

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

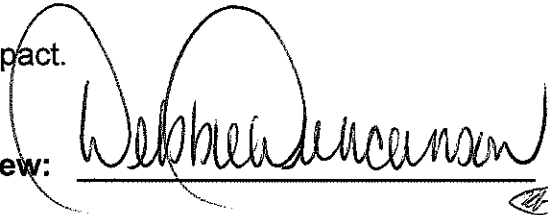
Fiscal Years	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>	<u><u>\$-0-</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Proposed 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 ___ Department ___ Unit ___ Resource ___
 Reporting Category _____

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

This item has no fiscal impact.

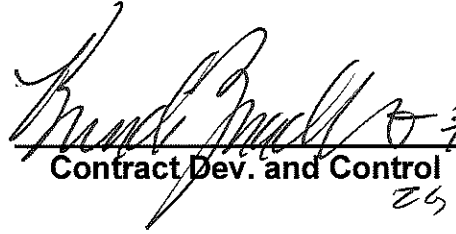


C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

 3/17/26
 OFMB 3/11/26

 3/12/26
 Contract Dev. and Control 26 3.12.26

B. Legal Sufficiency:

 3-12-26
 Assistant County Attorney

C. Other Department Review:

 Department Director

Prepared by and return to:
Laura Beebe, Director
Palm Beach County Dept. of Airports
846 Palm Beach International Airport
West Palm Beach, FL 33406

PCN: 00-43-43-32-00-000-1090 (portion of)

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made this April 14, 2021, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("County") whose address is c/o Palm Beach County Department of Airports, 846 Palm Beach International Airport, West Palm Beach, Florida, 33406.

WHEREAS, County is the owner and operator of Palm Beach International Airport located in Palm Beach County, Florida (the "Airport"); and

WHEREAS, County desires to create an easement over, upon and under a portion of such Airport 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 such property by County.

WITNESSETH:

NOW, THEREFORE, County does hereby declare, grant and create a perpetual in gross water utility easement for the benefit of County upon the property legally described in Exhibit "A" attached hereto, consisting of two (2) parcels, labeled "Parcel 1 – Water" and "Parcel 2 – Sanitary Sewer" (collectively, the "Easement Premises"). This easement shall be for the sole purpose of water utilities within Parcel 1, and for sanitary sewer utilities within Parcel 2, 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 such water or sanitary sewer transmission and distribution facilities and all appurtenances thereto, with the full right to ingress thereto and egress therefrom in, on, over, under and across the Easement Premises.

In accordance with Section 704.09, Florida Statutes, 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 Airport 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, County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:
Michael A. Caruso,
Clerk of the Circuit Court
and Comptroller

PALM BEACH COUNTY, a political
subdivision of the State of Florida by its
Board of County Commissioners

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

(SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: Anne Delgant
Assistant County Attorney

By: Laura Beebe
Department Director

Exhibit "A"
(the "Easement Premises")

Parcel - Water

EXHIBIT A

AN EASEMENT FOR PALM BEACH COUNTY UTILITIES PURPOSES LYING IN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE NORTH ONE-HALF (N.1/2) OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, 20.00 FEET WIDE, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32, S00°45'40"W FOR 684.00 FEET;
 THENCE S89°14'20"E FOR 38.30 FEET TO THE POINT OF BEGINNING;
 THENCE N35°00'00"E FOR 33.00 FEET;
 THENCE N37°00'00"W FOR 76.00 FEET;
 THENCE N01°00'00"E FOR 55.00 FEET TO POINT "A";
 THENCE S88°30'00"E FOR 557.00 FEET TO POINT "B";
 THENCE CONTINUE S88°30'00"E FOR 643.00 TO THE POINT OF TERMINATION OF SAID CENTERLINE;

TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE "A":

BEGIN AT SAID POINT "A"; THENCE N88°30'00"W FOR 20.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE "A";

TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE "B":

BEGIN AT SAID POINT "B"; THENCE S01°00'00"W FOR 52.00 FEET;
 THENCE S46°00'00"W FOR 73.24 FEET TO THE NORTH LINE OF THE HOME 2 SUITES LEASE PARCEL, RECORDED IN OFFICIAL RECORD BOOK 29530, PAGE 1244, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 62.00 FEET, WHERE A RADIAL LINE BEARS N12°14'58"E, AND THE POINT OF TERMINATION OF SAID CENTERLINE "B".

IT IS INTENDED FOR THE SIDELINES OF CENTERLINE "B" TO BE LENGTHENED OR SHORTENED, AS NECESSARY, TO TERMINATE THE EASEMENT AT THE SAID NORTH LINE OF THE HOME 2 SUITES LEASE PARCEL, AS SHOWN ON THE ATTACHED SKETCH.

CONTAINING 29,775 SQUARE FEET (0.684 ACRES), MORE OR LESS.

REFER TO SHEET 3 OF 3 FOR SURVEYOR'S NOTES.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

John E Phillips

Digitally signed by John E Phillips
 Date: 2025.03.12 16:55:19 -04'00'

JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____

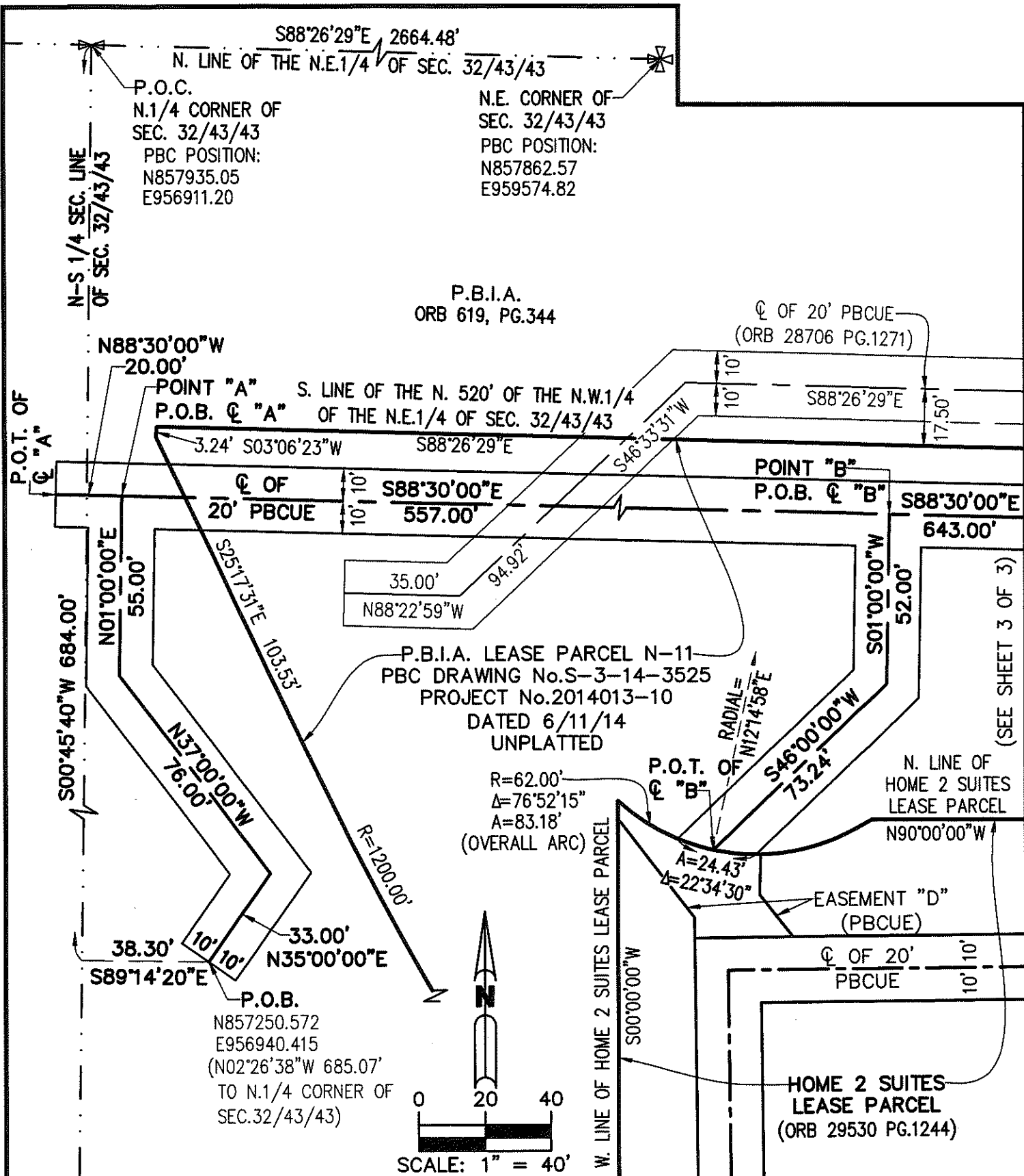
REVISIONS:

2/4/25: ADDRESS 12/5/19 PBC SURVEY DEPT. COMMENTS
3/10/25: ADDRESS 3/6/25 PBC SURVEY DEPT. COMMENTS

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PBIA PARCEL 1 SITE ACCESS PBC UTILITIES EASEMENT (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 18-013
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 10/10/19
	SHEET 1 OF 3



BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

**PBIA PARCEL 1 SITE ACCESS
 PBC UTILITIES EASEMENT**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-013
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 10/10/19
	SHEET 2 OF 3

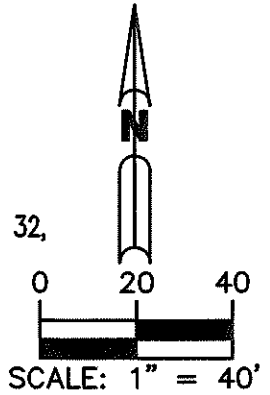
ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 ORB - OFFICIAL RECORD BOOK
 PG. - PG.
 PBC - PALM BEACH COUNTY
 PBCUE - PALM BEACH COUNTY
 UTILITY EASEMENT

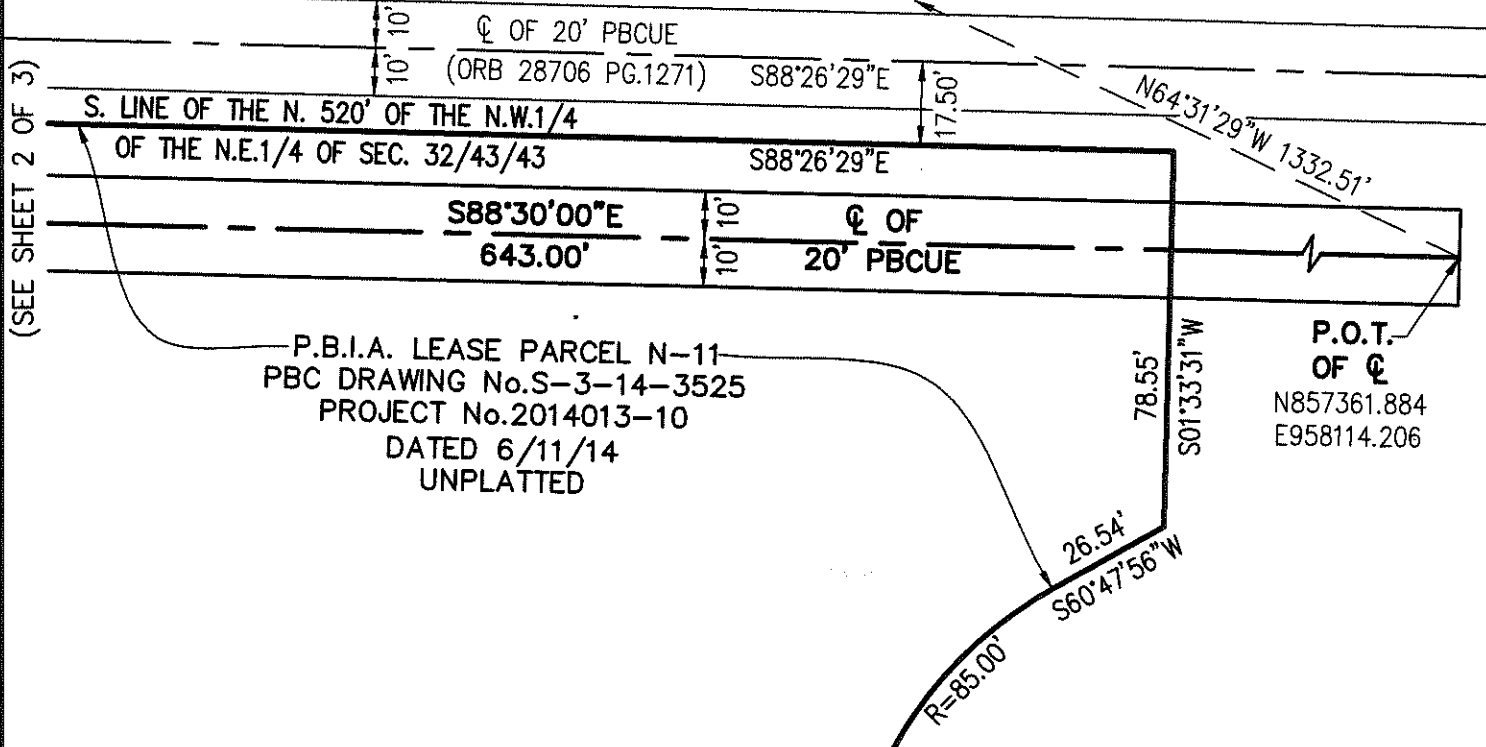
☉ - CENTERLINE
 PBIA - PALM BEACH
 INTERNATIONAL AIRPORT
 P.O.T. - POINT OF TERMINATION
 OF CENTERLINE
 R/W - RIGHT-OF-WAY
 R - RADIUS
 SEC. - SECTION

SURVEYOR'S NOTES:

1. THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT, AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.
2. STATE PLANE COORDINATES:
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
 PROJECT SCALE FACTOR = 1.000045
 ALL DISTANCES ARE GROUND
 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE.
3. BEARINGS ARE BASED ON S88°26'29"E (GRID) ALONG THE NORTH LINE OF THE N.E.1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST.



