

Location Map

RESOLUTION NO. 2019 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF THE NORTHERN 3 FEET OF A 66 FOOT POSTED AND VIEWED RIGHT-OF-WAY, FOR CHURCH STREET, TO WEST JUPITER COMMUNITY GROUP, INC., PURSUANT TO SECTION 125.35(2), FLORIDA STATUTES, FOR NO COST, WITH MINERAL AND PETROLEUM RIGHTS RESERVATION, BUT WITHOUT RIGHTS OF ENTRY AND EXPLORATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Palm Beach County (County) owns 66 feet of Posted and Viewed right-of-way; and

WHEREAS, the northern 3 feet (containing approximately 1,276 square feet) located at 7187 Church Street Jupiter, Florida 33458 (Parcel); and

WHEREAS, the Board of County Commissioners (BCC) hereby finds that such Parcel is of insufficient size and shape to be issued a building permit for any type of development to be constructed on such Parcel; and

WHEREAS, the BCC hereby finds that such Parcel is of use only to West Jupiter Community Group, Inc., a Florida not for profit corporation (Grantee) due to its size, shape, location and value, which desires to accept the conveyance of the Parcel; and

WHEREAS, the adjacent property owners, Albert E. Bush, Charles E Bush, and Platinum Development Group, LLC, have been notified by certified mail and no responses were received; and

WHEREAS, the BCC desires to effect a conveyance of such Parcel to the Grantee pursuant to Section 125.35(2), Florida Statutes; and

WHEREAS, the BCC hereby agrees to convey such Parcel reserving phosphate, minerals, metals and petroleum rights, but releasing any and all rights of entry and exploration relating to such rights.

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

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Convey Real Property

The BCC shall convey the Parcel to the Grantee for no cost pursuant to the County Deed, attached hereto and incorporated herein.

Section 3. Conflict with Federal or State Law or County Charter.

Any statutory or Charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date.

The provisions of this Resolution shall be effective immediately upon adoption hereof.

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
BY ITS BOARD OF
COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: YBH/TEL
Yelizaveta B. Herman,
Assistant County Attorney

BY: _____
Deputy Clerk

Return via Palm Beach County interoffice mail to:
Brent Enck, Right-of-Way Specialist
Palm Beach County, Engineering & Public Works Department
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, Florida 33411-2750

Escrow Account Number: 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

Property Control Number: Portion of 00-42-40-33-00-000-5630
00-42-40-33-00-000-5550

Purchase Price: \$0

Closing Date: _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: MRT2019-013

ROAD NAME: CHURCH STREET

PARCEL NO.: N/A

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, ("County"), to **WEST JUPITER COMMUNITY GROUP, INC.**, a Florida not for profit corporation, whose post office address is 7187 Church Street, Jupiter, Florida 33458-3888, ("Grantee").

WITNESSETH: That County, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Grantee, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto Grantee, 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

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: YBH _____
Assistant County Attorney

County:

PALM BEACH COUNTY,
a political subdivision of the State of Florida,
by and through its Board of County Commissioners

By: _____
Mack Bernard, Mayor

(Official Seal)

SPECIFIC PURPOSE SURVEY PREPARED FOR: WEST JUPITER COMMUNITY GROUP	<div style="border: 1px solid black; padding: 5px; display: inline-block;">EXHIBIT "A"</div>
WEST JUPITER COMMUNITY CENTER 3.0' RIGHT OF WAY ABANDONMENT	

LEGAL DESCRIPTION:

A 3.0 FOOT WIDE STRIP OF LAND LYING IN A PORTION OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 89° 30' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 689.68 FEET TO A POINT ON THE WEST LINE OF THE EAST 689.65 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH LINE, NORTH 00° 01' 04" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 30' 50" WEST, 30 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 425.44 FEET TO A POINT ON THE EAST LINE OF THE WEST 205 FEET OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH 00° 01' 04" EAST, ALONG SAID EAST LINE, A DISTANCE OF 3.00 FEET; THENCE DEPARTING SAID EAST LINE 33 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SOUTH 89° 30' 50" EAST, A DISTANCE OF 425.44 FEET TO A POINT ON SAID WEST LINE OF THE EAST 689.65 FEET; THENCE ALONG SAID WEST LINE, SOUTH 00° 01' 04" WEST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. THIS PURPOSE OF THIS SURVEY IS TO SHOW EXISTING IMPROVEMENTS WITHIN OR NEAR THE PROPERTY ABANDONMENT.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. BEARING BASIS: BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST. SAID LINE BEARS SOUTH 00° 01' 04" WEST.
4. TOTAL AREA = 1.276 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.
5. COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.
6. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
7. DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT.
8. ZONE = FLORIDA EAST
9. LINEAR UNITS = US SURVEY FOOT
10. PROJECT SCALE FACTOR = 1.000030733
11. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
12. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
13. © COPYRIGHT 2019 BY LIDBERG LAND SURVEYING, INC.
14. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
15. DATE OF LEGAL DESCRIPTION: APRIL 30, 2019

