

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: May 5, 2020

Consent **Regular**
 Workshop **Public Hearing**

Department: Engineering and Public Works

Submitted By: Engineering and Public Works

Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

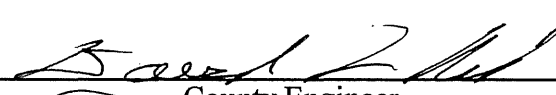
- A) adopt a Resolution authorizing the conveyance by Palm Beach County (County) deed of four fee simple parcels designated as Parcel 101, recorded in Official Record Book 31105, page 134, Parcel 102, recorded in Official Record Book 31105, page 145, Parcel 103, recorded in Official Record Book 30240, page 1923 and Parcel 104, recorded in Official Record Book 30240, page 1997, necessary for the construction of intersection improvements at Blue Heron Boulevard and Congress Avenue (Project) to the Florida Department of Transportation (FDOT); and
- B) approve a County deed to convey to FDOT Parcels 101, 102, 103 and 104 for the project.

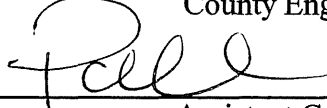
SUMMARY: Adoption of this Resolution will authorize a County deed to convey Parcels 101, 102, 103 and 104 to FDOT for the project. The County is extending the westbound right turn lane on Blue Heron Boulevard at Congress Avenue. Blue Heron Boulevard/SR 708 is an FDOT road. As a part of the permitting process for the project, FDOT has requested that Parcels 101, 102, 103 and 104 be conveyed to them free and clear of all encumbrances with rights of entry. **In accordance with Palm Beach County ordinance (2019-038), a supermajority vote (5 votes) is required by the Board of County Commissioners (BCC) for all transfers of fee simple real property that requires BCC approval. District 7 (YBH)**

Background and Justification: The project is funded by the Five Year Road Program and construction is scheduled for fiscal year 2020. Parcels 101 and 102 were acquired by the County through eminent domain and Parcels 103 and 104 were purchased from adjoining property owners. As part of the permitting process for the project, FDOT requires the conveyance of Parcels 101, 102, 103 and 104 prior to construction without reserving phosphate, minerals, metal and petroleum rights per Section 270.11, Florida Statutes. The Engineering Department recommends BCC approval.

Attachments:

- 1. Location Map
- 2. Resolution with Exhibits A-1, A-2, A-3 and A-4
- 3. County Deed with Exhibits A-1, A-2, A-3 and A-4 (2)

Recommended by: YBH/TEL  4/17/2020
County Engineer Date

Approved by:  4/14/20
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
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 Account No:

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. This agreement transfers the deed on four fee simple parcels to the Florida Department of Transportation in association with the construction of intersection improvements at Blue Heron Boulevard and Congress Avenue.

C. Departmental Fiscal Review: *Alicia Kovalainen*

III. REVIEW COMMENTS

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

[Signature] 4/8/2020
 OFMB 4/7

[Signature] 4/14/2020
 Contract Dev. and Control
 4/2/2020 TW

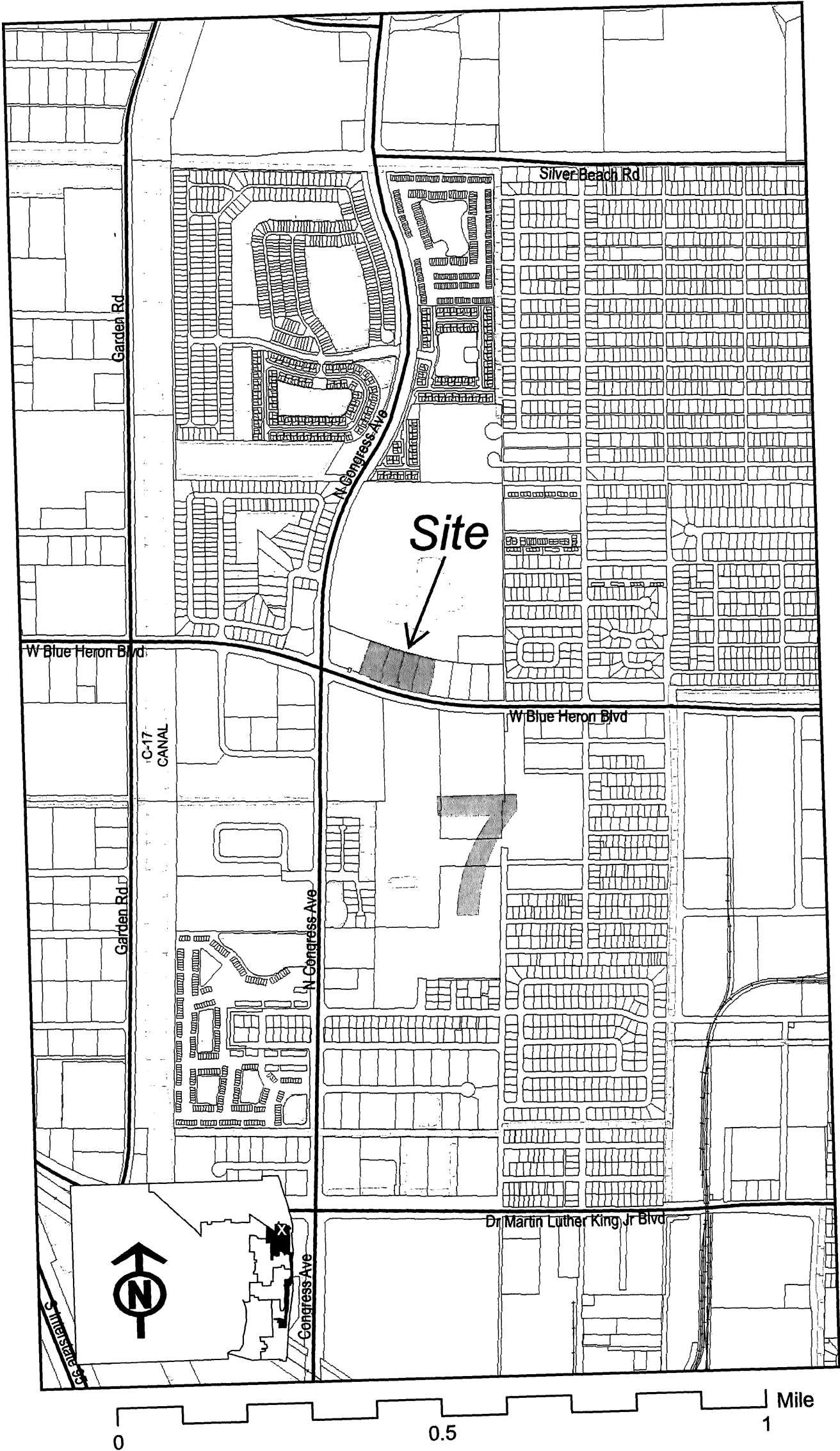
B. Approved as to Form and Legal Sufficiency:

Yelizaveta B. Herman 04.01.2020
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



Location Map

RESOLUTION NO. R2020-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE BY COUNTY DEED OF FOUR FEE SIMPLE PARCELS, ALONG BLUE HERON BOULEVARD/SR 708 AT CONGRESS AVENUE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WITHOUT CHARGE, WITHOUT MINERAL AND PETROLEUM RIGHTS RESERVATIONS, AND WITHOUT RIGHTS OF ENTRY AND EXPLORATION, PURSUANT TO SECTION 270.11, FLORIDA STATUTES.

