

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: May 16, 2023	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
Department:	Engineering & Public Works Department	
Submitted By:	Engineering & Public Works Department	
Submitted For:	Roadway Production Division	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

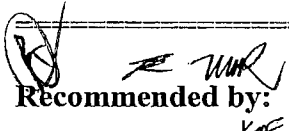
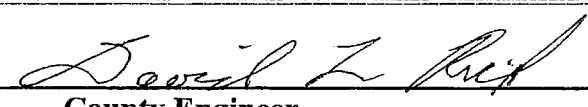
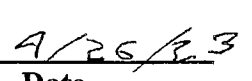
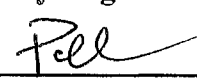
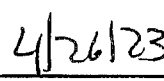
- A) **adopt** a Resolution authorizing the conveyance of Parcel 100, located west of and adjacent to Interstate 95, and north and south of Central Boulevard (Parcel), to the State of Florida Department of Transportation (FDOT); and
- B) **approve** a Palm Beach County (County) deed to convey the Parcel at no cost to FDOT.

SUMMARY: Adoption of the Resolution will authorize the approval of the County deed to convey the Parcel to FDOT, as requested by FDOT for the construction of an interchange at Central Boulevard with Interstate 95. The Engineering Department has determined that the Parcel serves no present or future County purpose. This conveyance will relieve the County of potential liability and the cost of maintenance for this Parcel. 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. Originally there were two parcels called Parcel 101 and 102, deeded to the County in 2003, as recorded in Official Records Book 15636, Page 1631. Subsequently the two parcels were combined into one parcel, Parcel 100, that is to be conveyed to FDOT. FDOT will assume responsibility for the perpetual maintenance of the Parcel. **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 1 (YBH)**

Background and Justification: The Engineering Department recommends adoption of the Resolution, and approval of the County deed.

Attachments:

1. Location Map
2. Resolution with Exhibit "A"
3. County Deed with Exhibit "A"

 Recommended by: <i>KOF</i>	 County Engineer	 Date
Approved by:	 Assistant County Administrator	 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Yes ☐ No ☒

Does this item include the use of federal funds?

Yes ☐ No ☒

Budget Account No:

Fund Dept Unit Object

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. Adoption of the Resolution will authorize the approval of the County deed to convey Parcel 101 to Florida Department of Transportation (FDOT).

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

Lisa M. White 4/19/2023
OFMB GA 4/17 APR 7/17

D. S. [Signature]
Contract Dev. and Control 4/21/23

B. Approved as to Form and Legal Sufficiency:

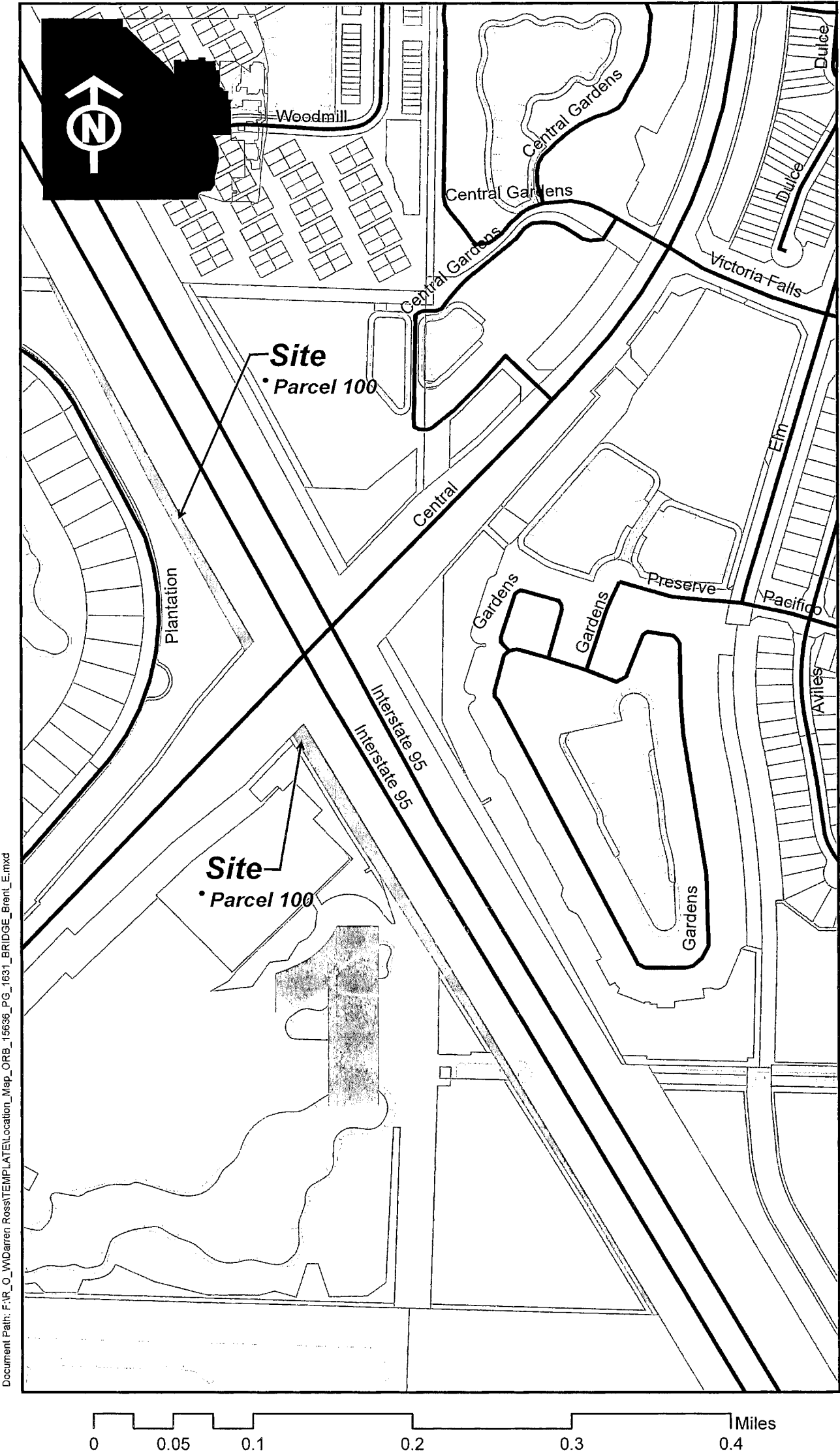
[Signature] 4/25/2023
Assistant County Attorney

C. Other Department Review:

Department Director

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

Location Map



Document Path: F:\R_O_W\Darren Ross\TEMPLATE\Location_Map_ORB_15636_PG_1631_BRIDGE_Brent_E.mxd

RESOLUTION NO. R2023-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF PARCEL 100 LOCATED WEST OF AND ADJACENT TO INTERSTATE 95, AND NORTH AND SOUTH OF CENTRAL BOULEVARD, ITEM/SEGMENT No. 4132651, SECTION 93220-2476, 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 Parcel 100 as described in **Exhibit “A”** hereto (Parcel); and

WHEREAS, the Parcel was requested by FDOT to construct or improve Interstate 95 (I-95); and

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

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

WHEREAS, the BCC has agreed to convey the Parcel 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 Parcel 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, the Parcel legally described in **Exhibit “A”**.
3. The provisions of this Resolution shall be effective immediately upon adoption hereof.

ATTACHMENT
2

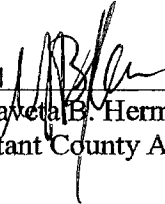
The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

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 _____, 2023.

