







PREPARED BY:  
MARK A. PERRY, P.A.  
88 NE 5<sup>th</sup> Avenue  
Delray Beach, FL 33483

PCN: **Belvedere Road R/W**

Doc. No. 6391  
Canal No. L-3

### QUIT-CLAIM DEED

**THIS QUIT-CLAIM DEED**, executed this 2<sup>nd</sup> day of JUNE 2020 by **LAKE WORTH DRAINAGE DISTRICT**, a Special Taxing District, existing under the Laws of the State of Florida, and having its principal place of business at 13081 South Military Trail, Delray Beach, Florida 33484-1105, First Party, to: **PALM BEACH COUNTY**, a Political Subdivision of the State of Florida, existing under the Laws of the State of Florida, and whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416-1229 Second Party:

(Whenever used herein the term "First Party" and "Second Party" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

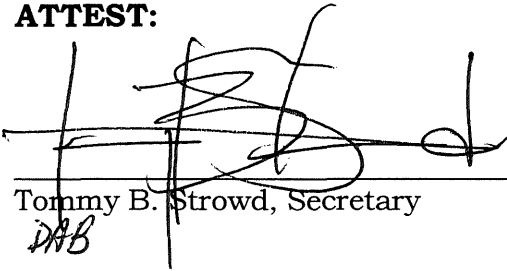
**WITNESSETH**, That the said First Party, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

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

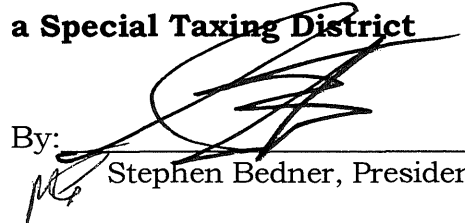
**TO HAVE and to HOLD** the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

**IN WITNESS WHEREOF** the said First Party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

**ATTEST:**

  
\_\_\_\_\_  
Tommy B. Strowd, Secretary  
DAB

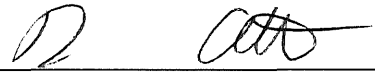
**LAKE WORTH DRAINAGE DISTRICT,  
a Special Taxing District**

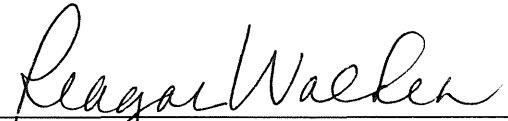
  
By: \_\_\_\_\_  
Stephen Bedner, President

13081 S. Military Trail  
Delray Beach, FL 33484

Corporate Seal

**WITNESSES:**


  
\_\_\_\_\_  
(1) Witness Signature  
Diana Acosta  
\_\_\_\_\_  
Printed Name of Witness

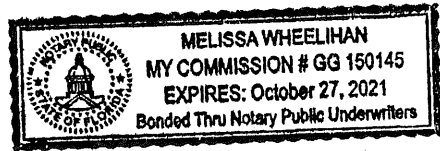
  
\_\_\_\_\_  
(2) Witness Signature  
Reagan Walker  
\_\_\_\_\_  
Printed Name of Witness

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **STEPHEN BEDNER** and **TOMMY B. STROWD**, the President and Secretary respectively, of the **LAKE WORTH DRAINAGE DISTRICT**, both of whom acknowledged executing the foregoing instrument and both of whom are known to me, and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this the 2<sup>nd</sup> day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC



\_\_\_\_\_  
Notary Stamp or Seal

# EXHIBIT "A"

## LEGAL DESCRIPTION OF LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY PARCEL

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°28'03" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUATER OF SAID SECTION 35, A DISTANCE OF 618.06 FEET; THENCE DEPARTING SAID SECTION LINE NORTH 00°31'57" EAST, A DISTANCE OF 13.70 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF BELVEDERE ROAD AS SHOWN ON ROAD PLAT BOOK 3, PAGE 246 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 89°28'03" EAST, A DISTANCE OF 553.30 FEET; THENCE SOUTH 01°29'53" WEST, A DISTANCE OF 40.90 FEET TO THE INTERSECTION WITH THE AFORMENTIONED SOUTH RIGHT OF WAY LINE BELVEDERE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, (1) NORTH 83°49'09" WEST, A DISTANCE OF 276.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2820.91 FEET; THENCE (2), ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°38'55", AN LENGTH OF 278.11 FEET TO THE POINT OF TANGENCY AND TO SAID POINT OF BEGINNING.

