Agenda Item #: 3-C-4

PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS** AGENDA ITEM SUMMARY

Meeting Date: February 1, 2011 [X] 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 approve:
A) A Palm Beach County (County) Deed in favor of the Florida Department of Transportation (FDOT) for right-of-way on Boynton Beach Boulevard; and
B) A partial release of a Permanent Construction Easement adjacent to Boynton Beach Boulevard.
SUMMARY: Approval of this item will allow a County Deed to FDOT for right-of-way on Boynton Beach Boulevard, lying on the north side of Boynton Beach Boulevard between State Road 7 and Lyons Road, and the partial release of a Permanent Construction Easement that is no longer required.
District 5 (PK)
Background and Justification: The County acquired 12 feet of additional right-of-way by Official Record Book 16189, page 1358, at no cost, for Boynton Beach Boulevard. The property is located on the north side of Boynton Beach Boulevard, between State Road 7 and Lyons Road. Boynton Beach Boulevard is a FDOT roadway. FDOT has requested that the County transfer this right-of-way to them. Staff has reviewed the request and recommends approval.
The County also has 15 feet of Permanent Construction Easement overlapping 12 feet of right-of-way. The 12 feet portion of the Permanent Construction Easement overlapping the right-of-way is no longer required. A partial release of this easement is also recommended.
Attachments: 1. Location Map 2. County Deed with Exhibit "A" and Exhibit "B" 3. Release of Permanent Construction Easement Rights with Exhibit "A" and Exhibit "B"
Recommended by: Omely 9 Furnamy 12/20/10 Division Director Date
Approved by: 12/28/16 County Engineer Date

II. FISCAL IMPACT ANALYSIS

A.	Five	Year	Summary	of	Figcal	Tmpact.
		LCal	Dunmary	OT	riscar	Impact:

Fiscal Years	2011 -0- -0- -0- -0- -0-	2012	2013	2014	2015
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0- -0- -0- -0- -0-	-0- -0- -0- -0- -0-	-0- -0- -0- -0- -0-	-0- -0- -0- -0- -0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
(00002)	_		-0-	-0-	-0-
NET FISCAL IMPACT	#	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-
					

Is Item Included In	Current	Budget?	Yes		No	•
Budget Account No.:	Fund	Dept.		Unit	Object_	- .
Reporting Category				,		

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

W	THIS	ITEM	HAS	NO	FISCAL	ТМЪХСТ
			TITLE	110	LTOCHE	IMPAC

C. Departmental Fiscal Review:	•
--------------------------------	---

III. REVIEW COMMENTS

_				and the second s		•		
A.	OFMB	Fiscal	and/or	Contract	Dev.	and	Control	Comments:

