Agenda Item #: 3-C-2

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: Aug	gust 17, 2021	[X]	Consent Workshop	Regular Public Hearing
Department: Submitted By: Submitted For:	Engineering & F Engineering & F Roadway Produ	Public Wo	rks Departmer	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) adopt a Resolution authorizing the conveyance of two (2) parcels on Half Mile Road, just south of the intersection of Atlantic Avenue (Parcels), to the State of Florida Department of Transportation (FDOT); and
- B) approve a Palm Beach County (County) deed to convey the Parcels at no cost to FDOT.

SUMMARY: Adoption of the Resolution will authorize the approval of the County deed to convey the Parcels to FDOT, as they requested for the widening of Atlantic Avenue. The Engineering Department has determined that the Parcels serve no present or future County purpose. This conveyance will relieve the County of potential liability and the cost of maintenance for these Parcels. This conveyance to FDOT is at no cost, and is pursuant to Section 125.38, Florida Statutes. Although the County normally reserves its interest in phosphates, minerals, metals and petroleum rights per Section 270.11, Florida Statutes, FDOT has requested the release of this reservation because FDOT requires the property to be free and clear without encumbrances. In accordance with 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 5 (YBH)

Background and Justification: The Parcels were requested by FDOT to accommodate the relocation of the Lake Worth Drainage District L-34 Canal. The Parcels were dedicated to the County as recorded in Plat Book 2, Page 26, Palm Beach Farms Company, Plat No. 1, and Road Plat Book 7, Page 169, Half Mile Road Maintenance Map. FDOT requires the transfer of the Parcels without reserving phosphates, minerals, metals and petroleum rights per Section 270.11, Florida Statutes. FDOT will assume responsibility for the perpetual maintenance of the Parcels conveyed to them. The Engineering Department recommends adoption of the Resolution, and approval of the County deed.

Attachments:

- 1. Location Map
- 2. Resolution
- 3. County Deed

Recommended by:YBL	HITEL David 2 his	6/24/2021
KOF -	County Engineer	Date
Approved by:	Aco-	7/6/21
•	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$ -0-	0		0_	
Operating Costs	-0-		0_	0_	-0-
External Revenues		_0-	-0-	0	-0-
Program Income (County)	_0-	-0-	0_		-0-
In-Kind Match (County)	0-	0-	0_		0-
NET FISCAL IMPACT	<u>\$ -0-</u>				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:

Fund

Dept

Unit

Object

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. This conveyance will relieve the County of potential liability and the cost of maintenance for these properties.

C. Departmental Fiscal Review

III. REVIEW COMMENTS

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

| A. OFMB Fiscal and/or Contract Dev. and Control
| OFMB A 6.30 & 6 | 30 | 2 | Contract Dev. and Control
| 6-30-21 70

B. Approved as to Form and Legal Sufficiency:

Alene C. Hund In yelizaveta B Alexan
Assistant County Attorney

C. Other Department Review:

Department Director

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

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Attachment No. 1



RESOLUTION NO. R2021-___

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF TWO (2) PARCELS ON HALF MILE ROAD, JUST SOUTH OF THE INTERSECTION OF ATLANTIC AVENUE, TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, WITHOUT CHARGE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 125.38, Florida Statutes, the State of Florida Department of Transportation (FDOT) has made application to the Board of County Commissioners (BCC) of Palm Beach County (County) to convey two (2) parcels as described in Exhibit "A" and Exhibit "B" attached hereto (Parcels); and

WHEREAS, the Parcels were requested by FDOT to accommodate the relocation of the Lake Worth Drainage District L-34 Canal; and

WHEREAS, the BCC finds that the Parcels are required for such use and are not needed for County purposes; and

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

WHEREAS, the BCC has agreed to convey the Parcels without reserving phosphates, minerals, metals, and petroleum rights, and releases any and all rights of entry and exploration relating to such rights; and

WHEREAS, the Engineering Department has reviewed the request and deems the conveyance of the Parcels to be in the best interest of the County and recommends approval.

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

- 1. The foregoing recitals are true and correct and incorporated herein by reference.
- 2. The BCC shall convey to FDOT without charge and by County Deed, attached hereto and incorporated herein by reference, the Parcels legally described in the County Deed.
- 3. The provisions of this Resolution shall be effective immediately upon adoption hereof.