WHEREAS, Palm Beach County (County) has planned a project to extend the eastbound right turn lane on Blue Heron Boulevard at Congress Avenue (Project);

WHEREAS, Blue Heron Boulevard is State Road 708 (SR 708) and maintained by Florida Department of Transportation (FDOT); and

WHEREAS, the County acquired the four fee simple parcels (Property) located along the north side of Blue Heron Boulevard/SR 708 through Eminent Domain and purchased directly from adjoining property owners; 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 convey the Property as described in Exhibits A-1, A-2, A-3 and A-4, consisting of +/- 1,703 square feet; and

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

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of
_____ 2020.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK
CLERK AND COMPTROLLER

Yelizaveta B. Herman
BY YBHTEL
Yelizaveta B. Herman
Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT A-1

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 101

A PORTION OF LOT 1, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 68°44'31" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 21°15'29" EAST, A DISTANCE OF 5.29 FEET; THENCE SOUTH 68°43'40" EAST, A DISTANCE OF 45.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,806.43 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°50'25", A DISTANCE OF 41.15 FEET; THENCE SOUTH 21°27'57" WEST, A DISTANCE OF 5.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°25'58" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY OF BLUE HERON BOULEVARD THROUGH THE FOLLOWING TWO (2) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°49'31", A DISTANCE OF 40.50 FEET; THENCE NORTH 68°44'31" WEST, A DISTANCE OF 46.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 461 SQUARE FEET OR 0.011 ACRES, MORE OR LESS

CERTIFICATION:

THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



PALM BEACH COUNTY PROJECT NO. 20131.01

WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR & MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

DATE: 01-24-14
REV. 04-30-14 JAF
REV. 08-23-14 JAF
REV. 08-15-17 JAF
REV. 05-18-17 JAF
REV. 07-06-16 JAF

NOTE: REFERENCE TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, SEARCH NO: 26911-1, DATED: JUNE 18, 2015.



ARCADIS U.S., Inc.
1600 Gateway Boulevard, Suite 200
Beverly Hills, Florida 33428
Tel: (888) 887-7000 Fax: (888) 308-4731
www.arcadisusa.com

PROJECT MANAGER WFD	DEPARTMENT MANAGER TML	SCALE	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 1 OF 4		DATE 01-24-14	DRAWN BY JAF
		PROJECT NUMBER WF056700.0002	DRAWING NUMBER WF057600-SD101

Date Plotted: 01-15-2014 10:11 AM
 Plotter: HP DesignJet 2500C
 Plot Size: 11x17
 Scale: 1:1
 User: jaf

EXHIBIT A-1

LEGEND:

- C - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- ① - LOT NUMBER
- ⑩① - RIGHT-OF-WAY PARCEL NUMBER

PALM BEACH COUNTY PROJECT NO. 2013101

DATE PLOTTED: 01/24/14 10:58 AM
 PLOTTER: HP DesignJet T1100PS
 PLOT SCALE: 1"=100'


 <p>ARCADIS U.S., Inc. 1800 Gateway Boulevard, Suite 200 Boynton Beach, Florida 33426</p> <p>Tel: (888) 987-7000 Fax: (888) 288-4781 www.arcadis.com</p>	PROJECT NUMBER WFD	DEPARTMENT NUMBER RWL	SCALE:	CHECKED BY WFD	
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 2 OF 4			DATE: 01-24-14	DRAWN BY JEF
	PROJECT NUMBER			WF057600	DRAWING NUMBER WF057600-SD101

EXHIBIT A-1
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

NOTE:
 FOR LEGEND SEE SHEET
 2 OF 4

TRACT "A"
WEDGEWOOD PLAZA
 P.B. 85, PG. 72



BLUE HERON WALGREENS
 P.B. 84, PGS. 179 - 180

U.E. & D.E.
 (P.B. 84, PGS.
 179-180)

100' D.E.
 (O.R.B. 10118, PG. 962)

BLUE HERON SHOPPES
 (P.B. 99, PGS. 32 - 34)

PARCEL CONTROL NO.
 56434230280000010
 O.R.B. 14322, PG. 918

LIFT STATION

R/W PARCEL PER
 O.R.B. 15349,
 PG. 1042

STA: 242+85.48
 OFFSET: 58.29'L

S88°43'40"E-45.87'
 STA: 243+31.35
 OFFSET: 58.29'L
R=2806.43'
Δ=0°50'25"
L=41.15'

EAST LINE
 OF LOT 1

P.O.C.
 S.W. CORNER
 LOT 1

SOUTH LINE
 OF LOT 1

N21°15'29"E
5.29'

P.O.B.
 STA: 242+85.48
 OFFSET: 53.00'L

N68°44'31"W
46.50'

STA: 243+31.88
 OFFSET: 53.00'L

BLUE HERON BOULEVARD
 (FDOT SECTION NO. 93012-2502)
 (STATE ROAD 708)

STA: 243+73.25
 OFFSET: 53.00'L

STA: 243+73.35
 OFFSET: 58.29'L

S21°27'57"W
5.29'

10' U.E.
 (P.)

245+00

NOTE:
 SEE SHEET 4 OF 4 FOR
 ADDITIONAL INFORMATION

PALM BEACH COUNTY PROJECT NO. 2013101



ARCADIS U.S., Inc.
 1800 Gateway Boulevard, Suite 300
 Brevard Beach, Florida 32926

Tel: (888) 887-7000 Fax: (561) 388-4731
 www.arcadis.com

PROJECT MANAGER
 WFD

DEPARTMENT MANAGER
 RWL

SCALE:
 1" = 60'