- ABBREVIATIONS:**
- (GRID) = STATE PLANE GRID DISTANCE
 - (GROUND) = GROUND DISTANCE
 - (P) = PER PLAT
 - C.M.B. = COMMISSIONERS MINUTES BOOK
 - CONC. = CONCRETE
 - E. = EASTING COORDINATE
 - FND. = FOUND
 - N. = NORTHING COORDINATE
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.C.N. = PARCEL CONTROL NUMBER
 - PG. = PAGE
 - R/W = RIGHT OF WAY

LIDBERG LAND SURVEYING, INC.



Digitally signed by DAVID C. LIDBERG
DN: cn=US, cn=LIDBERG LAND SURVEYING INC., ou=LIDBERG LAND SURVEYING INC., cn=DAVID C. LIDBERG
Date: 2019.05.17 16:32:48 -0400

BY: **DAVID C. LIDBERG**
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

⚠ 05-15-19 - ADDRESSED REVIEW COMMENTS - E.C.

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indian Town Road, Suite 200, Jupiter, Florida 33458 TEL. 561-748-8434

CAD.	K:\JUST \ 334042 \ 17-015A-101A \ 17-015A-101A.DGN		
REF.			
PLD.	-	FB.	PG.
OFF.	L.J.C./E.C.	-	-
CND.	D.C.L.	SHEET	1 OF 3
JOB	17-015A-101A		DATE
			04/30/19
DWG.	A17-015D		

EXHIBIT "A"

**SPECIFIC PURPOSE SURVEY
PREPARED FOR:
WEST JUPITER COMMUNITY GROUP
WEST JUPITER COMMUNITY CENTER
3.0' RIGHT OF WAY ABANDONMENT**



MATCHLINE

WEST JUPITER COMMUNITY GROUP, INC.
P.C.N.: 00424033000005630
O.R.B. 29011, PG. 1358

THE EAST 689.65'
OF THE S.E. QUARTER
OF SECTION 33

WEST LINE OF THE EAST
902.37' OF THE S.E. QUARTER
OF SECTION 33

S00° 01'04"W
3.00'

30' INGRESS & EGRESS
EASEMENT
(O.R.B. 2299, PG. 479)
(O.R.B. 3447, PG. 559)
CORRECTIVE WARRANTY DEED
(O.R.B. 24367, PG. 1267)
(O.R.B. 6727, PG. 1424)
(O.R.B. 7189, PG. 1524)
(O.R.B. 7189, PG. 1527)

S89° 30'50"E 425.44'

W.P.P. (ON LINE)
PULL BOX

WALK CLEARS 2.2'

PJA DEVELOPMENT,
LLC &
PLATINUM
DEVELOPMENT
GROUP, LLC
PCN: 00424033
000005600
O.R.B. 26977,
PG. 1802

WEST LINE OF THE
EAST 689.65'
OF THE S.E. QUARTER
OF SECTION 33
SET 5/8" IRON ROD
& CAP LB #4431
POINT OF
BEGINNING

N.E. CORNER OF THE
S.E. QUARTER OF
SECTION 33
TOWNSHIP 40 SOUTH
RANGE 42 EAST
N- 951594.966
E- 935656.561
FND. PALM BEACH COUNTY
BRASS DISK IN CONC.

EAST LINE OF THE S.E.
QUARTER OF SECTION 33
TOWNSHIP 40 SOUTH
RANGE 42 EAST
(LEGAL DESCRIPTION
BEARING BASE)

POINT OF COMMENCEMENT
S.E. CORNER OF SECTION 33
TOWNSHIP 40 SOUTH
RANGE 42 EAST
N- 948955.351
E- 935655.730
FND. PALM BEACH COUNTY
BRASS DISK IN CONC.

