

Agenda Item is over 50 pages;
May be viewed in the Minutes Department

Agenda Item #: **3-C-12**

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: March 14, 2023

Consent Regular
 Workshop Public Hearing

Department: **Engineering and Public Works**
Submitted By: **Engineering and Public Works**
Submitted For: **Roadway Production Division**

I. EXECUTIVE BRIEF

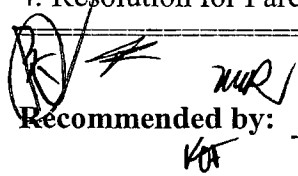
Motion and Title: Staff recommends motion to adopt: three Resolutions declaring the acquisition of properties designated as parcels 101, 102, and 103 as fee simple road rights-of-way, and parcels 301 and 302 as temporary construction easements, necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements (Project).

SUMMARY: Adoption of these Resolutions will initiate eminent domain proceedings pursuant to Chapters 73, 74, 127, and Section 337.27(1), Florida Statutes, as amended, against five parcels having a total appraised value of \$126,200. To date, the property owners have not accepted the offers to purchase made by Palm Beach County (County) and attempts to negotiate the purchases have been unsuccessful. The parcels are necessary for the construction of a third northbound left turn lane, curb and gutter, sidewalks and additional drainage. The Project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection. Eminent domain proceedings are necessary to acquire the parcels at this time in order to expedite construction of the Project. **This Project is included in the Five Year Road Program. District 2 (DO)**

Background and Justification: The acquisition of parcels 101, 102, 103, 301, and 302 is for a public purpose and necessity, which is deemed to be in the best interest of the County. The Engineering Department recommends the Board of County Commissioners' approval.

Attachments:

- 1. Location Map
- 2. Resolution for Parcels 101 & 301 with Exhibit "A" and Exhibit "B"
- 3. Resolution for Parcels 102 & 302 with Exhibit "A" and Exhibit "B"
- 4. Resolution for Parcel 103 with Exhibit "A" and Exhibit "B"

 Recommended by: _____
County Engineer Date 2/13/2023

Approved by: _____
Assistant County Administrator Date 2/23/23

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	\$ 126,200	-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	\$ 126,200	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
Does this item include the use of federal funds?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Does this item include the use of federal funds?

Budget Account No:

Fund 3503 Dept 361 Unit 1494 Object 6120

Recommended Sources of Funds/Summary of Fiscal Impact:

Road Impact Fee Zone 3
 Okeechobee Blvd and Jog Road Intersection

Number of Parcels Going Into Suit:	5
Right-of-Way :	3
Temporary Construction Easement:	2

Parcels:

ROW 101,102 & 103
 TCE 301 & 302

Estimated Total Acquisition Cost \$ 126,200.00

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

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

[Signature] 2/14/23
 OFMB 9A 2/14 *MD* 2/14

[Signature] 2/15/23
 Contract Dev. and Control
MD 2/15/23

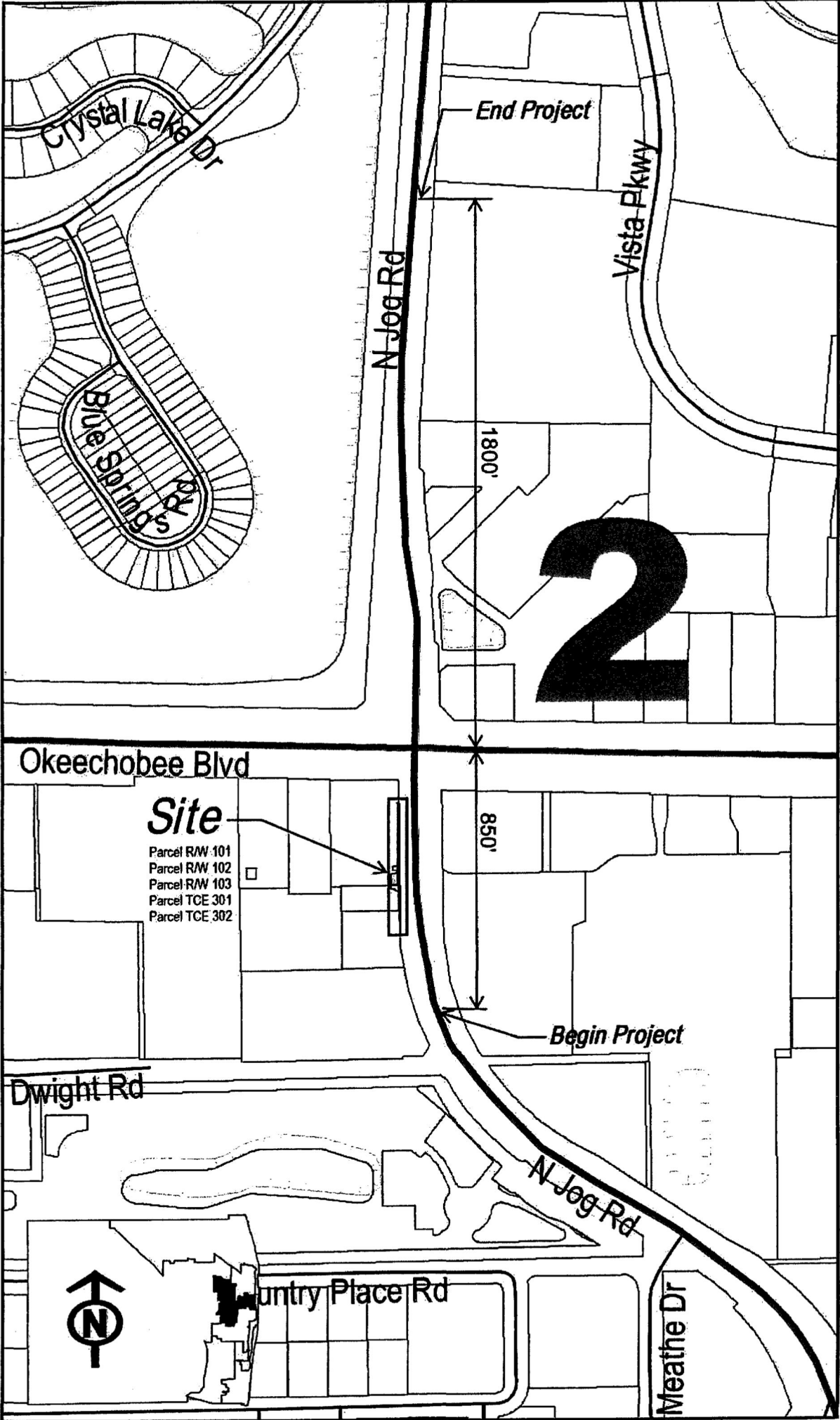
B. Approved as to Form and Legal Sufficiency:

[Signature]
 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. R-2023 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF PROPERTIES DESIGNATED AS PARCEL 101 AS A FEE SIMPLE ROAD RIGHT-OF-WAY, AND PARCEL 301 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE CONSTRUCTION OF THE OKEECHOBEE BOULEVARD AND JOG ROAD INTERSECTION IMPROVEMENTS, TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS, AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of these parcels to the Board of County Commissioners (BCC); and

WHEREAS, the parcels are necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements; and

WHEREAS, the funds are available for the acquisition of the properties designated as Parcel 101 as fee simple road right-of-way, and Parcel 301 as a temporary construction easement; and

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County (County); and

WHEREAS, the BCC is exercising its authority of Eminent Domain pursuant to Chapters 73, 74, 127, and Section 337.27(1), Florida Statutes, as amended; and

WHEREAS, the BCC has considered the required factors pursuant to Florida law, including safety, costs, alternate routes or methodologies, long range plans, and the environment, as applicable to these parcels, more fully described in Exhibit "B"; and

WHEREAS, after considering the factors as set forth above, the BCC has determined that the acquisition of the real property identified as Parcel 101 as a fee simple road right-of-way, and Parcel 301 as a temporary construction easement, which are more fully described in Exhibit "A", is necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and

WHEREAS, the property described in Exhibit "A" to be acquired through Eminent Domain as authorized by this Resolution, is not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and

WHEREAS, in order to accomplish the acquisition of Parcels 101 and 301, the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

1. The BCC adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for the County to acquire in its own name by donation, purchase, or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.

3. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in Exhibit "A" that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in Exhibit "A" is to be used for the following public use and purpose: fee simple road right-of-way and temporary construction easement land necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements.

