

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 1/11/2011 [X] Consent [] Regular
[] Public Hearing
Department
Submitted By: COUNTY ATTORNEY
Submitted For:

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: execution of A) a Quit-Claim Deed to Solid Waste Authority of Palm Beach County, FL, a dependent special district, and B) a Quit-Claim Deed to The Murphy Construction Co., a Florida corporation for profit, conveying any County interest in certain rights-of-way in Palm Beach Farms Plat #3.

Summary: Recorded quit-claim deeds to the County from West Peninsular Title Company and Absolute, Inc. have raised a title issue. County Quit-Claim Deeds have been used to resolve these title issues with other affected property owners. These Quit-Claim Deeds covers certain Palm Beach Farms Plat No. 3 strips that had lost public dedication through the West Peninsular federal lawsuit. The right-of-way property is located just north of the Solid Waste Authority's Cross State Landfill property and south of the Murphy Construction Co. property between Pike Road and Benoist Farms road in unincorporated Palm Beach County, Florida. District 6 (PFK)

Background and Justification: The Quit-Claim Deeds covers certain Palm Beach Farms Plat No. 3 right-of-way strips that had lost their public dedication through the West Peninsular federal lawsuit.

Attachments:

- 1. Quit-Claim Deed to Solid Waste Authority
- 2. Quit-Claim Deed to Murphy Construction Co.

Recommended by: [Signature] 12/20/10
County Attorney Date

Approved by: N/A
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	<u>0</u>	<u>0</u>	_____	_____	_____
Operating Costs	<u>0</u>	<u>0</u>	_____	_____	_____
External Revenues	<u>0</u>	<u>0</u>	_____	_____	_____
Program Income (County)	<u>0</u>	<u>0</u>	_____	_____	_____
In-Kind Match (County)	<u>0</u>	<u>0</u>	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	<u>0</u>	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	_____	_____	_____

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: No. fiscal impact to Palm Beach County.

III. REVIEW COMMENTS

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

12/14/10
OFMB
12/20/2010

12/21/10
Contract Development and Control

B. Legal Sufficiency:

12/14/10
Paul F. F.
Assistant County Attorney

C. Other Department Review:

Department Director

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

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PREPARED BY AND AFTER
RECORDING RETURN TO:
WC-70
Bernard A. Conko
Cohen, Norris, Scherer, et. al.
712 US Highway One, Ste. 400
North Palm Beach, FL 33408

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed as of the ____ day of _____, 2011 by PALM BEACH COUNTY, a political subdivision of the State of Florida, first party, to SOLID WASTE AUTHORITY OF PALM BEACH COUNTY, FLORIDA, a Florida dependent special district, whose mailing address is 7501 North Jog Road, West Palm Beach, FL 33412, second party.

WITNESSETH, that the first party, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Palm Beach County, State of Florida, to wit:

**A parcel of land lying in Section 33, Township 43 South, Range 42
East, Palm Beach County, Florida, and more specifically described as follows:**

The South one half of that 30' strip of land lying immediately North of Tracts 16, 17 and 18, and South of Tracts 7, 8 and 9, Block 6, Palm Beach Farms Co. Plat No. 3, recorded in Plat Book 2, pages 45 through 54 of the Public Records of Palm Beach County, Florida.

Less the East 25 feet thereof, and subject to an easement for canal purposes over the West 100 feet thereof.

SUBJECT TO all restrictions, reservations and other matters or record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

First party has caused this Quit Claim Deed to be executed as of the day and year first above written.

Attest:
Sharon R. Bock,
Clerk & Comptroller

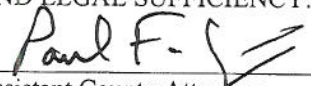
PALM BEACH COUNTY, a political
subdivision of the State of Florida

BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Karen Marcus, Chair

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


Assistant County Attorney

PREPARED BY AND AFTER
RECORDING RETURN TO:
WC-70
Bernard A. Conko
Cohen, Norris, Scherer, et. al.
712 US Highway One, Ste. 400
North Palm Beach, FL 33408

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed as of the ____ day of _____, 2011 by PALM BEACH COUNTY, a political subdivision of the State of Florida, first party, to THE MURPHY CONSTRUCTION CO., a Florida corporation for profit, whose mailing address is P. O. Box 3768, West Palm Beach, FL 33402, second party.

WITNESSETH, that the first party, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Palm Beach County, State of Florida, to wit:

**A parcel of land lying in Section 33, Township 43 South, Range 42
East, Palm Beach County, Florida, and more specifically described as follows:**

The North one half of that 30' strip of land lying immediately North of Tracts 16, 17 and 18, and South of Tracts 7, 8 and 9, Block 6, Palm Beach Farms Co. Plat No. 3, recorded in Plat Book 2, pages 45 through 54 of the Public Records of Palm Beach County, Florida.

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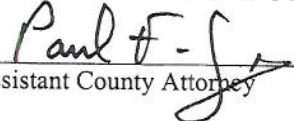
PALM BEACH COUNTY, a political
subdivision of the State of Florida

BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Karen Marcus, Chair

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


Assistant County Attorney