SAID PARCEL CONTANING 8,786 SQUARE FEET, (0.2017 ACRES) MORE OR LESS.

### LEGEND

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ORB = OFFICIAL RECORD BOOK
- PBC = PALM BEACH COUNTY
- TWP = TOWNSHIP
- RGE = RANGE
- R/W = RIGHT-OF-WAY
- A = ARC LENGTH
- R = RADIUS
- D = DELTA (CENTRAL ANGLE)
- T = TANGENT
- (C) = CALCULATED
- PG. = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- NAD83 = NORTH AMERICAN DATUM 1983
- /90 = (1990 ADJUSTMENT)
- PCN = PARCEL CONTROL NUMBER
- NAD = NORTH AMERICAN DATUM
- COR = CORNER

SHEET: 1 OF: 3 PROJECT NO.: 1993901	<b>PROJECT:</b> <b>BELVEDERE ROAD -</b> <b>LWDD L-3 CANAL</b> <b>R/W PARCEL</b>	SCALE: 1" = 80' APPROVED: JP DRAWN: JP CHECKED: GWM DATE DRAWN: 2/14/2020 FIELD BOOK NO.: N/A	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">REVISION</th> <th style="width: 5%;">BY</th> <th style="width: 5%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	BY	DATE					<b>PALM BEACH COUNTY</b> <b>ENGINEERING AND PUBLIC WORKS</b>  <b>ROADWAY PRODUCTION</b> <b>2300 NORTH JOG ROAD</b> <b>WEST PALM BEACH, FL 33411</b>
NO.	REVISION	BY	DATE									
DESIGN FILE NAME: S-1-20-4054.DGN      DRAWING NO.: S-1-20-4054												

DAB 5/14/20 RI-18-0111

# EXHIBIT "A"

## SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY. SHEET 3 OF 3 IS A GRAPHIC SKETCH OF DESCRIPTION FOR THE ATTACHED LEGAL DESCRIPTION. THERE HAS BEEN NO SURVEY WORK OF THE SUBJECT PARCEL OR MONUMENTS SET IN CONJUNCTION WITH THE PREPARATION OF THE INFORMATION DEPICTED HEREIN.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING, (NAD83/90) ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA PURSUANT TO THE PUBLISHED INFORMATION IN OFFICE OF THE ENGINEERING DEPARTMENT OF SAID COUNTY FOR THE NW AND NORTH 1/4 CORNERS OF SAID SECTION 35 AND HAVING A BEARING OF S 89°28'03" E. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE HEREIN NOTED BASIS OF BEARINGS.
3. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
4. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, AND THAT ARE UNKNOWN TO THE SIGNING SURVEYOR.
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 = 1.00003236  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
6. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 80' ON 8-1/2" X 11" PAPER.

THIS INSTRUMENT WAS PREPARED BY JESSE PEREZ, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

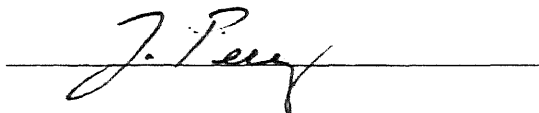
## SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.