OFMB

Contract Dev. and Control

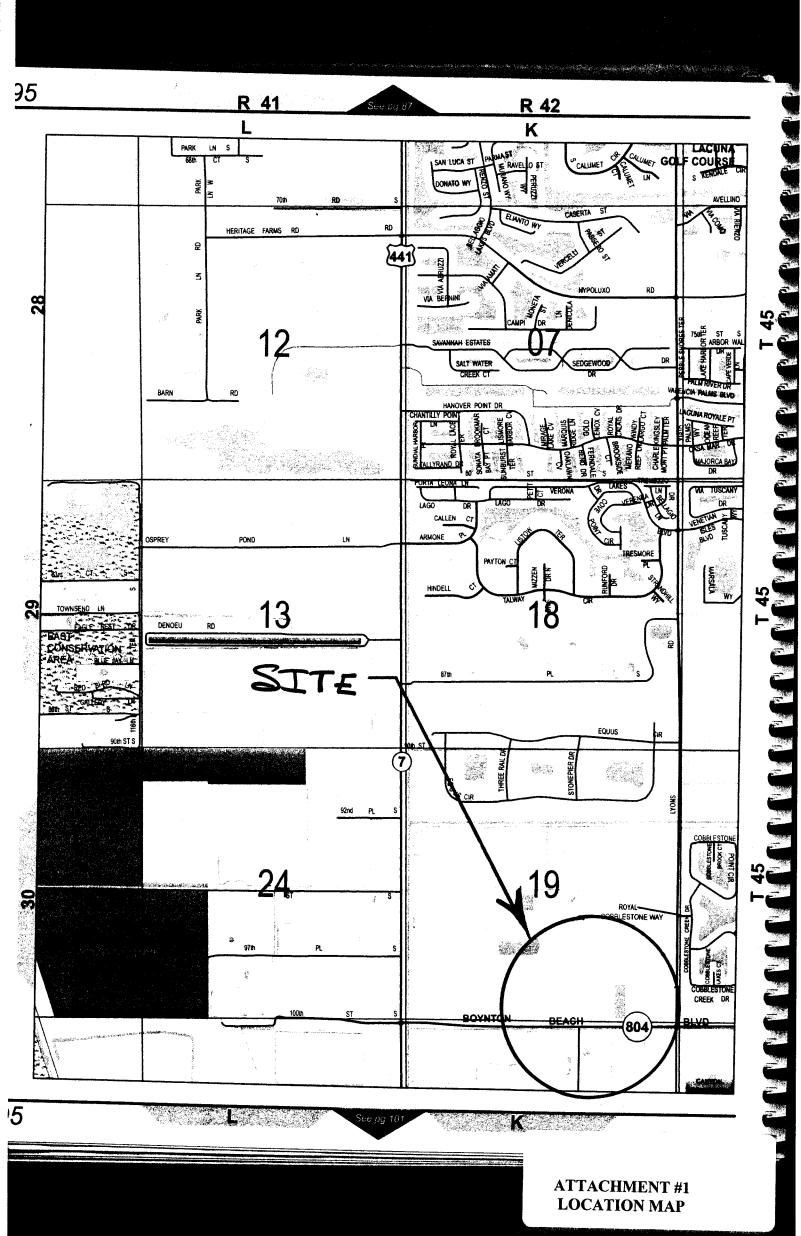
B. Legal Sufficiency

Assistant County Attorney

C. Other Department Review:

Department Director

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



03-BSD.03-06/93

This instrument prepared

under the direction of:

Laurice C. Mayes, Esq. Sketch & Legal description

Prepared by:

Associated Land Surveyors, Inc.

Document prepared by:

Diana Helmer (10-04-10)

Department of Transportation

3400 W. Commercial Boulevard

Ft. Lauderdale, Florida 33309

Parcel No. N/A Item/Segment No. N/A

Section No. 93210-2524

Managing District:

S.R. No. 804

County: Palm Beach

(Boynton Beach Boulevard)

COUNTY DEED

THIS DEED, made this day of by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose address is: 301 N. Olive Avenue, West Palm Beach, Florida 33401, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, whose address is: 3400 W. Commercial Boulevard, Ft. Lauderdale, Florida 33309, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

