

Location Map

**RESOLUTION NO. R-2017-**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, TRANSFERRING JURISDICTIONAL CONTROL, MAINTENANCE RESPONSIBILITY, AND ALL RIGHT-OF-WAY FOR 68<sup>TH</sup> TERRACE NORTH FROM BOOKER BOULEVARD NORTH TO INDIANTOWN ROAD, ALL COUNTY INTEREST ALONG 174<sup>TH</sup> STREET NORTH AND PALM AVENUE AND THE BOAT RAMP PARCEL ABUTTING 174<sup>TH</sup> STREET NORTH TO THE TOWN OF JUPITER.**

**WHEREAS**, Palm Beach County (County) currently has jurisdictional control, maintenance responsibility, and ownership for 68<sup>th</sup> Terrace North, and

**WHEREAS**, the County obtained additional right-of-way along 174<sup>th</sup> Street North, Palm Avenue and the boat ramp parcel abutting 174<sup>th</sup> Street North; and,

**WHEREAS**, portions said right-of-way for 68<sup>th</sup> Terrace North and 174<sup>th</sup> Street North are partially within the Town of Jupiter (Town), with the remaining parcel lying within County limits; and,

**WHEREAS**, the Jupiter has requested that the County transfer jurisdictional control, maintenance responsibility, and ownership of any and all right-of-way for said right-of-way of 68<sup>th</sup> Terrace North, all County right-of-way interest along 174<sup>th</sup> Street North and Palm Avenue and the boat ramp parcel abutting 174<sup>th</sup> Street North; and,

**WHEREAS**, Staff has reviewed the transfer request and recommends approval.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA THAT:**

1. This Board adopts and ratifies those matters set forth in the foregoing recitals.
2. This Board does hereby transfer jurisdictional control, maintenance responsibility, and ownership through a County Deed for the areas shown on Exhibit "A" to the Town of Jupiter.

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:

Commissioner Paulette Burdick, Mayor	_____
Commissioner Melissa McKinlay, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Dave Kerner	_____
Commissioner Steven L. Abrams	_____
Commissioner Mary Lou Berger	_____
Commissioner Mack Bernard	_____

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: \_\_\_\_\_  
County Attorney

BY: \_\_\_\_\_  
Deputy Clerk

Return to:  
Right-of-Way Acquisition Section  
Palm Beach County, Engineering & Public Works Department  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229  
Attn.: Kaye Weichel, Right-of-Way Specialist  
Acct. No.: 1010                      **W/C BOX 1066**

This Instrument Prepared by:  
Marlene R. Everitt, Senior Assistant County Attorney  
Palm Beach County, County Attorney's Office  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229

Property Control Number: N/A

Purchase Price: \$ 0

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

**PROJECT NO.: N/A**

**ROAD NAME: 68<sup>th</sup> Terrace N., boat ramp parcel,  
portions of 174<sup>th</sup> St. N. and Palm Avenue, Jupiter**

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## COUNTY DEED

THIS DEED is made this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, (hereinafter called "County") to the **TOWN OF JUPITER**, a municipal corporation of the State of Florida, whose post office address is 210 Military Trail, Jupiter, FL 33458, hereinafter called (Town).

WITNESSETH: That County, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Town, receipt whereof is hereby acknowledged, has granted, bargained and sold to Town, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida, as follows:

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

Reserving, however, unto County, its successors and assigns, an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land.

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

**ATTEST:**

SHARON R. BOCK  
CLERK AND COMPTROLLER

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

**County:**

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

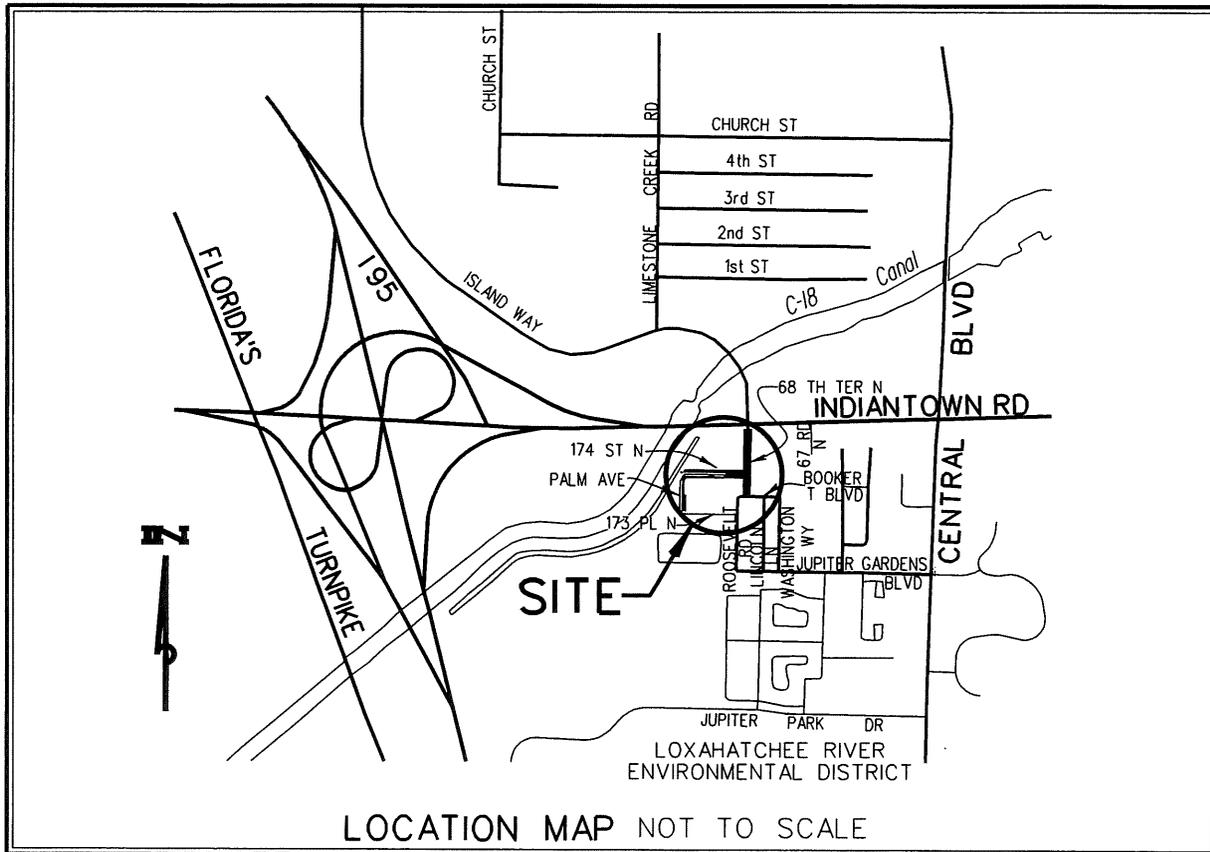
By: \_\_\_\_\_  
Paulette Burdick, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By: \_\_\_\_\_  
Assistant County Attorney

**(Official Seal)**

EXHIBIT "A"



LEGAL DESCRIPTION

BEING FIVE STRIPS OF LAND CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY PURPOSES BY THE VARIOUS RIGHT-OF-WAY DEEDS REFERRED TO HEREIN. ALL OF SAID STRIPS BEING COINCIDENT WITH THE 30 FOOT WIDE PRIVATE RIGHT-OF-WAY AS DELINEATED ON THE PLAT OF BAKER PARK No. 2, UNRECORDED PLAT (NOW KNOWN AS ACCESSORS MAP 38) IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID STRIPS BEING LOCATED IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**THE RETAINED PORTION (SOUTH 10.0 FEET) OF LOT 4, BAKER PARK NO. 2, UNRECORDED (AS CONVEYED TO PBCo IN ORB 3467, PG 1531), SEE SHEET 7 OF 12.**

THE NORTH 10.0 FEET OF THAT PORTION OF THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 213.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, LESS THAT PORTION LYING WESTERLY OF THE SOUTHEASTERLY LINE OF THE ROADWAY EASEMENT LINE SHOWN ON SAID BAKER PARK NO 2, UNRECORDED, SAID SOUTHEASTERLY LINE OF THE ROADWAY EASEMENT BEING A LINE 18.4 FEET SOUTHEAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE C-18 CANAL AS SAID LINE IS SHOWN ON THE RIGHT-OF-WAY MAP PREPARED BY THE CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, SHEET 2 OF 6, LAST REVISION DATED 4/03/1958. SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE SOUTH 10 FEET OF PARCEL 4, OF SAID BAKER PARK NO.2, UNRECORDED.

CONTAINING 1,903 SQUARE FEET OR 0.044 ACRES MORE OR LESS.

CONTINUED ON NEXT PAGE

SHEET: 1  
OF: 12  
PROJECT NO. 1993901

PROJECT:  
**RIGHT-OF-WAY PARCELS ON  
174th ST N, PALM AVE &  
68TH TERRACE N IN  
JUPITER FLORIDA**

DESIGN FILE NAME: S-1-16-3822.DGN  
DRAWING NO.: S-1-16-3822

NO.	REVISION	BY	DATE
1	REV STREET NAME	W.L.F.	1-30-17

SCALE: 1" = 40'  
APPROVED: W.L.F.  
DRAWN: W.L.F.  
CHECKED: G.W.M.  
DATE DRAWN: 11/17/16  
FIELD BOOK NO.

**PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS**

**ROADWAY PRODUCTION**

2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411

TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL NO. 92 (CONVEYED TO PBCo BY ORB 3345, PG 312), SEE SHEET 8 OF 12.

THE NORTH 10.0 FEET OF THE EAST 200 FEET OF THE SOUTH 213.38\* FEET (SEE SURVEYOR'S NOTE 7) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE SOUTH 10 FEET OF PARCEL 5, OF SAID BAKER PARK NO.2, UNRECORDED.

CONTAINING 2,000 SQUARE FEET OR 0.046 ACRES MORE OR LESS.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL NO. 93 (CONVEYED TO PBCo BY ORB 3345, PG 307), SEE SHEET 8 OF 12.

THE NORTH 10.0 FEET OF THE EAST 200 FEET OF THE SOUTH 173.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE NORTH 10 FEET OF PARCEL 6, OF SAID BAKER PARK NO.2, UNRECORDED.

CONTAINING 2,000 SQUARE FEET OR 0.046 ACRES MORE OR LESS.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL NO. 94 (CONVEYED TO PBCo BY ORB 3345, PG 304), SEE SHEET 7 OF 12.

THE NORTH 10.0 FEET OF THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 173.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE NORTH 10 FEET OF PARCEL 7, OF SAID BAKER PARK NO.2, UNRECORDED.

TOGETHER WITH, THE WEST 10 FEET OF THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 163.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE WEST 10 FEET OF PARCEL 7, OF SAID BAKER PARK NO.2, UNRECORDED.

ALSO TOGETHER WITH, THAT PART OF A 58.5 FOOT WIDE STRIP OF LAND LYING SOUTHEASTERLY OF AND PARALLEL WITH AND ADJACENT TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE C-18 CANAL LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 173.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 ALSO KNOWN AS PARCEL 7 LESS THE NORTH 10 FEET, OF SAID BAKER PARK NO. 2, UNRECORDED.

CONTAINING IN TOTAL 3,939 SQUARE FEET OR 0.090 ACRES MORE OR LESS.

CONTINUED ON NEXT PAGE

**ALSO TOGETHER WITH.**

**ROAD RIGHT-OF-WAY PARCEL NO. 97 (CONVEYED TO PBCo BY ORB 3345, PG 301), SEE SHEET 9 OF 12.**

THE WEST 20 FEET OF THE WEST 100 FEET OF THE EAST 400 FEET OF THE NORTH 152 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 20 FOOT WIDE STRIP ALSO KNOWN AS THE WEST 20 FEET OF PARCEL 11, OF SAID BAKER PARK NO. 2, UNRECORDED.

CONTAINING 3,040 SQUARE FEET OR 0.070 ACRES MORE OR LESS

**TOGETHER WITH.**

BEING SIX STRIPS OR PARCELS OF LAND CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY AND ONE PARCEL FOR SIDEWALK PURPOSES BY THE VARIOUS DEEDS REFERRED TO HEREIN. SAID STRIPS OR PARCELS BEING LOCATED IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**ROAD RIGHT-OF-WAY PARCEL "A" (FOR 174TH STREET N AS CONVEYED TO PBCo BY ORB 5602, PG 492), SEE SHEET 10 OF 12.**

THE NORTH 50.0 FEET OF THE SOUTH 213.38 FEET LESS THE EAST 470.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3.

**ALSO TOGETHER WITH.**

**ROAD RIGHT-OF-WAY PARCEL "B" (FOR ENTRANCE ROAD TO JUPITER ESTATES nka 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 2690, PG 183 AND ORB 2690, PG 185), SEE SHEET 10 & 11 OF 12.**

THE WEST THIRTY (30) FEET OF THE EAST FOUR HUNDRED SIXTY (460) FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER SW 1/4 OF SAID SECTION 3, LYING SOUTH OF AN EASTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 PER ORB 5703, PG 1689. **LESS** THE SOUTH 15 FEET THEREOF.

**ALSO TOGETHER WITH.**

**ROAD RIGHT-OF-WAY PARCEL "C" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 5602, PG 492), SEE SHEET 10 & 11 OF 12.**

THE WEST 10.0 FEET OF THE EAST 470.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, LYING SOUTH OF AN EASTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 PER ORB 5703, PG 1689. **LESS** THE SOUTH 15 FEET THEREOF.

**ALSO TOGETHER WITH.**

CONTINUED ON NEXT PAGE

ROAD RIGHT-OF-WAY PARCEL "D" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 5602, PG 492). SEE SHEET 10 OF 12.

THE WEST 10.0 FEET OF THE EAST 430.0 FEET, LESS THE NORTH 420.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3. LESS THE SOUTH 15 FEET THEREOF.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL "E" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 5602, PG 492). SEE SHEET 10 & 11 OF 12.

THE WEST 10.0 FEET OF THE WEST 100.0 FEET OF THE EAST 430.0 FEET OF THE SOUTH 315.0 FEET OF THE NORTH 420.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, LYING SOUTH OF AN EASTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 PER ORB 5703, PG 1689.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL "F" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 3618, PG 809). SEE SHEET 11 OF 12.

ALL OF THE RIGHT-OF-WAY CONVEYED TO PBCo IN SAID ORB 3618, PG 809 LYING SOUTH OF THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR I-95 FOR PARCEL 120 RECORDED IN ORB 5703, PG 1689.

ALSO TOGETHER WITH.

A PARCEL OF LAND FOR SIDEWALK PARCEL "G" (FOR 68TH TERRACE N AS CONVEYED TO PBCo IN ORB 21439, PG 1928). SEE SHEET 11 OF 12.

ALL OF A PARCEL OF LAND FOR SIDEWALK PARCEL "G" (FOR 68TH TERRACE N AS CONVEYED TO PBCo IN ORB 21439, PG 1928).

PARCELS "A" THROUGH "G" CONTAINING 36,752 SQUARE FEET OR 0.844 ACRES MORE OR LESS

ALSO TOGETHER WITH.

THE BOAT RAMP PARCEL (AS CONVEYED TO PBCo IN ORB 6179, PG 1517). SEE SHEET 12 OF 12.

A PARCEL OF LAND SITUATE AND BEING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, RUN N 00°56'12" E (ON AN ASSUMED BEARING)(SEE SURVEYOR'S NOTE 10) A DISTANCE OF 213.35\* FEET

CONTINUED ON NEXT PAGE

(SEE SURVEYOR'S NOTE 7); THENCE RUN N89°24'50"W A DISTANCE OF 386.09 FEET, THENCE RUN S32°06'12"W A DISTANCE OF 4.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE RUN S32°06'12"W A DISTANCE OF 15.50 FEET, THENCE RUN N58°06'30"W A DISTANCE OF 20.00 FEET, THENCE RUN N32°06'12"E A DISTANCE OF 15.50 FEET, THENCE RUN S58°06'30"E A DISTANCE OF 20.00 BACK TO THE POINT OF BEGINNING.

CONTAINING 310 SQUARE FEET OR 0.007 ACRES MORE OR LESS

#### SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR. A TITLE SEARCH DATED 04/09/2013 WAS PROVIDED BY THE RIGHT-OF-WAY SECTION OF THE ROADWAY PRODUCTION DIVISION OF THE PALM BEACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. THAT SEARCH HAS BEEN REVIEWED DURING THE PREPARATION OF THIS LEGAL DESCRIPTION AND SKETCH AND ALL EASEMENTS AND RIGHTS-OF-WAY REFLECTED THEREIN HAVE BEEN PLOTTED.
2. 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.
3. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING (NAD 83/90) OF SOUTH 00°56'09" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, IN ACCORDANCE WITH A BREAKDOWN OF SECTION 3 BASED ON PUBLISHED VALUES AND MONUMENTATION BY THE PALM BEACH COUNTY SURVEY SECTION.
4. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
5. 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 = 1.000031180  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
6. 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.
7. THE LEGAL DESCRIPTIONS FOR THE PARCELS DESCRIBED HEREON ARE AS TAKEN DIRECTLY FROM THE RIGHT-OF-WAY DEEDS TO PALM BEACH COUNTY IN THE VARIOUS OFFICIAL RECORD BOOKS REFERENCED ABOVE EACH DESCRIPTION HEREON. THE LEGAL DESCRIPTION FOR ROAD RIGHT-OF-WAY PARCEL 92 HAS AN ERRONEOUS DISTANCE STATING "THE NORTH 10.0 FEET OF THE EAST 200 FEET OF SOUTH 223.38 FEET" THE 223.38 FEET SHOULD BE 213.38 FEET AS IS CLEARLY THE INTENT OF THE DEED TO CONVEY AS NOTED AS CONFIRMED BY A CORRECTIVE DEED TO THE EAST OF PARCEL 92.
8. A HORIZONTAL CONTROL TRAVERSE WAS RUN THROUGH PALM BEACH COUNTY HORIZONTAL CONTROL POINTS P&F, BEZER AND JENKINS AND ADJUSTED BY LEAST SQUARES USING STARNET V 6.0 SOFTWARE. THE TRAVERSE WAS RUN USING CONVENTIONAL METHODS WITH A TOPCON GTS 311 TOTAL STATION. THE DEEDS FOR PARCELS 1 THRU 21 OF BAKER PARK NO. 2 (UNRECORDED PLAT NKA ASSESSORS MAP 38) WERE CALCULATED USING THE PALM BEACH COUNTY PUBLISHED VALUES FOR SECTION 3 AND THE SUBSEQUENT SECTIONAL BREAKDOWN THEREFROM. FOR THE SIX PARCELS (INCLUDING BOAT RAMP) WITHIN SAID BAKER PARK NO 2 WERE THEN BEST FIT TO THE EXISTING BOUNDARY AND CENTERLINE MONUMENTATION OF SAID BAKER PARK NO 2.
9. ALL PARCELS OUTSIDE BAKER PARK NO 2 (THOSE LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 ARE

CONTINUED ON NEXT PAGE

**SURVEYOR'S NOTES CONTINUED**

CALCULATED BASED ON THE PREVIOUSLY REFERENCED SECTIONAL BREAKDOWN AND ARE NOT FIELD SURVEYED FOR PURPOSES OF PREPARATION OF THESE LEGAL DESCRIPTION AND SKETCHES.

