

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date:	December 15, 2015	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

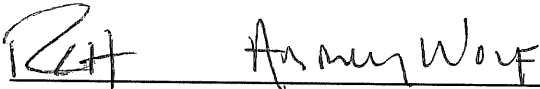

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to adopt: a Resolution to designate a portion of County owned land located east of Military Trail in unincorporated West Palm Beach as right-of-way.

**Summary:** On January 2003, the County acquired a 19.63 acre parcel of land at 4215 Cherry Road, located east of Military Trail in unincorporated West Palm Beach, from the Kings Academy (Cherry Road Complex). A Library Annex Facility (Facility) was recently constructed on a portion of the Cherry Road Complex. Development of the Facility required the expansion of the existing right-of-way. Adoption of this Resolution will designate a strip of land 5 feet in width and increasing to 10 feet in width at its east end comprising approximately 0.083 acres as right-of-way. **(PREM) District 7 (HJF)**

**Background and Justification:** The Facility is used for the acquisition, preparation, and storage of library material. The Facility also houses an Outreach Services section which includes talking books, books by mail and a volunteer literary tutoring program. As part of the development, the existing sidewalk was relocated within a portion of the 10' utility easement established by the Cherry Road Complex Plat as recorded in Plat Book 114, Pages 114-115. A portion of said easement being a strip of land 5 feet in width and increasing to 10 feet in width at its east end was abandoned (R2015-0998), and is being re-designated as right-of-way. Staff has reviewed the request and recommends adoption of this Resolution.

- Attachments:**
- 1. Location Map
  - 2. Resolution (with Exhibits "A" and "B")

Recommended By:		11/9/15
	Department Director	Date
Approved By:		11/24/15
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	*0	0	0	0	0
# ADDITIONAL FTE POSITIONS (Cumulative)					
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.

Fixed Asset Numbers: M07288  
A. Q. Riano, FANO, OFMB, 11/16/15

C. Departmental Fiscal Review: [Signature] 11/10/15

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] OFMB 11/17/15  
[Signature] Contract Development and Control 11/24/15  
B. Wheeler 11-24-15

B. Legal Sufficiency:

[Signature] 11/25/15  
Assistant County Attorney

C. Other Department Review:

[Signature]  
Department Director

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

E



**Attachment #2**

**RESOLUTION NO. R-2015-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
PALM BEACH COUNTY, FLORIDA, ADOPTING THIS  
RESOLUTION DESIGNATING A PORTION OF A PALM BEACH  
COUNTY OWNED PARCEL, LOCATED ON THE NORTH SIDE OF  
CHERRY ROAD, EAST OF MILITARY TRAIL IN  
UNINCORPORATED WEST PALM BEACH, AS RIGHT OF WAY.**

**WHEREAS**, Palm Beach County (County) acquired a 19.63 acre parcel of land (Property) by Statutory Warranty Deed in 2003 (ORB 14712, Page 1895) which is located on the north side of Cherry Road, east of Military Trail, in unincorporated West Palm Beach, more particularly described in said deed attached hereto and made a part hereof as **Exhibit “A”**; and

**WHEREAS**, the Property and Real Estate Management Division (PREM) has management control over the Property; and

**WHEREAS**, a portion of the Property has recently been developed as a Library Annex Facility to serve the residents of the County; and

**WHEREAS**, as part of the development of the Property, PREM plans to designate a portion of the Property as public right-of-way; and

**WHEREAS**, adoption of this Resolution will designate a strip of land 5 to 10 feet in width and 671.42, approximately 0.083 acres of the Property, as right-of-way; and

**WHEREAS**, the Board of County Commissioners has agreed to designate this portion of the Property as right-of-way and finds that the designation is in the best interest of the citizens and residents of the County.

**NOW THEREFORE**, be it resolved by the Board of County Commissioners of Palm Beach County, Florida, that:

1. The recitals hereinabove set forth are true, accurate and correct and are incorporated herein.
2. The portion of the Property more particularly described in **Exhibit “B”** attached hereto and made a part hereof be and is hereby designated as Palm Beach County right-of-way.