The foregoing Resolution was offered by Com	missioner, who moved its
	sioner, and upon being put to
a vote, the vote was as follows:	
Commissioner Dave Kerner, Mayor	
Commissioner Robert S. Weinroth, Vice	Mayor
Commissioner Maria G. Marino	
Commissioner Gregg K. Weiss	
Commissioner Maria Sachs	
Commissioner Melissa McKinlay	
Commissioner Mack Bernard	
, 2021.	PALM BEACH COUNTY, A POLITCAL SUBDIVISION OF THE STATE OF
	FLORIDA, BY AND THROUGH ITS BOARD OF COUNTY COMMISSIONERS
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER
BY: Yelizaveta B. Herman, Assistant County Attorney	BY: Deputy Clerk
APPROVED AS TO TERMS AND CONDITIONS	

DESCRIPTION:

A PORTION OF TRACTS 8 AND 9, BLOCK 19, THE PALM BEACH FARMS CO. PLAT NO. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON SHEET 5 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 806, ITEM/SEGMENT NO. 2296584, SECTION 93030-2503 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A BRASS DISK IN CONCRETE STAMPED "PALM BEACH COUNTY", FOUND MARKING THE NORTHWEST (NW) CORNER OF SAID SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°45'55" EAST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 5,432.77 FEET TO THE NORTHWEST (NW) CORNER OF SAID SECTION 19 AND THE BASELINE OF SURVEY OF STATE ROAD NO. 806 (ATLANTIC AVENUE); THENCE NORTH 89°32'49" EAST ALONG THE NORTH LINE OF SAID SECTION 19 AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,605.33 FEET; THENCE SOUTH 00°27'11" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 55.44 FEET TO A POINT ON THE SOUTHERLY EXISTING CANAL RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-34 PER CHANCERY CASE NO. 407 AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING CANAL RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-34 FOR THE NEXT THREE (3) COURSES: (1) NORTH 89°32'49" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 9; THENCE (2) NORTH 01°34'11" WEST ALONG SAID EAST LINE, A DISTANCE OF 2.64 FEET; THENCE (3) NORTH 89°32'49" EAST, A DISTANCE OF 32.57 FEET TO A POINT ON THE EASTERLY MAINTENANCE RIGHT OF WAY LINE OF HALF-MILE ROAD AS RECORDED IN ROAD BOOK 7, PAGE 169 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°38'29" EAST ALONG SAID EASTERLY MAINTENANCE RIGHT OF WAY LINE, A DISTANCE OF 16.51 FEET; THENCE SOUTH 89°31'28" WEST, A DISTANCE OF 47.59 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF HALF-MILE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 13889, PAGE 490 OF SAID PUBLIC RECORDS; THENCE NORTH 01°34'11" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 13.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 746 SQUARE FEET, MORE OR LESS.

····							THIS MAP IS N	OT A SURVEY
			4		FLOR	RIDA DEPARTMENT O	F TRANSPORTATION	N
				LEG	AL DE	SCRIPTION AND	SKETCH - PARC	CEL 106
			STATE	ROAD 8	06 (ATLA	ANTIC AVENUE)	PAL	M BEACH COUNTY
				BY	DATE	PREPARED BY:	DATA SOURCE:	NOTES SHEET 2
			DRAWN	S. HARP	04/21/2021	WGI, LB7055	SEE GENEREAL	. NOTES SHEET 2
REVISION	BY	DATE	CHECKED	R. ORTEGA	05/12/2021	F.P.I.D. NO. 229658-4	SECTION 93030-2503	SHEET 1 OF 4

GENERAL NOTES:

- 1) THIS IS NOT A MAP OF BOUNDARY SURVEY. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 2) LINEAR UNITS ARE U.S. SURVEY FOOT. BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 / 1990 ADJUSTMENT. A BEARING OF NORTH 89°32'49" EAST HAS BEEN ESTABLISHED ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST. ALL LINES ARE RELATIVE THERETO.
- 3) ALL COORDINATES SHOWN ARE GRID. DUE TO THE EXTREMELY SMALL SCALE FACTOR, ALL DISTANCES ARE GRID DISTANCES. SCALE FACTOR = 1.00002084. GRID DISTANCE X SCALE FACTOR = GROUND DISTANCE.
- 4) PROPERTY BOUNDARIES HAVE BEEN DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE.
- 5) PARCEL 106 SHOWN HEREON REPRESENTS PARCEL 106 FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93030-2503.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

