

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: April 7, 2009

☒ **Consent** ☐ **Regular**
☐ **Workshop** ☐ **Public Hearing**

Department:

Submitted By: Engineering and Public Works

Submitted For: Right-of-Way Acquisition Section

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) Approve two County Deeds conveying to the Solid Waste Authority of Palm Beach County (SWA), portions of the existing right-of-way for 45th Street, designated as Parcels 103W and 108E, respectively located on the west and east sides of the Florida Turnpike;
- B) Approve a Release of Drainage Easement Rights over a drainage easement, designated as Parcel 203, abutting the west and east sides of the existing right-of-way for Jog Road north of 45th Street;
- C) Accept the conveyance of six fee simple parcels designated as Parcels 102E, 102W, 103, 104, 106 and 107 from the SWA needed as right-of-way and a water management area for the extension of Jog Road from 45th Street to north of 45th Street, the realignment of the intersection of Jog Road and 45th Street and the construction of improvements on 45th Street from Jog Road to Haverhill Road; and
- D) Approve the payment of \$4,574,736 to the SWA, as final payment for a previously conveyed parcel and for the conveyance of the six fee simple parcels being accepted by this action.

SUMMARY: Approval of this action will convey to the SWA two right-of-way parcels and release Palm Beach County's interest in a drainage easement no longer needed for the construction of 45th Street, from Jog Road to Haverhill Road and Jog Road, from 45th Street to north of 45th Street, as part of a land swap agreement between the Engineering Department and SWA. Also included in this action, is the acceptance of the conveyance from SWA of six fee simple parcels and the approval of the payment to SWA finalizing the land swap.

Districts 6 and 7 (PK)

Background and Justification: Palm Beach County (County) is preparing to improve 45th Street from Jog Road to east of Haverhill Road which includes the realignment of the intersection of Jog Road and 45th Street as well as other improvements on Jog Road, from 45th Street to north of 45th Street (Jog Road Project).

(Continued on Page 3)

Attachments:

- 1. Location Map
- 2. County Deed with Exhibit "A" (Parcel 103W) Two Copies
- 3. County Deed with Exhibit "A" and Exhibit "B" (Parcel 108E) Two Copies
- 4. Release of Drainage Easement Rights with Exhibit "A" (Parcel 203) Two Copies
- 5. Copies of Deeds from SWA with Exhibit "A" (Parcels 102W, 104, 106, 102E, 103E and 107)

Recommended by:

Ornelio A. Fernandez
Division Director

3/05/09
Date

Approved by:

Sy T. Webb
County Engineer

3/11/09
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	\$4,574,736	-0-	-0-	-0-	-0-
Operating Costs	35,000.00	-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	\$ 4,609,736	-0-	-0-	-0-	-0-

ADDITIONAL FTE

POSITIONS (Cumulative)

Is Item Included in Current Budget? Yes X No
Budget Acct No.: Fund 3502 Dept. 361 Unit 0967 Object 6120
Program

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

Road Impact Fee Fund - Zone 2
45th St/Jog Rd to Haverhill

Negotiated Settlement Amount	\$4,574,736.00
Encumbered Amount	< 4,574,736.00 >
Difference	\$ 0
Staff Costs/Recording Fees, Etc.	\$ 35,000.00
Additional Fiscal Impact	\$ 35,000.00

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

 3/16/09 3/17/09
OFMB Contract Dev. and Control
 3/13/09 3/13/09

B. Approved as to Form and Legal Sufficiency:

 3/18/09
Assistant County Attorney

C. Other Department Review:

Department Director

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

Background and Justification: (Continued from Page 1)

On February 18, 2009, the SWA Board approved the conveyance of the remaining required right-of-way to the County for the previously described projects. This right-of-way is designated as Parcels 102E, 102W, 103, 104, 106 and 107, and is in addition to a right-of-way parcel previously conveyed on February 21, 2007.

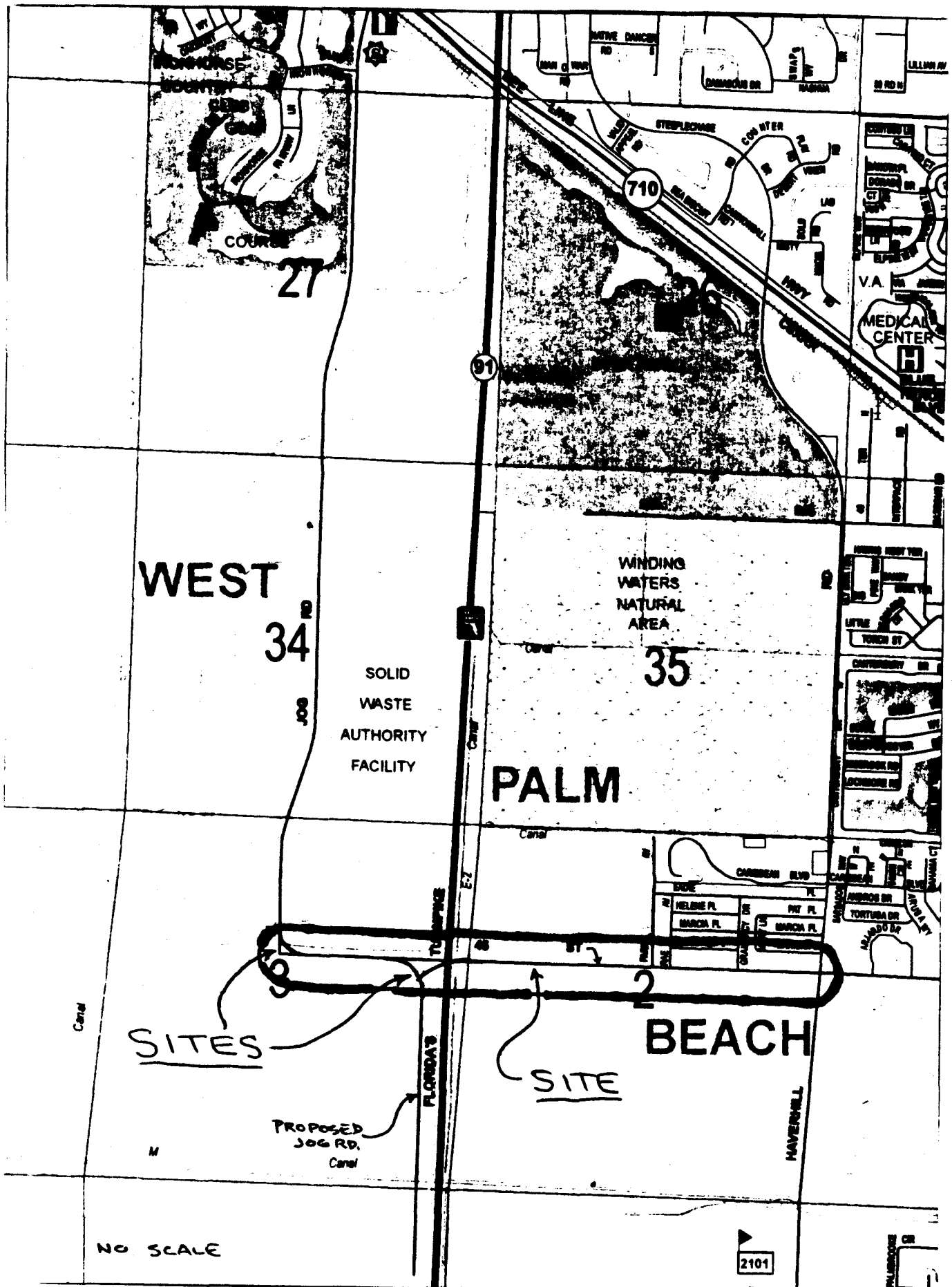
The County will now convey to the SWA certain portions of the existing right-of-way for Jog Road and 45th Street designated as parcels 103W and 108E. These Parcels will no longer be required by the Engineering Department due to the realignment of the intersection of Jog Road and 45th Street. The actual transfer of Parcel 103W to the SWA will occur at the completion of the construction of the Jog Road Project. This will allow the County to keep the roadway open to traffic during construction.

A negotiated payment of \$4,574,736 is also being made to the SWA to cover the difference in property values that were exchanged between the County and the SWA.

The County release of the drainage easement rights, designated as Parcel 203, is recommended because the easement will no longer be required after the realignment of the intersection of Jog Road and 45th Street is completed.

The approval of these conveyances to the SWA, the release of drainage easement rights, the acceptance of the conveyances from SWA and the payment of \$4,574,736 to SWA, are deemed to be in the best interest of the County and will finalize negotiations started several years ago between the County and the SWA.

LOCATION MAP



RETURN TO:

NAME: PALM BEACH COUNTY
R/W ACQUISITION SECTION
POST OFFICE BOX 21229
ADDRESS: WEST PALM BEACH, FLORIDA 33416
ATTN: ED HANDY
ACCT. NO.: 1010 W/C BOX 1066

PROJECT NO.: 1998506
PROJECT: Jog Rd./45th - No. of 45th
PARCEL NO.: 103W

COUNTY DEED

THIS DEED, made this _____ by PALM BEACH COUNTY, a political subdivision of the State of Florida, party of the first part, and SOLID WASTE AUTHORITY OF PALM BEACH COUNTY, a dependent special district created pursuant to Chapter 2001-331, laws of Florida, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Property more particularly described in Exhibit "A", attached hereto and made a part hereof.

Subject to existing permitted utility easements.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:
SHARON R. BOCK, Clerk & Comptroller

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

BY: _____
Clerk (or Deputy Clerk)

BY: _____
Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

This instrument prepared by:
Paul King, Assistant County Attorney
Palm Beach County
P.O. Box 21229
West Palm Beach, FL 33416

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2009

by _____ Chairman or Vice Chairman, Board of County Commissioners,

who is personally known to me or who has produced _____ as identification and
who did not take an oath.

Typed name of Acknowledger
Deputy Clerk

EXHIBIT "A"

1 of 2

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JOG ROAD,
RECORDED IN OFFICIAL RECORD BOOK 8499, PAGE 2, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, WITH THE NORTH RIGHT-OF-WAY OF 45th STREET,
RECORDED IN OFFICIAL RECORD BOOK 8499, PAGE 47, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID NORTH RIGHT-OF-WAY, S88°33'32"E FOR 277.77 FEET TO A
NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 883.00 FEET,
WHERE A RADIAL LINE BEARS N32°10'23"E;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL
ANGLE OF 18°42'42" FOR 288.37 FEET;
THENCE S84°42'31"E FOR 37.99 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID 45th STREET;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N88°33'32"W FOR 759.85 FEET;
THENCE N01°26'28"E FOR 120.00 FEET TO THE WEST RIGHT-OF-WAY OF SAID JOG ROAD;
THENCE ALONG SAID WEST RIGHT-OF-WAY, N48°26'28"E FOR 42.43 FEET;
THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, N01°26'28"E FOR 145.17 FEET;
THENCE N55°53'38"E FOR 147.49 FEET TO THE SAID EAST RIGHT-OF-WAY OF JOG ROAD;
THENCE ALONG SAID EAST RIGHT-OF-WAY, S01°26'28"W FOR 230.91 FEET;
THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, S43°33'32"E FOR 42.43 FEET TO THE
POINT OF BEGINNING.

CONTAINING 2.25 ACRES, MORE OR LESS.

BEARING BASIS: S88°33'32"E ALONG THE RIGHT-OF-WAY OF 45th STREET.

ABBREVIATIONS

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY LINE
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
CL - CENTERLINE
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
sf - SQUARE FEET
70'L or 70'R - DISTANCE RIGHT OR LEFT OF BASELINE PER
K-F GROUP, INC., PALM BEACH COUNTY PROJECT No.1998506,
JOG ROAD (ROEBUCK ROAD TO 45th STREET)

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 BELOW.