CHECKED BY
 WFD

SHEET TITLE
 SKETCH AND DESCRIPTION

DATE:
 01-24-14

DRAWN BY
 JAF

PARCEL 101

PROJECT NUMBER

DRAWING NUMBER

RIGHT-OF-WAY PARCEL

WF057600

WF057600-SD101

SHEET 3 OF 4

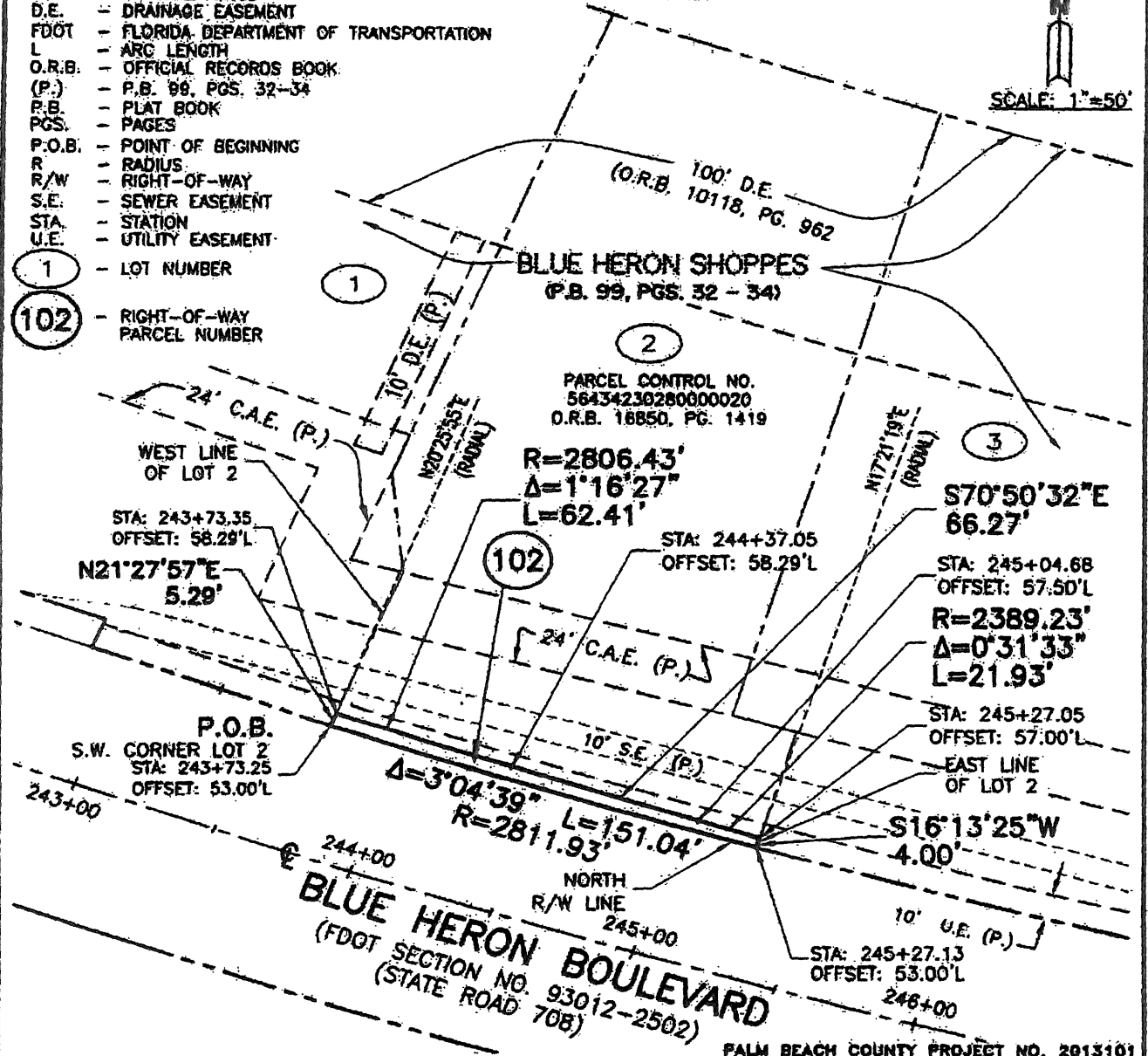
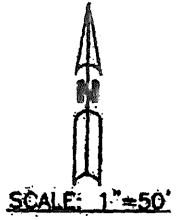
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LEGEND:

- CL - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 96, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT

- 1 - LOT NUMBER
- 102 - RIGHT-OF-WAY PARCEL NUMBER

EXHIBIT A-2
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



PALM BEACH COUNTY PROJECT NO. 2013101



2061 Vista Parkway, Suite 305
 West Palm Beach, Florida 33411
 Tel: (561) 687-7000 Fax: (561) 687-7761
 www.arcadis-us.com

PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 50'	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 102 RIGHT-OF-WAY PARCEL SHEET 2 OF 2		DATE: 01-27-14	DRAWN BY JAF
		PROJECT NUMBER WFO57600	DRAWING NUMBER WFO57600-S0102

DATE: 01-27-14 11:58AM DESIGNED BY: JAF DRAWN BY: JAF CHECKED BY: WFD PROJECT NO: 2013101

LEGEND:

- ☉ - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT

- ① - LOT NUMBER
- ⑩④ - RIGHT-OF-WAY PARCEL NUMBER

EXHIBIT A-4
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

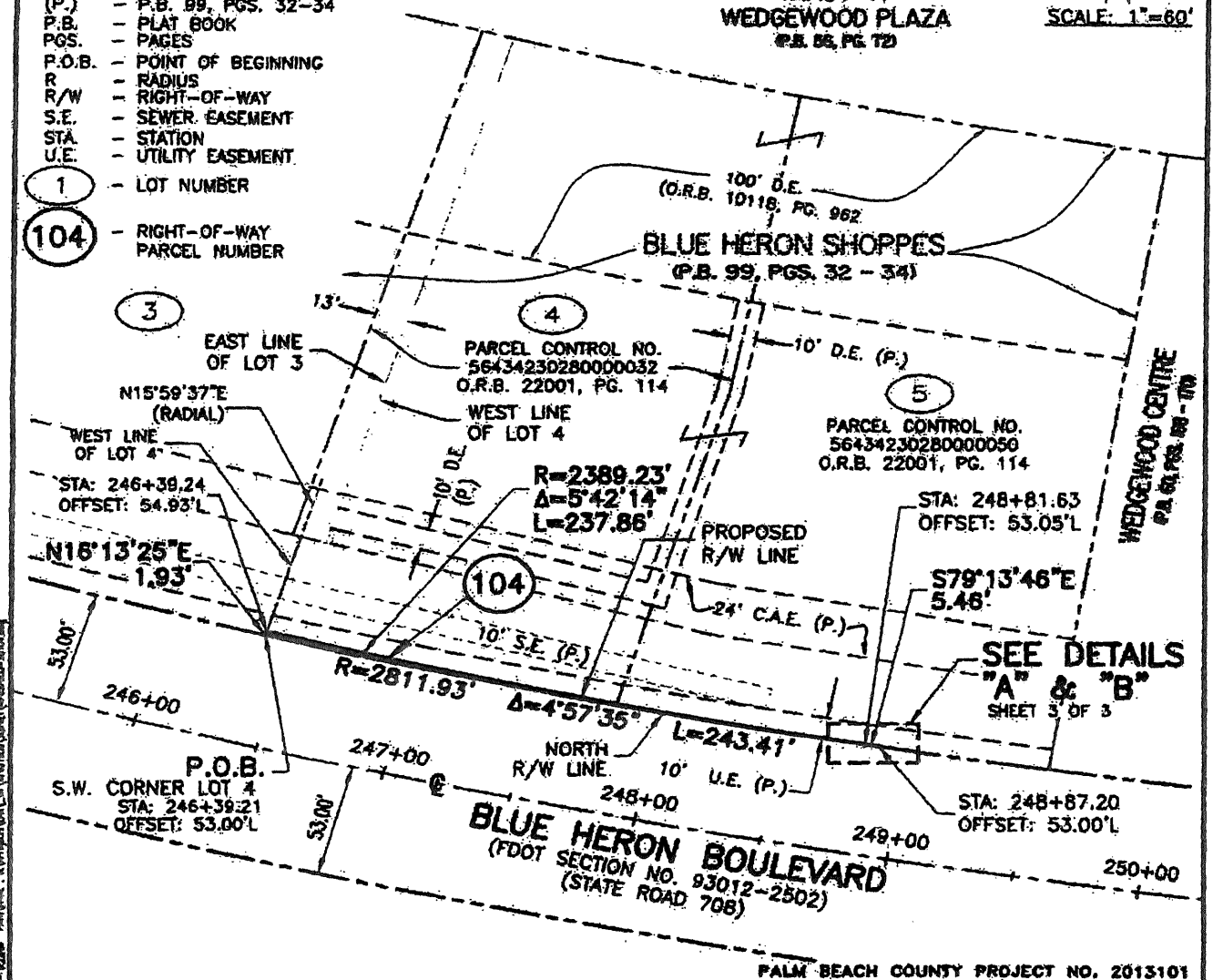


SCALE: 1" = 60'

TRACT "A"
WEDGEWOOD PLAZA
 (P.B. 86, PG. 72)

BLUE HERON SHOPPES
 (P.B. 99, PGS. 32 - 34)

WEDGEWOOD CENTRE
 (P.B. 81, PGS. 107 - 110)



PALM BEACH COUNTY PROJECT NO. 2013101



2001 Vista Parkway, Suite 300
 West Palm Beach, Florida 33411
 Tel: (561) 867-7000 Fax: (561) 867-7761
 www.arcadis-us.com

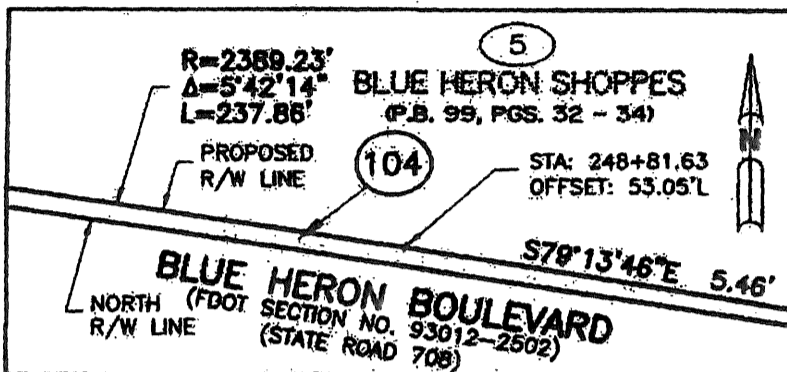
PROJECT MANAGER WFD	DEPARTMENT MANAGER FORL	SCALE: 1" = 60'	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 104		DATE: 01-27-14	DRAWN BY JAF
SHEET OF - WAY PARCEL SHEET 2 OF 3		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD104

DATE: 01/27/14
 PROJECT: 2013101
 SHEET: 2 OF 3
 DRAWN BY: JAF
 CHECKED BY: WFD
 PROJECT MANAGER: WFD
 DEPARTMENT MANAGER: FORL

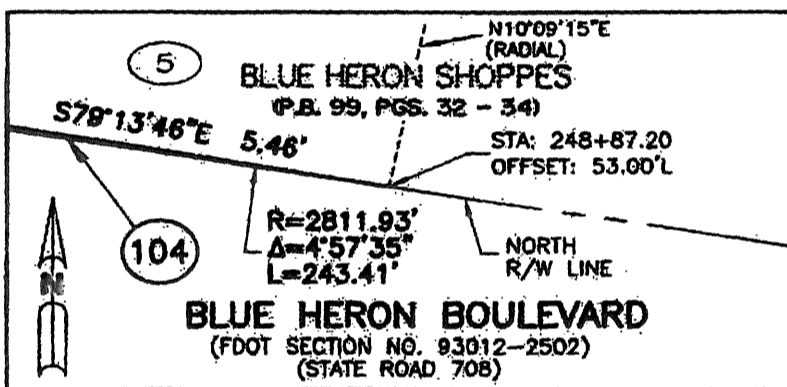
EXHIBIT A-4
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

LEGEND:

- Δ - CENTRAL ANGLE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- P.B. - PLAT BOOK
- PGS. - PAGES
- R - RADIUS
- R/W - RIGHT-OF-WAY
- STA. - STATION
- ① - LOT NUMBER
- ⑩④ - RIGHT-OF-WAY PARCEL NUMBER



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

PALM BEACH COUNTY PROJECT NO. 2015101



2011 Vista Parkway, Suite 305
West Palm Beach, Florida 33411

Tel: (561) 897-7000 Fax: (561) 897-7781
www.arcadis-us.com

PROJECT MANAGER WFD	DEPARTMENT MANAGER RWC	SCALE: NOT TO SCALE	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION		DATE: 01-27-14	DRAWN BY JWF
PARCEL: 104		PROJECT NUMBER	DRAWING NUMBER
RIGHT-OF-WAY PARCEL		WF057600	WF057600-S0104
SHEET 3 of 3			

DATE: 01-27-14, 2:14 PM 2015 - 2/2/15 1:01 PM 2015. C:\projects\2015\101\2015101.dwg

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.: 164.1
F.P. No.: 4413231
Section: 93012-2502
Managing District: 04
S.R. No.: 708 (Blue Heron Boulevard)
County: Palm Beach

PROJECT NO.: 2013102
ROAD NAME: BLUE HERON BLVD &
CONGRESS AVENUE
PARCELNOs.: 101, 102, 103 & 104

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: YBH *Yelizaveta B. Herman*
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: _____
Dave Kerner, Mayor

(Official Seal)

EXHIBIT A-1

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 101

A PORTION OF LOT 1, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 68°44'31" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 21°15'29" EAST, A DISTANCE OF 5.29 FEET; THENCE SOUTH 68°43'40" EAST, A DISTANCE OF 45.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,806.43 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°50'25", A DISTANCE OF 41.15 FEET; THENCE SOUTH 21°27'57" WEST, A DISTANCE OF 5.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°25'58" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY OF BLUE HERON BOULEVARD THROUGH THE FOLLOWING TWO (2) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°49'31", A DISTANCE OF 40.50 FEET; THENCE NORTH 68°44'31" WEST, A DISTANCE OF 46.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 461 SQUARE FEET OR 0.011 ACRES, MORE OR LESS