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 Gregg K. Weiss, Mayor _____
- Commissioner Maria Sachs, Vice Mayor _____
- Commissioner Maria G. Marino _____
- Commissioner Michael Barnett _____
- Commissioner Marci Woodward _____
- Commissioner Sara Baxter _____
- Commissioner Mack Bernard _____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20_____

PALM BEACH COUNTY, A POLITICAL
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: _____
Assistant County Attorney

BY: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITION

BY:  _____
Division Director

EXHIBIT A

**RIGHT-OF-WAY PARCEL 101
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-25-000-0030**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE EAST 5 FEET OF PARCEL 3, WATERFORD CROSSINGS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 88°45'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 126.74 FEET; THENCE SOUTH 00°57'03" EAST, A DISTANCE OF 102.58 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 64.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3, AND THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE SOUTH 00°57'03" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.81 FEET; THENCE SOUTH 89°02'57" WEST, ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY, A DISTANCE OF 5.50 FEET; THENCE NORTH 00°48'04" WEST, A DISTANCE OF 270.99 FEET TO THE NORTH LINE OF THE SUBJECT PROPERTY, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-1; THENCE SOUTH 88°45'33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH PROPERTY LINE, A DISTANCE OF 4.79 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1393 SQUARE FEET (0.032 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2006 PALM BEACH COUNTY THOROUGHFARE ROAD DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200300.100.1.1=A01410D0000017C190D259100007C9A,
cn=Daniel C Laak, c=US
Date: 2022.01.21 16:47:58 -05'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LEGAL DESCRIPTION & SKETCH P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

DATE: 07-27-20

SHEET 1 OF 4

**RIGHT-OF-WAY PARCEL 101
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-25-000-0030**

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THIS IS NOT A SURVEY. IT IS GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
 3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 88°45'33" EAST.
 4. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON JUNE 13, 2018, HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
 5. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PROJECT, DATED 10/24/2019, PREPARED BY HSQ GROUP, INC. FOR PALM BEACH COUNTY.
 6. COORDINATES ARE GRID.
ALL DISTANCES ARE GROUND.
- HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
 ZONE = FLORIDA EAST ZONE 0901
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 PROJECT SCALE FACTOR = 1.00002900 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

ABBREVIATIONS:

- | | |
|---|--------------------------------|
| B.E. = BUFFER EASEMENT | P.O.B. = POINT OF BEGINNING |
| D.E. = DRAINAGE EASEMENT | P.O.C. = POINT OF COMMENCEMENT |
| FND. = FOUND | R/W = RIGHT OF WAY |
| L.A.E. = LIMITED ACCESS EASEMENT | RGE. = RANGE |
| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | SEC. = SECTION |
| O.R.B. = OFFICIAL RECORDS BOOK | SQ. FT. = SQUARE FEET |
| P.B. = PLAT BOOK | S.S.E. = SAFE SIGHT EASEMENT |
| P.B.C. = PALM BEACH COUNTY | STA. = STATION |
| PCN = PARCEL CONTROL NUMBER | TWP. = TOWNSHIP |
| PG. = PAGE | U.E. = UTILITY EASEMENT |
| PI = POINT OF INTERSECTION | |

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1001 Yamato Road, Suite 105
 Boca Raton, Florida 33431 · 561.392.0221
 C26258 · LB7924

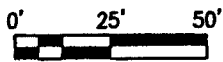
PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

DATE: 07-27-20

SHEET 2 OF 4

**RIGHT-OF-WAY PARCEL 101
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-25-000-0030**



SCALE 1"=50'

SEC. 27,
TWP. 43 S.,
RGE. 42 E.

**OKEECHOBEE
BOULEVARD**

N. LINE
SEC. 28 (S.R. 704)

R/W
(P.B. 5, PG. 58)
(O.R.B. 6172, PG. 1348)

NORTH R/W LINE L.W.D.D.
L.W.D.D. CANAL L-1
75' L.W.D.D. EASEMENT
(O.R.B. 1994, PG. 1618)
(O.R.B. 3475, PG. 182)
(O.R.B. 6370, PG. 1276)

S. R/W LINE L.W.D.D.
N. LINE PARCEL 3 AND
N. LINE SUBJECT PROPERTY
20' U.E. (P.B. 66, PG. 118)
5' L.A.E. (P.B. 66, PG. 118)

10' U.E. (P.B. 66, PG. 118)
N00°48'04"W 270.99'

R/W 101 PARCEL
(1,393 SQ. FT.)

PARCEL 3
WATERFORD CROSSINGS
(P.B. 66, PG. 118)
(O.R.B. 31776, PG. 1976)
PCN# 00424327250000030

25' BUFFER EASEMENT (P.B. 66, PG. 118)

P.O.C.
NW CORNER
SEC. 27, TWP. 43S, RGE. 42E
N=863890.182
E=932930.639
NOT FND.(P.B.C. POSITION)

(BEARING BASIS)
S88°45'33"E
126.74'

S88°45'33"E
4.79'

P.O.B.
NE CORNER
PARCEL 3
STA.=46+01.70
OFFSET=64.6' LT
N=863783.783
E=932994.457

64.60'
S89°02'57"W

S00°57'03"E
270.81'

JOG ROAD

N00°57'03"W
102.58'

S00°57'03"E
102.58'

PI 47+04.29

S. LINE
SEC. 22
2695.26'

N. LINE
SEC. 27

N. 1/4 CORNER
SEC. 27
N=863831.813
E=935625.349

MATCH LINE "A" SEE SHEET 4

LEGAL DESCRIPTION & SKETCH

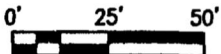
P.B.C. PROJECT 2016509C

LEGEND:

- ✱ SECTION CORNER
- ✕ SECTION QUARTER CORNER

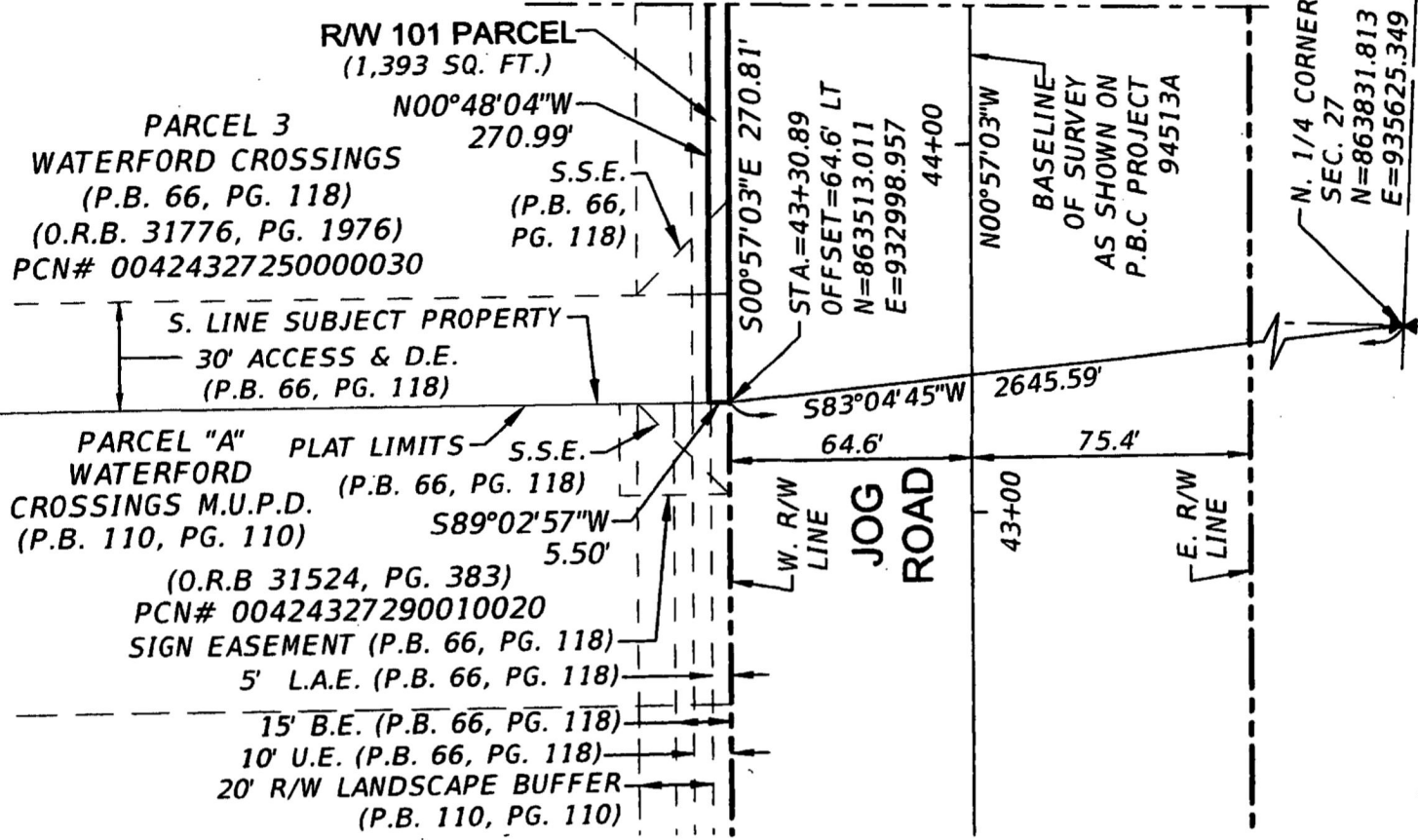
REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.	SCALE: 1" = 50'			
PROJECT NO.: 180972B	SHEET 3 OF 4			

**RIGHT-OF-WAY PARCEL 101
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-25-000-0030**



SCALE 1"=50'
SEC. 27,
TWP. 43 S.,
RGE. 42 E.