- 10. THE BEARINGS IN THE LEGAL DESCRIPTION FOR THE BOAT RAMP AS SHOWN HEREON ARE AS TAKEN FROM A METES AND BOUNDS LEGAL DESCRIPTION FROM ORB 6179, PAGE 1517. SAID BEARINGS ARE NOTED AS BASED ON AN ASSUMED BEARING SYSTEM. WHILE THE BEARING BASE FOR SAID DESCRIPTION DIFFERS BY A MERE 03" ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 BOTH AS SHOWN ON SHEET 12 OF 12. THE SECOND COURSE OF SAID DESCRIPTION VARIES BY 07'29" CLOCKWISE FROM THE BEARINGS BASED ON THE PBCo SECTIONAL BREAKDOWN DESCRIBED IN NOTE 8 ABOVE. IN ORDER TO POSITION THIS PARCEL WHERE THE LEGAL DESCRIPTION INTENDS IT TO BE THE APPROPRIATE ALIQUOT PARTS OF ADJACENT SECTIONAL BREAKDOWN (RW PARCELS AND THE RETAINED PARCEL SHOWN HEREON) LEGAL DESCRIPTIONS WERE USED TO POSITION THE BOAT RAMP PARCEL.
- 11. BCC RESOLUTION NO R-86-683, DATED APRIL 22, 1986 ACCEPTS 68TH TERRECE (50 FOOT RIGHT-OF-WAY FROM INDIANTOWN ROAD TO BOOKER T BLVD) AS A COUNTY MAINTAINED ROAD.

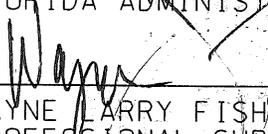
**LEGEND**

- PBCo = PALM BEACH COUNTY
- R/W = RIGHT-OF-WAY
- EASE = EASEMENT
- TR = TRACT
- PB = PLAT BOOK
- ORB = OFFICIAL RECORD BOOK
- PCN = PROPERTY CONTROL NUMBER
- PG = PAGE
- LB = LICENSED BUSINESS
- (P) = PLAT BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- UE = UTILITY EASEMENT
- NKA = NOW KNOWN AS
- UNREC = UNRECORDED
- (TYP) = TYPICAL
- BP2 = BAKER PARK NO 2
- BCC = BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
- SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE 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 FISH  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 3238

1/30/2017  
 DATE

N943643.039 (PBCo PUBLISHED VALUE)  
E935540.264

FOUND PBCo BRASS DISK IN  
CONCRETE, STAMPED "JENKINS"

H  
H

SCALE: 1" = 40'

SURVEY TIE LINE

C-18 SOUTHEASTERLY R/W LINE OF THE  
BY THE CANAL PER C-18 R/W MAP PREPARED  
FLOOD CONTROL & SOUTHERN FLORIDA  
SHEET 2 OF DISTRICT LAST (NKA FLORIDA  
DATED 4/03/1958, X 20' BOAT RAMP  
PARCEL CONVEYED TO PBCo  
(PER ORB 6179, PG 1517)  
15.5' X 20' BOAT RAMP  
(PER ORB 6179, PG 1517)  
SEE SHEET 12 OF 12

SOUTHEASTERLY LINE OF THE  
18.4 FOOT ROADWAY EASEMENT  
ALONG THE C-18 CANAL AS  
SHOWN ON BAKER PARK  
NO 2, UNRECORDED

PCN 00-42-41-03-02-004-0010  
DESCRIPTION #2 - PARCEL NO. 1:  
(PER ORB 26148, PG 1052)  
PARCEL 4, BP2, UNREC.

S89°17'21"E 187.22'

RETAINED BY PBCo FROM ORB 3467, PG 1531

N89°17'21"W 193.28'

174th STREET N

S32°06'09"W (PRIVATE ROADWAY PER BP2)  
37.17' S89°17'21"E 200.00'

R/W PARCEL NO. 94

N89°17'21"W 170.76'

N00°34'55"E 2475.66'

PCN 00-42-41-03-02-008-0000  
DESCRIPTION #2 - PARCEL NO. 3:  
(PER ORB 26148, PG 1052)  
PARCEL 8, BP2, UNREC.

PALM AVE

(30' PRIVATE ROADWAY PER BP2)

N00°56'09"E 173.38'

R/W PARCEL NO. 94

S00°56'09"W 131.65'

PARCEL 7, BP2, UNREC.

PCN 00-42-41-03-02-007-0000  
DESCRIPTION #1  
(PER ORB 26148, PG 1052)

S LINE OF THE NW 1/4 OF THE  
NW 1/4 OF THE SW 1/4 OF SEC 3

N89°17'21"W  
10.00'

5' UE

5' UE

MATCH LINE (SEE SHEET 9 OF 12)

N LINE OF THE N 1/2 OF  
THE SW 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

MATCH LINE (SEE SHEET 8 OF 12)

MATCH LINE (SEE SHEET 8 OF 12)



PCN 00-42-41-03-02-005-0000  
DESCRIPTION #2 - PARCEL NO. 1:  
(PER ORB 26148, PG 1052)  
PARCEL 5, BP2, UNREC.

N LINE OF THE N  
213.38' OF THE NW 1/4  
OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

MATCH LINE (SEE  
SHEET 10 OF 12)

PCN 30-42-41-03-19-000-0080  
(PER ORB 25333, PG 556)

N 945,817.13  
E 936,273.76

S89°17'21"E 200.00'

R/W PARCEL NO. 92

N89°17'21"W 200.00'

174th STREET N

(PRIVATE ROADWAY PER BP2)

S89°17'21"E 200.00'

R/W PARCEL NO. 93

N89°17'21"W 200.00'

N00°56'09"E  
10.00'

S00°56'09"W  
10.00'

S00°56'09"W  
30.00'

S00°56'09"W  
10.00'

N 945,787.13  
E 936,273.27

MATCH LINE (SEE SHEET 7 OF 12)

MATCH LINE (SEE  
SHEET 10 OF 12)

PARCEL 6, BP2, UNREC.

PCN 00-42-41-03-02-006-0000  
(ORB 22075, PG 1093)

S54°23'35"W 867.74'  
SURVEY TIE LINE

S LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC 3

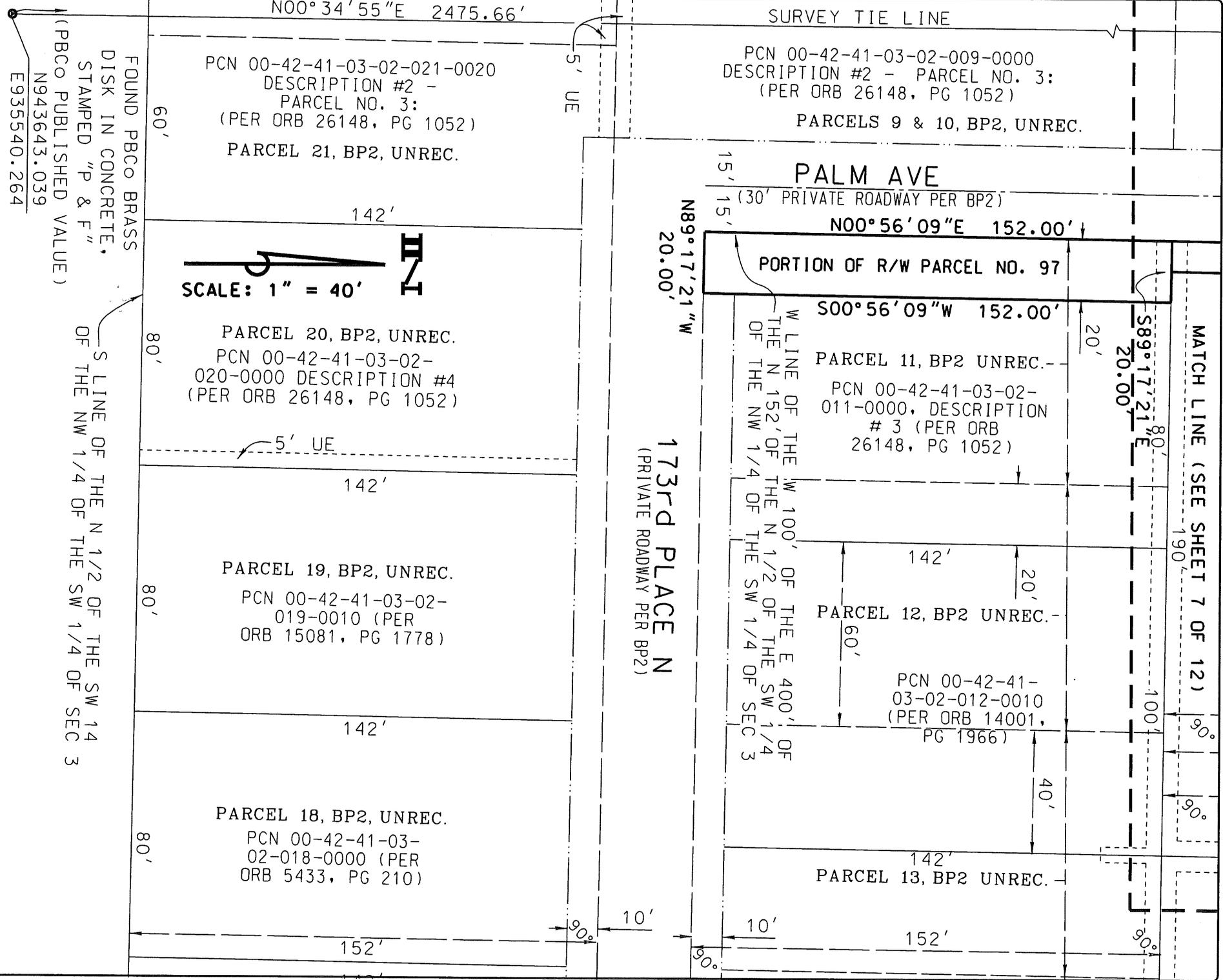
N00°56'09"E 163.38'  
E LINE OF THE NW 1/4  
OF THE NW 1/4 OF THE  
SW 1/4 OF SEC 3

