

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: April 3, 2012 [ x ] Consent [ ] Regular  
[ ] Workshop [ ] Public Hearing

Department:

Submitted By: Department of Airports

Submitted For:

I. EXECUTIVE BRIEF


**Motion and Title:** Staff recommends motion to approve: Noise Monitoring Station Easement with Palm Beach Atlantic University (PBAU) for the installation, maintenance and operation of a noise monitoring station on PBAU property in the Vedado neighborhood, located in the City of West Palm Beach (City), east of the Palm Beach International Airport (PBIA).

**Summary:** The easement provides for access and utilities and for the installation, operation and maintenance of a noise monitoring station that will provide readings of airport noise levels in the vicinity of the Vedado neighborhood, located east of PBIA, north of Southern Boulevard and east of Interstate 95. Countywide (HJF)

**Background and Justification:** The noise monitoring station is a pole-mounted device that records readings of sound levels. The easement is located on PBAU's property immediately north of 1025 Paseo Morella, and north of the northern terminus of Paseo Andalusia. The easement includes an access and utility easement to provide connection to a platted utility easement and non-vehicular access from Paseo Andalusia to the noise monitoring station. PBAU signed the easement on June 16, 2011. The Noise Monitoring Station Easement Premises contains approximately 25 square feet, and the Access and Utilities Easement Premises contains approximately 393 square feet. Because the site will be part of a future City park, being built as part of PBAU's Athletic Complex, which will be deeded to the City by PBAU upon completion of PBAU's construction, the City approved a Consent and Joinder of Contract Purchaser (City Resolution 173-11, September 6, 2011), consenting and joining in the grant of the easement.

**Attachments:**

- 1. Noise Monitoring Station Easement (3)

Recommended By:  Department Director Date: 3/17/12

Approved By:  County Administrator Date: 3/16/12

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
External Revenues (Grants)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	* see below	_____	_____	_____	_____
<b># ADDITIONAL FTE</b>	_____	_____	_____	_____	_____
<b>POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Budget Account No: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Reporting Category \_\_\_\_\_

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

\* No fiscal impact.

C. Departmental Fiscal Review:                     *CM Swin*                    

**III. REVIEW COMMENTS**

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

                    *[Signature]*                      
 OFMB VA  
 3/12/12  
 3/12/12

                    *[Signature]*                     3/20/12  
 Contract Dev. and Control  
 3-20-12 B. Whelan

**B. Legal Sufficiency:**

                    *[Signature]*                     3/26/12  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

Prepared by & Return to:  
Laura Beebe, Deputy Director, Airports Business Affairs  
Palm Beach County Department of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406

Property Control Number: 74-43-43-33-44-016-0010 (portion)

WPB CONTRACT # 10550

Res. 173-11

### NOISE MONITORING STATION EASEMENT

**THIS NOISE MONITORING STATION EASEMENT** (this "Easement") is made this 16 day of June, 2011, between **PALM BEACH ATLANTIC UNIVERSITY, INC.**, a Florida not-for-profit corporation, whose legal mailing address is 901 South Flagler Drive, West Palm Beach, Florida 33401, (hereinafter referred to as "Grantor"), and **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791 (hereinafter referred to as "County").

### WITNESSETH:

**WHEREAS**, County is the owner and operator of the Palm Beach International Airport;  
and

**WHEREAS**, Grantor has agreed to grant County an easement for installation of a noise monitoring station to monitor aircraft noise; and

**WHEREAS**, the City of West Palm Beach, a Florida municipal corporation, ("City") is the contract purchaser of the parcels of land legally described and referred to as the "Easement Premises" (as hereinafter defined), and the City agrees and consents to the granting of the Easement provided for herein.

**NOW THEREFORE**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor:

1. Grantor does hereby grant to County, a perpetual exclusive easement in gross for the purposes of installing, operating, maintaining, repairing, replacing and improving a noise monitoring station and all associated equipment, facilities and appurtenances, including fencing and landscaping, ("Noise Monitoring Station") over, upon, under, across or within that parcel of land located in Palm Beach County, Florida, legally described in **Exhibit "A"**, attached hereto and incorporated herein (the "Noise Monitoring Station Easement Premises").

2. Grantor does hereby grant to County, a perpetual non-exclusive access and utility easement over, across, through and upon, under or within that parcel of land located in Palm Beach County, Florida, legally described in **Exhibit "B"**, attached hereto and incorporated herein (the "Access and Utilities Easement Premises"), for the purpose of giving County access to the Noise Monitoring Station Easement Premises and for the installation, operation, maintenance, repair and replacement of all utilities necessary for the operation of the Noise Monitoring Station. The Noise Monitoring Station Easement Premises and Access and Utilities Easement Premises shall collectively be referred to herein as the "Easement Premises".