MATCH LINE "A" SEE SHEET 3



LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

LEGEND:

- ✱ SECTION CORNER
- ✕ SECTION QUARTER CORNER

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: JOG RD. & OKEECHOBEE BLVD.		SCALE: 1" = 50'		
PROJECT NO.: 180972B		SHEET 4 OF 4		

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT PARCEL 301 JOG RD. AND OKEECHOBEE BLVD. IN PARCEL NO. 00-42-43-27-25-000-0030

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING WITHIN PARCEL 3, WATERFORD CROSSINGS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 88°45'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 126.74 FEET; THENCE SOUTH 00°57'03" EAST, A DISTANCE OF 313.21 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 69.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°48'04" EAST, A DISTANCE OF 60.18 FEET, TO A POINT ON THE SOUTH LINE OF THE SUBJECT PROPERTY; THENCE SOUTH 89°02'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 22.66 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 35.60 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 3.36 FEET TO A POINT OF CURVATURE OF A NON TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST AT WHICH A RADIAL LINE BEARS NORTH 04°29'35" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 43°37'48", A DISTANCE OF 19.04 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 4.14 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 14.35 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 12.48 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 17.02 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,097 SQUARE FEET (0.025 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2006 PALM BEACH COUNTY THOROUGHFARE ROAD DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200300.100.1.1=A01410D0000017C190D259100007C9A,
cn=Daniel C Laak, c=US
Date: 2022.01.21 16:49:32 -0500

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LEGAL DESCRIPTION & SKETCH P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

DATE: 07-27-20

SHEET 1 OF 4

**TEMPORARY CONSTRUCTION
EASEMENT PARCEL 301
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-25-000-0030**

NOTES:

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4. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON JUNE 13, 2018, HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
5. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PROJECT, DATED 10/24/2019, PREPARED BY HSQ GROUP, INC. FOR PALM BEACH COUNTY.
6. COORDINATES ARE GRID.
ALL DISTANCES ARE GROUND.
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
ZONE = FLORIDA EAST ZONE 0901
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.00002900 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

ABBREVIATIONS:

A = ARC LENGTH	P.O.B. = POINT OF BEGINNING
B.E. = BUFFER EASEMENT	P.O.C. = POINT OF COMMENCEMENT
D = DELTA (CENTRAL ANGLE)	R = RADIUS
D.E. = DRAINAGE EASEMENT	R/W = RIGHT OF WAY
FND. = FOUND	RGE. = RANGE
L.A.E. = LIMITED ACCESS EASEMENT	SEC. = SECTION
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	SQ. FT. = SQUARE FEET
O.R.B. = OFFICIAL RECORDS BOOK	S.S.E. = SAFE SIGHT EASEMENT
P.B. = PLAT BOOK	STA. = STATION
P.B.C. = PALM BEACH COUNTY	TWP. = TOWNSHIP
PCN = PARCEL CONTROL NUMBER	U.E. = UTILITY EASEMENT
PG. = PAGE	
PI = POINT OF INTERSECTION	

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

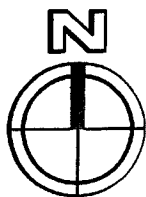
PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

DATE: 07-27-20

SHEET 2 OF 4

**TEMPORARY CONSTRUCTION
EASEMENT PARCEL 301
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-25-000-0030**



0' 25' 50'



SCALE 1"=50'

SEC. 27,
TWP. 43 S.,
RGE. 42 E.

**OKEECHOBEE
BOULEVARD
(S.R. 704)**

N. LINE
SEC. 28 21 22 27 28
R/W
(P.B. 5, PG. 58)
(O.R.B. 6172, PG. 1348)

P.O.C.
NW CORNER
SEC. 27; TWP. 43S, RGE. 42E
N=863890.182
E=932930.639
NOT FND.(P.B.C. POSITION)

(BEARING BASIS)
S88°45'33"E
126.74'

PI 47+04.29

S. LINE
SEC. 22
2695.26'

N. LINE
SEC. 27

N. 1/4 CORNER
SEC. 27
N=863831.813
E=935625.349

L.W.D.D. CANAL L-1
75' L.W.D.D. EASEMENT
(O.R.B. 1994, PG. 1618)
(O.R.B. 3475, PG. 182)
(O.R.B. 6370, PG. 1276)

JOG ROAD

500°57'03"E 313.21'

46+00

MATCH LINE "A" SEE SHEET 4

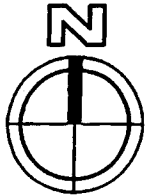
LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

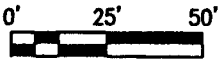
LEGEND:

- ✱ SECTION CORNER
- ⌵ SECTION QUARTER CORNER

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.	SCALE: 1" = 50'			
PROJECT NO.: 180972B	SHEET 3 OF 4			



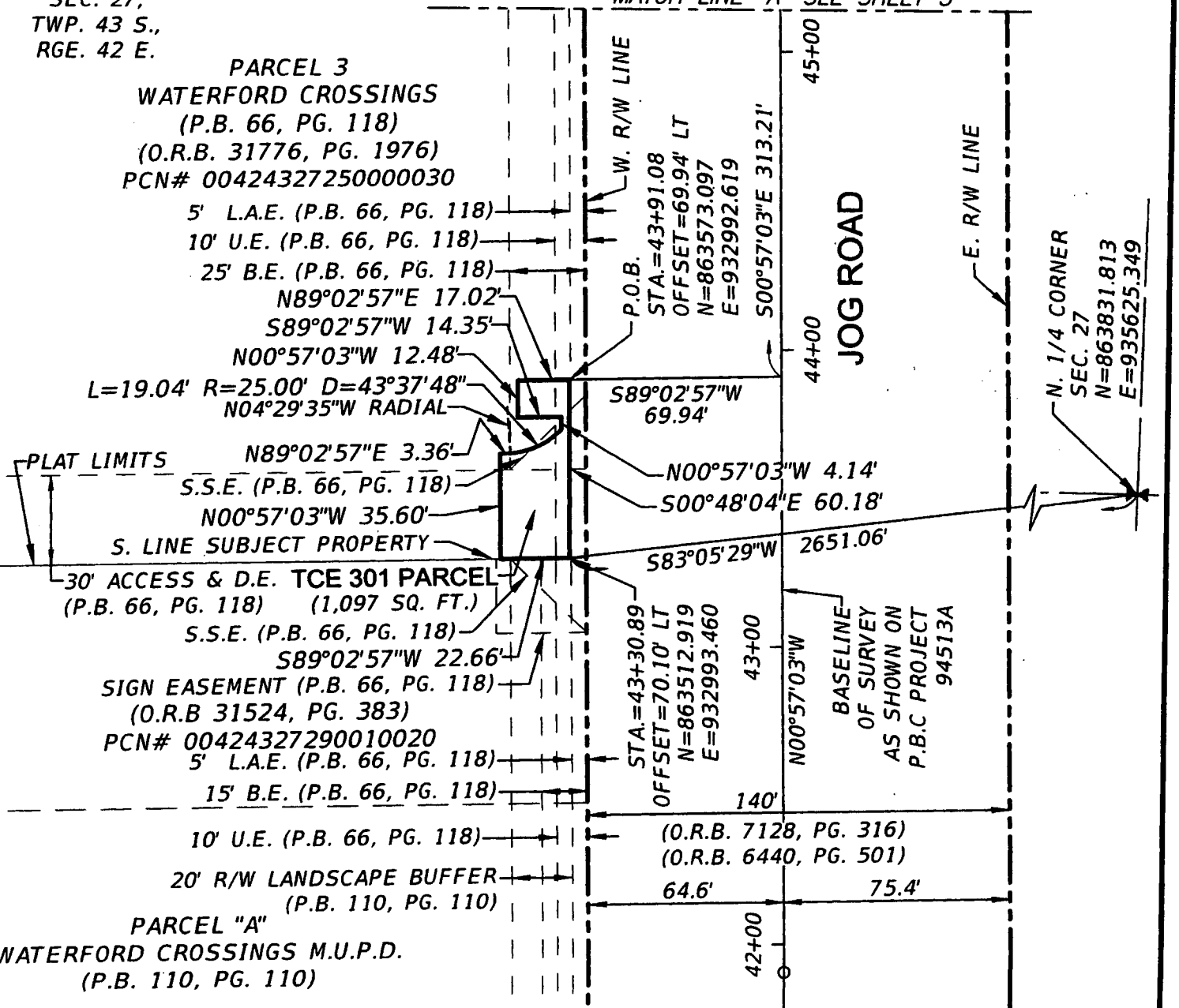
**TEMPORARY CONSTRUCTION
EASEMENT PARCEL 301
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-25-000-0030**



SCALE 1"=50'

SEC. 27,
TWP. 43 S.,
RGE. 42 E.