Randolph Ortega

Digitally signed by Randolph Ortega

Gonzalez

Gonzalez

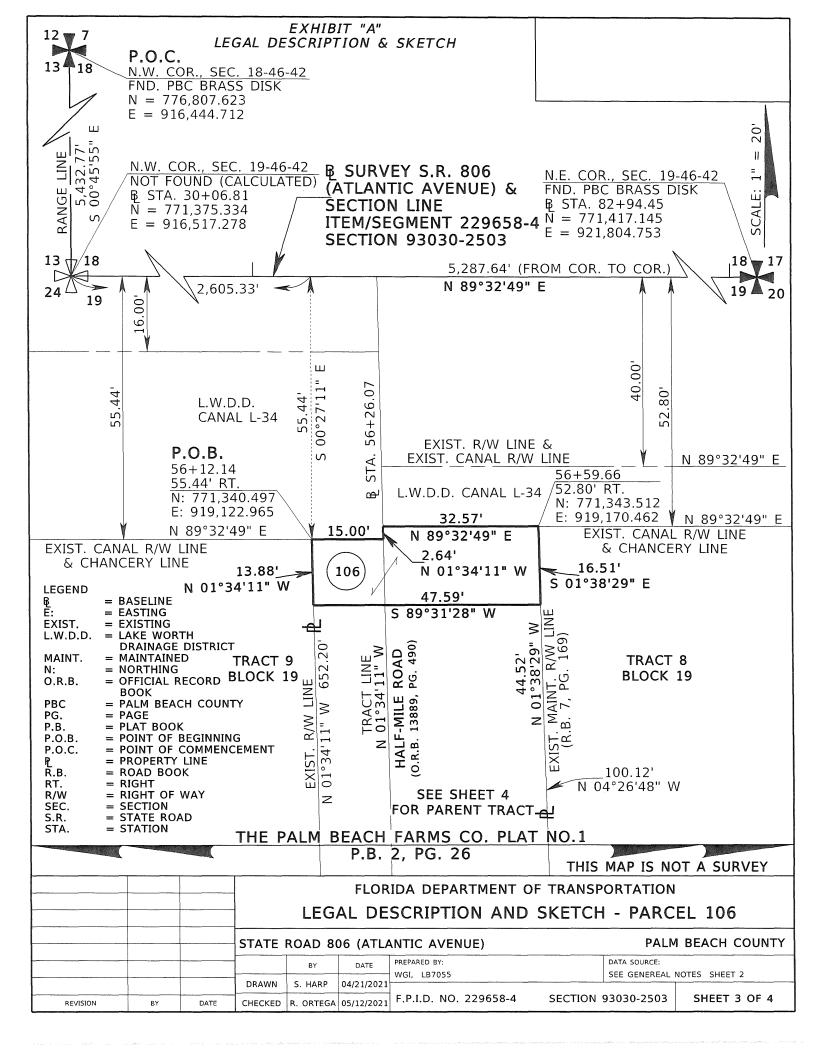
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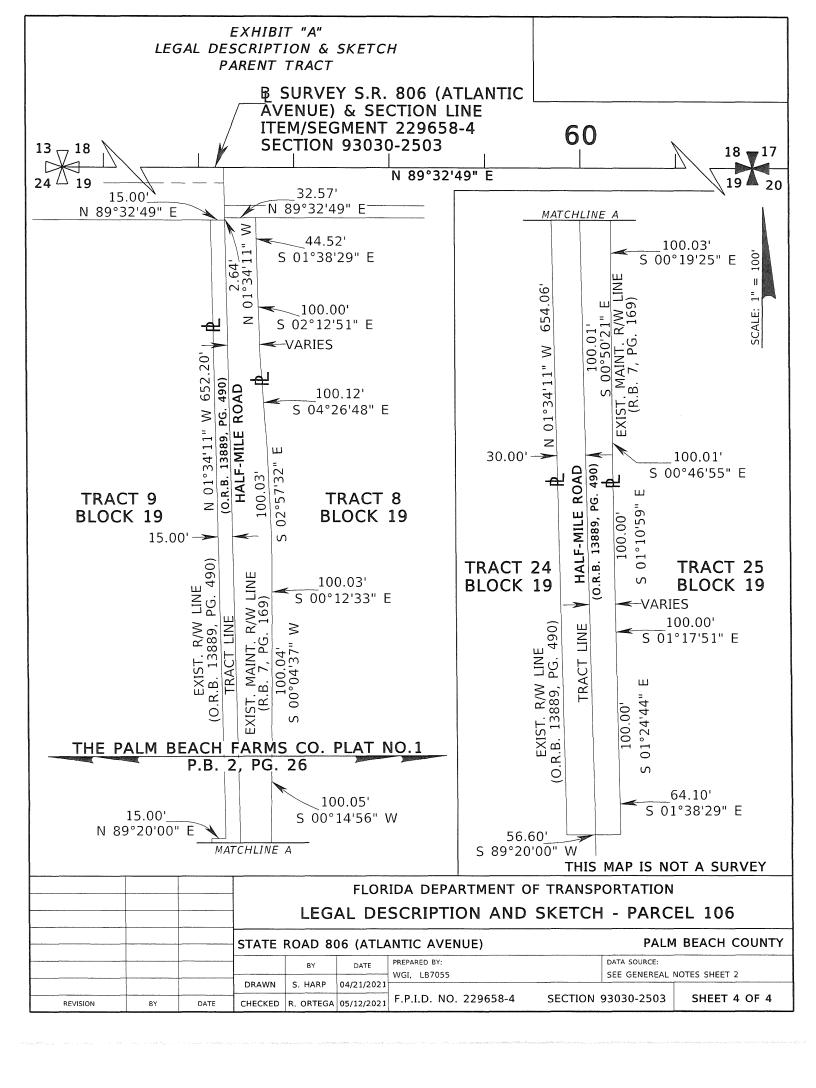
RANDOLPH ORTEGA GONZALEZ FLORIDA SURVEYOR AND MAPPER NO. 7284 WGI 2035 VISTA PARKWAY WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION LB7055

NOT VALID UNLESS SIGNED AND SEALED.