P.B.I.A. TO N.1/4 CORNER
 ORB 619, PG.344 OF SEC. 32/43/43



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

**PBIA PARCEL 1 SITE ACCESS
 PBC UTILITIES EASEMENT**
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-013
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 10/10/19
	SHEET 3 OF 3

Exhibit "A"
(the "Easement Premises")

Parcel 2 – Sanitary Sewer

EXHIBIT A

AN EASEMENT FOR PALM BEACH COUNTY UTILITIES PURPOSES LYING IN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, 20.00 FEET WIDE, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32,
 S00°45'40"W FOR 725.00 FEET;
 THENCE PERPENDICULAR TO SAID NORTH-SOUTH QUARTER SECTION LINE,
 N89°14'20"W FOR 81.00 FEET TO THE POINT OF BEGINNING;

THENCE N52°00'00"E FOR 226.00 FEET;
 THENCE N41°54'00"E FOR 39.00 FEET;
 THENCE S88°37'00"E FOR 308.00 FEET;
 THENCE S38°35'00"E FOR 118.16 TO THE LIMITS OF THE HOMES 2 SUITES LEASE PARCEL RECORDED IN OFFICIAL RECORD BOOK 29530, PAGE 1244, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF TERMINATION OF SAID CENTERLINE.

CONTAINING 13,785 SQUARE FEET (0.316 ACRES), MORE OR LESS.

IT IS INTENDED FOR THE SIDE LINES OF SAID 20' EASEMENT TO BE EXTENDED OR SHORTENED, AS NEEDED, TO FORM A CONTINUOUS EASEMENT TERMINATING AT THE LIMITS OF THE HOMES 2 SUITES LEASE PARCEL.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

John E Phillips

Digitally signed by John E Phillips
 Date: 2025.05.22 12:39:20 -04'00

JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____

REVISIONS:

4/17/25: REVISED PER 4/9/25 PBC COMMENTS
 5/22/25: REVISED PER 5/21/25 PBC COMMENTS

E-Mail: info@brown-phillips.com

B **BROWN & PHILLIPS, INC.**
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

**PBI PARCEL 1
 PBC UTILITIES EASEMENT
 (THIS IS NOT A SURVEY)**

DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 3/10/25
	SHEET 1 OF 4

EXHIBIT A

PBC POSITION:
 N857935.051
 E956911.202
 N.1/4 CORNER OF
 SECTION 32/43/43
 P.O.C.

PBC POSITION:
 N857862.573
 E959574.817
 N.E. CORNER OF
 SECTION 32/43/43

(BEARING BASIS)
 S88°26'29"E 2664.48'
 NORTH LINE OF THE N.E.1/4 OF SECTION 32/43/43

P.B.I.A. LEASE PARCEL N-9
 PBC DRAWING No.S-3-08-2827
 (UNPLATTED)

N-S 1/4 SECTION LINE OF SEC. 32/43/43
 S00°45'40"W 725.00'

DRIVE SHACK
 (UNPLATTED)

S88°26'29"E
 S. LINE OF THE N. 520' OF THE N.W.1/4
 OF THE N.E.1/4 OF SEC. 32/43/43

☐ OF 20' PBCWUE
 (ORB 28706 PG.1271)

N88°26'29"W

S46°33'31"W
 94.92'

N88°22'59"W
 35.00'

S88°37'00"E 308.00'

N41°54'00"E
 39.00'

P.B.I.A. LEASE PARCEL N-11 PBC
 PBC DRAWING No.S-3-14-3525
 PROJECT No.2014013-10
 DATED 6/11/14
 (UNPLATTED)

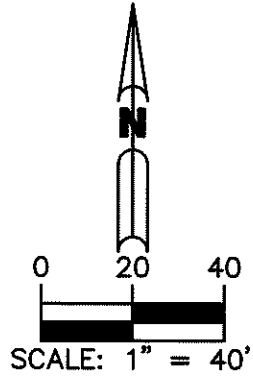
SEE SHEET 3 OF 4

N857211.158
 E956820.575
 P.O.B. OF
 ☐ OF 20' PBCUE

N52°00'00"E 226.00'
 ☐ OF 20' PBCUE
 81.00'
 N89°14'20"W

PBC POSITION:
 N852619.613
 E956840.591
 S.1/4 CORNER OF
 SECTION 32/43/43

R=1200.00'



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PBI PARCEL 1
 PBC UTILITIES EASEMENT
 (THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 3/10/25
	SHEET 2 OF 4

EXHIBIT A

PBC POSITION:
 N857935.051
 E956911.202
 N.1/4 CORNER OF
 SECTION 32/43/43
 P.O.C.

PBC POSITION:
 N857862.573
 E959574.817
 N.E. CORNER OF
 SECTION 32/43/43

(BEARING BASIS)
 S88°26'29"E 2664.48'
 NORTH LINE OF THE N.E.1/4 OF SECTION 32/43/43

DRIVE SHACK
 (UNPLATTED)

☉ OF 20' PBCWUE
 (ORB 28706 PG.1271)

S. LINE OF THE N. 520' OF THE N.W.1/4
 OF THE N.E.1/4 OF SEC. 32/43/43

S88°26'29"E

☉ OF 20' PBCUE
 S88°37'00"E 308.00'

P.B.I.A. LEASE PARCEL N-11 PBC
 PBC DRAWING No.S-3-14-3525
 PROJECT No.2014013-10
 DATED 6/11/14
 (UNPLATTED)

SEE SHEET 2 OF 4

P.B.I.A. LEASE PARCEL N-11 PBC
 PBC DRAWING No.S-3-14-3525
 PROJECT No.2014013-10
 DATED 6/11/14
 (UNPLATTED)

N90°00'00"W
 HOME 2 SUITES
 LEASE LIMITS

N857279.527
 E957406.338
 P.O.T. OF ☉
 20' PBCUE

S74°57'02"W 2245.39'

S38°35'00"E 118.16'

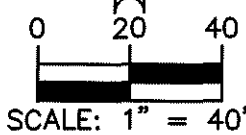
EASEMENT "D"
 R=62.00'
 S01°33'31"W 12.20'
 S37°33'21"E 16.38'

N00°35'55"W 10.00'
 N89°24'05"E 10'

19.79'
 S89°24'05"W
 HOME 2 SUITES
 LEASE PARCEL
 (ORB 29530 PG.1244)
 N23°05'55"W 11.64'

S00°00'00"W
 HOME 2 SUITES
 LEASE LIMITS

(PROPOSED)
 ☉ OF 20' PBCUE
 N00°35'55"W 66.46'



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PBI PARCEL 1 PBC UTILITIES EASEMENT (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 3/10/25
	SHEET 3 OF 4

EXHIBIT A

NOTES:

1. THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF A TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT.

IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

2. STATE PLANE COORDINATES:

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM: 1983 STATE PLANE,
TRANSVERSE MERCATOR PROJECTION

PROJECT SCALE FACTOR = 1.000045

ALL DISTANCES ARE GROUND.

GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE.

3. BEARINGS ARE BASED ON S88°26'29"E (GRID, NAD '83, 1990 ADJUSTMENT)
ALONG THE NORTH LINE OF THE N.E.1/4 OF SECTION 32, TOWNSHIP 43 SOUTH,
RANGE 43 EAST.

4. ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

P.O.T. - POINT OF TERMINATION

ORB - OFFICIAL RECORD BOOK

PG. - PG.

PBC - PALM BEACH COUNTY

PBCUE - PALM BEACH COUNTY UTILITY EASEMENT

PBCWUE - PALM BEACH COUNTY WATER UTILITIES EASEMENT

PBIA - PALM BEACH INTERNATIONAL AIRPORT

R/W - RIGHT-OF-WAY

Ⓞ - CENTERLINE

SEC. - SECTION

R - RADIUS



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

**PBI PARCEL 1
PBC UTILITIES EASEMENT**
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 3/10/25
	SHEET 4 OF 4

EXHIBIT A

AN EASEMENT FOR PALM BEACH COUNTY UTILITIES PURPOSES LYING IN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE NORTH ONE-HALF (N.1/2) OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, 20.00 FEET WIDE, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32, S00°45'40"W FOR 684.00 FEET;
 THENCE S89°14'20"E FOR 38.30 FEET TO THE POINT OF BEGINNING;
 THENCE N35°00'00"E FOR 33.00 FEET;
 THENCE N37°00'00"W FOR 76.00 FEET;
 THENCE N01°00'00"E FOR 55.00 FEET TO POINT "A";
 THENCE S88°30'00"E FOR 557.00 FEET TO POINT "B";
 THENCE CONTINUE S88°30'00"E FOR 643.00 TO THE POINT OF TERMINATION OF SAID CENTERLINE;

TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE "A":

BEGIN AT SAID POINT "A"; THENCE N88°30'00"W FOR 20.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE "A";

TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE "B":

BEGIN AT SAID POINT "B"; THENCE S01°00'00"W FOR 52.00 FEET;
 THENCE S46°00'00"W FOR 73.24 FEET TO THE NORTH LINE OF THE HOME 2 SUITES LEASE PARCEL, RECORDED IN OFFICIAL RECORD BOOK 29530, PAGE 1244, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 62.00 FEET, WHERE A RADIAL LINE BEARS N12°14'58"E, AND THE POINT OF TERMINATION OF SAID CENTERLINE "B".

IT IS INTENDED FOR THE SIDELINES OF CENTERLINE "B" TO BE LENGTHENED OR SHORTENED, AS NECESSARY, TO TERMINATE THE EASEMENT AT THE SAID NORTH LINE OF THE HOME 2 SUITES LEASE PARCEL, AS SHOWN ON THE ATTACHED SKETCH.

CONTAINING 29,775 SQUARE FEET (0.684 ACRES), MORE OR LESS.

REFER TO SHEET 3 OF 3 FOR SURVEYOR'S NOTES.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

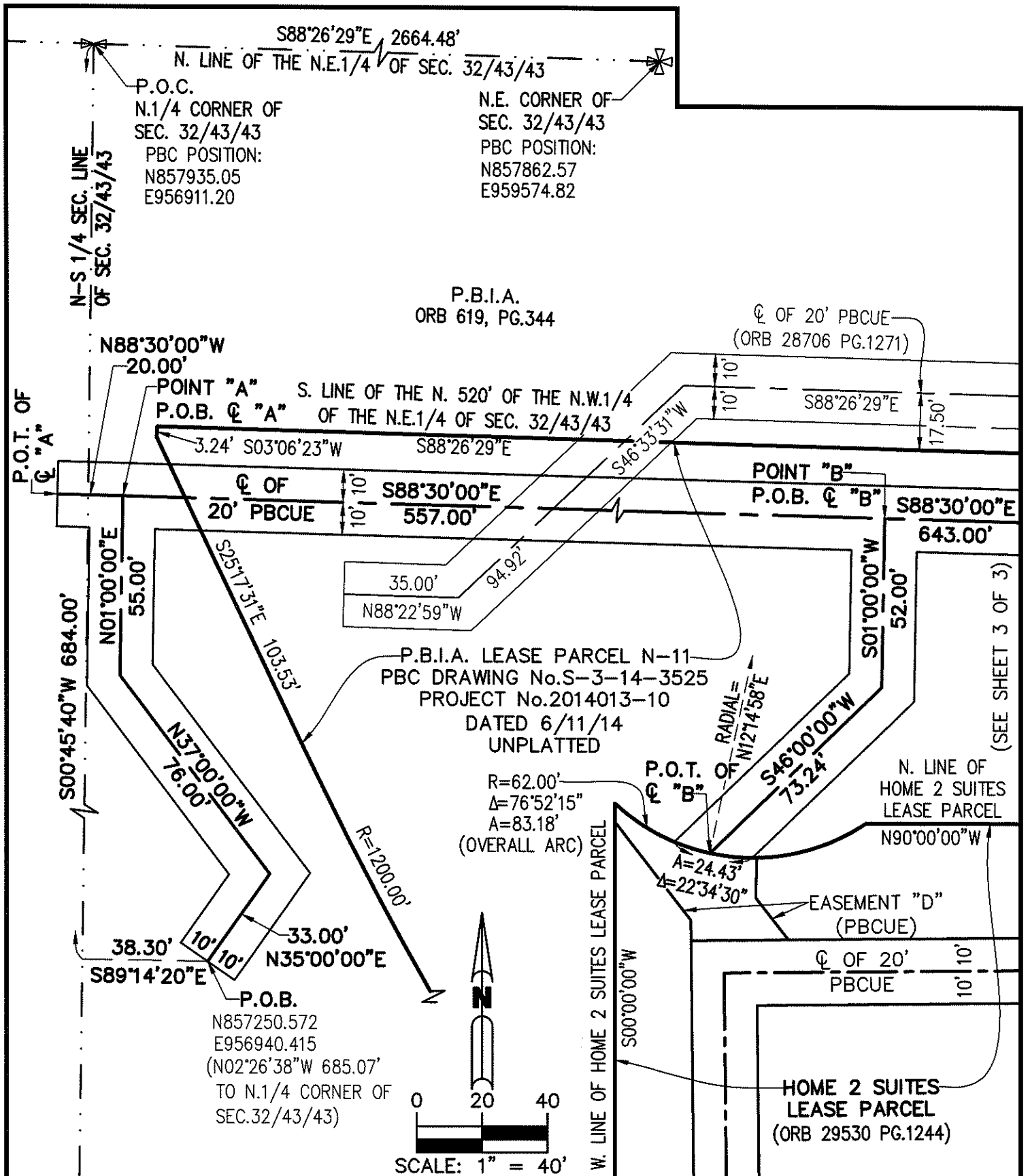
John E Phillips
 Digitally signed by John E Phillips
 Date: 2025.03.12 16:55:19 -04'00'
 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____