MATCH LINE "A" SEE SHEET 3



LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

- LEGEND:
 SECTION CORNER
 SECTION QUARTER CORNER

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.		SCALE: 1" = 50'		
PROJECT NO.: 180972B		SHEET 4 OF 4		

EXHIBIT "B"

OKEECHOBEE BOULEVARD AND JOG ROAD PALM BEACH COUNTY PROJECT #2016509C

SAFETY

Jog Road is currently a 2 to 6 lane paved roadway running south to north from Glades Road to Donald Ross Road, with a missing link from Roebuck Road to 45th Street. More specifically, the limits of this project extend from approximately 850' south of Okeechobee Boulevard to 1800' north of Okeechobee Boulevard, and is within a commercial area. This project will improve the intersection of Okeechobee Boulevard and Jog Road by adding a third northbound to westbound left turn lane, curb and gutter, sidewalks, additional drainage, median improvements and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

The design of the project was done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving this intersection was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road Program. During the design of the project, all reasonable efforts were made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of these parcels fits into the planned funding for this project, and the acquisition of these parcels is necessary, in furtherance of this public project.

ALTERNATE ROUTES

Jog Road is a heavily travelled roadway passing through residential and commercial areas. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined this roadway as a route required to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F. S. and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System Plan. The 2045 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Okeechobee Boulevard and Jog Road are two established roadway corridors. The limits of the project are bordered by existing commercial developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies as applicable.

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Jog Road within the previously stated project limits:

ACQUISITION FOR ROAD RIGHT-OF-WAY - PARCEL 101

Currently, Palm Beach County owns a road right-of-way interest on Jog Road that varies in width from 140 feet to approximately 142 feet, south of Okeechobee Boulevard. The parcel to be acquired abuts Jog Road, represents acquisition outside of the existing right-of-way and is required to construct a new turn lane, curb and gutter, sidewalk, and additional drainage.

ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT – PARCEL 301

This Temporary Construction Easement is needed for access and all related construction activities reasonably required for driveway construction, sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on Parcel 301 shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 301 as **EXHIBIT A**. This Temporary Construction Easement shall expire upon the earlier of the acceptance of the construction of the project by the Palm Beach County Board of County Commissioners or three (3) years from the date of its acquisition by virtue of the deposit of funds, pursuant to an Order of Taking.

RESOLUTION NO. R-2023 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF PROPERTIES DESIGNATED AS PARCEL 102 AS A FEE SIMPLE ROAD RIGHT-OF-WAY, AND PARCEL 302 AS A TEMPORARY CONSTRUCTION EASEMENT, NECESSARY FOR THE CONSTRUCTION OF THE OKEECHOBEE BOULEVARD AND JOG ROAD INTERSECTION IMPROVEMENTS, TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS, AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of these parcels to the Board of County Commissioners (BCC); and

WHEREAS, the parcels are necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements; and

WHEREAS, the funds are available for the acquisition of the properties designated as Parcel 102 as a fee simple road right-of-way, and as Parcel 302 as a temporary construction easement; and

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County (County); and

WHEREAS, the BCC is exercising its authority of Eminent Domain pursuant to Chapters 73, 74, 127, and Section 337.27(1), Florida Statutes, as amended; and

WHEREAS, the BCC has considered the required factors pursuant to Florida law, including safety, costs, alternate routes or methodologies, long range plans, and the environment, as applicable to these parcels, more fully described in Exhibit "B"; and

WHEREAS, after considering the factors as set forth above, the BCC has determined that the acquisition of the real property identified as Parcel 102 as a fee simple road right-of-way, and Parcel 302 as a temporary construction easement, which are more fully described in Exhibit "A", is necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the construction limits shall not extend beyond the limits as outlined in Exhibit "A"; and

WHEREAS, the property described in Exhibit "A" to be acquired through Eminent Domain as authorized by this Resolution, is not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and

WHEREAS, in order to accomplish the acquisition of Parcels 102 and 302, the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

1. The BCC adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for the County to acquire in its own name by donation, purchase, or Eminent Domain Proceedings, the real property described in Exhibit "A", and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.

3. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above directed, including the making of minor changes in the description of any real property described in **Exhibit "A"** that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in **Exhibit "A"** is to be used for the following public use and purpose: fee simple road right-of-way and temporary construction easement land necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements.

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 Gregg K. Weiss, Mayor _____
- Commissioner Maria Sachs, Vice Mayor _____
- Commissioner Maria G. Marino _____
- Commissioner Michael Barnett _____
- Commissioner Marci Woodward _____
- Commissioner Sara Baxter _____
- Commissioner Mack Bernard _____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20_____

PALM BEACH COUNTY, A POLITICAL
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: _____
Assistant County Attorney

BY: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITION

BY:  _____
Division Director

EXHIBIT A

RIGHT-OF-WAY PARCEL 102 JOG RD. AND OKEECHOBEE BLVD. IN PARCEL NO. 00-42-43-27-29-001-0020

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE EAST 5 FEET OF THE NORTH 82.00 FEET OF PARCEL "A" WATERFORD CROSSINGS M.U.P.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 88°45'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 126.74 FEET; THENCE SOUTH 00°57'03" EAST, A DISTANCE OF 373.40 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 64.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", AND THE POINT OF BEGINNING; THENCE SOUTH 00°57'03" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF JOG ROAD, A DISTANCE OF 82.00 FEET TO A POINT ON THE SOUTH LINE OF THE SUBJECT PROPERTY; THENCE SOUTH 89°02'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 4.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 1086.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'59", AN ARC DISTANCE OF 12.00 FEET; THENCE NORTH 01°48'04" WEST, A DISTANCE OF 47.27 FEET; THENCE NORTH 00°48'04" WEST, A DISTANCE OF 22.74 FEET TO THE NORTH LINE OF THE SUBJECT PROPERTY; THENCE NORTH 89°02'57" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 429 SQUARE FEET (0.010 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2006 PALM BEACH COUNTY THOROUGHFARE ROAD DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: c=US, o=Daniel C Laak, ou=Surveyors
Date: 2022.01.21 16:48:35 -0500

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LEGAL DESCRIPTION & SKETCH P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: JOG RD. & OKEECHOBEE BLVD.
PROJECT No.: 180972B
DATE: 07-27-20
SHEET 1 OF 4

**RIGHT-OF-WAY PARCEL 102
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0020**

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS IS NOT A SURVEY. IT IS GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 88°45'33" EAST.
4. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON JUNE 13, 2018, HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
5. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PROJECT, DATED 10/24/2019, PREPARED BY HSQ GROUP, INC. FOR PALM BEACH COUNTY.
6. COORDINATES ARE GRID.
ALL DISTANCES ARE GROUND.
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
ZONE = FLORIDA EAST ZONE 0901
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.00002900 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

ABBREVIATIONS:

B.E. = BUFFER EASEMENT	P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT	P.O.C. = POINT OF COMMENCEMENT
FND. = FOUND	R/W = RIGHT OF WAY
L.A.E. = LIMITED ACCESS EASEMENT	RGE. = RANGE
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	SEC. = SECTION
O.R.B. = OFFICIAL RECORDS BOOK	SQ. FT. = SQUARE FEET
P.B. = PLAT BOOK	S.S.E. = SAFE SIGHT EASEMENT
P.B.C. = PALM BEACH COUNTY	STA. = STATION
PCN = PARCEL CONTROL NUMBER	TWP. = TOWNSHIP
PG. = PAGE	U.E. = UTILITY EASEMENT
PI = POINT OF INTERSECTION	

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
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C26258 · LB7924

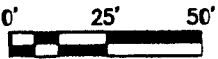
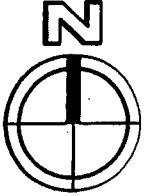
PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

