

4D

Meeting Date: 5/20/08 ☐ Consent ☐ Regular
 ☒ Public Hearing

Submitted For: COUNTY ATTORNEY

Approved by: N/A
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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:

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

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

No fiscal impact.
cc atriwhite 5.5.08
 OFMB *5/5/08* *EN 4/20/08* *5/6/08* *Contract Development and Control* *5/5/08*

B. Legal Sufficiency:

James C. Murphy *4/26/08*
 Assistant County Attorney

C. Other Department Review:

 Department Director

THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.

RESOLUTION NO. R-2008-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, APPROVING THE EXPANSION OF THE GEOGRAPHIC AREA OF THE COUNTY SEAT OF PALM BEACH COUNTY BEYOND THE CORPORATE LIMITS OF THE CITY OF WEST PALM BEACH TO INCLUDE SPECIFICALLY DESIGNATED PARCELS PURSUANT TO PUBLIC HEARINGS HELD THEREON.

WHEREAS, pursuant to the requirements of Article 8, Section 1(k) of the Constitution of the State of Florida (1968), the principal offices and permanent records of all county officers are to be located in the county seat of Palm Beach County; and

WHEREAS, over the course of time, the principal offices and/or permanent records retention facilities of several county officers have migrated beyond the geographic boundaries of the City of West Palm Beach; and

WHEREAS, Florida Statute Section 138.12 authorizes the Board of County Commissioners to expand the geographic area of the county seat, beyond the corporate limits of the municipality named as the county seat, by adopting a resolution to that effect, following notice to the public and two public hearings; and

WHEREAS, this Resolution has been duly and legally noticed and advertised; and

WHEREAS, the two public hearings have been held in accordance with Florida Statute Section 138.12; and

WHEREAS, the Board of County Commissioners desires to ensure complete compliance with the requirements of the Florida Constitution (1968);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that the geographical area of the county seat is expanded to include the properties described in Exhibit A attached hereto. Nothing contained herein shall be deemed to extend the boundaries of the City of West Palm Beach or to annex to the City of West Palm Beach the territory added to the county seat.

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 Addie L. Greene, Chairperson -
Commissioner John F. Koons, Vice Chair -
Commissioner Karen T. Marcus -
Commissioner Robert J. Kanjian -
Commissioner Mary McCarty -
Commissioner Burt Aaronson -
Commissioner Jess R. Santamaria -

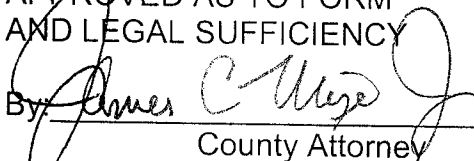
The Chairperson thereupon declared the Resolution duly passed and
adopted this _____ day of _____, 2008.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, CLERK

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By:  _____
County Attorney

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CRIMINAL JUSTICE COMPLEX

TRACT 6 AND THE WEST HALF OF TRACT 7, BLOCK 1, SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH PLANTATIONS PLAT NO. 1, IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE NORTH 40 FEET AND THE SOUTH 45 FEET THEREOF.

CONTAINING 28.35 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE NORTH 02°30'50" EAST ALONG SAID EAST LINE OF SAID SECTION 6, A DISTANCE OF 45 FEET; THENCE NORTH 88°38'58" WEST A DISTANCE OF 67.01 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY OF CONGRESS AVENUE AS LAID OUT AND IN USE THIS DATE; THENCE CONTINUE NORTH 88°38'58" WEST ALONG THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-5 A DISTANCE OF 1,935.39 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 02°08'04" EAST A DISTANCE OF 1,251.46 FEET ALONG THE WEST LINE OF THE CRIMINAL JUSTICE COMPLEX TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD, AS LAID OUT IN USE THIS DATE; THENCE NORTH 88°43'19" WEST A DISTANCE OF 355.31 FEET; THENCE SOUTH 02°08'44" WEST A DISTANCE OF 431.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,250.00 FEET AND A CENTRAL ANGLE OF 18°55'20"; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 743.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 21°04'04" WEST A DISTANCE OF 96.98 FEET TO THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-5; THENCE SOUTH 88°38'58" EAST ALONG SAID NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-5 A DISTANCE OF 508.60 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

CONTAINS 11.165 ACRES, MORE OR LESS.