REVISIONS:
2/4/25: ADDRESS 12/5/19 PBC SURVEY DEPT. COMMENTS
3/10/25: ADDRESS 3/6/25 PBC SURVEY DEPT. COMMENTS

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PBIA PARCEL 1 SITE ACCESS PBC UTILITIES EASEMENT (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 18-013
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 10/10/19
	SHEET 1 OF 3



BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

**PBIA PARCEL 1 SITE ACCESS
 PBC UTILITIES EASEMENT**
 (THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-013
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 10/10/19
	SHEET 2 OF 3

(SEE SHEET 3 OF 3)

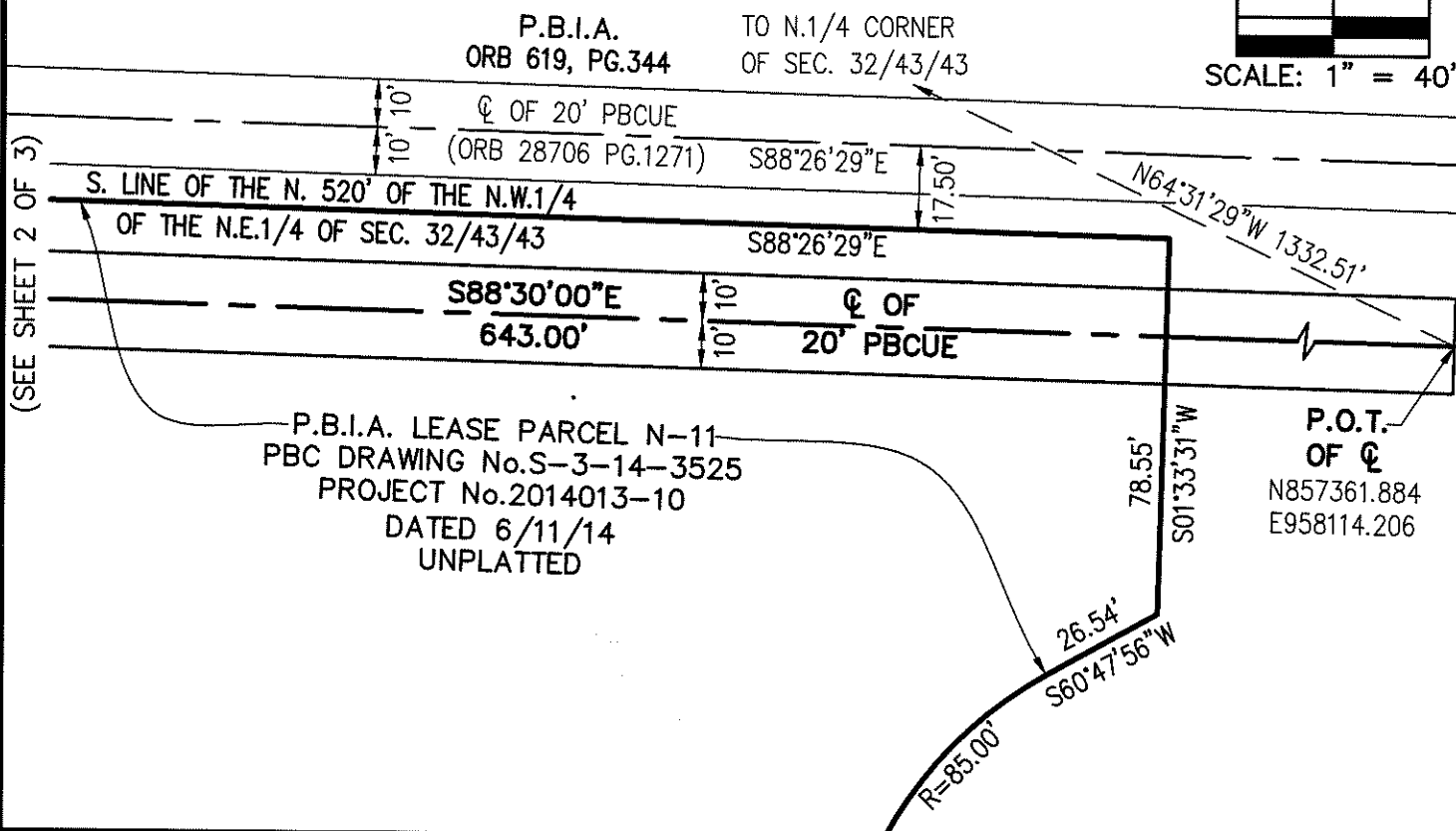
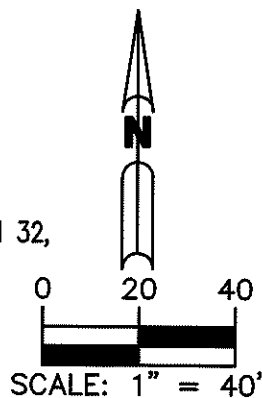
ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 ORB - OFFICIAL RECORD BOOK
 PG. - PG.
 PBC - PALM BEACH COUNTY
 PBCUE - PALM BEACH COUNTY
 UTILITY EASEMENT

☉ - CENTERLINE
 P.B.I.A. - PALM BEACH
 INTERNATIONAL AIRPORT
 P.O.T. - POINT OF TERMINATION
 OF CENTERLINE
 R/W - RIGHT-OF-WAY
 R - RADIUS
 SEC. - SECTION

SURVEYOR'S NOTES:

1. THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT, AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.
2. STATE PLANE COORDINATES:
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
 PROJECT SCALE FACTOR = 1.000045
 ALL DISTANCES ARE GROUND
 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE.
3. BEARINGS ARE BASED ON S88°26'29"E (GRID) ALONG THE NORTH LINE OF THE N.E.1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST.