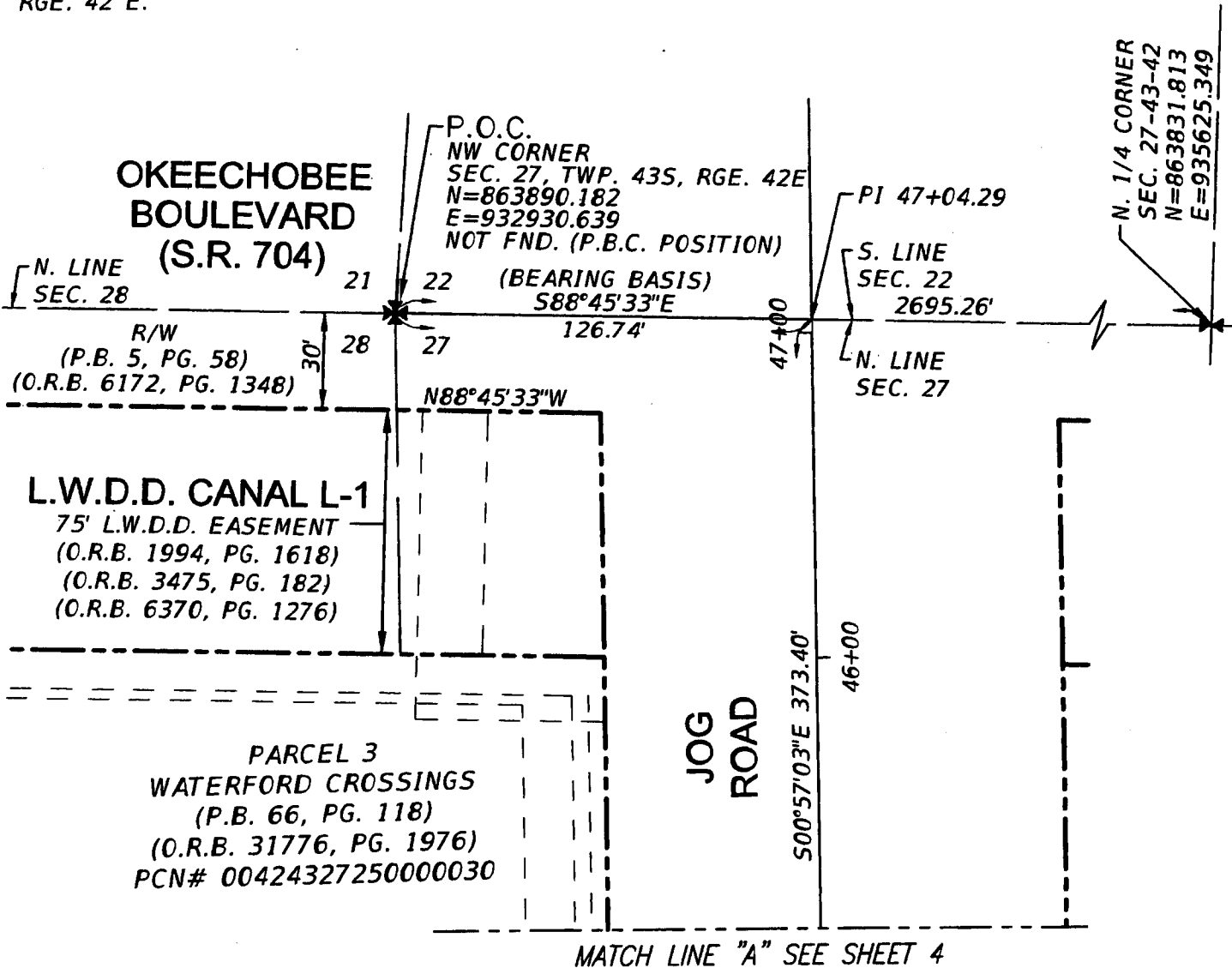
DATE: 07-27-20

SHEET 2 OF 4

**RIGHT-OF-WAY PARCEL 102
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0020**



SCALE 1"=50'
SEC. 27,
TWP. 43 S.,
RGE. 42 E.



LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

LEGEND:

- ✱ SECTION CORNER
- ⌵ SECTION QUARTER CORNER
- ⊕ CENTERLINE

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.			SCALE: 1" = 50'	
PROJECT NO.: 180972B			SHEET 3 OF 4	

**RIGHT-OF-WAY PARCEL 102
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0020**



SCALE 1"=50'
SEC. 27,
TWP. 43 S.,
RGE. 42 E.

MATCH LINE "A" SEE SHEET 3

PARCEL 3
WATERFORD CROSSINGS
(P.B. 66, PG. 118)
(O.R.B. 31776, PG. 1976)
PCN# 00424327250000030

N. LINE
SUBJECT PROPERTY
PARCEL "A"
(P.B. 110, PG. 110)

30' ACCESS & D.E.
(P.B. 66, PG. 118)

S.S.E. (P.B. 66, PG. 118)
SIGN EASEMENT
(P.B. 66, PG. 118)

5' L.A.E. (P.B. 66, PG. 118)

PLAT
LIMITS

(O.R.B 31524, PG. 383)
PCN# 00424327290010020

R/W 102 PARCEL
(429 SQ. FT.)

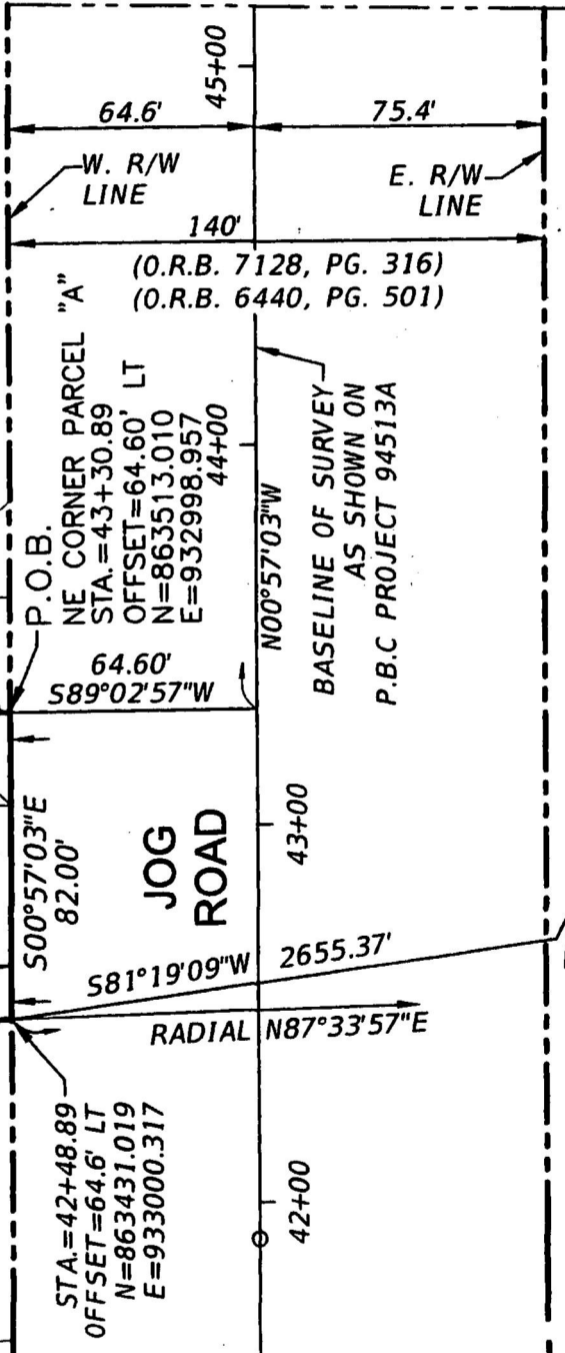
S. LINE
SUBJECT
PROPERTY

15' B.E. (P.B. 66, PG. 118)
10' U.E. (P.B. 66, PG. 118)

L=12.00' R=1086.00' D=0°37'59"
(O.R.B 29909, PG. 614)
PCN# 00424327290010040

20' R/W LANDSCAPE BUFFER
(P.B. 110, PG. 110)

PARCEL "A"
WATERFORD CROSSINGS M.U.P.D.
(P.B. 110, PG. 110)



LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

- LEGEND:
 ✖ SECTION CORNER
 X SECTION QUARTER CORNER
 C CENTERLINE

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK
PROJECT: JOG RD. & OKEECHOBEE BLVD.		SCALE: 1" = 50'		
PROJECT NO.: 180972B		SHEET 4 OF 4		

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT PARCEL 302 JOG RD. AND OKEECHOBEE BLVD. IN PARCEL NO. 00-42-43-27-29-001-0020