Exhibit A
Consisting of 6 Descriptions

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE SOUTH $02^{\circ}31'04''$ WEST ALONG THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 35.01 FEET; THENCE NORTH $88^{\circ}38'58''$ WEST A DISTANCE OF 67.01 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE, AS NOW LAID OUT AND IN USE ON THIS DATE; THENCE CONTINUE NORTH $88^{\circ}38'58''$ WEST ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-5 A DISTANCE OF 933.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE SOUTH $30^{\circ}06'40''$ WEST, A DISTANCE OF 399.25 FEET; THENCE NORTH $88^{\circ}38'58''$ WEST A DISTANCE OF 617.00 FEET; THENCE NORTH $27^{\circ}24'36''$ WEST A DISTANCE OF 399.25 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-5; THENCE SOUTH $88^{\circ}38'58''$ EAST ALONG SAID CANAL L-5 RIGHT-OF-WAY A DISTANCE OF 1,001.20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FLORIDA POWER & LIGHT EASEMENT OVER THE NORTH 21.00 FEET AS RECORDED IN ROAD BOOK 3, PAGE 182 AND OTHER RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

CONTAINS 6.501 ACRES, MORE OR LESS

TOGETHER WITH:

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE NORTH $02^{\circ}30'50''$ EAST ALONG SAID EAST LINE OF SAID SECTION 6, A DISTANCE OF 45.01 FEET, THENCE NORTH $88^{\circ}38'58''$ WEST A DISTANCE OF 67.01 FEET TO THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS NOW LAID OUT AND IN USE THIS DATE; THENCE CONTINUE NORTH $88^{\circ}38'58''$

WEST ALONG THE NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-5 A DISTANCE OF 680.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 02°30'50" EAST A DISTANCE OF 1,253.21 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD, AS LAID OUT AND IN USE AS OF THIS DATE; THENCE NORTH 88°43'19" WEST ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD A DISTANCE OF 257.55 FEET TO THE EAST BOUNDARY OF PALM BEACH COUNTY CRIMINAL JUSTICE COMPLEX; THENCE SOUTH 02°19'28" WEST ALONG SAID EAST BOUNDARY OF PALM BEACH COUNTY CRIMINAL JUSTICE COMPLEX A DISTANCE OF 1,252.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-5; THENCE SOUTH 88°38'58" EAST A DISTANCE OF 253.40 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

CONTAINS 7.347 ACRES, MORE OR LESS.

Part of Property Control Number: 00-43-44-06-00-000-1010

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FOUR POINTS CENTER

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF THE WEST ONE HALF OF TRACTS 3 AND 4, BLOCK 1, SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAT NO. 1 (SHEET NO. 1) PALM BEACH PLANTATIONS, PLAT NO. 1 (MODEL LAND COMPANY) AS RECORDED IN PLAT BOOK 10 AT PAGE 20 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, SAID POINT IS COMMON TO THE NORTHWEST CORNER OF BLOCK 1 AND TRACT 3 CITED ABOVE; THENCE S 1°25'52" W ALONG THE WEST LINE OF BLOCK 1 AND TRACT 3 AND THE NORTH SOUTH QUARTER SECTION LINE OF SECTION 1 (SAID LINE IS ALSO THE CENTERLINE OF MILITARY TRAIL [STATE ROAD 809] PER ROAD PLAT BOOK 2, PAGE 229 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, FLORIDA [HEREINAFTER REFERRED TO AS THE PUBLIC RECORDS]) TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL PER DEED BOOK 1056 AT PAGE 463 OF THE PUBLIC RECORDS, 167.34 FEET; THENCE S 88° 52'07" E ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID LINE LYING 53.0 FEET EAST OF AND PARALLEL WITH THE ABOVE CITED CENTERLINE AND THE POINT OF BEGINNING, 53.0 FEET; THENCE S 1° 25'52" W ALONG SAID EAST RIGHT-OF-WAY LINE, 1,076.68 FEET; THENCE ALONG THE CHORD OF A 40.0 FOOT RADIUS CURVE TO THE EAST, S 43°40'56" E TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD ACCORDING TO PALM BEACH COUNTY COMMISSION RESOLUTION R-90-1130, (SAID LINE LIES 51.0 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF GUN CLUB ROAD AS DEPICTED IN THE SKETCH OF PARCEL 13 OF GUN CLUB ROAD - HAVERHILL ROAD TO KIRK ROAD, PALM BEACH COUNTY PROJECT NO. 87513 ON RECORD IN THE OFFICE OF THE COUNTY ENGINEER) 56.46 FEET (THE CENTERLINE OF GUN CLUB ROAD IS COMMON WITH THE EAST WEST 40 ACRE LINE IN THE NORTHEAST QUARTER OF SAID SECTION 1 AND THE SOUTH LINE OF TRACTS 1, 2 AND 4, BLOCK 1, SECTION 1 OF SAID PALM BEACH PLANTATIONS); THENCE S 88°47'43" E ALONG SAID LINE, 200.0 FEET; THENCE S 85°17'54" E TO A POINT ON A LINE 40.0 FEET NORTH OF SAID 40 ACRE LINE, 180.34 FEET; THENCE S 88°47'43" E ALONG SAID LINE TO THE EAST LINE OF THE WEST ONE HALF OF SAID TRACTS 3 AND 4, 196.44 FEET; THENCE N 1°27'22" E ALONG THE EAST LINE OF TRACTS 4 AND 3, AND THE WEST LINE OF THE PLAT OF GUN CLUB ESTATES, RECORDED IN PLAT BOOK 24, PAGE 189 OF THE PUBLIC RECORDS TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL, 1,128.47 FEET; THENCE N 88°52'07" W ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING 616.98 FEET.