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

BY: ybh/tel 
Yelizaveta B. Herman,
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY: _____
Deputy Clerk

APPROVED AS TO TERMS
AND CONDITIONS


BY: 
Division Director

EXHIBIT "A" - PARCEL 100
LEGAL DESCRIPTION & SKETCH

A portion of land lying in Section 1, Township 42 South, Range 42 East and Sections 35 and 36, Township 41 South, Range 42 East, Palm Beach County, Florida and as described in Official Records Book 15636, Page 1631, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Southeasterly Corner of Open Space Tract 2, OLD PALM EAST, according to the plat thereof, as recorded in Plat Book 101, Page 114 of the Public Records of Palm Beach County, Florida also being the Westerly Existing Right of Way line of State Road 9 (I-95); thence continue along said Westerly Existing Right of Way line of State Road 9 (I-95) and the Easterly limits of said plat for the next four (4) courses; thence (1) North 30°31'54" West, a distance of 440.00 feet; thence (2) North 31°37'59" West, a distance of 884.35 feet; thence (3) North 32°02'05" West, a distance of 610.00 feet; thence (4) North 30°46'38" West, a distance of 349.99 feet to a point on the Southerly Existing Right of Way line of Central Boulevard; thence North 43°37'26" East along said Southerly Existing Right of Way line of Central Boulevard, a distance of 51.45 feet to a point intersecting said Southerly Existing Right of Way line of Central Boulevard and the Westerly Existing Limited Access Right of Way line of State Road 9 (I-95); thence South 30°31'54" East continuing along said Westerly Existing Limited Access Right of Way line of State Road 9 (I-95), a distance of 2,307.44 feet; thence North 88°21'24" West, a distance of 17.72 feet to the POINT OF BEGINNING.

Containing 1.590 acres, more or less.

AND

A portion of land lying in Section 35, Township 41 South, Range 42 East, Palm Beach County, Florida and as described in Official Records Book 15636, Page 1631, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Southeasterly Corner of Open Space Tract-7, OLD PALM PLAT THREE, according to the plat thereof, as recorded in Plat Book 100, Page 85 of the Public Records of Palm Beach County, Florida, being a point on the Northerly Existing Right of Way line of Central Boulevard, the Westerly Existing Limited Access Right of Way line of State Road 9 (I-95) and the beginning of the New Limited Access Right of Way line of said State Road 9 (I-95); thence continue along said New Limited Access Right of Way line of State Road 9 (I-95) for the next two (2) courses; thence (1) North 28°56'27" West, a distance of 650.85 feet; thence (2) North 26°16'41" West, a distance of 764.48 feet to the end of said New Limited Access Right of Way line of State Road 9 (I-95), being a point on the Northerly line of said plat and

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION							
			LEGAL DESCRIPTION AND SKETCH							
			STATE ROAD NO. 9 (I-95)							
			PALM BEACH COUNTY							
				BY	DATE	PREPARED BY:		SCALE:		
						F.D.O.T. DISTRICT 4		NOT TO SCALE		
COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022	F.P. NO. 4132651			SECTION 93220-2476	SHEET 1 OF 9
REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022					

EXHIBIT "A" - PARCEL 100
LEGAL DESCRIPTION & SKETCH


a point on the North line of the Southeast One-Quarter (SE 1/4) of said Section 35; thence South 87°56'04" East along said North line of the Southeast One-Quarter (SE 1/4) of Section 35, a distance of 16.98 feet to a point on the Westerly Existing Limited Access Right of Way line of said State Road 9 (I-95); thence continue along said Westerly Existing Limited Access Right of Way line of State Road 9 (I-95) for the next nine (9) courses; thence (1) South 28°00'10" East, a distance of 411.88 feet to the beginning of a tangent curve concave Northeasterly, having a chord bearing of South 28°15'45" East; thence (2) continue Southeasterly along said curve, having a radius of 24,688.05 feet, through a central angle of 00°31'10", an arc distance of 223.82 feet to the end of said curve; thence (3) South 27°58'51" East, a distance of 100.01 feet; thence (4) South 28°02'28" East, a distance of 100.02 feet; thence (5) South 28°00'56" East, a distance of 100.03 feet; thence (6) South 29°33'55" East, a distance of 100.02 feet; thence (7) South 29°54'07" East, a distance of 100.02 feet; thence (8) South 29°58'20" East, a distance of 100.01 feet; thence (9) South 29°53'21" East, a distance of 154.10 feet to a point intersecting the Northerly Existing Right of Way line of Central Boulevard and said Westerly Existing Limited Access Right of Way line of State Road 9 (I-95); thence South 40°36'27" West along said Northerly Existing Right of Way line of Central Boulevard, a distance of 45.82 feet to the Palm Beach County Existing Right of Way line as recorded in said Official Records Book 15636, Page 1631 and the POINT OF BEGINNING.

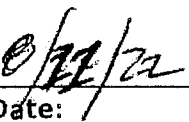
Containing 1.033 acres, more or less.

All together containing 2.623 acres, more or less.

Together with all rights of access, ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

I hereby certify that these sketch's and legal description's were prepared under my direction and that said sketch's and legal description's are 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.


Jeffrey D. Smith
Florida Survey & Mapper No. 4805
Florida Department of Transportation


Date:

Not valid unless signed and sealed

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION				
			LEGAL DESCRIPTION AND SKETCH				
			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY	
			BY	DATE	PREPARED BY:	SCALE:	
					F.D.O.T. DISTRICT 4	NOT TO SCALE	
COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022		
REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022	F.P. NO. 4132651	SECTION 93220-2476
						SHEET 2 OF 9	

EXHIBIT "A" - PARCEL 100
LEGAL DESCRIPTION & SKETCH

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 South 88°34'50" East has been established along the North line of Section 1, Township 42 South, Range 42 East, all lines are relative thereto.
- 3) Stations and Offsets are relative to the Baseline of Survey of State Road 9 (I-95) as depicted in R/W Map Section 93220-2476 for S.R. 9 (I-95).
- 4) This document consists of nine (9) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other.
- 5) All coordinates shown are grid. All distances are ground distances. Scale Factor = 1.00003802. ground distance x scale factor = grid distance.
- 6) Property Boundaries have been determined from field survey, plats of record, and record title.
- 7) There has been a review of Title Reports prepared by Paramount Title Services, Inc., base Title Report 19-106-001, updated by Title Report 22-044-001, and all survey encumbrances that affect the property are shown or noted hereon or in the Florida Department of Transportation Right of Way Map, Section 93220-2476, FPID 4132651.

REFERENCES:

- F.D.O.T. Right-of-Way Map for S.R. 9 (I-95), State Project No. 93220-2476, Financial Project No. 413265-1.
- Plat of record as shown.

LEGEND

- Δ

=

Central Angle

\overline{B}

=

Baseline

C.B.

=

Chord Bearing

EXIST.

=

Existing

F.P.L.

=

Florida Power and Light

L

=

Length of curve

L/A

=

Limited Access

O.R.B.

=

Official Records Book

(P)

=

Plat

P.B.

=

Plat Book
- P.B.

=

Plat Book
- PG.

=

Page
- P.O.B.

=

Point of Beginning
- R

=

Radius
- RGE.

=

Range
- R/W

=

Right of Way
- SEC.

=

Section
- S.R.

=

State Road
- S.U.A.E.

=

Seacoast Utility Authority Easement
- TWP.