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

**PBIA PARCEL 1 SITE ACCESS
 PBC UTILITIES EASEMENT**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-013
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 10/10/19
	SHEET 3 OF 3

EXHIBIT A

AN EASEMENT FOR PALM BEACH COUNTY UTILITIES PURPOSES LYING IN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, 20.00 FEET WIDE, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32,
 S00°45'40"W FOR 725.00 FEET;
 THENCE PERPENDICULAR TO SAID NORTH-SOUTH QUARTER SECTION LINE,
 N89°14'20"W FOR 81.00 FEET TO THE POINT OF BEGINNING;

THENCE N52°00'00"E FOR 226.00 FEET;
 THENCE N41°54'00"E FOR 39.00 FEET;
 THENCE S88°37'00"E FOR 308.00 FEET;
 THENCE S38°35'00"E FOR 118.16 TO THE LIMITS OF THE HOMES 2 SUITES LEASE PARCEL RECORDED IN OFFICIAL RECORD BOOK 29530, PAGE 1244, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF TERMINATION OF SAID CENTERLINE.

CONTAINING 13,785 SQUARE FEET (0.316 ACRES), MORE OR LESS.

IT IS INTENDED FOR THE SIDE LINES OF SAID 20' EASEMENT TO BE EXTENDED OR SHORTENED, AS NEEDED, TO FORM A CONTINUOUS EASEMENT TERMINATING AT THE LIMITS OF THE HOMES 2 SUITES LEASE PARCEL.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

John E Phillips

Digitally signed by John E Phillips
 Date: 2025.05.22 12:39:20 -04'00

JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: _____

REVISIONS:

4/17/25: REVISED PER 4/9/25 PBC COMMENTS
5/22/25: REVISED PER 5/21/25 PBC COMMENTS

E-Mail: info@brown-phillips.com

B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

PBI PARCEL 1 PBC UTILITIES EASEMENT (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 3/10/25
	SHEET 1 OF 4

EXHIBIT A

PBC POSITION:
 N857935.051
 E956911.202
 N.1/4 CORNER OF
 SECTION 32/43/43
 P.O.C.

PBC POSITION:
 N857862.573
 E959574.817
 N.E. CORNER OF
 SECTION 32/43/43

(BEARING BASIS)
 S88°26'29"E 2664.48'
 NORTH LINE OF THE N.E.1/4 OF SECTION 32/43/43

P.B.I.A. LEASE PARCEL N-9
 PBC DRAWING No.S-3-08-2827
 (UNPLATTED)

DRIVE SHACK
 (UNPLATTED)

N-S 1/4 SECTION LINE OF SEC. 32/43/43
 S00°45'40"W 725.00'

S88°26'29"E
 S. LINE OF THE N. 520' OF THE N.W.1/4
 OF THE N.E.1/4 OF SEC. 32/43/43

Ø OF 20' PBCWUE
 (ORB 28706 PG.1271)

20.79'
 S25°17'31"E 103.53'
 S03°06'23"W 3.24'

N88°22'59"W
 35.00'

N88°26'29"W

S46°33'31"W
 94.92'

S88°37'00"E 308.00'

N41°54'00"E
 39.00'

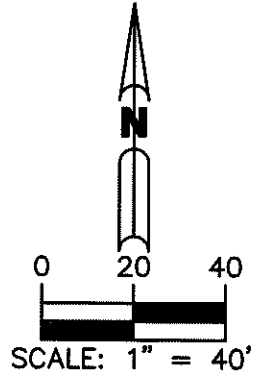
P.B.I.A. LEASE PARCEL N-11 PBC
 PBC DRAWING No.S-3-14-3525
 PROJECT No.2014013-10
 DATED 6/11/14
 (UNPLATTED)

SEE SHEET 3 OF 4

N857211.158
 E956820.575
 P.O.B. OF
 Ø OF 20' PBCWUE

N52°00'00"E 226.00'
 Ø OF 20' PBCWUE
 81.00'
 N89°14'20"W

PBC POSITION:
 N852619.613
 E956840.591
 S.1/4 CORNER OF
 SECTION 32/43/43



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

PBI PARCEL 1
 PBC UTILITIES EASEMENT
 (THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 3/10/25
	SHEET 2 OF 4

EXHIBIT A

PBC POSITION:
 N857935.051
 E956911.202
 N.1/4 CORNER OF
 SECTION 32/43/43
 P.O.C.

PBC POSITION:
 N857862.573
 E959574.817
 N.E. CORNER OF
 SECTION 32/43/43

(BEARING BASIS)
 S88°26'29"E 2664.48'
 NORTH LINE OF THE N.E.1/4 OF SECTION 32/43/43

DRIVE SHACK
 (UNPLATTED)

☉ OF 20' PBCWUE
 (ORB 28706 PG.1271)

S88°26'29"E
 S. LINE OF THE N. 520' OF THE N.W.1/4
 OF THE N.E.1/4 OF SEC. 32/43/43

P.B.I.A. LEASE PARCEL N-11 PBC
 PBC DRAWING No.S-3-14-3525
 PROJECT No.2014013-10
 DATED 6/11/14
 (UNPLATTED)

SEE SHEET 2 OF 4

☉ OF 20' PBCUE
 S88°37'00"E 308.00'

P.B.I.A. LEASE PARCEL N-11 PBC
 PBC DRAWING No.S-3-14-3525
 PROJECT No.2014013-10
 DATED 6/11/14
 (UNPLATTED)

N857279.527
 E957406.338
 P.O.T. OF ☉
 20' PBCUE

S74°57'02"W 2245.39'

S38°35'00"E 118.16'

N90°00'00"W
 HOME 2 SUITES
 LEASE LIMITS

EASEMENT
 "D"

R=62.00'
 S01°33'31"W 12.20'
 S37°33'21"E 16.38'

N00°35'55"W 10.00'
 N89°24'05"E 10'

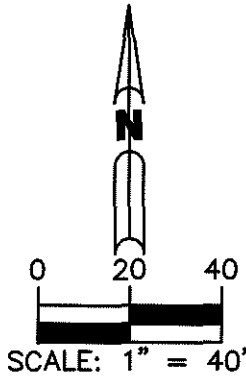
19.79'
 S89°24'05"W

HOME 2 SUITES
 LEASE PARCEL
 (ORB 29530 PG.1244)

N23°05'55"W 11.64'

S00°00'00"W
 HOME 2 SUITES
 LEASE LIMITS

(PROPOSED)
 ☉ OF 20' PBCUE



B BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-philips.com

PBI PARCEL 1 PBC UTILITIES EASEMENT (THIS IS NOT A SURVEY)	
DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: 1" = 40'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 3/10/25
	SHEET 3 OF 4

EXHIBIT A

NOTES:

1. THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF A TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT.
IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.
NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.
2. STATE PLANE COORDINATES:
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM: 1983 STATE PLANE,
TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.000045
ALL DISTANCES ARE GROUND.
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE.
3. BEARINGS ARE BASED ON S88°26'29"E (GRID, NAD '83, 1990 ADJUSTMENT)
ALONG THE NORTH LINE OF THE N.E.1/4 OF SECTION 32, TOWNSHIP 43 SOUTH,
RANGE 43 EAST.
4. ABBREVIATIONS:
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.O.T. - POINT OF TERMINATION
ORB - OFFICIAL RECORD BOOK
PG. - PG.
PBC - PALM BEACH COUNTY
PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
PBCWUE - PALM BEACH COUNTY WATER UTILITIES EASEMENT
PBI - PALM BEACH INTERNATIONAL AIRPORT
R/W - RIGHT-OF-WAY
C - CENTERLINE
SEC. - SECTION
R - RADIUS

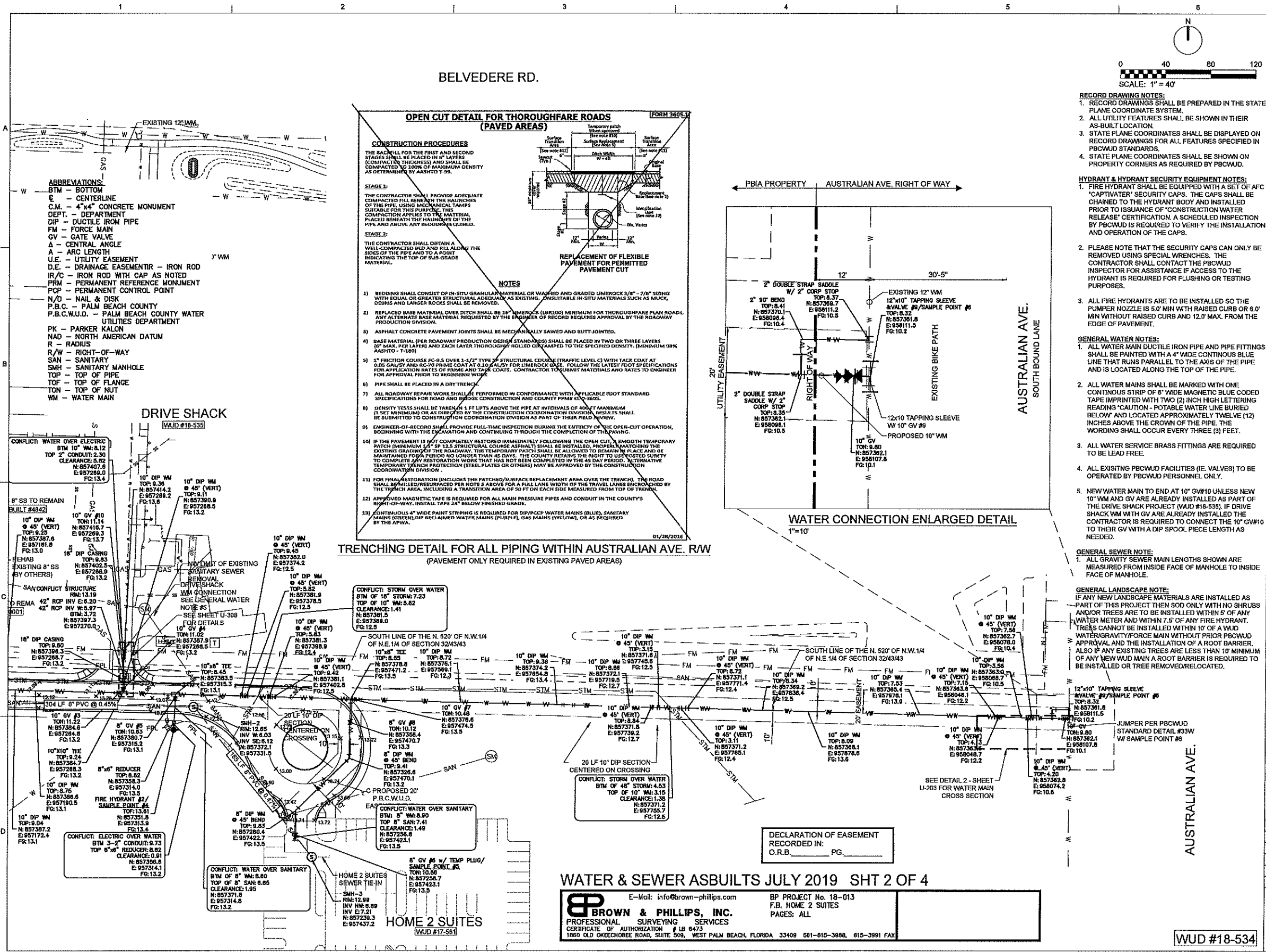


E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

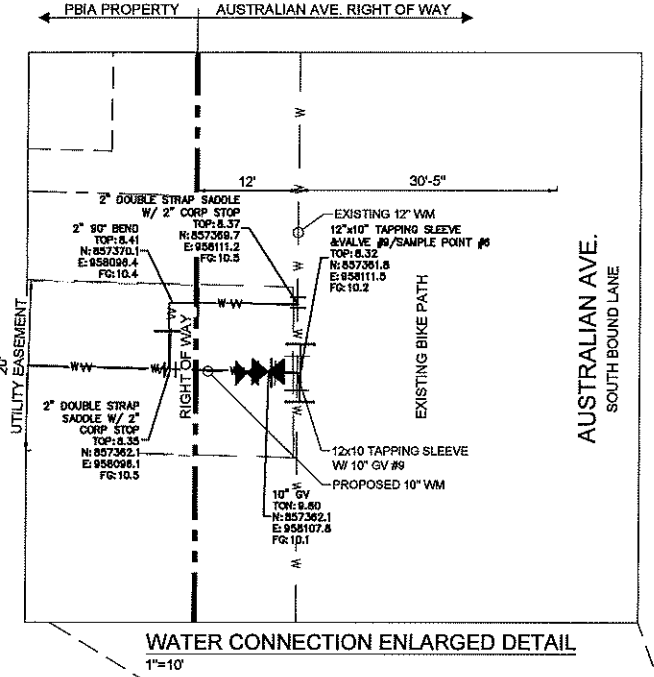
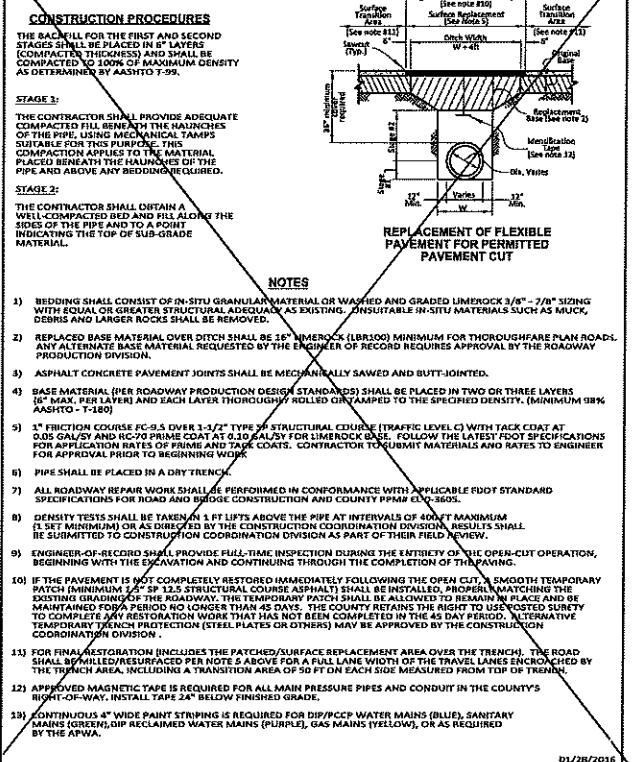
PBI PARCEL 1
PBC UTILITIES EASEMENT
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 25-018
CHECKED: JEP	SCALE: NONE
DESCRIPTION NOTES	DATE: 3/10/25
	SHEET 4 OF 4



BELVEDERE RD.