PARCEL CONTAINS 691,289.02 SQUARE FEET OR 15.87 ACRES.

Property Control Numbers: 00-42-44-01-00-000-1000 & 00-42-44-01-00-000-1270

**KING'S ACADEMY
(SOE/PBSO)**

PARCEL 1:

ALL THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LESS THE SOUTH 60 FEET OF THE NORTH 797 FEET, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LYING NORTH OF THE CHERRY ROAD RIGHT-OF-WAY, PALM BEACH COUNTY, FLORIDA, AND LESS THE NORTH 52 FEET OF SAID SECTION 25.

PARCEL 2:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID POINT BEING 1,950.00 FEET NORTH OF THE SOUTH LINE OF SECTION 25; THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 700.00 FEET TO A POINT, SAID POINT BEING 52 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN EASTERLY ALONG A LINE, 52 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 615.00 FEET; THENCE RUN SOUTHERLY AT AN ANGLE OF 89°39'00" WITH THE PRECEDING COURSE, MEASURED FROM WEST TO SOUTH, A DISTANCE OF 700.00 FEET; THENCE RUN WESTERLY A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 30 FEET THEREOF, PREVIOUSLY CONVEYED FOR DRAINAGE AND DITCH PURPOSES WITH RIGHT OF EGRESS AND INGRESS OVER SAID STRIP, BY DEED RECORDED IN DEED BOOK 999, PAGE 444, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PALM BEACH COUNTY, FLORIDA, BY DEED RECORDED IN OFFICIAL RECORD BOOK 770, PAGE 123, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL ROAD RIGHT-OF-WAY BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 6694, PAGE 934, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Property Control Number: 00-42-43-25-00-000-5010

P.B.I.A. 5TH STREET LEASE
PARCEL OAN-6

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88°22'59" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1341.71 FEET; THENCE NORTH 01°37'01" EAST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 1377.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°37'56" EAST, A DISTANCE OF 49.84 FEET; THENCE SOUTH 88°22'28" EAST, A DISTANCE OF 160.23 FEET; THENCE SOUTH 02°06'22" WEST, A DISTANCE OF 50.10 FEET; THENCE NORTH 88°16'51" WEST, A DISTANCE OF 159.82 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT

SAID LEASE CONTAINS 0.18 ACRES OR 7.997 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF NORTH 88°22'59" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST AS DETERMINED BY PALM BEACH COUNTY AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

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

AT THE DIRECTION OF THE DEPARTMENT OF AIRPORTS, THE LEASE BOUNDARY WAS DETERMINED FROM THE FIELD LOCATED STRUCTURE ON SITE IN LIEU OF A PARALLEL AND RIGHT ANGLE POLYGON.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT - AS READJUSTED BY PALM BEACH COUNTY IN 1998