=

Township

OWNER - PARCEL 100:

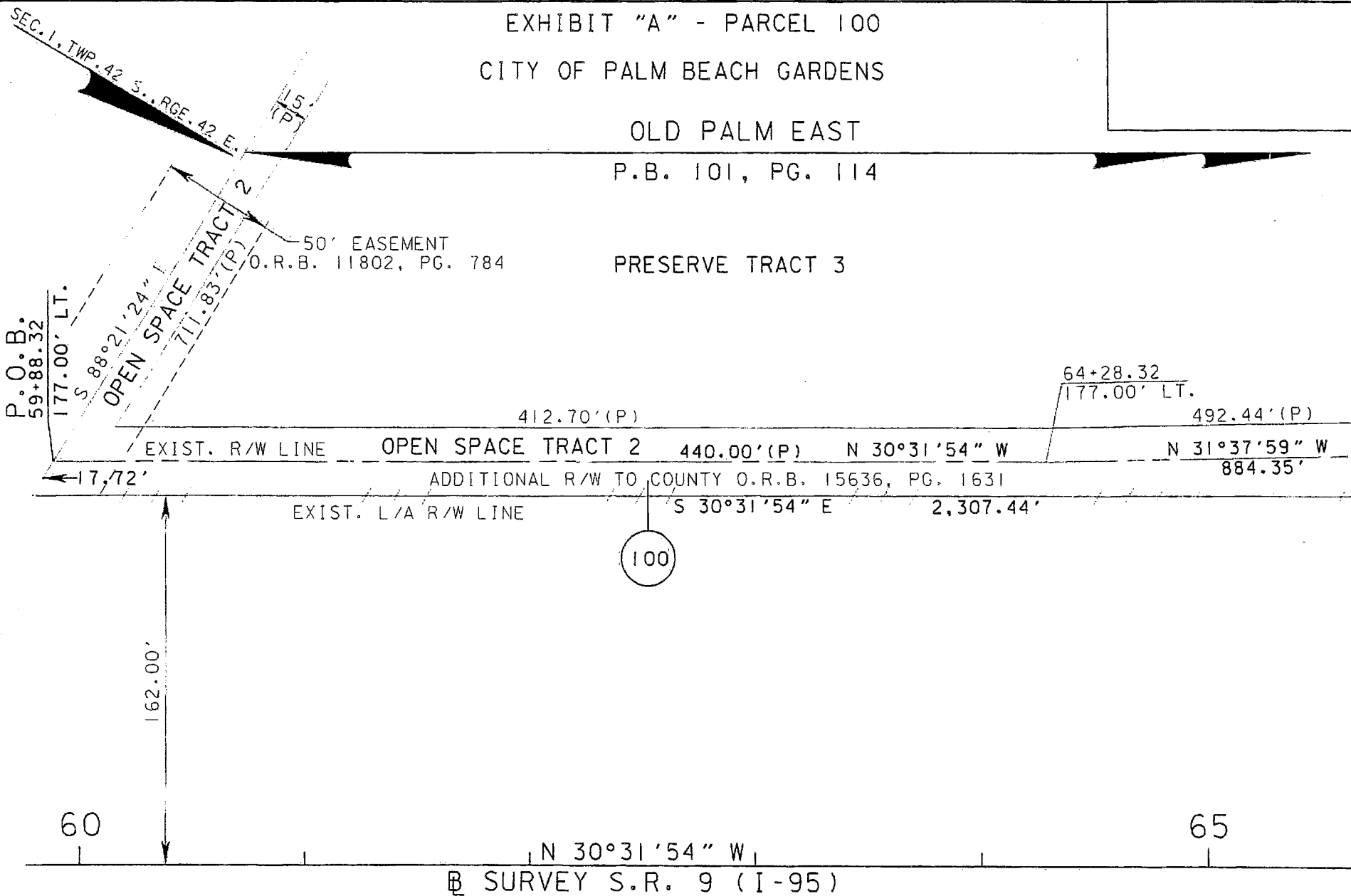
PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
AREA OF TAKE = 2.623 ACRES

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			LEGAL DESCRIPTION AND SKETCH					
			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	T.BROWN	5-17-2022	F.D.O.T. DISTRICT 4		
COUNTY COMMENTS	T.BROWN	07-29-22	CHECKED	LUIS G.	5-25-2022	SEE GENEREAL NOTES		
REVISION	BY	DATE	F.P.I.D. NO. 413265-1			SECTION 93220-2476		SHEET 3 OF 9

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS
OLD PALM EAST
P.B. 101, PG. 114

PRESERVE TRACT 3



vault:/rwmapping/r4132651/parcel_sketch/rwp100.dgn

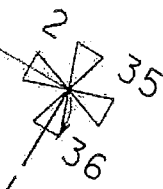
FLORIDA DEPARTMENT OF
TRANSPORTATION
LEGAL DESCRIPTION
AND SKETCH

STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
			BY	DATE	PREPARED BY:
					F.D.O.T. DISTRICT 4
			DRAWN	T.BROWN	5-17-2022
			CHECKED	L.H.S.	5-25-2022
			F.P. NO. 4132651		
			SECTION 93220-2476		
			SHEET 4 OF 9		

SEC. 1, TWP. 42 S., RGE. 42 E.
SEC. 36, TWP. 41 S., RGE. 42 E.

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

N.W. CORNER SEC. 1
NOT FOUND
N = 917,049.261
E = 945,499.505



OLD PALM EAST
P.B. 101, PG. 114

PRESERVE TRACT 3

PRESERVE TRACT 4

492.44' (P)

OPEN SPACE TRACT 2

283.80' (P)

OPEN SPACE TRACT 3

EXIST. R/W LINE

N 31°37'59" W

884.35'

S.U.A.E. O.R.B.

EXIST. R/W LINE

ADDITIONAL R/W TO COUNTY O.R.B.

15636, PG. 1631

10264, PG. 1791

EXIST. L/A R/W LINE

S 30°31'54" E

2,307.44'

EXIST. L/A R/W LINE

35' EASEMENT
O.R.B. 2914, PG. 666
O.R.B. 15197, PG. 929

35' EASEMENT
O.R.B. 2914, PG. 670
O.R.B. 15197, PG. 929

162.00'

@ STA. 65+90.08
N. 1/4 CORNER SEC. 1
FOUND 5/8" IRON ROD
N = 916,984.144
E = 948,127.377

SEC. 1, TWP. 42 S.
SEC. 36, TWP. 41 S.

100

N 30°31'54" W

@ SURVEY S.R. 9 (I-95)

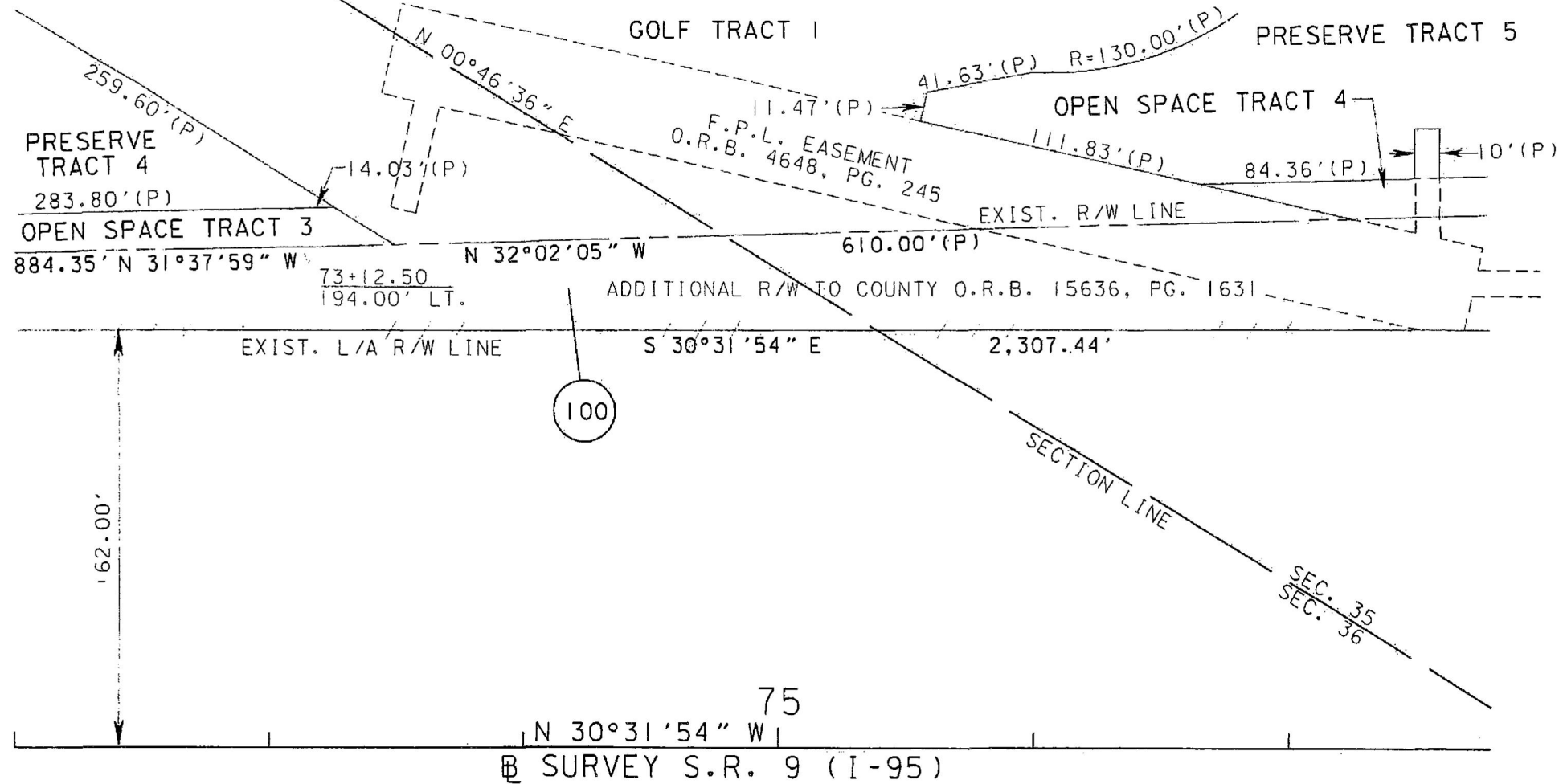
vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF
TRANSPORTATION
LEGAL DESCRIPTION
AND SKETCH