SE CORNER OF THE NW  
1/4 OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

N 945,613.77  
E 936,270.44

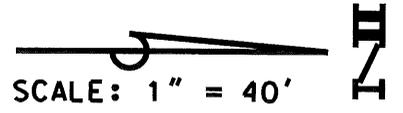
PCN 00-42-41-03-00-000-7530  
(PER ORB 22410, PG 1473)

PROJECT NO. 19933901 DRAWING NO. S-1-16-3822 PROJECT: R/W PARCELS 174TH ST N, PALM AVE & 68TH TER N SHEET: 9 OF 12



PCN 00-42-41-03-02-021-0020  
DESCRIPTION #2 -  
PARCEL NO. 3:  
(PER ORB 26148, PG 1052)  
PARCEL 21, BP2, UNREC.

PCN 00-42-41-03-02-009-0000  
DESCRIPTION #2 - PARCEL NO. 3:  
(PER ORB 26148, PG 1052)  
PARCELS 9 & 10, BP2, UNREC.



PARCEL 20, BP2, UNREC.  
PCN 00-42-41-03-02-020-0000 DESCRIPTION #4  
(PER ORB 26148, PG 1052)

PARCEL 19, BP2, UNREC.  
PCN 00-42-41-03-02-019-0010 (PER ORB 15081, PG 1778)

PARCEL 18, BP2, UNREC.  
PCN 00-42-41-03-02-018-0000 (PER ORB 5433, PG 210)

PARCEL 11, BP2 UNREC.-  
PCN 00-42-41-03-02-011-0000, DESCRIPTION # 3 (PER ORB 26148, PG 1052)

PARCEL 12, BP2 UNREC.-  
PCN 00-42-41-03-02-012-0010 (PER ORB 14001, PG 1966)

PARCEL 13, BP2 UNREC.

FOUND PBCO BRASS DISK IN CONCRETE, STAMPED "P & F" (PBCO PUBLISHED VALUE)  
N943643.039  
E935540.264

S LINE OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC 3

173rd PLACE N  
(PRIVATE ROADWAY PER BP2)

MATCH LINE (SEE SHEET 7 OF 12)

MATCH LINE (SEE SHEET 11 OF 12)



SCALE: 1" = 40'

PCN 30-42-41-03-19-000-0080  
(PER ORB 25333, PG 556)

W LINE OF THE E 470' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

N 945,817.13  
E 936,273.76

S89°17'21"E 181.85'

N01°15'37"E 220.31'

R/W PARCEL "C"

R/W PARCEL "E"

S LINE OF THE N 420' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

PCN 30-42-41-03-19-000-0060  
(PER ORB 24951, PG 139)

MATCH LINE (SEE SHEET 8 OF 12)

MATCH LINE (SEE SHEET 10 OF 12)

N00°56'09"E  
50.00'

174th STREET N

R/W PARCEL "A"

N 945,787.13  
E 936,273.27

N89°17'21"W 181.58'

W LINE OF THE E 470' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

PCN 00-42-41-03-00-000-7530  
(PER ORB 22410, PG 1473)

W LINE OF THE E 460' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

W LINE OF THE NE 1/4  
OF THE NW 1/4 OF THE  
SW 1/4 OF SEC 3

SW CORNER OF THE NE  
1/4 OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

N 945,613.77  
E 936,270.44

NW CORNER OF THE N  
1/2 OF THE SW 1/4  
OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

S LINE OF THE NE 1/4  
OF THE NW 1/4 OF THE  
SW 1/4 OF SEC 3

BOOKER T BLVD

15' R/W FOR BOOKER T BLVD  
PER ORB 5602, PG 492

68TH TERRACE N

R/W PARCEL "D"

S01°15'37"W 514.90'

R/W PARCEL "B"

N01°15'37"E 148.38'

R/W PARCEL "C"

W LINE OF THE E 430' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

PCN 00-42-41-03-34-004-0160  
KENNEDY PARK

PROJECT NO. 1993901

DRAWING NO. S-1-16-3822

PROJECT: R/W PARCELS 174th ST N, PALM AVE & 68TH TER N

SHEET: 10 OF 12

NORTH LINE OF THE SOUTHWEST  
1/4 OF SECTION 3/41/42

CENTERLINE OF CONSTRUCTION

# INDIANTOWN ROAD

S R/W LINE OF INDANTOWN  
RD PER ORB 4188, PG 124

PARCEL 120  
OF STIPULATED FINAL JUDGMENT  
PER ORB 5703, PG 1689  
EASTERLY PROLONGATION OF S  
LIMITED ACCESS R/W LINE OF  
I-95 PER ORB 5703, PG 1689

S LIMITED ACCESS R/W LINE OF  
I-95 PER ORB 5703, PG 1689

N88°22'25"E  
100.01'



SCALE: 1" = 40'

R = 50.00'  
Δ = 66°25'21"  
A = 57.97'

R = 25.00'  
Δ = 41°30'54"  
A = 18.11'

R = 25.00'  
Δ = 29°00'56"  
A = 12.66'

SIDEWALK PARCEL "G"  
N03°38'08"W  
36.76'

PCN 30-42-41-03-19-000-0010  
(ORB 23207, PG 1034)

W LINE OF THE E 470' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

W LINE OF THE E 460' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

MATCH LINE (SEE SHEET 10 OF 12)

R/W PARCEL "F"

49.93' 50.07' 10' 15' 15' 10'

69.64'

24.50'

N01°15'37"E 220.31'

R/W PARCEL "C"

R/W PARCEL "B"

## 68TH TERRACE N

R/W PARCEL "E"

S01°15'37"W 514.90'

N LINE OF THE S 315' OF THE  
N 420' OF THE NE 1/4 OF THE  
NW 1/4 OF THE SW 1/4 OF SEC 3

W LINE OF THE E 430' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

TRAFFIC SIGNAL &  
SIDEWALK PARCEL PER  
ORB 21439, PG 1932

PCN 30-42-41-03-19-000-0020  
(PER ORB 5595, PG 436)

CORNER SIDEWALK  
EASEMENT PER ORB  
21439, PG 1936

SOUTHEASTERLY R/W LINE OF THE C-18 CANAL PER C-18 R/W MAP PREPARED BY THE CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT (NKA SFWMD) SHEET 2 OF 6, LAST REVISION DATED 4/03/1958, 490' R/W

DESCRIPTION #2-  
PARCEL NO. 3:  
(PER ORB 26148, PG 1052)  
PCN 00-42-41-03-02-008-0000  
PARCEL 8, BP2, UNREC.

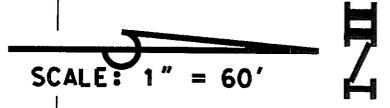
N58°06'30"W 20.00' (D)  
N58°06'33"W 20.00' (PBCo)  
N32°06'12"E 15.50' (D)  
N32°06'09"E 15.50' (PBCo)  
S32°06'12"W 15.50' (D)  
S32°06'09"W 15.50' (PBCo)  
S58°06'30"E 20.00' (D)  
S58°06'33"E 20.00' (PBCo)  
S32°06'12"W 4.40' (D)  
S32°06'09"W 4.40' (PBCo)  
POB BOAT RAMP PARCEL

**PALM AVE**  
(30' PRIVATE ROADWAY PER BP2)

R/W PARCEL NO. 94

PCN 00-42-41-03-02-007-0000  
DESCRIPTION #1  
(PER ORB 26148, PG 1052)  
PARCEL 7, BP2, UNREC.

PCN 00-42-41-03-02-004-0010  
DESCRIPTION #2 - PARCEL NO. 1:  
(PER ORB 26148, PG 1052)  
PARCEL 4, BP2, UNREC.



RETAINED BY PBCO FROM  
ORB 3467, PG 1531

174th STREET N  
(PRIVATE ROADWAY PER BP2)

174th STREET N  
(PRIVATE ROADWAY PER BP2)

N89°24'50"W 386.09' (D)  
N89°17'21"W 386.09' (PBCo)

PCN 00-42-41-03-02-005-0000  
DESCRIPTION #2 - PARCEL NO. 1:  
(PER ORB 26148, PG 1052)  
PARCEL 5, BP2, UNREC.