ZONE = FLORIDA EAST

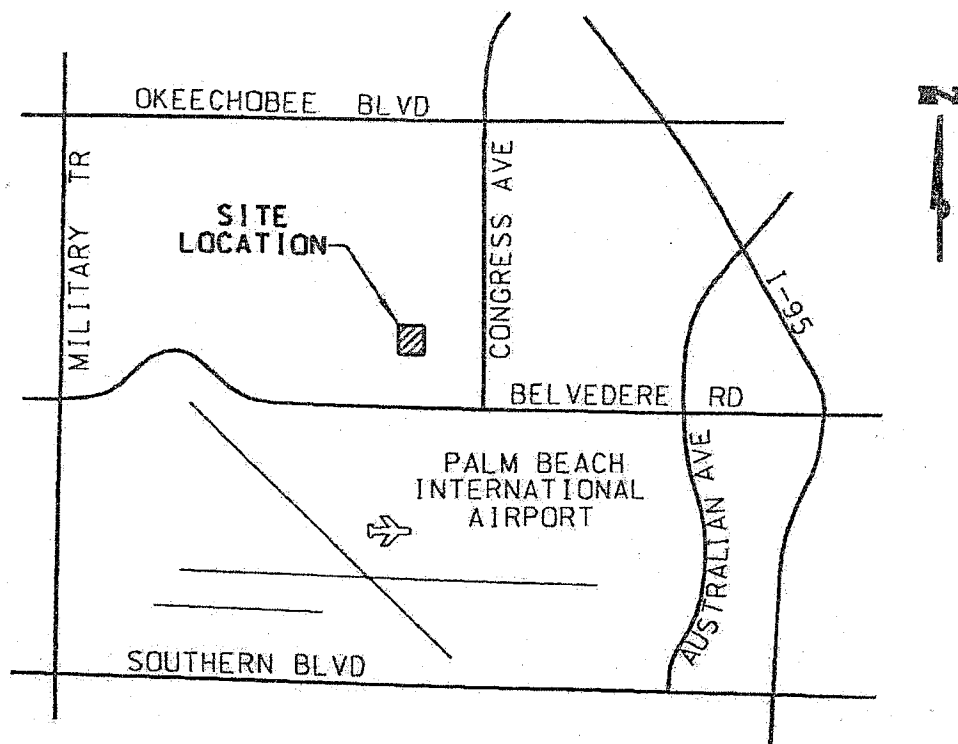
LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.000044878

PROJECT NO. 2008013-01	SHEET 1 OF 3	PROJECT: PBIA 5TH STREET LEASE PARCEL OAN-6		SCALE 1" = 30' 10" APPROVED: G.W.M. DRAWN: S.L.O. CHECKED: W.C.E. DATE: 11/19/07 FIELD BOOK	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-07-2783.DGN	DRAWING NO. S-1-07-2783							



LOCATION SKETCH
NOT TO SCALE

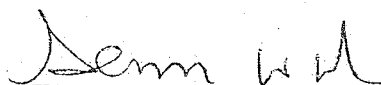
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

THIS IS NOT A SURVEY

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 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