3. This Resolution will take effect upon its adoption.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

District 1: Commissioner Hal R. Valeche  
District 2: Commissioner Paulette Burdick  
District 3: Commissioner Shelley Vana  
District 4: Commissioner Steven L. Abrams  
District 5: Commissioner Mary Lou Berger  
District 6: Commissioner Melissa McKinlay  
District 7: Commissioner Priscilla A. Taylor

The Mayor thereupon declared the Resolution passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

PALM BEACH COUNTY, a political  
subdivision of the State of Florida  
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK  
CLERK & COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By:   
Assistant County Attorney

APPROVED AS TO TERMS  
AND CONDITIONS

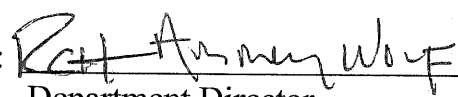
By:   
Department Director

EXHIBIT "A"



01/24/2003 17:05:19 20030043671  
OR BK 14712 PG 1895  
Palm Beach County, Florida  
AMT 14,474,125.00  
Doc Stamp 101,319.40

Prepared by and return to:  
Denise G. Singleton  
Property & Real Estate Management  
Palm Beach County  
3323 Belvedere Road, Bldg. 503  
West Palm Beach, FL 33406

Property Control Numbers: 00-42-43-25-00-000-5010 and  
00-42-43-25-00-000-5021

## STATUTORY WARRANTY DEED

(Florida Statutes 689.02)

THIS INDENTURE, made this 16<sup>th</sup> day of January, 2003 between **THE KING'S ACADEMY, INC.**, a Florida not-for-profit corporation, whose post office address is 4215 Cherry Road, West Palm Beach, Florida, 33409 ("Grantor") and **PALM BEACH COUNTY**, a Political Subdivision of the State of Florida, whose post office address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791 ("Grantee").

### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns forever, all that certain land situate in Palm Beach County, State of Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT to the Permitted Exceptions attached hereto as Exhibit "B".

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 Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

APPROVED BY THE PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
ON 9/25/01 R2001-1575  
  
County Attorney or Designee



IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Grantor:

THE KING'S ACADEMY, INC., a Florida not-for-profit corporation

Mark J. Boullis  
(Witness Signature)

MARK J. BOULLIS  
(Witness Name Printed)

Ben Williamson  
(Witness Signature)

BEN WILLIAMSON  
(Witness Name Printed)

Jeffrey M. Loveland  
Jeffrey M. Loveland, President  
Date of Execution: January 16, 2003

(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of January, 2003, by Jeffrey M. Loveland, the President of THE KING'S ACADEMY, INC., a Florida not-for-profit corporation, (X) who is personally known to me OR ( ) who has produced \_\_\_\_\_ as identification and who ( ) did (X) did not take an oath.

(Stamp/Seal)



Mark J. Boullis  
Commission # DD093743  
Expires March 10, 2006  
Bonded Through  
Atlantic Bonding Co., Inc.

Mark J. Boullis  
Notary Public, State of Florida

MARK J. BOULLIS  
Print Notary Name

DD093743  
Commission Number

My Commission Expires: MARCH 10, 2006

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1.

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

PARCEL 2:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID POINT BEING 1950.00 FEET NORTH OF SOUTH LINE OF SECTION 25; THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 700.00 FEET TO A POINT, SAID POINT BEING 52 FEET AS MEASURED AT RIGHT ANGLES, SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN EASTERLY ALONG A LINE, 52 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 615.00 FEET; THENCE RUN SOUTHERLY AT AN ANGLE OF 89°39'00" WITH PRECEDING COURSE, MEASURED FROM WEST TO SOUTH A DISTANCE OF 700.00 FEET; THENCE RUN WESTERLY A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 30 FEET THEREOF, PREVIOUSLY CONVEYED FOR DRAINAGE AND DITCH PURPOSES WITH RIGHT OF EGRESS AND INGRESS OVER SAID STRIP, BY DEED RECORDED IN DEED BOOK 999, PAGE 444, PALM BEACH COUNTY RECORDS, AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE COUNTY OF PALM BEACH IN THE STATE OF FLORIDA, BY DEED RECORDED IN OFFICIAL RECORD BOOK 770, PAGE 123, PALM BEACH COUNTY, FLORIDA, AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL ROAD RIGHT-OF-WAY BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6694, PAGE 934, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**Exhibit B**

**Permitted Exceptions**

Wastewater Easement(s) granted to the County of Palm Beach, recorded in Official Records Book 3129, Page 1608, of the Public Records of Palm Beach County, Florida.