N LINE OF THE N  
213.38' OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

PCN 00-42-41-03-02-006-0000  
(ORB 22075, PG 1093)  
PARCEL 6, BP2, UNREC.

POC BOAT RAMP PARCEL

N 945,827.13  
E 936,273.93

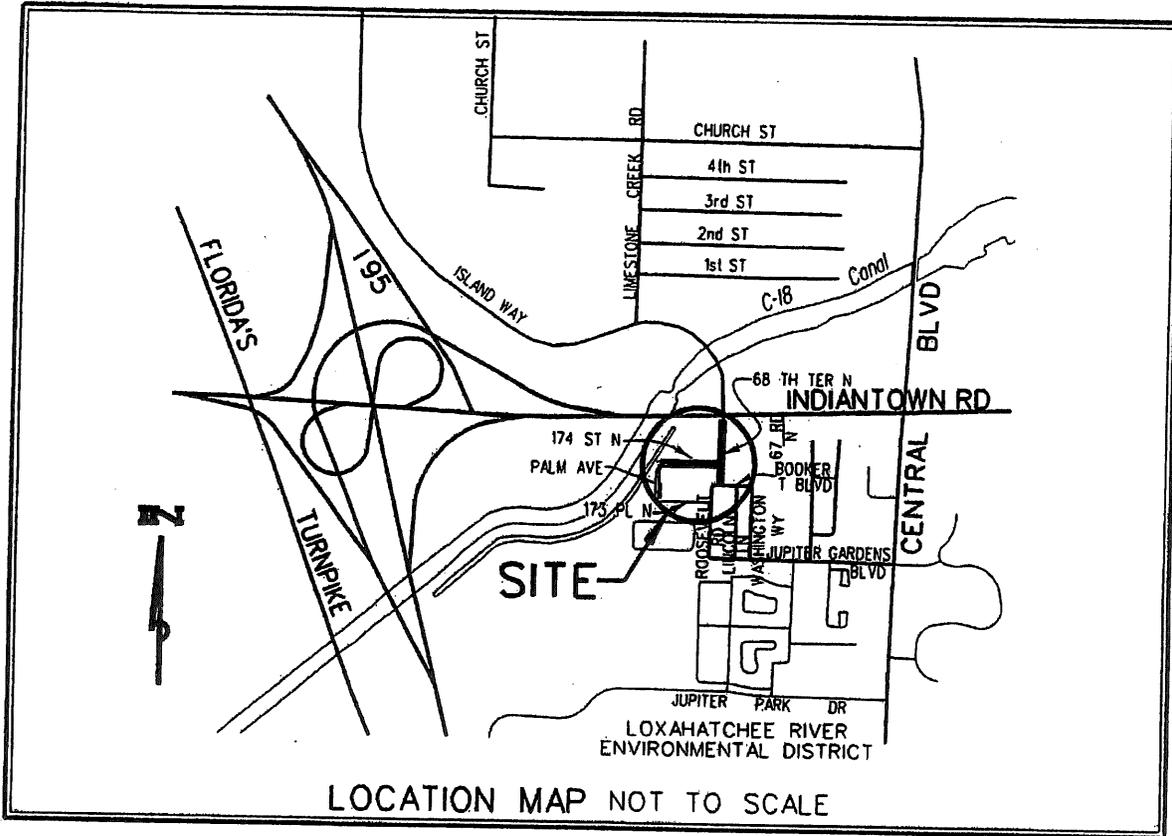
N00°56'12"E 213.35' (D)  
N00°56'09"E 213.38' (PBCo)  
N 945,613.77  
E 936,270.44

SE CORNER OF THE NW  
1/4 OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3  
PCN 00-42-41-03-00-000-7530  
(PER ORB 22410, PG 1473)

E LINE OF THE NW 1/4  
OF THE NW 1/4 OF THE  
SW 1/4 OF SEC 3

PCN 30-42-41-03-19-000-0080  
(PER ORB 25333, PG 556)

EXHIBIT "A"



LEGAL DESCRIPTION

BEING FIVE STRIPS OF LAND CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY PURPOSES BY THE VARIOUS RIGHT-OF-WAY DEEDS REFERRED TO HEREIN. ALL OF SAID STRIPS BEING COINCIDENT WITH THE 30 FOOT WIDE PRIVATE RIGHT-OF-WAY AS DELINEATED ON THE PLAT OF BAKER PARK NO. 2, UNRECORDED PLAT (NOW KNOWN AS ACCESSORS MAP 38) IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID STRIPS BEING LOCATED IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE RETAINED PORTION (SOUTH 10.0 FEET) OF LOT 4, BAKER PARK NO. 2, UNRECORDED (AS CONVEYED TO PBCo IN ORB 3467, PG 1531), SEE SHEET 7 OF 12.

THE NORTH 10.0 FEET OF THAT PORTION OF THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 213.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, LESS THAT PORTION LYING WESTERLY OF THE SOUTHEASTERLY LINE OF THE ROADWAY EASEMENT LINE SHOWN ON SAID BAKER PARK NO 2, UNRECORDED, SAID SOUTHEASTERLY LINE OF THE ROADWAY EASEMENT BEING A LINE 18.4 FEET SOUTHEAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE C-18 CANAL AS SAID LINE IS SHOWN ON THE RIGHT-OF-WAY MAP PREPARED BY THE CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, SHEET 2 OF 6, LAST REVISION DATED 4/03/1958. SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE SOUTH 10 FEET OF PARCEL 4, OF SAID BAKER PARK NO.2, UNRECORDED.

CONTAINING 1,903 SQUARE FEET OR 0.044 ACRES MORE OR LESS.

CONTINUED ON NEXT PAGE

PROJECT NO. 1993901	SHEETS 1	DR. 12	PROJECT: <b>RIGHT-OF-WAY PARCELS ON 174th ST N, PALM AVE &amp; 68TH TERRACE N IN JUPITER FLORIDA</b>		NO.	REVISION	BY	DATE	
			DESIGN FILE NAME S-1-16-3822.DGN	DRAWING NO. S-1-16-3822					

TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL NO. 92 (CONVEYED TO PBCo BY ORB 3345, PG 312). SEE SHEET 8 OF 12.

THE NORTH 10.0 FEET OF THE EAST 200 FEET OF THE SOUTH 213.38\* FEET (SEE SURVEYOR'S NOTE 7) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE SOUTH 10 FEET OF PARCEL 5, OF SAID BAKER PARK NO.2, UNRECORDED.

CONTAINING 2,000 SQUARE FEET OR 0.046 ACRES MORE OR LESS.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL NO. 93 (CONVEYED TO PBCo BY ORB 3345, PG 307). SEE SHEET 8 OF 12.

THE NORTH 10.0 FEET OF THE EAST 200 FEET OF THE SOUTH 173.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE NORTH 10 FEET OF PARCEL 6, OF SAID BAKER PARK NO.2, UNRECORDED.

CONTAINING 2,000 SQUARE FEET OR 0.046 ACRES MORE OR LESS.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL NO. 94 (CONVEYED TO PBCo BY ORB 3345, PG 304). SEE SHEET 7 OF 12.

THE NORTH 10.0 FEET OF THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 173.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE NORTH 10 FEET OF PARCEL 7, OF SAID BAKER PARK NO.2, UNRECORDED.

TOGETHER WITH, THE WEST 10 FEET OF THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 163.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 10 FOOT WIDE STRIP ALSO KNOWN AS THE WEST 10 FEET OF PARCEL 7, OF SAID BAKER PARK NO.2, UNRECORDED.

ALSO TOGETHER WITH, THAT PART OF A 58.5 FOOT WIDE STRIP OF LAND LYING SOUTHEASTERLY OF AND PARALLEL WITH AND ADJACENT TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE C-18 CANAL LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTH 173.38 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 ALSO KNOWN AS PARCEL 7 LESS THE NORTH 10 FEET, OF SAID BAKER PARK NO. 2, UNRECORDED.

CONTAINING IN TOTAL 3,939 SQUARE FEET OR 0.090 ACRES MORE OR LESS.

CONTINUED ON NEXT PAGE

**ALSO TOGETHER WITH.**

**ROAD RIGHT-OF-WAY PARCEL NO. 97 (CONVEYED TO PBCo BY ORB 3345, PG 301). SEE SHEET 9 OF 12.**

THE WEST 20 FEET OF THE WEST 100 FEET OF THE EAST 400 FEET OF THE NORTH 152 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SAID 20 FOOT WIDE STRIP ALSO KNOWN AS THE WEST 20 FEET OF PARCEL 11, OF SAID BAKER PARK NO. 2, UNRECORDED.

CONTAINING 3,040 SQUARE FEET OR 0.070 ACRES MORE OR LESS

**TOGETHER WITH.**

BEING SIX STRIPS OR PARCELS OF LAND CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY AND ONE PARCEL FOR SIDEWALK PURPOSES BY THE VARIOUS DEEDS REFERRED TO HEREIN. SAID STRIPS OR PARCELS BEING LOCATED IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**ROAD RIGHT-OF-WAY PARCEL "A" (FOR 174TH STREET N AS CONVEYED TO PBCo BY ORB 5602, PG 492). SEE SHEET 10 OF 12.**

THE NORTH 50.0 FEET OF THE SOUTH 213.38 FEET LESS THE EAST 470.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3.