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

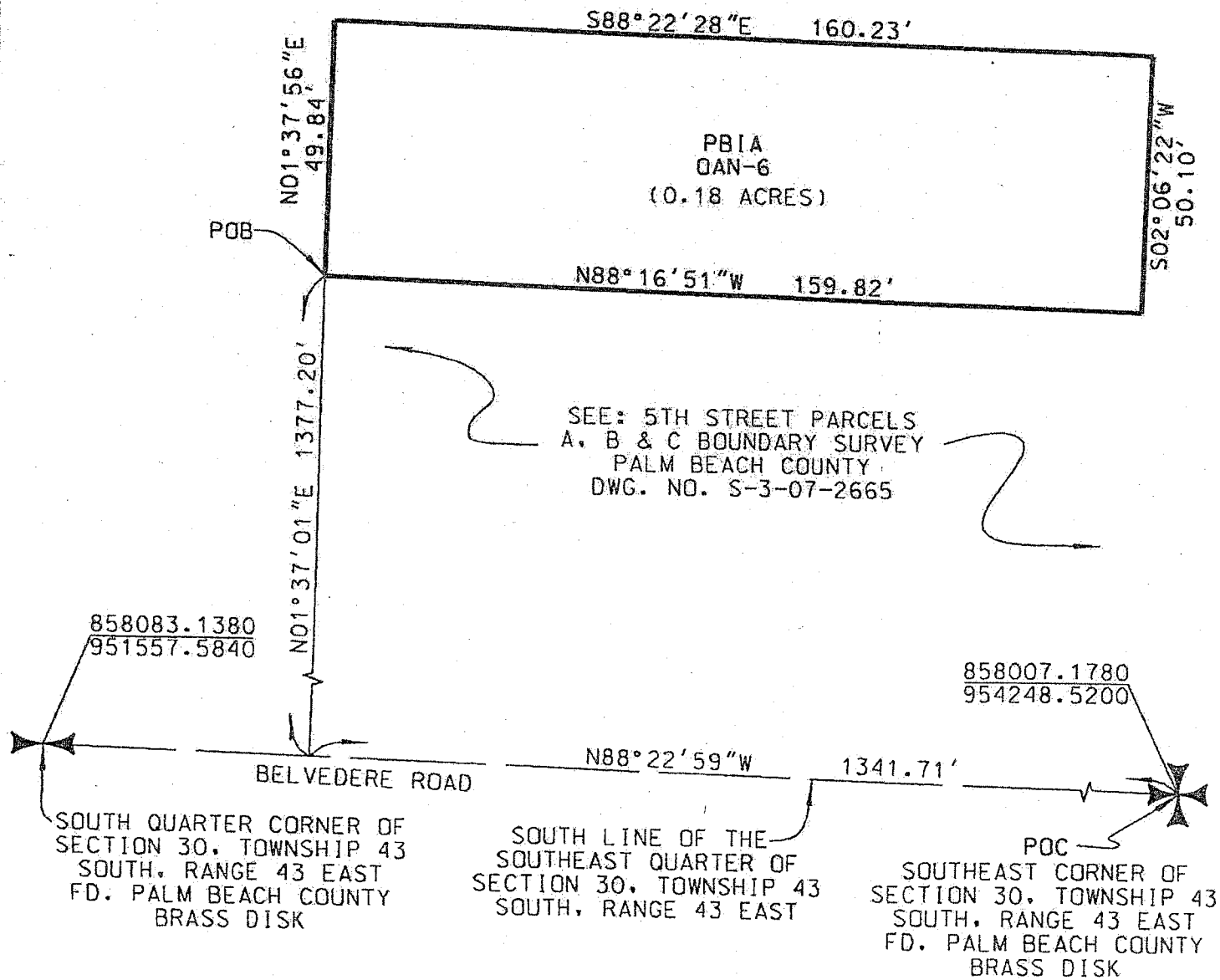
11/20/07
DATE

LEGEND

POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 DWG = DRAWING
 NO. = NUMBER
 OAN = OFF AIRFIELD NORTH



SCALE: 1" = 30'



THIS IS NOT A SURVEY

P.B.I.A. 5TH STREET LEASE
PARCEL OAN-7

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88°22'59" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1156.69 FEET; THENCE NORTH 01°37'01" EAST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 1321.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'31" EAST, A DISTANCE OF 100.51 FEET; THENCE SOUTH 88°44'20" EAST, A DISTANCE OF 40.33 FEET; THENCE SOUTH 01°32'23" WEST, A DISTANCE OF 100.50 FEET; THENCE NORTH 88°45'09" WEST, A DISTANCE OF 40.30 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT

SAID LEASE CONTAINS 0.09 ACRES OR 4,052 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF NORTH 88°22'59" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST AS DETERMINED BY PALM BEACH COUNTY AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

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

AT THE DIRECTION OF THE DEPARTMENT OF AIRPORTS, THE LEASE BOUNDARY WAS DETERMINED FROM THE FIELD LOCATED STRUCTURE ON SITE IN LIEU OF A PARALLEL AND RIGHT ANGLE POLYGON.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT - AS READJUSTED BY PALM BEACH COUNTY IN 1998


ZONE = FLORIDA EAST

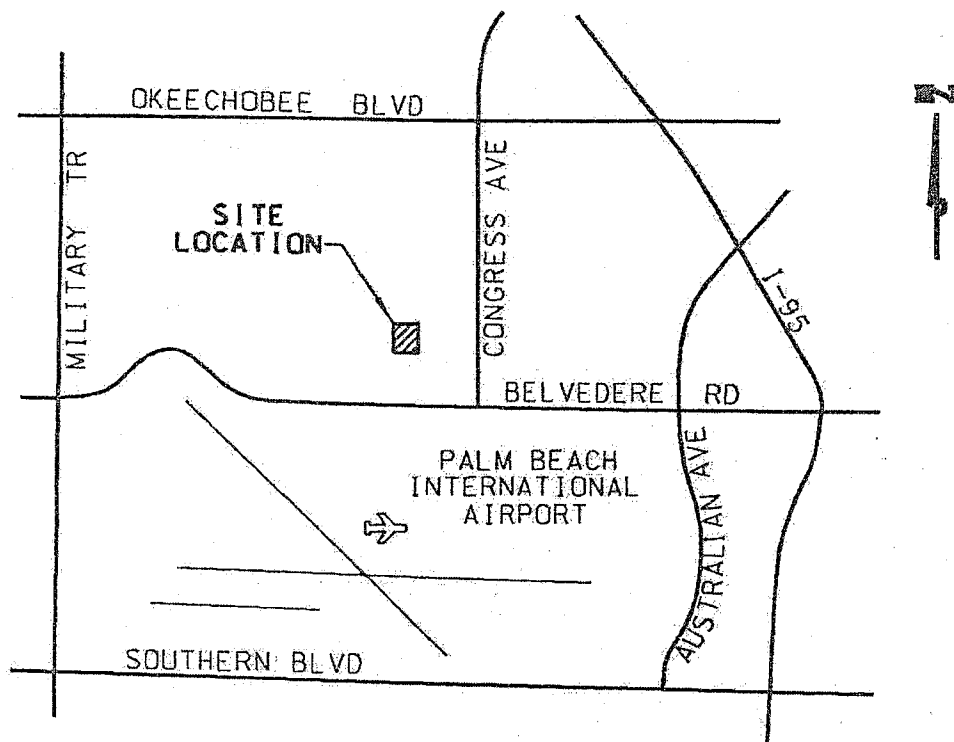
LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.000044878