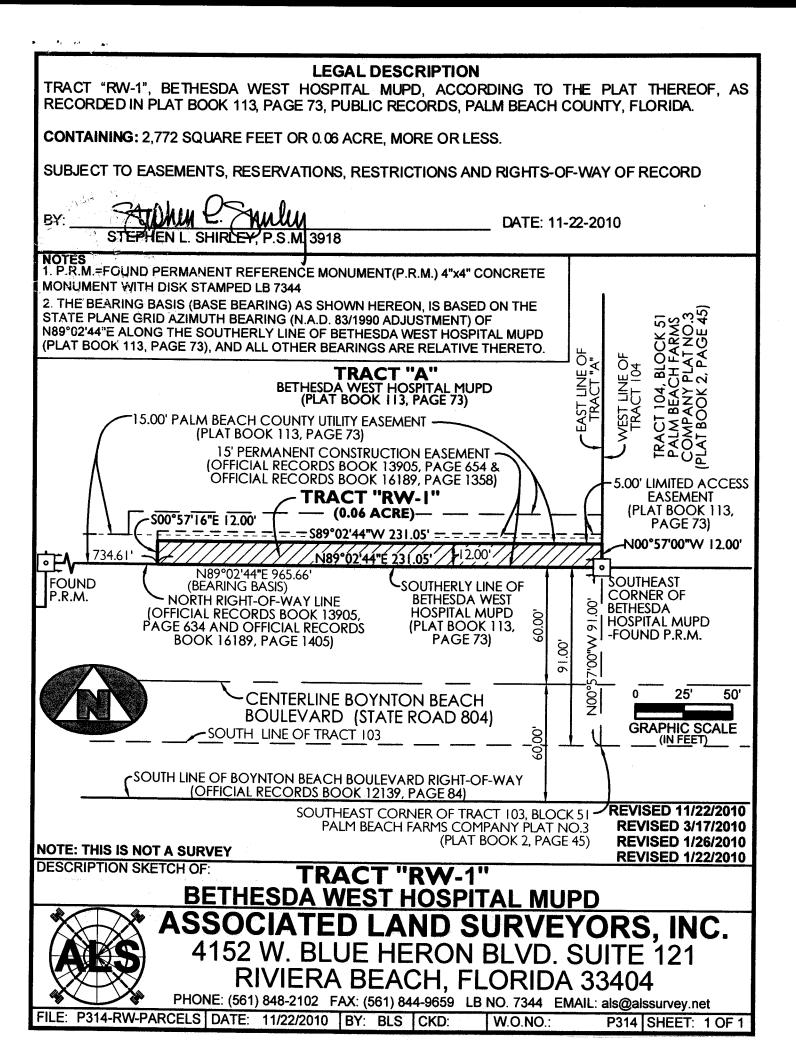
(Property more particularly described in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof) Legal Description and Sketch for Tract "RW-1" and "RW-2" Bethesda West Hospital MUPD

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

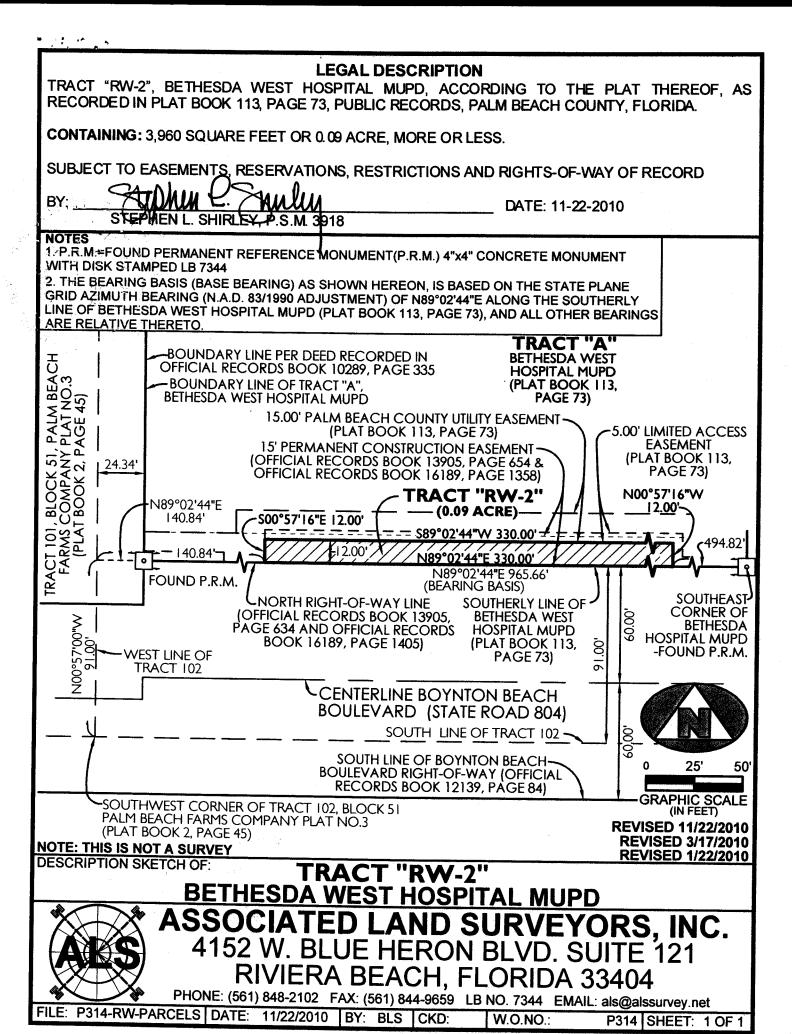
TO HAVE AND TO HOLD, the same in fee simple forever.