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE NORTH 82.00 FEET OF PARCEL "A" WATERFORD CROSSINGS M.U.P.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 88°45'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 126.74 FEET; THENCE SOUTH 00°57'03" EAST, A DISTANCE OF 373.40 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 70.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°48'04" EAST, A DISTANCE OF 22.74 FEET; THENCE SOUTH 01°48'04" EAST, A DISTANCE OF 3.50 FEET TO A POINT OF CURVATURE OF A NON TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AT WHICH A RADIAL LINE BEARS SOUTH 55°20'20" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 55°39'08", A DISTANCE OF 24.28 FEET; THENCE NORTH 89°09'51" WEST, A DISTANCE OF 2.13 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 15.05 FEET TO A POINT ON THE NORTH LINE OF SUBJECT PROPERTY; THENCE NORTH 89°02'57" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 22.66 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 410 SQUARE FEET (0.009 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2006 PALM BEACH COUNTY THOROUGHFARE ROAD DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200306.100.1.1=A01410D0000017C190D259100007C9A, cn=Daniel
C Laak, c=US
Date: 2022.01.21 16:50:02 -05'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LEGAL DESCRIPTION & SKETCH P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

DATE: 07-27-20

SHEET 1 OF 4

**TEMPORARY CONSTRUCTION
EASEMENT PARCEL 302
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0020**

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS IS NOT A SURVEY. IT IS GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 88°45'33" EAST.
4. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON JUNE 13, 2018, HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
5. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PROJECT, DATED 10/24/2019, PREPARED BY HSQ GROUP, INC. FOR PALM BEACH COUNTY.
6. COORDINATES ARE GRID.
ALL DISTANCES ARE GROUND.
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
ZONE = FLORIDA EAST ZONE 0901
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.00002900 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

ABBREVIATIONS:

- | | |
|---|--------------------------------|
| A = ARC LENGTH | P.O.B. = POINT OF BEGINNING |
| B.E. = BUFFER EASEMENT | P.O.C. = POINT OF COMMENCEMENT |
| D = DELTA (CENTRAL ANGLE) | R = RADIUS |
| D.E. = DRAINAGE EASEMENT | R/W = RIGHT OF WAY |
| FND. = FOUND | RGE. = RANGE |
| L.A.E. = LIMITED ACCESS EASEMENT | SEC. = SECTION |
| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | SQ. FT. = SQUARE FEET |
| O.R.B. = OFFICIAL RECORDS BOOK | S.S.E. = SAFE SIGHT EASEMENT |
| P.B. = PLAT BOOK | STA. = STATION |
| P.B.C. = PALM BEACH COUNTY | TWP. = TOWNSHIP |
| PCN = PARCEL CONTROL NUMBER | U.E. = UTILITY EASEMENT |
| PG. = PAGE | |
| PI = POINT OF INTERSECTION | |

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

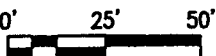
PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

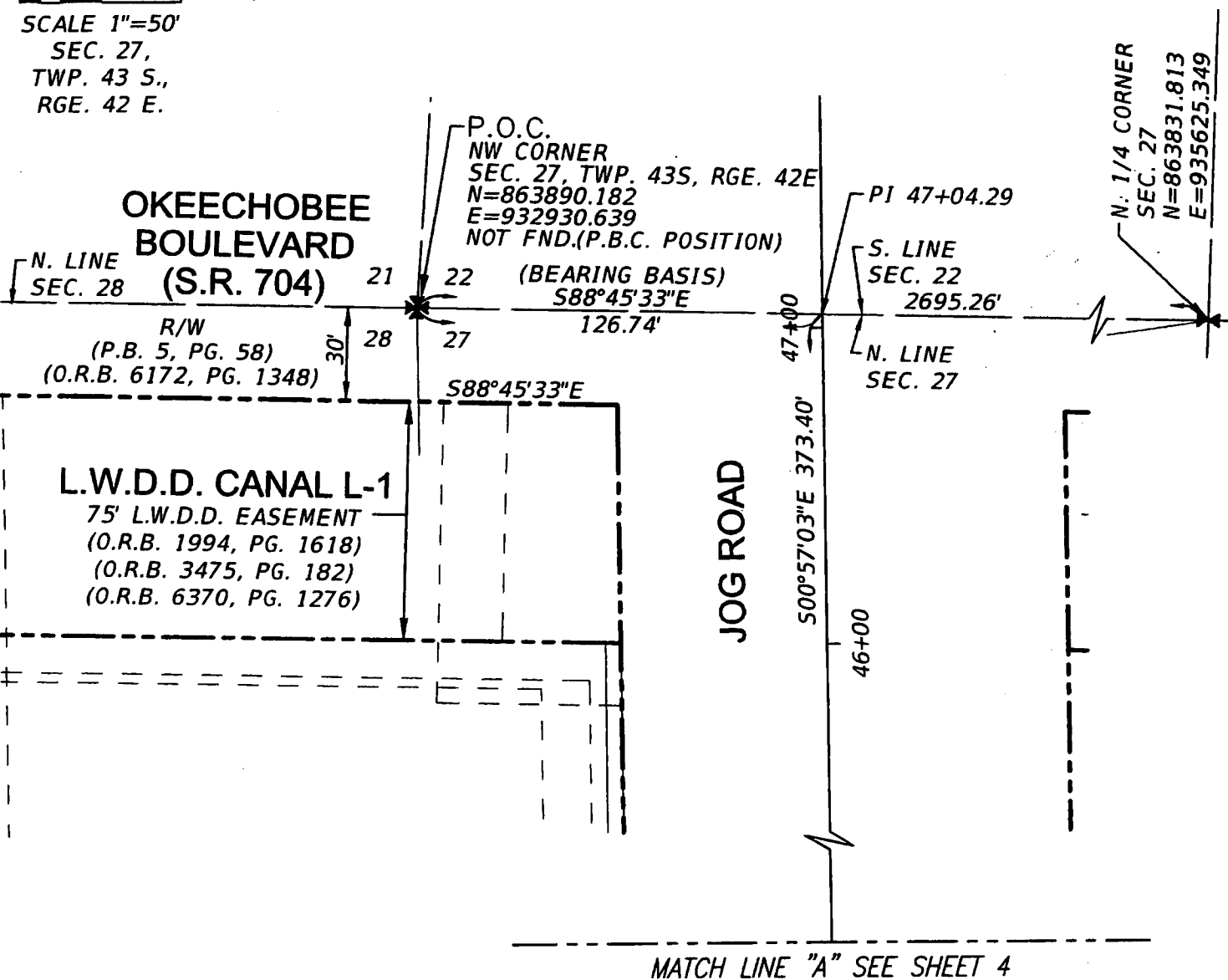
DATE: 07-27-20

SHEET 2 OF 4

**TEMPORARY CONSTRUCTION
EASEMENT PARCEL 302
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0020**



SCALE 1"=50'
SEC. 27,
TWP. 43 S.,
RGE. 42 E.



LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

LEGEND:

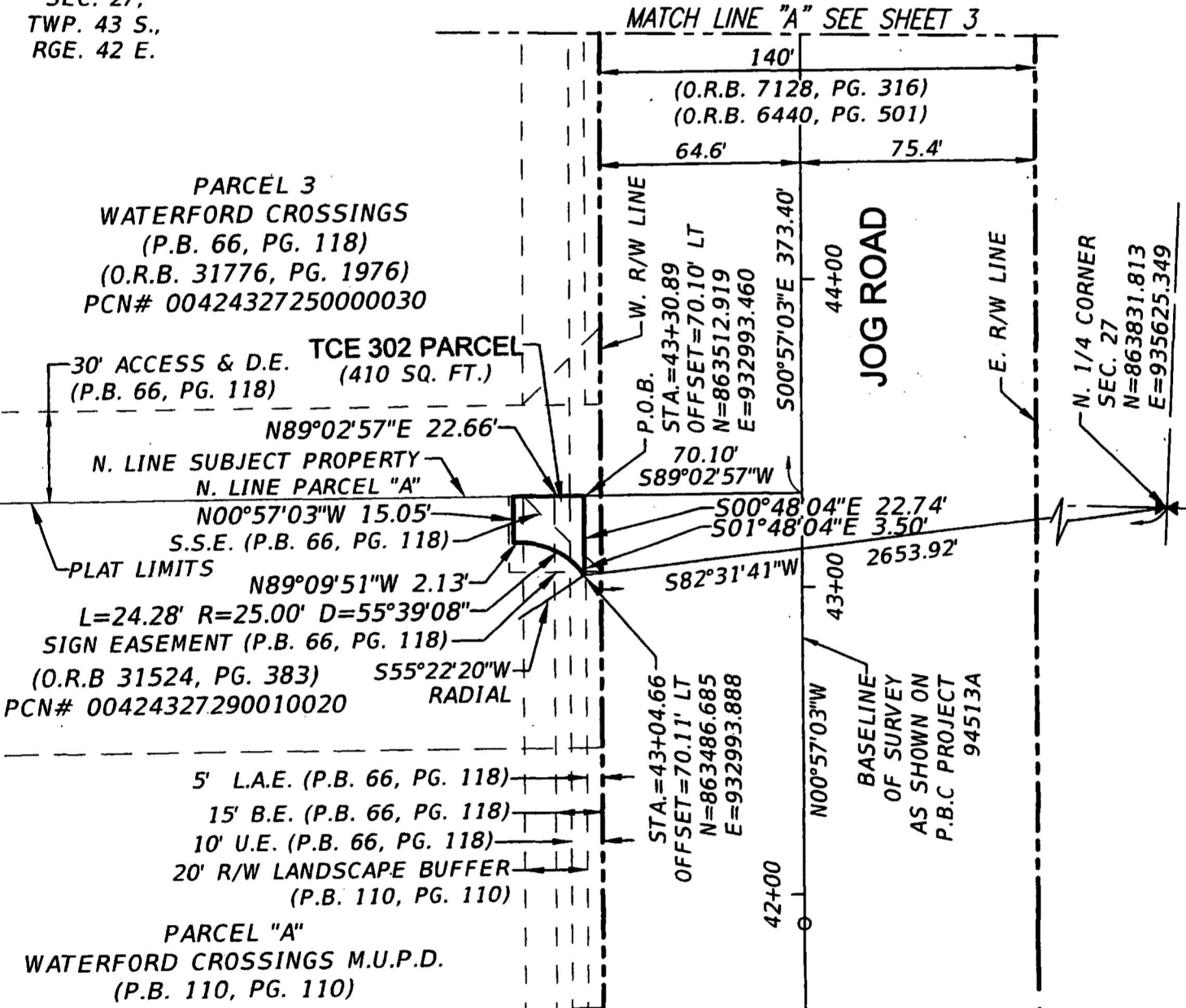
- ✱ SECTION CORNER
- ⌵ SECTION QUARTER CORNER