			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY	
COUNTY COMMENTS	T.BROWN	7-29-2022	DRAWN	T.BROWN	5-17-2022	PREPARED BY: F.D.O.T. DISTRICT 4	SCALE: 1" = 60'
			CHECKED	LUIS G	5-25-2022	F.P. NO. 4132651	SECTION 93220-2476
			REVISION	BY	DATE	SHEET 5 OF 9	

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

OLD PALM EAST
P.B. 101, PG. 114



vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF
TRANSPORTATION
LEGAL DESCRIPTION
AND SKETCH

			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY	
COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022	PREPARED BY: F.D.O.T. DISTRICT 4	SCALE: 1" = 60'
REVISION	BY	DATE	CHECKED	DATE	DATE	F.P. NO. 4132651	SECTION 93220-2476
							SHEET 6 OF 9

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

OLD PALM EAST

P.B. 101, PG. 114

LOT 2

PRESERVE TRACT 5

OPEN SPACE TRACT 4

EXIST. R/W LINE

349.99'

ADDITIONAL R/W TO COUNTY O.R.B. 15636, PG. 1631

EXIST. L/A R/W LINE

50' EASEMENT
O.R.B. 11802, PG. 784

CENTRAL BOULEVARD

Ⓢ S.R. 9 Curve A DATA
P.I. STA. 84+90.17
N = 918461.007
E = 945162.673
Δ = 02°31'52"
D = 00°14'00"
T = 542.46'
L = 1,084.74'
R = 24,555.33'
P.C. STA. 79+47.71
N = 917993.764
E = 945438.250
P.T. STA. 90+32.45
N = 918939.964
E = 944907.999
C.B. = N 29°15'59" W

Ⓢ SURVEY S.R. 9 (I-95)

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF
TRANSPORTATION
LEGAL DESCRIPTION
AND SKETCH

			STATE ROAD NO. 9 (I-95)					PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:			SCALE:	
						F.D.O.T. DISTRICT 4			1" = 60'	
COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022					
REVISION	BY	DATE	CHECKED	DATE	DATE	F.P. NO. 4132651			SECTION 93220-2476	
									SHEET 7 OF 9	

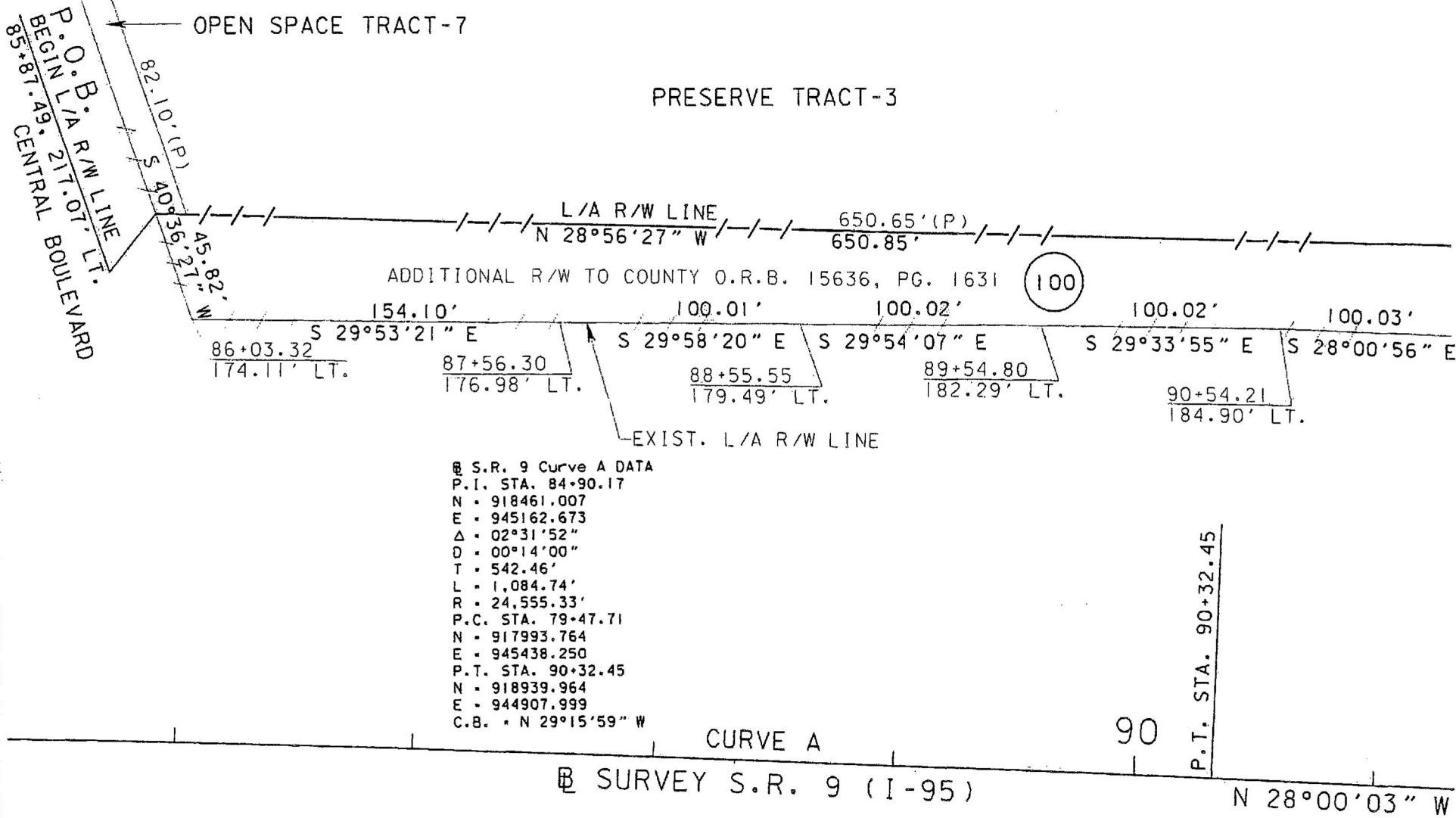
F.P. NO. 4132651

SECTION 93220-2476

SHEET 7 OF 9

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

OLD PALM PLAT THREE
P.B. 100, PG. 85



Ⓢ S.R. 9 Curve A DATA
P.I. STA. 84+90.17
N = 918461.007
E = 945162.673
Δ = 02°31'52"
D = 00°14'00"
T = 542.46'
L = 1,084.74'
R = 24,555.33'
P.C. STA. 79+47.71
N = 917993.764
E = 945438.250
P.T. STA. 90+32.45
N = 918939.964
E = 944907.999
C.B. = N 29°15'59" W