**ALSO TOGETHER WITH.**

**ROAD RIGHT-OF-WAY PARCEL "B" (FOR ENTRANCE ROAD TO JUPITER ESTATES nko 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 2690, PG 183 AND ORB 2690, PG 185). SEE SHEET 10 & 11 OF 12.**

THE WEST THIRTY (30) FEET OF THE EAST FOUR HUNDRED SIXTY (460) FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER SW 1/4 OF SAID SECTION 3, LYING SOUTH OF AN EASTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 PER ORB 5703, PG 1689. LESS THE SOUTH 15 FEET THEREOF.

**ALSO TOGETHER WITH.**

**ROAD RIGHT-OF-WAY PARCEL "C" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 5602, PG 492). SEE SHEET 10 & 11 OF 12.**

THE WEST 10.0 FEET OF THE EAST 470.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, LYING SOUTH OF AN EASTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 PER ORB 5703, PG 1689. LESS THE SOUTH 15 FEET THEREOF.

**ALSO TOGETHER WITH.**

CONTINUED ON NEXT PAGE

ROAD RIGHT-OF-WAY PARCEL "D" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 5602, PG 492), SEE SHEET 10 OF 12.

THE WEST 10.0 FEET OF THE EAST 430.0 FEET, LESS THE NORTH 420.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3. LESS THE SOUTH 15 FEET THEREOF.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL "E" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 5602, PG 492). SEE SHEET 10 & 11 OF 12.

THE WEST 10.0 FEET OF THE WEST 100.0 FEET OF THE EAST 430.0 FEET OF THE SOUTH 315.0 FEET OF THE NORTH 420.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, LYING SOUTH OF AN EASTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 PER ORB 5703, PG 1689.

ALSO TOGETHER WITH.

ROAD RIGHT-OF-WAY PARCEL "F" (FOR 68TH TERRACE N AS CONVEYED TO PBCo BY ORB 3618, PG 809). SEE SHEET 11 OF 12.

ALL OF THE RIGHT-OF-WAY CONVEYED TO PBCo IN SAID ORB 3618, PG 809 LYING SOUTH OF THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR I-95 FOR PARCEL 120 RECORDED IN ORB 5703, PG 1689.

ALSO TOGETHER WITH.

A PARCEL OF LAND FOR SIDEWALK PARCEL "G" (FOR 68TH TERRACE N AS CONVEYED TO PBCo IN ORB 21439, PG 1928). SEE SHEET 11 OF 12.

ALL OF A PARCEL OF LAND FOR SIDEWALK PARCEL "G" (FOR 68TH TERRACE N AS CONVEYED TO PBCo IN ORB 21439, PG 1928).

PARCELS "A" THROUGH "G" CONTAINING 36,752 SQUARE FEET OR 0.844 ACRES MORE OR LESS

ALSO TOGETHER WITH.

THE BOAT RAMP PARCEL (AS CONVEYED TO PBCo IN ORB 6179, PG 1517), SEE SHEET 12 OF 12.

A PARCEL OF LAND SITUATE AND BEING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, RUN N 00°56'12" E (ON AN ASSUMED BEARING)(SEE SURVEYOR'S NOTE 10) A DISTANCE OF 213.35\* FEET

CONTINUED ON NEXT PAGE

(SEE SURVEYOR'S NOTE 7); THENCE RUN N89°24'50"W A DISTANCE OF 386.09 FEET, THENCE RUN S32°06'12"W A DISTANCE OF 4.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE RUN S32°06'12"W A DISTANCE OF 15.50 FEET, THENCE RUN N58°06'30"W A DISTANCE OF 20.00 FEET, THENCE RUN N32°06'12"E A DISTANCE OF 15.50 FEET, THENCE RUN S58°06'30"E A DISTANCE OF 20.00 BACK TO THE POINT OF BEGINNING.

CONTAINING 310 SQUARE FEET OR 0.007 ACRES MORE OR LESS

**SURVEYOR'S NOTES**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR. A TITLE SEARCH DATED 04/09/2013 WAS PROVIDED BY THE RIGHT-OF-WAY SECTION OF THE ROADWAY PRODUCTION DIVISION OF THE PALM BEACH COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. THAT SEARCH HAS BEEN REVIEWED DURING THE PREPARATION OF THIS LEGAL DESCRIPTION AND SKETCH AND ALL EASEMENTS AND RIGHTS-OF-WAY REFLECTED THEREIN HAVE BEEN PLOTTED.
2. 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.
3. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING (NAD 83/90) OF SOUTH 00°56'09" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, IN ACCORDANCE WITH A BREAKDOWN OF SECTION 3 BASED ON PUBLISHED VALUES AND MONUMENTATION BY THE PALM BEACH COUNTY SURVEY SECTION.
4. ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
5. 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 = 1.000031180  
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
6. 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.
7. THE LEGAL DESCRIPTIONS FOR THE PARCELS DESCRIBED HEREON ARE AS TAKEN DIRECTLY FROM THE RIGHT-OF-WAY DEEDS TO PALM BEACH COUNTY IN THE VARIOUS OFFICIAL RECORD BOOKS REFERENCED ABOVE EACH DESCRIPTION HEREON. THE LEGAL DESCRIPTION FOR ROAD RIGHT-OF-WAY PARCEL 92 HAS AN ERRONEOUS DISTANCE STATING "THE NORTH 10.0 FEET OF THE EAST 200 FEET OF SOUTH 223.38 FEET" THE 223.38 FEET SHOULD BE 213.38 FEET AS IS CLEARLY THE INTENT OF THE DEED TO CONVEY AS NOTED AS CONFIRMED BY A CORRECTIVE DEED TO THE EAST OF PARCEL 92.
8. A HORIZONTAL CONTROL TRAVERSE WAS RUN THROUGH PALM BEACH COUNTY HORIZONTAL CONTROL POINTS P&F, BEZER AND JENKINS AND ADJUSTED BY LEAST SQUARES USING STARNET V 6.0 SOFTWARE. THE TRAVERSE WAS RUN USING CONVENTIONAL METHODS WITH A TOPCON GTS 311 TOTAL STATION. THE DEEDS FOR PARCELS 1 THRU 21 OF BAKER PARK NO. 2 (UNRECORDED PLAT NKA ASSESSORS MAP 38) WERE CALCULATED USING THE PALM BEACH COUNTY PUBLISHED VALUES FOR SECTION 3 AND THE SUBSEQUENT SECTIONAL BREAKDOWN THEREFROM. FOR THE SIX PARCELS (INCLUDING BOAT RAMP) WITHIN SAID BAKER PARK NO 2 WERE THEN BEST FIT TO THE EXISTING BOUNDARY AND CENTERLINE MONUMENTATION OF SAID BAKER PARK NO 2.
9. ALL PARCELS OUTSIDE BAKER PARK NO 2 (THOSE LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 ARE

CONTINUED ON NEXT PAGE

**SURVEYOR'S NOTES CONTINUED**

CALCULATED BASED ON THE PREVIOUSLY REFERENCED SECTIONAL BREAKDOWN AND ARE NOT FIELD SURVEYED FOR PURPOSES OF PREPARATION OF THESE LEGAL DESCRIPTION AND SKETCHES.

- 10. THE BEARINGS IN THE LEGAL DESCRIPTION FOR THE BOAT RAMP AS SHOWN HEREON ARE AS TAKEN FROM A METES AND BOUNDS LEGAL DESCRIPTION FROM ORB 6179, PAGE 1517. SAID BEARINGS ARE NOTED AS BASED ON AN ASSUMED BEARING SYSTEM. WHILE THE BEARING BASE FOR SAID DESCRIPTION DIFFERS BY A MERE 03" ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 BOTH AS SHOWN ON SHEET 12 OF 12. THE SECOND COURSE OF SAID DESCRIPTION VARIES BY 07'29" CLOCKWISE FROM THE BEARINGS BASED ON THE PBCo SECTIONAL BREAKDOWN DESCRIBED IN NOTE 8 ABOVE. IN ORDER TO POSITION THIS PARCEL WHERE THE LEGAL DESCRIPTION INTENDS IT TO BE THE APPROPRIATE ALIQUOT PARTS OF ADJACENT SECTIONAL BREAKDOWN (RW PARCELS AND THE RETAINED PARCEL SHOWN HEREON) LEGAL DESCRIPTIONS WERE USED TO POSITION THE BOAT RAMP PARCEL.
- 11. BCC RESOLUTION NO R-86-683, DATED APRIL 22, 1986 ACCEPTS 68TH TERRECE (50 FOOT RIGHT-OF-WAY FROM INDIANTOWN ROAD TO BOOKER T BLVD) AS A COUNTY MAINTAINED ROAD.

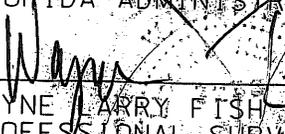
**LEGEND**

- PBCo = PALM BEACH COUNTY
- R/W = RIGHT-OF-WAY
- EASE = EASEMENT
- TR = TRACT
- PB = PLAT BOOK
- ORB = OFFICIAL RECORD BOOK
- PCN = PROPERTY CONTROL NUMBER
- PG = PAGE
- LB = LICENSED BUSINESS
- (P) = PLAT BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- UE = UTILITY EASEMENT
- NKA = NOW KNOWN AS
- UNREC = UNRECORDED
- (TYP) = TYPICAL
- BP2 = BAKER PARK NO 2
- BCC = BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA
- SFWMD = SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT

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

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE 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 FISH  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3238

1/30/2017  
DATE





PCN 00-42-41-03-02-005-0000  
 DESCRIPTION #2 - PARCEL NO. 1:  
 (PER ORB 26148, PG 1052)  
 PARCEL 5, BP2, UNREC.