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.	SCALE: 1" = 50'			
PROJECT NO.: 180972B	SHEET 3 OF 4			

**TEMPORARY CONSTRUCTION
EASEMENT PARCEL 302
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0020**



SCALE 1"=50'
SEC. 27,
TWP. 43 S.,
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LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

- LEGEND:
 SECTION CORNER
 SECTION QUARTER CORNER

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
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REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.			SCALE: 1" = 50'	
PROJECT NO.: 180972B			SHEET 4 OF 4	

EXHIBIT "B"

OKEECHOBEE BOULEVARD AND JOG ROAD PALM BEACH COUNTY PROJECT #2016509C

SAFETY

Jog Road is currently a 2 to 6 lane paved roadway running south to north from Glades Road to Donald Ross Road, with a missing link from Roebuck Road to 45th Street. More specifically, the limits of this project extend from approximately 850' south of Okeechobee Boulevard to 1800' north of Okeechobee Boulevard, and is within a commercial area. This project will improve the intersection of Okeechobee Boulevard and Jog Road by adding a third northbound to westbound left turn lane, curb and gutter, sidewalks, additional drainage, median improvements and traffic signal improvements. This project will improve the overall safety for motorists, bicyclists and pedestrians, and will improve the operation of the intersection.

The design of the project was done in accordance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (The Florida Greenbook), as adopted and approved by the Florida Department of Transportation (FDOT).

COST

The cost of improving this intersection was estimated prior to beginning design. The appropriate funding for design, right-of-way acquisition and construction was budgeted in the County's Five Year Road Program. During the design of the project, all reasonable efforts were made to minimize the areas to be acquired through condemnation.

After considering Safety, Alternate Routes and Methodologies, Planning, and Environmental factors, the cost of the acquisition of these parcels fits into the planned funding for this project, and the acquisition of these parcels is necessary, in furtherance of this public project.

ALTERNATE ROUTES

Jog Road is a heavily travelled roadway passing through residential and commercial areas. The Palm Beach County Comprehensive Plan (Thoroughfare Right-of-Way-Identification Map) has for many years defined this roadway as a route required to meet traffic demands at full development of the County. Palm Beach County's Comprehensive Plan has been prepared to meet the requirements of Chapter 163, F. S. and Rule 9J-5, F.A.C., and to address the needs and interests of the County's residents and visitors. Alternate Routes were considered, however none would provide the same benefit while minimizing other impacts.

LONG RANGE PLANNING

The development of this project is in conformance with Palm Beach County's 2045 Long Range Transportation System Plan. The 2045 Long Range Transportation System Plan is a 25-year forecast based on projected regional needs identified through the process of forecasting travel demand, evaluating system alternatives and selecting those options which best meet the mobility, safety, and other needs of the County, considering financial, environmental and social constraints. The plan serves as the preliminary tool used for transportation planning in Palm Beach County.

ENVIRONMENTAL IMPACTS

Okeechobee Boulevard and Jog Road are two established roadway corridors. The limits of the project are bordered by existing commercial developments, and the proposed improvements will have minimal negative impacts to the environment. This roadway improvement project will be permitted through the appropriate environmental regulatory agencies as applicable.

Following is a more detailed outline of the reasons for acquisition needed for the improvement of Jog Road within the previously stated project limits:

ACQUISITION FOR ROAD RIGHT-OF-WAY - PARCEL 102

Currently, Palm Beach County owns a road right-of-way interest on Jog Road that varies in width from 140 feet to approximately 142 feet, south of Okeechobee Boulevard. The parcel to be acquired abuts Jog Road, represents acquisition outside of the existing right-of-way and is required to construct a new turn lane, curb and gutter, sidewalk, and additional drainage.

ACQUISITION FOR TEMPORARY CONSTRUCTION EASEMENT – PARCEL 302

This Temporary Construction Easement is needed for access and all related construction activities reasonably required for driveway construction, sloping, tying, grading, and to harmonize the road construction with the adjacent property. These described works to be performed on Parcel 302 shall not extend beyond the limits outlined in the legal descriptions of said property attached to the Resolution relating to Parcel 302 as **EXHIBIT A**. This Temporary Construction Easement shall expire upon the earlier of the acceptance of the construction of the project by the Palm Beach County Board of County Commissioners or three (3) years from the date of its acquisition by virtue of the deposit of funds, pursuant to an Order of Taking.

RESOLUTION NO. R-2023 - _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING THE ACQUISITION OF PROPERTY DESIGNATED AS PARCEL 103 AS A FEE SIMPLE ROAD RIGHT-OF-WAY, NECESSARY FOR THE CONSTRUCTION OF THE OKEECHOBEE BOULEVARD AND JOG ROAD INTERSECTION IMPROVEMENTS, TO BE FOR A PUBLIC USE AND PURPOSE, AUTHORIZING THE EMPLOYMENT OF APPRAISERS AND OTHER EXPERTS, AND THE FILING OF EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the County Engineer has recommended the acquisition of this parcel to the Board of County Commissioners (BCC); and

WHEREAS, the parcel is necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements; and

WHEREAS, the funds are available for the acquisition of the property designated as Parcel 103 as a fee simple road right-of-way; and

WHEREAS, the property owner has not accepted the offer to purchase made by Palm Beach County (County); and

WHEREAS, the BCC is exercising its authority of Eminent Domain pursuant to Chapters 73, 74, 127, and Section 337.27(1), Florida Statutes, as amended; and

WHEREAS, the BCC has considered the required factors pursuant to Florida law, including safety, costs, alternate routes or methodologies, long range plans, and the environment, as applicable to this parcel, more fully described in **Exhibit "B"**; and

WHEREAS, after considering the factors as set forth above, the BCC has determined that the acquisition of the real property identified as Parcel 103 as a fee simple road right-of-way, which is more fully described in **Exhibit "A"**, is necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements, and is for a public use and purpose deemed to be in the best interest of the County; and

WHEREAS, the construction limits shall not extend beyond the limits as outlined in **Exhibit "A"**; and

WHEREAS, the property described in **Exhibit "A"** to be acquired through Eminent Domain as authorized by this Resolution, is not being acquired for the purpose of abating or eliminating public nuisances, slum or blighted conditions, and is subject to any applicable conveyance restrictions pursuant to Florida law, to the extent they may apply; and

WHEREAS, in order to accomplish the acquisition of Parcel 103, the County Engineer and the County Attorney are authorized to take legal action, including the filing of Eminent Domain Proceedings, and to employ real estate appraisers and other experts deemed necessary to accomplish this purpose.