CURVE A
Ⓢ SURVEY S.R. 9 (I-95)
90
P.T. STA. 90+32.45
N 28°00'03" W

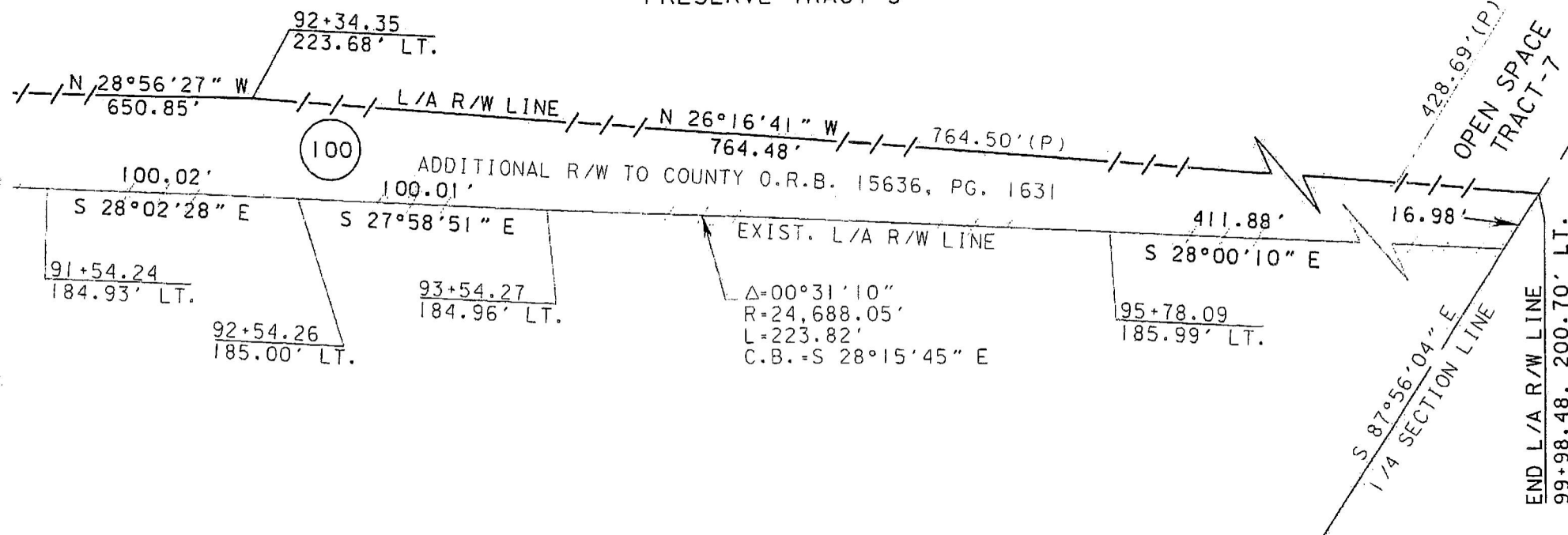
vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF
TRANSPORTATION
LEGAL DESCRIPTION
AND SKETCH

			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY	
			BY	DATE	PREPARED BY:	SCALE:	
			DRAWN	T.BROWN	5-17-2022	F.D.O.T. DISTRICT 4	
			CHECKED	1115 G	5-25-2022	F.P. NO. 4132651	
			REVISION	BY	DATE	SECTION 93220-2476	
						SHEET 8 OF 9	

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS
OLD PALM PLAT THREE
P.B. 100, PG. 85

PRESERVE TRACT-3



vault://rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF
TRANSPORTATION
LEGAL DESCRIPTION
AND SKETCH

			STATE ROAD NO. 9 (I-95)					PALM BEACH COUNTY	
				BY	DATE	PREPARED BY: F.D.O.T. DISTRICT 4		SCALE: 1" = 60'	
COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022				
REVISION	BY	DATE	CHECKED	DATE	DATE	F.P. NO. 4132651		SECTION 93220-2476	SHEET 9 OF 9

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

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 52-42-41-35-00-000-5010 & 52-42-41-36 & 52-42-42-01

Purchase Price: \$0
Closing Date: _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA	
PROJECT NO.:	MRT 2022-019
ROAD NAME:	CENTRAL BLVD @ 195
PARCEL NO.:	100

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" attached hereto and made a part hereof.

ATTACHMENT
3

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:

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

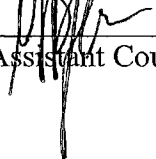
By: _____
Deputy Clerk

County:

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

By: _____
Gregg K. Weiss, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By:  _____
Assistant County Attorney

(Official Seal)

EXHIBIT "A" - PARCEL 100
LEGAL DESCRIPTION & SKETCH



A portion of land lying in Section 1, Township 42 South, Range 42 East and Sections 35 and 36, Township 41 South, Range 42 East, Palm Beach County, Florida and as described in Official Records Book 15636, Page 1631, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Southeasterly Corner of Open Space Tract 2, OLD PALM EAST, according to the plat thereof, as recorded in Plat Book 101, Page 114 of the Public Records of Palm Beach County, Florida also being the Westerly Existing Right of Way line of State Road 9 (I-95); thence continue along said Westerly Existing Right of Way line of State Road 9 (I-95) and the Easterly limits of said plat for the next four (4) courses; thence (1) North 30°31'54" West, a distance of 440.00 feet; thence (2) North 31°37'59" West, a distance of 884.35 feet; thence (3) North 32°02'05" West, a distance of 610.00 feet; thence (4) North 30°46'38" West, a distance of 349.99 feet to a point on the Southerly Existing Right of Way line of Central Boulevard; thence North 43°37'26" East along said Southerly Existing Right of Way line of Central Boulevard, a distance of 51.45 feet to a point intersecting said Southerly Existing Right of Way line of Central Boulevard and the Westerly Existing Limited Access Right of Way line of State Road 9 (I-95); thence South 30°31'54" East continuing along said Westerly Existing Limited Access Right of Way line of State Road 9 (I-95), a distance of 2,307.44 feet; thence North 88°21'24" West, a distance of 17.72 feet to the POINT OF BEGINNING.

Containing 1.590 acres, more or less.

AND

A portion of land lying in Section 35, Township 41 South, Range 42 East, Palm Beach County, Florida and as described in Official Records Book 15636, Page 1631, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Southeasterly Corner of Open Space Tract-7, OLD PALM PLAT THREE, according to the plat thereof, as recorded in Plat Book 100, Page 85 of the Public Records of Palm Beach County, Florida, being a point on the Northerly Existing Right of Way line of Central Boulevard, the Westerly Existing Limited Access Right of Way line of State Road 9 (I-95) and the beginning of the New Limited Access Right of Way line of said State Road 9 (I-95); thence continue along said New Limited Access Right of Way line of State Road 9 (I-95) for the next two (2) courses; thence (1) North 28°56'27" West, a distance of 650.85 feet; thence (2) North 26°16'41" West, a distance of 764.48 feet to the end of said New Limited Access Right of Way line of State Road 9 (I-95), being a point on the Northerly line of said plat and

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			LEGAL DESCRIPTION AND SKETCH					
			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:		SCALE:
						F.D.O.T. DISTRICT 4		NOT TO SCALE
COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022	F.P. NO. 4132651		SHEET 1 OF 9
REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022	SECTION 93220-2476		

EXHIBIT "A" - PARCEL 100
LEGAL DESCRIPTION & SKETCH


a point on the North line of the Southeast One-Quarter (SE 1/4) of said Section 35; thence South 87°56'04" East along said North line of the Southeast One-Quarter (SE 1/4) of Section 35, a distance of 16.98 feet to a point on the Westerly Existing Limited Access Right of Way line of said State Road 9 (I-95); thence continue along said Westerly Existing Limited Access Right of Way line of State Road 9 (I-95) for the next nine (9) courses; thence (1) South 28°00'10" East, a distance of 411.88 feet to the beginning of a tangent curve concave Northeasterly, having a chord bearing of South 28°15'45" East; thence (2) continue Southeasterly along said curve, having a radius of 24,688.05 feet, through a central angle of 00°31'10", an arc distance of 223.82 feet to the end of said curve; thence (3) South 27°58'51" East, a distance of 100.01 feet; thence (4) South 28°02'28" East, a distance of 100.02 feet; thence (5) South 28°00'56" East, a distance of 100.03 feet; thence (6) South 29°33'55" East, a distance of 100.02 feet; thence (7) South 29°54'07" East, a distance of 100.02 feet; thence (8) South 29°58'20" East, a distance of 100.01 feet; thence (9) South 29°53'21" East, a distance of 154.10 feet to a point intersecting the Northerly Existing Right of Way line of Central Boulevard and said Westerly Existing Limited Access Right of Way line of State Road 9 (I-95); thence South 40°36'27" West along said Northerly Existing Right of Way line of Central Boulevard, a distance of 45.82 feet to the Palm Beach County Existing Right of Way line as recorded in said Official Records Book 15636, Page 1631 and the POINT OF BEGINNING.