BY: Mark D. Brooks
MARK D. BROOKS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA No. 3426
DATE: 7/24/07

BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

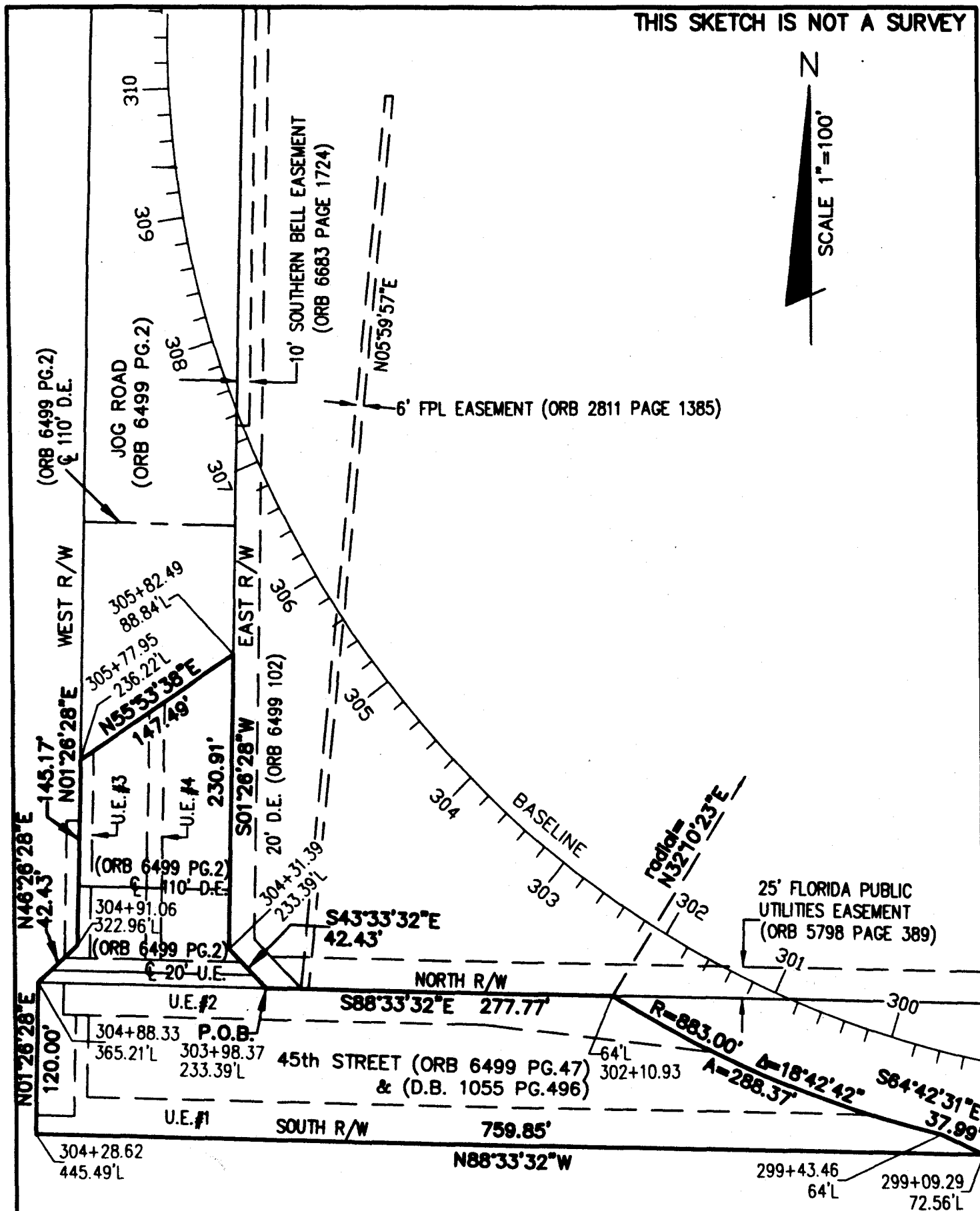
LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 1998506
CHECKED: MB	SCALE: NONE
PARCEL 103W	DATE: 7/24/07
SECTION 3/43/42	SHEET 1 OF 2

EXHIBIT "A"

2 of 2

THIS SKETCH IS NOT A SURVEY



BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION #LB 6853
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

**PARCEL 103W
SECTION 3/43/42**

DRAWN: MDB
PROJ. No. 1998508
SCALE: 1"=100'
DATE: 7/24/07
SHEET 2 OF 2

RETURN TO:

NAME:

ADDRESS:

PALM BEACH COUNTY
R/W ACQUISITION SECTION
POST OFFICE BOX 21229
WEST PALM BEACH, FLORIDA 33416
ATTN: ED HANDY
ACCT. NO.: 1010 W/C BOX 1066

PROJECT NO.: 2003512
PROJECT: 45th St./Jog - Haverhill
PARCEL NO.: 108E

C O U N T Y D E E D

THIS DEED, made this _____ by PALM BEACH COUNTY, a political subdivision of the State of Florida, party of the first part, and SOLID WASTE AUTHORITY OF PALM BEACH COUNTY, a dependent special district created pursuant to Chapter 2001-331, laws of Florida, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land lying and being in Palm Beach County, Florida:

Property more particularly described in Exhibit "A", Less the land described in Exhibit "B", attached hereto and made a part hereof.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

SHARON R. BOCK, Clerk & Comptroller

PALM BEACH COUNTY, FLORIDA, BY

ITS BOARD OF COUNTY COMMISSIONERS

BY: _____
Clerk (or Deputy Clerk)

BY: _____
Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
County Attorney

This instrument prepared by:
Paul King, Assistant County Attorney
Palm Beach County
P.O. Box 21229
West Palm Beach, FL 33416

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2009

by _____ Chairman or Vice Chairman, Board of County Commissioners,

who is personally known to me or who has produced _____ as identification and
who did not take an oath.

Typed name of Acknowledger
Deputy Clerk

45TH STREET (S.R. 702)
PARCEL 108E

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 (ONE-HALF) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PALM BEACH COUNTY BRASS DISK IN CONCRETE MARKING THE SOUTHWEST CORNER OF THE NORTH 1/2 (ONE-HALF) OF SAID SECTION 2 AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, SAID CORNER HAVING STATE PLANE COORDINATES VALUES OF N 882438.9780 AND E 939032.4345; THENCE NORTH 04°47'42" EAST ALONG THE WEST LINE OF SAID NORTH 1/2 (ONE-HALF), ALSO BEING THE EAST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, A DISTANCE OF 587.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 45TH. STREET (S.R. 702) AS RECORDED IN OFFICIAL RECORDS BOOK 6499, AT PAGE 47 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 88°31'58" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 701.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°28'02" EAST, LEAVING SAID SOUTH-RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°31'58" EAST ALONG A LINE LYING 12.00 FEET NORTH OF AN PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1539.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2939.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°10'46", A DISTANCE OF 265.68 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 45TH. STREET; THENCE NORTH 88°31'58" WEST, ALONG SAID SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1804.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 20595 SQUARE FEET OR 0.4728 ACRES.

METRIC ENGINEERING

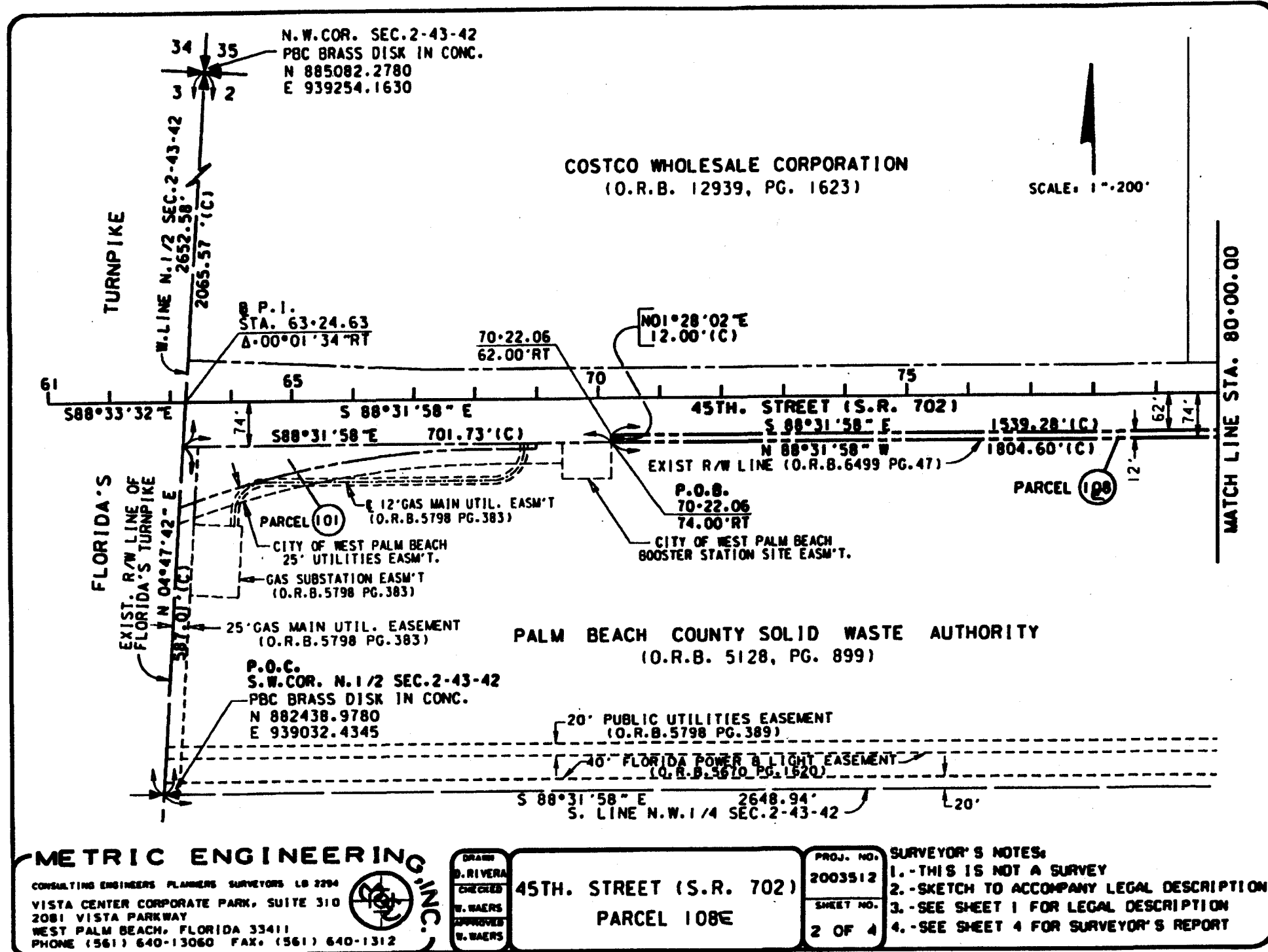
CONSULTING ENGINEERS PLANNERS SURVEYORS LG NO. 2294
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312



DRAWN
D. RIVERA
CHECKED
W. BAERS
APPROVED
W. BAERS

45TH. STREET (S.R. 702)
PARCEL 108E

PROJ. NO.
2003512
SHEET NO.
1 OF 4



METRIC ENGINEERING INC.

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
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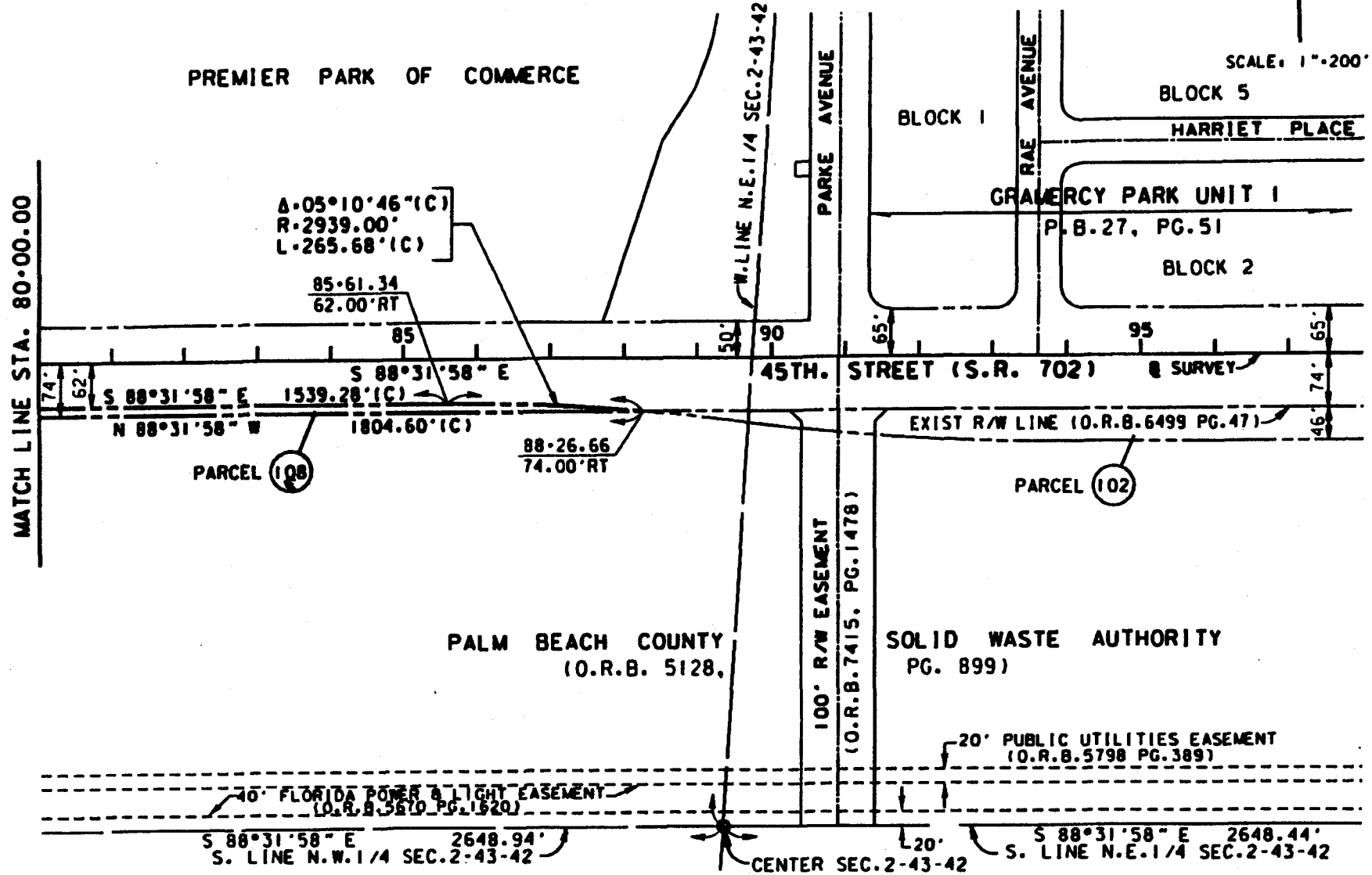
DRAWN
B. RIVERA
CHECKED
W. WAERS
APPROVED
W. WAERS

45TH. STREET (S.R. 702)
PARCEL 108E

PROJ. NO.
2003512
SHEET NO.
2 OF 4

SURVEYOR'S NOTES:
1.- THIS IS NOT A SURVEY
2.- SKETCH TO ACCOMPANY LEGAL DESCRIPTION
3.- SEE SHEET 1 FOR LEGAL DESCRIPTION
4.- SEE SHEET 4 FOR SURVEYOR'S REPORT

