

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
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-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
 Does this item include the use of federal funds? Yes No X

Budget Acct No.: Fund___ Dept.___ Unit___ Object
 Program

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact.

C. Departmental Fiscal Review: *Alii Kovalainen*

III. REVIEW COMMENTS

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

 Lisa R 8/7/19
 OFMB

 Jan. S. Jacobson 8/8/19
 Contract Dev. and Control

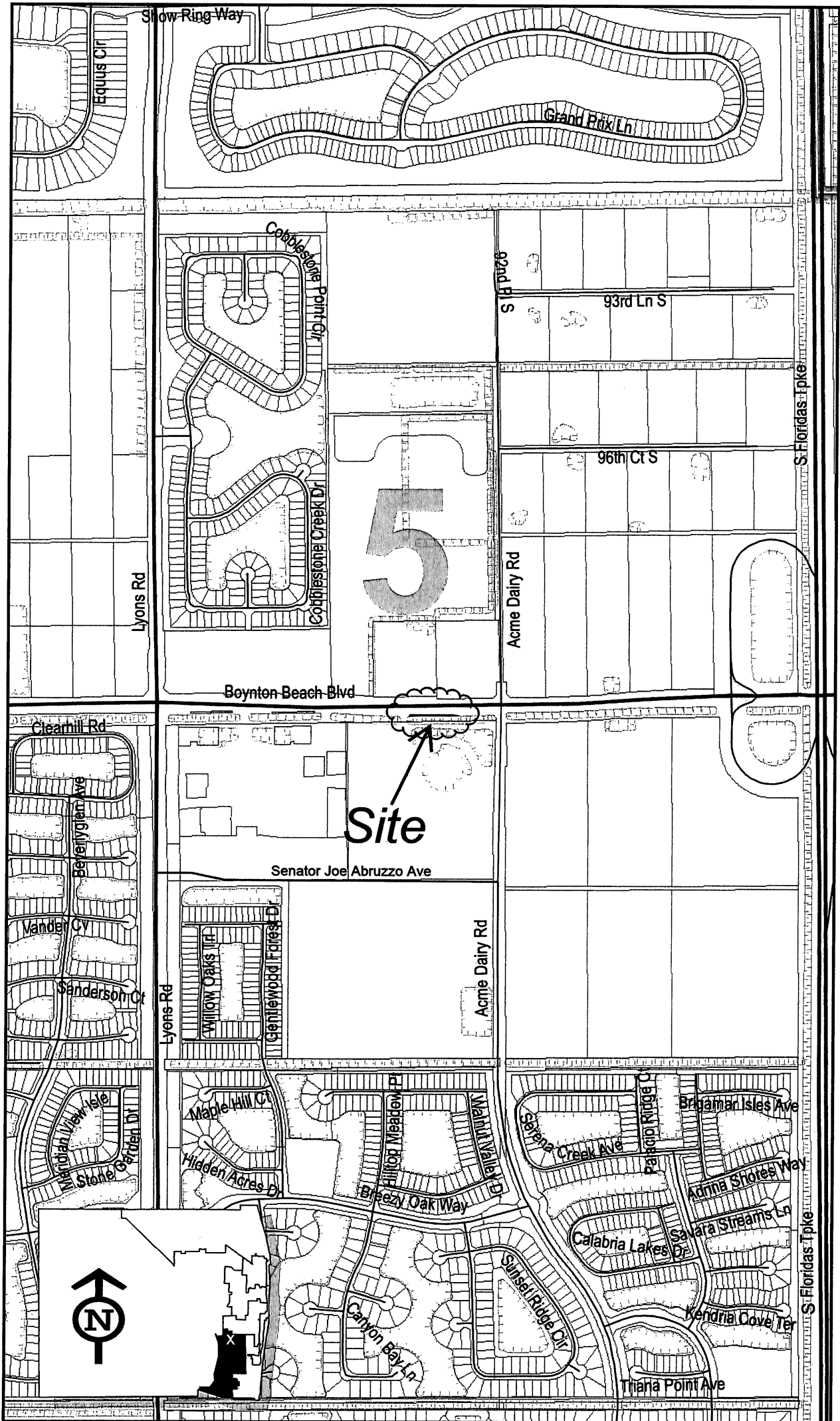
B. Approved as to Form and Legal Sufficiency:

 M.B. Herrewé 8/13/2019
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



0 0.5 1 Mile
Location Map

RESOLUTION NO. R-2019-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE BY COUNTY DEED OF ONE FEE SIMPLE PARCEL, ALONG BOYNTON BEACH BOULEVARD/SR 804 AT ACME DAIRY ROAD TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WITHOUT CHARGE, WITHOUT MINERAL AND PETROLEUM RIGHTS RESERVATIONS, AND WITHOUT RIGHTS OF ENTRY AND EXPLORATION, PURSUANT TO CHAPTER 270.11 FLORIDA STATUTES.

