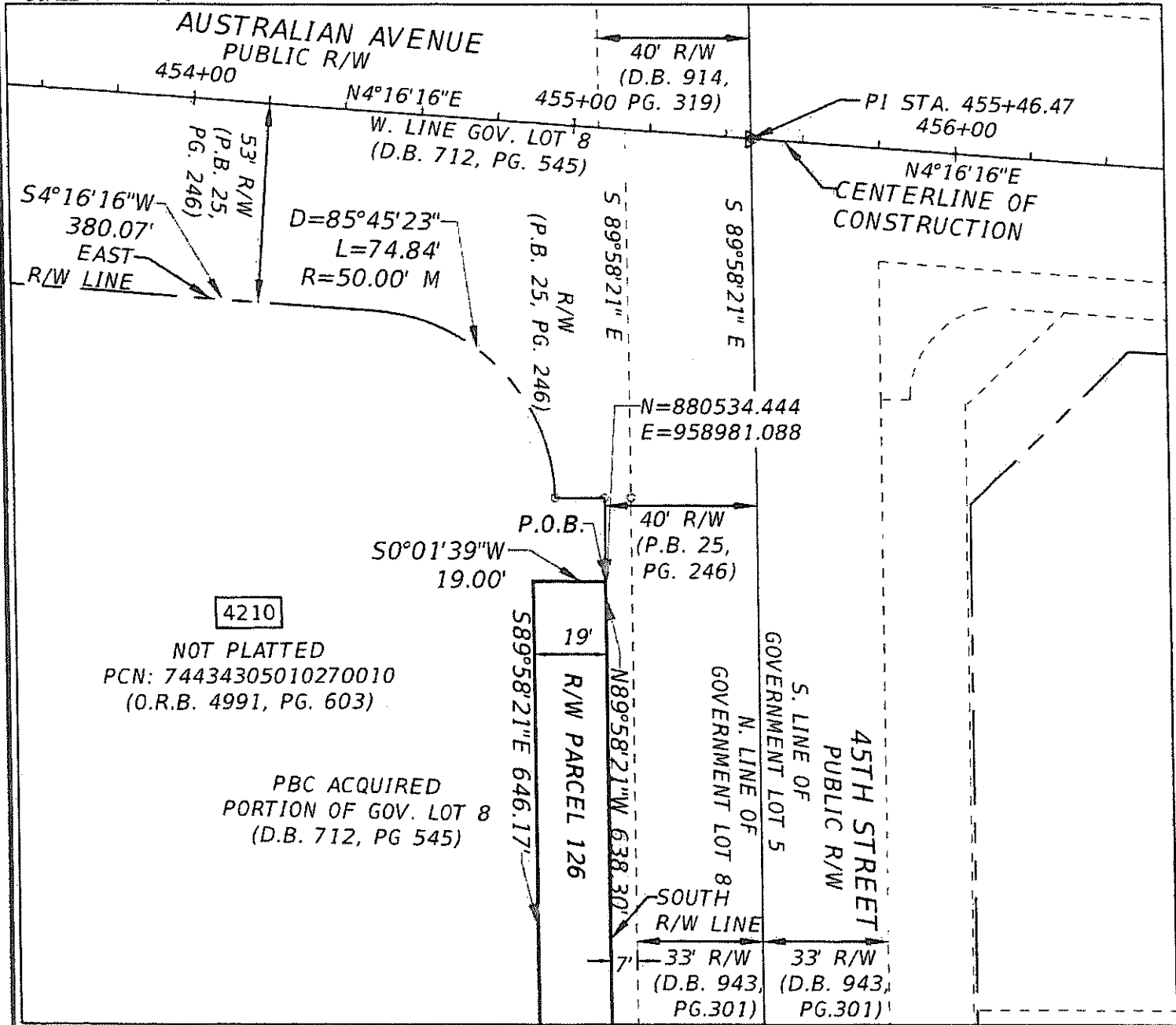
☐ PALM BEACH COUNTY BRASS DISC IN CONCRETE

REVISED SKETCH	05/15/2024	RH	NJA	N/A
REVISED TITLE	04/16/2024	RH	NJA	N/A
SKETCH & LEGAL DESCRIPTION	03/19/2024	RH	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT:	AUSTRALIAN AVENUE		SCALE: N.T.S.	
PROJECT NO.:	220101		SHEET 3 OF 6	