Drainage Easement(s) granted to the County of Palm Beach, recorded in Official Records Book 4331, Page 1007, of the Public Records of Palm Beach County, Florida.

Terms, covenants, conditions and other matters contained in the Standard Developer's Agreement between The King's Academy and Palm Beach County, recorded in Official Records Book 5672, Page 1265, of the Public Records of Palm Beach County, Florida.

Easement(s) granted to BellSouth Telecommunications, Inc., a Georgia corporation, recorded in Official Records Book 9479, Page 751, of the Public Records of Palm Beach County, Florida.

Riparian or littoral rights.

This instrument was prepared by  
and should be returned to:  
Mark J. Boulris, Esq.  
Shutts & Bowen LLP  
1500 Miami Center  
201 South Biscayne Boulevard  
Miami, Florida 33131

**CERTIFICATE**

I, Secretary of THE KING'S ACADEMY, INC., a not-for-profit corporation organized and existing under the laws of the State of Florida (the "Corporation") do hereby certify that the following is a complete, true and correct copy of certain resolutions ("Resolutions") of the Board of Directors of the Corporation, which Resolutions were duly adopted by said Board of Directors and are included in the minutes of said Board of Directors; that I am the keeper of the corporate seal and of the minutes and records of the Corporation; that the said Resolutions have not been rescinded or modified and are in full force and effect on the date hereof:

RESOLVED, that pursuant to a vote of the membership of the Corporation (which membership comprises the Board of Directors) at a meeting conducted in accordance with the documents governing the Corporation, the agreement of purchase and sale negotiated by and between the Corporation, as "Seller," and PALM BEACH COUNTY, a political subdivision of the State of Florida ("County"), as "County," the final version of which was approved by the Palm Beach County Board of County Commissioners at a formal meeting on September 25, 2001 (the "Purchase and Sale Agreement"), by Resolution No. R2001-1575, is hereby ratified and confirmed in all respects; and

FURTHER RESOLVED, that pursuant to a vote of the membership of the Corporation (which membership comprises the Board of Directors) at a meeting conducted in accordance with the documents governing the Corporation, the Corporation be and is hereby authorized and directed to sell to or exchange with, and to convey to, County, for the purchase price of U.S. \$14,500,000 and pursuant to the Purchase and Sale Agreement, that certain property ("Property") owned by the Corporation, located in Palm Beach County, Florida, consisting of all or substantially all of the Corporation's assets, and legally described follows on the attached Exhibit A; and

FURTHER RESOLVED, that Jeffrey M. Loveland, as President of the Corporation, acting alone, be and is hereby authorized and directed, in the name and on behalf of the Corporation, to take or cause to be taken any and all action to execute and deliver any and all agreements, affidavits, certificates, documents (including the Warranty Deed to

County), instructions, leases, notices or other documents (all of which are to be in form and substance as said President may, upon advice of counsel, deem necessary or desirable, the execution thereof by such President to be conclusive evidence of the approval of such form and substance by such President) required for the Corporation=s performance under the Purchase and Sale Agreement, and to do any and all things which in his discretion he may deem to be necessary or desirable to effectuate the foregoing Resolutions and to carry out the purposes thereof; and

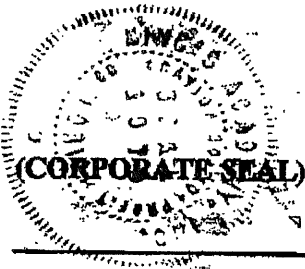
**FURTHER RESOLVED**, that any and all actions taken by said President prior to these Resolutions (including, without limitation, execution and delivery of the Purchase and Sale Agreement) in negotiating, drafting, contemplation and furtherance of the Purchase and Sale Agreement, are hereby ratified, approved, and confirmed in all respects; and

**FURTHER RESOLVED**, that these Resolutions are intended to satisfy the requirements of ' 617.1202, Florida Statutes.

I, Secretary of **THE KING-S ACADEMY**, a Florida not-for-profit corporation, further certify that as of the date hereof, the President and Secretary of the Corporation are as follows:

President: Jeffrey M. Loveland  
Secretary: Clyde S. Meckstroth

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed the seal of the Corporation this 9th day of January 2003.