3. County shall maintain the Noise Monitoring Station Easement Premises and shall keep the Easement Premises free from trash, debris and safety hazards following any use of the Easement Premises. County shall use the Easement Premises in accordance with all applicable laws, rules and regulations of governmental authorities having jurisdiction over the Easement Premises or use thereof as herein provided. Any damage to the Easement Premises caused by County, its agents, employees or contractors, shall be promptly repaired by County. County shall have the right to cut and remove trees, brush and undergrowth from the Easement Premises and to remove any other obstructions that might interfere with the operation or maintenance of the Noise Monitoring Station. County may utilize the services of contractors, consultants or agents in the exercise of its rights under this Easement.

4. Grantor retains all rights relating to the Easement Premises not specifically conveyed by this Easement. County agrees to exercise the rights granted hereunder in a commercially reasonable manner in order to minimize the impact upon Grantor's use and enjoyment of the Easement Premises.

5. This Easement is for the use and benefit of County, and is not intended and shall not be construed as a dedication to the public of any portion of the Easement Premises for public use.

6. All of the benefits, burdens, easements and agreements contained herein shall constitute covenants running with the land, shall be binding upon and/or shall accrue to the benefit of all persons or entities, their respective successors, assigns, heirs, and personal representatives having or hereinafter acquiring any right, title or interest in or to the Easement Premises. County may not assign this Easement.

7. This Easement shall be governed by, construed and enforced in accordance with, the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Easement shall be in a state court of competent jurisdiction in Palm Beach County, Florida.

8. No party shall be considered the author of this Easement since the parties hereto have participated in extensive negotiations and drafting and redrafting of this document so as to arrive at a final agreement. Thus, the terms of this Easement shall not be strictly construed against one party as opposed to the other party based upon who drafted it. In the event that any section, paragraph, sentence, clause or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Easement and the same shall remain in full force and effect.

9. County shall indemnify, defend and hold City and its respective commissioners, officers, agents and employees harmless from and against any and all injury, loss, cost, damage, expense, action, threat, demand, suit, proceeding, judgment, or liability of any nature whatsoever arising out of County's negligent or wrongful act or omission in connection with this easement or County's use of the Easement Premises. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party for such other party's negligence, willful or intentional acts or omissions.

10. County hereby expressly agrees that in the event County abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.

11. This Easement contains the entire understanding and agreement of the parties with respect to the subject matter hereof. No amendment shall be effective unless the same is in writing and signed by all parties.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have executed this Easement on the date set forth hereinabove.

Signed in the presence of:

[Signature]  
Signature

Donna Dumond  
Print name of witness

[Signature]  
Signature

John E. Jackson  
Print name of witness

GRANTOR:  
Palm Beach Atlantic University, Inc

By: [Signature]  
Signature

William Fleming  
Print Signatory's Name

Its: \_\_\_\_\_ President

(SEAL)

ATTEST:

[Signature]  
(Signature)  
ROBERT T. OWENS, Its Secretary  
Print name

STATE OF FLORIDA ]  
COUNTY OF PALM BEACH ]

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2011,  
by WILLIAM FLEMING the \_\_\_\_\_ President of Palm Beach Atlantic  
University, Inc., who is personally known to me OR who produced \_\_\_\_\_  
as identification and who did NOT take an oath.



[Signature]  
Notary Public  
SUSAN N. VARELLA  
Print Notary Name  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: APRIL 7, 2013

ATTEST:  
SHARON R. BOCK  
CLERK & COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
, Chair

APPROVED AS TO TERMS AND  
CONDITIONS

By: [Signature]  
Department Director

**CONSENT AND JOINDER OF CONTRACT PURCHASER**

The City of West Palm Beach, a Florida municipal corporation, certifies that it is the contract purchaser of the parcels of land legally described and referred to as the "Easement Premises" in the Noise Monitoring Easement granted by Palm Beach Atlantic University, Inc., to Palm Beach County, and hereby consents and joins in the grant of the Noise Monitoring Easement to Palm Beach County.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 6<sup>th</sup> day of September, 2011.

Signed in the presence of:

**CITY OF WEST PALM BEACH,**  
a Florida municipal corporation

[Signature]  
Signature  
Joanna Sharp  
Print name of witness

By: [Signature]  
Signature  
Geraldine Mvoio  
Print Signatory's Name

[Signature]  
Signature  
L A Bryan  
Print name of witness

Its: MAYOR  
Title

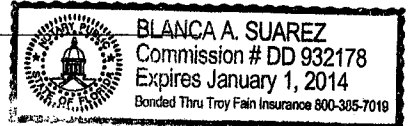
**CITY ATTORNEY'S OFFICE**  
(SEAL) **Approved as to form and legal sufficiency**  
By: [Signature]  
Date: 6/30/11

STATE OF FLORIDA ]  
COUNTY OF PALM BEACH ]

The foregoing instrument was acknowledged before me this 23<sup>RD</sup> day of SEPT, 2011, by Geraldine Mvoio the MAYOR, who is personally known to me OR who produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ take an oath.