EXHIBIT "A"
2 of 4



METRIC ENGINEERING, INC.
 CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
 VISTA CENTER CORPORATE PARK, SUITE 310
 2081 VISTA PARKWAY
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 640-13060 FAX: (561) 640-1312

GRAPHED
 D. RIVERA
 CHECKED
 W. HAERS
 APPROVED
 W. HAERS

45TH. STREET (S.R. 702)
 PARCEL 108E

PROJ. NO.
 2003512
 SHEET NO.
 3 OF 4

SURVEYOR'S NOTES:
 1. - THIS IS NOT A SURVEY
 2. - SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 3. - SEE SHEET 1 FOR LEGAL DESCRIPTION
 4. - SEE SHEET 4 FOR SURVEYOR'S REPORT

EXHIBIT "A"
 3 of 4

LEGEND

B	• BASE LINE	P.O.B.	• POINT OF BEGINNING
(C)	• CALCULATED DIMENSION	P.O.C.	• POINT OF COMMENCEMENT
CONC.	• CONCRETE	PRC	• POINT OF REVERSE CURVATURE
E	• EAST	P.T.	• POINT OF TANGENCY
EASM'T.	• EASEMENT	R	• RADIUS
Δ	• CENTRAL ANGLE	RGE.	• RANGE
L	• ARC LENGTH	R/W	• RIGHT-OF-WAY
N	• NORTH	S	• SOUTH
N.W.	• NORTHWEST	SEC.	• SECTION
O.R.B.	• OFFICIAL RECORDS BOOK	STA.	• STATION
PBC	• PALM BEACH COUNTY	S.W.	• SOUTHWEST
PG.	• PAGE	TWP.	• TOWNSHIP
P.I.	• POINT OF INTERSECTION	UTIL.	• UTILITY

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND REFER TO SECTION DATA AS PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 04°47'42" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 (ONE-QUARTER) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 WEST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS PARCEL SKETCH WAS PREPARED FOR THE PURPOSE OF PREPARING A LAND DESCRIPTION.
- 4- THIS IS NOT A SURVEY.
- 5- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH ATTACHED HERETO MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AND SKETCHES AS SET FORTH IN CHAPTER 61G17-6.006 (1) OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY!



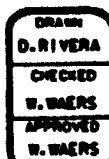
WILLIAM ROBERT WAERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRANT NO. 4384

MARCH 1, 2007

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

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB NO. 2294
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312



45TH. STREET (S.R. 702)
PARCEL 108E

PROJ. NO.
2003512
SHEET NO.
4 OF 4

45TH STREET (S.R. 702)
PARCEL 109

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 (ONE-HALF) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PALM BEACH COUNTY BRASS DISK IN CONCRETE MARKING THE SOUTHWEST CORNER OF THE NORTH 1/2 (ONE-HALF) OF SAID SECTION 2 AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, SAID CORNER HAVING STATE PLANE COORDINATES VALUES OF N 882438.9780 AND E 939032.4345; THENCE NORTH 04°47'42" EAST ALONG THE WEST LINE OF SAID NORTH 1/2 (ONE-HALF), ALSO BEING THE EAST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, A DISTANCE OF 587.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 45TH. STREET (S.R. 702) AS RECORDED IN OFFICIAL RECORDS BOOK 6499, AT PAGE 47 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 88°31'58" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 701.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°28'02" EAST, LEAVING SAID SOUTH-RIGHT-OF WAY LINE, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°31'58" EAST ALONG A LINE LYING 12.00 FEET NORTH OF AN PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 297.94 FEET; THENCE SOUTH 01°28'02" WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 12.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 45TH. STREET; THENCE NORTH 88°31'58" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 297.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 3575 SQUARE FEET OR 0.0821 ACRES.

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB NO. 2794
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312

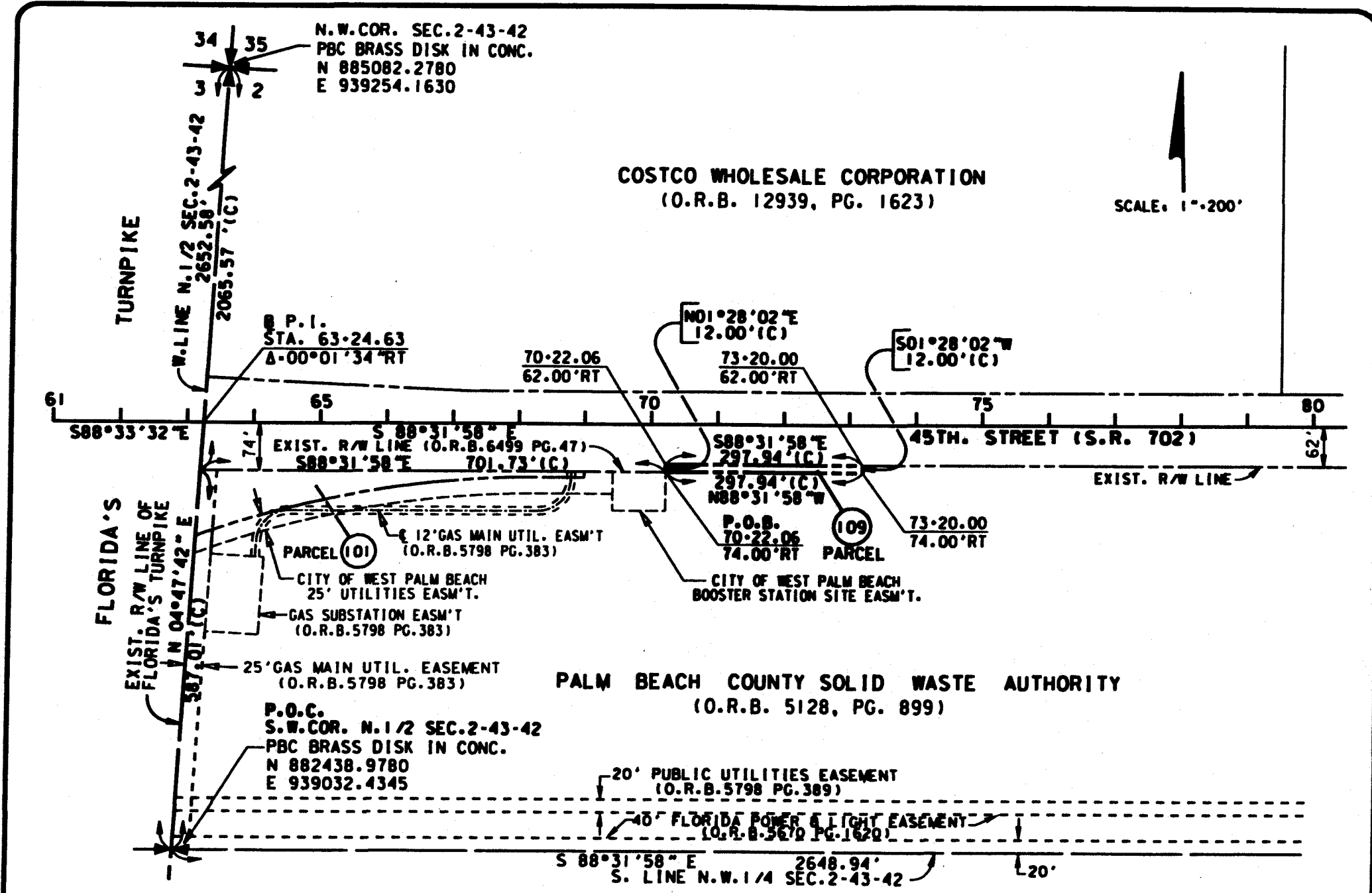


DRAWN
D. RIVERA
CHECKED
B. BAERS
APPROVED
B. BAERS

45TH. STREET (S.R. 702)
PARCEL 109

PROJ. NO.
2003512
SHEET NO.
1 OF 3

EXHIBIT "B"
2 of 3



METRIC ENGINEERING INC.
CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2204
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-13060 FAX: (561) 640-1312

DRWN
D. RIVERA
CHECKED
W. BAERS
APPROVED
W. BAERS

45TH. STREET (S.R. 702)
PARCEL 109

PROJ. NO.
2003512
SHEET NO.
2 OF 3

SURVEYOR'S NOTES:
1. - THIS IS NOT A SURVEY
2. - SKETCH TO ACCOMPANY LEGAL DESCRIPTION
3. - SEE SHEET 1 FOR LEGAL DESCRIPTION
4. - SEE SHEET 3 FOR SURVEYOR'S REPORT

LEGEND

B	• BASE LINE	P.O.B.	• POINT OF BEGINNING
(C)	• CALCULATED DIMENSION	P.O.C.	• POINT OF COMMENCEMENT
CONC.	• CONCRETE	PRC	• POINT OF REVERSE CURVATURE
E	• EAST	P.T.	• POINT OF TANGENCY
EASM'T.	• EASEMENT	R	• RADIUS
A	• CENTRAL ANGLE	RGE.	• RANGE
L	• ARC LENGTH	R/W	• RIGHT-OF-WAY
N	• NORTH	S	• SOUTH
N.W.	• NORTHWEST	SEC.	• SECTION
O.R.B.	• OFFICIAL RECORDS BOOK	STA.	• STATION
PBC	• PALM BEACH COUNTY	S.W.	• SOUTHWEST
PG.	• PAGE	TWP.	• TOWNSHIP
P.I.	• POINT OF INTERSECTION	UTIL.	• UTILITY

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND REFER TO SECTION DATA AS PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 04°47'42" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 (ONE-QUARTER) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 WEST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS PARCEL SKETCH WAS PREPARED FOR THE PURPOSE OF PREPARING A LAND DESCRIPTION.
- 4- THIS IS NOT A SURVEY.
- 5- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH ATTACHED HERETO MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AND SKETCHES AS SET FORTH IN CHAPTER 61G17-6.006 (1) OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY!



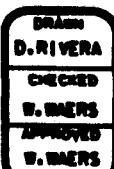
**WILLIAM ROBERT WAERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRANT NO. 4384**

MAY 29, 2008

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

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB NO. 2294
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312



**45TH. STREET (S.R. 702)
PARCEL 109**

PROJ. NO.
2003512
SHEET NO.
3 OF 3

WILL CALL 1066
Prepared by: Paul King, Esq., Assistant County Attorney
Return to: Right-of-Way Acquisition Section
Post Office Box 21229, West Palm Beach, FL 33416
Attention: Ed Handy
Account No.: 1010

RELEASE OF DRAINAGE EASEMENT RIGHTS

Whereas, on March 21, 1990 a Drainage Easement was conveyed to Palm Beach County by the Solid Waste Authority of Palm Beach County to be utilized for Jog Road drainage, from south of 45th Street to the S.A.L. Railroad, which was recorded in Official Record Book 6499, Pages 102 to 107, inclusive, Public Records of Palm Beach County, Florida; and,

Whereas, the intersection of Jog Road and 45th Street has been re-aligned as part of the Jog Road, from 45th Street to north of 45th Street project; and,

Whereas, said intersection re-alignment does not require those portions of the drainage easements as described in Exhibit "A" attached hereto and made a part hereof; and,

Whereas, those portions of the drainage easement as described in Exhibit "A" are no longer required for its original purposes, it is necessary for Palm Beach County to release its rights to the drainage easement as described in Exhibit "A".

NOW, THEREFORE, BE IT HEREBY ACKNOWLEDGED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT: Palm Beach County does hereby release the Drainage Easement Rights as described in Exhibit "A", attached hereto and made a part hereof.

IN WITNESS WHEREOF, the County has caused this Release of Drainage Easement Rights to be executed on this ____ day of _____, 2009.

ATTEST:

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

**SHARON R. BOCK,
Clerk & Comptroller**

BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

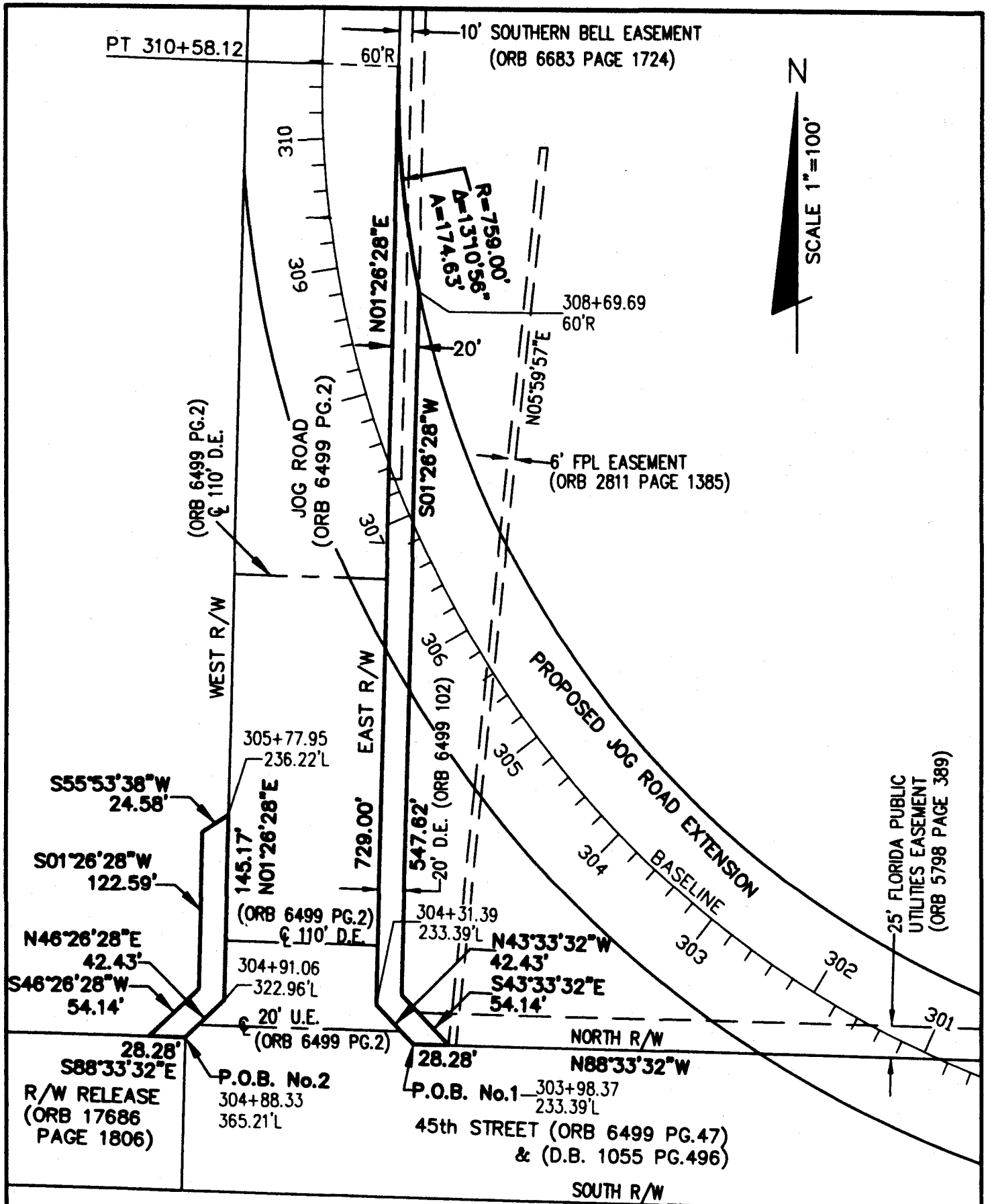
By: _____
Chairman

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

By: _____
County Attorney

EXHIBIT "A"