WHEREAS, Palm Beach County (County) has planned a project to extend the eastbound right turn lane on Boynton Beach Boulevard at Acme Dairy Road (Project). Boynton Beach Boulevard is State Road 804 and maintained by Florida Department of Transportation (FDOT); and

WHEREAS, the County acquired the fee simple parcel located along the south side of Boynton Beach Boulevard/SR 804 from Lake Worth Drainage District; and

WHEREAS, Boynton Beach Boulevard is an FDOT maintained right-of-way; and

WHEREAS, the County was required to obtain an FDOT permit in order to construct the Project; and

WHEREAS, the FDOT permit requires the County to donate the fee simple parcel as described in Exhibit "A", consisting of +/- 4,982 square feet (Property); and

WHEREAS, pursuant to Chapter 270.11 Florida Statutes, FDOT has requested that the County convey the Property without reservation and without the rights of entry and exploration relating to phosphate, minerals, metals and petroleum rights because FDOT requires the Property to be free and clear of encumbrances which could impede the use of the Property for roadway purposes; and

WHEREAS, the Board of County Commissioners (BCC) has agreed to convey the Property without reserving phosphate, minerals, metals and petroleum rights and releasing any and all rights of entry and exploration relating to such rights; and

WHEREAS, the BCC has determined execution of the County Deed 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 the Mayor is hereby authorized to execute the County Deed.

1. The recitations set forth herein above are true, accurate and correct and are incorporated herein.
2. 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:

- Commissioner Mack Bernard, Mayor _____
- Commissioner Dave Kerner, Vice Mayor _____
- Commissioner Hal R. Valeche _____
- Commissioner Gregg K. Weiss _____
- Commissioner Robert S. Weinroth _____
- Commissioner Mary Lou Berger _____
- Commissioner Melissa McKinlay _____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2019.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

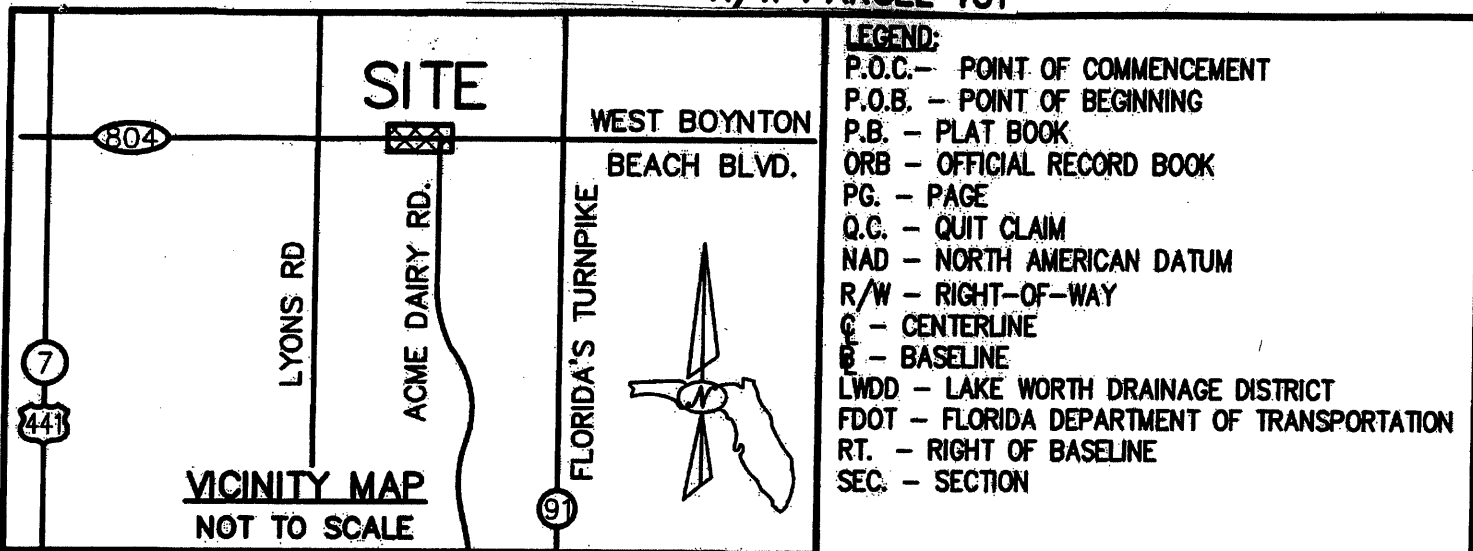
PALM BEACH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK CLERK AND COMPTROLLER

By: _____
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT A - R/W PARCEL 101



NOTES:

- 1) THIS DESCRIPTION IS BASED ON THE PLAT OF BOYNTON-LYONS, RECORDED IN PLAT BOOK 110, PAGE 5; THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGE 45; A QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 30240, PAGE 1865, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) BEARINGS ARE BASED ON N89°02'44"E (GRID) ALONG THE NORTH BOUNDARY OF THE PLAT OF BOYNTON-LYONS, PLAT BOOK 110, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 3) TITLE INFORMATION SHOWN HEREON WAS FURNISHED PER A TITLE SEARCH REPORT; PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION; AGS SEARCH NUMBER: 29122; OWNER NAME: PALM BEACH COUNTY; CLIENT FILE NO.: 2017099.000; PROJECT NO.: 0402566031; PBC PROJECT NO.: 2014508A; PROJECT: ACME DAIRY RD AND BOYNTON BEACH BLVD; CERTIFIED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, DISTRICT FOUR; DATED JANUARY 3, 2019.
- 4) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 5) ALL BEARINGS AND DISTANCES ARE CALCULATED, UNLESS NOTED OTHERWISE.
- 6) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR BOYNTON BEACH BOULEVARD AND ACME DAIRY ROAD, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., PALM BEACH COUNTY PROJECT No.2014508S.
- 7) STATE PLANE COORDINATES:

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000023
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 3400 WEST COMMERCIAL BOULEVARD
 FT. LAUDERDALE, FL 33309
 (954) 777-4551

E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

DESCRIPTION NOTES

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: 1" = 60'
R/W PARCEL 101	DATE: 1/28/19
	SHEET 1 OF 5

WEST LINE OF TRACT "B"
BOYNTON - LYONS
PLAT BOOK 110 PAGE 5

P.O.C.
N.W. CORNER
OF TRACT "B"

LEGEND:

- Ⓐ - QUIT CLAIM, LWDD to THE SCHOOL BOARD (ORB 22684 PG.1745)
- Ⓑ - QUIT CLAIM, LWDD to BOYNTON BEACH ASSOCIATES XVIII, LLLP, PARCEL 101 (ORB 15760 PG.712)

S88°22'42"E 37.28'

N00°34'58"E
40.90'

P.O.B.
(SEE SHEET)
(3 OF 5)

TRACT 11
BLOCK 54

N89°02'44"E
(BEARING BASIS)

NORTH LINE OF TRACT "B"
TRACT "B"
BOYNTON - LYONS
PLAT BOOK 110 PAGE 5

LWDD L-24 CANAL
TRACT 10 BLOCK 54

R/W PARCEL 101 (ORB 30240 PG.1865)

FDO & LWDD BOUNDARY LINE AGREEMENT (ORB 8064 PAGE 1068) & (ORB 8109 PAGE 759)

NORTH TRACT LINE PALM BEACH FARMS COMPANY PLAT No.3

BOYNTON BEACH BOULEVARD

83
84
85
86
87
88

BASELINE

N89°02'44"E

N89°02'44"E

SOUTH TRACT LINE PALM BEACH FARMS COMPANY PLAT No.3

50'

70'

40' R/W (ORB 4054 PG.1178)
& (ORB 6130 PG.490)

20' R/W PARCEL 104 (ORB 6366 PAGE 721)

NORTH R/W

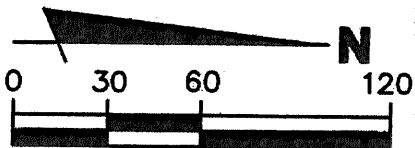
NORTH R/W

TRACT 116
BLOCK 50

TRACT 117
BLOCK 50

PALM BEACH FARMS
COMPANY PLAT NO.3
PLAT BOOK 2 PAGE 45

TRACT 118
BLOCK 50



SCALE: 1" = 60'

PARENT TRACT

PALM BEACH COUNTY
R/W PARCEL 101
ORB 30240 PAGE 1865

53.12'
LWDD EASEMENT
(ORB 15760 PAGE 720)

57.88'
REMAINDER OF LWDD L-24
(ORB 15760 PG.712)

TRACT 9
BLOCK 54

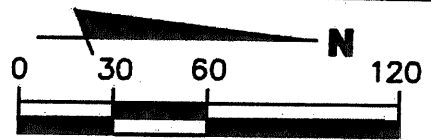
E-Mail: info@brown-phillips.com

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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

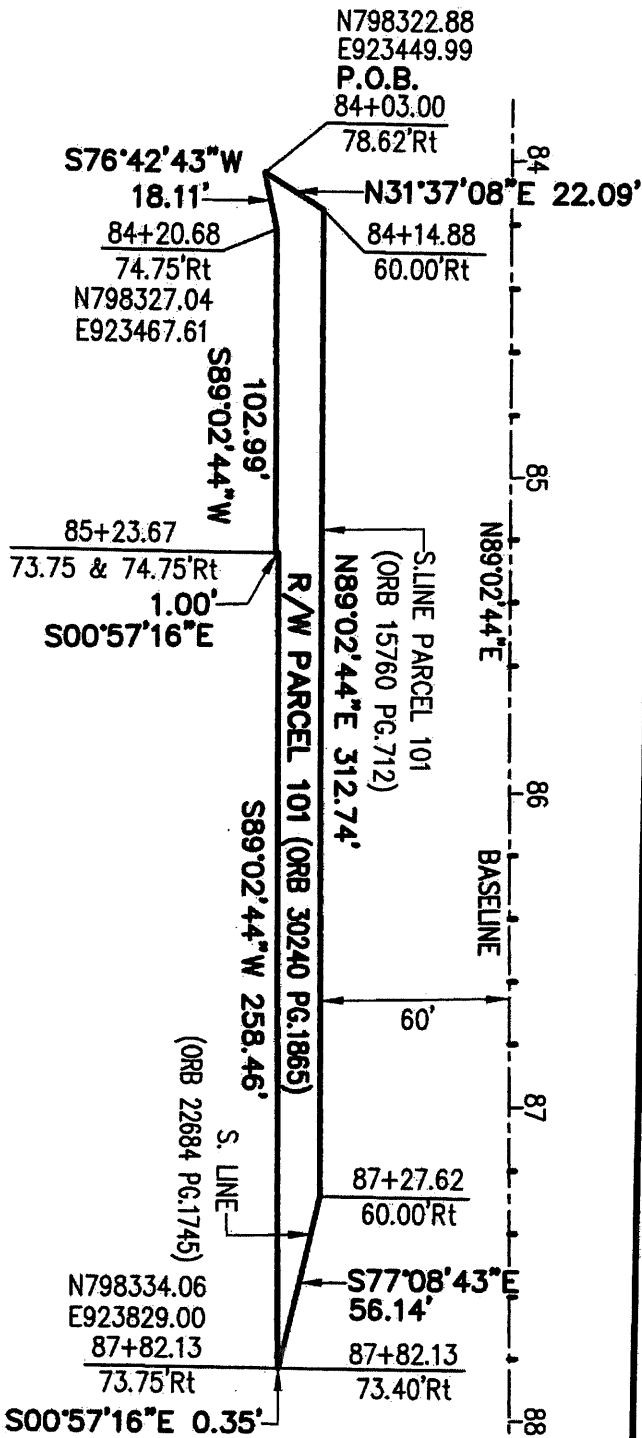
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: 1" = 60'
R/W PARCEL 101	DATE: 1/28/19
	SHEET 2 OF 5