[Signature]  
Notary Public

Print Notary Name  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**  
Noise Monitoring Station Easement Premises



EXHIBIT "A"  
PBIA NOISE MONITORING STATION NO.2 - 5' X 5' EASEMENT

A PARCEL OF LAND 5.00 FEET IN WIDTH FOR MONITORING STATION EASEMENT PURPOSES BEING A PORTION OF TRACT "CP-1" OF THE PLAT OF PALM BEACH ATLANTIC UNIVERSITY ATHLETIC CAMPUS, RECORDED IN PLAT BOOK 113, PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 12 OF THE PLAT OF VEDADO, RECORDED IN PLAT BOOK 11, PAGE 21 OF SAID PUBLIC RECORDS, ALSO BEING A PERMANENT REFERENCE MONUMENT (PRM) ON THE SOUTH LINE OF SAID TRACT "CP-1"; THENCE NORTH 00°27'47" EAST ALONG THE NORTHERLY PROLONGATION OF SAID LOT 5 AND TRACT "CP-1", A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 00°27'47" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 88°48'39" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°27'47" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 88°48'39" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

SAID EASEMENT CONTAINS 25 SQUARE FEET OR 0.0006 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF NORTH 88°48'39" WEST ALONG THE SOUTH LINE OF TRACT "CP-1" OF THE PLAT OF PALM BEACH ATLANTIC UNIVERSITY ATHLETIC CAMPUS, RECORDED IN PLAT BOOK 113, PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.


THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



4/13/11

GLENN W. MARK, P.L.S.  
FLORIDA CERTIFICATE #5304

DATE

PROJECT NO. 2011013-03	SHEET 1	<b>PROJECT:</b> <b>PBIA NOISE MONITORING STATION NO.2 - 5' X 5' EASEMENT</b>	SCALE: N.T.S. APPROVED: G.W.M. DRAWN: G.W.M. CHECKED: N.J.H. DATE DRAWN: 03/25/11	NO.	REVISION	BY	DATE	PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS <b>ENGINEERING SERVICES</b> 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
	2			1	1	REVISED SKETCH	GW	
DESIGN FILE NAME		DRAWING NO.		FIELD BOOK NO.				
S-1-11-3209-3212		S-1-11-3209		1123 U				

TRACT "PBAU-1"  
 PER PLAT OF PALM BEACH ATLANTIC UNIVERSITY  
 ATHLETIC CAMPUS, PLAT BOOK 113, PAGE 182

TRACT "CP-1"  
 PER PLAT OF PALM BEACH ATLANTIC  
 UNIVERSITY ATHLETIC CAMPUS PER  
 PLAT BOOK 113, PAGE 182

PRM PER  
 PB 113, PG. 182

PRM PER  
 PB 113, PG. 182

N00°27'47"E  
 5.00'  
 N00°27'47"E  
 5.00'

S88°48'39"E  
 5.00'  
 S00°27'47"W  
 5.00'  
 N88°48'39"W  
 5.00'

POB  
 POC N88°48'39"W 766.17  
 PRM PER  
 PB 113, PG. 182

S00°27'47"W  
 65.36'

13

PRM PER  
 PB 113, PG. 182

25

50'

5  
 BLOCK 12  
 PLAT OF VEDADO  
 PER PLAT BOOK 11, PAGE 21

PRM PER  
 PB 113, PG. 182

12

PASEO MORELLA

48'