CERTIFICATION:

THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR & MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 01-24-14 REV. 08-15-17 JAF
REV. 04-30-14 JAF REV. 05-18-17 JAF
REV. 06-23-14 JAF REV. 07-06-16 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: REFERENCE TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, SEARCH NO. 26911-1, DATED: JUNE 18, 2015



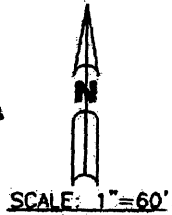
ARCADIS U.S., Inc.
1600 Gateway Boulevard, Suite 200
Boynton Beach, Florida 33426
Tel: (561) 867-7000 Fax: (561) 389-4731
www.arcadis.com

PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 1 OF 4		DATE: 01-24-14	DRAWN BY JAF
		PROJECT NUMBER WF056700.0002	DRAWING NUMBER WF057600-SD101

EXHIBIT A-1
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

NOTE:
 FOR LEGEND SEE SHEET
 2 OF 4

TRACT "A"
WEDGEWOOD PLAZA
 P.B. 56, PG. 72



BLUE HERON WALGREENS
 P.B. 84, PGS. 179 - 180

U.E. & D.E.
 (P.B. 84, PGS.
 179-180)

(O.R.B. 100' D.E.
 10118, PG. 962

BLUE HERON SHOPPES
 (P.B. 99, PGS. 32 - 34)

PARCEL CONTROL NO.
 56434230280000010
 O.R.B. 14322, PG. 918

LIFT STATION

R/W PARCEL PER
 O.R.B. 15349,
 PG. 1042

STA: 242+85.48
 OFFSET: 58.29'L

S68°43'40"E-45.87'
 STA: 243+31.35
 OFFSET: 58.29'L
R=2806.43'
Δ=0°50'25"
L=41.15'

P.O.C.
 S.W. CORNER
 LOT 1

SOUTH LINE
 OF LOT 1

N21°15'29"E
5.29'

P.O.B.
 STA: 242+85.48
 OFFSET: 53.00'L
N68°44'31"W
46.50'

STA: 243+31.98
 OFFSET: 53.00'L

BLUE HERON BOULEVARD
 (FDOT SECTION NO. 93012-2502)
 (STATE ROAD 708)

R=2811.93'
Δ=0°49'31"
L=40.50'

STA: 243+73.35
 OFFSET: 58.29'L

S21°27'57"W
5.29'

STA: 243+73.25
 OFFSET: 53.00'L

PALM BEACH COUNTY PROJECT NO. 2013101

NOTE:
 SEE SHEET 4 OF 4 FOR
 ADDITIONAL INFORMATION

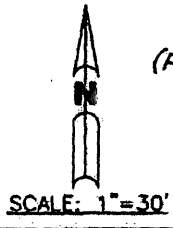
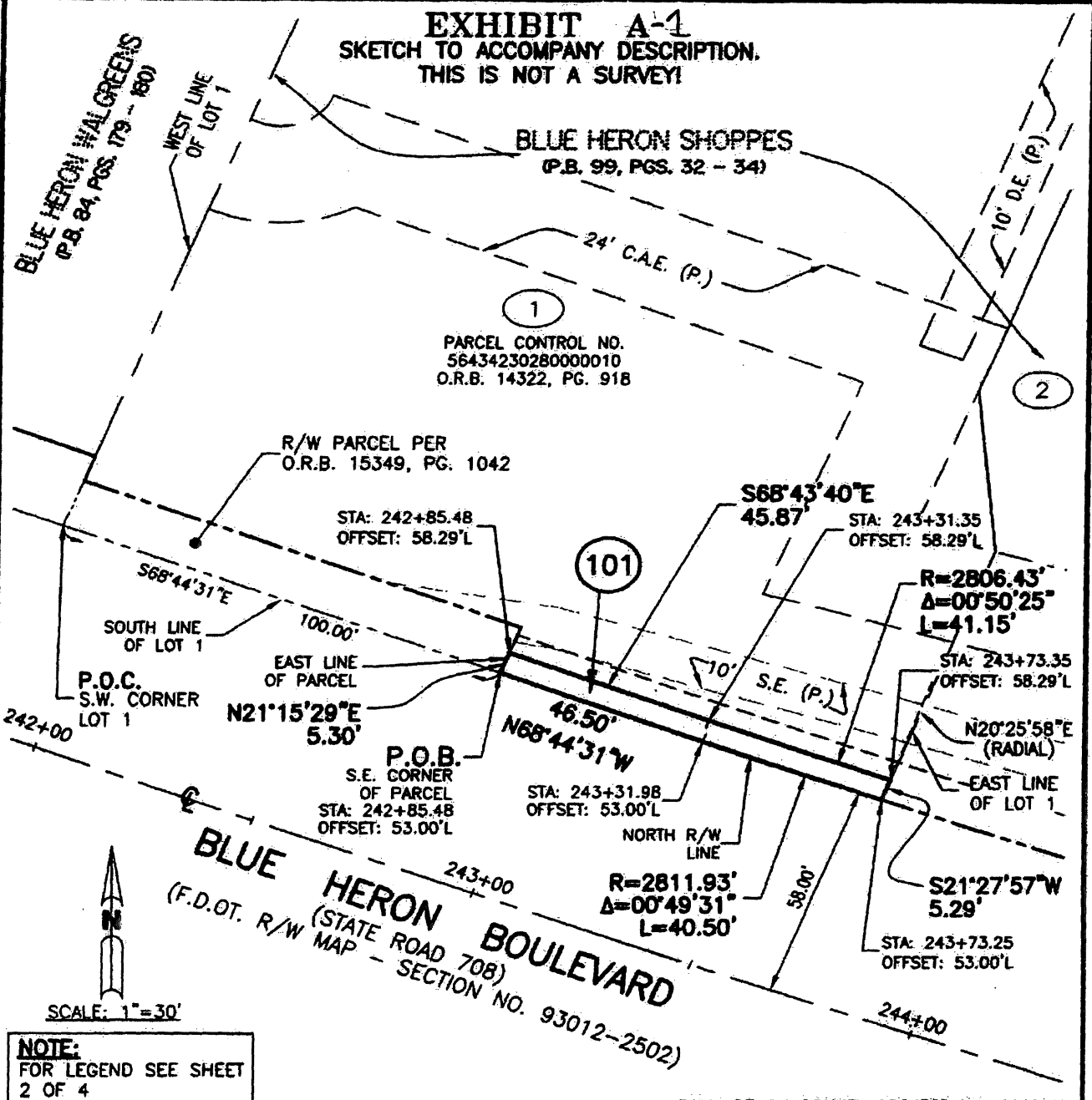