DATE

			T				1 112	MAP IS NO	OI A SURVET				
				FLORIDA DEPARTMENT OF TRANSPORTATION									
				LEGAL DESCRIPTION AND SKETCH - PARCEL 106									
			STATE	ROAD 80	06 (ATLA		PALM BEACH COUNTY						
				BY	DATE	PREPARED BY: WGI. LB7055		DATA SOURCE: SEE GENEREAL N	IOTEC				
			DRAWN	S. HARP	04/21/2021			SEE GENEREAL N	10163				
REVISION	BY	DATE	CHECKED	R. ORTEGA	05/12/2021	F.P.I.D. NO. 229658-4	SECTION	93030-2503	SHEET 2 OF 4				





DESCRIPTION:

A PORTION OF TRACTS 8 AND 9, BLOCK 19, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON SHEET 5 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 806, ITEM/SEGMENT NO. 2296584, SECTION 93030-2503 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A BRASS DISK IN CONCRETE STAMPED "PALM BEACH COUNTY", FOUND MARKING THE NORTHWEST (NW) CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°45'55" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 5,432.77 FEET TO THE NORTHWEST (NW) CORNER OF SAID SECTION 19 AND THE BASELINE OF SURVEY OF STATE ROAD NO. 806 (ATLANTIC AVENUE); THENCE NORTH 89°32'49" EAST ALONG THE NORTH LINE OF SAID SECTION 19 AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,605.33 FEET; THENCE SOUTH 00°27'11" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 55.44 FEET TO A POINT ON THE SOUTHERLY EXISTING CANAL RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-34 PER CHANCERY CASE NO. 407 AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°34'11" EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF HALF-MILE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 13889, PAGE 490 OF SAID PUBLIC RECORDS, A DISTANCE OF 13.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°31'28" EAST, A DISTANCE OF 47.59 FEET TO A POINT ON THE EASTERLY EXISTING MAINTENANCE RIGHT OF WAY LINE OF SAID HALF-MILE ROAD AS RECORDED IN ROAD BOOK 7, PAGE 169 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY EXISTING MAINTENANCE RIGHT OF WAY LINE FOR THE NEXT TWO (2) COURSES: (1) SOUTH 01°38'29" EAST, A DISTANCE OF 28.01 FEET; THENCE (2) SOUTH 02°12'51" EAST, A DISTANCE OF 59.02 FEET; THENCE SOUTH 89°31'28" WEST, A DISTANCE OF 48.29 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE OF SAID HALF-MILE ROAD; THENCE NORTH 01°34'11" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 87.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,163 SQUARE FEET, MORE OR LESS.

_							THIS MAP IS	S NOT A SURVEY
					FLOR	IDA DEPARTMENT O	F TRANSPORTAT	TON
			_	LEG	AL DE	SCRIPTION AND	SKETCH - PA	RCEL 111
			STATE	ROAD 8	06 (ATLA	ANTIC AVENUE)	ı	PALM BEACH COUNTY
				BY	DATE	PREPARED BY:	DATA SOUR	CE: EREAL NOTES SHEET 2
			DRAWN	S. HARP	04/21/2021	WGI, LB7055	SEE GEINE	REAL NOTES SHEET 2
REVISION	BY	DATE	CHECKED	R. ORTEGA	05/26/2021	F.P.I.D. NO. 229658-4	SECTION 93030-2	503 SHEET 1 OF 4

GENERAL NOTES:

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- 5) PARCEL 111 SHOWN HEREON REPRESENTS PARCEL 806 FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93030-2503.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