**THE KING-S ACADEMY**, a Florida not-for-profit corporation

By:

Clyde S. Meckstroth, as its Secretary

STATE OF FLORIDA                    )  
  ) SS:  
COUNTY OF PALM BEACH            )

The foregoing instrument acknowledged before me this 9<sup>th</sup> day of January 2003, by Clyde S. Meckstroth, as Secretary of The King's Academy, Inc., a Florida not-for-profit corporation, on behalf of and intending to bind the corporation. He [X] is personally known to me, or [ ] produced \_\_\_\_\_ as identification [check appropriate box].

  
\_\_\_\_\_  
Signature of Notary Public, State of Florida

(NOTARIAL SEAL)



Mark J. Boulris  
Print, type of stamp commissioned name of  
Notary Public

My Commission Expires: March 10, 2006

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1.

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

PARCEL 2:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID POINT BEING 1950.00 FEET NORTH OF SOUTH LINE OF SECTION 25; THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 700.00 FEET TO A POINT, SAID POINT BEING 52 FEET AS MEASURED AT RIGHT ANGLES, SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE RUN EASTERLY ALONG A LINE, 52 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 615.00 FEET; THENCE RUN SOUTHERLY AT AN ANGLE OF 89°39'00" WITH PRECEDING COURSE, MEASURED FROM WEST TO SOUTH A DISTANCE OF 700.00 FEET; THENCE RUN WESTERLY A DISTANCE OF 615.00 FEET TO THE POINT OF BEGINNING, LESS THE EAST 30 FEET THEREOF, PREVIOUSLY CONVEYED FOR DRAINAGE AND DITCH PURPOSES WITH RIGHT OF EGRESS AND INGRESS OVER SAID STRIP, BY DEED RECORDED IN DEED BOOK 999, PAGE 444, PALM BEACH COUNTY RECORDS, AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE COUNTY OF PALM BEACH IN THE STATE OF FLORIDA, BY DEED RECORDED IN OFFICIAL RECORD BOOK 770, PAGE 123, PALM BEACH COUNTY, FLORIDA, AND LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO PALM BEACH COUNTY, FLORIDA, FOR ADDITIONAL ROAD RIGHT-OF-WAY BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6694, PAGE 934, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA • PALM BEACH COUNTY

I hereby certify that the foregoing is a true copy of the record in my office with redactions, if any as required by law.

THIS 9 DAY OF February 2015

SHARON R. BOCKY  
CLERK & COMPTROLLER

By James Martin  
DEPUTY CLERK

EXHIBIT "B"



EXHIBIT "B"

LEGAL DESCRIPTION


A STRIP OF LAND 5 FEET IN WIDTH AND INCREASING TO A STRIP 10 FEET IN WIDTH AT ITS EAST END, SAID STRIP BEING FOR ROAD RIGHT-OF-WAY PURPOSES; SAID STRIP BEING A PORTION OF TRACT "A", OF THE PLAT OF CHERRY ROAD COMPLEX PLAT AS RECORDED IN PLAT BOOK 114, PAGE 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATED IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°27'34" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 5.00 FEET TO A POINT ON A LINE 5.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 88°57'15" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 616.41 FEET; THENCE NORTH 46°13'15" EAST DEPARTING SAID PARALLEL LINE, A DISTANCE OF 7.09 FEET TO A POINT ON A LINE 10.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID SOUTH LINE OF TRACT "A"; THENCE SOUTH 88°57'15" EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF TRACT "A"; THENCE SOUTH 01°23'45" WEST ALONG SAID SOUTH LINE OF TRACT "A", SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CHERRY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6694, PG 934 OF SAID PUBLIC RECORDS, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°57'15" WEST, CONTINUING ALONG SAID SOUTH LINE OF TRACT "A", SAID SOUTH LINE ALSO BEING THE EXISTING NORTH RIGHT-OF-WAY LINE OF CHERRY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 770, PAGE 121 OF SAID PUBLIC RECORDS, A DISTANCE OF 671.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,620 SQUARE FEET OR 0.083 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
2. COORDINATES SHOWN ARE GRID  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND.  
PROJECT SCALE FACTOR = 1.0000384  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
3. THIS IS NOT A BOUNDARY SURVEY.
4. BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF NORTH 88°57'15" WEST ALONG THE SOUTH LINE OF SAID TRACT "A", CHERRY ROAD COMPLEX PLAT PER PLAT BOOK 114, PAGE 114 OF SAID PUBLIC RECORDS.
5. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.
6. THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