JESS PEREZ, P.S.M.  
FLORIDA CERTIFICATE NO. 6213

DATE: 2/19/2020

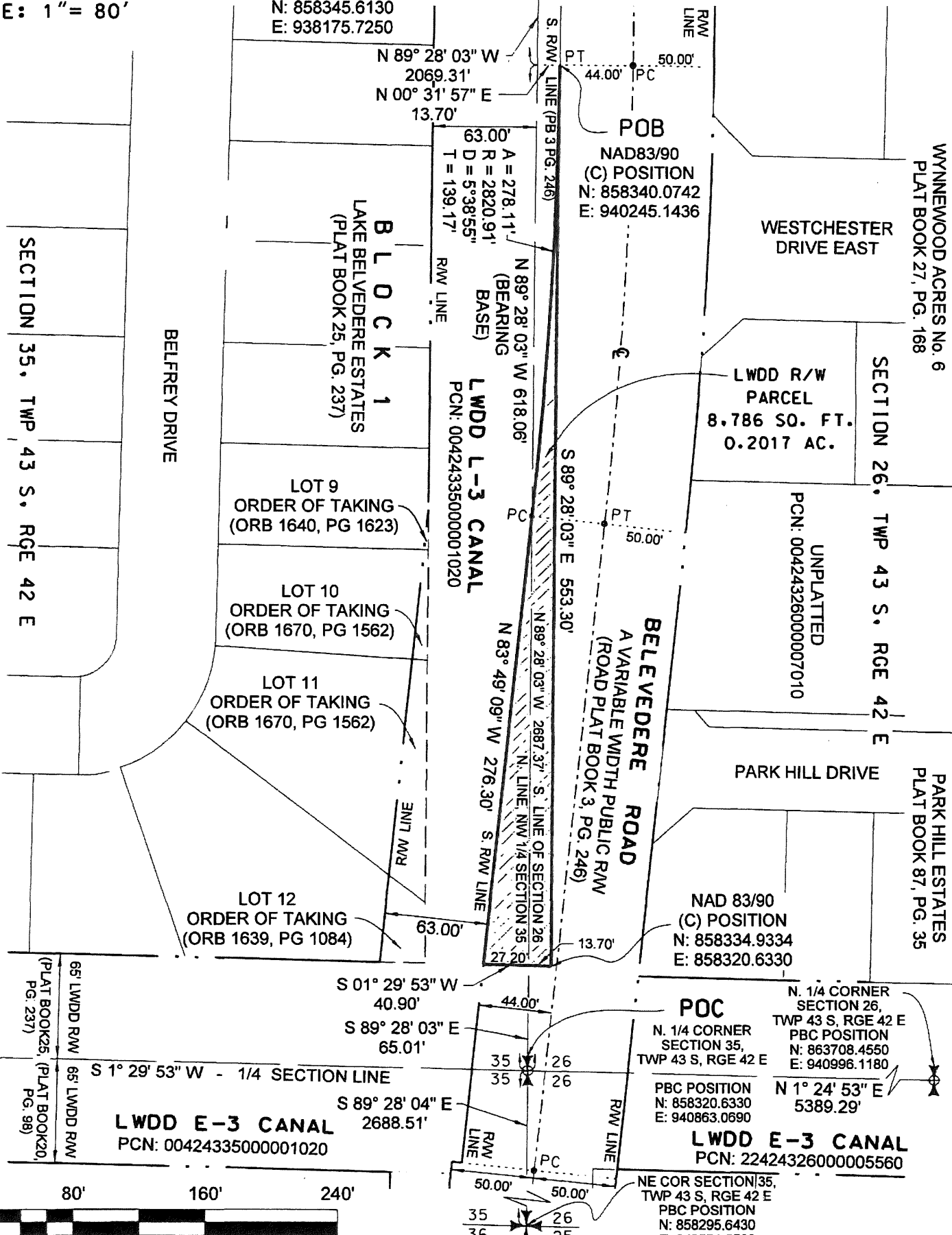


**EXHIBIT "A"**

SCALE: 1" = 80'

NE COR SECTION 34,  
TWP 43 S, RGE 42 E  
P.B.CO. POSITION  
N: 858345.6130  
E: 938175.7250

34 27  
35 26





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

Property Control Number: N/A

Purchase Price: \$ 0

Closing Date: \_\_\_\_\_

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: N/A

ROAD NAME: BELVEDERE RD @ L-3 CANAL

PARCEL NO.: LWDD ROW L-3 CANAL

## 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 the **LAKE WORTH DRAINAGE DISTRICT**, a Special Taxing District, existing under the Laws of the State of Florida, whose post office address is 13081 Military Trail, Delray Beach, FL 33484-1105 (LWDD).