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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 60'	CHECKED BY WFD
		DATE: 01-24-14	DRAWN BY JAF
		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD101
		SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 3 OF 4	

EXHIBIT A-1
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



NOTE:
 FOR LEGEND SEE SHEET
 2 OF 4

PALM BEACH COUNTY PROJECT NO. 2013101

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 Boynton Beach, Florida 33436
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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 30'	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 101 RIGHT-OF-WAY PARCEL SHEET 4 OF 4		DATE: 01-24-14	DRAWN BY JAF
PROJECT NUMBER WF057600		DRAWING NUMBER WF057600-SD101	

EXHIBIT A-2

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 102

A PORTION OF LOT 2, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 21°27'57" EAST, A DISTANCE OF 5.29 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2806.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°25'55" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°16'27", A DISTANCE OF 62.41 FEET; THENCE SOUTH 70°50'32" EAST, A DISTANCE OF 66.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2389.23 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'33"; A DISTANCE OF 21.93 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 16°13'25" WEST, A DISTANCE OF 4.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 17°21'19" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'39", A DISTANCE OF 151.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 757 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

CERTIFICATION:

THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



WILBUR F. DIVINE
PROFESSIONAL LAND SURVEYOR & MAPPER
LICENSE NO. 4190, STATE OF FLORIDA

DATE: 01-27-14


REV. 04-30-14 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

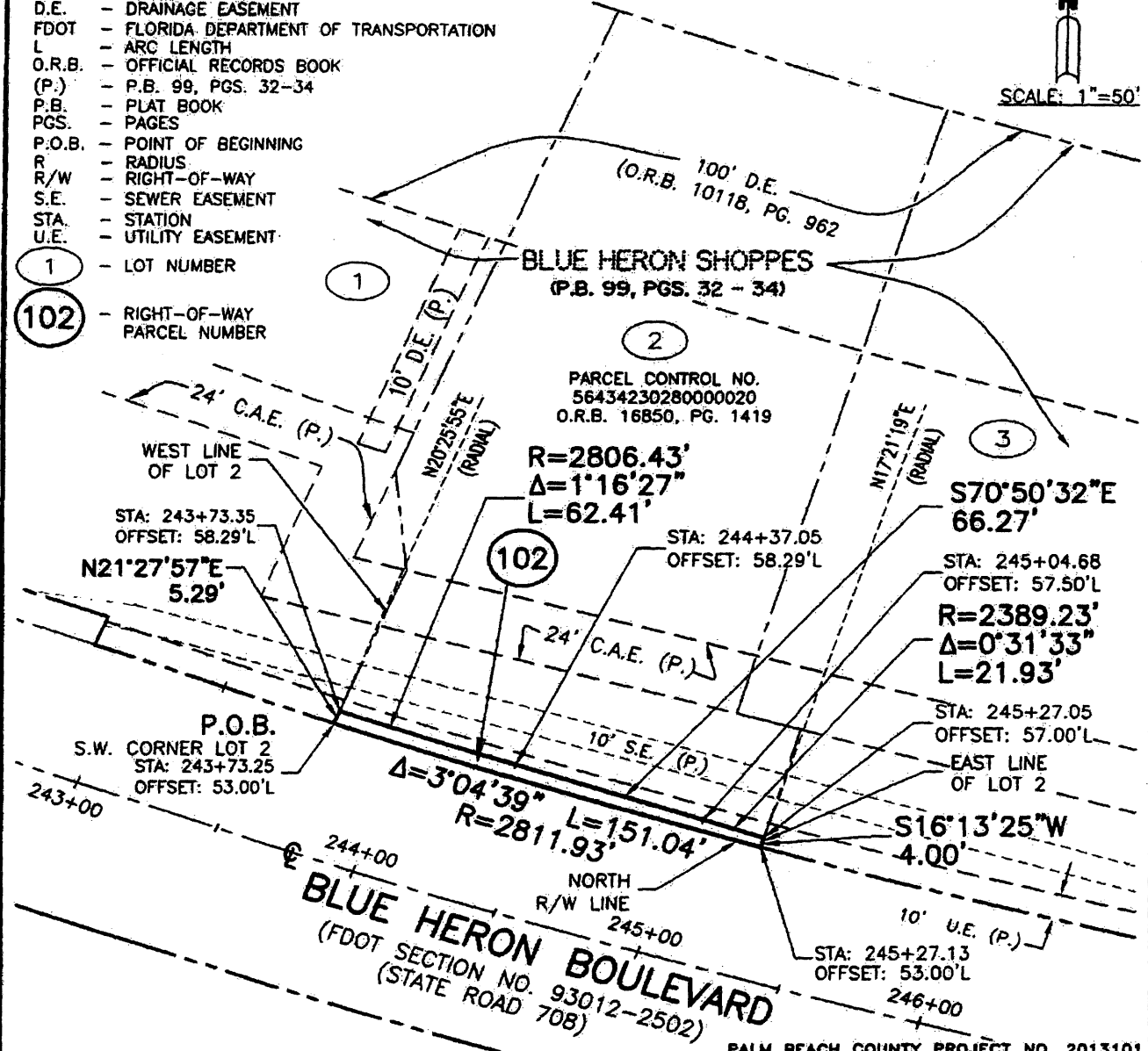
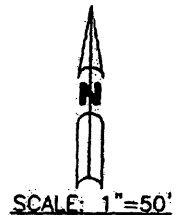
Date Plotted: 1/14/20 10:00 AM 2015 - 11:00 AM Plot View: E:\Projects\JAF\13101\2013101\SD102-3102.dwg

 <p>ARCADIS ARCADIS U.S., Inc. 2081 Vista Parkway, Suite 305 West Palm Beach, Florida 33411 Tel: (561) 697-7000 Fax: (561) 697-7751 www.arcadis-us.com</p>	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 102 RIGHT-OF-WAY PARCEL SHEET 1 of 2	DATE: 01-27-14	DRAWN BY JAF	PROJECT NUMBER WF056700.0002

LEGEND:

- CL - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- 1 - LOT NUMBER
- 102 - RIGHT-OF-WAY PARCEL NUMBER

EXHIBIT A-2
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DATE: 01-27-14 11:00 AM PROJECT: 2013101-SD102.dwg

PALM BEACH COUNTY PROJECT NO. 2013101

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 www.arcadis-us.com

PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 50'	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 102 RIGHT-OF-WAY PARCEL SHEET 2 OF 2		DATE: 01-27-14	DRAWN BY JAF
PROJECT NUMBER WF057600		DRAWING NUMBER WF057600-SD102	

EXHIBIT A-3

LEGAL DESCRIPTION: RIGHT-OF-WAY PARCEL 103

A PORTION OF LOT 3, BLUE HERON SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 32 THROUGH 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF SAID LOT 3, NORTH 16°13'25" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2389.23 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 18°37'56" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°38'19", A DISTANCE OF 110.02 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 16°13'25" WEST ALONG SAID EAST LINE, A DISTANCE OF 1.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93012-2502, DATED MAY 15, 2008 AND TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2811.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°06'50" EAST; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'29", A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 319 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

CERTIFICATION:

THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.