RIGHT-OF-WAY PARCEL 126
45TH STREET
IN PARCEL NO. 74434305010270010



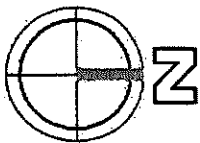
SEC. 5,
TWP. 43 S.,
RGE. 43 E.
0' 20' 40'
SCALE 1" = 40'



MATCH LINE SEE SHEET 5 P.B.C. PROJECT NO. 2021827

LEGEND:

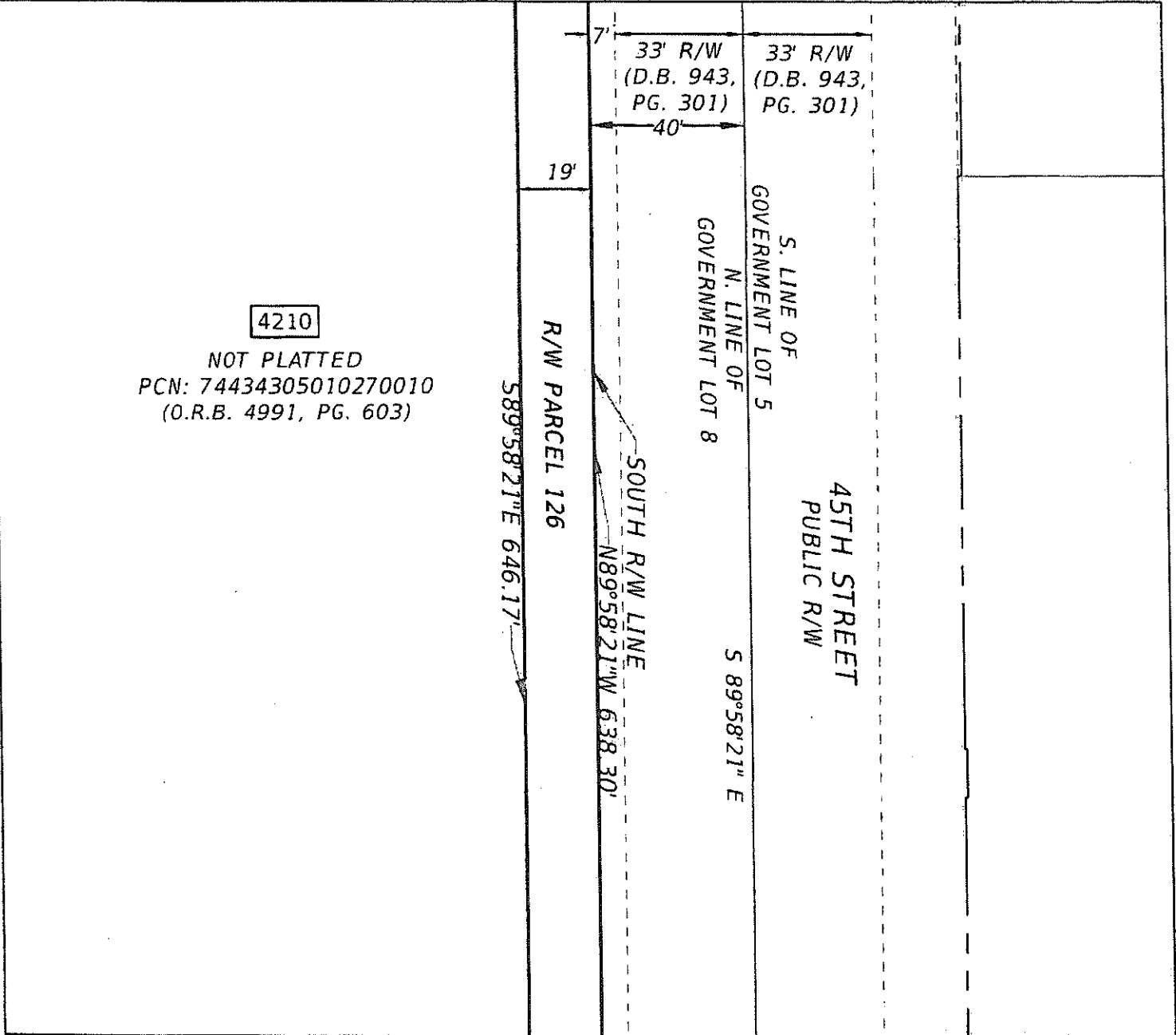
REVISED SKETCH	05/15/2024	RH	NJA	N/A
REVISED TITLE	04/16/2024	RH	NJA	N/A
SKETCH & LEGAL DESCRIPTION	03/19/2024	RH	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: AUSTRALIAN AVENUE			SCALE: 1" = 40'	
PROJECT NO.: 220101			SHEET 4 OF 6	