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

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

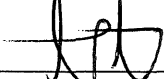
By: \_\_\_\_\_  
Deputy Clerk

**County:**

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

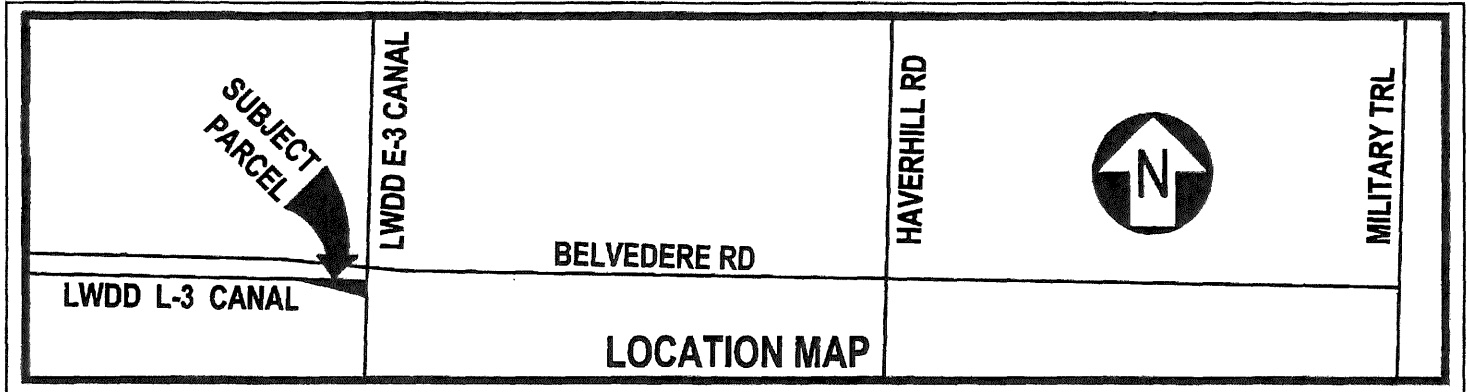
By: \_\_\_\_\_  
, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By:  \_\_\_\_\_  
Yelizaveta B. Herman  
Assistant County Attorney

**(Official Seal)**

# EXHIBIT "A"



**DESCRIPTION:**

A PARCEL OF LAND FOR LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY PURPOSES, BEING PORTIONS OF LOTS 9 THROUGH 12, BLOCK 1, PLAT OF LAKE BELVEDERE ESTATES, AS RECORDED IN PLAT BOOK 25, PAGE 237, ALSO BEING SUIT PARCELS 1 AND 2 IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 1670, PAGE 1562; TOGETHER WITH PARCELS CONVEYED TO PALM BEACH COUNTY RECORDED IN OFFICIAL RECORD BOOK 1639, PAGE 1084 AND OFFICIAL RECORD BOOK 1640, PAGE 1623, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 1 OF SAID PLAT OF LAKE BELVEDERE ESTATES; THENCE SOUTH 01°29'57" WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 27.40 FEET; THENCE NORTH 83°49'08" WEST A DISTANCE OF 278.35 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE SOUTH 89°28'03" EAST ALONG THE NORTH LINE OF SAID LOTS 9 THROUGH 12, A DISTANCE OF 277.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,800 SQUARE FEET OR 0.087 ACRES, MORE OR LESS.

**REVISIONS:**

No:	DATE:	DESCRIPTION:	BY:
1	1/3/19	REVISED PER PALM BEACH COUNTY COMMENTS	KMS



**LAKE WORTH  
DRAINAGE DISTRICT**  
13081 MILITARY TRAIL  
DELRAY BEACH, FLORIDA 33484-1105  
PHONE (561) 498-5363  
FAX (561) 495-9694  
WWW.LWDD.NET

**SKETCH & DESCRIPTION**

LWDD RIGHT-OF-WAY (L-3 CANAL)  
SECTIONS 35, TWP 43 S, RGE 42 E

DATE:	08/27/2018	CHECK:	DAB
SCALE:	NA	FILE:	L3 PBC SoD.dwg
DRAWN:	KMS	AERIAL:	NA

<b>S H E E T</b>	No:	<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="font-size: 2em;">1</span> <span>OF: 3</span> </div>
		LWDD PROJECT No: <b>16-9934P.03</b>

# EXHIBIT "A"

**LEGEND:**

LWDD	LAKE WORTH DRAINAGE DISTRICT	RPB	ROAD PLAT BOOK
ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
PB	PLAT BOOK	SEC	SECTION
POB	POINT OF BEGINNING	TWP	TOWNSHIP
PG(S)	PAGE(S)	U.E.A.	UTILITY EASEMENT
RGE	RANGE	(PBC COORD)	PALM BEACH COUNTY PUBLISHED COORDINATE

**COORDINATE NOTE:**

STATE PLANE COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 COORDINATE SYSTEM = 1983 STATE PLANE

TRANSVERSE MERCATOR PROJECTION  
 LINEAR UNIT = US SURVEY FEET  
 ALL DISTANCE ARE GROUND  
 PROJECT SCALE FACTOR 1.00003236  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**SURVEYORS NOTES:**

**BEARING BASE:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 89° 28' 03" EAST (GRID, 83/90 ADJUSTMENT) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

**THIS IS NOT A 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. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE CALCULATED, UNLESS OTHERWISE NOTED.