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

ATTEST:	PALM BEACH COUNTY, FLORIDA
SHARON R. BOCK,	By: Its Board of County
Clerk & Comptroller	Commissioners
By:	D
Clerk (or Deputy Clerk)	By: Karen T. Marcus, Chair
	march 1. Marcus, Charl
APPROVED AS TO FORM AND	
LEGAL SUFFICIENCY	
By:	
County Attorney	
STATE OF FLORIDA	
COUNTY OF PALM BEACH	
The foregoing instrument was ackn	owledged before me this
day of, 201, by	
, Chair or Vice-Chair, Board of County	Commissioners, who is
personally known to me or who has prodidentification.	ucedas
Typed name of Acknowledger	
Deputy Clerk	



ATTACHMENT #2 EXHIBIT "A"



ATTACHMENT #2 EXHIBIT "B" 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, Florida 33416

Attention: Sherry Wildner Account No.: 1010

RELEASE OF PERMANENT CONSTRUCTION RIGHTS

Whereas, a Permanent Construction Easement, was recorded in Official Record Book 13905, Page 654, Public Records of Palm Beach County, Florida; and,

Whereas, said Permanent Construction Easement was assigned to Palm Beach County, as recorded in Official Record Book 16189, Page 1358, Public Records, Palm Beach County, Florida; and,

Whereas, said easement was assigned at no cost to Palm Beach County; and,

Whereas, a portion of said easement is not needed currently or in the future by Palm Beach County; and,

Whereas, the property owner has made a request for the release of the easement; and,

Whereas, Staff has reviewed the request and finds it is appropriate to release a portion of said Permanent Construction Easement as described in Official Record Book 13905, Page 654 and as assigned in Official Record Book 16189, Page 1358, Public Records, Palm Beach County, Florida that encumbers Tract "RW-1" and "RW-2", Bethesda West Hospital MUPD, according to the plat thereof, as recorded in Plat Book 113, Page 73, Public Records of Palm Beach County, Florida.

NOW, THEREFORE, the County does hereby release those portions of the easements as described in attached Exhibit "A" and Exhibit "B".

IN WITNESS WHEREOF, the Construction Easement Rights t	County has caused this Release of Permanent to be executed on this day of
ATTEST: Sharon R. Bock Clerk and Comptroller	PALM BEACH COUNTY, a political subdivision of the State of Florida By its BOARD OF COUNTY COMMISSIONERS
By: Deputy Clerk	By: Karen T. Marcus, Chair
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:	
County Attorney	