PLAT OF VEDADO  
 PER PLAT BOOK 11, PAGE 21

24

11

BLOCK 15

PLAT OF VEDADO  
 PER PLAT BOOK 11, PAGE 21

23

LEGEND  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PRM = PERMANENT REFERENCE MONUMENT  
 NOT TO SCALE

THIS IS NOT A SURVEY

**Exhibit "B"**  
Access and Utilities Easement Premises

EXHIBIT "B"  
 PBIA NOISE MONITORING STATION NO.2 - ACCESS & UTILITY EASEMENT

A PARCEL OF LAND 5.00 FEET IN WIDTH FOR ACCESS & UTILITY EASEMENT PURPOSES BEING A PORTION OF TRACT "CP-1" OF THE PLAT OF PALM BEACH ATLANTIC UNIVERSITY ATHLETIC CAMPUS, RECORDED IN PLAT BOOK 113, PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 12 OF THE PLAT OF VEDADO, RECORDED IN PLAT BOOK 11, PAGE 21 OF SAID PUBLIC RECORDS, ALSO BEING A PERMANENT REFERENCE MONUMENT (PRM) ON THE SOUTH LINE OF SAID TRACT "CP-1"; THENCE SOUTH 00°27'47" WEST ALONG THE WEST LINE OF SAID LOT 5 AND TRACT "CP-1", A DISTANCE OF 65.36 FEET; THENCE NORTH 88°46'50" WEST CONTINUING ALONG SAID TRACT "CP-1", A DISTANCE OF 5.00 FEET; THENCE NORTH 00°27'47" EAST, A DISTANCE OF 61.36 FEET; THENCE NORTH 88°48'39" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 00°27'47" EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 88°48'39" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 00°27'47" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°48'39" EAST, A DISTANCE OF 5.00 FEET TO THE NORTHERLY PROLONGATION OF SAID LOT 5 AND TRACT "CP-1"; THENCE SOUTH 00°27'47" WEST, A DISTANCE OF 10.00 FEET TO SAID NORTHWEST CORNER, SOUTH LINE AND THE POINT OF BEGINNING.

SURVEYOR'S NOTES

SAID EASEMENT CONTAINS 393 SQUARE FEET OR 0.0090 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83/90) BEARING OF NORTH 88°48'39" WEST ALONG THE SOUTH LINE OF TRACT "CP-1" OF THE PLAT OF PALM BEACH ATLANTIC UNIVERSITY ATHLETIC CAMPUS, RECORDED IN PLAT BOOK 113, PAGE 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

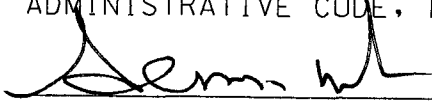
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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4/28/11  
DATE

GLENN W. MARK, P.L.S.  
 FLORIDA CERTIFICATE #5304

PROJECT NO: 2011013-03	SHEET: 1 OF: 2	<b>PROJECT:</b> <b>PBIA</b> <b>NOISE MONITORING</b> <b>STATION NO.2 -</b> <b>5' ACCESS &amp; UTILITY</b> <b>EASEMENT</b>	SCALE: N.T.S. DRAWN: G.W.M. CHECKED: N.J.H. DATE DRAWN: 03/25/11 FIELD BOOK NO. 1123 U	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>REVISED LEGAL &amp; SKETCH</td> <td style="text-align: center;">GM</td> <td style="text-align: center;">4/27/11</td> </tr> </tbody> </table>	NO.	REVISION	BY	DATE	1	REVISED LEGAL & SKETCH	GM	4/27/11	 <b>PALM BEACH COUNTY</b> <b>ENGINEERING AND PUBLIC WORKS</b> <b>ENGINEERING SERVICES</b> 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
NO.	REVISION	BY	DATE										
1	REVISED LEGAL & SKETCH	GM	4/27/11										
		DESIGN FILE NAME: S-1-11-3209-3212      DRAWING NO.: S-1-11-3210											

TRACT "PBAU-1"  
 PER PLAT OF PALM BEACH ATLANTIC UNIVERSITY  
 ATHLETIC CAMPUS, PLAT BOOK 113, PAGE 182.

5' ACCESS &  
 UTILITY EASEMENT

TRACT "CP-1"  
 PER PLAT OF PALM BEACH ATLANTIC  
 UNIVERSITY ATHLETIC CAMPUS PER  
 PLAT BOOK 113, PAGE 182

S88°48'39"E  
 5.00'

S00°27'47"W  
 10.00'

PRM PER  
 PB 113, PG.182

N00°27'47"E  
 10.00'

N88°48'39"W 766.17

PRM PER  
 PB113, PG.182

S88°48'39"E  
 4.00'

POB  
 PRM PER  
 PB 113, PG.182

N00°27'47"E  
 4.00'

S00°27'47"W  
 65.36'

N88°48'39"W  
 4.00'

N00°27'47"E  
 61.36'

5 BLOCK 12 4

PLAT OF VEDADO  
 PER PLAT BOOK 11, PAGE 21

13

PRM PER  
 PB 113, PG.182

N88°46'50"W  
 5.00'

PRM PER  
 PB 113, PG.182

25

50'

12

PASEO MORELLA

PLAT OF VEDADO  
 PER PLAT BOOK 11, PAGE 21

24

PASEO ANDALUSIA

48'

PLAT OF VEDADO  
 PER PLAT BOOK 11, PAGE 21

11

BLOCK 15

LEGEND  
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III-I

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NOT TO SCALE