Digitally signed by Randolph Ortega

Randolph Ortega Gonzalez Gonzalez

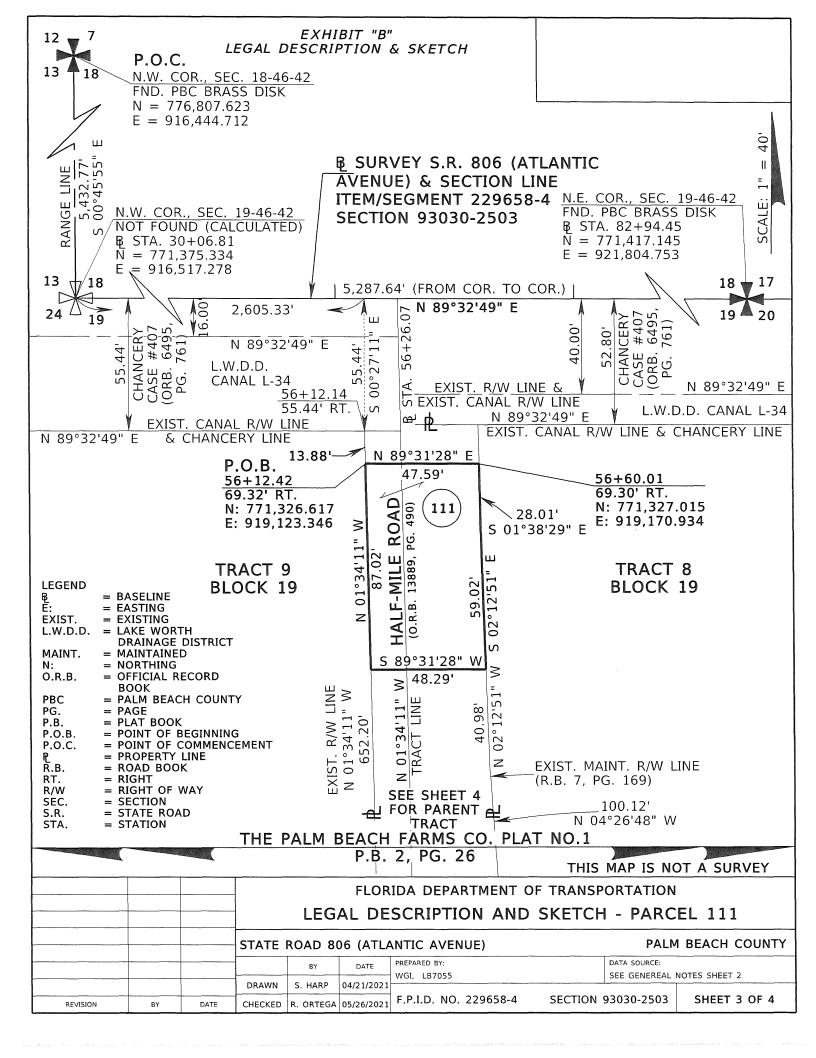
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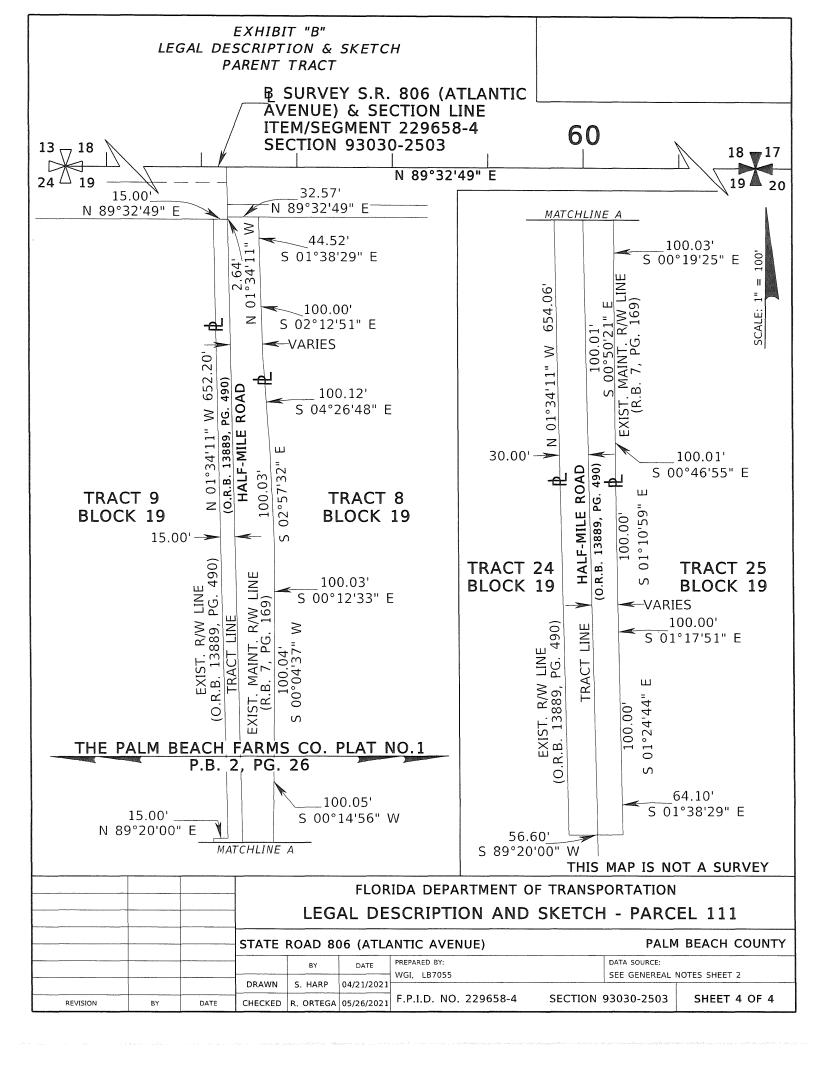
RANDOLPH ORTEGA GONZALEZ FLORIDA SURVEYOR AND MAPPER NO. 7284 WGI 2035 VISTA PARKWAY WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION LB7055

NOT VALID UNLESS SIGNED AND SEALED.