TRACT "RW-1", BETHESDA WEST HOSPITAL MMPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 73, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA CONTAINING:2,772 SQUARE FEET OR 0.06 ACRE, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD BY: DATE: 11-22-2010	1	
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD BY: STEPHEN L SHIPEMP S.M. 3918 NOTES 1. P.R.MFCUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED 18 734 2. THE BEARING BASIS (BASE BEARING) AS SHOWN HEREON, IS BASED ON THE STATE PLANE GRID AZIMITH BEARING (N.A.D. 83/1990 ADJUSTMENT) OF N89*02*44"* ALONG THE SOUTHER! Y LINE OF BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73) 15. PERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 15. PERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 15. PERMANENT CONSTRUCTION EASEMENT (OFFICIAL RECORDS BOOK 13905, PAGE 6554 & OFFICIAL RECORDS BOOK 13905, PAGE 6554 &		LEGAL DESCRIPTION TRACT "RW-1", BETHESDA WEST HOSPITAL MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 73, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
STEPHEN L. SHIRZEM P.S.M. 3918 NOTES 1. PR. M.=FOUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4"A" CONCRETE MONUMENT WITH DISK STAMPED LIS 7344 2. THE BEARING BASIS (BASE BEARING) AS SHOWN HEREON, IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING (N.A.D. 837990 ADJUSTMENT) OF N89'02'44"E ALONG THE SOUTHERLY LINE OF BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73) 15.00' PALM BEACH COUNTY UITILITY EASEMENT (PLAT BOOK 113, PAGE 73) 15.00' PALM BEACH COUNTY UITILITY EASEMENT (PLAT BOOK 113, PAGE 73) 15.00' PALM BEACH COUNTY UITILITY EASEMENT (PLAT BOOK 113, PAGE 73) 15.00' FRICAL RECORDS BOOK 13905, PAGE 534 & OFFICIAL RECORDS BOOK 13905, PAGE 634 & OFFICIAL RECORDS BOOK 16189, PAGE 1389) 1734.61' N89"02"44" 935.66' (N.98"02"44" 935.66' (N.98"02"44" 935.66') (N.98"02"47" 935.66') (N.98"02"47" 935.66') (N.98"02"47" 936.66') (N.98"02"47" 936.66') (N.98"02"47" 936.66') (N.98"02"47" 936		CONTAINING: 2,772 SQUARE FEET OR 0.06 ACRE, MORE OR LESS.
NOTES THEN L. SHIRLEY, P.S.M. 3918 NOTES 1. P.R.M. = FOUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4":"CONCRETE MONUMENT WITH DISK STAMPED UB 7344. I. P.R.M. = FOUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4":"CONCRETE MONUMENT WITH DISK STAMPED UB 7344. I. P.R.M. = FOUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4":"CONCRETE MONUMENT WITH DISK STAMPED UB 7344. MONUMENT WITH DEAR STATE PLANE GRID AZIMUTH BEARING (N.A.D. 83/1990 ADJUSTMENT) OF MOSPICAL MUPD (PLAT BOOK 113, PAGE 73), AND ALL OTHER BEARINGS ARE RELATIVE THERETO. TRACT "A" BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73) I. S.OUT PALM BEACH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. S.OUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. S.OUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COUNTY UTILITY ASSEMENT (PLAT BOOK 113, PAGE 73) I. SOUTH SEECH COU		SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD
1. P. R. M.=FOUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4"%" CONCRETE MONUMENT WITH DISK STAMPED LIB 7344 2. THE BEARING BASIS (BASE BEARING) AS SHOWN HEREON, IS BASED ON THE STATE PLANE GRID AZIMUTH BEARING (N.A.D. 83/1990 AUJUSTMENT) OF MOSPO244"E ALONG THE SOUTHERLY LINE OF BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73), AND ALL OTHER BEARINGS ARE RELATIVE THERETO. TRACT "RW-I" BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73) 15.00" PALM BEACH COUNTY UTILITY EASEMENT (OFFICIAL RECORDS BOOK 1399) PAGE 654 & OFFICIAL RECORDS BOOK 16189; PAGE 1358) TRACT "RW-I" (PLAT BOOK 113, PAGE 73) 15.00" ST/16" 12:00" TRACT "RW-I" (O.96 ACREE) 17.3461" N89"02"4"E 95.560" NORTH RIGHT-OF-WAY LINE (O.96 ACREE) 17.3461" N89"02"4"E 95.560" NORTH RIGHT-OF-WAY LINE (O.96 ACREE) 17.3461" N89"02"4"E 95.560" SOUTHEAST LINE OF BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73) REFINEDA CENTERLINE BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 1399), PAGE 834 AND OFFICIAL RECORDS (PLAT BOOK 113, PAGE 73) CENTERLINE BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139; PAGE 834 (N.H.) PAGE 73) SOUTHEAST CORNER OF TRACT 103 BLOCK 51 (PLAT BOOK 1239; PAGE 845) NOTE: THIS IS NOT A SURVEY DESCRIPTION SKETCH OF: TRACT "RW-1" BETHESDA WEST HOSPITAL MUPD ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE (681) 848-2102 FAX: (661) 844-9659 LB NO 7344 EMML: als@alssurvey.net		STEPHEN L. SHIRLEY, P.S.M. 3918
STATE PLANE GRID AZIMUTE BEARING (N.A.D. 83/1990 ADJUSTMENT) OF N89/02/44"E ALONG THE SOUTHERLY LINE OF BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73), AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73) 15.00" PALM BEACH COUNTY UTILITY EASEMENT (PLAT BOOK 113, PAGE 73) 15.00" PALM BEACH COUNTY UTILITY EASEMENT (PLAT BOOK 113, PAGE 73) 15.00" FERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 15.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 15.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 15.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 16.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 17.34.61" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 16.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 17.34.61" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 17.34.61" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 17.34.61" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 18.90" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 19.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 19.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, PAGE 73) 10.00" SPERMANENT CONSTRUCTION EASEMENT (PLAT BOOK 113, P		1. P.R.M.=FGUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4"x4" CONCRETE
SOUTH LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804) SOUTH LINE OF TRACT 103 SOUTH LINE		N89°02'44"E ALONG THE SOUTHERLY LINE OF BETHESDA WEST HOSPITAL MUPD
(PLAT BOOK 113, PAGE 73) 15' PERMANENT CONSTRUCTION EASEMENT (OFFICIAL RECORDS BOOK 13905, PAGE 654 & OFFICIAL RECORDS BOOK 13905, PAGE 654 & OFFICIAL RECORDS BOOK 16189, PAGE 1358) TRACT "RW-I" (0.04 ACRE) (0.04 ACRE) (PLAT BOOK 113, PAGE 73) NO0*57*16*E 12.00* (PLAT BOOK 113, PAGE 1358) TRACT "RW-I" (PLAT BOOK 113, PAGE 1358) FOUND (PLAT BOOK 113, PAGE 1358) NO0*57*16*E 12.00* NE9*02*44*E 23.05* NO0*57*16*E 12.00* NO0*57*16*E		(PLAT BOOK 113, PAGE 73)
(OFFICIAL RECORDS BOOK 13905, PAGE 654 8, OFFICIAL RECORDS BOOK 16189, PAGE 1358) TRACT "RW-I" (0.64 ACRE) (1.04 ACRE) (1.05 ACRE) (1.05 ACRE) (1.05 ACRE) (1.05 ACRE) (1.06 ACRE) (1.07 ACRE)		(PLAT BOOK 113, PAGE 73)
TRACT "RW-I" (0.06 ACRE) 734.61' N89°02'44"E 95.56' NORTH RIGHT-OF-WAY LINE OFFICIAL RECORDS BOOK 1390.5, PAGE 534 AND OFFICIAL RECORDS BOOK 16189, PAGE 1405) CENTERLINE BOYNTON BEACH BOULEVARD (STATE ROAD 804) SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 1239, PAGE 84) SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139, PAGE 84) SOUTHEAST CORNER OF TRACT 103 SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139, PAGE 84) SOUTHEAST CORNER OF TRACT 103, BLOCK 51 PALM BEACH FARM'S COMPANY PLAT NO.3 (PLAT BOOK 12. PAGE 45) REVISED 11/22/2010 RE	l	(OFFICIAL RECORDS BOOK 13905, PAGE 654 &)