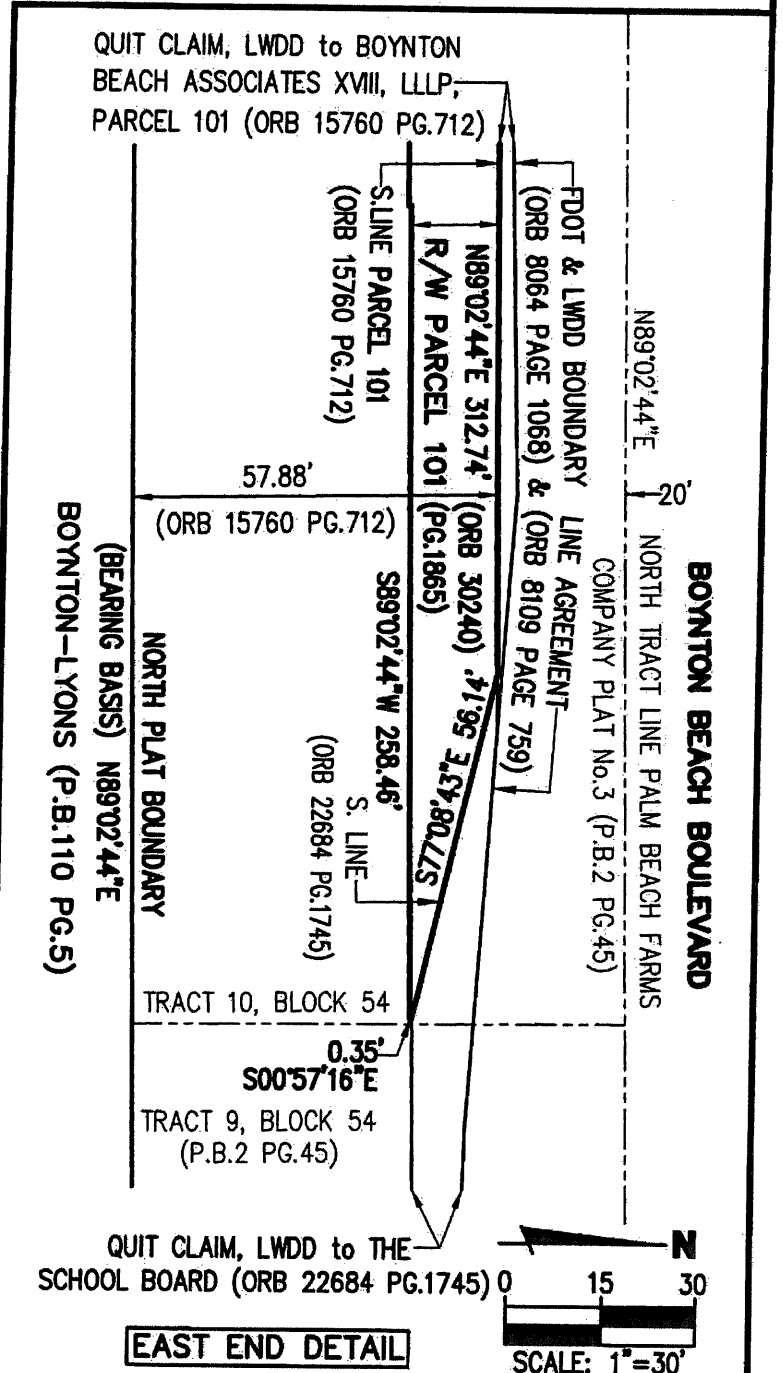


SCALE: 1" = 60'

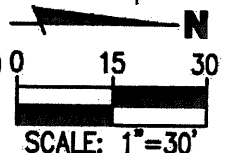
PALM BEACH COUNTY
R/W PARCEL 101
ORB 30240 PAGE 1865



PARCEL DIMENSION,
STATION/OFFSET &
COORDINATE DETAIL



EAST END DETAIL



SCALE: 1" = 30'



E-Mail: info@brown-phillips.com

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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: SEE DETAILS
R/W PARCEL 101	DATE: 1/28/19
	SHEET 3 OF 5

QUIT CLAIM, LWDD to
THE SCHOOL BOARD
(ORB 22684 PG.1745)

QUIT CLAIM, LWDD to BOYNTON
BEACH ASSOCIATES XVII, LLLP,
PARCEL 101 (ORB 15760 PG.712)

