



**II. FISCAL IMPACT ANALYSIS**

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

| Fiscal Years                                   | 2014        | 2015  | 2016  | 2017  | 2018  |
|--|-------------|-------|-------|-------|-------|
| Capital Expenditures                           | _____       | _____ | _____ | _____ | _____ |
| Operating Costs                                | _____       | _____ | _____ | _____ | _____ |
| External Revenues                              | _____       | _____ | _____ | _____ | _____ |
| Program Income (County)                        | _____       | _____ | _____ | _____ | _____ |
| In-Kind Match (County)                         | _____       | _____ | _____ | _____ | _____ |
| <b>NET FISCAL IMPACT</b>                       | <b>\$ 0</b> | _____ | _____ | _____ | _____ |
| <b># ADDITIONAL FTE POSITIONS (Cumulative)</b> | _____       | _____ | _____ | _____ | _____ |

**Is Item Included in Current Budget:** Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

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

\* No fiscal impact.

*Wm 11-6-13*

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

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

*Susan Neary 11/12/13*  
 OFMB *SN 11/8* *tl 11/12*

*Dr. S. Jacobson 11/15/13*  
 Contract Development and Control

**B. Legal Sufficiency:**

*H. Jul 11/18/13*  
 Assistant County Attorney

**C. Other Department Review:**

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

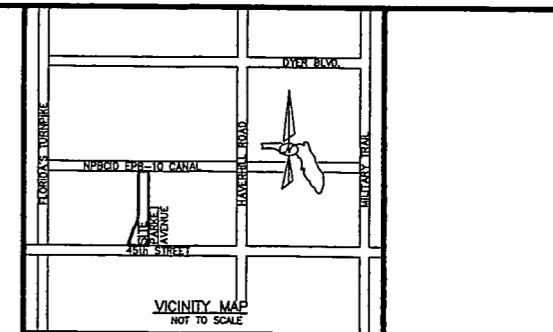
**This summary is not to be used as a basis for payment.**



# GRAMERCY COUNTY PARK

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N 1/2) OF SECTION 2,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 3



### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS:

### GRAMERCY COUNTY PARK

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

COMMENCE AT THE NORTH QUARTER (N 1/4) CORNER OF SAID SECTION 2;  
THENCE ALONG THE NORTH LINE OF SAID SECTION 2, NORTH 88°31'13" WEST FOR 40.95 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF THE PLAT OF CYPRESS RUN, RECORDED IN PLAT BOOK 68, PAGE 150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;  
THENCE ALONG SAID EXTENSION AND WEST BOUNDARY, S01°28'38"W FOR 90.00 FEET TO WELL SITE 922, RECORDED IN OFFICIAL RECORD BOOK 13232, PAGE 1739, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID WELL SITE 922 FOR THE FOLLOWING THREE (3) COURSES:

THENCE N88°31'22"W FOR 20.00 FEET;  
THENCE S01°28'38"W FOR 20.00 FEET;  
THENCE S88°31'22"E FOR 20.00 FEET TO THE SAID WEST BOUNDARY OF THE PLAT OF CYPRESS RUN;

THENCE ALONG SAID WEST BOUNDARY, S01°28'38"W FOR 1077.47 FEET TO WELL SITE 921, RECORDED IN OFFICIAL RECORD BOOK 13232, PAGE 1738, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID WELL SITE 921 FOR THE FOLLOWING THREE (3) COURSES:

THENCE N88°31'22"W FOR 20.00 FEET;  
THENCE S01°28'38"W FOR 20.00 FEET;  
THENCE S88°31'22"E FOR 20.00 FEET TO THE WEST RIGHT-OF-WAY OF PARKE AVENUE AS LAID OUT AND IN USE, GRAMERCY PARK UNIT ONE, RECORDED IN PLAT BOOK 27, PAGE 51, PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S01°28'38"W FOR 510.04 FEET TO WELL SITE 862, RECORDED IN OFFICIAL RECORD BOOK 13232, PAGE 1738, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID WELL SITE 862 FOR THE FOLLOWING THREE (3) COURSES:

THENCE N89°59'44"W FOR 20.00 FEET;  
THENCE S01°28'38"W FOR 20.00 FEET;  
THENCE S89°59'44"E FOR 20.00 FEET TO THE SAID WEST RIGHT-OF-WAY OF PARKE AVENUE AS LAID OUT AND IN USE;

THENCE ALONG SAID WEST RIGHT-OF-WAY, S01°28'38"W FOR 200.18 FEET TO THE NORTH RIGHT-OF-WAY OF 45TH STREET, RECORDED IN DEED BOOK 1055, PAGE 496 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, N88°31'42"W FOR 278.33 FEET TO THE EAST BOUNDARY OF THE PLAT OF PREMIER PARK OF COMMERCE, RECORDED IN PLAT BOOK 108, PAGE 186 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID EAST BOUNDARY FOR THE FOLLOWING COURSES:

THENCE N19°12'18"E FOR 282.53 FEET;  
THENCE N33°09'00"E FOR 88.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 480.00 FEET, WHERE THE RADIAL LINE BEARS N65°54'41"W;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A TANGENT ANGLE OF 22°37'12" FOR A DISTANCE OF 181.81 FEET TO A POINT OF TANGENCY;  
THENCE N01°28'07"E FOR 1,437.81 FEET TO SAID NORTH LINE OF SECTION 2;

THENCE ALONG SAID NORTH LINE, SOUTH 88°31'14" EAST FOR 119.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.11 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A and B;

TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR SAID TRACTS, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE CITY OF WEST PALM BEACH PLANNING DIVISION. THE MAINTENANCE OF SAID TRACTS SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL TO BE AFFIXED HERETO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BOARD OF COUNTY COMMISSIONERS

BY: \_\_\_\_\_ CHAIR

ATTEST: SHARON R. BOCK  
CLERK & COMPTROLLER

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY;  
THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA;  
THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED;  
THAT THERE ARE NO MORTGAGES OF RECORD;  
AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SOUTHEAST GUARANTY & TITLE, INC.  
DATED: 10-24-2013 BY: Kenneth L. Townsend  
KENNETH L. TOWNSEND, PRESIDENT

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION;  
THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF;  
THAT PERMANENT REFERENCE MONUMENTS (P.R.M.), ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW;  
AND, FURTHER, THAT THE PLAT COMPLES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

John E. Phillips, II, P.S.M. DATE: 11/1/13  
JOHN E. PHILLIPS, II, P.S.M.  
License No. 4828  
State of Florida

### REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

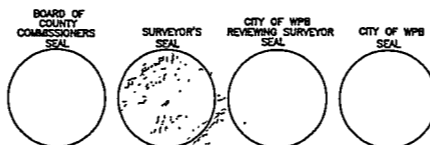
### CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

BY: Geraldine Mujko, MAYOR

### CITY PLANNING BOARD APPROVAL

BY: STEVEN MAYNARS, CHAIR



### SITE DATA

PROJECT NAME: GRAMERCY COUNTY PARK  
TRACT A: 1.89 ACRES  
TRACT B: 4.22 ACRES  
TOTAL AREA: 6.11 ACRES

### NOTES:

- BEARINGS ARE BASED ON N88°31'14"W (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE NORTH BOUNDARY OF THE PLAT OF PREMIER PARK OF COMMERCE, PLAT BOOK 108 PAGE 186.
- PERMANENT REFERENCE MONUMENT (P.R.M.), 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB3300" FOUND.  
 PERMANENT REFERENCE MONUMENT (P.R.M.), 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473" SET, UNLESS NOTED OTHERWISE.  
 MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS, INC." CAP, UNLESS NOTED OTHERWISE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