N89°02'44" N31.05" N89°02'44" N31.05" N00°57'00" N12.00" N89°02'44" S65.66" NORTH RIGHT-OF-WAY LINE OF BETHESDA WEST (CORNER OF BETHESDA WEST (NOT 113, SOUTHEAST CORNER OF BETHESDA NEST (CORNER OF BETHESDA NES		TRACT "RW-I" EASEMENT (PLAT BOOK 113,
SOUTHEAST SOUTHERLY LINE OF SOUTHERLY LI	L	N00°57'00"W 12.00'
SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY PLAT NO.3 PALM BEACH FARMS COMPANY PLAT NO.3 PALM BEACH FARMS COMPANY PLAT NO.3 PALM BEACH FARMS COMPANY PLAT NO.3 PASSOCIATED LAND SURVEY PHONE: (561) 848-2102 FAX: (561) 848-2659 LB NO. 7344 EMAIL: als@alssurvey.net	L	N89°02'44"E 965 66'
CENTERLINE BOYNTON BEACH BOULEVARD (STATE ROAD 804) SOUTH LINE OF TRACT 103 SOUTH BEACH FARMS COMPANY PLAT NO.3 PAGE 4534 AND OFFICIAL RECORDS BOOK 16189, PAGE 1405) CENTERLINE BOYNTON BEACH BOULEVARD (STATE ROAD 804) SOUTH LINE OF TRACT 103 SOUTH LINE OF TRACT 103 SOUTH BEACH FARMS COMPANY PLAT NO.3 PALM BEACH FARMS COMPANY PLAT NO.3 (PLAT BOOK 2, PAGE 45) REVISED 11/22/2010		P.R.M. (BEARING BASIS) SOUTHERLY LINE OF SOUTHEAST CORNER OF
CENTERLINE BOYNTON BEACH BOULEVARD (STATE ROAD 804) SOUTH LINE OF TRACT 103 SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139, PAGE 84) SOUTHEAST CORNER OF TRACT 103, BLOCK 51 PALM BEACH FARMS COMPANY PLAT NO.3 (PLAT BOOK 2, PAGE 45) REVISED 11/22/2010 REVISED 11/22/2010 REVISED 11/22/2010 REVISED 11/22/2010 REVISED 11/22/2010 REVISED 1/22/2010 REVISED 3/17/2010 REVISED 3		PAGE 634 AND OFFICIAL RECORDS (PLAT BOOK 113, S) 5 HOSPITAL MUPD
CENTERLINE BOYNTON BEACH BOULEVARD (STATE ROAD 804) SOUTH LINE OF TRACT 103 SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139, PAGE 84) SOUTHEAST CORNER OF TRACT 103, BLOCK 51 PALM BEACH FARMS COMPANY PLAT NO.3 (PLAT BOOK 2, PAGE 45) REVISED 11/22/2010 REVISED 11/2/2010 REVISED 11/22/2010		1813.
SOUTH LINE OF TRACT 103 SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139, PAGE 84) SOUTHEAST CORNER OF TRACT 103, BLOCK 51 PALM BEACH FARMS COMPANY PLAT NO.3 (PLAT BOOK 2, PAGE 45) REVISED 11/22/2010 REVISED 1/26/2010 REVISED 1/22/2010		CENTERLINE BOYNTON BEACH 8 0 25' 50'
SOUTH LINE OF BOYNTON BEACH BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139, PAGE 84) SOUTHEAST CORNER OF TRACT 103, BLOCK 51 PALM BEACH FARMS COMPANY PLAT NO.3 (PLAT BOOK 2, PAGE 45) REVISED 11/22/2010 REVISED 3/17/2010 REVISED 1/26/2010 REVISED 1/22/2010 REVISED 1/26/2010 REVISED 1/22/2010		BOULL VARD (STATE ROAD 804)
PALM BEACH FARMS COMPANY PLAT NO.3 (PLAT BOOK 2, PAGE 45) REVISED 3/17/2010 REVISED 1/26/2010 REVISED 1/22/2010 REVISED 1/26/2010 REVISED		(OFFICIAL RECORDS BOOK 12139, PAGE 84)
NOTE: THIS IS NOT A SURVEY DESCRIPTION SKETCH OF: TRACT "RW-1" BETHESDA WEST HOSPITAL MUPD ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net		
ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net		OTE: THIS IS NOT A SURVEY (PLAT BOOK 2, PAGE 45) REVISED 1/26/2010
ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net	D	TRACT "RW-1"
ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net		BETHESDA WEST HOSPITAL MUPD
4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net		** ASSOCIATED LAND SURVEYORS, INC.
PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net		4152 W. BLUE HERON BLVD. SUITE 121
		RIVIERA BEACH, FLORIDA 33404
	FI	LE: P314-RW-PARCELS DATE: 11/22/2010 BY: BLS CKD: W.O.NO.: P314 SHEET: 1 OF 1