RIGHT-OF-WAY PARCEL 126
45TH STREET
IN PARCEL NO. 74434305010270010

SEC. 5,
TWP. 43 S.,
RGE. 43 E.
0' 20' 40'
SCALE 1" = 40'

MATCH LINE SEE SHEET 4



MATCH LINE SEE SHEET 6 P.B.C. PROJECT NO. 2021827

LEGEND:

REVISED SKETCH	05/15/2024	RH	NJA	N/A
REVISED TITLE	04/16/2024	RH	NJA	N/A
SKETCH & LEGAL DESCRIPTION	03/19/2024	RH	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	AUSTRALIAN AVENUE			SCALE: 1" = 40'
PROJECT NO.: 220101				SHEET 5 OF 6

RIGHT-OF-WAY PARCEL 126
45TH STREET
IN PARCEL NO. 74434305010270010



SEC. 5,
TWP. 43 S.,
RGE. 43 E.

0' 20' 40'

SCALE 1" = 40'

MATCH LINE SEE SHEET 5

4210

NOT PLATTED
PCN: 74434305010270010
(O.R.B. 4991, PG. 603)

R/W PARCEL 126

19'

589°58'21"E 646.17'

R/W PARCEL 126

SOUTH R/W LINE

N89°58'21"W 638.30'

40'

33' R/W
(D.B. 943,
PG. 301)

33' R/W
(D.B. 943,
PG. 301)

45TH STREET
PUBLIC R/W

S. LINE OF
GOVERNMENT LOT 5
N. LINE OF
GOVERNMENT LOT 8

S 89°58'21" E

N=880534.138
E=959619.418

N22°27'45"W 20.56'

PCN 74434305000080040
(O.R.B. 16801, PG. 473)

P.B.C. PROJECT NO. 2021827

LEGEND:

REVISED SKETCH	05/15/2024	RH	NJA	N/A
REVISED TITLE	04/16/2024	RH	NJA	N/A
SKETCH & LEGAL DESCRIPTION	03/19/2024	RH	NJA	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	AUSTRALIAN AVENUE			SCALE: 1" = 40'
PROJECT NO.: 220101				SHEET 6 OF 6

EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
PARCEL 325A
AUSTRALIAN AVENUE
IN PARCEL NO. 74434305010270010

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING WITHIN TRACT E, WESTFIELD AT WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PALM BEACH COUNTY CONTROL POINT "7TH AUST", HAVING A GRID COORDINATE OF NORTH 868556.356 AND EAST 960749.730; THENCE ALONG A GRID BEARING OF NORTH 8°09'20" WEST FOR A DISTANCE OF 10,583.35 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT E AND ON THE EASTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE AS SHOWN ON SAID PLAT OF WESTFIELD AT WEST PALM BEACH, THENCE NORTH 69°01'21" EAST ALONG SAID SOUTH LINE OF TRACT E FOR 5.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,515.60 FEET, TO WHICH A RADIAL LINE BEARS NORTH 56°29'47" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°41'04" AN ARC DISTANCE OF 161.77 FEET; THENCE NORTH 29°36'58" WEST, 17.83 FEET, THENCE NORTH 30°07'32" WEST, A DISTANCE OF 130.46 FEET, SAID POINT BEING ON SAID EASTERLY RIGHT-OF-WAY LINE AND THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 2,520.60 FEET, TO WHICH A RADIAL LINE BEARS NORTH 63°33'13" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°01'55" AN ARC DISTANCE OF 309.35 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,296 SQUARE FEET (0.030 ACRES) MORE OR LESS.

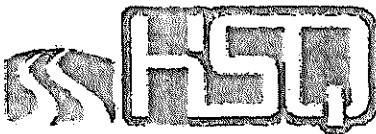
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2019 PALM BEACH COUNTY ROADWAY DESIGN PROCEDURES.