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

1. The BCC adopts and ratifies those matters set forth in the foregoing recitals.
2. The County Engineer and County Attorney are authorized and directed to proceed to take all necessary steps, including the hiring of accountants, appraisers, or other experts and witnesses, for the County to acquire in its own name by donation, purchase, or Eminent Domain Proceedings, the real property described in **Exhibit "A"**, and prepare all papers, pleadings, and other instruments required for that purpose, and to see that all Eminent Domain Proceedings are prosecuted to judgment.
3. The County Engineer and County Attorney are hereby further authorized and directed to take such further actions as are reasonably required to fully accomplish the purposes herein above

directed, including the making of minor changes in the description of any real property described in **Exhibit "A"** that may be necessary to fully accomplish those purposes.

BE IT FURTHER RESOLVED that the property described in **Exhibit "A"** is to be used for the following public use and purpose: fee simple road right-of-way land necessary for the construction of the Okeechobee Boulevard and Jog Road intersection improvements.

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 Gregg K. Weiss, Mayor _____
- Commissioner Maria Sachs, Vice Mayor _____
- Commissioner Maria G. Marino _____
- Commissioner Michael Barnett _____
- Commissioner Marci Woodward _____
- Commissioner Sara Baxter _____
- Commissioner Mack Bernard _____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 20_____

PALM BEACH COUNTY, A POLITICAL 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: _____
Assistant County Attorney

BY: _____
Deputy Clerk

APPROVED AS TO TERMS AND CONDITION

BY:  _____
Division Director

EXHIBIT A

**RIGHT-OF-WAY PARCEL 103
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0040**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF PARCEL A, WATERFORD CROSSINGS M.U.P.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 110, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 88°45'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 126.74 FEET; THENCE SOUTH 00°57'03" EAST, A DISTANCE OF 455.40 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD; THENCE SOUTH 00°57'03" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 75.72 FEET TO A POINT OF CURVATURE OF A NON TANGENT CIRCULAR CURVE CONCAVE TO THE EAST AT WHICH A RADIAL LINE BEARS NORTH 83°33'47" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1086.00 FEET AND A CENTRAL ANGLE 04°00'10", A DISTANCE OF 75.87 FEET TO A POINT ON THE NORTH LINE OF THE SUBJECT PROPERTY; THENCE NORTH 89°02'57" EAST ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 4.61 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 208 SQUARE FEET (0.005 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THE 2006 PALM BEACH COUNTY THOROUGHFARE ROAD DESIGN PROCEDURES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200300.100.1.1=A01410D0000017C190D259100007C9A,
cn=Daniel C Laak, c=US
Date: 2022.01.21 16:49:03 -05'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LEGAL DESCRIPTION & SKETCH P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: JOG RD. & OKEECHOBEE BLVD.

PROJECT No.: 180972B

DATE: 07-27-20

SHEET 1 OF 4

**RIGHT-OF-WAY PARCEL 103
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0040**

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS IS NOT A SURVEY. IT IS GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 88°45'33" EAST.
4. THE RIGHT-OF-WAY INFORMATION PROVIDED BY PALM BEACH COUNTY ON JUNE 13, 2018, HAS BEEN REVIEWED BY THIS OFFICE AND INCORPORATED HEREIN. THIS OFFICE HAS FOUND NO GAPS, GORES, OVERLAPS, OR MISSING SEGMENTS IN THE RIGHT-OF-WAY CORRIDOR. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
5. REFERENCE THIS SKETCH TO THE TOPOGRAPHIC SURVEY OF THIS PROJECT, DATED 10/24/2019, PREPARED BY HSQ GROUP, INC. FOR PALM BEACH COUNTY.
6. COORDINATES ARE GRID.
ALL DISTANCES ARE GROUND.
HORIZONTAL DATUM = NAD 83, 1990 ADJUSTMENT (NAD83/90).
ZONE = FLORIDA EAST ZONE 0901
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR = 1.00002900 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).

ABBREVIATIONS:

- | | |
|---|--------------------------------|
| FND. = FOUND | P.O.B. = POINT OF BEGINNING |
| L.A.E. = LIMITED ACCESS EASEMENT | P.O.C. = POINT OF COMMENCEMENT |
| L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT | R/W = RIGHT OF WAY |
| O.R.B. = OFFICIAL RECORDS BOOK | RGE. = RANGE |
| P.B. = PLAT BOOK | SEC. = SECTION |
| P.B.C. = PALM BEACH COUNTY | SQ. FT. = SQUARE FEET |
| PCN = PARCEL CONTROL NUMBER | STA. = STATION |
| PG. = PAGE | TWP. = TOWNSHIP |
| PI = POINT OF INTERSECTION | U.E. = UTILITY EASEMENT |

LEGAL DESCRIPTION & SKETCH

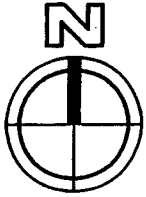
P.B.C. PROJECT 2016509C



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

PROJECT: JOG RD. & OKEECHOBEE BLVD.
PROJECT No.: 180972B
DATE: 07-27-20
SHEET 2 OF 4

**RIGHT-OF-WAY PARCEL 103
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0040**



0' 25' 50'

SCALE 1"=50'
SEC. 27,
TWP. 43 S.,
RGE. 42 E.

**OKEECHOBEE
BOULEVARD
(S.R. 704)**

N. LINE
SEC. 28
R/W
(P.B. 5, PG. 58)
(O.R.B. 6172, PG. 1348)

P.O.C.
NW CORNER
SEC. 27, TWP. 43S, RGE. 42E
N=863890.182
E=932930.639
NOT FND.(P.B.C. POSITION)

(BEARING BASIS)
588°45'33"E
126.74'

PI 47+04.29

S. LINE
SEC. 22
2695.26'

N. 1/4 CORNER
SEC. 27-43-42
N=863831.813
E=935625.349

N. LINE
SEC. 27

N88°45'33"W

L.W.D.D. CANAL L-1
75' L.W.D.D. EASEMENT
(O.R.B. 1994, PG. 1618)
(O.R.B. 3475, PG. 182)
(O.R.B. 6370, PG. 1276)

JOG ROAD

500°57'03"E 455.40'

46+00

47+00

MATCH LINE "A" SEE SHEET 4

LEGAL DESCRIPTION & SKETCH

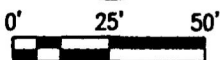
P.B.C. PROJECT 2016509C

LEGEND:

- ✱ SECTION CORNER
- ⌵ SECTION QUARTER CORNER
- ⊕ CENTERLINE

REVISE SCALE FACTOR PER COUNTY	1/21/22	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	12/21/21	JDV	DCL	N/A
ADDRESS COUNTY COMMENTS	11/01/21	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.	SCALE: 1" = 50'			
PROJECT NO.: 180972B	SHEET 3 OF 4			

**RIGHT-OF-WAY PARCEL 103
JOG RD. AND OKEECHOBEE BLVD.
IN PARCEL NO. 00-42-43-27-29-001-0040**



SCALE 1"=50'

SEC. 27,
TWP. 43 S.,
RGE. 42 E.

MATCH LINE "A" SEE SHEET 3

PARCEL 3
WATERFORD CROSSINGS
(P.B. 66, PG. 118)
(O.R.B. 31776, PG. 1976)
PCN# 00424327250000030

PLAT LIMITS
15' BUFFER EASEMENT
(P.B. 110, PG. 110)

5' L.A.E. (P.B. 66, PG. 118)
10' U.E. (P.B. 66, PG. 118)

(O.R.B. 31524, PG. 383)
PCN# 00424327290010020

N. LINE SUBJECT PROPERTY

PARCEL "A"
WATERFORD CROSSINGS
M.U.P.D. RW 103 PARCEL
(P.B. 110, PG. 110) (208 SQ. FT.)
(O.R.B. 29909, PG. 614)
PCN# 00424327290010040

20' R/W
LANDSCAPE BUFFER
(P.B. 110, PG. 110)

STA.=41+73.91
OFFSET=64.64 LT
N=863355.310
E=933001.574

P.O.B. W. R/W LINE
STA.=42+48.89
OFFSET=64.60' LT
N=863431.019
E=933000.317

500°57'03"E 455.40'

500°57'03"E 75.72'

589°02'57"W 64.60'

W. R/W LINE
E. LINE
PARCEL "A"

RADIAL BEARING
N79°42'24"E
N83°33'47"E

500°57'03"W 43+00'

42+00'

41+00'

BASELINE OF SURVEY
AS SHOWN ON
P.B.C PROJECT 94513A

JOG ROAD

2666.61'

E. R/W LINE

N. 1/4 CORNER
SEC. 27
N=863831.813
E=935625.349

LEGAL DESCRIPTION & SKETCH

P.B.C. PROJECT 2016509C

- LEGEND:
 SECTION CORNER
 SECTION QUARTER CORNER

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REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: JOG RD. & OKEECHOBEE BLVD.		SCALE: 1" = 50'		
PROJECT NO.: 180972B		SHEET 4 OF 4		

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