N LINE OF THE N  
 213.38' OF THE NW 1/4  
 OF THE NW 1/4 OF  
 THE SW 1/4 OF SEC 3

PCN 30-42-41-03-19-000-0080  
 (PER ORB 25333, PG 556)

N 945,817.13  
 E 936,273.76

5' UE

MATCH LINE (SEE SHEET 7 OF 12)

N00°56'09"E  
 10.00'

MATCH LINE (SEE SHEET 10 OF 12)

S89°17'21"E 200.00'

S00°56'09"W  
 10.00'

R/W PARCEL NO. 92

N89°17'21"W 200.00'

S00°56'09"W  
 30.00'

174th STREET N  
 (PRIVATE ROADWAY PER BP2)

S89°17'21"E 200.00'

S00°56'09"W  
 10.00'

R/W PARCEL NO. 93

N89°17'21"W 200.00'

N 945,787.13  
 E 936,273.27

N00°56'09"E  
 10.00'

400'

200'

PARCEL 6, BP2, UNREC.

PCN 00-42-41-03-02-006-0000  
 (ORB 22075, PG 1093)

S54°23'35"W 867.14'  
 SURVEY TIE LINE

S LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC 3

N00°56'09"E 163.38'  
 E LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC 3

PCN 00-42-41-03-00-000-7530  
 (PER ORB 22410, PG 1473)

SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SEC 3

N 945,613.77  
 E 936,270.44

213.38'

163.38'

213.38'

173.38'

MATCH LINE (SEE SHEET 10 OF 12)

5' UE

MATCH LINE (SEE SHEET 7 OF 12)

PROJECT NO. 1993901

DRAWING NO. S-1-16-3822

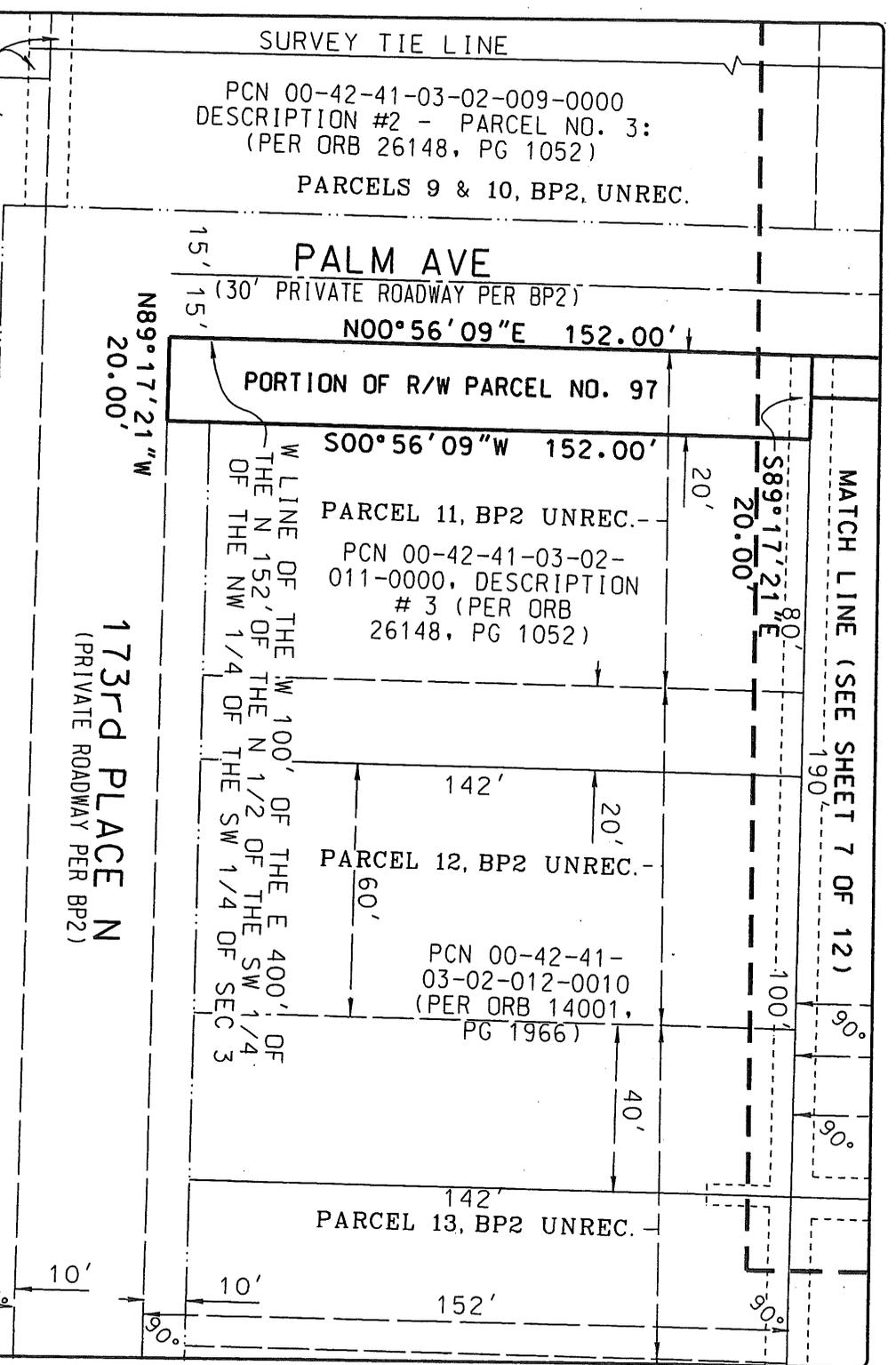
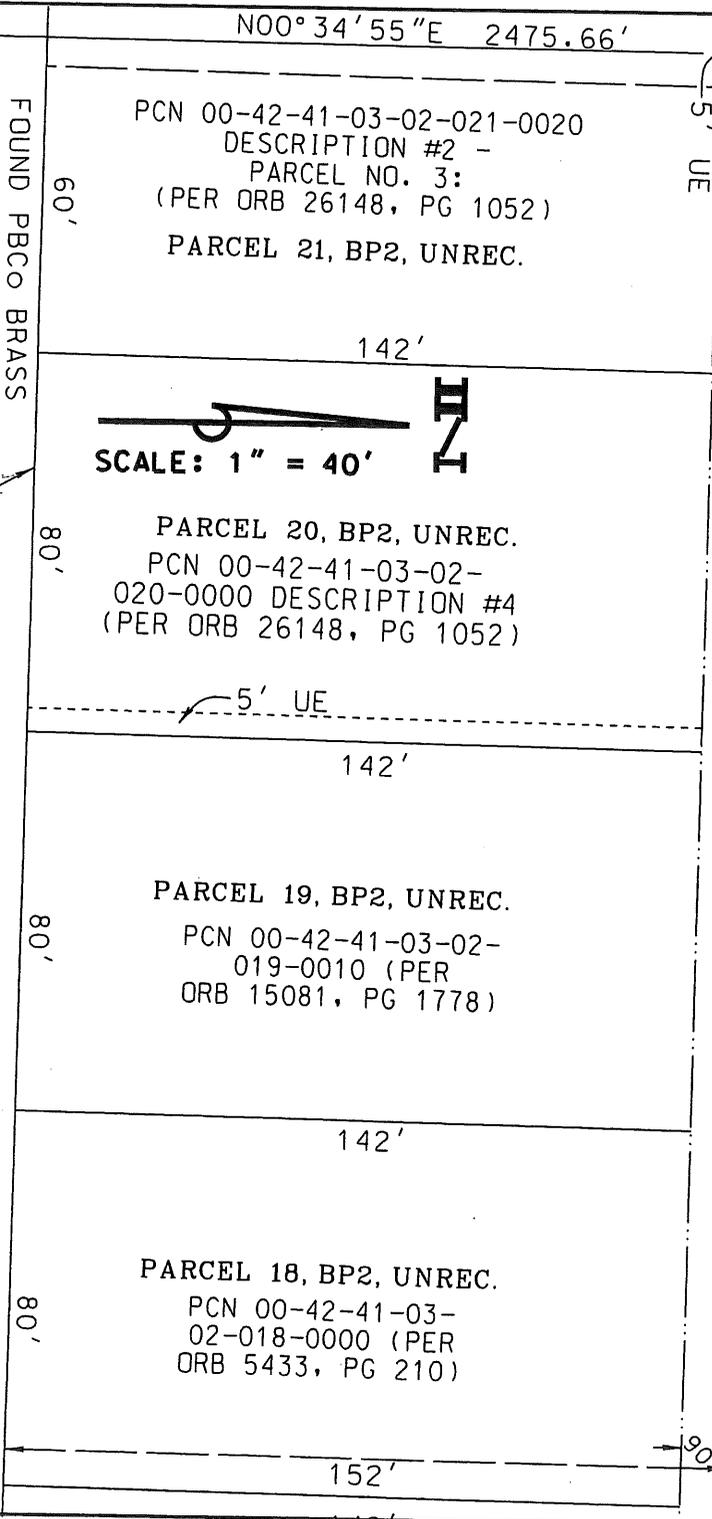
PROJECT: R/W PARCELS 174th ST N, PALM AVE & 68TH TER N