THIS DOCUMENT WAS PREPARED BY KELSEY M. SMITH, P.S.M. IN THE OFFICE OF THE LAKE WORTH DRAINAGE DISTRICT, 13081 MILITARY TRAIL, DELRAY BEACH, FLORIDA 33484-1105.

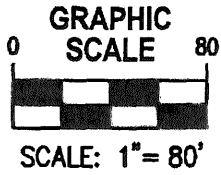
THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA.

**I HEREBY CERTIFY** THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

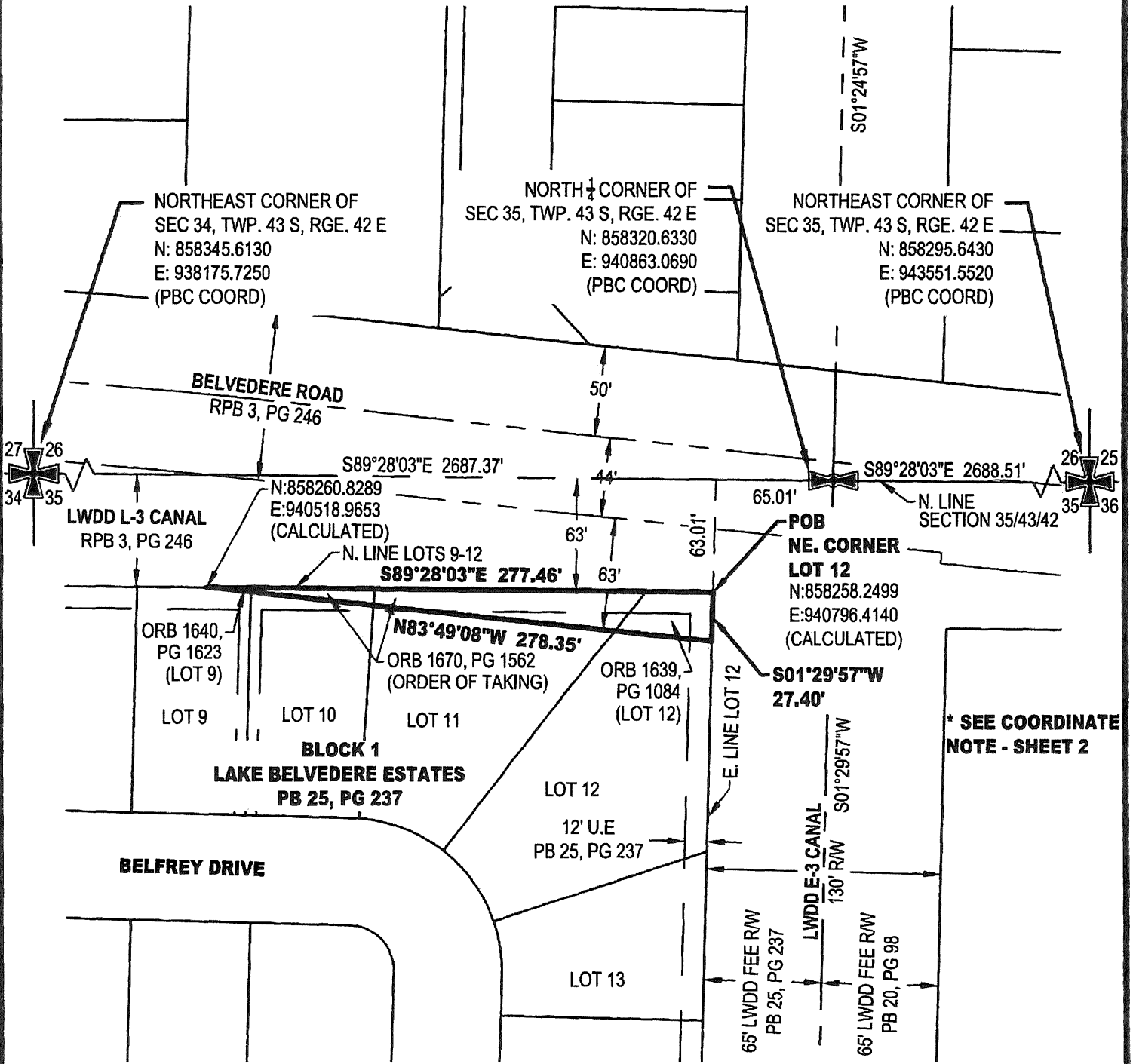
*Kelsey M. Smith*  
 \_\_\_\_\_  
 KELSEY M. SMITH, P.S.M.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE No. 7096