OPEN CUT DETAIL FOR THOROUGHFARE ROADS (PAVED AREAS)



TRENCHING DETAIL FOR ALL PIPING WITHIN AUSTRALIAN AVE. RW (PAVEMENT ONLY REQUIRED IN EXISTING PAVED AREAS)

RECORD DRAWING NOTES:

- RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
- ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
- STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWUD STANDARDS.
- STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS AS REQUIRED BY PBCWUD.

HYDRANT & HYDRANT SECURITY EQUIPMENT NOTES:

- FIRE HYDRANT SHALL BE EQUIPPED WITH A SET OF AFC "CAPTIVE" SECURITY CAPS. THE CAPS SHALL BE CHAINED TO THE HYDRANT BODY AND INSTALLED PRIOR TO ISSUANCE OF "CONSTRUCTION WATER RELEASE" CERTIFICATION. A SCHEDULED INSPECTION BY PBCWUD IS REQUIRED TO VERIFY THE INSTALLATION AND OPERATION OF THE CAPS.
- PLEASE NOTE THAT THE SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL CONTACT THE PBCWUD INSPECTOR FOR ASSISTANCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSES.
- ALL FIRE HYDRANTS ARE TO BE INSTALLED SO THE PUMPER NOZZLE IS 5.0' MIN WITH RAISED CURB OR 6.0' MIN WITHOUT RAISED CURB AND 12.0' MAX. FROM THE EDGE OF PAVEMENT.

GENERAL WATER NOTES:

- ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED. THE PAINT SHALL BE A DURABLE BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ABOVE THE TOP OF THE PIPE.
- ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE COATED TAPE IMPRINTED WITH TWO (2) INCH HIGH LETTERING READING "CAUTION - POTABLE WATER LINE BURIED BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDING SHALL OCCUR EVERY THREE (3) FEET.
- ALL WATER SERVICE BRASS FITTINGS ARE REQUIRED TO BE LEAD FREE.
- ALL EXISTING PBCWUD FACILITIES (IE. VALVES) TO BE OPERATED BY PBCWUD PERSONNEL ONLY.
- NEW WATER MAIN TO END AT 10" GV#10 UNLESS NEW 10" WM AND GV ARE ALREADY INSTALLED AS PART OF THE DRIVE SHACK PROJECT (WUD #18-535). IF DRIVE SHACK WM WITH GV ARE ALREADY INSTALLED THE CONTRACTOR IS REQUIRED TO CONNECT THE 10" GV#10 TO THEIR GV WITH A DIP SPOOL PIECE LENGTH AS NEEDED.

GENERAL SEWER NOTE:

- ALL GRAVITY SEWER MAIN LENGTHS SHOWN ARE MEASURED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

GENERAL LANDSCAPE NOTE:

IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT THEN SOD ONLY WITH NO SHRUBS AND/OR TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WAD WATER/GRAVITY/FORCE MAIN WITHOUT PRIOR PBCWUD APPROVAL AND THE INSTALLATION OF A ROOT BARRIER. ALSO IF ANY EXISTING TREES ARE LESS THAN 10' MINIMUM OF ANY NEW WAD MAIN A ROOT BARRIER IS REQUIRED TO BE INSTALLED OR TREE REMOVED/RELOCATED.



ch2m
3801 PGA BLVD., Suite 623
Palm Beach Gardens, Florida 33410
Tel.: 561-319-0702
EB 0000072

Professional of Record:
Dennis Stevenson
Florida P.E. No. 33748

KEY MAP (NTS)

NO.	REVISION	DATE
1	PBCWUD COMMENTS	3-12-18
2	PBCWUD COMMENTS	4-9-18
3	PBC LAND DEV. COMMENTS	5-3-18
4	PBCWUD COMMENTS	12-18-18

PARCEL I SITE ACCESS ROADWAYS & UTILITIES

UTILITY PLAN

DATE: FEBRUARY 22, 2018
PROJECT: 669168.39_40
FILE: 39_40PBI000C202.DWG
DESIGN BY: J. PEREZ
DRAWN BY: J. PEREZ
CHECKED BY: D. STEVENSON

SHEET
U-202

WATER & SEWER ASBUILTS JULY 2019 SHT 2 OF 4

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-815-3888, 815-3991 FAX

E-Mail: info@brown-philips.com
BP PROJECT No. 18-013
F.B. HOME 2 SUITES
PAGES: ALL

WUD #18-534

THIS DOCUMENT IS THE PROPERTY OF CH2M HILL. IT IS TO BE USED ONLY FOR THE PROJECT AND DESIGN INCORPORATED HEREIN. AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IT IS THE PROPERTY OF CH2M HILL. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL.

WUD



**INTER-OFFICE MEMORANDUM
PALM BEACH COUNTY**

**Engineering and
Public Works Department**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

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

County Administrator

Verdenia C. Baker

DATE: May 27, 2025
TO: Ray Walter, Deputy Director – Real Estate & Concessions
Palm Beach County Department of Airports
THRU: Craig Pusey, P.S.M. - Director *CP*
Survey Division
FROM: Todd W. Pethick *TWP*
Survey Division
RE: **PBIA Parcel 1**
PBCWUD Utilities Easement 2 (Second Review)
Palm Beach County Project No. 2025013-06

The Survey staff has reviewed and approves the Sketch and Description for the above referenced project prepared by John E. Phillips, PLS of Brown & Phillips, Inc.; PROJ. No. 25-018, dated March 10, 2025, and revised to 5-22-2025 for the above referenced project.

Please find attached two digitally signed, sealed and signature verified copies of the Legal Descriptions and Sketches, stamped "Approved for Recordation".

This approval is limited to the legal sufficiency of the documents referenced above and provided for review. No review of the conceptual design or verification of the proposed configuration of the parcels was done under this request.

Should you have any questions, comments, or require any additional information contact this office.

"An Equal Opportunity
Affirmative Action Employer"

printed on sustainable
and recycled paper