SHEET: 8 OF 12

PROJECT NO. 1993901 DRAWING NO. S-1-16-3822 PROJECT: R/W PARCELS 174TH ST N, PALM AVE & 68TH TER N SHEET: 9 OF 12

FOUND PBCO BRASS  
DISK IN CONCRETE,  
STAMPED "P & F"  
(PBCO PUBLISHED VALUE)  
N943643.039  
E935540.264

S LINE OF THE N 1/2 OF THE SW 1/4  
OF THE NW 1/4 OF THE SW 1/4 OF SEC 3



MATCH LINE (SEE SHEET 11 OF 12)



SCALE: 1" = 40'

PCN 30-42-41-03-19-000-0080  
(PER ORB 25333, PG 556)

W LINE OF THE E 470' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

N 945,817.13  
E 936,273.76

S89°17'21"E 181.85'

174th STREET N

R/W PARCEL "A"

N00°56'09"E  
50.00'

N 945,787.13  
E 936,273.27

N89°17'21"W 181.58'

W LINE OF THE E 470' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

PCN 00-42-41-03-00-000-7530  
(PER ORB 22410, PG 1473)

W LINE OF THE E 460' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

N00°56'09"E 163.38'  
W LINE OF THE NE 1/4  
OF THE NW 1/4 OF THE  
SW 1/4 OF SEC 3

SW CORNER OF THE NE  
1/4 OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

N 945,613.77  
E 936,270.44

NW CORNER OF THE N  
1/2 OF THE SW 1/4  
OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

S LINE OF THE NE 1/4  
OF THE NW 1/4 OF THE  
SW 1/4 OF SEC 3

BOOKER T BLVD

15' R/W FOR BOOKER T BLVD  
PER ORB 5602, PG 492

N01°15'37"E 220.31'

R/W PARCEL "C"

N01°15'37"E 148.38'

R/W PARCEL "C"

68TH TERRACE N

R/W PARCEL "D"

S01°15'37"W 514.90'

R/W PARCEL "E"

S LINE OF THE N 420' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

PCN 30-42-41-03-19-000-0060  
(PER ORB 24951, PG 139)

W LINE OF THE E 430' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

PCN 00-42-41-03-34-004-0160  
KENNEDY PARK

MATCH LINE (SEE SHEET 8 OF 12)

MATCH LINE (SEE SHEET 10 OF 12)

PROJECT NO. 1993901

DRAWING NO. S-1-16-3822

PROJECT: R/W PARCELS 174th ST N, PALM AVE & 68TH TER N

SHEET: 10 OF 12

NORTH LINE OF THE SOUTHWEST  
1/4 OF SECTION 3/41/42

CENTERLINE OF CONSTRUCTION

# INDIANTOWN ROAD

S R/W LINE OF INDANTOWN  
RD PER ORB 4188, PG 124

PARCEL 120  
OF STIPULATED FINAL JUDGMENT  
PER ORB 5703, PG 1689

EASTERLY PROLONGATION OF S  
LIMITED ACCESS R/W LINE OF  
I-95 PER ORB 5703, PG 1689

S LIMITED ACCESS R/W LINE OF  
I-95 PER ORB 5703, PG 1689

N88°22'25"E  
100.01'



SCALE: 1" = 40'

R = 50.00'  
Δ = 66°25'21"  
A = 57.97'

R = 25.00'  
Δ = 41°30'54"  
A = 18.11'

R = 25.00'  
Δ = 29°00'56"  
A = 12.66'

SIDEWALK PARCEL "G"  
N03°38'08"W  
36.76'

PCN 30-42-41-03-19-000-0010  
(ORB 23207, PG 1034)

W LINE OF THE E 470' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

W LINE OF THE E 460' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

MATCH LINE (SEE SHEET 10 OF 12)

R/W  
PARCEL "F"

SIDEWALK PARCEL "G"

N01°15'37"E 220.31'

R/W PARCEL "C"

R/W PARCEL "B"

68TH TERRACE N

R/W PARCEL "E"

S01°15'37"W 514.90'

N LINE OF THE S 315' OF THE  
N 420' OF THE NE 1/4 OF THE  
NW 1/4 OF THE SW 1/4 OF SEC 3

W LINE OF THE E 430' OF  
THE NE 1/4 OF THE NW 1/4  
OF THE SW 1/4 OF SEC 3

TRAFFIC SIGNAL &  
SIDEWALK PARCEL PER  
ORB 21439, PG 1932

CORNER SIDEWALK  
EASEMENT PER ORB  
21439, PG 1936

PCN 30-42-41-03-19-000-0020  
(PER ORB 5595, PG 436)

SOUTHEASTERLY R/W LINE OF THE C-18 CANAL PER C-18 R/W MAP PREPARED BY THE CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT (NKA SFWMD) SHEET 2 OF 6, LAST REVISION DATED 4/03/1958, 490' R/W

DESCRIPTION #2-  
PARCEL NO. 3:  
(PER ORB 26148, PG 1052)  
PCN 00-42-41-03-02-008-0000  
PARCEL 8, BP2, UNREC.

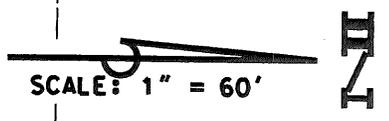
N58°06'30"W 20.00' (D)  
N58°06'33"W 20.00' (PBCo)  
N32°06'12"E 15.50' (D)  
N32°06'09"E 15.50' (PBCo)  
S32°06'12"W 15.50' (D)  
S32°06'09"W 15.50' (PBCo)  
S58°06'30"E 20.00' (D)  
S58°06'33"E 20.00' (PBCo)  
S32°06'12"W 4.40' (D)  
S32°06'09"W 4.40' (PBCo)  
POB BOAT RAMP PARCEL

**PALM AVE**  
(30' PRIVATE ROADWAY PER BP2)

R/W PARCEL NO. 94

PCN 00-42-41-03-02-007-0000  
DESCRIPTION #1  
(PER ORB 26148, PG 1052)  
PARCEL 7, BP2, UNREC.

PCN 00-42-41-03-02-004-0010  
DESCRIPTION #2 - PARCEL NO. 1:  
(PER ORB 26148, PG 1052)  
PARCEL 4, BP2, UNREC.  
RETAINED BY PBCO FROM  
ORB 3467, PG 1531



174th STREET N  
(PRIVATE ROADWAY PER BP2)  
R/W PARCEL NO. 94

173.38'  
163.38'  
213.38'  
163.38'

200'  
200'  
200'

5' UE

PCN 00-42-41-03-02-006-0000  
(ORB 22075, PG 1093)  
PARCEL 6, BP2, UNREC.

S LINE OF THE NW 1/4 OF THE  
NW 1/4 OF THE SW 1/4 OF SEC 3

PCN 00-42-41-03-02-005-0000  
DESCRIPTION #2 - PARCEL NO. 1:  
(PER ORB 26148, PG 1052)  
PARCEL 5, BP2, UNREC.

N LINE OF THE N  
213.38' OF THE NW 1/4  
OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3

N89°24'50"W 386.09' (D)  
N89°17'21"W 386.09' (PBCo)

POC BOAT RAMP PARCEL

N00°56'12"E 213.35' (D)  
N00°56'09"E 213.38' (PBCo)  
N 945.613.77  
E 936.270.44

SE CORNER OF THE NW  
1/4 OF THE NW 1/4 OF  
THE SW 1/4 OF SEC 3  
PCN 00-42-41-03-00-000-7530  
(PER ORB 22410, PG 1473)

E LINE OF THE NW 1/4  
OF THE NW 1/4 OF THE  
SW 1/4 OF SEC 3

PCN 30-42-41-03-19-000-0080  
(PER ORB 25333, PG 556)

SEP 27 2016



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## Town of Jupiter

### Engineering & Public Works Department

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210 Military Trail ~ Jupiter, Florida 33458 ~ Phone (561) 741-2372 ~ Fax (561) 741-2515  
www.jupiter.fl.us

September 21, 2016

Palm Beach County Engineering, Roadway Production  
Attn: Morton Rose, P.E., Assistant Director  
2300 N. Jog Road – 3<sup>rd</sup> Floor West  
West Palm Beach, FL 33411-2745

**RE Transfer of Right Of Way for the Southern Extension of Island Way and Transfer by Deed of County Parcels Adjacent to 174<sup>th</sup> St. and Palm Avenue**

Dear Mr. Rose,

The Town of Jupiter would like to request the transfer of responsibility of certain road right of way known as 68<sup>th</sup> Terrace North, in Kennedy Estates, and additionally, the transfer by deed of County parcels on 174<sup>th</sup> Street and Palm Avenue, which are situated adjacent to the limits of the Town of Jupiter; see attached map. The Town is requesting this transfer from the County to allow the right-of-way acquisition, design and construction of the Southern Extension of Island Way from Indiantown Road, South to Jupiter Park Drive.

As the Town Council approved this request at their regular meeting on September 20, 2016, please accept this as the Town's official request to convey jurisdictional control and maintenance responsibilities of this section of the roadway.

Thank you for your consideration. If you have any questions, please contact Mr. Thomas V. Driscoll, P.E, Director of Engineering, Parks & Public Works at 561-741-2215 or [thomasd@jupiter.fl.us](mailto:thomasd@jupiter.fl.us).

Sincerely,

Andrew D. Lukasik  
Town Manager