PROJECT NO. 2014009-11	SHEET: 1 OF 4	PROJECT: LIBRARY ANNEX CHERRY ROAD ADDITIONAL RIGHT-OF-WAY		SCALE: 1" = 100' APPROVED: W.L.F. DRAWN: W.L.F. CHECKED: G.W.M. DATE: 10/09/14 FIELD BOOK NO. N/A	NO. 1 2	REVISION REVISED DESCRIPTION ADDED ABANDONMENT RELEASE INFORMATION	BY WLF WLF	DATE 1/15 9/15		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-14-3523.DGN	DRAWING NO. S-1-14-3523							

## SURVEYOR'S NOTES (CONTINUED)

7. THE STATE PLANE COORDINATES SHOWN HEREON ARE TAKEN FROM THE CHERRY ROAD COMPLEX PLAT AS SAID PLAT IS RECORDED IN PLAT BOOK 114, PAGE 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. SEE THE CHERRY ROAD COMPLEX PLAT FOR ADDITIONAL INFORMATION ON EASEMENTS AND OTHER INFORMATION PERTINENT TO THIS PROPERTY.
9. THE EXISTING 60' WIDE RIGHT-OF-WAY FOR CHERRY ROAD ABBUTTING THE ADDITIONAL RIGHT-OF-WAY BEING CONVEYED BY THIS DOCUMENT WAS CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 770, PAGE 121 OF SAID PUBLIC RECORDS.
10. THE RIGHT-OF-WAY FOR CHERRY ROAD EAST OF THE CENTERLINE OF COUNTRY CLUB ROAD AND WEST OF THE WEST LINE OF PLAT NO. 5 OF GOLFVIEW HEIGHTS WAS CONVEYED TO PALM BEACH COUNTY BY THE FOLLOWING DEEDS: OFFICIAL RECORD BOOK 6694, PAGE 934; OFFICIAL RECORD BOOK 770, PAGE 123; OFFICIAL RECORD BOOK 770, PAGE 125 AND OFFICIAL RECORD BOOK 6417, PAGE 219. FOR CLARITY PURPOSES THESE DEEDS ARE NOT SHOWN ON THE SKETCH. SEE THE CHERRY ROAD COMPLEX PLAT FOR A GRAPHIC DEPICTION OF THESE DEEDS.
11. THE PORTIONS OF THE 15'x 20' BELLSOUTH EASEMENT AND THE 10' PLATTED UTILITY EASEMENT UNDERLYING THIS ROAD RIGHT-OF-WAY CONVEYANCE HAVE BEEN RELEASED AND VACATED/ABANDONED, RESPECTIVELY, AS NOTED ON THE SKETCH ON SHEET 3 OF 4.

### LEGEND

POB = POINT OF BEGINNING  
PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY  
DB = DEED BOOK  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
R/W = RIGHT-OF-WAY  
PG = PAGE  
EASE = EASEMENT  
PBCO = PALM BEACH COUNTY  
R = RADIUS OF CURVE  
 $\Delta$  = CENTRAL ANGLE OF CURVE  
A = ARC LENGTH OF CURVE  
C = CENTERLINE

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

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
WAYNE LARRY ELISH  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3238

10/05/2015  
DATE

N 52' OF THE SE 1/4  
OF SEC 25/43/42

LWDD CANAL L-2

R/W PER DB 67, PG 450, ORB 1994,  
PG 1615, ORB 6495, PG 761 & ORB 6975, PG 1773

S88°50'51"E 1256.74'