PROJECT NO. 2008013-01	SHEET 3	1	PROJECT:		NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
			PBIA 5TH STREET LEASE PARCEL OAN-7							
DESIGN FILE NAME S-1-07-2784.DGN			DRAWING NO. S-1-07-2784		SCALE 1" = 30'	APPROVED G.W.M.	DRAWN S.L.D.	CHECKED W.C.E.	DATE 11/19/07	FIELD BOOK NO.



LOCATION SKETCH
NOT TO SCALE

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

THIS IS NOT A SURVEY

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

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Glenn W. Mark

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

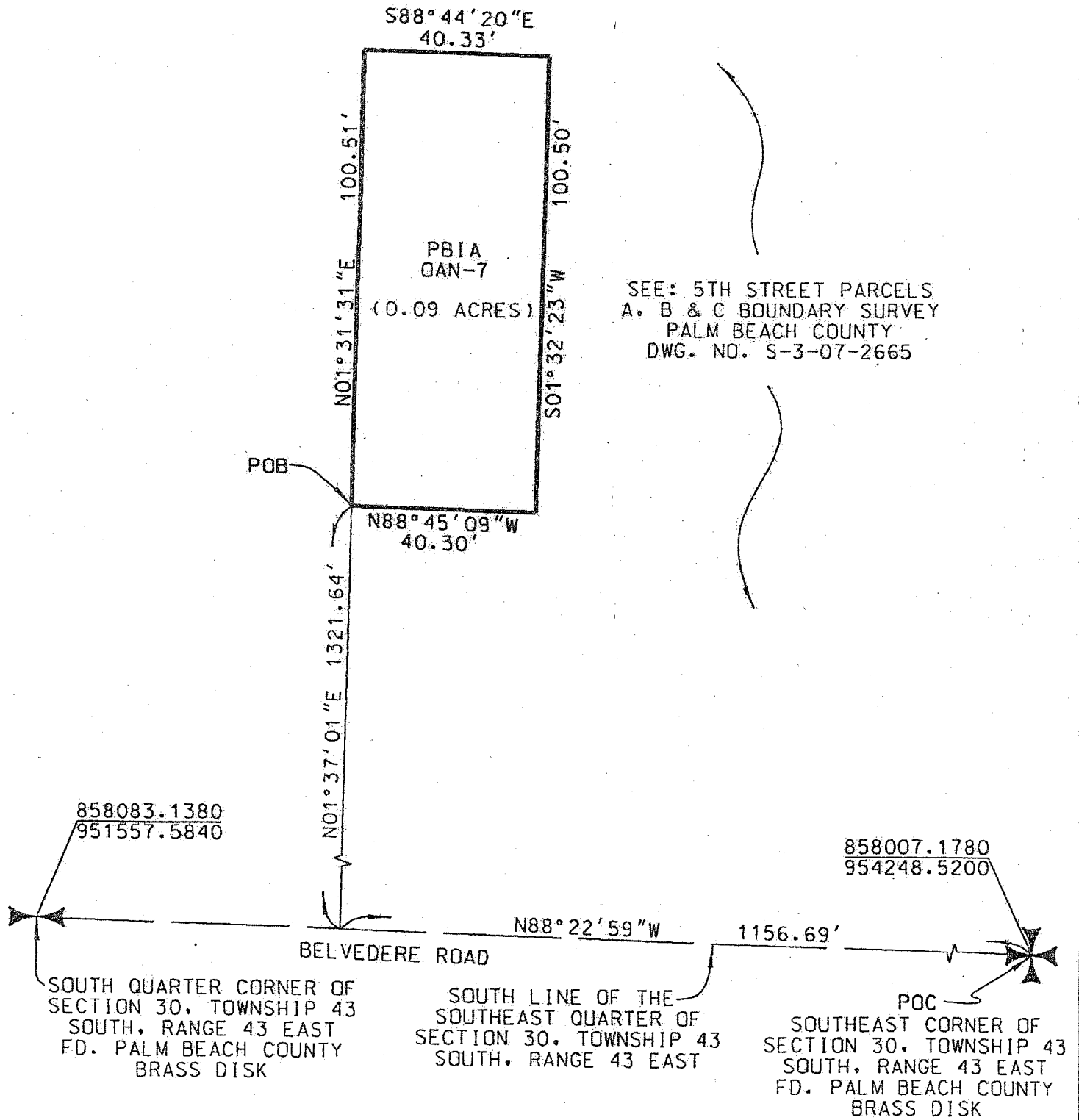
11/20/07
DATE

LEGEND

POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 DWG = DRAWING
 NO. = NUMBER
 OAN = OFF AIRFIELD NORTH



SCALE: 1" = 30'



THIS IS NOT A SURVEY

P.B.I.A. 5TH STREET LEASE
PARCEL OAN-8

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 88°22'59" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1341.74 FEET; THENCE NORTH 01°37'01" EAST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 1279.