1 of 2



THIS SKETCH IS NOT A SURVEY

BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

**EASEMENT 203
SECTION 3/43/42**

DRAWN: MDB
PROJ. No. 1998506
SCALE: 1"=100'
DATE: 7/24/07
SHEET 2 OF 2

TWO EASEMENTS IN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT 1:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JOG ROAD,
RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 2, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, WITH THE NORTH RIGHT-OF-WAY OF 45th STREET,
RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 47, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID EAST RIGHT-OF-WAY, N43°33'32"W FOR 42.43 FEET;
THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, N01°26'28"E FOR 729.00 FEET
TO A POINT OF CUSP ON A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A
RADIUS OF 759.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE
OF 13°10'58" FOR 174.63 FEET TO A LINE LYING 20.00 FEET EAST OF, AND PARALLEL
WITH, THE SAID EAST RIGHT-OF-WAY;
THENCE ALONG SAID PARALLEL LINE, S01°26'28"W FOR 547.62 FEET;
THENCE S43°33'32"E FOR 54.14 FEET TO THE SAID NORTH RIGHT-OF-WAY OF 45th STREET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY, N88°33'32"W FOR 28.28 FEET TO THE
POINT OF BEGINNING.

CONTAINING 13,149 SQUARE FEET, MORE OR LESS.

EASEMENT 2:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF JOG ROAD,
RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 2, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, WITH THE NORTH RIGHT-OF-WAY OF 45th STREET,
RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 47, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID WEST RIGHT-OF-WAY, N46°26'28"E FOR 42.43 FEET;
THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, N01°26'28"E FOR 145.17 FEET;
THENCE S55°33'38"W FOR 24.58 FEET; THENCE S01°26'28"W FOR 122.59 FEET;
THENCE S46°26'28"W FOR 54.14 FEET TO THE SAID NORTH RIGHT-OF-WAY OF 45th STREET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY, S88°33'32"E FOR 28.28 FEET TO THE
POINT OF BEGINNING.

CONTAINING 3643 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S88°33'32"E ALONG THE RIGHT-OF-WAY OF 45th STREET.

ABBREVIATIONS

P.O.B. - POINT OF BEGINNING
R/W - RIGHT-OF-WAY LINE
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
PT - POINT OF TANGENCY
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
CL - CENTERLINE

ORB - OFFICIAL RECORD BOOK

D.B. - DEED BOOK

sf - SQUARE FEET

70'L or 70'R - DISTANCE RIGHT OR LEFT OF BASELINE PER

K-F GROUP, INC., PALM BEACH COUNTY PROJECT No.1998506,
JOG ROAD (ROEBUCK ROAD TO 45th STREET)

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 BELOW.

BY:

MARK D. BROOKS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA No. 3426
DATE: 7/24/07

BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853

7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418

TELEPHONE (561) 748-6123 - FAX (561) 746-7323

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 1998506
CHECKED: MB	SCALE: NONE
EASEMENT 203	DATE: 7/24/07
SECTION 3/43/42	SHEET 1 OF 2

Return to: Right-of-Way Acquisition Section
Name: Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: 74-42-43-03-00-000-1000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO. 1998506

ROAD NAME: Jog Rd. / 45th St.- No. of 45th St.

PARCEL NOS.: 102W and 104

WARRANTY DEED

THIS WARRANTY DEED, made this 18th day of February, 2009, by SOLID WASTE AUTHORITY of PALM BEACH COUNTY, a dependent special district created pursuant to Chapter 2001-331, laws of Florida, and having its principal place of business at 7501 North Jog Road, West Palm Beach, FL 33412-2414, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

SOLID WASTE AUTHORITY of PALM BEACH COUNTY

BY:

John F. Koos
CHAIR

Comm. John F. Koos

TYPED OR PRINTED NAME OF CHAIR

[Signature]
WITNESS Signature (Required)

Daniel S. Pedvent

TYPED OR PRINTED NAME OF WITNESS

Kathy Levas
WITNESS SIGNATURE (Required)

Kathy Levas

TYPED OR PRINTED NAME OF WITNESS

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this Feb. 18th, 2009 by Comm. John F. Koos, chair of Solid Waste Authority of Palm Beach County, a dependent special district of the State of Florida, on behalf of the district.

He/~~she~~ is personally known to me ~~or has produced~~ as identification.

witness my hand and official seal this 18th day of February, 2009.

Sandra J. Vassalotti
Notary Public
State of Florida
My Commission Expires 01/10/10
Commission No. DD 488202

Signed: [Signature]

Notary Public in and for
the County and State aforementioned

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 3;
THENCE ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 3,
N88°33'32"W FOR 435.13 FEET TO THE WEST RIGHT-OF-WAY OF FLORIDA'S
TURNPIKE, RECORDED IN CIRCUIT COURT MINUTES BOOK 70, PAGE 440 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;
THENCE CONTINUE N88°33'32"W FOR 211.66 FEET TO A NON-TANGENT CURVE,
CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 889.00 FEET,
WHERE A RADIAL LINE BEARS S72°03'38"W;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 51°34'57" FOR 800.35 FEET;
THENCE RADIAL TO SAID CURVE, N20°28'41"E FOR 2.00 FEET TO A CURVE
CONCENTRIC WITH THE PREVIOUS CURVE, AND HAVING A RADIUS OF 891.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 19°02'13" FOR 298.04 FEET TO A POINT OF TANGENCY ON
A LINE LYING 4.00 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH
RIGHT-OF-WAY OF 45th STREET, RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 47,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID PARALLEL LINE, N88°33'32"W FOR 182.69 FEET;
THENCE N01°26'28"E FOR 4.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S88°33'32"E FOR 701.94 FEET;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, S87°36'14"E FOR 300.04 FEET
TO THE SOUTH RIGHT-OF-WAY RECORDED IN CIRCUIT COURT MINUTES BOOK 70,
PAGE 440, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S88°33'32"E FOR 246.71 FEET TO THE
SAID WEST RIGHT-OF-WAY OF FLORIDA'S TURNPIKE;
THENCE ALONG SAID WEST RIGHT-OF-WAY, S03°14'08"W FOR 89.72 FEET
TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A
RADIUS OF 43,121.85 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE AND RIGHT-OF-WAY TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 0°40'18" FOR 505.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.18 ACRES (269,327 SQUARE FEET), MORE OR LESS.

BEARING BASIS: N88°33'32"W ALONG THE EAST-WEST 1/4 SECTION LINE OF SECTION 3.

ABBREVIATIONS

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY LINE
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
ORB - OFFICIAL RECORD BOOK D.B. - DEED BOOK
sf - SQUARE FEET

70'L or 70'R - DISTANCE RIGHT OR LEFT OF BASELINE PER
K-F GROUP, INC., PALM BEACH COUNTY PROJECT No.1998506,
JOG ROAD (ROEBUCK ROAD TO 45th STREET)

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REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL
RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND
MAPPER NOTED BELOW.

BY:

MARK D. BROOKS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA No. 3426
DATE: 2/12/07

BROOKS SURVEYING CONSULTANTS, INC.

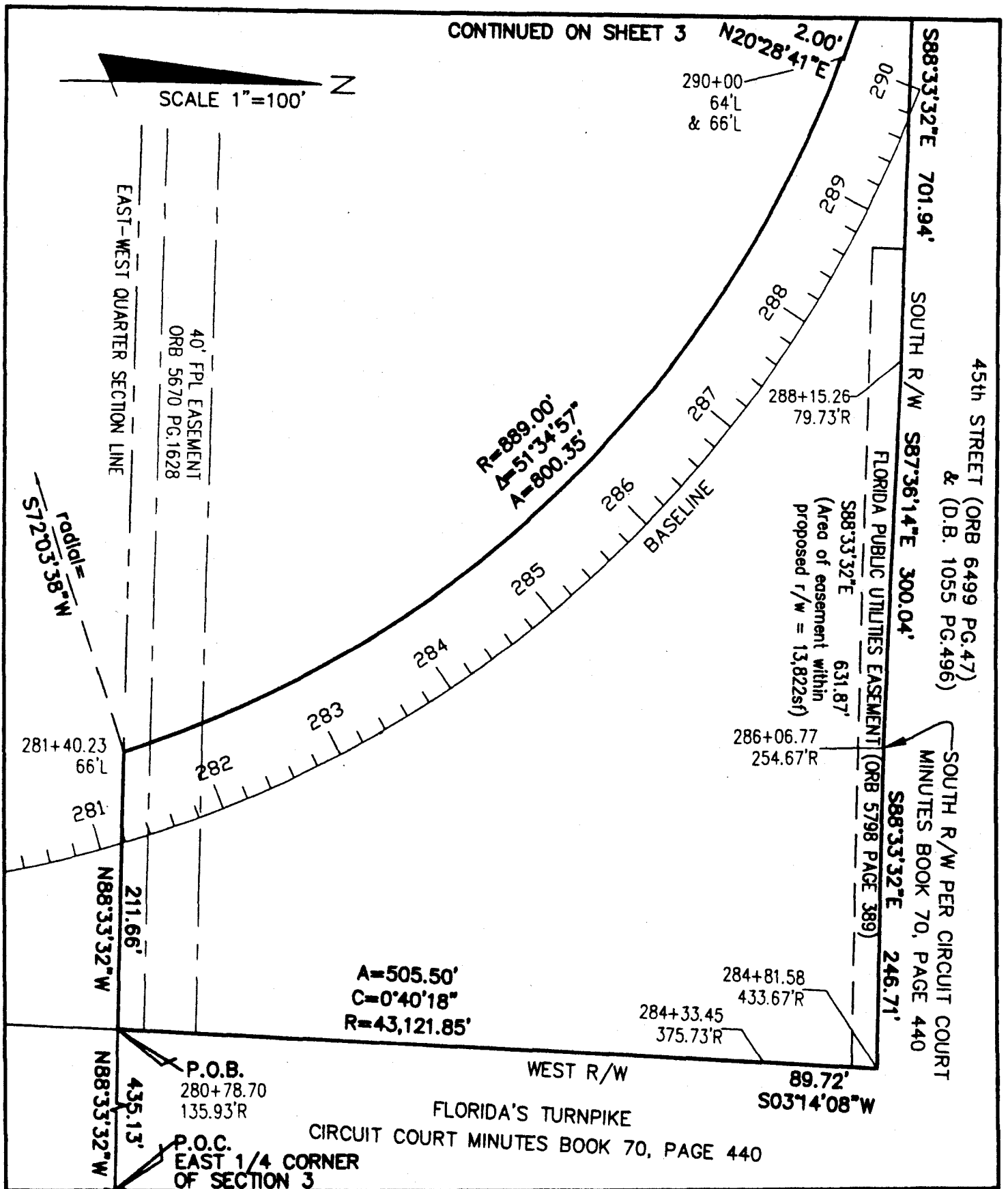
CERTIFICATE OF AUTHORIZATION #LB 6853
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 1998506
CHECKED: MB	SCALE: NONE
PARCEL 102W	DATE: 2/12/07
SECTION 3/43/42	SHEET 1 OF 3

EXHIBIT "A"