R/W PARCEL 101

LWDD L-24 CANAL

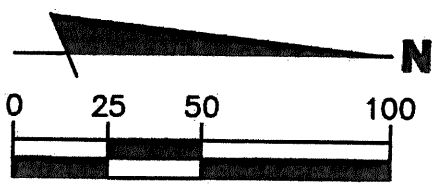
NOTE: BEARINGS IN PARENTHESES ARE PER
ORB 8064 PG.1068 & ORB 8109 PG.759
SHOWN FOR REFERENCE ONLY

7.10'
(S89°07'52"E)
S89°31'20"E 100.03'
5.00'
(S88°33'32"E)
S88°57'00"E 100.06'
N89°02'44"E 312.74'
1.50'
(N88°34'38"E)
N88°11'10"E 100.01'
3.00'
0.71'
(S85°59'22"E)
S86°22'50"E
100.32'

FDOT & LWDD BOUNDARY LINE AGREEMENT
(ORB 8064 PG.1068 & ORB 8109 PG.759)

QUIT CLAIM, LWDD to BOYNTON
BEACH ASSOCIATES XVII, LLLP,
PARCEL 101 (ORB 15760 PG.712)

RW PARCEL 101 AND
BOUNDARY LINE AGREEMENT
DETAIL



SCALE: 1" = 50'

PALM BEACH COUNTY
R/W PARCEL 101
ORB 30240 PAGE 1865

9.75'
QUIT CLAIM, LWDD to
THE SCHOOL BOARD
(ORB 22684 PG.1745)

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PARCEL DETAIL

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: 1" = 50'
R/W PARCEL 101	DATE: 1/28/19
	SHEET 4 OF 5

EXHIBIT A - R/W PARCEL 101

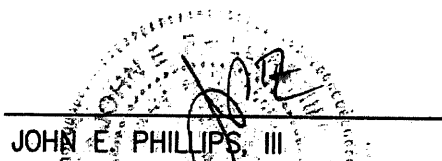
PALM BEACH COUNTY R/W PARCEL 101, RECORDED IN OFFICIAL RECORD BOOK 30240, PAGE 1865, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACTS 9 THROUGH 11, BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "B" OF THE PLAT OF BOYNTON-LYONS, RECORDED IN PLAT BOOK 110, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT "B", N89°02'44"E FOR 441.93 FEET; THENCE N00°34'58"E FOR 40.90 FEET TO THE SOUTH BOUNDARY OF A QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 22684, PAGE 1745, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH BOUNDARY, S88°22'42"E FOR 37.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N31°37'08"E FOR 22.09 FEET TO THE SOUTH BOUNDARY OF PARCEL 101 OF A QUITCLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 15760, PAGE 712, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH BOUNDARY OF PARCEL 101, N89°02'44"E FOR 312.74 FEET TO THE SOUTH BOUNDARY OF SAID QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 22684, PAGE 1745; THENCE ALONG SAID SOUTH BOUNDARY, S77°08'43"E FOR 56.14 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S00°57'16"E FOR 0.35 FEET; THENCE S89°02'44"W FOR 258.46 FEET; THENCE S00°57'16"E FOR 1.00 FEET; THENCE S89°02'44"W FOR 102.99 FEET; THENCE S76°42'43"W FOR 18.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,892 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 5/28/19

NOT VALID UNLESS SIGNED AND SEALED



E-Mail: info@brown-phillips.com

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 PROFESSIONAL SURVEYING SERVICES
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 TELEPHONE (561)-615-3988, 615-3991 FAX

**LEGAL DESCRIPTION
BOYNTON BEACH BLVD**

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: NONE
R/W PARCEL 101	DATE: 1/28/19
	SHEET 5 OF 5

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

This Instrument Prepared by:
Yelizaveta B. Herman, Assistant County Attorney
Palm Beach County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Purchase Price: \$ 0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Parcel No.: 4413231
Parcel No.: 148.1
F.P. No.: N/A
Section: N/A
Managing District: 4
SR No.: 804 (Boynton Beach Blvd)
County: Palm Beach

PROJECT NO.: 2014508A
**ROAD NAME: BOYNTON BEACH BLVD &
ACME DAIRY RD**
PARCELNOs.: 101

COUNTY DEED

THIS DEED is made this ____ day of _____, 20____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("Grantor") to the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, whose post office address is 3400 West Commercial Blvd., Fort Lauderdale, FL 33309, ("Grantee").

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

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

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Yelizaveta B. Herman
Assistant County Attorney

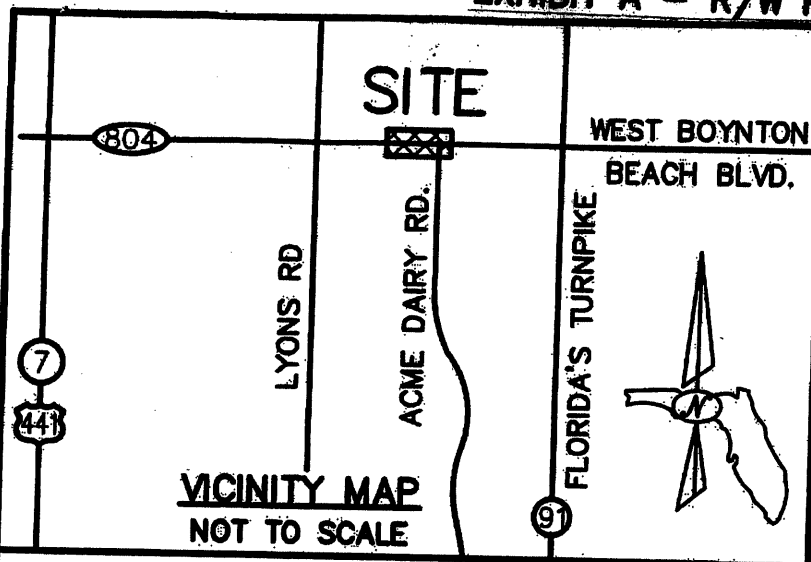
County:

PALM BEACH COUNTY,
a political subdivision of the State of Florida
By Its Board of County Commissioners

By: _____
Mack Bernard, Mayor

(Official Seal)

EXHIBIT A - R/W PARCEL 101



- LEGEND:**
- P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.B. - PLAT BOOK
 - ORB - OFFICIAL RECORD BOOK
 - PG. - PAGE
 - Q.C. - QUIT CLAIM
 - NAD - NORTH AMERICAN DATUM
 - R/W - RIGHT-OF-WAY
 - C - CENTERLINE
 - B - BASELINE
 - LWDD - LAKE WORTH DRAINAGE DISTRICT
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - RT. - RIGHT OF BASELINE
 - SEC. - SECTION

NOTES:

- 1) THIS DESCRIPTION IS BASED ON THE PLAT OF BOYNTON-LYONS, RECORDED IN PLAT BOOK 110, PAGE 5; THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGE 45; A QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 30240, PAGE 1865, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
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- 7) STATE PLANE COORDINATES:

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B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.000023
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
E. COORDINATE SYSTEM 1983 STATE PLANE	J. ROTATION EQUATION: NONE

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DEPARTMENT OF TRANSPORTATION
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TELEPHONE (561)-615-3988, 615-3991 FAX

DESCRIPTION NOTES	
DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: 1" = 60'
R/W PARCEL 101	DATE: 1/28/19
	SHEET 1 OF 5

WEST LINE OF TRACT "B"
BOYNTON - LYONS
PLAT BOOK 110 PAGE 5

P.O.C.
N.W. CORNER
OF TRACT "B"

N89°02'44"E
441.93'

N00°34'58"E
40.90'

S88°22'42"E 37.28'

P.O.B.
(SEE SHEET)
(3 OF 5)
TRACT 11
BLOCK 54

N89°02'44"E
(BEARING BASIS)

NORTH LINE OF TRACT "B"
TRACT "B"
BOYNTON - LYONS
PLAT BOOK 110 PAGE 5

LWDD L-24 CANAL
TRACT 10 BLOCK 54

R/W PARCEL 101 (ORB 30240 PG.1865)

57.88'
REMAINDER OF LWDD L-24
(ORB 15760 PG.712)

53.12'
LWDD EASEMENT
(ORB 15760 PAGE 720)

TRACT 9
BLOCK 54

NORTH TRACT LINE PALM BEACH FARMS COMPANY PLAT No.3

BOYNTON BEACH BOULEVARD

83
84
85
86
87
88
BASELINE

SOUTH TRACT LINE PALM BEACH FARMS COMPANY PLAT No.3

40' R/W (ORB 4054 PG.1178)
& (ORB 6130 PG.490)

20' R/W PARCEL 104 (ORB 6366 PAGE 721)

NORTH R/W

TRACT 116
BLOCK 50

NORTH R/W

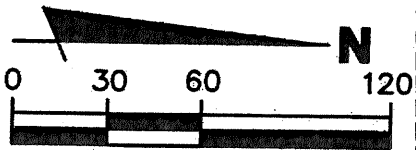
TRACT 117
BLOCK 50

PALM BEACH FARMS
COMPANY PLAT NO.3
PLAT BOOK 2 PAGE 45

TRACT 118
BLOCK 50

LEGEND:

- Ⓐ - QUIT CLAIM, LWDD to THE SCHOOL BOARD (ORB 22684 PG.1745)
- Ⓑ - QUIT CLAIM, LWDD to BOYNTON BEACH ASSOCIATES XVIII, LLLP, PARCEL 101 (ORB 15760 PG.712)



SCALE: 1" = 60'

PARENT TRACT

PALM BEACH COUNTY
R/W PARCEL 101
ORB 30240 PAGE 1865

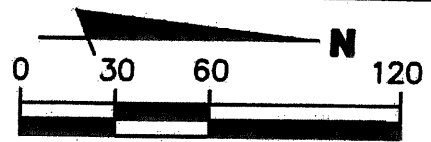
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TELEPHONE (561)-615-3988, 615-3991 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