Containing 1.033 acres, more or less.

All together containing 2.623 acres, more or less.

Together with all rights of access, ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

I hereby certify that these sketch's and legal description's were prepared under my direction and that said sketch's and legal description's are 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.

 8/11/2022
Jeffrey D. Smith Date:
Florida Survey & Mapper No. 4805
Florida Department of Transportation

Not valid unless signed and sealed

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			LEGAL DESCRIPTION AND SKETCH					
			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:		SCALE:
						F.D.O.T. DISTRICT 4		NOT TO SCALE
COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022	F.P. NO. 4132651		SHEET 2 OF 9
REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022	SECTION 93220-2476		

EXHIBIT "A" - PARCEL 100
LEGAL DESCRIPTION & SKETCH

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 South 88°34'50" East has been established along the North line of Section 1, Township 42 South, Range 42 East, all lines are relative thereto.
- 3) Stations and Offsets are relative to the Baseline of Survey of State Road 9 (I-95) as depicted in R/W Map Section 93220-2476 for S.R. 9 (I-95).
- 4) This document consists of nine (9) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other.
- 5) All coordinates shown are grid. All distances are ground distances. Scale Factor = 1.00003802.
ground distance x scale factor = grid distance.
- 6) Property Boundaries have been determined from field survey, plats of record, and record title.
- 7) There has been a review of Title Reports prepared by Paramount Title Services, Inc., base Title Report 19-106-001, updated by Title Report 22-044-001, and all survey encumbrances that affect the property are shown or noted hereon or in the Florida Department of Transportation Right of Way Map, Section 93220-2476, FPID 4132651.

REFERENCES:

- F.D.O.T. Right-of-Way Map for S.R. 9 (I-95), State Project No. 93220-2476, Financial Project No. 413265-1.
- Plat of record as shown.

LEGEND

- Δ

=

Central Angle

BL

=

Baseline

C.B.

=

Chord Bearing

EXIST.

=

Existing

F.P.L.

=

Florida Power and Light

L

=

Length of curve

L/A

=

Limited Access

O.R.B.

=

Official Records Book

(P)

=

Plat

P.B.

=

Plat Book
- P.B.

=

Plat Book

PG.

=

Page

P.O.B.

=

Point of Beginning

R

=

Radius

RGE.

=

Range

R/W

=

Right of Way

SEC.

=

Section

S.R.

=

State Road

S.U.A.E.

=

Seacoast Utility Authority Easement

TWP.

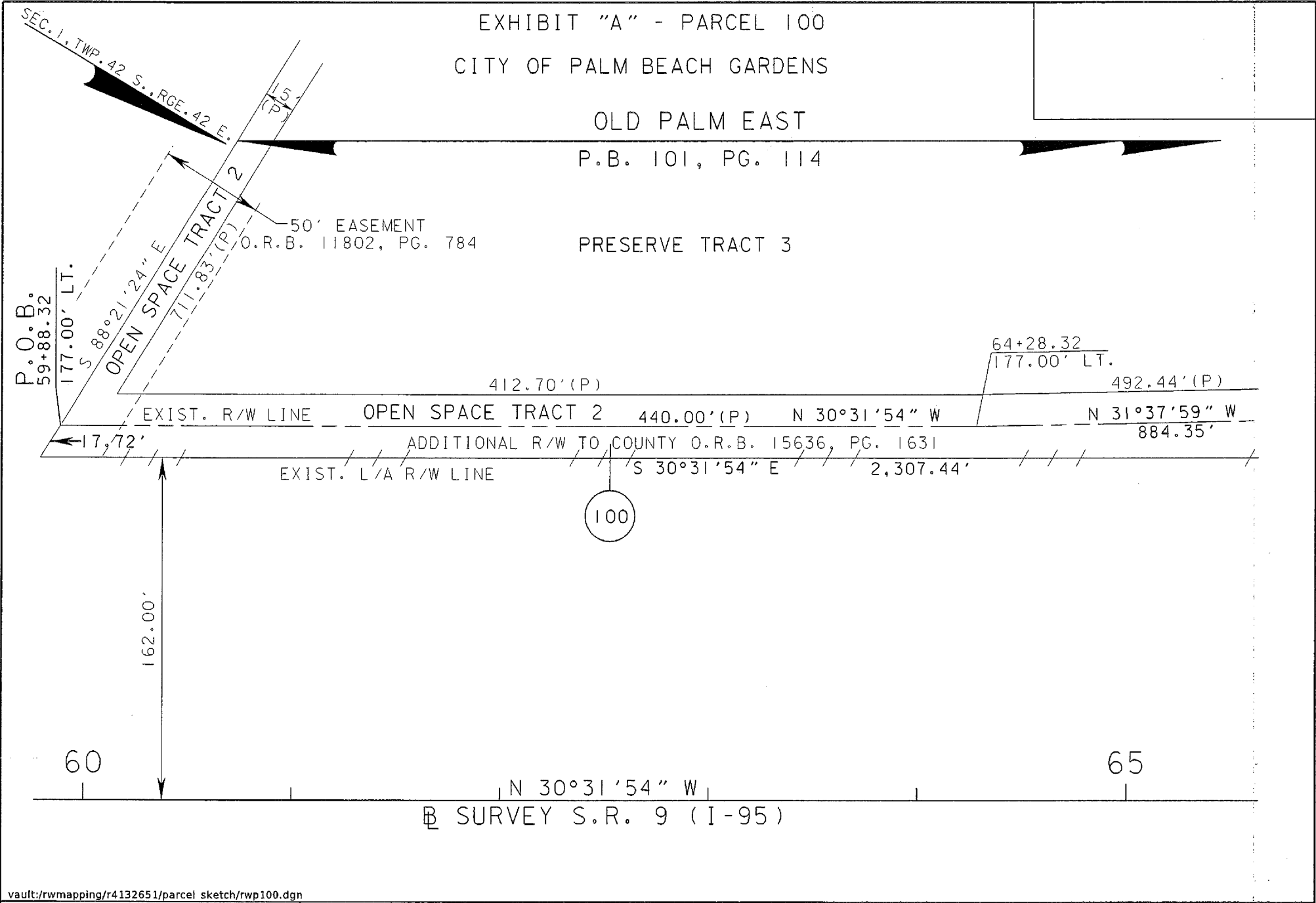
=

Township

OWNER - PARCEL 100:
PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
AREA OF TAKE = 2.623 ACRES

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			LEGAL DESCRIPTION AND SKETCH					
			STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
				BY	DATE	PREPARED BY: F.D.O.T. DISTRICT 4	DATA SOURCE: SEE GENEREAL NOTES	
COUNTY COMMENTS	T.BROWN	07-29-22	DRAWN	T.BROWN	5-17-2022	F.P.I.D. NO. 413265-1		SECTION 93220-2476
REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022			SHEET 3 OF 9



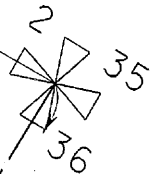
vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH				STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:	SCALE:		
				DRAWN	T.BROWN	5-17-2022	F.D.O.T. DISTRICT 4		
	COUNTY COMMENTS	T.BROWN	07-29-2022	CHECKED	LUIS G.	5-25-2022	F.P. NO. 4132651		SECTION 93220-2476
	REVISION	BY	DATE					SHEET 4 OF 9	

SEC. 1, TWP. 42 S., RGE. 42 E.
SEC. 36, TWP. 41 S., RGE. 42 E.