### ABBREVIATIONS:

- R - RADIUS
- A - CENTRAL ANGLE
- A - ARC LENGTH
- OR - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C. - PAGE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- L.A.E. - LIMITED ACCESS EASEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- C - CENTERLINE
- PRC or PRCO - PALM BEACH COUNTY IMPROVEMENT DISTRICT
- (D) - DIMENSION per Recorded Deed
- (P) - PLAT DIMENSION per Plat Book 108 page 186
- (M) - MEASURED DIMENSION
- (C) - CALCULATED DIMENSION
- (G) - GRID (NAD 83, 1990 ADJUSTMENT) DIMENSION

5. PLAT AREA: 6.11 ACRES, MORE OR LESS.

6. RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.

7. NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### STATE PLANE COORDINATES:

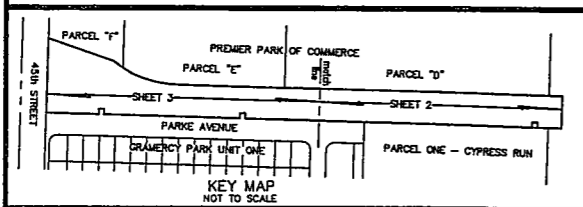
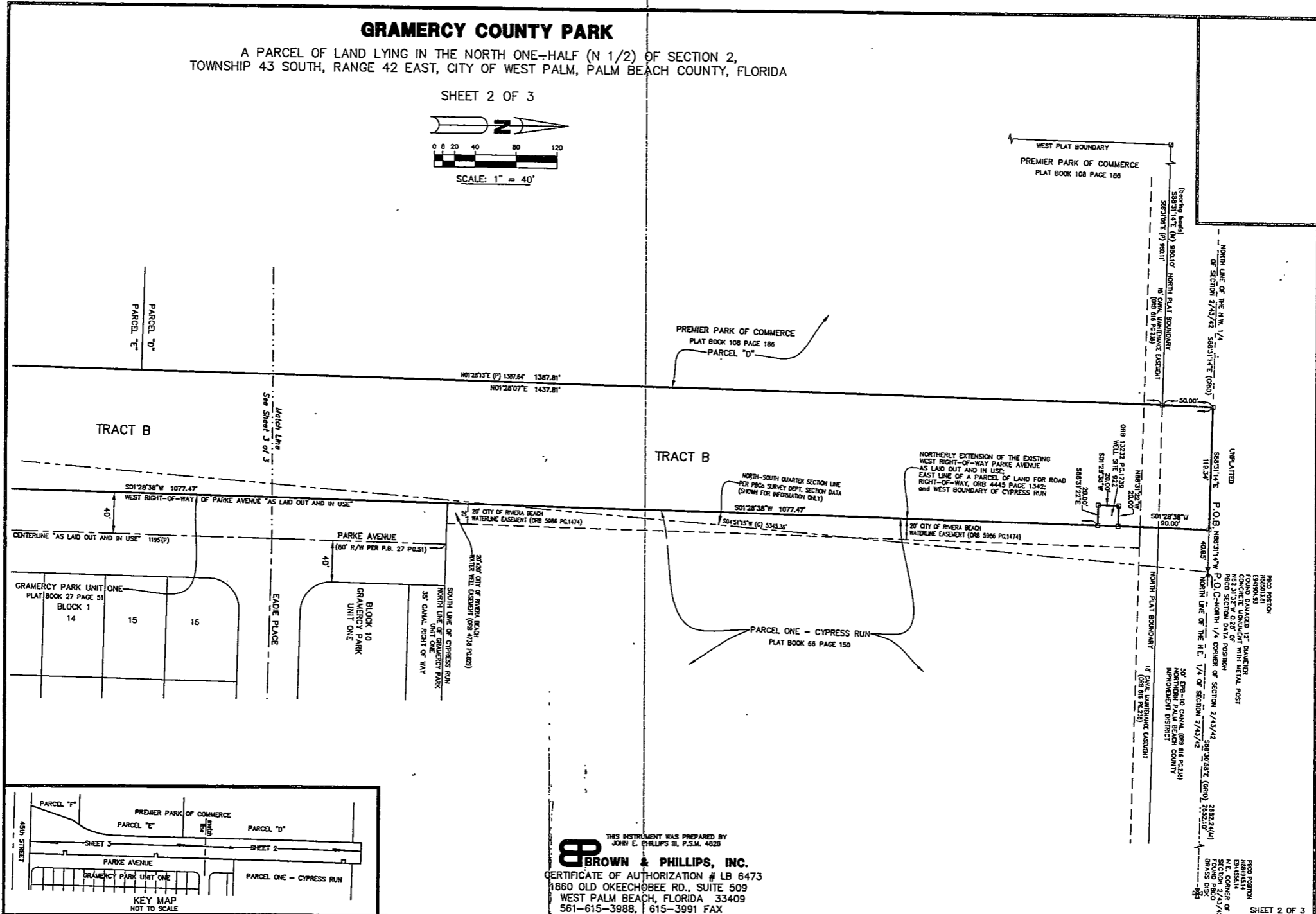
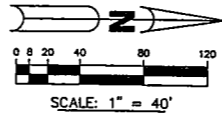
- A. COORDINATES SHOWN ARE GRID
- B. DATUM - NAD 83, 1990 ADJUSTMENT
- C. ZONE - FLORIDA EAST
- D. LINEAR UNIT - US SURVEY FOOT
- E. COORDINATE SYSTEM 1983 STATE PLANE
- F. TRANSVERSE MERCATOR PROJECTION
- G. ALL DISTANCES ARE GROUND
- H. SCALE FACTOR - 1.000034
- I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
- J. ROTATION EQUATION: NONE