2055



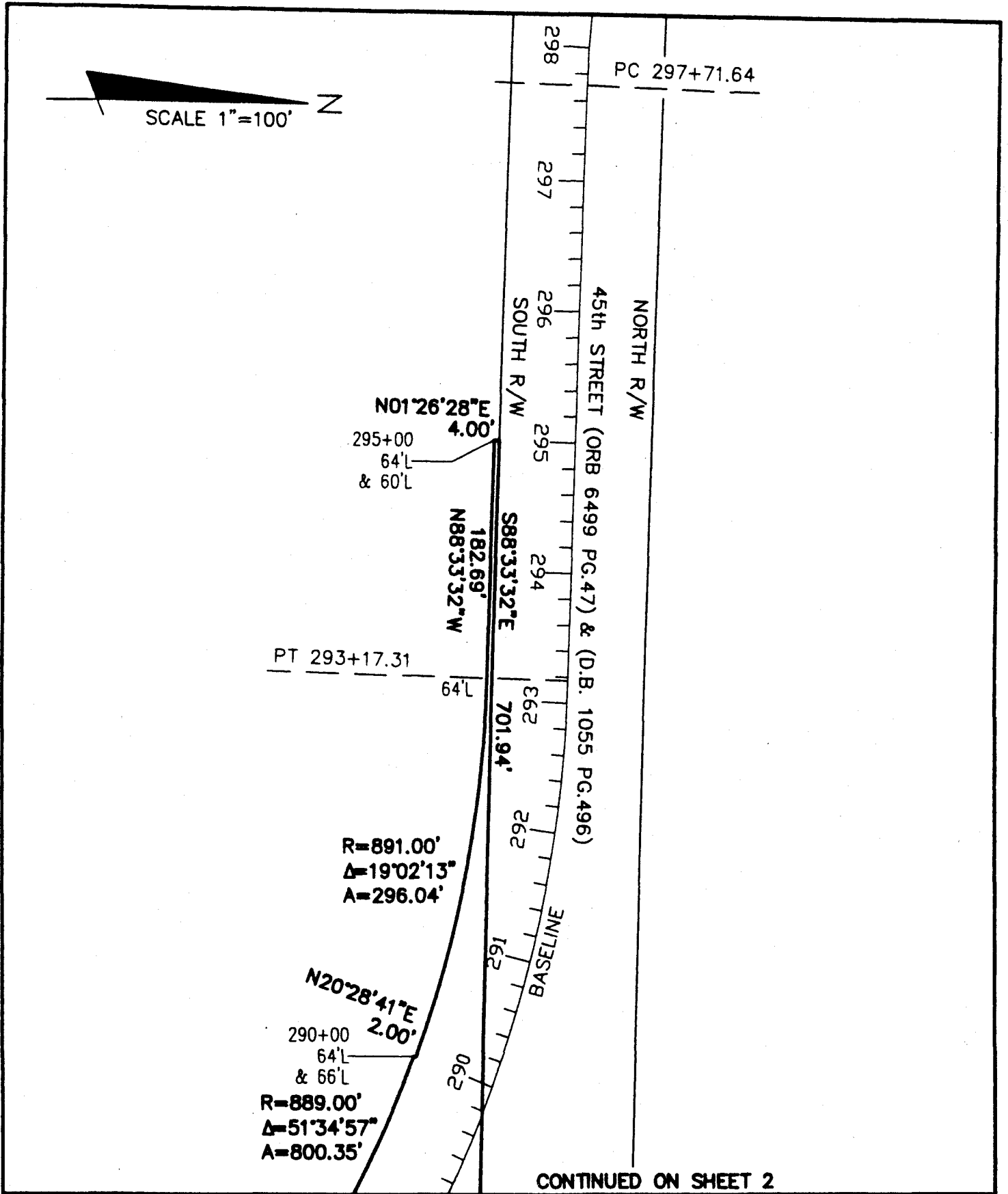
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TELEPHONE (561) 748-6123 - FAX (561) 746-7323

SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
THIS SKETCH IS NOT A SURVEY	
DRAWN: MDB	PROJ. No. 1998506
CHECKED: MB	SCALE: 1"=100'
PARCEL 102W	DATE: 2/12/07
SECTION 3/43/42	SHEET 2 OF 3

EXHIBIT "A"

3 of 5



BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853
 7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
 TELEPHONE (561) 748-6123 - FAX (561) 746-7323

SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
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DRAWN: MDB	PROJ. No. 1998506
CHECKED: MB	SCALE: 1"=100'
PARCEL 102W	DATE: 2/12/07
SECTION 3/43/42	SHEET 3 OF 3

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

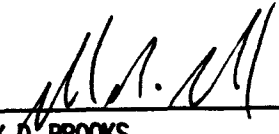
COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JOG ROAD,
RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 2, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, WITH THE NORTH RIGHT-OF-WAY OF 45th STREET,
RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 47, OF SAID PUBLIC RECORDS;
THENCE ALONG SAID NORTH RIGHT-OF-WAY, S88°33'32"E FOR 277.77 FEET
TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY, S88°33'32"E FOR 451.23 FEET
TO A POINT OF CUSP WITH A TANGENT CURVE, CONCAVE TO THE NORTHEAST,
HAVING A RADIUS OF 759.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 52°42'14" FOR 698.17 FEET;
THENCE RADIAL TO SAID CURVE, N54°08'42"E FOR 3.00 FEET TO A CONCENTRIC
CURVE, HAVING A RADIUS OF 756.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 11°11'36" FOR 147.69 FEET;
THENCE RADIAL TO SAID CURVE, S85°20'18"W FOR 3.00 FEET TO A CONCENTRIC
CURVE, HAVING A RADIUS OF 759.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 26°06'10" FOR 345.78 FEET TO A POINT OF CUSP ON
THE SAID EAST RIGHT-OF-WAY OF JOG ROAD;
THENCE ALONG SAID EAST RIGHT-OF-WAY, S01°26'28"W FOR 498.08 FEET;
THENCE N55°53'38"E FOR 24.86 FEET TO A CURVE CONCENTRIC WITH THE PREVIOUS
CURVES, AND HAVING A RADIUS OF 883.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 26°03'28" FOR 401.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.95 ACRES (85,107 SQUARE FEET), MORE OR LESS.

BEARING BASIS: S88°33'32"E ALONG THE RIGHT-OF-WAY OF 45th STREET.

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

BY:


MARK D. BROOKS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA No. 3426
DATE: 1/24/08

BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 1998506
CHECKED: MB	SCALE: NONE
PARCEL 104	DATE: 1/24/08
SECTION 3/43/42	SHEET 1 OF 2

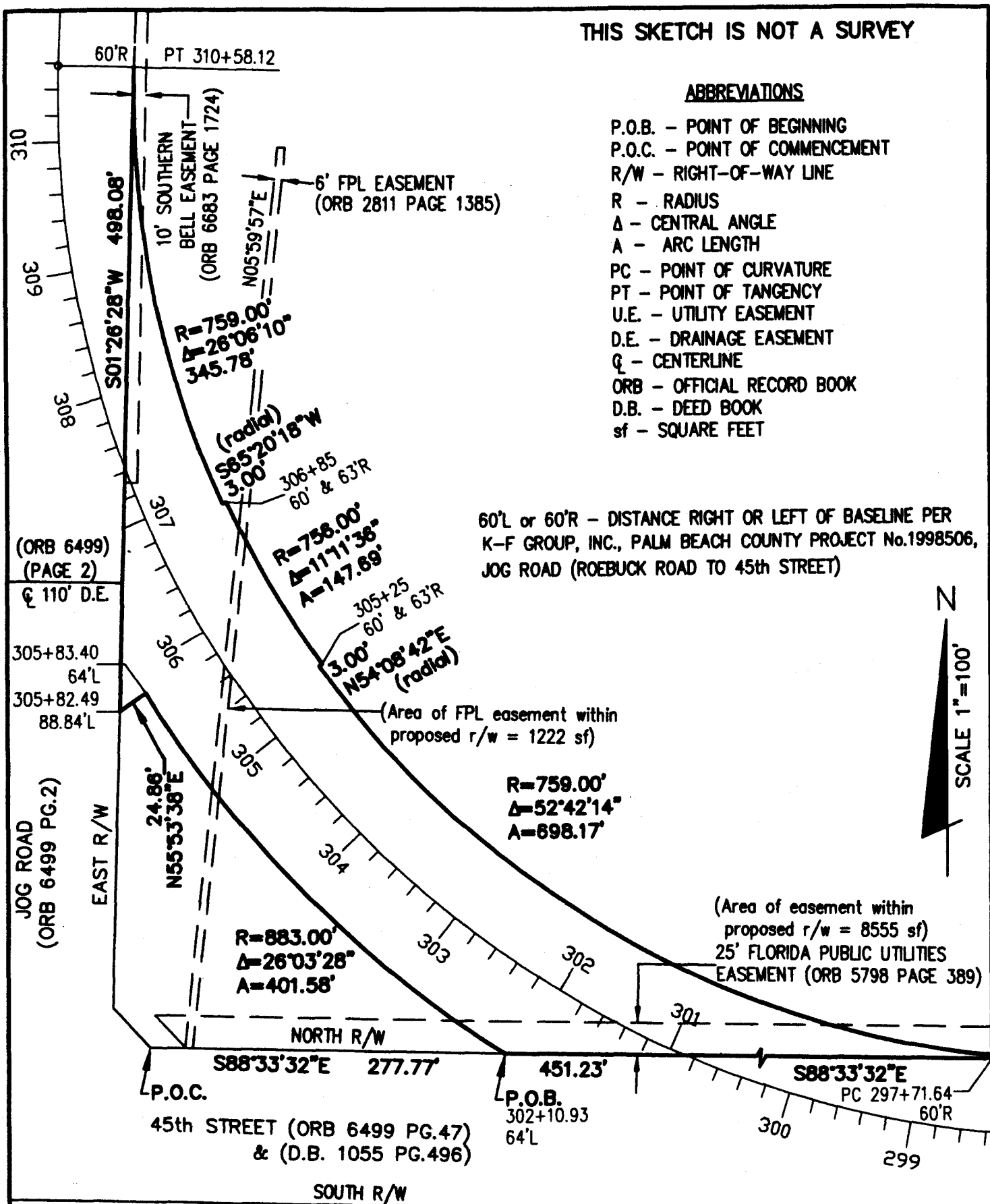
5 of 5

ABBREVIATIONS

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY LINE
R - RADIUS
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PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
Q - CENTERLINE
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
sf - SQUARE FEET

60'L or 60'R - DISTANCE RIGHT OR LEFT OF BASELINE PER
K-F GROUP, INC., PALM BEACH COUNTY PROJECT No.1998506,
JOG ROAD (ROEBUCK ROAD TO 45th STREET)

SCALE 1"=100'



BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

PARCEL 104
SECTION 3/43/42

DRAWN: MDB
PROJ. No.1998506
SCALE: 1"=100'
DATE: 1/24/08
SHEET 2 OF 2

Return to: Right-of-Way Acquisition Section
Name: Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: 74-42-43-03-00-000-1000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO. 2003512

ROAD NAME: 45th Street / Jog - Haverhill

PARCEL NOS.: 106 / Right Turn Lane

THIS WARRANTY DEED, made this 18th day of February, 2009, by **SOLID WASTE AUTHORITY OF PALM BEACH COUNTY**, a dependent special district created pursuant to Chapter 2001-331, laws of Florida, and having its principal place of business at 7501 North Jog Road, West Palm Beach, FL 33412-2414, hereinafter called grantor, to **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2008.

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

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

[Signature]
WITNESS Signature (Required)

Daniel J. Perlovitz
TYPED OR PRINTED NAME OF WITNESS

Kathy Levas
WITNESS SIGNATURE (Required)

Kathy Levas
TYPED OR PRINTED NAME OF WITNESS

SOLID WASTE AUTHORITY OF PALM BEACH COUNTY

BY:

[Signature]
CHAIR

Comm. John F. Koows
TYPED OR PRINTED NAME OF CHAIR

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2/18/09 by Comm. John F. Koows, Chair of Solid Waste Authority of Palm Beach County, a dependent special district of the State of Florida, on behalf of the district.

He/~~she~~ is personally known to me or has produced _____ as identification.

Witness my hand and official seal this 18th day of February, 2009.

Sandra J. Vassalotti
Notary Public
State of Florida
My Commission Expires 01/10/10
Commission No. DD 488202

Signed: [Signature]

Notary Public in and for
the County and State aforementioned

A PARCEL OF LAND IN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF JOG ROAD,
RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 2, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTH RIGHT-OF-WAY OF
45th STREET, RECORDED IN OFFICIAL RECORD BOOK 6499, PAGE 47, OF SAID
PUBLIC RECORDS;

THENCE S01°26'28"W FOR 120.00 FEET TO THE SOUTH RIGHT-OF-WAY OF
SAID 45th STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S88°33'32"E FOR 579.85 FEET
TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, S88°33'32"E FOR
420.78 FEET;

THENCE S01°26'28"W FOR 17.00 FEET;

THENCE PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY,

N88°33'32"W FOR 271.64 FEET TO THE POINT OF CURVATURE OF A CURVE
CONCAVE TO THE NORTH, HAVING A RADIUS OF 896.00 FEET;

THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL
ANGLE OF 8°33'03" FOR 133.72 FEET;

THENCE N64°42'31"W FOR 17.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 6497 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S88°33'32"E ALONG THE RIGHT-OF-WAY OF 45th STREET.

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.