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°37'56" EAST, A DISTANCE OF 50.20 FEET; THENCE SOUTH 88°20'12" EAST, A DISTANCE OF 170.15 FEET; THENCE SOUTH 01°45'47" WEST, A DISTANCE OF 50.10 FEET; THENCE NORTH 88°22'08" WEST, A DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT

SAID LEASE CONTAINS 0.20 ACRES OR 8,530 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF NORTH 88°22'59" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST AS DETERMINED BY PALM BEACH COUNTY AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

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

AT THE DIRECTION OF THE DEPARTMENT OF AIRPORTS, THE LEASE BOUNDARY WAS DETERMINED FROM THE FIELD LOCATED STRUCTURE ON SITE IN LIEU OF A PARALLEL AND RIGHT ANGLE POLYGON.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT - AS READJUSTED BY PALM BEACH COUNTY IN 1998


ZONE = FLORIDA EAST

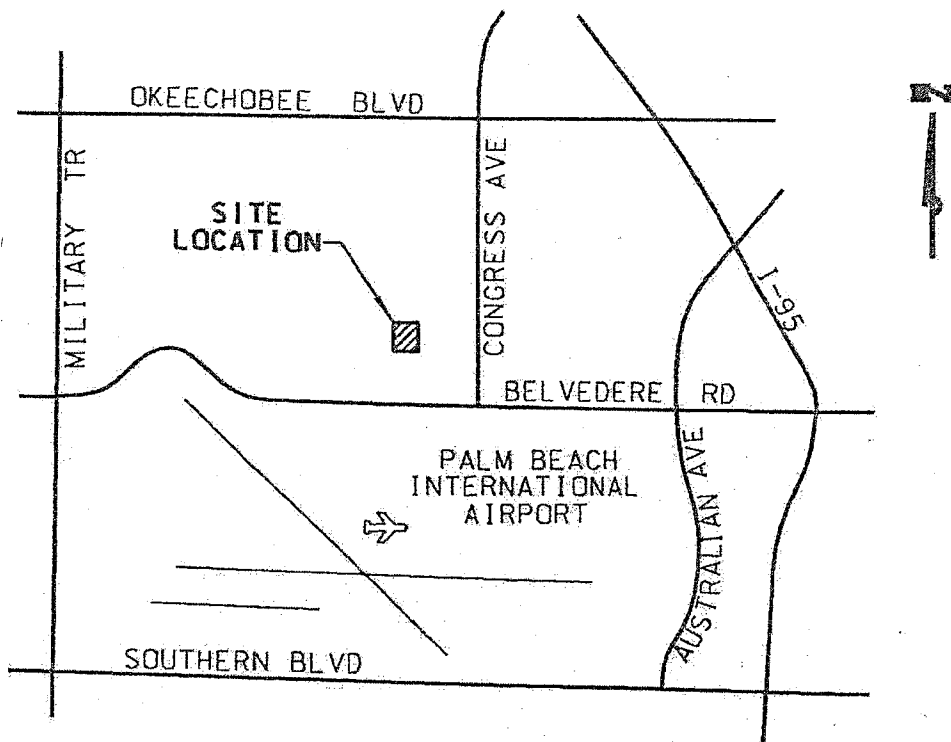
LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.000044878