DATE

							IHIS	MAP IS NO	OT A SURVEY				
			FLORIDA DEPARTMENT OF TRANSPORTATION										
				LEGAL DESCRIPTION AND SKETCH - PARCEL 111									
			STATE	ROAD 8	06 (ATLA		PALM BEACH COUNTY						
				BY	DATE	PREPARED BY: WGI. LB7055	i	DATA SOURCE: SEE GENEREAL N	NOTES				
			DRAWN	S. HARP	04/21/2021			JEE GENEREAL I	10123				
REVISION	BY	DATE	CHECKED	R. QRTEGA	05/26/2021	F.P.I.D. NO. 229658-4	SECTION 9	3030-2503	SHEET 2 OF 4				





Return via Palm Beach County interoffice mail to: Toni Sharp, 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

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 00-42-46-19-01-000-0050

Purchase Price: \$0	
Closing Date:	
SPACE ABOVE THIS LINE FOR PROCESSING DATA	

PROJECT NO.: 2019106

ROAD NAME: Half Mile Rd

PARCEL NO.: 106 & 111

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 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT"), whose post office address is 3400 West Commercial Blvd., Fort Lauderdale, Florida 33309, ("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" and Exhibit "B"** 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:	County:
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER	PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners
By: Deputy Clerk	By: Dave Kerner, Mayor
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	(Official Seal)
By:Assistant County Attorney	

 $F: R_O_W \land TONN \land tlantic\ Ave\ \&\ Half\ Mile\ Rd_FDOT\ Transfer \land Agenda\ Item \land County\ Deed \land COUNTY\ DEED\ FDOT\ HALF\ MILE\ . docx$

DESCRIPTION:

A PORTION OF TRACTS 8 AND 9, BLOCK 19, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON SHEET 5 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 806, ITEM/SEGMENT NO. 2296584, SECTION 93030-2503 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 746 SQUARE FEET, MORE OR LESS.

							THIS	MAP IS NO	OT A SURVEY			
		-	-		FLOR	RIDA DEPARTMENT O	F TRANSF	ORTATION				
				LEGAL DESCRIPTION AND SKETCH - PARCEL 106								
			STATE	ROAD 8	06 (ATL	ANTIC AVENUE)		PALM	BEACH COUNTY			
				BY	DATE	PREPARED BY:		DATA SOURCE:	NOTES SUFFEE D			
			DRAWN	S. HARP	04/21/2021	WGI, LB7055		SEE GENEREAL	NOTES SHEET 2			
REVISION	BY	DATE	CHECKED	R. ORTEGA	05/12/2021	F.P.I.D. NO. 229658-4	SECTION	93030-2503	SHEET 1 OF 4			

GENERAL NOTES:

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Randolph Ortega

Digitally signed by Randolph Ortega

DATE

Gonzalez

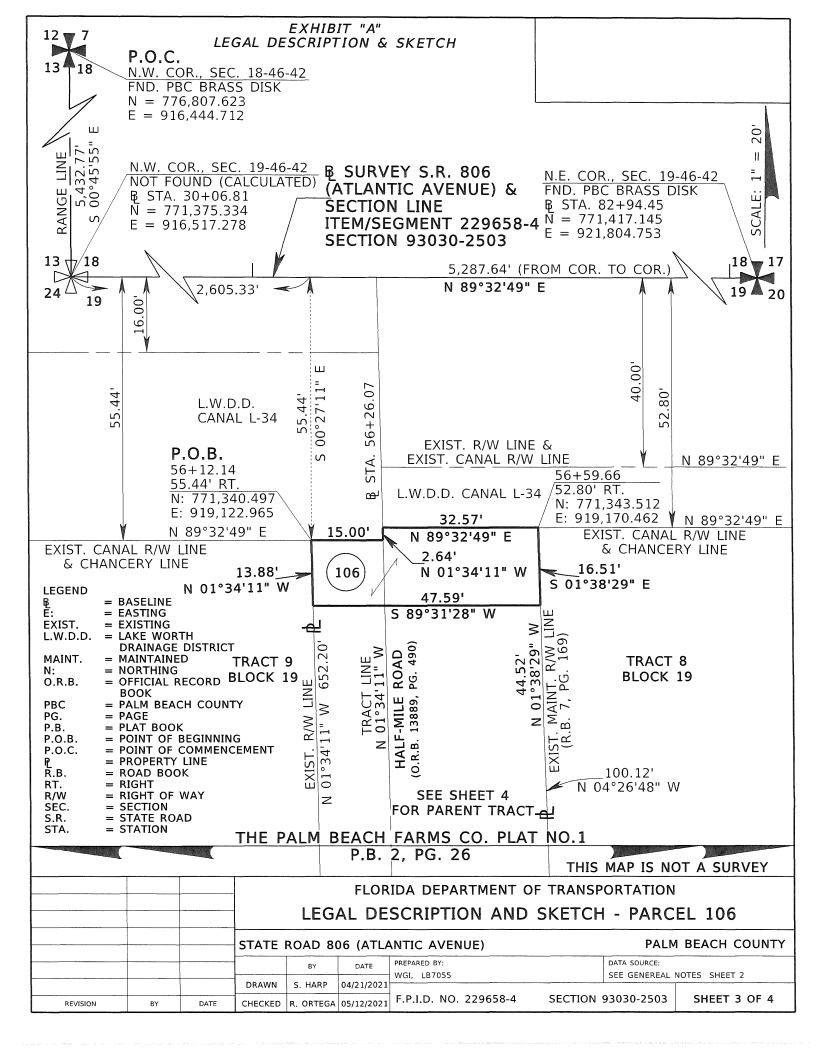
Gonzalez

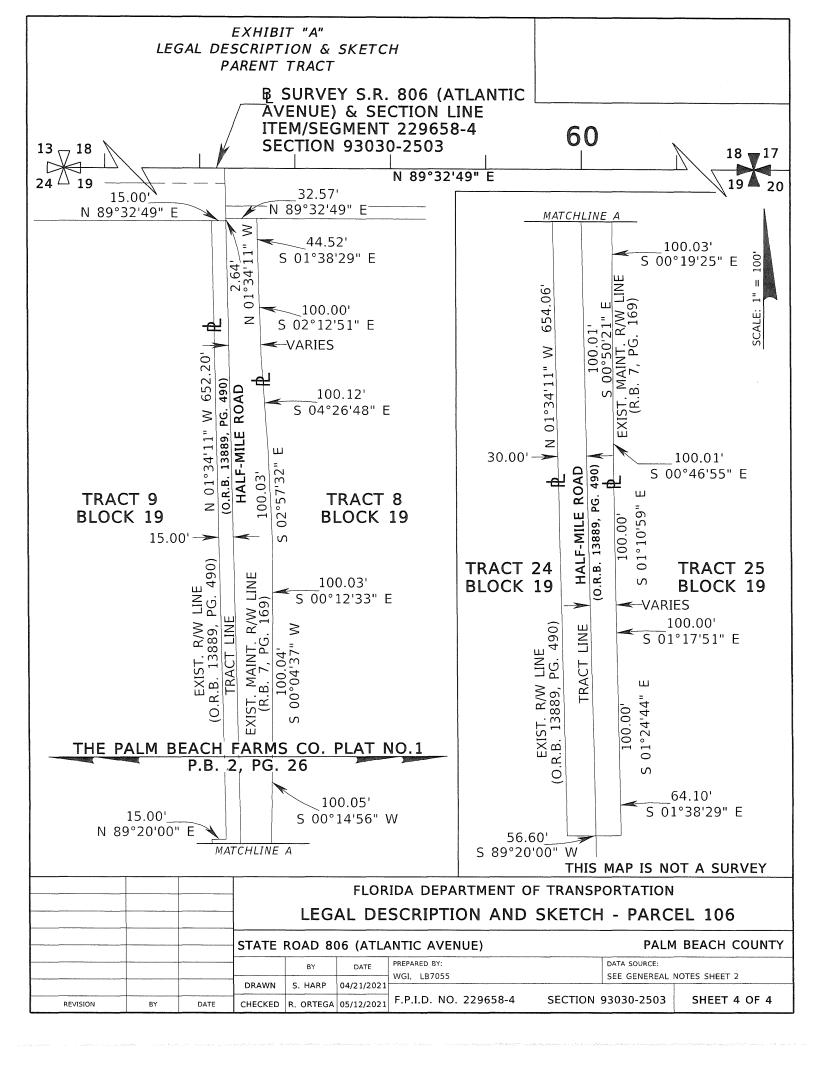
Date: 2021.05.12 13:22:02 -04'00'

RANDOLPH ORTEGA GONZALEZ FLORIDA SURVEYOR AND MAPPER NO. 7284 WGI 2035 VISTA PARKWAY WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION LB7055

NOT VALID UNLESS SIGNED AND SEALED.