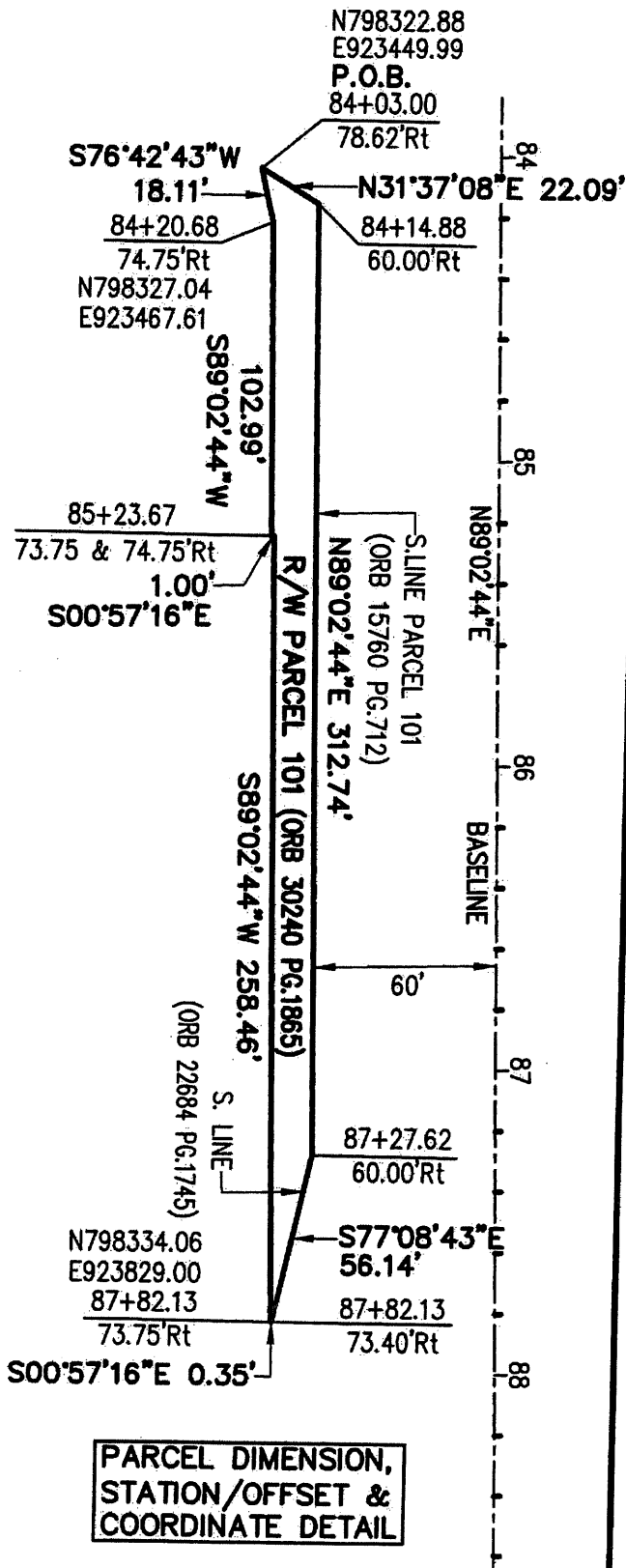
(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: 1" = 60'
R/W PARCEL 101	DATE: 1/28/19
	SHEET 2 OF 5