WILBUR F. DIVINE
 PROFESSIONAL LAND SURVEYOR & MAPPER
 LICENSE NO. 4190, STATE OF FLORIDA
 DATE: 01-27-14

REV. 04-30-14 JAF
 REV. 06-23-14 JAF

PALM BEACH COUNTY PROJECT NO. 2013101

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

 2061 Vista Parkway, Suite 305 West Palm Beach, Florida 33411 Tel: (561) 697-7000 Fax: (561) 697-7761 www.arcadis-us.com	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD
	SHEET TITLE SKETCH AND DESCRIPTION PARCEL 103 RIGHT-OF-WAY PARCEL		DATE: 01-27-14	DRAWN BY JAF
	SHEET 1 OF 2		PROJECT NUMBER: WF056700.0002	DRAWING NUMBER WF057600-SD103
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LEGEND:

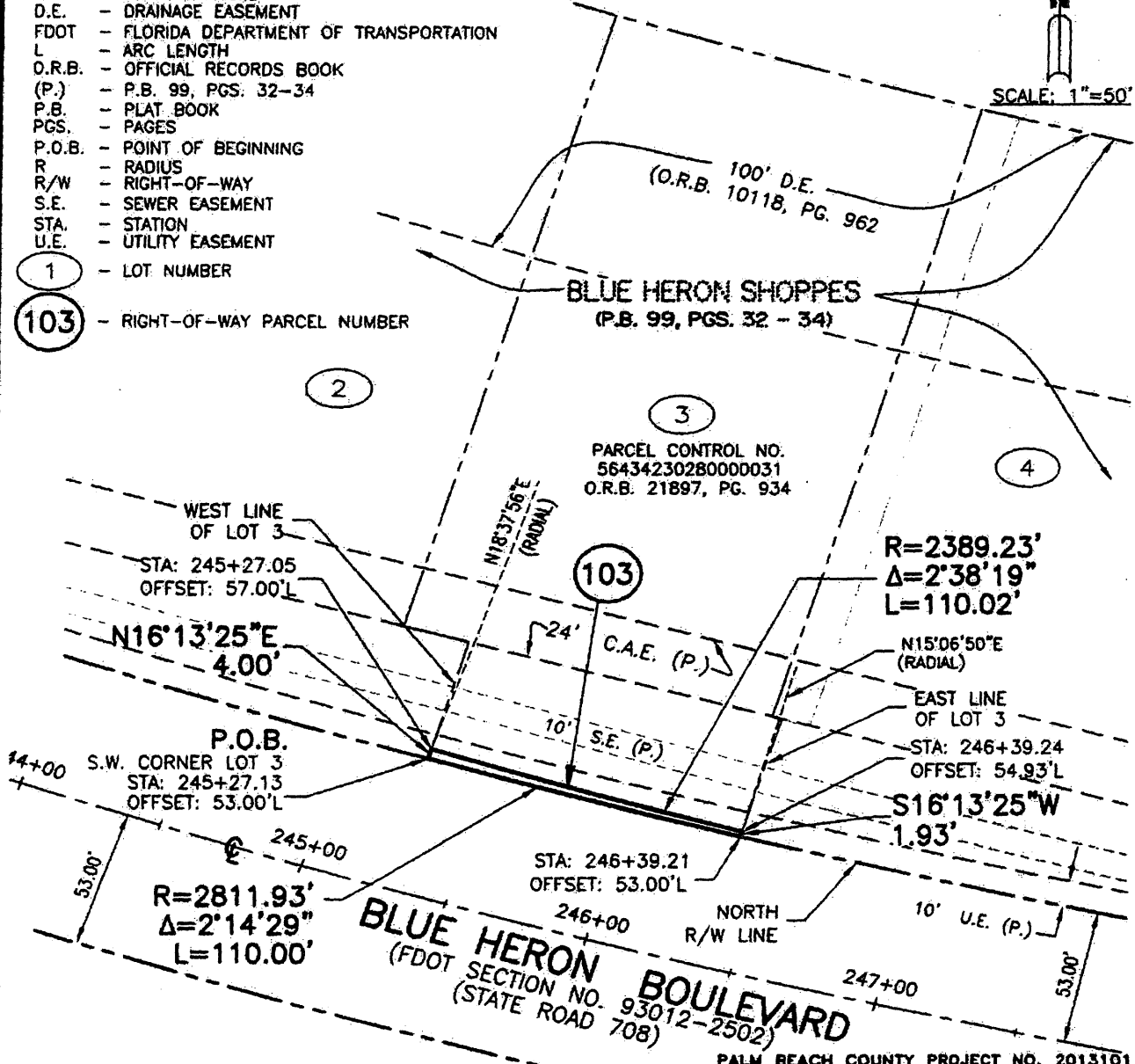
- CL - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT

- (1) - LOT NUMBER
- (103) - RIGHT-OF-WAY PARCEL NUMBER

EXHIBIT A-3
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



SCALE: 1"=50'



DATE PLOTTED: 01-27-14 11:02 AM DRAWN BY: JAF CHECKED BY: WFD PROJECT NO: 2013101

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 2081 Vista Parkway, Suite 305
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PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE: 1" = 50'	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 103 RIGHT-OF-WAY PARCEL SHEET 2 OF 2		DATE: 01-27-14	DRAWN BY JAF
PROJECT NUMBER WF057600		DRAWING NUMBER WF057600-SD103	

LEGEND:

- CL - CENTERLINE
- C.A.E. - CROSS ACCESS EASEMENT
- Δ - CENTRAL ANGLE
- D.E. - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- (P.) - P.B. 99, PGS. 32-34
- P.B. - PLAT BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S.E. - SEWER EASEMENT
- STA. - STATION
- U.E. - UTILITY EASEMENT
- 1 - LOT NUMBER
- 104 - RIGHT-OF-WAY PARCEL NUMBER