3/20/19  
 DATE:

	<b>LAKE WORTH DRAINAGE DISTRICT</b> 13081 MILITARY TRAIL DELRAY BEACH, FLORIDA 33484-1105 PHONE (561) 498-5363 FAX (561) 495-9694 WWW.LWDD.NET	<b>SKETCH &amp; DESCRIPTION</b> LWDD RIGHT-OF-WAY (L-3 CANAL) SECTIONS 35, TWP 43 S, RGE 42 E				<b>S H E E T</b> No:	<b>2</b>  OF: <b>3</b>
	DATE:	08/27/2018	CHECK:	DAB	LWDD PROJECT No: <b>16-9934P.03</b>		
	SCALE:	NA	FILE:	L3 PBC SoD.dwg			
	DRAWN:	KMS	AERIAL:	NA			



# EXHIBIT "A"



**(THIS IS NOT A SURVEY)**



## LAKE WORTH DRAINAGE DISTRICT

13081 MILITARY TRAIL  
DELRAY BEACH, FLORIDA 33484-1105  
PHONE (561) 498-5363  
FAX (561) 495-9694  
WWW.LWDD.NET

### SKETCH & DESCRIPTION

LWDD RIGHT-OF-WAY (L-3 CANAL)  
SECTIONS 35, TWP 43 S, RGE 42 E

DATE:	08/27/2018	CHECK:	DAB	SHEET No: 3 OF: 3
SCALE:	1"=80'	FILE:	L3 PBC SoD.dwg	
DRAWN:	KMS	AERIAL:	NA	
				LWDD PROJECT No: <b>16-9934P.03</b>

**Kaye Weichel**

---

**From:** David Bends <dbends@lwdd.net>  
**Sent:** Wednesday, July 17, 2019 1:30 PM  
**To:** Kaye Weichel  
**Cc:** Tommy Strowd; Reagan Walker; Maria Clemente  
**Subject:** RE: Request for Canal Right-of-Way Conveyance (LWDD Project No. 16-9934P.03)  
**Attachments:** L3 PBC SoD - S&S.pdf

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

Hello Kaye,

I know the county's standard deed for conveying rights-of-way contains language for reserving an interest in oil, mineral and phosphate rights, however, LWDD is respectfully requesting the language reserving those right be removed from the subject deed.

Thank you,,

**David A. Bends, P.S.M. | Project Surveyor**  
Lake Worth Drainage District | 13081 South Military Trail | Delray Beach, FL 33484  
Main: 561.819.5559 | Cell: 561.603.7903 | [dbends@lwdd.net](mailto:dbends@lwdd.net)

**From:** David Bends  
**Sent:** Wednesday, April 3, 2019 3:30 PM  
**To:** 'Kaye Weichel' <KWeichel@pbcgov.org>  
**Cc:** Tommy Strowd <tstrowd@lwdd.net>; Reagan Walker <rwalker@lwdd.net>; Maria Clemente <mclemente@lwdd.net>  
**Subject:** Request for Canal Right-of-Way Conveyance (LWDD Project No. 16-9934P.03)

Good afternoon Kaye,

As previously communicated through prior emails, Palm Beach County (PBC) acquired right-of-way for the L-3 Canal in conjunction with the widening of Belvedere Road (circa 1968) that was apparently never deeded to Lake Worth Drainage District (District). The District is hereby requesting PBC convey said right-of-way to the District. Attached is a copy of the signed and sealed sketch and description of the subject right-of-way to be used as an exhibit in the conveyance deed to the District.

Should you have and questions or require additional information, please contact me.

Thank you,

*David Bends, P.S.M.*

Project Surveyor  
Lake Worth Drainage District | 13081 South Military Trail | Delray Beach, FL 33484  
Main: 561.819.5559 | Cell: 561.603.7903 | [dbends@lwdd.net](mailto:dbends@lwdd.net)