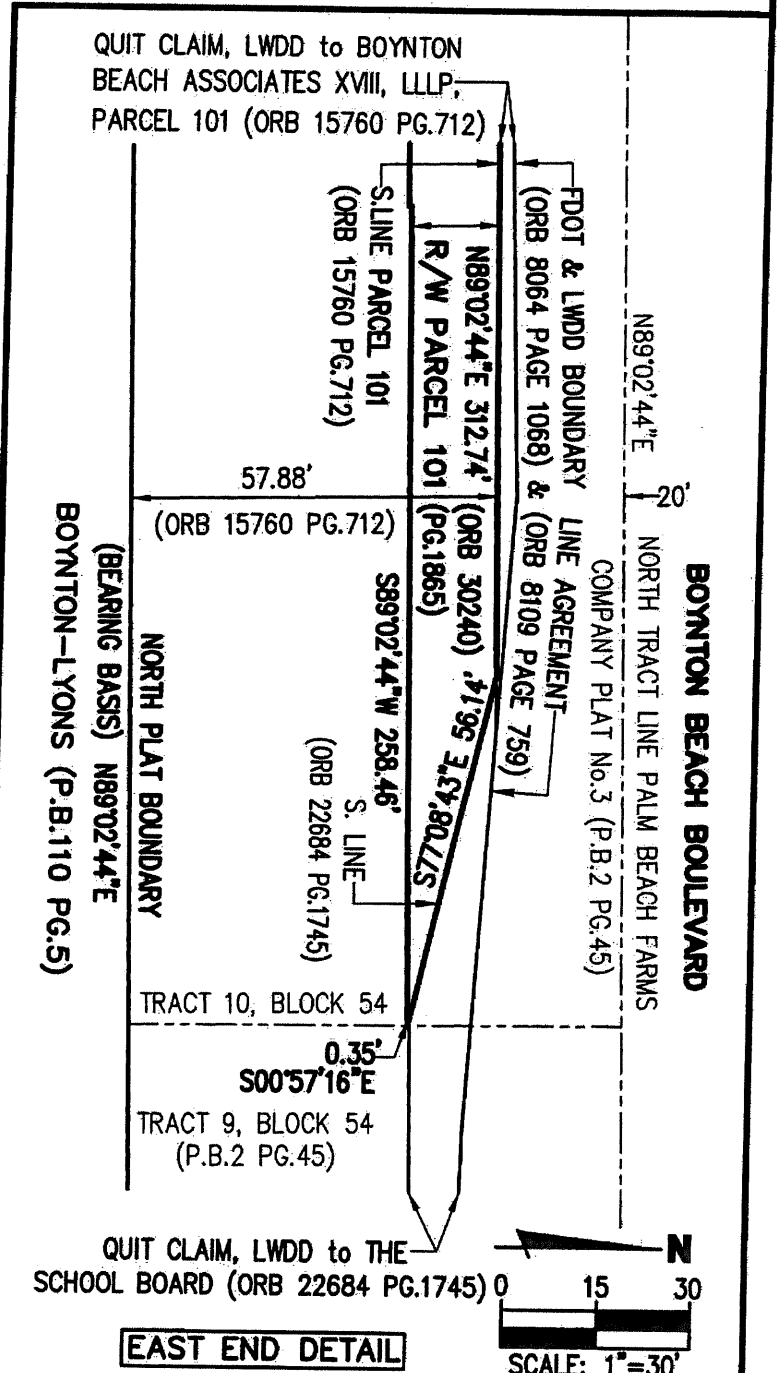


SCALE: 1" = 60'

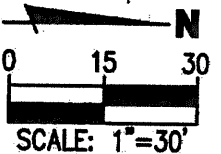
PALM BEACH COUNTY
R/W PARCEL 101
ORB 30240 PAGE 1865



PARCEL DIMENSION,
STATION/OFFSET &
COORDINATE DETAIL



EAST END DETAIL



B BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: SEE DETAILS
R/W PARCEL 101	DATE: 1/28/19
	SHEET 3 OF 5

QUIT CLAIM, LWDD to
THE SCHOOL BOARD
(ORB 22684 PG.1745)

QUIT CLAIM, LWDD to BOYNTON
BEACH ASSOCIATES XVII, LLLP,
PARCEL 101 (ORB 15760 PG.712)

R/W PARCEL 101

LWDD L-24 CANAL

7.10'

(S89°07'52"E)
S89°31'20"E 100.03'

NOTE: BEARINGS IN PARENTHESES ARE PER
ORB 8064 PG.1068 & ORB 8109 PG.759
SHOWN FOR REFERENCE ONLY

5.00'

(S88°33'32"E)
S88°57'00"E 100.06'

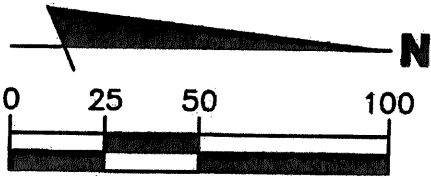
FDOT & LWDD BOUNDARY LINE AGREEMENT
(ORB 8064 PG.1068 & ORB 8109 PG.759)

1.50'

(N88°34'38"E)
N88°11'10"E 100.01'

QUIT CLAIM, LWDD to BOYNTON
BEACH ASSOCIATES XVII, LLLP,
PARCEL 101 (ORB 15760 PG.712)

3.00'



SCALE: 1" = 50'

RW PARCEL 101 AND
BOUNDARY LINE AGREEMENT
DETAIL

9.75'

0.71'
(S85°59'22"E)
S86°22'50"E
100.32'

QUIT CLAIM, LWDD to
THE SCHOOL BOARD
(ORB 22684 PG.1745)

PALM BEACH COUNTY
R/W PARCEL 101
ORB 30240 PAGE 1865

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PARCEL DETAIL

(THIS SKETCH IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: 1" = 50'
R/W PARCEL 101	DATE: 1/28/19
	SHEET 4 OF 5

EXHIBIT A - R/W PARCEL 101

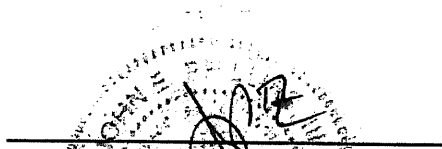
PALM BEACH COUNTY R/W PARCEL 101, RECORDED IN OFFICIAL RECORD BOOK 30240, PAGE 1865, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 29, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACTS 9 THROUGH 11, BLOCK 54, PALM BEACH FARMS COMPANY PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "B" OF THE PLAT OF BOYNTON-LYONS, RECORDED IN PLAT BOOK 110, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT "B", N89°02'44"E FOR 441.93 FEET; THENCE N00°34'58"E FOR 40.90 FEET TO THE SOUTH BOUNDARY OF A QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 22684, PAGE 1745, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH BOUNDARY, S88°22'42"E FOR 37.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N31°37'08"E FOR 22.09 FEET TO THE SOUTH BOUNDARY OF PARCEL 101 OF A QUITCLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 15760, PAGE 712, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH BOUNDARY OF PARCEL 101, N89°02'44"E FOR 312.74 FEET TO THE SOUTH BOUNDARY OF SAID QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 22684, PAGE 1745; THENCE ALONG SAID SOUTH BOUNDARY, S77°08'43"E FOR 56.14 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S00°57'16"E FOR 0.35 FEET; THENCE S89°02'44"W FOR 258.46 FEET; THENCE S00°57'16"E FOR 1.00 FEET; THENCE S89°02'44"W FOR 102.99 FEET; THENCE S76°42'43"W FOR 18.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,892 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


 JOHN E. PHILLIPS, III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 3/28/19

NOT VALID UNLESS SIGNED AND SEALED



E-Mail: info@brown-phillips.com

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 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD., SUITE 509,
 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

LEGAL DESCRIPTION
 BOYNTON BEACH BLVD

DRAWN: MDB	PROJ. No. 14-105
CHECKED: JEP	SCALE: NONE
R/W PARCEL 101	DATE: 1/28/19
	SHEET 5 OF 5