PROJECT NO. 2008013-01	SHEET 1 OF 3	PROJECT: PBIA 5TH STREET LEASE PARCEL OAN-8		SCALE: 1" = 30' APPROVED: G.W.M. DRAWN: S.L.D. CHECKED: W.C.E. DATE: 11/19/07 FIELD BOOK NO.	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-07-2785.DGN	DRAWING NO. S-1-07-2785							



LOCATION SKETCH
NOT TO SCALE

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

THIS IS NOT A SURVEY

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
61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

Glenn W. Mark

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

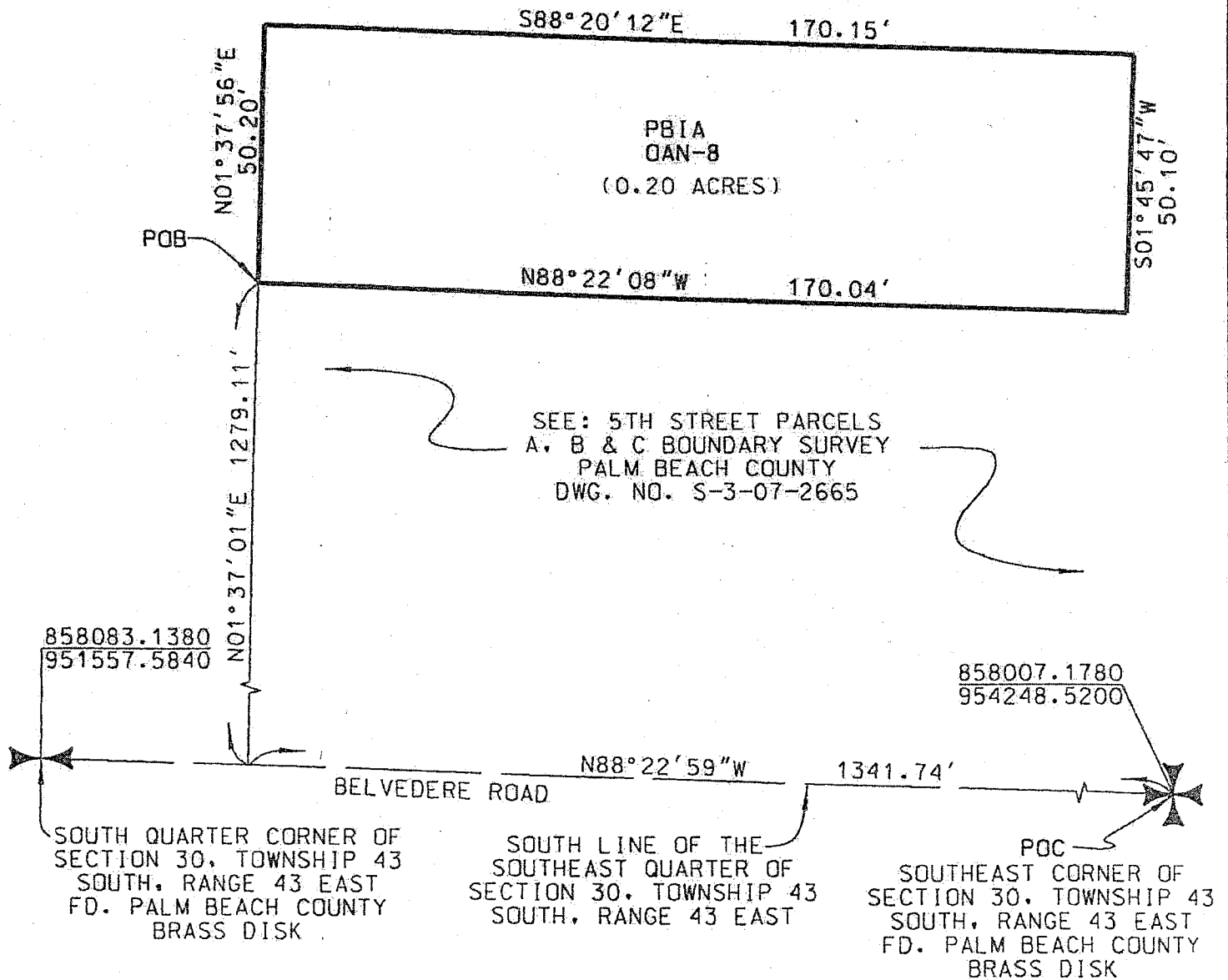
11/20/07
DATE

LEGEND

POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 DWG = DRAWING
 NO. = NUMBER
 OAN = OFF AIRFIELD NORTH



SCALE: 1" = 30'



THIS IS NOT A SURVEY