EXHIBIT A-4
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



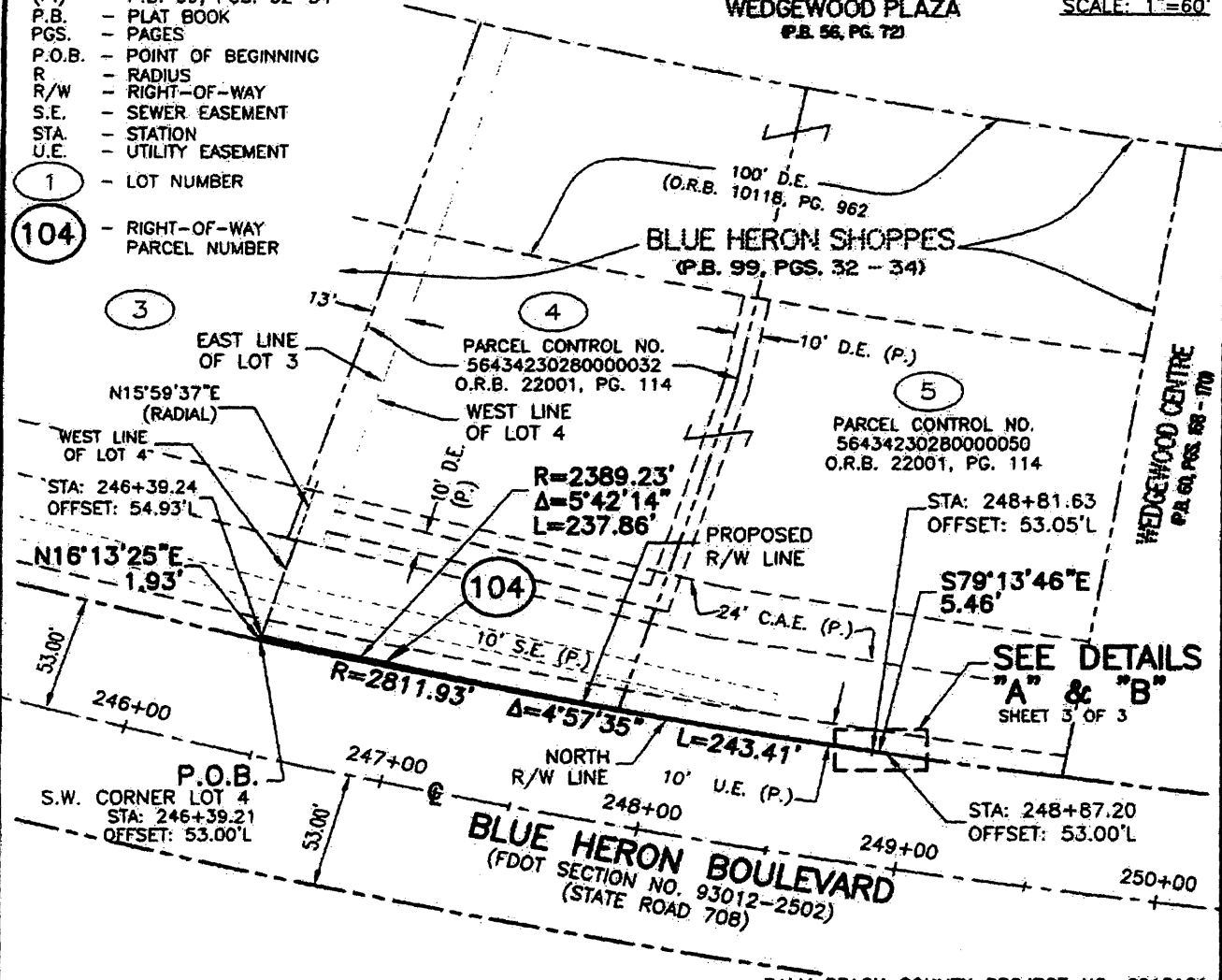
SCALE: 1"=60'

TRACT "A"
WEDGEWOOD PLAZA
 P.B. 56, PG. 72

BLUE HERON SHOPPES
 P.B. 99, PGS. 32 - 34

WEDGEWOOD CENTRE
 P.B. 60, PGS. 169 - 170

BLUE HERON BOULEVARD
 (FDOT SECTION NO. 93012-2502)
 (STATE ROAD 708)



PALM BEACH COUNTY PROJECT NO. 2013101



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 West Palm Beach, Florida 33411
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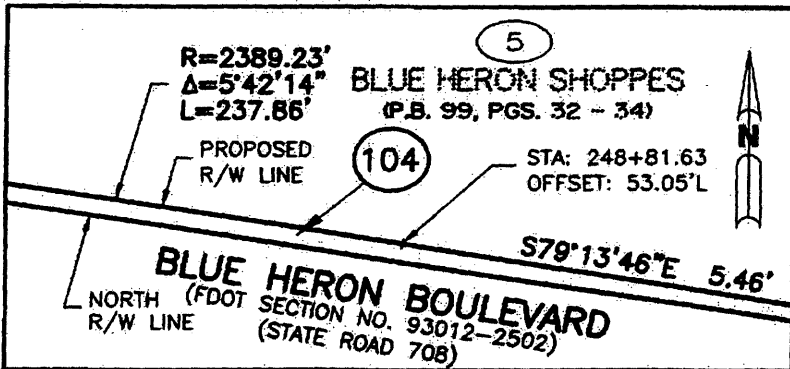
PROJECT MANAGER WFD	DEPARTMENT MANAGER RML	SCALE: 1" = 60'	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 104 RIGHT-OF-WAY PARCEL SHEET 2 OF 3		DATE: 01-27-14	DRAWN BY JAF
PROJECT NUMBER WF057600		DRAWING NUMBER WF057600-SB104	

EXHIBIT A-4

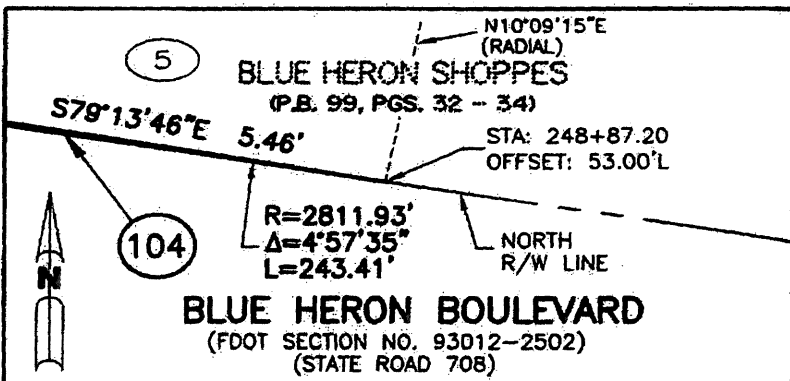
SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

LEGEND:

- Δ - CENTRAL ANGLE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- L - ARC LENGTH
- P.B. - PLAT BOOK
- PGS. - PAGES
- R - RADIUS
- R/W - RIGHT-OF-WAY
- STA. - STATION
- (1) - LOT NUMBER
- (104) - RIGHT-OF-WAY PARCEL NUMBER



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

PALM BEACH COUNTY PROJECT NO. 2013101

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PROJECT MANAGER WFD	DEPARTMENT MANAGER RHL	SCALE: NOT TO SCALE	CHECKED BY WFD
SHEET TITLE SKETCH AND DESCRIPTION PARCEL 104 RIGHT-OF-WAY PARCEL SHEET 3 of 3		DATE: 01-27-14	DRAWN BY JAF
		PROJECT NUMBER WF057600	DRAWING NUMBER WF057600-SD104