TOWNSHIP 40 SOUTH
TOWNSHIP 41 SOUTH

N00° 01'04"E
30.00'
N89° 30'50"W
689.68'

FOUND 5/8" IRON ROD
& CAP PSM #4861

60' RIGHT OF WAY RESERVATION BY THE
BOARD OF COUNTY COMMISSIONERS
(O.R.B. 7491, PG. 551)

N - 948991.203
E - 934966.083

OVERHEAD LINES

OVERHEAD LINES

CONC. WALK

CONC. WALK

E.O.P.
EXISTING
NORTH R/W LINE

N89° 30'50"W 425.44'

ASPHALT PAVEMENT

CHURCH STREET

SOUTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 33 - TOWNSHIP 40 SOUTH
RANGE 42 EAST - N89° 30'50"W 2654.33' (GRID)
2654.25' (GROUND)

66' POSTED & VIEWED
RIGHT OF WAY LINES
C.M.B. 11, PG. 364 (DATED 11-16-27)

50 25 0 50



GRAPHIC SCALE IN FEET
SCALE: 1"=50'

**LIDBERG LAND
SURVEYING, INC.**

LB4431 675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 381-746-8454

CAD. K:\LUST \ 334042 \ 17-015A-101A \ 17-015A-101A.DGN

REF.		
FLD.	FB.	PG.
OFF.	L.J.C./E.C.	JOB 17-015A-101A
CKD.	D.C.L.	DATE 04/30/19
SHEET 2 OF 3		DWG. A17-0150

EXHIBIT "A"

**SPECIFIC PURPOSE SURVEY
PREPARED FOR:
WEST JUPITER COMMUNITY GROUP**

**WEST JUPITER COMMUNITY CENTER
3.0' RIGHT OF WAY ABANDONMENT**

ALBERT E. &
CHARLES E. BUSH
P.C.N.: 0042033000005590
O.R.B. 27064, PG. 1973

WEST JUPITER COMMUNITY GROUP, INC.
P.C.N.: 00424033000005080
O.R.B. 8363, PG. 1704

WEST JUPITER COMMUNITY GROUP, INC.
P.C.N.: 00424033000005630
O.R.B. 29011, PG. 1358

S.W. CORNER OF THE
S.E. QUARTER OF
SECTION 33
TOWNSHIP 40 SOUTH
RANGE 42 EAST
N-948977.868
E-933001.498

EAST LINE OF THE WEST 205'
OF THE SOUTH QUARTER
OF THE S.E. QUARTER OF THE
S.E. QUARTER OF SECTION 33

SET 5/8" IRON ROD
& CAP LB #4431

N00° 01'04"E
3.00'

SANITARY
MANHOLE

3.00'

WOOD SIGN
ELECTRIC
BOX

S89° 30'50"E 425.44'

W.P.P. OVERHEAD LINES

30' ADDITIONAL R/W
(O.R.B. 24157, PG. 30)
CORRECTIVE WARRANTY DEED
(O.R.B. 24367, PG. 1267)

30' INGRESS & EGRESS
EASEMENT
(O.R.B. 2299, PG. 479)
(O.R.B. 3447, PG. 559)
(O.R.B. 6727, PG. 1424)
(O.R.B. 7189, PG. 1524)
(O.R.B. 7189, PG. 1527)

OVERHEAD LINES

W.P.P. (ON LINE)
PULL BOX

N00° 01'04"E
30.00'

N89° 30'50"W 425.44'

WATER VALVE

E.O.P.

E.O.P.

FND. 4"x4" CONC.
MONUMENT LB #4431

60' RIGHT OF WAY RESERVATION BY THE
BOARD OF COUNTY COMMISSIONERS
(O.R.B. 7491, PG. 551)

66' POSTED & VIEWED
RIGHT OF WAY LINES
C.M.B. 11, PG. 364 (DATED 11-16-27)

PALM BEACH COUNTY
P.C.N.: 30424104000001170
O.R.B. 20081, PG. 1062

SOUTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 33 - TOWNSHIP 40 SOUTH
RANGE 42 EAST - N89° 30'50"W 2654.33' (GRID)
2654.25' (GROUND)

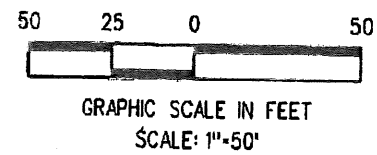
OH
33'
30'

N = 948994.813
E = 934540.659

1539.13'

CHURCH STREET

MATCHLINE



**LIDBERG LAND
SURVEYING, INC.**

LB4431 675 West Montview Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 334042 \ 17-015A-101A \ 17-015A-101A.DGN			
REF.			
FLO.	FB.	PG.	JOB 17-015A-101A
OFF. L.J.C./E.C.			DATE 04/30/19
CHKD. D.C.L.	SHEET 3	OF 3	DWG. A17-015D