THIS INSTRUMENT WAS PREPARED BY  
**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561-615-3988, 615-3991 FAX

# GRAMERCY COUNTY PARK

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N 1/2) OF SECTION 2,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 3



THIS INSTRUMENT WAS PREPARED BY  
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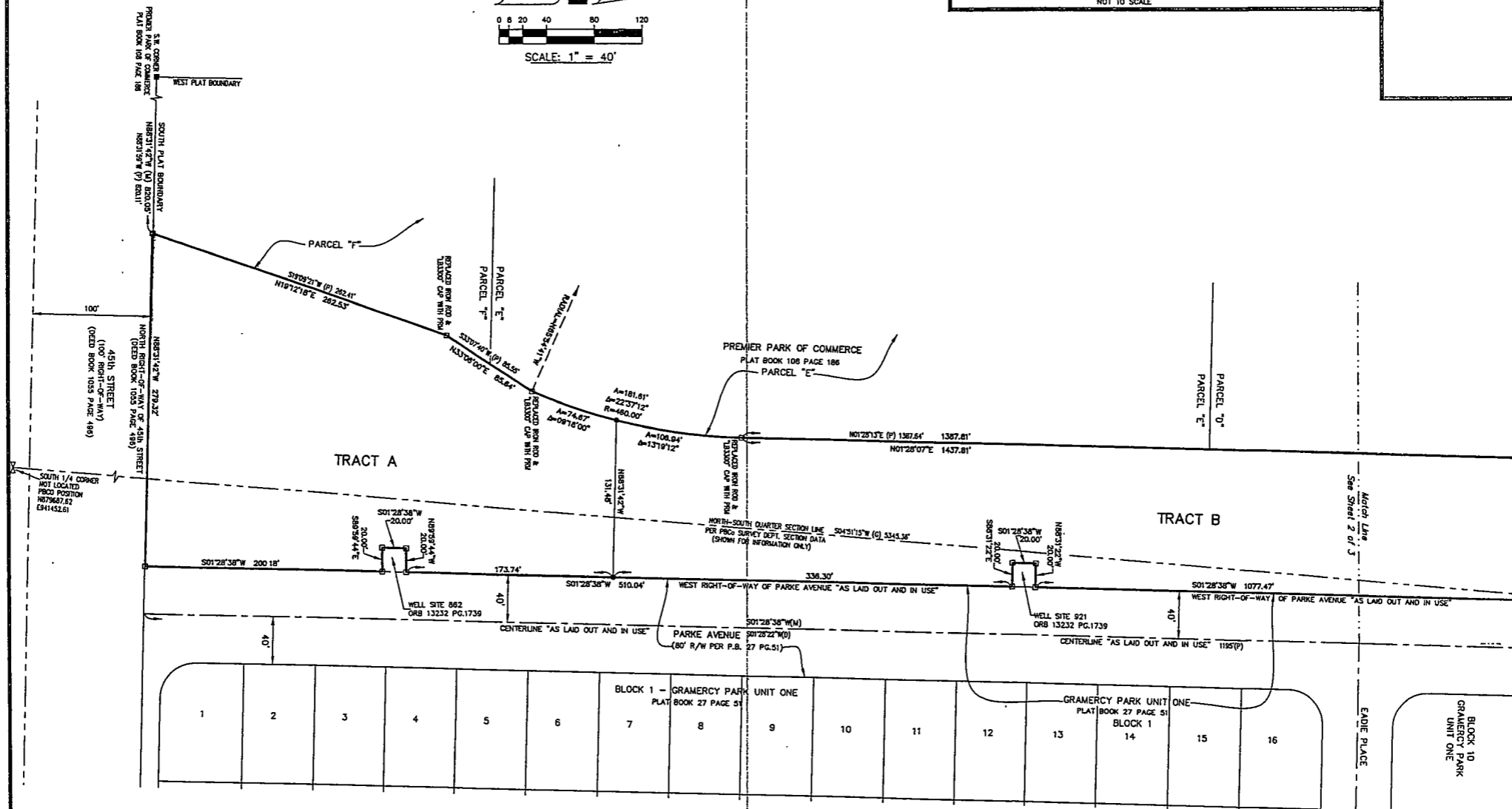
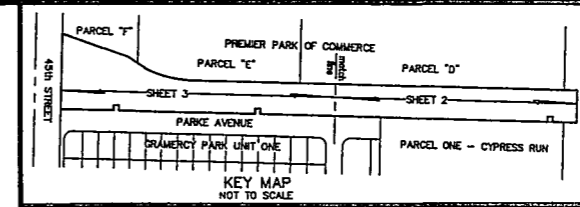
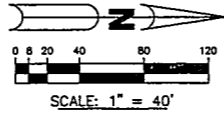
PROB. RECORD  
188081411  
E3190153  
CORNER OF QUARTER 12<sup>TH</sup> QUARTER  
CORNER OF QUARTER 12<sup>TH</sup> QUARTER  
WITH METAL POST  
482.31'± W. 0.28' OF  
PROB. SECTION DATA POSITION  
NORTH LINE OF THE N.E. 1/4  
OF SECTION 2/43/42 283224(4)  
30' EFB-10 CANAL (088 B16 PC130)  
NORTH PALM BEACH COUNTY  
IMPROVEMENT DISTRICT  
088 B16 PC130

PROB. RECORD  
188081411  
E3190154  
CORNER OF QUARTER 12<sup>TH</sup> QUARTER  
CORNER OF QUARTER 12<sup>TH</sup> QUARTER  
WITH METAL POST  
482.31'± W. 0.28' OF  
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NORTH PALM BEACH COUNTY  
IMPROVEMENT DISTRICT  
088 B16 PC130

# GRAMERCY COUNTY PARK

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N 1/2) OF SECTION 2,  
TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM, PALM BEACH COUNTY, FLORIDA

SHEET 3 OF 3



THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS II, P.S.M. 4226

**B BROWN & PHILLIPS, INC.**  
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