BY:

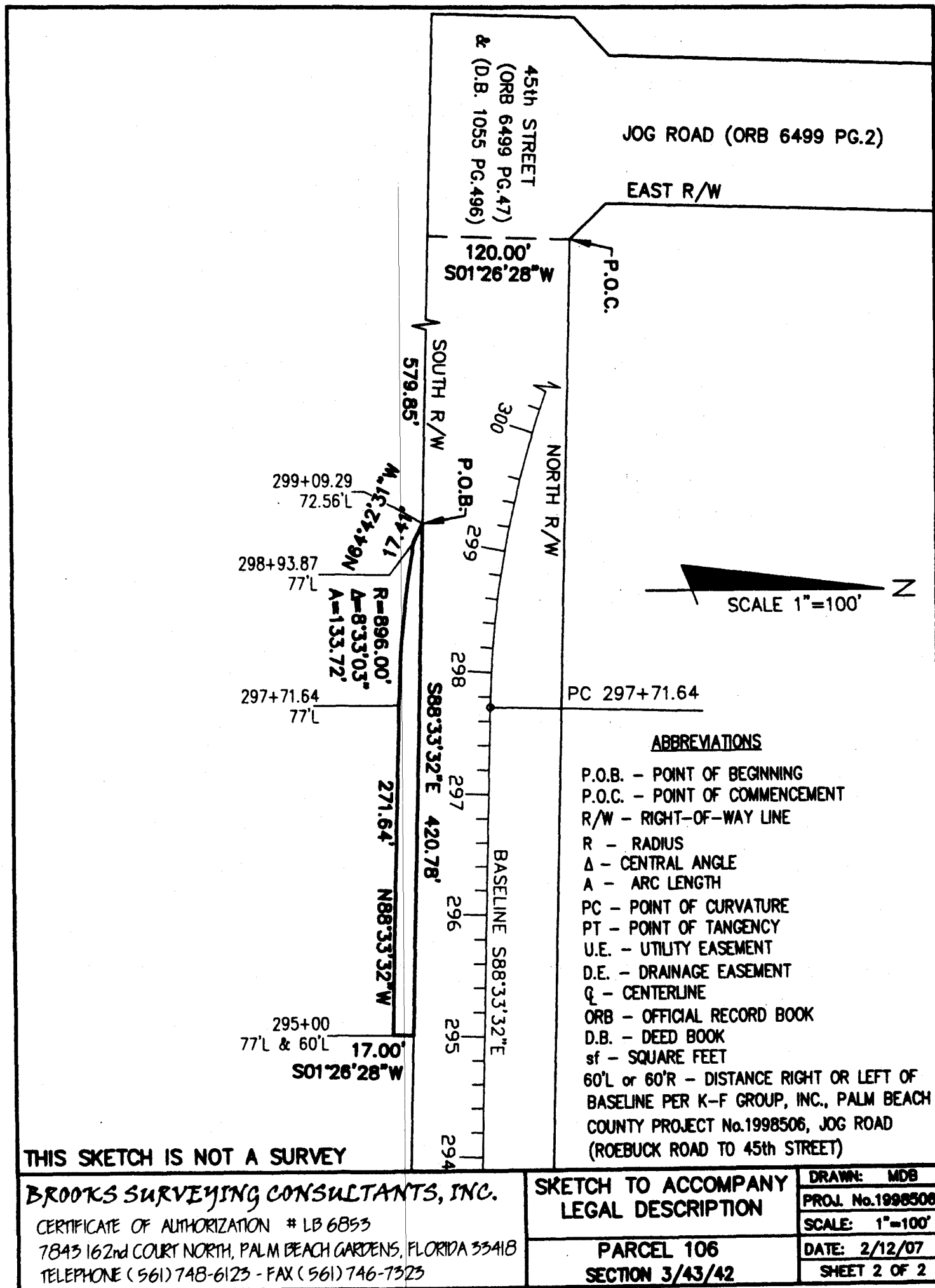
Mark D. Brooks
MARK D. BROOKS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA No. 3426
DATE: 2/12/07

BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 1998506
CHECKED: MB	SCALE: NONE
PARCEL 106	DATE: 2/12/07
SECTION 3/43/42	SHEET 1 OF 2



Return to:
Name: Right-of-way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: 74-42-43-02-00-000-1140 SPACE ABOVE THIS LINE FOR PROCESSING DATA
PROJECT NO. 2003512
ROAD NAME: 45th Street / Jog - Haverhill
PARCEL NOS.: 102E and 103E

THIS WARRANTY DEED, made this 18th day of February, 2009, by SOLID WASTE AUTHORITY OF PALM BEACH COUNTY, a dependent special district created pursuant to Chapter 2001-331, laws of Florida, and having its principal place of business at 7501 North Jog Road, West Palm Beach, FL 33412-2414, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

[Signature]
WITNESS Signature (Required)

Daniel J. Pedowitz
TYPED OR PRINTED NAME OF WITNESS

Kathy Levas
WITNESS SIGNATURE (Required)

Kathy Levas
TYPED OR PRINTED NAME OF WITNESS

SOLID WASTE AUTHORITY OF PALM BEACH COUNTY

BY: [Signature]
CHAIR

Comm. John F. Koows
TYPED OR PRINTED NAME OF CHAIR

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2/18/09 by Comm. John F. Koows Chair of Solid Waste Authority of Palm Beach County, a dependent special district of the State of Florida, on behalf of the district.

He/~~she~~ is personally known to me ~~or has produced~~ as identification.

Witness my hand and official seal this 18th day of February, 2009.

Sandra J. Vassalotti
Notary Public
State of Florida
My Commission Expires 01/10/10
Commission No. DD 488202

Signed: [Signature]
Notary Public in and for
the County and State aforementioned

45TH. STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
PARCEL 102E

A PARCEL OF LAND LYING WITHIN THE NORTH 1/2 (ONE-HALF) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PALM BEACH COUNTY BRASS DISK IN CONCRETE MARKING THE SOUTHWEST CORNER OF THE NORTH 1/2 (ONE-HALF) OF SAID SECTION 2 AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, SAID CORNER HAVING STATE PLANE COORDINATES VALUES OF N 882438.9780 AND E 939032.4345; THENCE NORTH 04°47'42" EAST ALONG THE WEST LINE OF SAID NORTH 1/2 (ONE-HALF), ALSO BEING THE EAST RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, A DISTANCE OF 587.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 45TH. STREET (S.R. 702) AS RECORDED IN OFFICIAL RECORDS BOOK 6499, AT PAGE 47 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 88°31'58" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2506.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE WITH THE FOLLOWING THREE COURSES AND DISTANCES; THENCE SOUTH 88°31'58" EAST, A DISTANCE OF 2346.93 FEET; THENCE SOUTH 84°43'07" EAST, A DISTANCE OF 180.40 FEET; THENCE SOUTH 88°31'58" EAST, A DISTANCE OF 157.68 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2139.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 03°34'50" WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°41'29", A DISTANCE OF 175.14 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2461.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°09'14", A DISTANCE OF 92.51 FEET TO A NON-TANGENT LINE; THENCE NORTH 82°23'17" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 52.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2449.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 04°55'03" EAST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°23'52", A DISTANCE OF 273.46 FEET TO A NON-TANGENT LINE; THENCE NORTH 82°49'19" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 100.50 FEET; THENCE NORTH 88°31'58" WEST, ALONG A LINE LYING 48.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF 45TH. STREET (S.R. 702), A DISTANCE OF 293.09 FEET; THENCE DUE NORTH, A DISTANCE OF 2.00 FEET; THENCE NORTH 88°31'58" WEST, ALONG A LINE LYING 46.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1135.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 3037.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°59'21", A DISTANCE OF 423.47 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2939.00; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°48'35", A DISTANCE OF 144.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 109516 SQUARE FEET OR 2.5141 ACRES.

REVISED 3-01-07
REVISED 6-06-06
REVISED 5-31-06
REVISED 8-18-05

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB NO. 2294
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312



DRAWN
D. RIVERA
CHECKED
W. RAERS
APPROVED
W. RAERS

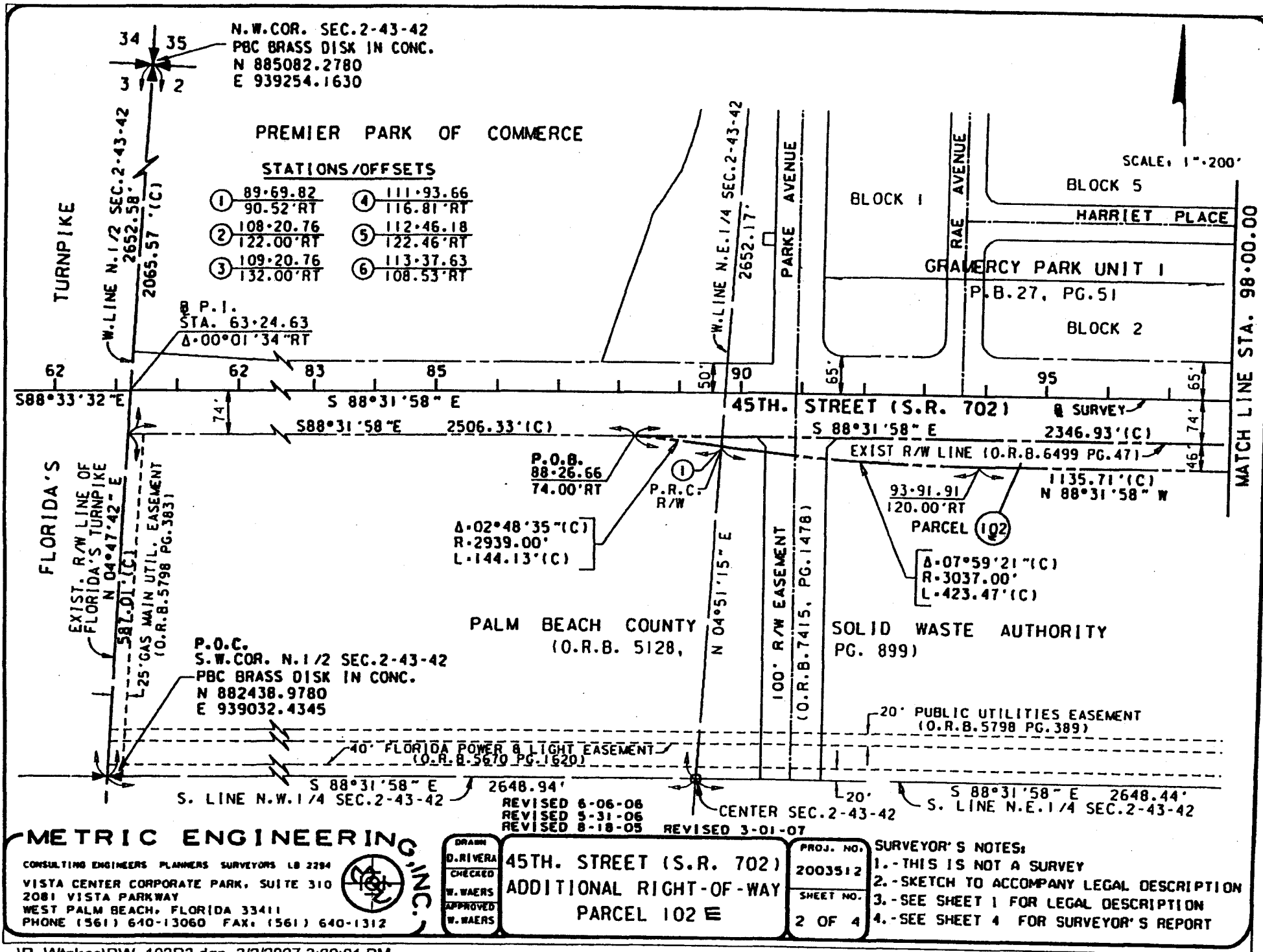
45TH. STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
PARCEL 102E

PROJ. NO.

2003512

SHEET NO.

1 OF 4



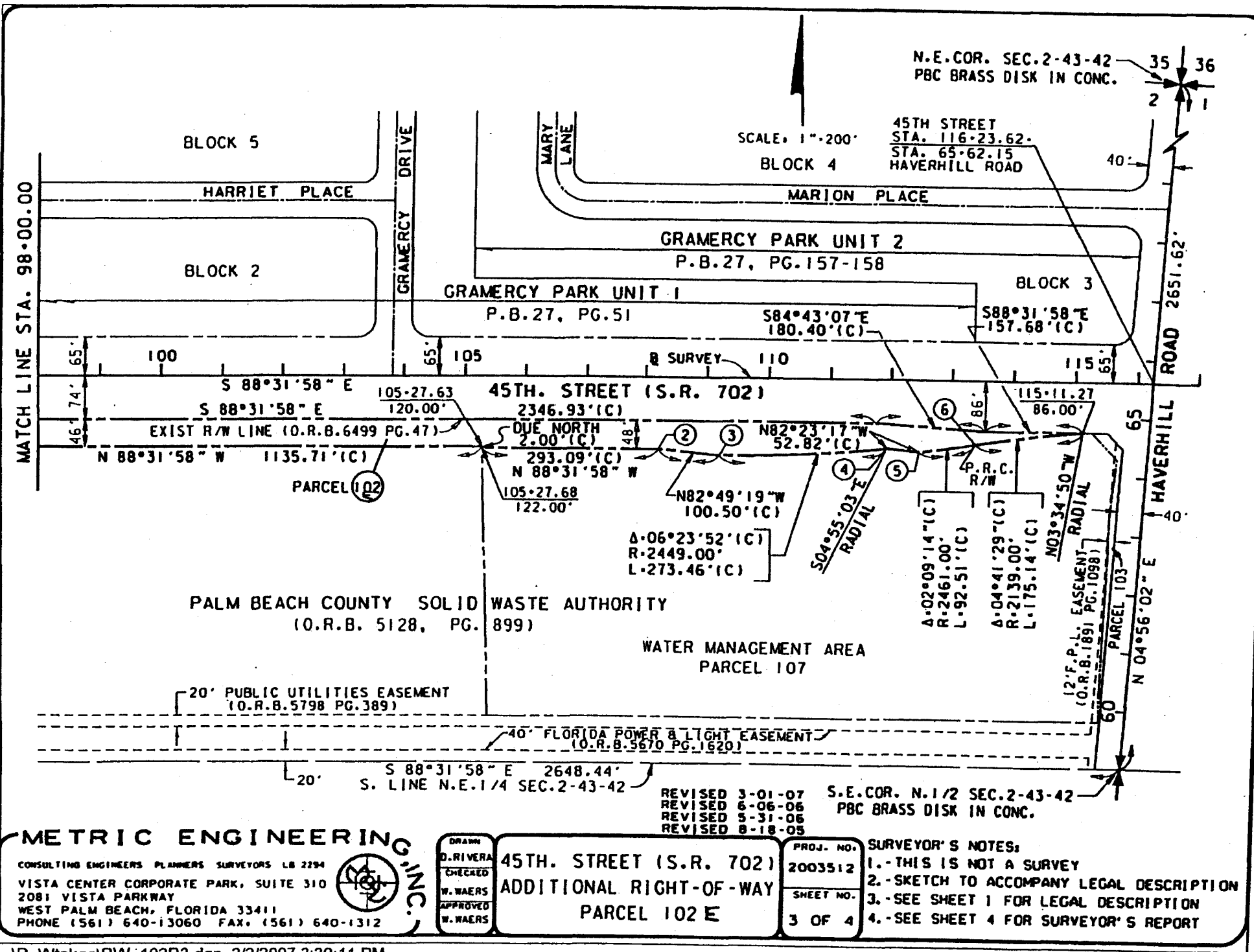


EXHIBIT "A"
3057

METRIC ENGINEERING, INC.
CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-13060 FAX: (561) 640-1312