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

N.W. CORNER SEC. 1
NOT FOUND
N = 917,049.261
E = 945,499.505



OLD PALM EAST
P.B. 101, PG. 114

PRESERVE TRACT 3

PRESERVE TRACT 4

492.44' (P)

283.80' (P)

OPEN SPACE TRACT 2

OPEN SPACE TRACT 3

EXIST. R/W LINE

N 31°37'59" W

884.35'

S.U.A.E. O.R.B.

EXIST. R/W LINE

ADDITIONAL R/W TO COUNTY O.R.B. 15636, PG. 1631

10264, PG. 1791

EXIST. L/A R/W LINE S 30°31'54" E

2,307.44'

EXIST. L/A R/W LINE

35' EASEMENT
O.R.B. 2914, PG. 666
O.R.B. 15197, PG. 929

35' EASEMENT
O.R.B. 2914, PG. 670
O.R.B. 15197, PG. 929

100

@ STA. 65+90.08
N. 1/4 CORNER SEC. 1
FOUND 5/8" IRON ROD
N = 916,984.144
E = 948,127.377

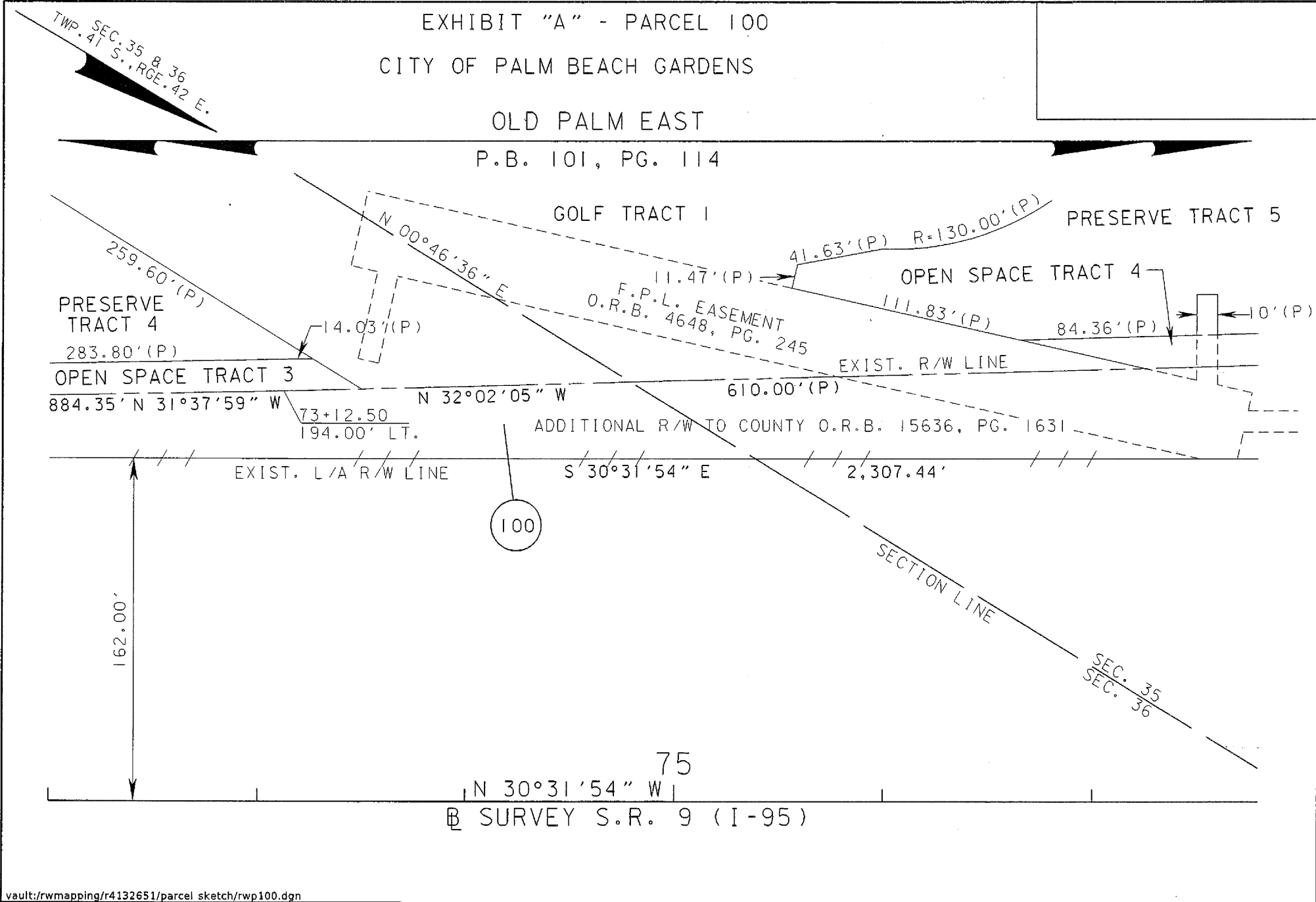
70

N 30°31'54" W

@ SURVEY S.R. 9 (I-95)

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH				STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:	SCALE:		
						F.D.O.T. DISTRICT 4	1" = 60'		
	COUNTY COMMENTS	T.BROWN	7-29-2022	DRAWN	T.BROWN	5-17-2022	F.P. NO. 4132651 SECTION 93220-2476 SHEET 5 OF 9		
	REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022			



vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH				STATE ROAD NO. 9 (I-95)			PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:	SCALE:		
	COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022	F.D.O.T. DISTRICT 4 1" = 60'		
	REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022	F.P. NO. 4132651		SECTION 93220-2476
							SHEET 6 OF 9		

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

OLD PALM EAST

P.B. 101, PG. 114

LOT 2

PRESERVE TRACT 5

OPEN SPACE TRACT 4

EXIST. R/W LINE

100

ADDITIONAL R/W TO COUNTY O.R.B. 15636, PG. 1631

EXIST. L/A R/W LINE

S.S.R. 9 Curve A DATA
P.I. STA. 84+90.17
N = 918461.007
E = 945162.673
Δ = 02°31'52"
D = 00°14'00"
T = 542.46'
L = 1,084.74'
R = 24,555.33'
P.C. STA. 79+47.71
N = 917993.764
E = 945438.250
P.T. STA. 90+32.45
N = 918939.964
E = 944907.999
C.B. = N 29°15'59" W

Ⓢ SURVEY S.R. 9 (I-95)

vault:/rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH				STATE ROAD NO. 9 (I-95)				PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:		SCALE:		
	COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022	F.D.O.T. DISTRICT 4		1" = 60'	
	REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022	F.P. NO. 4132651		SECTION 93220-2476	SHEET 7 OF 9