							THIS	MAP IS NO	OT A SURVEY				
			1	FLORIDA DEPARTMENT OF TRANSPORTATION									
	1			LEGAL DESCRIPTION AND SKETCH - PARCEL 106									
			STATE	STATE ROAD 806 (ATLANTIC AVENUE) PALM BEACH CO									
				BY	DATE	PREPARED BY: WGI. LB7055		DATA SOURCE: SEE GENEREAL I	NOTES				
			DRAWN	S. HARP	04/21/2021			SEE GENEREAL	VOTES				
REVISION	BY	DATE	CHECKED	R. ORTEGA	05/12/2021	F.P.I.D. NO. 229658-4	SECTION	93030-2503	SHEET 2 OF 4				





DESCRIPTION:

A PORTION OF TRACTS 8 AND 9, BLOCK 19, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN ON SHEET 5 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 806, ITEM/SEGMENT NO. 2296584, SECTION 93030-2503 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A BRASS DISK IN CONCRETE STAMPED "PALM BEACH COUNTY", FOUND MARKING THE NORTHWEST (NW) CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°45'55" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 5,432.77 FEET TO THE NORTHWEST (NW) CORNER OF SAID SECTION 19 AND THE BASELINE OF SURVEY OF STATE ROAD NO. 806 (ATLANTIC AVENUE); THENCE NORTH 89°32'49" EAST ALONG THE NORTH LINE OF SAID SECTION 19 AND SAID BASELINE OF SURVEY, A DISTANCE OF 2,605.33 FEET; THENCE SOUTH 00°27'11" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 55.44 FEET TO A POINT ON THE SOUTHERLY EXISTING CANAL RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-34 PER CHANCERY CASE NO. 407 AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°34'11" EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF HALF-MILE ROAD AS RECORDED IN OFFICIAL RECORD BOOK 13889, PAGE 490 OF SAID PUBLIC RECORDS, A DISTANCE OF 13.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°31'28" EAST, A DISTANCE OF 47.59 FEET TO A POINT ON THE EASTERLY EXISTING MAINTENANCE RIGHT OF WAY LINE OF SAID HALF-MILE ROAD AS RECORDED IN ROAD BOOK 7, PAGE 169 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY EXISTING MAINTENANCE RIGHT OF WAY LINE FOR THE NEXT TWO (2) COURSES: (1) SOUTH 01°38'29" EAST, A DISTANCE OF 28.01 FEET; THENCE (2) SOUTH 02°12'51" EAST, A DISTANCE OF 59.02 FEET; THENCE SOUTH 89°31'28" WEST, A DISTANCE OF 48.29 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE OF SAID HALF-MILE ROAD; THENCE NORTH 01°34'11" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 87.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,163 SQUARE FEET, MORE OR LESS.

							THIS	MAP IS NO	OT A SURVEY			
			FLORIDA DEPARTMENT OF TRANSPORTATION									
				LEG	AL DE	SCRIPTION AND	SKETCH	H - PARC	EL 111			
			STATE	ROAD 8	06 (ATL	ANTIC AVENUE)		PALM BEACH COUNTY				
				BY	DATE	PREPARED BY: WGI. LB7055		DATA SOURCE: SEE GENEREAL	NOTES SHEET 2			
			DRAWN	S. HARP	04/21/2021	1		SEE GENEREAL	NOTES SHEET 2			
REVISION	BY	DATE	CHECKED	R. ORTEGA	05/26/2021	F.P.I.D. NO. 229658-4	SECTION	93030-2503	SHEET 1 OF 4			

GENERAL NOTES:

- 1) THIS IS NOT A MAP OF BOUNDARY SURVEY. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 2) LINEAR UNITS ARE U.S. SURVEY FOOT. BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 / 1990 ADJUSTMENT. A BEARING OF NORTH 89°32'49" EAST HAS BEEN ESTABLISHED ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST. ALL LINES ARE RELATIVE THERETO.
- 3) ALL COORDINATES SHOWN ARE GRID. DUE TO THE EXTREMELY SMALL SCALE FACTOR, ALL DISTANCES ARE GRID DISTANCES. SCALE FACTOR = 1.00002084. GRID DISTANCE X SCALE FACTOR = GROUND DISTANCE.
- 4) PROPERTY BOUNDARIES HAVE BEEN DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE.
- 5) PARCEL 111 SHOWN HEREON REPRESENTS PARCEL 806 FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93030-2503.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

Digitally signed by Randolph Ortega Randolph Ortega Gonzalez Gonzalez

Date: 2021.05.25 18:20:50 -04'00'

RANDOLPH ORTEGA GONZALEZ FLORIDA SURVEYOR AND MAPPER NO. 7284 WGI 2035 VISTA PARKWAY WEST PALM BEACH, FLORIDA 33411 CERTIFICATE OF AUTHORIZATION LB7055

NOT VALID UNLESS SIGNED AND SEALED.

DATE

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			FLORIDA DEPARTMENT OF TRANSPORTATION									
			LEGAL DESCRIPTION AND SKETCH - PARCEL 111									
			STATE	ROAD 8	06 (ATLA		PALM BEACH COUNTY					
				BY	DATE	PREPARED BY: WGI. LB7055		DATA SOURCE: SEE GENEREAL N	IOTES			
			DRAWN	S. HARP	04/21/2021			3EL GLINEREAL I	10123			
REVISION	BY	DATE	CHECKED	R. ORTEGA	05/26/2021	F.P.I.D. NO. 229658-4	SECTION	93030-2503	SHEET 2 OF 4			