ATTACHMENT #3 EXHIBIT "A"

P314 SHEET: 1 OF 1

	,
LEGAL DESCRIPTION TRACT "RW-2", BETHESDA WEST HOSPITAL MUPD, ACCORDING TO THE RECORDED IN PLAT BOOK 113, PAGE 73, PUBLIC RECORDS, PALM BEACH COU	PLAT THEREOF, AS NTY, FLORIDA.
CONTAINING: 3,960 SQUARE FEET OR 0.09 ACRE, MORE OR LESS.	
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WA	AY OF RECORD
BY: DATE: 11-22-2 STEPMEN L. SHIRLEY, P.S.M. 3918	2010
NOTES 1. P.R.M. ≠FOUND PERMANENT REFERENCE MONUMENT(P.R.M.) 4"x4" CONCRETE MONUMENT DISK STAMPED LB 7344 2. THE BEARING BASIS (BASE BEARING) AS SHOWN HEREON, IS BASED ON THE STATE PERIOD AZIMUTH BEARING (N.A.D. 83/1990 ADJUSTMENT) OF N89°02'44"E ALONG THE SOUT LINE OF BETHESDA WEST HOSPITAL MUPD (PLAT BOOK 113, PAGE 73), AND ALL OTHER EARE RELATIVE THERETO.	LANE HERLY
BOUNDARY LINE PER DEED RECORDED IN OFFICIAL RECORDS BOOK 10289, PAGE 335 BOUNDARY LINE OF TRACT "A", BETHESDA WEST HOSPITAL MUPD PAGE 73)	ST PD
15.00 PALM BEACH COUNTY UTILITY EASEMENT (PLAT BOOK 113, PAGE 73) 15' PERMANENT CONSTRUCTION EASEMENT (OFFICIAL RECORDS BOOK 13905, PAGE 654 & OFFICIAL RECORDS BOOK 16189, PAGE 1358)	5.00' LIMITED ACCESS EASEMENT (PLAT BOOK 113, PAGE 73)
TRACT "RW-2" N89°02'44"E	N00°57'16"W 12.00'- 494.82'
FOUND P.R.M. N89°02'44"E 965.66' (BEARING BASIS) NORTH RIGHT-OF-WAY LINE SOUTHERLY LINE OF	SOUTHEAST
OFFICIAL RECORDS BOOK 13905, BETHESDA WEST PAGE 634 AND OFFICIAL RECORDS HOSPITAL MUPD	CORNER OF BETHESDA HOSPITAL MUPD -FOUND P.R.M.
CENTERLINE BOYNTON BEACH BOULEVARD (STATE ROAD 804) SOUTH LINE OF TRACT 102	
SOUTH LINE OF BOYNTON BEACH-BOULEVARD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 12139, PAGE 84)	0 25' 50' GRAPHIC SCALE
SOUTHWEST CORNER OF TRACT 102, BLOCK 51 PALM BEACH FARMS COMPANY PLAT NO.3 (PLAT BOOK 2, PAGE 45) NOTE: THIS IS NOT A SURVEY	(IN FEET) REVISED 11/22/2010 REVISED 3/17/2010 REVISED 1/22/2010
DESCRIPTION SKETCH OF: TRACT "RW-2" BETHESDA WEST HOSPITAL MUPD	
* ASSOCIATED LAND SURVEYO	RS. INC.
4152 W. BLUE HERON BLVD. SU RIVIERA BEACH, FLORIDA 33	
PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: FILE: P314-RW-PARCELS DATE: 11/22/2010 BY: BLS CKD: W.O.NO.:	

ATTACHMENT #3 EXHIBIT "B"