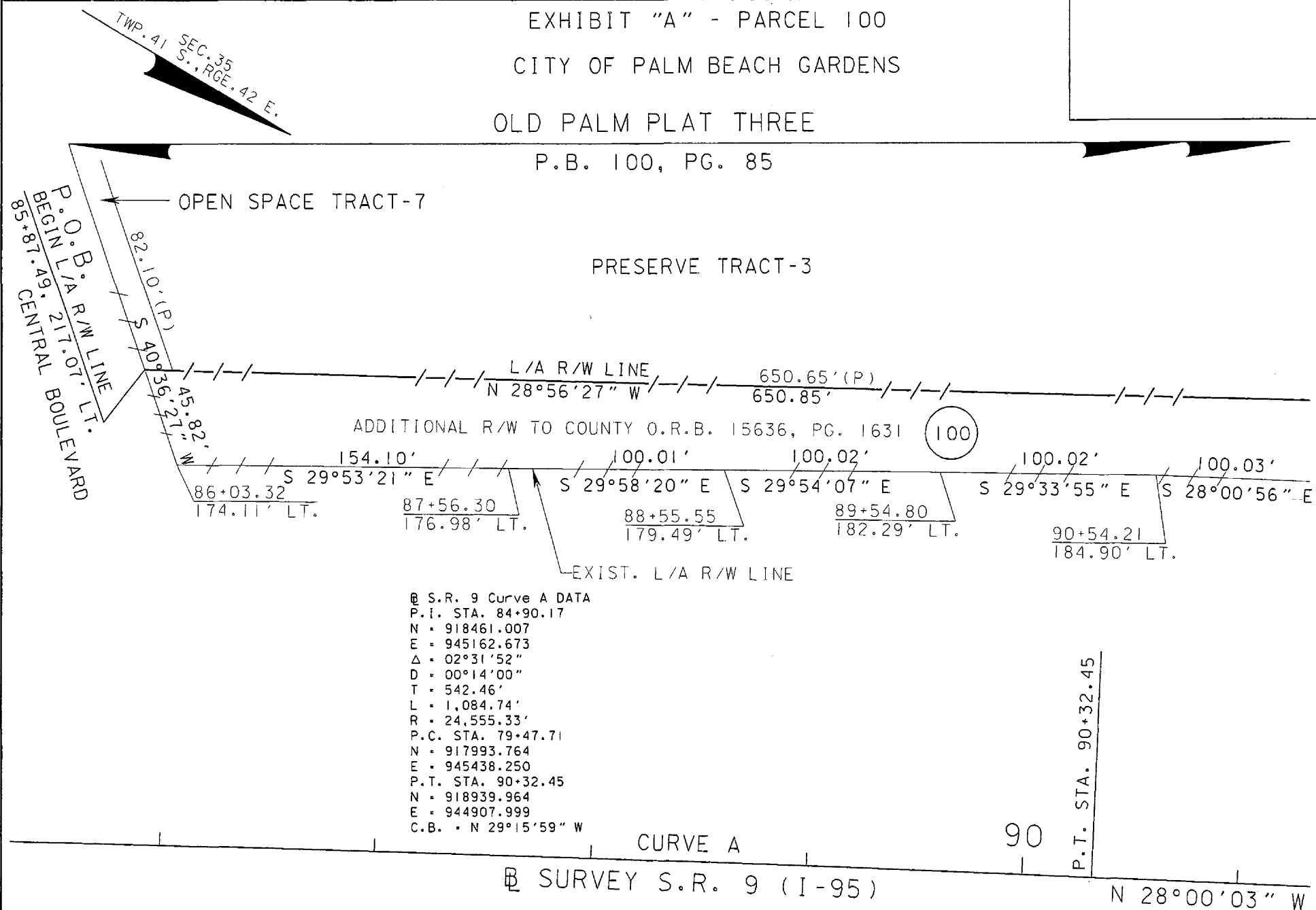
EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

OLD PALM PLAT THREE

P.B. 100, PG. 85

OPEN SPACE TRACT-7

PRESERVE TRACT-3



vault/rwmapping/r4132651/parcel_sketch/rwp100.dgn

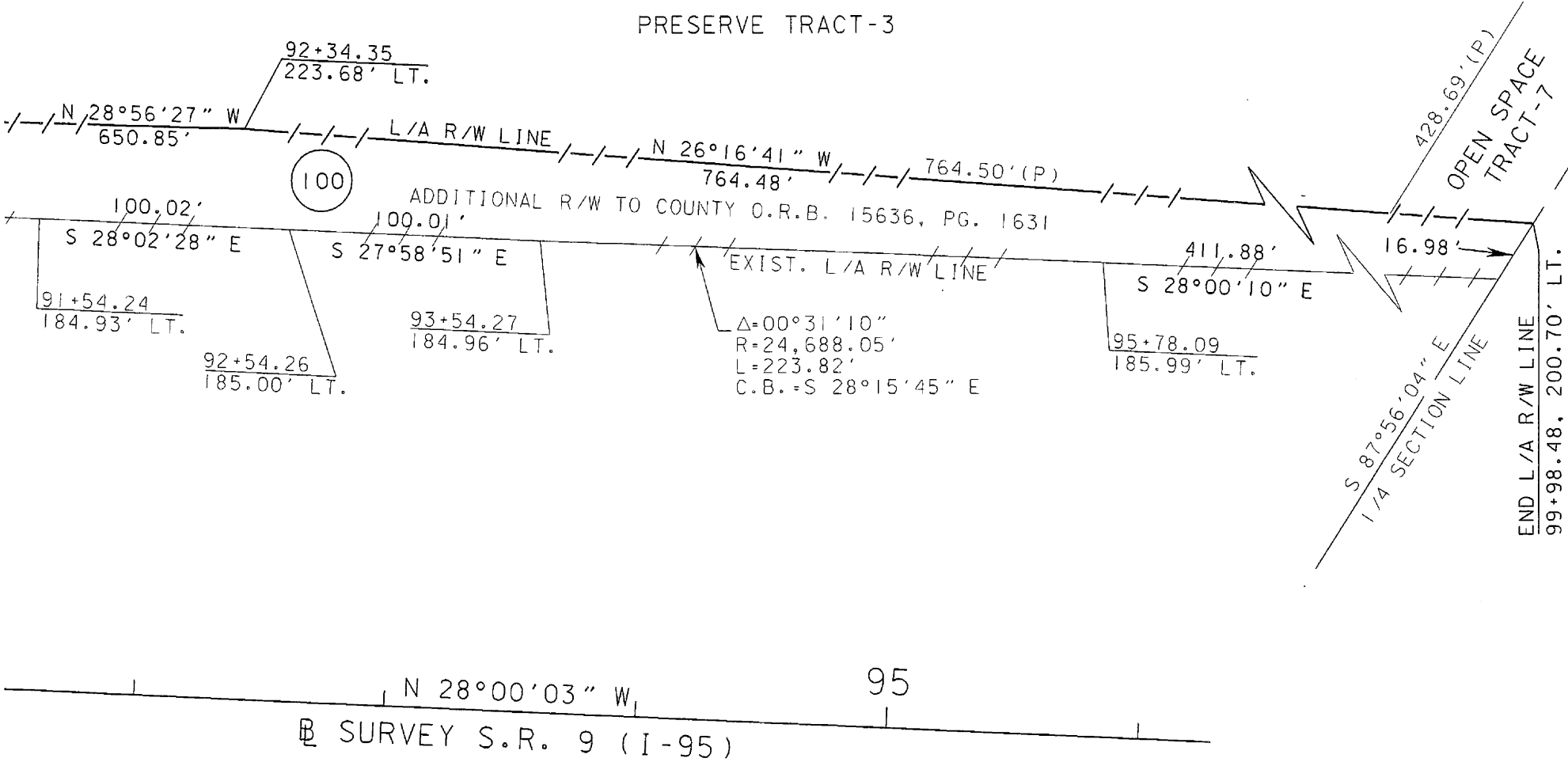
FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH				STATE ROAD NO. 9 (I-95)				PALM BEACH COUNTY		
				BY	DATE	PREPARED BY:		SCALE:		
	COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022	F.D.O.T. DISTRICT 4		1" = 60'	
	REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022	F.P. NO. 4132651		SECTION 93220-2476	SHEET 8 OF 9

EXHIBIT "A" - PARCEL 100
CITY OF PALM BEACH GARDENS

OLD PALM PLAT THREE

P.B. 100, PG. 85

PRESERVE TRACT-3



vault://rwmapping/r4132651/parcel sketch/rwp100.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION AND SKETCH				STATE ROAD NO. 9 (I-95)					PALM BEACH COUNTY		
					BY	DATE	PREPARED BY: F.D.O.T. DISTRICT 4		SCALE: 1" = 60'		
	COUNTY COMMENTS	T.BROWN	07-29-2022	DRAWN	T.BROWN	5-17-2022					
	REVISION	BY	DATE	CHECKED	LUIS G.	5-25-2022	F.P. NO. 4132651		SECTION 93220-2476		SHEET 9 OF 9