6' BELLSOUTH EASEMENT  
PER ORB 9479, PG 751

10' EASE PER ORB 5672,  
PG 1265 & 10' WASTEWATER  
EASE PER ORB 3129, PG 1608

TRACT "A"

CHERRY ROAD COMPLEX PLAT

PLAT BOOK 114, PG 114

PCN 00-42-43-25-33-001-0000



W LINE OF TRACT "A"

20' UTILITY EASEMENT  
PER ORB 23952, PG 1338

ADDITIONAL RIGHT-OF-  
WAY FOR CHERRY ROAD

15'X 20' BELLSOUTH EASEMENT  
PER ORB 20794, PG 601. **NOTE:** THE  
SOUTH 5' OF 15'X 20' BELLSOUTH  
EASEMENT HAS BEEN RELEASED BY A  
PARTIAL RELEASE OF EASEMENT  
RECORDED IN ORB 27779, PG 1243

N R/W LINE CHERRY RD  
PER ORB 6694, PG 934

S88°57'15"E  
50.00'

S01°23'45"W  
10.00'

N46°13'15"E  
7.09'

N01°27'34"E  
5.00'

S LINE OF TRACT "A"

S88°57'15"E 616.41'

N88°57'15"W 671.42'

60' R/W PER  
ORB 770, PG 121

CHERRY ROAD

N R/W LINE CHERRY RD  
PER ORB 770, PG 121

N 860169.989  
E 946957.574

10' UTILITY EASEMENT PER PB  
114, PG 114. **NOTE:** THAT PORTION  
OF THE PLATTED UTILITY EASEMENT  
UNDERLYING THE RIGHT-OF-WAY PARCEL AS DESCRIBED  
HEREON WAS ABANDONED/VACATED BY RESOLUTION  
NO. R-2015-0998, AS RECORDED IN ORB 27785, PG 881

PCN 00-42-43-25-00-000-5310

UNPLATTED - PALM BEACH COUNTY PARCEL E-1  
AFFIDAVIT OF WAIVER PER ORB 24132, PG 1111

COUNTRY  
CLUB ROAD

MATCH LINE (SEE SHEET 4 OF 4)

LWDD CANAL L-2

R/W PER DB 67, PG 450, ORB 1994,  
PG 1615, ORB 6495, PG 761 & ORB 6975, PG 1773

S88°50'51"E 1256.74'

LWDD EASEMENT PER  
ORB 23599, PG 1208



SCALE 1" = 100'

TRACT "A"  
CHERRY ROAD COMPLEX PLAT  
PLAT BOOK 114, PG 114  
PCN 00-42-43-25-33-001-0000

N R/W LINE CHERRY RD  
PER ORB 6694, PG 934

10' UTILITY EASEMENT  
PER PB 114, PG 114

5' LIMITED ACCESS EASEMENT  
PER PB 114, PG 114

N88°57'15"W 444.94'

N88°40'34"E  
5.31'

N81°19'26"E  
30.92'

PC PT PC PT

CHERRY ROAD

R = 290.00'  
Δ = 09°43'19"  
A = 49.21'

DRAINAGE EASEMENT  
PER ORB 4331, PG 1007  
& ORB 23599, PG 1204

35' DRAINAGE EASEMENT S01°28'24"W 660.32'  
PER PB 24, PG 8

BLOCK 17

PLAT NO. 5 OF GOLFVIEW HEIGHTS  
PLAT BOOK 24, PG 8

QUAIL DRIVE

R = 320.00'  
Δ = 10°00'00"  
A = 55.85'

PBC PROPERTY PER  
ORB 3322, PG 1786  
PCN 00-42-43-25-  
00-000-5360

35' DRAINAGE EASEMENT  
PER PB 24, PG 57

BLOCK 20  
PLAT NO. 6 OF  
GOLFVIEW HEIGHTS  
PB 24, PG 57

PCN 00-42-43-25-00-000-5320

UNPLATTED - PALM BEACH COUNTY PARCEL E-2  
AFFIDAVIT OF WAIVER PER ORB 24132, PG 1111

MATCH LINE (SEE SHEET 3 OF 4)