DRAWN
D. RIVERA
CHECKED
W. WAERS
APPROVED
W. WAERS

45TH. STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
PARCEL 102 E

PROJ. NO.
2003512
SHEET NO.
3 OF 4

EXHIBIT "A"

4 of 7

LEGEND

B	•	BASE LINE	P.O.B.	•	POINT OF BEGINNING
(C)	•	CALCULATED DIMENSION	P.O.C.	•	POINT OF COMMENCEMENT
CONC.	•	CONCRETE	PRC	•	POINT OF REVERSE CURVATURE
E	•	EAST	P.T.	•	POINT OF TANGENCY
EASM'T.	•	EASEMENT	R	•	RADIUS
Δ	•	CENTRAL ANGLE	RGE.	•	RANGE
L	•	ARC LENGTH	R/W	•	RIGHT-OF-WAY
N	•	NORTH	S	•	SOUTH
N.W.	•	NORTHWEST	SEC.	•	SECTION
O.R.B.	•	OFFICIAL RECORDS BOOK	STA.	•	STATION
PBC	•	PALM BEACH COUNTY	S.W.	•	SOUTHWEST
PG.	•	PAGE	TWP.	•	TOWNSHIP
P.I.	•	POINT OF INTERSECTION	UTIL.	•	UTILITY

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND REFER TO SECTION DATA AS PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 04°47'42" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 (ONE-QUARTER) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 WEST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS PARCEL SKETCH WAS PREPARED FOR THE PURPOSE OF PREPARING A LAND DESCRIPTION.
- 4- THIS IS NOT A SURVEY.
- 5- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH ATTACHED HERETO MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AND SKETCHES AS SET FORTH IN CHAPTER 61G17-6.006 (1) OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY!



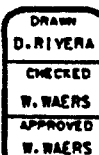
WILLIAM ROBERT WAERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRANT NO. 4384

MARCH 1, 2007

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

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB NO. 2294
VISTA CENTER CORPORATE PARK, SUITE 310
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 640-1306 FAX: (561) 640-1312



45TH. STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
PARCEL 102 E

PROJ. NO.
2003512
SHEET NO.
4 OF 4

EXHIBIT "A"

5 of 7

45TH STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
PARCEL 103 E

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 (ONE-QUARTER) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PALM BEACH COUNTY BRASS DISK IN CONCRETE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 (ONE-QUARTER) OF SAID SECTION 2 AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, SAID CORNER HAVING STATE PLANE COORDINATES VALUES OF N 882303.345 AND E 944328.083; THENCE NORTH 04°56'02" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 (ONE-QUARTER), A DISTANCE OF 546.08 FEET; THENCE NORTH 85°03'58" WEST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1018, AT PAGE 365 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 04°56'02" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE PARALLEL WITH AND 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHEAST 1/4 (ONE-QUARTER) OF SAID SECTION 2, A DISTANCE OF 547.71 FEET; THENCE NORTH 02°56'02" EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 186.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3590.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°54'15", A DISTANCE OF 119.31 FEET TO A NON-TANGENT LINE; THENCE NORTH 03°32'49" EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 125.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3595.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 83°10'00" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°33'46", A DISTANCE OF 98.05 FEET TO A NON-TANGENT LINE; THENCE NORTH 42°09'56" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 62.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 45TH STREET (S.R. 702) AS RECORDED IN OFFICIAL RECORDS BOOK 6499 AT PAGE 47, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 88°31'58" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 26.25 FEET; THENCE SOUTH 41°48'58" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 36.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 4774 SQUARE FEET OR 0.1096 ACRES.

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB NO. 2294
LAKEVIEW CORPORATE CENTER, SUITE 350
6415 LAKE WORTH ROAD
LAKE WORTH, FLORIDA 33463
PHONE (561) 966-6550 FAX. (561) 966-6172



DRAWN
D. RIVERA
CHECKED
W. WAERS
APPROVED
W. WAERS

45TH STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
PARCEL 103 E

PROJ. NO.

2003512

SHEET NO.

1 OF 3

EXHIBIT "A"

6 of 7

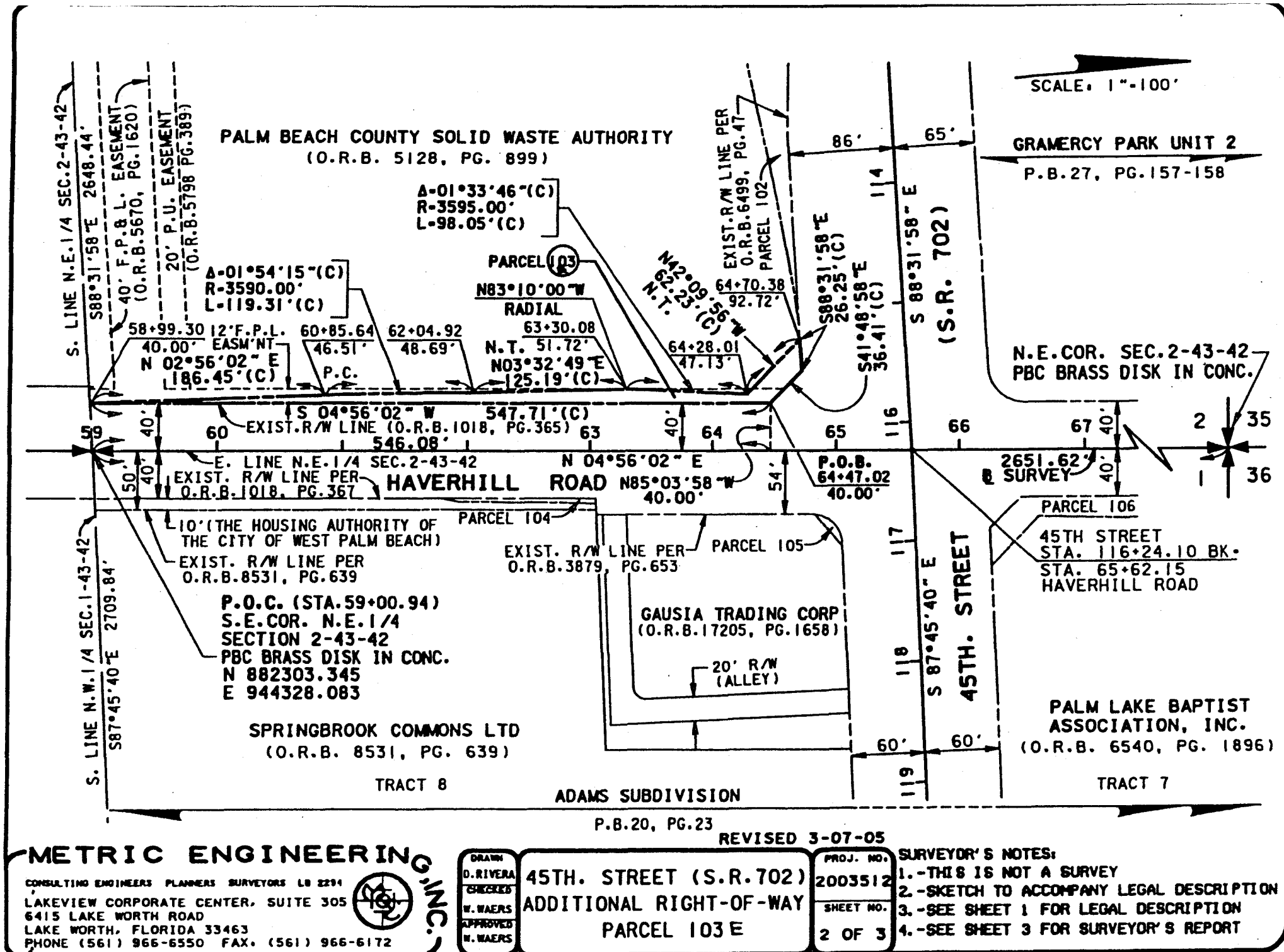


EXHIBIT "A"

7087

LEGEND

B	• BASELINE
BK	• BACK EQUATION
(C)	• CALCULATED DIMENSION
C.B.	• CHORD BEARING
CONC.	• CONCRETE
E	• EAST
F.P.L.	• FLORIDA POWER & LIGHT
Δ	• CENTRAL ANGLE
L	• ARC LENGTH
N	• NORTH
N.T.	• NON-TANGENT
N.E.	• NORTHEAST
N.W.	• NORTHWEST
O.R.B.	• OFFICIAL RECORDS BOOK
PBC	• PALM BEACH COUNTY

P.B.	• PLAT BOOK
P.C.	• POINT OF CURVATURE
PG.	• PAGE
P.I.	• POINT OF INTERSECTION
P.O.B.	• POINT OF BEGINNING
P.O.C.	• POINT OF COMMENCEMENT
P.T.	• POINT OF TANGENCY
R	• RADIUS
RGE.	• RANGE
R/W	• RIGHT-OF-WAY
S	• SOUTH
S.E.	• SOUTHEAST
SEC.	• SECTION
STA.	• STATION
S.W.	• SOUTHWEST
TWP.	• TOWNSHIP

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND REFER TO SECTION DATA AS PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 04°56'02" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 (ONE-QUARTER) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 WEST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS PARCEL SKETCH WAS PREPARED FOR THE PURPOSE OF PREPARING A LAND DESCRIPTION.
- 4- THIS IS NOT A SURVEY.
- 5- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH ATTACHED HERETO MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AND SKETCHES AS SET FORTH IN CHAPTER 61G17-6.006 (1) OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY!

William Robert Waers

WILLIAM ROBERT WAERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRANT NO. 4384

DECEMBER 10, 2004

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

REVISED 3-07-05

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LI NO. 2294
LAKEVIEW CORPORATE CENTER, SUITE 350
6415 LAKE WORTH ROAD
LAKE WORTH, FLORIDA 33463
PHONE (561) 966-6550 FAX. (561) 966-6172



DRAWN D. RIVERA
CHECKED W. WAERS
APPROVED W. WAERS

45TH STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
PARCEL 103 E

PROJ. NO. 2003512
SHEET NO. 3 OF 3

Return to:
Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: 74-42-43-03-00-000-1140

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO. 2003512

ROAD NAME: 45th Street / Jog - Haverhill

PARCEL NOS.: 107 / Water Management Area

WARRANTY DEED for WATER MANAGEMENT AREA

THIS WARRANTY DEED, made this 18th day of February, 2009, by SOLID WASTE AUTHORITY of PALM BEACH COUNTY, a dependent special district created pursuant to Chapter 2001-331, laws of Florida, and having its principal place of business at 7501 North Jog Road, West Palm Beach, FL 33412-2414, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2007.

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

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

[Signature]
WITNESS Signature (Required)

Daniel J. Pelowitz
TYPED OR PRINTED NAME OF WITNESS

Kathy Levas
WITNESS SIGNATURE (Required)

Kathy Levas
TYPED OR PRINTED NAME OF WITNESS

SOLID WASTE AUTHORITY of PALM BEACH COUNTY

BY:

[Signature]
CHAIR

Comm. John F. Koows
TYPED OR PRINTED NAME OF CHAIR

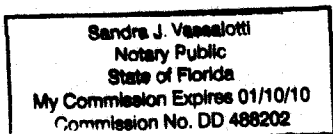
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2/18/09 by Comm. John F. Koows Chair of Solid Waste Authority of Palm Beach County, a dependent special district of the State of Florida, on behalf of the district.

He/~~she~~ is personally known to me or has produced [Signature] as identification.

witness my hand and official seal this 18th day of February, 2009.



Signed: [Signature]

Notary Public in and for
the County and State aforementioned

45TH. STREET (S.R. 702)
 ADDITIONAL RIGHT-OF-WAY
 (WATER MANAGEMENT AREA)
 PARCEL 107

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 (ONE-QUARTER) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

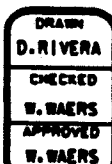
COMMENCE AT A PALM BEACH COUNTY BRASS DISK IN CONCRETE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 (ONE-QUARTER) OF SAID SECTION 2 AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT, SAID CORNER HAVING STATE PLANE COORDINATES VALUES OF N 882303.345 AND E 944328.083; THENCE NORTH 88°31'58" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 (ONE-QUARTER), A DISTANCE OF 1044.23 FEET; THENCE NORTH 01°28'02" EAST, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE DUE NORTH, A DISTANCE OF 458.15 FEET; THENCE SOUTH 88°31'58" EAST, A DISTANCE OF 293.09 FEET; THENCE SOUTH 82°49'19" EAST, A DISTANCE OF 100.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2449.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 01°28'49" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°23'52", A DISTANCE OF 273.46 FEET TO A NON-TANGENT LINE; THENCE SOUTH 82°23'17" EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 52.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2461.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 06°07'05" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°09'14", A DISTANCE OF 92.51 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2139.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°41'29", A DISTANCE OF 175.14 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 45TH. STREET (S.R. 702) AS RECORDED IN OFFICIAL RECORDS BOOK 6499, AT PAGE 47, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTH 88°31'58" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.25 FEET; THENCE SOUTH 42°09'56" EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 62.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3595.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 81°36'15" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°33'46", A DISTANCE OF 98.05 FEET TO A NON-TANGENT LINE; THENCE SOUTH 03°32'49" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 125.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3590.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 85°09'43" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°54'15", A DISTANCE OF 119.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°56'02" WEST, A DISTANCE OF 107.21 FEET TO THE NORTH LINE OF A 20 FOOT WIDE PUBLIC UTILITIES EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5798, AT PAGE 389, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH 88°31'58" WEST, ALONG SAID NORTH LINE, PARALLEL WITH AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 (ONE-QUARTER) OF SAID SECTION 2, DISTANCE OF 1006.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS: 471869 SQUARE FEET OR 10.8326 ACRES.