Digitally signed by Noriette J Alvarez
DN: cn=JL Alvarez,
dnQualifier=JL Alvarez, o=Noriette J Alvarez
Date: 2023.10.23 14:00:54 -04'00'
Noriette J Alvarez

NORIETTE J. ALVAREZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7273

LEGAL DESCRIPTION & SKETCH **P.B.C. PROJECT NO. 2021827**



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C26258 · LB7924

PROJECT: AUSTRALIAN AVENUE
PROJECT No.: 220101
DATE: 03-23-23
SHEET 1 OF 4

**TEMPORARY CONSTRUCTION EASEMENT
PARCEL 325A
AUSTRALIAN AVENUE
IN PARCEL NO. 74434305010270010**

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PALM BEACH COUNTY PROJECT NUMBER 2021827, DATED 5/22/2022, PREPARED BY HSQ GROUP, LLC FOR PALM BEACH COUNTY.
- REFERENCE THE CENTERLINE OF CONSTRUCTION BASELINE AND PARCELS SHOWN ON THIS SKETCH TO THE PALM BEACH COUNTY ROADWAY PLANS PROJECT NUMBER 2021827, PREPARED BY HSQ GROUP, LLC, FOR PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "CPB" AND "7TH AUST" HAVING A GRID BEARING OF SOUTH 18°46'56" EAST.
- PARCEL CONTROL NUMBERS, OWNERSHIP INFORMATION, AND PROPERTY ADDRESSES WERE OBTAINED FROM THE PALM BEACH COUNTY PROPERTY APPRAISER.
- THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY 12/2/2021, HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
- COORDINATES ARE GRID. ALL DISTANCES ARE GROUND.

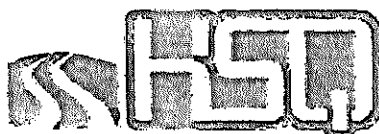
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
 ZONE = FLORIDA EAST ZONE 0901
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 PROJECT SCALE FACTOR = 1.00004748 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
- THIS IS NOT A SURVEY. NO IMPROVEMENTS ARE SHOWN OR LOCATED.
- BASED UPON THE SURVEY NOTED ABOVE, THE RIGHT-OF-WAY FOR AUSTRALIAN AVENUE WITHIN THE TWO-MILE-LONG PORTION FROM 7TH STREET TO 45TH STREET WAS ESTABLISHED FROM THE PLATS "ROOSEVELT ESTATES", (1958), "WESTFIELD AT PALM BEACH", (1958), AND THE REPLATS OF PORTIONS OF SAME, PREPARED BY BROCKWAY, WEBER & BROCKWAY ENGINEERS, DATED 1958 THROUGH 1964. A COMPENSATING SCALE FACTOR OF 1.000079 IS APPLIED TO THE RECORD GEOMETRY FOR THIS PORTION.

ABBREVIATIONS:

L	= ARC LENGTH	M	= MEASURED	R	= RADIUS
D	= CENTRAL ANGLE	P.B.	= PLAT BOOK	RT	= OFFSET RIGHT
C	= CALCULATED	P.B.C.	= PALM BEACH COUNTY	R/W	= RIGHT OF WAY
CL	= CENTERLINE	PC	= POINT OF CURVATURE	RGE.	= RANGE
C.O.C.B.	= CENTERLINE OF CONSTRUCTION BASELINE	PCN	= PARCEL CONTROL NUMBER	SEC.	= SECTION
BDIC	= BRASS DISC IN CONCRETE	PI	= POINT OF INTERSECTION	SQ. FT.	= SQUARE FEET
D.B.	= DEED BOOK	PG.	= PAGE	STA.	= STATION
FND	= FOUND	P.O.B.	= POINT OF BEGINNING	TCE	= TEMPORARY
LT	= OFFSET LEFT	P.O.C.	= POINT OF COMMENCEMENT		CONSTRUCTION
N/D	= NAIL & DISC	PT	= POINT OF TANGENCY		EASEMENT
O.R.B.	= OFFICIAL RECORDS BOOK	R.P.B.	= ROAD PLAT BOOK	TWP.	= TOWNSHIP

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT NO. 2021827



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PROJECT: AUSTRALIAN AVENUE

PROJECT No.: 220101

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SHEET 2 OF 4