LEGAL DESC. REVISED 12-12-06
 LEGAL DESC. REVISED 5-31-06
 PARCEL NAME REVISED 8-12-05
 PARCEL NAME REVISED 4-18-05

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB NO. 2294
 LAKEVIEW CORPORATE CENTER, SUITE 350
 6415 LAKE WORTH ROAD
 LAKE WORTH, FLORIDA 33463
 PHONE (561) 966-6550 FAX: (561) 966-6172



45TH. STREET (S.R. 702)
 ADDITIONAL RIGHT-OF-WAY
 (WATER MANAGEMENT AREA)
 PARCEL 107

PROJ. NO.

2003512

SHEET NO.

1 OF 4

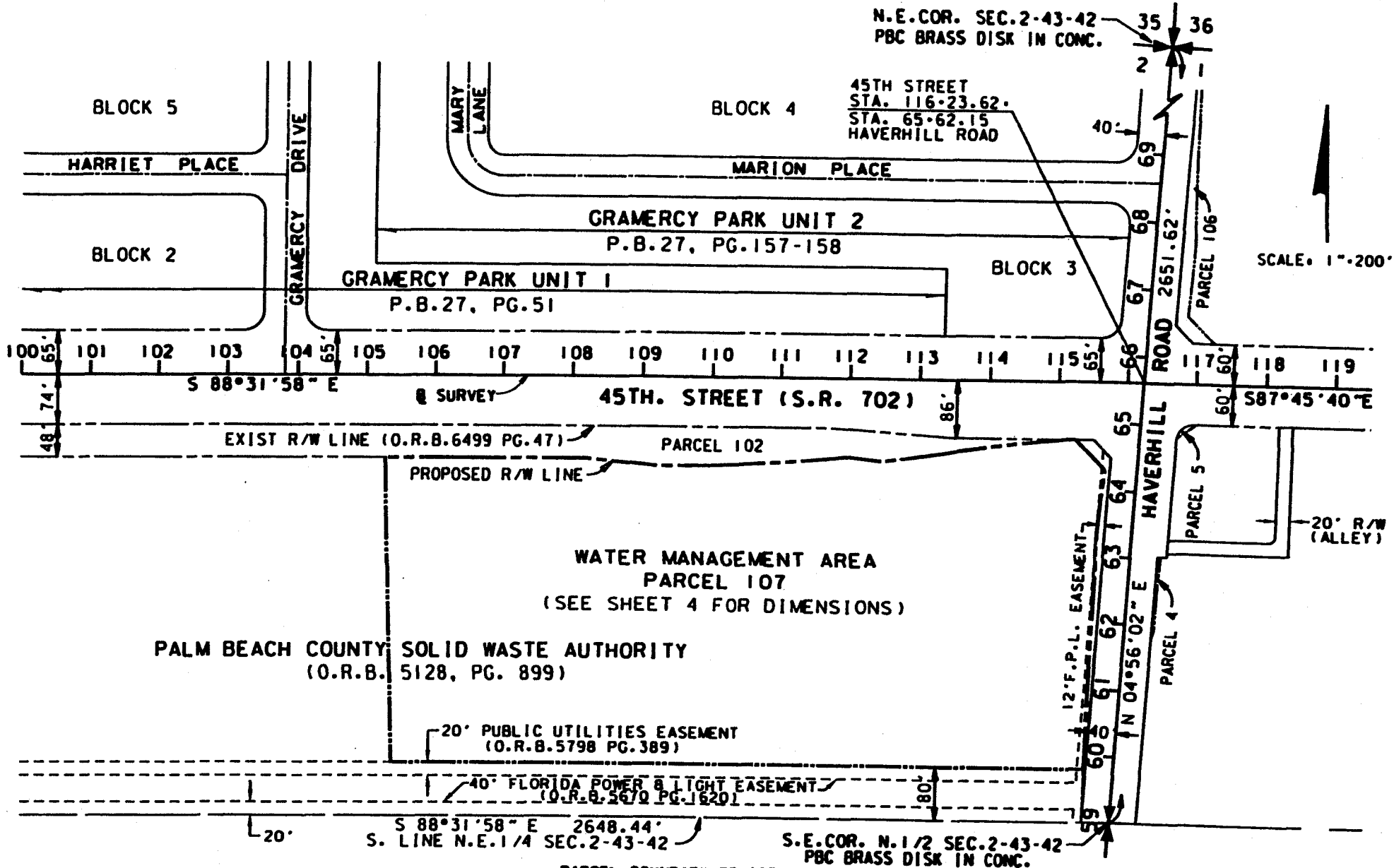


EXHIBIT "A"
2 of 4

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
LAKEVIEW CORPORATE CENTER, SUITE 305
6415 LAKE WORTH ROAD
LAKE WORTH, FLORIDA 33463
PHONE (561) 966-6550 FAX: (561) 966-6172

DRAWN
D. RIVERA
CHECKED
W. WAERS
APPROVED
W. WAERS

45TH. STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
(WATER MANAGEMENT AREA)
PARCEL 107

PROJ. NO.
2003512
SHEET NO.
2 OF 4

SURVEYOR'S NOTES:
1.- THIS IS NOT A SURVEY
2.- SKETCH TO ACCOMPANY LEGAL DESCRIPTION
3.- SEE SHEET 1 FOR LEGAL DESCRIPTION
4.- SEE SHEET 4 FOR SURVEYOR'S REPORT

N.E.COR. SEC.2-43-42
PBC BRASS DISK IN CONC.

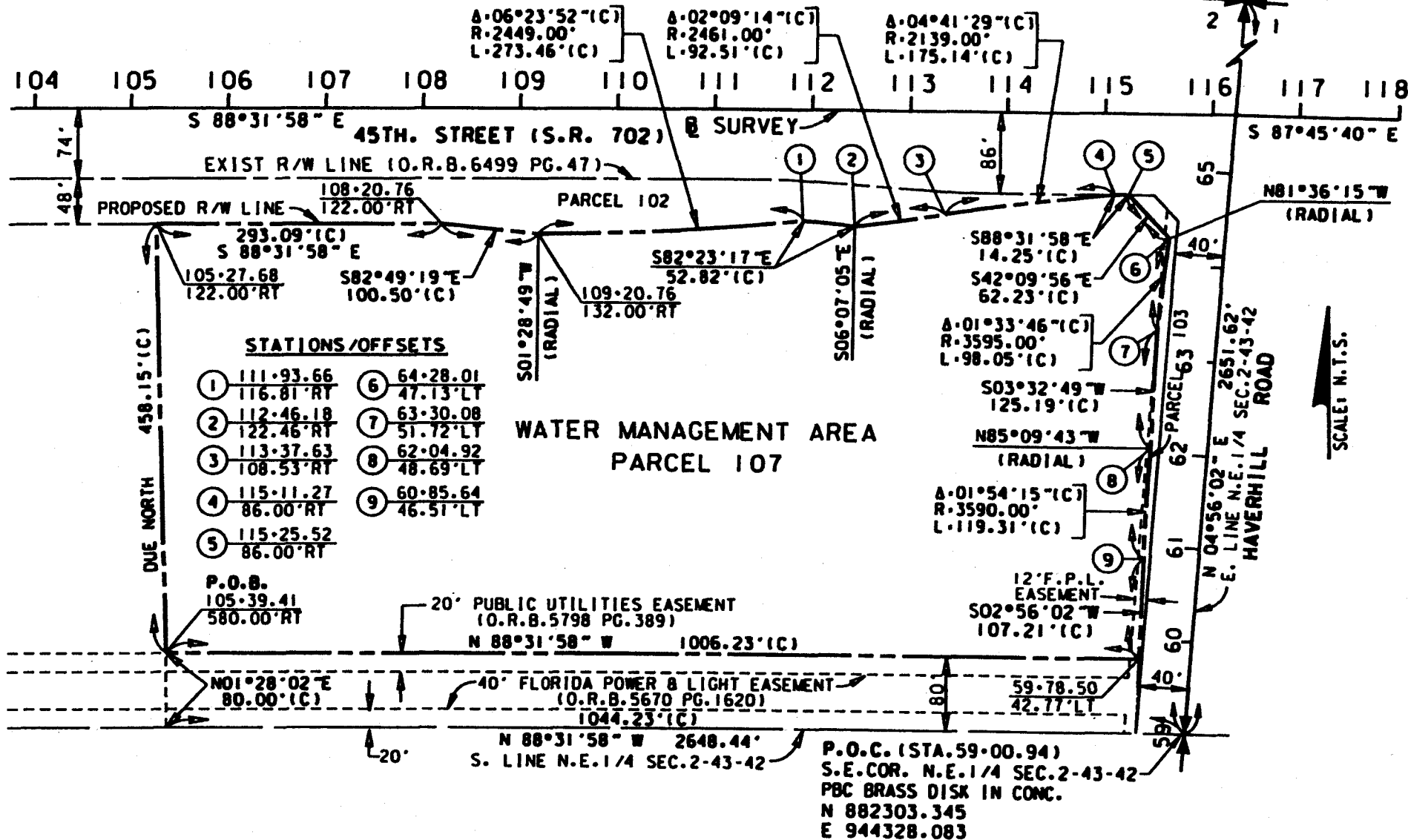


EXHIBIT "A"
3 of 4

PARCEL BOUNDARY REVISED 12-12-06
REVISE R/W DEDICATION WIDTH 6-06-06
PARCEL BOUNDARY REVISED 5-31-06
PARCEL NAME REVISED 8-12-05
PARCEL NAME REVISED 4-18-05

METRIC ENGINEERING

CONSULTING ENGINEERS PLANNERS SURVEYORS LB 2294
LAKEVIEW CORPORATE CENTER, SUITE 305
6415 LAKE WORTH ROAD
LAKE WORTH, FLORIDA 33463
PHONE (561) 966-6550 FAX: (561) 966-6172

DESIGNED
D. RIVERA
CHECKED
W. WAERS
APPROVED
W. WAERS

45TH. STREET (S.R. 702)
ADDITIONAL RIGHT-OF-WAY
(WATER MANAGEMENT AREA)
PARCEL 107

PROJ. NO.
2003512
SHEET NO.
3 OF 4

SURVEYOR'S NOTES:

1. - THIS IS NOT A SURVEY.
2. - SKETCH TO ACCOMPANY LEGAL DESCRIPTION
3. - SEE SHEET 1 FOR LEGAL DESCRIPTION
4. - SEE SHEET 4 FOR SURVEYOR'S REPORT

EXHIBIT "A"

4 of 4

LEGEND

(C)	• CALCULATED DIMENSION	P.O.B.	• POINT OF BEGINNING
CONC.	• CONCRETE	P.O.C.	• POINT OF COMMENCEMENT
DESC.	• DESCRIPTION	PRC	• POINT OF REVERSE CURVATURE
E	• EAST	P.T.	• POINT OF TANGENCY
Δ	• CENTRAL ANGLE	R	• RADIUS
L	• ARC LENGTH	RGE.	• RANGE
N	• NORTH	R/W	• RIGHT-OF-WAY
N.W.	• NORTHWEST	S	• SOUTH
O.R.B.	• OFFICIAL RECORDS BOOK	STA.	• STATION
PBC	• PALM BEACH COUNTY	S.W.	• SOUTHWEST
PG.	• PAGE	TWP.	• TOWNSHIP
P.I.	• POINT OF INTERSECTION		

SURVEYOR'S NOTES

- 1- STATE PLANE COORDINATES AND BEARINGS ARE BASED ON NAD 83/90 AND REFER TO SECTION DATA AS PUBLISHED BY THE SURVEY SECTION OF PALM BEACH COUNTY.
- 2- THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 04°56'02" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 (ONE-QUARTER) OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 42 WEST, PALM BEACH COUNTY, FLORIDA.
- 3- THIS PARCEL SKETCH WAS PREPARED FOR THE PURPOSE OF PREPARING A LAND DESCRIPTION.
- 4- THIS IS NOT A SURVEY.
- 5- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH ATTACHED HERETO MEET THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR DESCRIPTIONS AND SKETCHES AS SET FORTH IN CHAPTER 61G17-6.006 (1) OF THE FLORIDA ADMINISTRATIVE CODE.

THIS IS NOT A SURVEY!

William Robert Waers

WILLIAM ROBERT WAERS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRANT NO. 4384

DECEMBER 12, 2006

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

PARCEL BOUNDARY REVISED 12-12-06
PARCEL BOUNDARY REVISED 5-31-06
PARCEL NAME REVISED 8-12-05
PARCEL NAME REVISED 4-18-05

METRIC ENGINEERING

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45TH. STREET (S.R. 702)
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PROJ. NO.
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4 OF 4